**Planning Commission**

**Minutes**

**March 26, 2014**

**Call to Order:** Darnell Moorer, Chairman called the meeting of the Planning Commission to order at approximately 7:30 p.m. on Wednesday March 26th, 2014.

**Roll Call:** Those present were Darnell Moorer, Chairman, Deverick Williams, Vice-Chairman, Don Wright, Ray Goodman and Cindy Pierce, Secretary. Margarine Harris was unable to attend.

Also present were Al Wiggins, Director of Planning, Building & Zoning Dept., Garry Felder, Planner and Michael Williams, City Attorney.

**Approval of**

**Minutes:** The approval of the minutes for the March 27, 2013 meeting were postponed until the next called meeting.

**Old Business:** None.

**New Business:**

**Item 1: 615 Georgia Avenue,** Forest Park, Ga. 30297; Clayton County Tax ID No. 13050C A005, Land Lot 50 of the 13th District. Propose to rezone from RM-85 Residential District to RM-85 Residential District-Conditional.

Garry Felder was asked by Mr. Moorer, Chairman to read the staff report. Mr. Wiggins, Director stated that the staff has the following zoning conditions for 615 Georgia Ave.:

* Applicant must provide a recorded plat and legal description within 60 days of conditional zoning approval to the Planning, Building and Zoning Department that illustrates and describes the alleyway donated by the City of Forest Park as part of the 615 Georgia Avenue site.
* Applicant must note zoning conditions (if any) set forth by the Mayor and Council on the new plat of the 615 Georgia Avenue site
* Applicant must provide a boundary survey and legal description of the alleyway donated by the City of Forest Park from a land surveyor registered with the State of Georgia to the City of Forest Park Planning, Building and Zoning Department within the next 60 days of conditional zoning approval.
* Applicant provides a plat that delineates the existing 22 surface parking spaces and the five additional parking spaces offered by the petitioner.
* Construction work must commence within 60 days and be completed accordance with all applicable building and zoning codes within 12 months of the issuance of building permits or the property will result back to the original zoning classification.
* Remove bathroom, electrical and plumbing sub metering components from at least two of the six 1 bedroom- 1 bath units
* Applicant shall erect signage that reads “Fire Lane No Parking” posted on the private roadway situated between buildings A&B.
* Applicant must provide an interior/exterior storage location for each unit in the A building that shields the view of rolling trash containers.

Bruce W. McNeilage and Christopher P. Zachary, Kinloch Partners, LLC. (property owners) were in attendance to answer any questions or concern the Planning Commission or the community may have had.

Mr. Joel Aviles, Architect presented an architectural proposed rendering of 615 Georgia Ave. The owners and the Planning Commission approved the rendering with the exceptions listed in the motion.

After much discussion Deverick Williams made a motion to approve the rezoning with the staffs conditions, with the exception of keeping the number of units to 12 and not 10 units *(Remove bathroom, electrical and plumbing sub metering components from at least two of the six 1 bedroom- 1 bathroom units.)*. Also, there will be six awnings on the front of the unit instead of individual awnings per unit. All HVAC units are to be placed on the roof. The rear deck/balconies are to match the front as depicted in the architects rendering that was presented by Joel Aviles, Architect. Don Wright seconded the motion. Voting on the motion was unanimous.

**Item 2: Proposed amendment to Title 8, Planning & Development and Chapter 8 Zoning,** to provide for codification; to provide for severability, to repeal conflicting ordinances, to provide an adoption date, to provide an effective date, and for other purposes allowed by law.

Mr. Moorer asked Mr. Wiggins to read the Staff Report. Mr. Wiggins stated, the proposal is to add a new zoning classification to the City of Forest Park Code of Ordinances and to amend various sections of the Zoning and Tree/Vegetation Protection ordinances.

The purpose of the proposed code revisions are as follows:

* Provide development guidelines for the upcoming construction projects and planning activity scheduled to take place on Ft. Gillem within the next 30-45 days.
* Removal of $25.00 landscape plan review fee.
* Establish guidelines for allowable and prohibited uses on Ft. Gillem.
* Remove ambiguous language that could result in litigation due to misinterpretations or inconsistent enforcement of ordinances.
* Streamline zoning enforcement and plan review processes/requirements that are redundant in nature.
* Identify governmental agencies that are legally exempt from adhering to local ordinance requirements.

Don Wright made a motion to approve the amendments to the ordinance as stated by Mr. Wiggins. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Item 3: Propose a Zoning Classification for Ft. Gillem**

After much discussion Don Wright made a motion to approve the proposed zoning classification for Fort Gillem as shown in the staff report. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Other business:** None.

**Adjournment:** There being no further business the meeting was adjourned.