**Planning and Zoning Board**

**Minutes**

**January 4th, 2012**

**Call to Order:** Darnell Moorer called the meeting of the Planning and Zoning Board to order Wednesday January 4, 2012 at approximately 7:30 p.m.

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

Also present was Al Wiggins, Director of Planning, Building and Zoning Department.

**Approval of**

**Minutes:** Deverick Williams made a motion to approve the minutes as published of the October 5, 2011 meeting. Margarine Harris seconded the motion. Voting on the motion was unanimous.

**Old Business:** None.

**New Business:** Annual Election of Chairperson and Vice-Chairperson; Don Wright made a motion to have Darnell Moorer remain as Chairman of the Planning and Zoning Board. Deverick Williams seconded the motion. Voting on the motion was unanimous.

Don Wright made a motion to have Deverick Williams remain as Vice-Chairman. Margarine Harris seconded the motion. Voting on the motion was unanimous.

**Rezoning of a parcel of property lying and being in Land Lot 19 of the 13th District of Clayton County, Forest Park, Georgia 30297; Tax Id No. 13019C A020 Zoned R-95**

**Ernest W. Lee**

**Rezoning of a parcel of property lying and being in Land Lot 46 of the 13th District of Clayton County, Forest Park, Georgia 30297; Tax ID No. 13046A A005 Zoned RM-85**

**Arthur A. Morrison**

**Rezoning of a parcel of property lying and being in Land Lot 19 of the 13th District of Clayton County, Forest Park, Georgia 30297; Tax ID No. 13019C A003, 13019C A021 and 13019C A022 Zoned partially R-95 and P.U.D.**

**Emmet J. Arnold, Administrator for the Estate of John J. Matthews**

Darnell Moorer asked Mr. Wiggins to give the Staff Report. Mr. Wiggins stated, “We have a petition for rezoning of a 10.68 acre tract of land, Tax ID No. 13019C A020; the property is currently zoned R-95. We also have a petition for rezoning of a 9.04 acre tract of land, Tax ID No. 13046A A005; this property is currently zoned RM-85. We also have a tract of land owned by John J. Matthews (Emmet J. Arnold is administrator of the estate), Clayton County Tax ID No. 13019C A003, 13019C A021 and 13019C A022; these properties are currently zoned partially R-95 and Planned Unit Development. All of these properties lie within the Ballard Road Re-development area adopted October 7, 1991. The five (5) subject tracts of land are currently wooded and unimproved. The Lee and Morrison properties are each bordered by R-95 zoned parcels and on the west by Planned Unit Development zoned parcels. Both the Lee and Morrison tracts are bisected by both Poole Creek and are considered non-buildable due to the creek and topography of the area. I will not give the full staff report but as required by law, the full staff report will be available with the City Clerk’s office. The subject properties cannot be improved with any residential development, because they are located in the Airport Noise Pollution buyout area. Individually, as stand-alone properties, the tracts do not present enough buildable area to sustain industrial development. Although, the properties are considered undevelopable as either residential or industrial as they currently exist, the owners wish to consolidate all of the properties and rezone to Planned Unit Development and market the area for industrial use. The consolidation of these properties will present an area of sufficient size to develop as industrial. It is the staff’s opinion that the only viable option to eventually develop a portion of the parcels would most likely have to be part of a land consolidation initiative with adjacent property owners, and a zoning amendment to Planned Unit Development for industrial use. This option would be consistent with the City of Forest Park Future Land Use Plan, as well as the Ballard Road Redevelopment Plan. Absent the land consolidation initiative and zoning amendment to PUD for industrial use, the parcel will have to remain unimproved. It is the staff’s recommendation to approve the petition to rezone the property as submitted. We believe that the proposed use of the subject properties is the highest use and best use for theses tracts of land.”

Mr. Moorer asked if anyone was there to speak that would be representing the property or properties?

Mr. Jim Baker, Attorney representing Mr. Lee and Mr. Morrison. There are small tracts that belong to Mr. Matthews, or the estate of, Emmet Arnold is representative of the estate, small parcel of about 1 acre. Our proposal basically revolves around, Mr. Morrison’s property is zoned for apartments and Mr. Lee’s property is zoned for residential. They are unsuitable to build for that. Working together and pulling these properties together that they could be development under a P.U.D. Zoning the parcels P.U.D. would have a better tax base for the City. Right now there are problems in that area with people dumping; having the parcels developed would stop those problems.

Mr. Moorer asked if any members of the Board had any questions. There were none. Mr. Moorer asked, the purpose of the petition is to pool the properties together to industrialize them? Mr. Baker stated it’s obvious that it cannot be used as residential. SouthPoint is zoned P.U.D., which is beautiful and then you have an area that is just woods right in the middle of it. It would enable them to work together to have the best use of the property.

Mr. Moorer asked was there anyone else to speak either for or against the petitions?

Joyce Burke, 456 Scott Blvd. Her back yard is abutting the property. Her concern was once development started it would push the coyotes toward her and her neighbors’ properties. Being pet lovers, they fear that the coyotes would attack/eat their pets. They are not concerned with what they want to build at all.

Mr. Moorer stated, “Mr. Wiggins you did not state word for word, but it is my understanding that the staff report does recommend the rezonings.” Mr. Wiggins stated, “Yes sir Mr. Chairman we are in favor of this petition. We believe this is the highest and best use for these properties. Especially with the thought that this property is virtually landlocked and my concern is that we are indirectly refusing the use of their properties because the properties are landlocked.”

Mr. Moorer asked the Board for a motion on all the petitions. Don Wright made a motion to approve all petitions to be rezoned to P.U.D. Margarine Harris seconded the motion. Voting on the motion was unanimous.

**Other**

**Business:** None.

**Adjournment:** Don Wright made a motion to adjourn.