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**CITY OF MORROW**

**Planning + Zoning Board Meeting**  
**1500 Morrow Road - Morrow, GA 30260**

**March 17, 2015**

**Agenda**

**6:00 pm**

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**CALL TO ORDER:** Vice-Chairman Buck Shirley  
**PLEDGE OF ALLEGIANCE:** All  
**INVOCATION:** Vice-Chairman Buck Shirley

**1. ROLL CALL**

**2. APPROVAL OF MEETING AGENDA: *(To add or remove items from the agenda)***

**3. CONSENT AGENDA:**

Approval of Minutes from February 17, 2015  
Approval of Minutes from March 9, 2015

**4. PUBLIC HEARING:**

Public hearing for a Conditional Use and Variance Request at 1496 Mt. Zion Road (The former Toys R Us) from Toys R Us – Delaware, Inc. The applicant, Donald W. Zentmeyer of Toys R Us – Delaware, Inc. requests:

1. Conditional Use: to approve a mini warehouse for The Simpson Organization, Inc. at 1496 Mt. Zion Road, currently zoned General Business (BG).
2. Variance: to approve a reduction in the required lot size for a mini warehouse from five to 4.5 acres for The Simpson Organization, Inc.

**5. NEW BUSINESS:**

1. Conditional Use and Variance Request - Presented by The Simpson Organization, Inc.

**6. STAFF COMMENTS: None**

**7. GENERAL COMMENTS:**

**8. ADJOURNMENT**

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**CITY OF MORROW  
Planning + Zoning Board Meeting  
1500 Morrow Road - Morrow, GA 30260  
MINUTES**

**February 17, 2015**

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**CALL TO ORDER:** Vice-Chairman Buck Shirley  
**PLEDGE OF ALLEGIANCE:** All  
**INVOCATION:** Vice-Chairman Buck Shirley

**1. ROLL CALL**

Present:

Vice Chair Buck Shirley  
Joyce Bean  
Tamara Patridge  
Jack Bell

**2. APPROVAL OF MEETING AGENDA:**

**MOTION AND VOTE:** Tamara Patridge made a motion to approve the Meeting Agenda, seconded by Jack Bell, the motion passed unanimously.

**3. CONSENT AGENDA:**

**MOTION AND VOTE:** Joyce Bean made a motion to approve the Consent Agenda, seconded by Jack Bell, the motion passed unanimously.

**4. NEW BUSINESS: None**

**5. OLD BUSINESS: None**

**6. REPORTS AND PRESENTATIONS:**

1. Recognition of Shirley Watterson's Service on the Planning and Zoning Board: Brecca Johnson officially announced the resignation of Chairperson Shirley Watterson and presented her with a token of the Planning and Zoning Board's appreciation.
2. Overview & Q&A dialogue about proposed ordinances, upcoming training, future meeting presentations, etc: Brecca Johnson invited the Board to consider training options and ideas for 2015.
3. Monthly Informational updates: Brecca Johnson reminded the Board that Chairperson Watterson's resignation left an unfilled seat and candidates for consideration should be brought forth in the coming weeks.

7. **STAFF COMMENTS:** None

8. **GENERAL COMMENTS:**

A discussion began concerning the most recent NV Automotive Conditional Use process. Interim City Manager Sylvia Redic explained that the Council voted not to approve the Conditional Use application for NV Automotive.

9. **ADJOURNMENT:**

**MOTION AND VOTE:** Jack Bell made a motion to adjourn, seconded by Tamara Patridge, the motion passed unanimously. The meeting adjourned at 6:45.



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**CITY OF MORROW**  
**Planning and Zoning Board Meeting**  
**1500 Morrow Road - Morrow, GA 30260**  
**March 9, 2015**

**MINUTES**

**CALL TO ORDER:** Vice-Chairman Buck Shirley  
**PLEDGE OF ALLEGIANCE:** All  
**INVOCATION:** Vice-Chairman Buck Shirley

**1. ROLL CALL**

Present:

Vice – Chairman Buck Shirley  
Joyce Bean  
Tamara Patridge  
Jack Bell

**2. APPROVAL OF MEETING AGENDA:**

**MOTION AND VOTE:** Tamara Patridge made a motion to approve the agenda, seconded by Jack Bell. The motion passed unanimously.

**3. CONSENT AGENDA:**

NONE

**4. PUBLIC HEARING**

Vice – Chairman Buck Shirley opened the Public Hearing:

The purpose for this hearing is for Ordinance Amendments to the Morrow Code of Ordinances pertaining to private bus service offered within the City of Morrow. Specific code sections include Appendix A – *Zoning Ordinance, Article VIII. Application of District Regulations and Title 9 Licensing and Regulation – Chapter 9, Taxicabs* of the 1986 Code of Ordinances of the City of Morrow, Georgia. These ordinances are provided for codification, to repeal conflicting provisions, to provide an effective date, and for other purposes.

**Comments were heard from:**

Jeff Detar  
Cherie Crisp  
Dorothy Dean  
Joyce Bean  
Buck Shirley

Vice – Chairman Buck Shirley closed the Public Hearing.

**5. NEW BUSINESS:**

**MOTION AND VOTE:** Jack Bell made a motion to recommend the amendments to the Mayor and Council, seconded by Tamara Patridge. The motion passed unanimously.

**6. REPORTS AND PRESENTATIONS:**

NONE

**7. STAFF COMMENTS:**

NONE

**8. GENERAL COMMENTS:**

Comments were heard from:  
MARTA Representatives  
Councilwoman Jeanell Bridges  
Jeff Detar

**9. ADJOURNMENT:**

**MOTION AND VOTE:** Tamara Patridge made a motion to adjourn, seconded by Jack Bell. The motion passed unanimously. The meeting adjourned at 7:10pm.

## **Zoning Review - Conditional Use and Variance Request 1496 Mt. Zion**

A conditional use request for mini warehouse requires a minimum of 5 acres and conformance with all provisions of the Zoning Code. The Zoning Code does not allow for a Variance from these requirements.

Variations are a tool used in specific circumstances and cannot be used to circumvent the code. There is no provision to vary from the requirements of a Conditional Use. Therefore, The Simpson Organization, Inc. cannot request to vary from the requirements set forth in Zoning Code Sections 910 and 402 (code sections included below).

The Simpson Organization, Inc. should only request a Conditional Use for this project at a location where both a minimum of 5 acres is available and where all zoning code requirements are met. Therefore, because 1496 Mt Zion cannot conform to the 5 acres requirement, the Conditional Use cannot be approved.

### **Section 910 - BG General business district.**

The general business district is established in order to provide suitable areas for various types and levels of community and regionally-oriented commercial activities, including retail, office uses, wholesale uses, and service activities so as to serve the community and travelling public.

*Conditional Uses:* Mini-warehouses, when located on a minimum site of five acres and conforming to all provisions of the zoning ordinance.

### **Section 402 - Definitions.**

For the purpose of this ordinance, certain words and terms used herein shall be defined and shall have their customary dictionary definition.

*Mini-warehouse:* A building or portion thereof used for dead storage, mainly of the excess personal property of an individual or family, but also of small amounts of goods or merchandise for businesses or individuals. Mini-warehouses shall not include retail sale on the premises, commercial repair or other services, manufacturing or any other commercial use or other uses except for removal and/or deposit of goods.