



Mayor and Council Meeting Minutes
August 12, 2019
City Hall
7:00 PM

- I. The meeting was called to order by the Honorable Mayor Elizabeth Carr-Hurst at 7:00 pm.
- II. Roll Call was taken by Interim City Clerk, Shana T. Moss with the following members present:

Mayor Elizabeth Carr-Hurst

Mayor Pro-Tem Linda J. Davis
The Honorable Pat Pallend
The Honorable James Whitmore

The Honorable Alex Heath
The Honorable Hattie Portis-Jones

Member Absent: The Honorable Ulysses J. Smallwood

- III. The invocation was rendered by Bishop Aaron Lackey of Temple of Prayer Family Worship Cathedral.
- IV. The Pledge of Allegiance was recited in unison.

V. Presentation

Mr. Carlos Thomas of Fulton County Youth Community Services Program presented Mental Fitness Founder and Director, Mr. John Childs with a \$25,000 check. Mental Fitness is an afterschool program that provides homework assistance healthy snacks and STEAM (Science, Technology, Engineering, Art, and Mathematics) enrichment. Mr. Thomas stated Mr. Child's program is doing great things in the community and keeping students engaged and safe, and on behalf of Fulton County, Commissioner Chair Pitts and the commissioners it was an honor to present these funds to Mental Fitness. Mr. Childs spoke about the great impact these funds will have on his program and more kids would be able to participate by being awarded these additional funds. Mr. Childs spoke about being invited to Inglewood California by their Mayor and Council to conduct a summer camp. Councilman Whitmore was an advocate for Mental Fitness and informed the Inglewood elected officials of the successes that Fairburn were having, and they also wanted to partake in the program. Mr. Childs spoke about the excitement and enjoyment it brings to him to have a quality program for kids and he is getting extremely busy with additional forthcoming locations. The Mayor and Council joined Mr. Thomas and Mr. Childs for a photo.

VI. Public Comments:

- 1. Ms. Jill Lucas stated she has problems with vehicles speeding on Campbellton Road and traffic backing up. She said from the eastbound side there is no turning signal, perhaps a four-way stop could be added.
- 2. Apostle Danita Jones had accolades for the Citizens Police Academy. She said Chief Mathis has put together a great program and a great team. The training she received in the Citizens Academy was phenomenal and that every citizen in Fairburn would benefit from this program. She further stated, "the police officers have computers and printers in their cars."
- 3. Mr. Eric Jones praised the Citizens Police Academy. He thanked the Mayor, Council and Chief Mathis for creating this program.
- 4. Mrs. Beatrice Doose stated she previously reported concerns regarding the Frankie Arnold Courtyard and Stage that was in dire need of repair. She was happy to report that some of her concerns had been fixed. She informed Mayor and Council and thanked Parks and Recreation Director, Ms. Chapin Payne. She stated Ms. Payne pressure washed the stage herself.

5. Ms. Daisy Brown stated she was proud of the work of Code Enforcement. The vacant lots in her neighborhood has been cleaned up and she can see.
6. Mrs. Michelle Blassingame stated she had concerns about her lot and when it rains the run-off that occurs in the ditch. She referenced lots 2 and 3 being the problem which are adjacent to her home. She previously spoke with Code Enforcement (before the department was under the supervision of Chief Mathis) regarding this problem. Mayor Carr-Hurst informed her to please speak with Chief Mathis tonight.
7. Ms. Cynthia Hodge spoke regarding a notice that was on her door regarding a zoning issue. She stated she moved to Fairburn because it was low crime and peaceful. Allowing additional homes could potentially pose a problem with crime. She further stated with low income housing this could reduce the property value of the homes in the area.
8. Ms. Sydnei Purchase stated she was a member of the Citizens Academy and the class was a great experience. She learned things to take back to her community. The ride-along was a real-life learning experience. The class taught them self-defense and she stated it would be beneficial for every Fairburn citizen to take this class.

VII. Adoption of the Council Agenda: All items were consent.

VIII. Adoption of the Consent Agenda Items: Agenda Items # 1, 2, 3, 4, 5, 6, 7, 8, 9 & 11 were consent items. Item # 10 was removed from the agenda and will be placed on the August 26, 2019 agenda. Motion to approve consent agenda items was made by Councilman Whitmore and the second was provided by Mayor Pro-Tem Davis. Vote: (5-0) Motion Carried.

1. **Office of the City Clerk** Ms. Shana T. Moss
For Mayor and Council to approve individual appointees to the City of Fairburn's Ethics Board.
2. **Office of the City Clerk** Ms. Shana T. Moss
Fulton County Department of Registration & Elections. For Mayor and Council to approve an Ordinance authorizing Fulton County to conduct the city's election for three council seats on November 5th, 2019.
3. **Planning and Zoning/Community Development** Ms. Tarika Peeks
For the Mayor and Council to approve a boundary line agreement for city owned property on Cemetery Street and Washington Street.
4. **Community Development** Mr. Lester Thompson
Approval of Task Order # 1 with Pond and Company for Professional Engineering and Landscape Architectural Services.
5. **Community Development** Mr. Lester Thompson
Approval of Condemnation of Parcel 7 on Howell Avenue Extension Project. For Mayor and Council to approve condemnation of Parcel 7 Greenland (Georgia) Inc. on the Howell Avenue Extension Project.
6. **Utility (Water & Sewer)** Mr. Lee Hauesler
Approval of Task Order # 136 with Integrated Science and Engineering for 2019-2020 NPDES Phases 1 Compliance Activities.

7. Utilities (Water & Sewer) Mr. Lee Hauesler
Approval of Task Order # 137 with Integrated Science and Engineering for Impaired Water Sampling for 2019-2020.
8. Utility (Water & Sewer) Mr. Lee Hauesler
Approval of Task Order # 138 with Integrated Science and Engineering from NPDES Phase 1-SWMP Development.
9. Police Department Chief Stoney Mathis
For Mayor and Council to approve the Police Department's request to reduce the speed limit on Gullatt Road from 35 mph to a posted speed of 25 mph for the safety of pedestrians and vehicles.
10. Removed from the agenda. This item will be heard at the August 26, 2019 meeting.
11. Office of the Mayor. Mayor Elizabeth Carr-Hurst
Ninety-day Moratorium on Extended Stay Residential Facilities or other similar accommodations on Georgia Highway 74.

IX. Adoption of City Council Minutes: (July 22, 2019). Minutes were not adopted due to Councilwoman Portis-Jones requesting the word "contextual" be added to her council comments. Also, she wanted the last sentence of her statements included in the minutes. Also, Mayor Pro-Tem Davis and Councilman Heath stated the word "taken" (not take) should be added in the fourth line under the public comments for Mr. Alexander Doose. Minutes were held for corrections to be made and to relisten to the recording of the meeting.

X. Public Hearing:
Planning and Zoning Ms. Tarika Peeks
Rezoning 19RZ-006-South Fulton, LLC. For the Mayor and Council to review a petition to allow the development of single-family residential subdivision. City Planner, Ms. Tarika Peeks presented the rezoning petition to Mayor and Council. To rezone 34.24 acres along Fayetteville Road from AG-1 (Agricultural District) and R-1 (Single-family Residential District) to R-3 (Single-family Residential District) to allow the development of a 54-lot single-family subdivision. Attorney Michelle Battle representing the applicant, South Fulton, LLC. Ms. Battle stated the price range of the homes would be in the mid 300 thousand with lots sizes of 50x50 although some of the lots might be smaller. A builder has not been selected. Mayor Carr-Hurst stated from the renderings presented in their packets these homes are not representative of the cost.
In Favor of Rezoning: No additional speakers.

In Opposition of Rezoning:

Ms. Cynthia Hodge stated she moved to the area because it was quiet, reserved and not a lot of traffic. She enjoys residing in the Trotter Farm Area and having this new development could potentially increase crime(s) in the area. She asked Mayor and Council to deny this request.

Ms. Shelia Paulson stated she had not been notified of the rezoning. She and her family have over 10 acres that is in the middle of the proposed zoning. She would like to obtain more information and asked Mayor and Council to deny this request.

Applicant's Rebuttal:

Mr. Daniel Fields of South Fulton, LLC joined Attorney Battle and stated the lot sizes would be comparable to the lot sizes at Trotter Farm Estates.

City Planner Peaks stated should the Mayor and City Council decide to rezone the subject property from AG-1 (Agricultural District) and R-1 (Single-family Residential District) to R-3 (Single-family Residential District) (the staff recommend the following conditions. The applicant's agreement to those condition would not change staff recommendations shall prevail unless otherwise stipulated by the Mayor and City Council. Councilman Whitmore asked Ms. Peaks to read the conditional approval request that must be met by the applicant, South Fulton, LLC which are:

A. To the owner's agreement to restrict the use of the subject property as follows:

1. Single-family Residential:

- a. A minimum of 28 lots shall have a minimum square footage of 21,870 square feet (1/2 acre).
- b. A maximum of 26 lots shall have a minimum square footage of 14, 520 square feet (1/3 acre).

2. The minimum heated floor area shall be a minimum of 1,600 square feet.

B. To the owner's agreement to abide by the following:

1. The property shall be developed in substantial conformity with the Zoning Site Plan prepared by Falcon Design stamped received June 24, 2019 and attached as Exhibit B. Any determination as to "substantial conformity" and deviation from the site plan shall be approved by Department of Community Development staff. The site plan is conceptual only and must meet or exceed the requirements of the City's regulations prior to the approval of a Land District Permit.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the owner's agreement to the following site development considerations:

1. Building setbacks as follows:

- a. Front: 45 feet
- b. Side: 10 feet
- c. Rear: 30 feet

2. Amenity package to include a pocket part with greenspace, playground, pavilion and mail kiosk (CBU).
3. Facades of the homes shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited.
4. Two car garages shall be provided for each single-family house.
5. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirement of the Americans with Disabilities Act (ADA) standards and City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
6. Pedestrian-scale street lightning shall be provided along both sides of internal streets throughout the development.
7. All utilities shall be installed underground throughout the project area.
8. Turning lanes shall be required to meet projected traffic demand and /or safe operations as determined by the City Engineer. When provided turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet or storage length for collector roadways.

- b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projects indicate they are justified.
9. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
10. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. Both front and rear yards shall be sodded.

With no further comments Mayor Carr-Hurst closed the public hearing and asked council for a motion to approve or deny. The motion to approve with conditional requirements was made by Councilman Heath and the second was provided by Mayor Pro-Tem Davis.

Vote: 5-0 Motion Carried.

XI. Agenda Items:

All agenda items were on the consent agenda except item #10. This item will be removed and placed on the August 26, 2019 agenda.

XII. Council Comments

Councilmembers

Councilman Whitmore offered congratulatory wishes to the Fairburn Youth for winning the state championship and their great win at the national level. He congratulated Mr. John Childs with his esteemed Mental Fitness Program. He further stated we are honored to have his esteemed program here in Fairburn.

Councilman Heath had no comment.

Mayor Pro-Tem Davis congratulated the Park and Recreation Department on their great wins. She said she is excited about all of the great things that are happening in Fairburn.

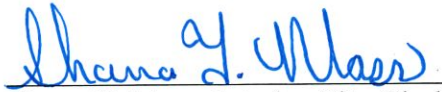
Councilman Pallend had no comment.

Councilwoman Hattie Portis-Jones gave congratulatory wishes to Ms. Chapin Payne. She said Ms. Payne came to Fairburn with ideas, energy and creativity. She said Ms. Payne's name comes up often regarding Fairburn. She offered super congratulations to the track team. She is proud of Mr. John Childs and his acceleration and congratulations to Chief Mathis and his team with the great work of the citizens academy. Lastly, all council should take the Citizens Academy program.

Mayor Carr-Hurst had no comment.

XIII. Executive Session: None

XIV. Adjournment: With no further business of the City of Fairburn at 8:09 pm Councilman Whitmore made the motion to adjourn and the second was provided by Councilman Heath.



Shana T. Moss, Interim City Clerk



Elizabeth Carr-Hurst, Mayor

These are the Official Minutes for the City of Fairburn, Georgia and they were adopted by Council on August 26, 2019.