



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, August 4, 2020
7:00 P.M.

Due to the COVID-19 pandemic, the meeting was held virtually via Zoom video conferencing.

Elise Stoney, Chairman
Elizabeth Echols, Vice-Chairman
Jerry Williams

Shelby Phillips
Tony Smith
Anthony Stewart (Absent)

Director of Planning and Zoning
City Attorney

Tarika Peeks
Valerie Ross

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All members of the Planning and Zoning Commission were present, (Except for Commissioner Stewart).
- III. **APPROVAL OF AGENDA:** Commissioner **Echols** made a motion to **APPROVE** the **August 4, 2020** agenda. Commissioner **Williams** seconded. **THE MOTION CARRIED.**
- IV. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner **Echols** made a motion to **APPROVE** the **July 7, 2020** minutes. Commissioner **Williams** seconded (with corrections). **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**

CONCEPTUAL SITE PLAN 2020101 PACKAGE DEPOT (7895 SENOIA ROAD /HIGHWAY 74)

SUMMARY/STAFF PRESENTATION: A request to construct an 8,200 square foot retail building at 7895 Senoia Road/Highway 74.

Ms. Peeks stated that the conceptual site plan was for the Package Depot located at 7895 Senoia Road/ Highway 74, and the applicant was proposing to build an 8,200 square foot retail building on Senoia Road/ Highway 74.

She stated that it was in the Highway 74 Overlay District and the property was zoned C-2 (General Commercial District) and the applicant was proposing to utilize an underground detention facility and would be required to meet all parking requirements.

Ms. Peeks stated that the existing building on the property has 4 tenants and would be included in the renovations of the site. The existing building along with the new building would be renovated. She stated that staff reviewed the application and site plan and recommended conditional approval, with the 2 conditions that were stated in the staff report. Commissioner Stoney asked Ms. Peeks to list the conditions, and Ms. Peeks stated the conditions as listed in the staff report.

Commissioner Echols asked what would be in the new addition of the building. The applicant replied that there would be a package depot in the new building. Ms. Peeks clarified that the package store would move from the existing building into the new building on the site. Commissioner Echols asked what was going to be in the existing building. The applicant replied that it would be for small businesses.

MOTION AND VOTE: Commissioner **Williams** made the motion to **APPROVE** Conceptual Plan 2020101. Commissioner **Smith** seconded. **THE MOTION CARRIED.**

PRELIMINARY PLAT 2020093 TRILLIUM RESERVE (0 FAYETTEVILLE ROAD, PARCEL ID #09F110300450097)

SUMMARY/STAFF PRESENTATION: A request to subdivide a 34.23-acre tract into 54 single-family lots.

Ms. Peeks stated that the preliminary plat Trillium Reserve was a single-family subdivision that was approved by the City Council on August 12, 2019 for 55 single-family lots. She stated staff reviewed the preliminary plat and that it met the City's requirements. Staff recommendation was approval of Trillium Reserve preliminary plat.

MOTION AND VOTE: Commissioner **Williams** made the motion to **APPROVE** Preliminary Plat 2020093. Commissioner **Echols** seconded. **THE MOTION CARRIED.**

REZONING 2020090 AND CONCURRENT VARIANCE 2020095 SCP (SOUTH CITY PARTNERS ACQUISITIONS, LLC)

SUMMARY/STAFF PRESENTATION: A request to rezone 14.979 acres from C-2 (General Commercial District) to RM-36 (Multi-Family Residential District) to allow a 287 unit multi-family residential development with a concurrent variance to reduce the required parking spaces from 2 spaces per unit to 1.50 spaces.

Ms. Peeks stated that it was a rezoning petition with a concurrent variance for SCP (South City Partners Acquisitions, LLC) and they were seeking to rezone 14.979 acres from C-2 (General Commercial District) to RM-36 (Multi-Family Residential District) to allow 287 multi-family residential units.

Ms. Peeks stated that the concurrent variance was a request to reduce the parking spaces from 2 spaces to 1.50 spaces and staff reviewed the applicant's request and it is consistent with the comprehensive plan and the future land use plan. She stated that staff was recommending approval conditional with a set of conditions that the applicant agreed with.

Commissioner Williams asked how many multi-family units were currently in the area. The applicant replied there were 276 units. Commissioner Williams asked if the units were with 1.50

or 2 parking spaces. The applicant replied it was with 1.50 parking spaces. Commissioner Williams asked if they had received an approval for the 1.50 parking spaces. The applicant responded, "Yes Sir". Commissioner Williams then asked if there were asking for the same parking spaces as the current multi-family complex. The applicant replied "Yes" they were.

Commissioner Williams asked what is the plan for the extra space. The applicant replied that they have many uses planned such as open lawn area, basketball, volleyball court, dog parks, etc. Commissioner Williams asked if there were any problems with parking at the current location. The applicant replied that they have plenty parking spaces for the current renters.

Commissioner Williams asked if the parking spaces were not reduced to 1.50 parking space and remains at 2 parking spaces then how many units would have to be reduced. The applicant replied that he would estimate that it would be 75 units.

Commissioner Williams asked what are the rental amounts for each unit are. The applicant replied that the one bedroom starts at \$1,175.00, 2 bedrooms \$1,475.00 and 3 bedrooms \$1,725.00 a month. Commissioner Smith asked why they were putting residential apartments in commercial areas and did they communicate with the residence to find out what kind of impact it would have on them. The applicant replied "Yes" they did have a public meeting and notified all those within 500 feet of the property.

The applicant also stated that the meeting was in person and via Zoom and they did not hear from anyone. Commissioner Smith asked if they had any proof that the letters were sent out to the current residents. The applicant replied that Ms. Peeks has a copy of the letters that were sent out to the residents. Commissioner Smith asked if they had received any feedback from the current residents. Ms. Peeks replied, "No" she had not received any feedback from the current residences.

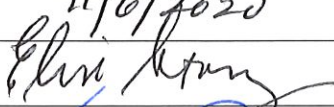
MOTION AND VOTE: Commissioner **Williams** made the motion to **DENY** Rezoning 2020090 and Concurrent Variance 2020095. Commissioner **Echols** seconded. **THE MOTION CARRIED.**

VIII. STAFF REPORT: None

IX. COMMISSIONER COMMENTS: None

X. ADJOURNMENT: Commissioner **Williams** made a motion to **ADJOURN**. Commissioner **Smith** seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED at 7:49 p.m.

Approval Signatures	
Date Approved	11/6/2020
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	