

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, February 6, 2018
7:00 P.M.**

Elise Stoney, Chairman
Tony Smith Vice-Chairman
Elizabeth Echols

Jerry Williams *(Absent)*
Shelby Phillips
Mark Wade

City Planner:
City Engineer:
City Attorney:
Recording Secretary:

Tarika Peeks
Brendetta Walker *(Absent)*
Valerie Ross
Kimberly Mitchell

- I. MEETING CALLED TO ORDER:** By Chairman Echols
- II. ROLL CALL:** All members of Planning and Zoning Commission were present which constituted a quorum.
- III. PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. ELECTION OF OFFICERS:**
- a. **Chairman-** Commissioner Phillips nominated Commissioner Wade for Chairman. Commissioner Wade professionally declined. Commissioner Phillips nominated Commissioner Stoney. **The motion carried unanimously.**
 - b. **Vice-Chairman-** Commissioner Phillips nominated Commissioner Smith for Vice-Chairman. **The motion carried unanimously.**
- The new Chairman conducted the remainder of the meeting.*
- V. PUBLIC COMMENTS:** None
- VI. ADOPTION OF AGENDA:** Commissioner Echols moved to **APPROVE** the agenda. Commissioner Wade seconded. **The motion carried unanimously.**
- VII. APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Commissioner Wade moved to **APPROVE** October 10, 2017 meeting minutes. Commissioner Echols seconded. **The motion carried unanimously.**
- VIII. PUBLIC HEARING:** None
- IX. NEW BUSINESS:**

Conceptual Plan 18C-004 Sherwin Williams

SUMMARY/STAFF PRESENTATION: Applicant is requesting to construct a 4,052 square foot retail store on Senoia Road (Hwy. 74) with associated driveways, parking, utilities, landscaping, and stormwater infrastructure.

Staff recommends **APPROVAL CONDITIONAL** of the conceptual site plan to construct a 4,052 square foot retail store. Staff has recommended two (2) conditions.

Recommendation Conditions:

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

1. To the Conceptual Site Plan submitted to the Department of Community Development dated received January 10, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted, reviewed and approved by the City Engineer and GDOT; and appropriate permits issued prior to construction and authorization.

Commissioner Phillips inquired as to whether any of the surrounding business owners have contacted staff pertaining to this development. Ms. Peeks stated no business owners have contacted staff pertaining to this development. Commissioner Phillips inquired about landscaping/trees and whether the information would be in the following set of plans. Ms. Peeks stated when the applicant should submit construction plans they are also required to submit landscape plans which are reviewed by a landscape architect who makes sure they go by the City's ordinance for the landscape policy. During a conceptual phase it is conceptual only therefore it is not a requirement to have the landscape plans attached.

(Invitation for public comment in support of and in opposition to the petition)

Spoke in Favor: Jim Webb Property Owner-Has received comments from Water and Sewer pertaining to the elevations and how the building faces Highway 74 (issues have been addressed). Mr. Webb said they weren't aware of the all brick front but they will take care of it. Mr. Webb stated that all Sherwin Williams are corporate owned.

Commissioner Phillips reiterated that the applicant will have a brick front and inquired as to whether the remainder will be stucco. Mr. Webb stated yes and he brought some copies to pass out pertaining to the site in question.

Chairman Stoney stated there is currently a location in Peachtree City and Union City and inquired as to whether they were planning on closing either location. Mr. Webb stated no, they were not planning on closing either location. The Peachtree City location does more sale transactions than any store in Atlanta and that is one of the reason they wanted to do this location in Fairburn. Per Mr. Webb, they typically do not close stores.

Vice-Chair Smith inquired as to whether the Fairburn location would be a warehouse facility. Mr. Webb stated two-thirds of the space will be a show room and a one-third of the space will be the warehouse. Mr. Webb further stated it is more of a retail location than a warehouse location.

Commissioner Wade asked Mr. Webb if they were aware of the conditions issued by staff. Mr. Webb replied yes, they are aware.

Chairman Stoney inquired about the anticipated construction date. Mr. Webb replied if approved, then they will submit the construction plans within the next 10 days. Ms. Peeks stated there are 10 business days for review and then depending on how many reviews are needed, they would schedule a meeting and then a Land Disturbance permit (LDP) can be issued. Mr. Webb stated they would like to have the construction process completed within 90 days, within the 3rd quarter this year.

Spoke Against:

(Close of hearing. Planning and Zoning Commission questions and discussion)

Motion and Vote: Vice-Chair Smith moved to APPROVE CONDITIONAL the request to construct a retail store with associated driveways, parking, utilities, landscaping and stormwater infrastructure with conditions. Commissioner Echols seconded. **The motion carried unanimously.**

- IV. STAFF REPORT:** Ms. Peeks stated Brendetta Walker is no longer working for the City of Fairburn as of February 7, 2018. Commissioner Wade asked for the status of the new RaceTrac. Ms. Peeks stated RaceTrac has some signage on the awnings that are not permissible and a couple of punch list items to work on. Hopefully, within the next two weeks they will be able to obtain their Certificate of Occupancy (CO). Krystal obtained their CO on Friday. Commissioner Echols asked if the RaceTrac sign is within compliance due to appearing to look very large. Ms. Peeks stated yes, they put up the maximum size sign they could have per the ordinance.
- V. COMMISSION MEMBERS COMMENTS:** Commissioner Phillips said Happy New Year. Commissioner Phillips stated he would assume 2018 is going to be a busy year, so he will see everyone in the future.

Commissioner Wade wished everyone a Happy New Year and congratulated the newly appointed board members.

Vice-Chair Smith said that he was glad to be there and he was glad to have Ms. Peeks back.

Commissioner Echols wished everyone A Happy New Year and hoped that no one gets touched by the flu that was going around. Commissioner Echols stated she was just getting over the flu and had had it for approximately two (2) months. Commissioner Echols wished everyone a well, healthy, prosperous New Year for 2018. Commissioner Echols also gave kudos to the re-elected Chairman Stoney and Vice-Chairman Smith. She stated they will do a good job and welcomed Ms. Peeks back.

Chairman Stoney thanked everyone for the nomination and she thanked Commissioner Echols for the time that she served as the Chairperson. Chairman Stoney thanked Ms. Peeks for coming back.

VI. **ADJOURN: Motion and Vote:** ^{Commissioner Phillips}~~Vice Chair Smith~~ made a motion to adjourn. Commissioner Wade seconded. **The motion carried.**

Meeting adjourned at 7:15 p.m.

Approval Signatures	
Date Approved	3/6/2018
Elise Stoney, Chairman	Elise E Stoney
Kimberly Mitchell, Recording Secretary	Kimberly Mitchell