



PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, January 5, 2021
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

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.**
- III. ELECTION OF OFFICERS: Commissioner **Echols** nominated Commissioner **Stoney** for Chair. Commissioner **Stewart** seconded the nomination. **THE MOTION CARRIED.** Commissioner **Williams** nominated Commissioner **Echols** for Vice-Chair. Commissioner **Smith** seconded. **THE MOTION CARRIED.****
- IV. APPROVAL OF AGENDA: Commissioner **Phillips** made a motion to **APPROVE** the January 5, 2021 agenda. Commissioner **Williams** seconded. **THE MOTION CARRIED.****
- V. APPROVAL OF PREVIOUS MEETING MINUTES: Commissioner **Williams** made a motion to **APPROVE** the November 3, 2020 minutes. Commissioner **Stewart** seconded. **THE MOTION CARRIED.****
- VI. PUBLIC HEARING: None**
- VII. OLD BUSINESS: None**
- VIII. NEW BUSINESS:**
CONCEPTUAL PLAN 2020200 – Terex USA Fairburn (1400 Oakley Industrial Blvd.)

SUMMARY/STAFF PRESENTATION: A request to construct a 20,950 square-foot building for a maintenance and repair facility specializing in hydraulic equipment.

Ms. Peeks stated that the applicant was requesting to develop a 20,950 square-foot building for hydraulic equipment maintenance and repair and the site was 5.442 acres and zoned M-1 (Light Industrial). She stated that the proposed egress/ingress was on Oakley Industrial Boulevard with an onsite storm water detention facility, and staff was recommending approval conditional with 2 conditions stated in the staff analysis. Commissioner Stoney asked Ms. Peeks to state the two conditions. Ms. Peeks stated the conditions that were in the staff analysis.

MIKE SMITH

Mr. Smith stated that he was one of the developers on the project and gave some information about his business. He stated that his business was similar to a business named ALTEC located in Forest Park Georgia.

Commissioner Philips asked for a little background on the site in which the facility was going to be built. Mr. Smith replied that they were purchasing the land from a local gentleman and they would be developing a little over 4 acres of the 5 1/2 acres.

Commissioner Williams asked Ms. Peeks about the City's Planning and Zoning Ordinance and whether it covered Environmental Protection for the project. Ms. Peeks replied that upon construction BMP (Best Management Practices) would be in place to make sure that no runoff would get into the City's water system. Commissioner Williams asked if that would be one of the two conditions. Ms. Peeks replied that it would not be a part of the conditions for the site.

MOTION AND VOTE: Vice-Chair **Echols** made the motion to **APPROVE** Conceptual Plan 2020200. Commissioner **Williams** seconded. **THE MOTION CARRIED.**

CONCEPTUAL PLAN 2020213 – 1162 HWY 54 EAST, LLC (602 BOHANNON ROAD)

Ms. Peeks stated that the applicant was proposing to develop a truck parking facility with 112 parking spaces at 602 Bohannon Rd and the use permit that authorize the use of the parcel for a truck parking facility was approved by City Council on October 12, 2020. Ms. Peeks stated that the site has proposed egress and ingress on Bohannon Rd. and Howell Avenue and storm water detention was proposed by a regional detention system.

She stated that the applicant would be required to adhere to the use permit conditions that were imposed in conjunction with the Use Permit approved by City Council in October 2020. Also, Ms. Peeks stated that staff was recommending approval conditional with the three conditions stated in the staff analysis.

Commissioner Stoney asked Ms. Peeks to state the three conditions. Ms. Peeks stated the three conditions that was stated in the staff analysis. Commissioner Philips asked Ms. Peeks how she be sure no trucks exceed 21 days and no overnight truck parking on the facility. Ms. Peeks replied that she would refer the question to the owner or operator.

ANDY BINEGAR

Mr. Binegar replied that the electronic gate would keep track of who comes in and out the facility. Commissioner Philips asked how they was going to prevent personal vehicles from entering into the facility. Mr. Binegar replied that customers would park their personal vehicle in a parking spot while there were using their truck.

Commissioner Smith recused himself from the motion.

MOTION AND VOTE: Commissioner **Williams** made the motion to **APPROVE** Conceptual Plan 2020213. Commissioner **Phillips** seconded. **THE MOTION CARRIED.**

- IX. STAFF REPORT:** Ms. Peeks stated that tonight was Commissioner Phillips last Planning and Zoning Commission Meeting and Thanked him for his time and service.
- X. COMMISSIONER COMMENTS:** All Commissioners thanked Commissioner Phillips for his service and stated that he will be missed.
- XI. ADJOURNMENT:** Commissioner **Williams** made a motion to **ADJOURN**. Commissioner **Smith** seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: 7:38 p.m.

Approval Signatures	
Date Approved	02/2/2021
Elise Stoney, Chairman	<i>Elise Stoney</i>
Keisha Francis, Recording Secretary	<i>Keisha Francis</i>