



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, May 4, 2021
7:00 p.m.

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

Elise Stoney, Chair
Elizabeth Echols, Vice-Chair
Tony Smith
Anthony Stewart

Jerry Williams
Leonte Benton
Jason Jones

Director of Planning and Zoning:
City Attorney:

Tarika Peeks
Valerie Ross

I. **MEETING CALLED TO ORDER:** By Chair Stoney

II. **ROLL CALL:** Commissioners Tony Smith and Jerry Williams were absent.

Chair Stoney asked for a motion to amend the meeting agenda to add Public Comments to the agenda. Vice-Chair Echols made a motion to add Public Comments to the agenda. Commissioner Stewart seconded. **THE MOTION CARRIED.**

III. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the May 4, 2021 agenda. Commissioner Jones seconded. **THE MOTION CARRIED.**

IV. **PUBLIC COMMENTS:** No public comments

I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Benton made a motion to **APPROVE** the April 6, 2021 minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**

V. **PUBLIC HEARING:** None

VI. **OLD BUSINESS:** None

VII. **NEW BUSINESS:**

CONCEPT PLAT 2021062 - TRINITY FAIRBURN

Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy. Any major deviation from this site plan is subject to approval by the Planning and Zoning Director or designee.

2. Prior to construction, the city shall be provided with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter-parcel access ways, and sidewalks. All plans for road improvements shall be submitted, reviewed, and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.
3. No outside storage or outside display of merchandise shall be located in the 35' landscape strip fronting Highway 74/Senoia Road.
4. The designated outside display areas as shown on the conceptual site plan dated April 28, 2021, shall be kept neat, clean, and well-maintained.
5. The outside display of merchandise shall not exceed the boundaries of the areas designated for outside display as shown on the conceptual site plan dated April 28, 2021; no display of merchandise shall be placed in the off-street parking area.

The applicant, Mr. Reiner, asked that he would be happy to answer any questions the Commissioner might have about the conceptual plan.

Commissioner Jones asked what is the construction time frame? Ms. Peeks stated that the traffic report submitted by the applicant stated that the projected completion date is 2022. Mr. Reiner stated that the average construction time is 6 months but there could be factors to affect the time such as weather. Chair Stoney asked what is the store hours of operations? Mr. Reiner stated that the doors open at 8:00 a.m. – 8:30 p.m. (average store hours) and they are open seven (7) days a week.

MOTION AND VOTE: Vice-Chair Echols made the motion to **DENY** Conceptual Site Plan 2021057. The motion failed due to the lack of a second. Commissioner Jones made a motion to **APPROVE** Conceptual Site Plan 2021057. Commissioner Stewart seconded. Vice-Chair Echols voted to **DENY** the conceptual site plan. Attorney Ross asked Chair Stoney to conduct a roll call of the vote. The motion to **APPROVE** the conceptual site plan 2021057 **CARRIED**.

VIII. STAFF REPORT: Ms. Peeks stated the date for the Planning and Zoning Commission training is May 13th via Zoom.

IX. COMMISSIONER COMMENTS: Chair Stoney stated that the Renaissance Festival opened on May 1st and is open for six (6) weeks.

X. ADJOURNMENT: Vice-Chair Echols made a motion to **ADJOURN**. Commissioner Jones seconded. **THE MOTION CARRIED**.

MEETING ADJOURNED: 7:27 p.m.

SUMMARY/STAFF PRESENTATION: A request to subdivide 9.511 acres on Highway 74 and Meadow Glen Parkway into three (3) tracts.

Ms. Peeks stated that the applicant is requesting to subdivide the 9.511-acre parcel at the northwest corner of the intersection of Highway 74 and Meadow Glen Parkway into three (3) tracts. Tract one (1) will be the site of the proposed Tractor Supply store. The three (3) tracts will be subdivided as follows: Tract 1 – 5.275 acres, Tract 2 – 2.953 acres, and Tract 3 – 1.283 acres. Staff recommends approval of the Trinity Fairburn Concept Plat.

Commissioner Jones asked if staff knew the other businesses that would occupy the other two lots. Ms. Peeks stated no, but the lots are zoned C-2 (General Commercial) so the uses would be commercial/retail businesses that are permitted in the C-2 zoning district.

The applicant, Mark Reiner, thanked staff, Tarika Peeks, and Lester Thompson, for guiding them through the process. He welcomed any questions from the Commissioners.

Vice-Chair Echols asked if the business would have tractor-trailers coming to the site to pick up or deliver materials to the facility. Mr. Reiner stated that typically there will be a truck at least once a week to deliver merchandise and that the loading area is in the rear of the building with an access point from Meadow Glen Pkwy or Highway 74/Senoia Road (if the access point is approved by GDOT).

Commissioner Jones asked about the new concept design of the store. Mr. Reiner stated that the site design is the typical layout; however, there is an outdoor garden center that will be dressed up more than previous stores.

Commissioner Echols asked what type of materials will be delivered to the site. Mr. Reiner stated that the merchandise would be the typical merchandise that tractor Supply they sale such as plants, dog food, clothes, items for a small hobby farmer, chain saws, snacks, and a variety of gardening supplies.

Commissioner Jones stated for clarity that the store deliveries would be typical to any commercial retail store delivery practices. Mr. Reiner confirmed.

MOTION AND VOTE: Commissioner Jones made the motion to **APPROVE** Concept Plat 2021062. Commissioner Stewart seconded. **THE MOTION CARRIED.**

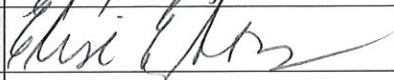
CONCEPTUAL SITE PLAN 2021057- TRACTOR SUPPLY

SUMMARY/STAFF PRESENTATION: A request to construct a 22,136 square foot commercial building for a Tractor Supply store located on Highway 74 and Meadow Glen Parkway.

The applicant is proposing to construct a 22,136 square-foot building for a Tractor Supply store with associated driveways, parking, utilities, buffers, and landscaping. The applicant will be required to meet all off-street parking regulations. The site will have two access locations with a limited access right-in right-out (RIRO) driveway planned on Highway 74/Senoia Road and a full-access driveway located on Meadow Glen Parkway on the south side of the property. Stormwater detention is proposed by an onsite detention system. The front façade of the building will be constructed of all brick material as required by the Highway 74 Overlay District regulations.

Chair Stoney asked Ms. Peeks to state the conditions. Ms. Peeks stated the conditions.

1. To the site plan submitted to the Department of Community Development dated received April 28, 2021. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and ordinances prior to the approval of a Land Disturbance Permit.

Approval Signatures	
Date Approved	5/7/2021
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	