



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, September 10, 2019
7:00 P.M.

Elise Stoney, Chairman
Mark Wade, Vice-Chairman (Absent)
Elizabeth Echols

Jerry Williams
Shelby Phillips
Tony Smith (Absent)
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 Planning and Zoning Commission were present except for Vice-Chairman Mark Wade, Commissioner Tony Smith and Commissioner Anthony Stewart.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:** None
- V. **APPROVAL OF AGENDA:** Commissioner Echols made a motion to APPROVE the September 10, 2019 agenda. Commissioner Williams seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to APPROVE the August 6, 2019 minutes. Commissioner Phillips seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None
- VIII. **OLD BUSINESS:** None
- IX. **NEW BUSINESS:**

Conceptual Plan 19C– 004, Iron Horse Storage:

SUMMARY/STAFF PRESENTATION: A request to review the Conceptual Site plan for a 115,335 square-foot self-storage development at 7935 Senoia Road.

Ms. Peeks stated that they had before them the Conceptual Site Plan 19C-004 Iron Horse Storage and the applicant was requesting to construct a self-storage facility at 7935 Senoia Road. She stated that this request was brought before them in May of this year. It was also brought before the City Council for a use permit for the self-storage and it was approved at the June 2019 City Council

Meeting along with the concurrent variance to reduce the 100-foot buffer to 50 feet. Staff's recommendation was approval conditional on the Conceptual site plan.

Commissioner Phillips asked a question regarding the condition that was placed on the conceptual site plan related to any major deviations. He asked were they expecting any kind of deviations that could come up. Ms. Peek replied that they do not expect any deviations from the plan and any deviations from the approved plan would require the applicant to come back to the Planning and Zoning Commission for consideration.

Ed Barber, 2156 Cumberland Dr. South East, Smyrna, Georgia, 30080:

Mr. Barber stated that he would like to compliment the staff because he had work with a lot of municipality's and the staff here had been very easy to work with, and he had no issues with the staff, and they were great. They (staff) helped him with issues by explaining them and helping him to work through the issues. He also stated that it was a pleasure working with the staff and he would like to compliment the staff on the outstanding job that they did.

Commissioner Phillips asked about the storm water detention system and if he could explain it to him. Mr. Barber replied that the previous owners of the site had developed an offsite detention to accommodate the Car Wash, QuikTrip and the Crackle Barrel. The detention pond located to the west of the property is large enough to accommodate all of the properties. He stated that the staff was able to get the report and the study, which stated that it (detention pond) was more than adequate; actually, it is larger than it needs to be.

Commissioner Phillips also asked about the parking requirements for the site. Mr. Barber replied that the parking requirements are 1 space for every 5,000 square feet of storage space and the hallway, stairwells and the elevators do not count towards the storage square footage. He stated that they were built 80,470 square foot of storage space and when you divide that out, it will be 17.2 plus two spaces more for employees.

Commissioner Phillips asked about the handicap parking and if they had set aside any space on the first floor for anyone that had a disability. Mr. Barber replied "yes" they had handicap access and units that was accessible for anyone who had a disability to be able to get in and out of the facility. Mr. Barber also stated that they would have access to any units and that all the hallways were designed for them to be able to go anywhere in the facility, but they had made an afford to keep some spaces on the first floor.

Commissioner Williams asked about access to enter and exit the facility. Mr. Barber replied that they would have access from 9:00 a.m. to 6:00 p.m. and there would be 24-hour access through the keypad.

MOTION AND VOTE: Commissioner Williams made a motion to APPROVAL CONDITIONAL 19C-004. **Commissioner Phillips seconded. The motion carried.**

Zoning Ordinance Rewrite- Presentation by Mary Darby {Collaborative Firm}

Ms. Darby presented the proposed amendments to the City of Fairburn Zoning Ordinance and spoke on the below bullet points:

- Administration
 - General
 - Definitions
 - Zoning Map
- Enforcement/ District Regulations
 - 30 District Regulations (reduced to 19 districts)

- Comprehensive Plan Compatibility
- Amendments
 - Administrative and Use Permits
 - Variances
 - Public Hearing Process
- 6 Deleted/Consolidated Zoning Districts
 - (RM-4, RM-8, DP-6, DC-1, DC-2, PS)
- 3 New/Updated Zoning Districts
 - (RM-12, RM-36, DTMU, PO)
- Updated Definitions
- Accessory Dwelling Units (Tiny Homes-Micro Housing) AG, R1-R3, 800 sq. ft.
- Administrative Permits and Uses: Applicability
- Moratorium on Fast Food Restaurants
 - November 12, 2019
- Easy to Read, More Functional and graphically depicted Zoning Ordinance
- Ensured compatibility with zoning Map
- Arts Council District
- Variance based on lot size
- Expansion of DTMU-DT Node
- Truck parking queuing standards
- Minimum lot sizes for industrial districts
 - 1,200 M-1 AND 1,300 M-2

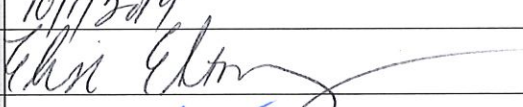
Ms. Darby concluded her presentation and stated that she looked forward to meeting with them on October 1, 2019 for a recommendation to City Council and on October 28, 2019 they would ask the City Council to adopt the rewrite of the Zoning Ordinances for the City for Fairburn.

Commissioner Phillips stated that he thought Ms. Darby did a great job.

STAFF REPORT: Ms. Peeks explained about the LCI Streetscape project. She stated that the project would be coming on Highway 29 and the bid openings is scheduled for September 18, 2019. Ms. Peeks stated that before the year is out, they would begin to see construction on Highway 29 for the LCI Streetscape. Ms. Peeks gave a brief overview of the project description and work to be completed on Highway 29.

- X. COMMISSION MEMBERS COMMENTS:** Commissioner Williams thanked Ms. Peeks, Mayor Hurst, Staff and Commissioners for their well wish and concerns he received while he was recovering, and he stated that he was glad to be back and feel much better. Commissioner Echols welcomed Commissioner Williams back and stated she was happy to see him. Chairman Stoney thanked staff, Ms. Darby and Ms. Ross for their hard work with the rewrite.
- XI. ADJOURNMENT:** Commissioner Echols made a motion to adjourn. Commissioner Williams seconded. **The motion carried.**

Meeting Adjourned at 7:49 p.m.

Approval Signatures	
Date Approved	10/1/2019
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	