



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, December 3, 2019
7:00 P.M.

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

Jerry Williams
Shelby Phillips
Tony Smith
Anthony Stewart

Director of Planning and Zoning:
City Attorney:
Planner 1:

Tarika Peeks
Valerie Ross
Giavani Smith

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All Members of the Planning and Zoning Commission were present except for Vice-Chairman Mark Wade.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:**

Schenan Marshall, 30 Nowell Drive, Fairburn, Georgia, 30213

Ms. Marshall stated her name and address and asked if there would be anything to accommodate the heavy traffic that was going to be coming through the neighborhood and what was in the plan to accommodate any of the pedestrians that had to walk to the bus stop. She asked if they were taking into a count the additional traffic that would come through and how it would hinder the current residents. Ms. Marshall stated that she wanted Fairburn to prosper and was not opposed to building better housing, but she thought the developers should take into consideration building as if they were coming to live in Fairburn and make it something they would want to come home to as well. She stated that she does not want to stop construction that would be beneficial for the city, but it should be beneficial for everyone and conducive to everyone's day to day living.

- V. **APPROVAL OF AGENDA:** Commissioner Phillips made a motion to **APPROVE** the December 3, 2019 Agenda. Commissioner Echols seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the October 1, 2019 minutes. Commissioner Stewart seconded. **The motion carried.**
- VII. **PUBLIC HEARING: None**

VIII. OLD BUSINESS: None**IX. NEW BUSINESS:****Rezoning 19RZ-003-Wendover Housing Partners:**

SUMMARY/STAFF PRESENTATION: A request to rezoning 6.449 acres located at 0 Brooks Drive (Parcel#09F09400511263) from O&I (Office Institutional) to RM-36 (Multi-Family Residential District) to allow a 78-unit multi-family development.

Ms. Peeks stated that the Commissioners had before them was a rezoning petition for a 78-unit multi-family development on Brooks Drive with three frontages, Brooks Drive, Cemetery Street, and Washington Street. She stated that the project was consistent with the 2035 Comprehensive Plan and the applicant is requesting to rezone from O&I (Office Institutional) to RM-36 (Multi-Family Residential) and staff was recommending approval. She stated that the applicant was proposing to include an amenity package which will include a splash pad, outside sitting area, community center, and sidewalks throughout the development.

Ms. Peeks stated that staff had reviewed the application as well as the Engineering, Fire, and Water and Sewer Departments and some conditions were listed in the staff report. She stated again that staff was recommending approval conditional.

Commissioner Williams asked what the proposed findings of the traffic report. Ms. Peeks replied that they could find the findings on page 5 under section D, and the applicant submitted a trip generational report to staff. Ms. Peeks stated that the traffic coming in and out of the development would be very low and because of the low number of units they do not expect the development to cause a severe impact to the existing transportation system (traffic flow).

Commissioner Philips asked about the rent amounts and was they proposing something different than what was presented in March 2019. Ms. Peeks replied that it was a similar project to the one that had come before them in March 2019 and she was going to defer the question to Mr. Johnson so he could talk about the rent amounts and DCA process.

Commissioner Phillips asked if it would be a lot of traffic coming and going and he stated that he was concerned about the activity around the cemetery. Ms. Peeks replied that there was not a city ordinance that she was aware of that prohibits any type of use near a cemetery.

Mr. Johnson stated his name and passed out some pictures of the property to everyone and gave some information on his company and he spoke about other properties they have in other cities/states. Mr. Johnson also spoke about the 78-unit multi-family development. He stated that potential tenant income requirements are 50% to 60% of their income and explained that the median income for Fairburn was \$43,886 per household.

Mr. Johnson also provided information about what would be in the development of the property and explained that it would have two entrances onto the property; the main entrance would be on Washington Street and secondary entrance would be on Cemetery Street and there would not be a lot of heavy traffic on the cemetery side of the property. He stated that he does not think it would be a lot of heavy traffic onto Cemetery Street because it would be a secondary entrance onto the property. He explained how many bedrooms and bathrooms each unit would have, with most of the units being two bedrooms/two bathrooms. Mr. Johnson explained that he had considered other sites in Fairburn but thought that this location was the best site in the City of Fairburn because of the proximity to downtown Fairburn and the senior center. He also explained that the building would have a total square footage of 105,448 square feet and each floor would have 26,387 square feet.

Commissioner Smith asked what the low end of the rent would be. Mr. Johnson replied that a one bedroom/one bathroom would be \$747.00, two bedrooms/two bathrooms would be \$897.00, and three bedrooms/two bathrooms would be \$1,036.00. Commissioner Smith also asked if senior citizen can live there as well. Mr. Johnson replied "yes" there are no restrictions, and anybody can live there.

Commissioner Smith asked would most of the apartments look like the pictures. Mr. Johnson replied "correct", most of the units would look like the pictures. Commissioner Phillips asked about the tax credit and how would it affect the City of Fairburn. Mr. Johnson replied that it does not affect the city, but it will affect their ability to getting funding for the development and they would have to abide by Georgia laws. Commissioner Phillips asked if they would be subject to property taxes. Mr. Johnson replied "yes". Commissioner Phillips asked if the company ever go back and follow-up on the properties that they have built. Mr. Johnson replied that all their properties are managed by their company and they conduct background and criminal background checks.

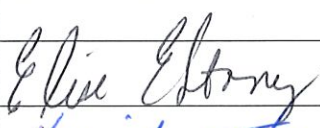
Commissioner Phillips stated even though the water department thought the development would not have a big impact on the city's water system, he was concerned and wanted to know how much water would be used in the development. Mr. Johnson replied that he does not have an estimate on how many gallons of water would be used per day but he can get that information. Commissioner Phillips asked if the units would be totally independent with washing machines in each unit. Mr. Johnson replied "yes" they would. Commissioner Phillips asked if there would be a car washing station on the property. Mr. Johnson replied if the community would like that then they could provide a car washing station.

MOTION AND VOTE: Commissioner Williams made a motion to **APPROVAL CONDITIONAL** 19RZ-003. Commissioner Stewart seconded. **The motion carried.**

STAFF REPORT: Ms. Peeks invited the Commissioners to the Christmas luncheon on Friday, December 7th from 12:00pm-2:00pm at the youth center. She also stated that she will be ordering polo shirts for the Commissioners and asked the Commissioners to complete the shirt order form that was in their packet. She also introduced the new Planner I, Ms. Giavani Smith.

- X. COMMISSION MEMBERS COMMENTS:** Commissioner Williams stated that he was happy to be back. Commissioner Phillips wished everyone a Happy Holiday.
- XI. ADJOURNMENT:** Commissioner Williams made a motion to **Adjourn**. Commissioner Smith seconded. **The motion carried.**

Meeting Adjourned at 7:30 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	