



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, October 5, 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  
Leonte Benton  
Jason Jones  
Tony Smith  
Anthony Stewart  
John Jerry Williams

Director of Planning and Zoning: Tarika Peek  
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Stoney.
- II. **ROLL CALL:** All Commissioners were present.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Commissioner Smith made a motion to **APPROVE** the agenda. Commissioner Williams seconded. **THE MOTION CARRIED.**
- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Jones made a motion to **APPROVE** the September 7, 2021 minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** Commissioner Williams made a motion to remove the Public Hearing (Primary Variance 2021145 SW South Fulton, LLC) item from the agenda. Commissioner Jones seconded. **THE MOTION CARRIED.**
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**  
**TEXT AMENDMENT 2021-001TA: SPECIAL EVENT VENUE** - A text amendment to Chapter 80 Zoning, to add Article XVI Special Event Venue, Sections 80-497- 80-502.

**SUMMARY/STAFF PRESENTATION:**

Ms. Peek stated that a text amendment is being presented. She stated that over the past few years, there have been several inquiries from citizens and non-citizens wanting to know if they could move a special event venue into the City of Fairburn. Currently, the city's ordinance does not have any provisions to allow that type of use. Ms. Peek stated that the staff decided to create a Special Event Venue ordinance to address the desire.

Ms. Peek stated that the Special Event Venue document is very comprehensive and addresses the permitting process. She stated that the applicant will be required to submit an event management plan, traffic plan, noise control, meet the City's sign requirements and address parking and lighting.

She stated that staff is recommending approval of the text amendment to Chapter 80, Article XVI for Special Event Venues.

Commissioner Jones wanted to know if the 75-foot setback would be enough space between the venue and any nearby residential properties. Ms. Peek stated that the special event venue will only be allowed in the AG (Agriculture), OI (Office Institutional), C-2 (General Commercial), M-1 (Light Industrial), and M-2 (Heavy Industrial) zoning districts. She stated that it is very unlikely that a venue will be adjacent to a residential property, however, residential is allowed in the AG zoning district, and staff wanted to make sure that the buffer and setback would be enough so the venue would not be a nuisance or disturbance to residents. She stated that, because of the potential noise, the noise regulations were added. Each applicant must also notify all residents in the area of the yearly events and schedules that will take place. She stated that she feels the 75 feet setback is adequate, but will review it again if that is the desire.

Commissioner Jones stated that he would be in favor of getting more understanding of the noise requirement or making the buffer larger.

Commissioner Jones also wanted to know what would be the requirements related to alcohol. Ms. Peek stated that the alcohol ordinance was created around 2016 primarily for event centers, allowing them to serve alcohol only. Facility owners or event hosts can not sell alcohol, this includes the sale of tickets for alcohol. They are required to complete the permitting process to serve alcohol. In order to serve alcohol, venue owners will have to get a separate permit.

Commissioner Jones stated that he wants to ensure that the sale of tickets would be prohibited and if ever in violation, the venue owner's permit would be revoked. Ms. Peek stated that section 80-502 of the ordinance states that a permit can be revoked by the Police Department and events can be stopped at any time.

No other comments were made.


Commissioner Williams made a motion to recommend **APPROVAL of Text Amendment 2021-001TA Special Event Venue**. Commissioner Smith seconded. **THE MOTION CARRIED**

**VIII. STAFF REPORT:** Ms. Peek stated the next meeting will be held virtually on November 2, 2021.

**IX. COMMISSIONER COMMENTS:** Commissioner Jones wanted to remind everyone that this week is Georgia Cities Week, and encouraged everyone to come out and participate in some local community clean-up.

**X. ADJOURNMENT:** Commissioner Williams made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

**MEETING ADJOURNED:** The meeting adjourned at 7:20 p.m.

Approval Signatures	
Date Approved	11/2/2021
Elise Stoney, Chairman	
Brandon Paulk, Recording Secretary	