



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, September 7, 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- Absent
Jason Jones
Tony Smith
Anthony Stewart
John Jerry Williams

Director of Planning and Zoning: Tarika Peeks
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:** Commissioner Leonte Benton was absent.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the September 7, 2021, agenda. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the July 6, 2021 minutes. Commissioner Williams seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**
FINAL PLAT 2021128 HIGHWAY 74 & MEADOW GLEN PARKWAY- A final plat to subdivide 9.511 acres at the northwest corner of Highway 74 and Meadow Glen Parkway.

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that the plat was presented to them a few months ago and the applicant is requesting the approval of the final plat to subdivide 9.511 acres into three parcels, with Tract #1 being 5.275 acres, Tract #2 being 2.953 acres, and Tract #3 being 1.283 acres. She stated that the final plat was reviewed by staff and meets the regulations of the City's ordinances, and staff recommends approval of the Highway 74 and Meadow Glen Parkway final plat.

Ms. Peeks provided the Commissioners some information on the process leading up to a final plat. She stated that developers must go through a subdivision process. They will submit a concept plat that will first be presented to the Planning Commission, then submit a preliminary plat for review. The preliminary plat is submitted with the construction drawings and presented to the Planning Commission. Lastly, once the LPD (Land Disturbance Permit) has been issued and they begin construction, the developer will complete the process by submitting the final plat. She stated that once the final plat is approved by the Planning Commission, it will be presented to Mayor and Council for final approval. She also stated that, in this case, the sale of land is contingent upon the final plat being approved.

Ms. Peeks stated that a Tractor Supply Store will be developed on Tract 1. She also stated that commercial developments will be developed on Tract 2 and 3.

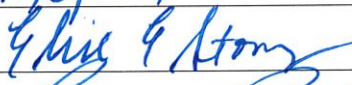
Commissioner Williams asked if there was an idea of what the commercial development will be on Tracts 2 and 3. Ms. Peeks stated that the commercial developments are unknown right now.

Mr. Will Avant, with Forsyth Group, elaborated more on the future of Tract 2 and 3. He stated that his organization is still looking for tenants to develop the two tracts.

Commissioner Williams made a motion to APPROVE Final Plat 2021128 and Commissioner Stewart seconded. The **MOTION CARRIED**

- VIII. STAFF REPORT:** Ms. Peeks stated the next meeting will be held virtually on October 5, 2021, and there is one item that will be on the agenda.
- IX. COMMISSIONER COMMENTS:** Commissioner Williams stated that he is glad to be back at the meeting. He stated that he has been sick and had to have several surgeries, but he wanted to take the time out and attend the meeting.
- X. ADJOURNMENT:** Commissioner Williams made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: The meeting adjourned at 7:10 p.m.

Approval Signatures	
Date Approved	10/5/2021
Elise Stoney, Chairman	
Brandon Paulk, Recording Secretary	