



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, July 6, 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 - **Absent**
John Jerry Williams - **Absent**

Director of Planning and Zoning: Tarika Peeks
City Attorney: Meridith Germaine

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:01 by Chair Stoney.
- II. **ROLL CALL:** Commissioners Jerry Williams and Anthony Stewart were absent.
- III. **PUBLIC COMMENTS:**

Spoke in favor of Rezoning 2021103 Curry Bend Planned Development
Sheila Taylor, Asbury Park - 8862 Seneca Road
Jeannie Shinstin - Bohannon Drive
Sheila Stanton, Asbury Park - 6676 Jules Trace
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the July 6, 2021, agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**
- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the June 1, 2021, minutes. Commissioner seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**

REZONING 2021103, DRB GROUP, LLC & BARTOW PROPERTIES, LLC- CURRY BEND DEVELOPMENT PLAN WITH CONCURRENT USE PERMITS 2021113 & 202114 AND CONCURRENT VARIANCES 2021110 & 2021111 – A request to rezone 70.17 acres from PD (Planned Development) to PD (Planned Development) with 99 single-family lots, 149 townhouses, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living facility, with two concurrent use permits and two concurrent variances as follows:

- Concurrent Use Permit 2021113: A request to allow a hospice facility [Chapter 80 Zoning, Article IV Section 80-206 Convalescent center/nursing home/hospice]
- Concurrent Use Permit 2021114: A request to allow a personal care home/assisted living facility [Chapter 80 Zoning, Article IV Section 80-224 Personal care home/assisted living]
- Concurrent Variance 2021110: A request to allow parking in the minimum front yard setback [Chapter 80 Zoning, Article II, Section 80-206(5) - Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living]
- Concurrent Variance 2021111: A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that the applicant is requesting to rezone 70.17 acres from PD to PD with 99 single-family lots, 149 townhouses, commercial uses and a convalescent center/nursing home/hospice and a personal care home/assisted living facility with two concurrent use permits and two concurrent variances. Ms. Peeks outlined the two concurrent use permits and the two concurrent variances.

Ms. Peeks stated that the subject properties were annexed from unincorporated Fulton County and rezoned to PD on October 26, 2006. A development plan was not included in the approval of the PD rezoning for the properties. She also stated that Section 80-87 – PD (Planned Development) of the City's Code of Ordinances has specific requirements that must be met for the proposed rezoning to be considered by Mayor and Council.

Attorney Doug Dillard (Dillard Sellers Attorneys at Law), representing the applicant, DRB Group, and Bartow Properties, discussed the development plan. He stated that the zoning has already been approved when the properties were annexed into the city and the only thing that is required is the approval of the development plan.

Commissioner Smith inquired about the proposed square footage and pricing of the single-family houses and townhouses.

Commissioner Echols inquired about adequate parking spaces. She asked if parking would be an issue for the residents and guest parking.

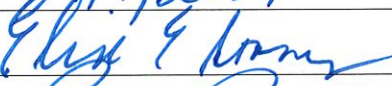
Steve Moore (Moore Bass Consulting) presented the planned development. He explained the overall layout/design of the site which included the number of single-family lots, townhouses, open space requirements, and amenities.

Jay Knight (DRB Group) discussed the number of parking spaces for residents and guests. Also, he detailed the architectural elevations of the proposed single-family lots and townhouse units, and site amenities.

Commissioner Echols made a motion to **APPROVE CONDITIONAL** Rezoning 2021103, and Concurrent Use Permits 2021113 & 202114, and Concurrent Variances 2021110 & 2021111 and Commissioner Jones seconded. Commissioner Smith denied. The **MOTION CARRIED** to approve.

- VIII. **STAFF REPORT:** Ms. Peeks stated that she would like to change the August Planning and Zoning Commission meeting to August 10, 2021.
- IX. **COMMISSIONER COMMENTS:** There were no comments made by any of the Commissioners.
- X. **ADJOURNMENT:** Commissioner Echols made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: 8:15 p.m.

Approval Signatures	
Date Approved	8/7/2021
Elise Stoney, Chairman	
Brandon Paulk, Recording Secretary	