



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, November 2, 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 – left the meeting early (departure time is unknown)
Tony Smith
Anthony Stewart
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 7:01 p.m. by Chair Stoney.
- II. **ROLL CALL:** Commissioner Jason Jones was absent. Commissioner John Jerry Williams entered the meeting at 7:09 pm.
- III. **PUBLIC COMMENTS:**
Spoke in opposition to conceptual site plans 2021136 (Dollar General) and 2021144 (Fairburn DC Howell Avenue).
 - Ms. Fears – Autumn Green Drive
 - Dacia Gilkey – Address/Subdivision was not stated
 - Kelly Bazen – Meadow Glen Subdivision
 - A petition was submitted to the Planning and Zoning Office. The petition had a total of 341 signatures in opposition to the Dollar General being developed at the entrance of the Meadow Glen Subdivision. Ms. Peeks read the petition aloud for the record.

Issues and concerns expressed by the speakers are:

 - The Dollar General will have a negative impact on the city's economic development.
 - Dollar General is not known to maintain the aesthetics of their properties.
 - The city should have a variety of commercial establishments. There are several dollars stores in close proximity in the City of Fairburn.
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**

- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the October 5, 2021 minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** **Primary Variance 2021145 SW South Fulton – A request to reduce the rear yard setback from 30 feet to 20 feet [Section 80-90 (e)(2)(c)].**

Ms. Peeks stated that the applicant has requested to withdraw the primary variance request.

There were no public comments made.

Commissioner Smith made a motion to **WITHDRAW** Primary Variance 2021145 SW South Fulton. Commissioner Stewart seconded. **THE MOTION CARRIED.**

- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**
CONCEPTUAL SITE PLAN 2021136 DOLLAR GENERAL – A request to review the conceptual site plan for a 9,100 square foot retail commercial building for a Dollar General retail store on Senoia Road/Meadow Glen Parkway.

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that there is a correction in the square footage of the proposed building. The correct square footage of the proposed building is 10,640 square feet. She stated that the subject property is located at the corner of Meadow Glen Parkway, off Senoia Road, and is in the Highway 74 Overlay District. Ms. Peeks provided a detailed description of the property and outlined the staff report as it is related to this request. She stated that the staff is recommending approval with conditions.

Vice-Chair Echols asked about the 100-foot buffer that is required. Ms. Peeks did confirm the buffer requirements in the Highway 74 Overlay District when adjacent to residentially zoned properties.

Colin Edwards, with SW South Fulton, was present to address the Planning and Zoning Commission. He stated that the footprint of the Dollar General is larger and will offer more than the typical Dollar General store. He stated that the store will offer more grocery items and they have partnered with Feeding America to study what the top produce items are.

Commissioner Stewart asked Mr. Colin Edwards thoughts on the residents being vocal and not wanting a Dollar General near their neighborhood. Mr. Edwards stated that he can appreciate the residents expressing their concerns. He stated that he understands that Dollar General, historically, has not been known to maintain the appearance of their stores, but the organization has listened to the concerns and has taken a new approach by maintaining their landscaping and by offering a better variety of grocery items.

Commissioner Smith made a motion to **NOT APPROVE** Conceptual Site Plan 2021136 Dollar General. Commissioner Stewart seconded. **THE MOTION CARRIED.**

LCI DOWNTOWN MASTER PLAN – Presentation by KC Krzic, The Collaborative Firm

SUMMARY/STAFF PRESENTATION:

Kasey Krzic presented the LCI Downtown Master Plan. Ms. Krzic highlighted some of the plans and recommendations for the project. The following was highlighted in the presentation:

1. Project Vision

2. Project Goals
3. Catalyst Site Recommendations
 - (a) Downtown Expansion
 - (b) Fairburn Education Campus
 - (c) South of Broad Neighborhood
4. Roadway and Safety Improvements
5. Bicycle and Pedestrian Improvements
6. Implementation Strategy

Ms. Peek stated that the plan will be presented to the Mayor and Council on November 8, 2021, for adoption.

CONCEPTUAL SITE PLAN 2021144 FAIRBURN DC HOWELL AVENUE – A request to review the conceptual site plan for an 81,983 square-foot warehouse development on Howell Avenue.

SUMMARY/STAFF PRESENTATION:

Ms. Peek provided a detailed description of the application and the intended use of the subject property. She stated that the staff is recommending approval with conditions. She stated that if the Planning and Zoning Commission does recommend approval of the conceptual site plan, the conditions are listed on page two (2) of the staff report.

Mr. Joe McGorrey with Native Development Group was present to address the Planning and Zoning Commission for any questions. He stated that his organization focus on small warehouses and light industrial projects in the Atlanta Georgia, and Central Florida areas.

Commissioner Smith asked if Native Development Group has some warehouse developments along South Fulton Parkway. Mr. McGorrey stated no. He stated that his company has developed a warehouse in Acworth Georgia and currently has a project in Conyers Georgia.

Vice-Chair Echols made a motion to **APPROVE** Conceptual Site Plan 2021144 Fairburn DC Howell Avenue with conditions. Commissioner Stewart seconded. **The MOTION CARRIED, 3-2.**

CONCEPTUAL SITE PLAN 2021055 COPART – A request to review the conceptual site plan for a temporary parking facility development on Roosevelt Highway (Highway 92).

SUMMARY/STAFF PRESENTATION:

Ms. Peek provided a detailed description of the application and the intended use of the subject property. The applicant is proposing to develop a temporary parking facility with 142 parking spaces. She stated that the staff is recommending approval with conditions.

Mr. Derek McCarty with LBYD Engineers was present to address the Planning and Zoning Commission for any questions. He stated that his company does agree to all the conditions that have been presented by staff.

Commissioner Stewart wanted to know if trucks will be parked at the parking facility. Mr. McCarty stated that cars will mainly be parked at the facility, but if an insurance company call regarding a truck, then the truck will be parked at the facility.

Commissioner Stewart also wanted to know the average time that a vehicle may be parked. Mr. McCarty stated that the average time frame is 75 days, and the minimum is 30 days. He stated that it typically takes about 30 days for the titles to clear and set up the auction.

Commissioner Smith asked Valerie Ross, the City Attorney if he could recuse himself now or before the vote. She advised him that he could recuse himself before voting.

Commissioner Tony Smith recused himself from the Conceptual Site Plan 2021055 Copart vote.

Vice-Chair Echols made a motion to **APPROVE** Conceptual Site Plan 2021055 Copart with conditions. Commissioner Stewart seconded. Commissioner Benton did not vote due to leaving the meeting (departure time is unknown). Valerie Ross advised Chair Stoney that the vote can move forward due to having a quorum. **The MOTION CARRIED 2-1.**

CONCEPTUAL SITE PLAN 2021141 FAIRBURN STATION – A request to review the conceptual site plan for a 7,350 square multi-tenant commercial development on Senoia Road (Highway 74).

SUMMARY/STAFF PRESENTATION:

Ms. Peeks presented a detailed description of the application and the intended use of the subject property. The subject property is in the Highway 74 Overlay District. She stated that the applicant will be required to meet all the development standards of the Highway 74 Overlay District. She stated that the staff is recommending approval with conditions.

Ms. Anita Ford with Riverwood Properties was present to address the Planning and Zoning Commission with any questions. She stated that this will be their third development in the City of Fairburn and is exciting about working with the Fairburn community.

Mr. Theo Stone with Atwell was present and to address the Planning and Zoning Commission with any questions. He stated that they do not have any issues with the conditions and comments that have been outlined by staff.

Vice-Chair Echols wanted to know if there was an idea of what type of retail establishments would be in the commercial development. Ms. Ford stated that they have a signed lease with The Peach Cobbler franchise. The franchise is looking to open 5 to 7 restaurants within the next year.

Commissioner Stewart asked how many tenants will be in the commercial development. Ms. Ford stated no more than three.

Commissioner Stewart made a motion to **APPROVE** Conceptual Site Plan 2021141 Fairburn Station with conditions. Commissioner Echols seconded. **The MOTION CARRIED.**

VII. STAFF REPORT: No staff reports

VIII. COMMISSIONER COMMENTS: Commissioner Smith stated that the politics in this country and the City are toxic. Chairwoman Stoney wanted to wish everyone a Happy Thanksgiving.

IX. ADJOURNMENT: Commissioner Stewart made a motion to **ADJOURN**. Vice-Chair Echols seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: The meeting adjourned at 8:10 p.m.

Approval Signatures	
Date Approved	12/7/2021
Elise Stoney, Chairwoman	Elise Stoney

Brandon Paulk, Recording Secretary

