



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, January 11, 2022  
7:00 p.m.

Due to the COVID-19 pandemic, the meeting was held virtually via Zoom video conferencing.

Elizabeth Echols, Chair  
Anthony Stewart, Vice-Chair  
Leonte Benton  
Jerry Williams  
Tony Smith  
Jason Jones

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 Tarika Peek.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **ELECTION OF OFFICERS:**  
**CHAIR** - Commissioner Williams made a motion to nominate Commissioner Echols for Chair. It was seconded by Commissioner Smith. **THE MOTION CARRIED.**  
  
**VICE-CHAIR** - Commissioner Williams made a motion to nominate Anthony Stewart for Vice-Chair. It was seconded by Commissioner Smith. **THE MOTION CARRIED.**
- IV. **PUBLIC COMMENTS:**  
Ms. Marilyn Jackson made comments regarding her concerns of a rooming house suspected at 410 Lake Dylan.  
  
Warren Tillery, representing Trinity Fairburn LLC Final Plat, made comments regarding the subdivision of the property from three (3) lots to two (2) lots. He stated that tract one (1) is 5.275 acres and tract two (2) is now one (1) tract instead of two (2) tracts.
- V. **APPROVAL OF AGENDA:** Commissioner Williams made a motion to **APPROVE** the agenda. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the December 7, 2021, minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**

**VII. PUBLIC HEARING:** None

**VIII. OLD BUSINESS:** None

**IX. NEW BUSINESS:**

**FINAL PLAT 2021128 HIGHWAY 74 AND MEADOW GLEN PARKWAY:** A request to subdivide a 9.511-acre parcel at the intersection of Highway 74 and Meadow Glen Parkway into two (2) tracts as follows: Tract 1: 5.275 acres and Tract 2: 4.236 acres

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks provided a detailed description of the land subdivision. She stated the final plat was approved by the Planning and Zoning Commission on September 7, 2021, and the Mayor and Council tabled the final plat on October 25th and November 8th and denied the final plat on December 13th. The applicant revised the final plat by reducing the subdivision from three (3) to two (2) tracts which require the plat to be reviewed again by the Planning and Zoning Commission and their recommendation will be forwarded to the Mayor and Council for consideration.

Vice-Chair Stewart asked Ms. Peeks the date that the final plat was before the Planning and Zoning Commission. Ms. Peeks stated September 7, 2021, and stated that the Commission recommended approval.

Commissioner Williams made a motion to **APPROVE** Final Plat 2021128 Hwy 74 and Meadow Glen Pkwy Final Plat. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**

**FINAL PLAT 2021158 PROJECT MILES:** A request to subdivide a 98,151-acre parcel at the northwest corner of Creekwood Road and Oakley Industrial Blvd into three (3) lots as follows: Tract 1: 73,122 acres, Tract 2: 20,360 acres, and Tract 3: 4,669 acres

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks provided a detailed description of the land subdivision. She stated that the Mayor and Council approved the rezoning for the 1,100,000 SF warehouse (located on Lot 1) on November 27, 2017, the site development plans were approved on September 29, 2020, and the land disturbance permit (LDP) was issued on October 6, 2020.

Ms. Peeks stated that the city's staff has reviewed the final plat and believes that the plat meets the subdivision regulations and code of ordinances, such as the minimum lot size, lot width, and setbacks.

Commissioner Williams made a motion to **APPROVE** Final Plat 2021158 Project Miles. Commissioner Jones seconded. **THE MOTION CARRIED.**

**REZONING 2021159 DRB GROUP GEORGIA, LLC:** A request to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision.

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks stated that the applicant, DRB Group is requesting to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision.

Staff believes the proposed use of the subject properties for a single-family residential subdivision is consistent with nearby and adjacent residential dwellings. Single-family residential lots, ranging from R-2 to R-4 surround the proposed development. In addition, the proposed development conforms with the 2040 Comprehensive Plan and Future Land Use Map.

The applicant Dani Blumenthal gave a brief presentation of the rezoning request and the overall development of the properties. She showed the Future Land Use Map and Zoning Map; and she stated that the proposed development is consistent with the surrounding zoning in the area and the 2040 Comprehensive Plan. Also, she showed the original site plan and the changes (i.e., deleted the two entrances and townhomes) that were made to meet the community's concerns and demands. She also showed the site plan and provided details of the proposed development. Ms. Blumenthal also showed the elevations of the homes.

Commissioner Williams asked about the number of entrances/exits. Ms. Blumenthal stated that there is one entrance/exit. Mr. Christopher Knight stated that there is an emergency exist.

Commissioner Smith asked what is the minimum square footage. Mr. Knight stated that the minimum is 1,400 square feet but they are proposing a minimum square footage of 1,700 and the average square footage is 2,000. Commissioner Smith asked if there was an additional meeting held with the community. Ms. Blumenthal stated that they had two (2) community meetings.

Ms. Peek stated that she received a petition with 239 property owner signatures, who are in opposition to the rezoning.

Commissioner Williams asked the major difference between R-2 and R-4. Ms. Peek stated that the lot size, lot width, heated floor area, and setbacks are different.

Chair Echols asked would there be an HOA? Mr. Knight stated yes. She also asked will there be rentals or home purchasing. Mr. Knight stated that their HOA's are typically set up to allow a 20% lease cap for the community. The owners would be required to apply for a leasing permit with the HOA.

Commissioner Smith asked did she know the average square footage of the houses in the area. Ms. Blumenthal stated no.

Commissioner Williams made a motion to **APPROVE** Rezoning 2021159 DRB Group Georgia. Commissioner Jones seconded. **THE MOTION CARRIED.**

**IX. STAFF REPORT:** No staff report.

**X. COMMISSIONER COMMENTS:**

Commissioner Williams wished everyone a Happy New Year.

Commissioner Smith stated no comments.

Commissioner Jones asked how petitions are treated. Ms. Peek stated that the petition has the property owner's name, address, signature, and initial. Commissioner Jones asked if the petitioner should have spoken during the public comment phase of the meeting. Ms. Peek stated that because the new business items do not require a public hearing, the applicants or anyone can speak at the public comment phases. However, the chair can ask if the petition would like to speak during the discussion.

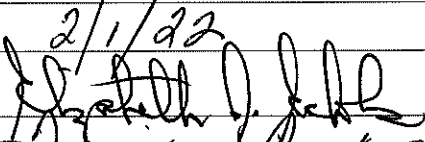
Commissioner Benton stated no comments.

Vice-Chair Stewart wished everyone a Happy New Year.

Chair Echols stated thank you for selecting her as the chair and wished everyone a Happy New Year.

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

**XII. MEETING ADJOURNED:** The meeting adjourned at 7:39 p.m.

Approval Signatures	
Date Approved	2/1/22
Elizabeth Echols, Chairwoman	
Tarika Peeks, Recording Secretary	