

**CITY OF FAIRBURN  
Planning & Zoning Commission Virtual Meeting  
March 1, 2022 ♦ 7:00 p.m.**

**48-HOUR ACTION MINUTES**

**Adopt Agenda for meeting:**

Approved

**Approval of Minutes:**

➤ Meeting on February 1, 2022

Approved

**New Business:**

Items/Item numbers	Locations/Descriptions	Proposals	Motions
2022-001TA	Small Box Discount Retail Stores	Consideration of an amendment to Chapter 80 Zoning, Article II, Section 80-83 C-1 (Neighborhood Commercial), Section 80-84 C-2 (General Commercial), and Section 80-85 M-1 (Light Industrial) to add a 1,500 feet distance separation for small box discount retail stores.	<b>Approval</b>
2022-002TA	Small Box Discount Retail Stores	Consideration of an amendment to Chapter 80 Zoning, Article II, Section 80-89 Highway 29 Overlay District to add small box discount retail stores as a prohibited use within the boundaries of the overlay district and to add a definition for small box discount retail stores.	<b>Approval</b>
2022-003TA	Small Box Discount Retail Stores and Self-Storage Facilities	Consideration of an amendment to Chapter 80 Zoning, Article II, Section 80-90 Highway 74 Overlay District to add self-storage facilities and small box discount retail stores as prohibited uses within the boundaries of the overlay district.	<b>Approval</b>

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2022-004TA	Highway 74 Overlay District Restaurants, drive-through	Consideration of an amendment to Chapter 80 Zoning, Article II, Section 80-90 Highway 74 Overlay District to add an exception to allow restaurants with drive-throughs that have a minimum of 4,000 square feet of gross floor area and 50% of the gross floor area designated for a dining room.	<b>Approval</b>
2022-005TA	Definitions	Consideration of an amendment to Chapter 80 Zoning, Article XIV, Section 80-478 Definitions, to add a definition for small box discount retail store, modify the definition of a restaurant, drive-through, and move the definition section to Chapter 80, Article I, Section 80-9.	<b>Approval</b>
2022-006TA	R-4 (Single-family Residential) Zoning District	Consideration of an amendment to Chapter 80 Zoning, Article II, Section 80-75 R-4 (Single-family Residential) zoning district, to amend the minimum front yard setback, minimum rear yard setback, minimum lot area, and minimum lot width.	<b>Approval</b>

**Members Present:** Chair, Elizabeth Echols, John Jerry Williams, Tony Smith, Jason Jones, LaVone Deavers, and Michelle James.