



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, September 13, 2022  
7:00 p.m.

Elizabeth Echols, Chair  
Anthony Stewart, Vice-Chair (*Absent*)  
Tony Smith  
Jason Jones  
LaVone Deavers  
Michelle James

Interim Director of Planning and Zoning: Rebecca Keefer  
Interim Senior Planner: Richard Edwards  
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Echols.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Commissioner Jones made a motion to **APPROVE** the agenda. Commissioner Deavers seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner James made a motion to **APPROVE** the August 2, 2022, minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:**

**2022077 Primary Variance – Loe & Black**

Addresses: 281 Malone Street (parcel ID # 09F180400680422)

Request: To reduce the side yard setback from 15-feet to 7-feet for an accessory dwelling unit.

Staff gave a presented the case to the commission.

Commissioner Jones asked if the proposed structure was to stay in the same building footprint and only the internal use of the existing structure was changing. Staff agreed with Commissioner Jones's assessment.

The applicant/owners, Rhys Black and Shannon Loe, spoke in favor on the request.

Ms. Willis (Malone Street resident) inquired on why she received a letter from the City and if it affected her property. Staff explained that the letter was for public notice and that the proposed changes were only for 281 Malone Street.

No opposition.

Commissioner Deavers made a motion of **APPROVAL**. Commissioner James seconded. **THE MOTION CARRIED.**

**VII. OLD BUSINESS:** None

**VIII. NEW BUSINESS:**

**Conceptual Plat 2022091CP Evergreen Residential Subdivision**

**Address:** 294 Elder Street (09F171000670178), 296 Elder Street (09F171000670244), 0 Strickland Street Rear (09F171000670137), and 246 Strickland Street (09F171000670129)

**Request:** To approve the conceptual plat for the Evergreen Residential Subdivision.

Staff presented the case to the commission.

The applicant provided details on the proposed conceptual plat.

Commissioner Jones asked for clarification on the five foot stagger of the front setbacks.

Commissioner James asked about condition #10 and whether the developer is committed to ensuring the subdivision streets will be maintained after construction. The applicant detailed the maintenance bond procedures.

Commissioner Smith asked why the applicant removed the entrance off of Strickland Street. The applicant stated that comments from citizens revealed that this was not something the community wanted for this development.

No public comments.

Commissioner Jones made a motion of **APPROVAL**. Commissioner James seconded. **THE MOTION CARRIED.**

**Conceptual Plat 2022103CP Renaissance Park Apartments**

**Address:** 8040 Senoia Road (09F070300260476)

**Request:** To approve the conceptual plat for the Renaissance Park Apartments.

Staff presented the case to the commission.

Commissioner James asked for clarification on the number of units. The total number of units is 288 apartment units.

Commissioner Jones asked for clarification on what the rezoning was for this project.

The applicant provided details on the conceptual plat.

Commissioner James asked what the need for the parking reduction was during the rezoning process.

Commissioner Smith asked about the proposed price range. The applicant stated that it would depend on the market but could be similar to The Dillon Apartments.

Commissioner James asked about the price range for The Dillon Apartments. The applicant stated that he believed the starting prices were between \$1,600 and \$2,000 depending on the unit and layout.

Commissioner James made a motion of **APPROVAL**. Commissioner Jones seconded. **THE MOTION CARRIED.**

**X. STAFF REPORT:**

Interim Director Rebecca Keefer provided an update on upcoming cases.

**XI. COMMISSION COMMENTS:**

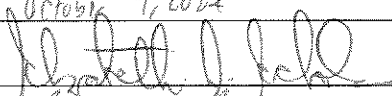
Commissioner Deavers reminded the commission of the upcoming Fall Festival and desire to see the commissioners out in the public.

Commissioner Smith shared that he would like to see pricing for new developments when the commission is reviewing proposals.

Commissioner Jones thanked the Fairburn Fire Department for their work on responding to the old Campbell County Courthouse.

**XII. ADJOURNMENT:** Commissioner Deavers made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

**MEETING ADJOURNED:** The meeting adjourned at 7:27 p.m.

Approval Signatures	
Date Approved	October 4, 2022
Elizabeth Echols, Chairwoman	
Richard Edwards, Recording Secretary	