



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, October 4, 2022  
7:00 p.m.

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

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 James made a motion to **APPROVE** the agenda. Commissioner Deavers seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the September 13, 2022, minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:**

- **2022115 Primary Variance Gomes** - A request to reduce the side yard setback from 10' to 5' feet to allow for an addition to an existing structure.

Richard Edwards introduced the case and presented on behalf of staff.

No public comment.

Commissioner Jones motioned to **APPROVE** Primary Variance 2022115.

Commissioner Smith seconded. **THE MOTION CARRIED.**

**VII. OLD BUSINESS:** None

**VIII. NEW BUSINESS:**

○ **2022088 Rezoning MCRT SFR Investments**

**Address:** 8515, 8521 Senoia Road and 0, 8521 Landrum Road (Parcel Tax ID # 09F020300080085, 09F020300080077, 09F020300080051 & 09F020300080028)

**Request:** To rezone 41.895 acres from AG (Agricultural) to PD (Planned Development)

Richard Edwards introduced the case and presented on behalf of staff.

Tyler McSwain, Battle Law Firm, and Michael Canady, Mill Creek Residential, presented their case to the commission.

Commissioner Jones asked if these were rentals units. The applicant confirmed that these units were a build to rent product.

Commissioner Smith asked if the developer had completed any similar projects.

Commissioner James asked how they chose this particular property.

Commissioner Jones asked if there were any plans for the commercial area. The application stated that there are no plans for the commercial area and a different developer would most likely develop all of the commercial space.

Commissioner Smith asked what the price range for the units were going to be. The applicant stated that the approximate rates would be \$2,200 for a 2-bedroom and \$2,400 for a 3-bedroom and clarified that the market may change so those are not fixed prices.

Commissioner Jones verified with the applicant that all units have a garage.

No public comments.

Commissioner Deavers motioned for **DENIAL** on Rezoning 2022088. Commissioner Smith seconded. **THE MOTION CARRIED.**

○ **2022117U & 2022124CV Use Permit & Concurrent Variances – Fairburn 55**

**Address:** 7875 Bohannon Road (Parcel Tax ID # 09F080000280864 & 09F080000110871)

**Request:** To approve a use permit for senior housing in the AG (Agricultural) zoning district with four concurrent variances. The concurrent variances are to reduce the front yard setback along Oakley Industrial Boulevard to 50-feet from 100-feet, allow renter-occupied units, increase the lot coverage from 15% to 28.6%, and allow parking in the front yard setback.

Richard Edwards introduced the case and presented on behalf of staff.

Chis Pike, Urban Pulse Universal, LLC, presented his case to the commission.

Commissioner Smith has what the price range for the units were going to be. The applicant stated that market research would need to be completed prior to establishing a price.

Commissioner Smith asked how many stories were being proposed on the residential structures. The applicant stated that the structures would be 4-stories with elevators.

Commissioner Deavers asked if the developer had emergency plans in place for evacuation of the seniors in case of an emergency.

Commissioner Smith verified with the applicant that all units would have balconies.

Commissioner Jones verified with the applicant that there would be a 24-hour property management company present on-site.

Chairwoman Echols asked if the applicant has completed a traffic study. The applicant stated that a traffic study was not required for this project, as proposed.

Commissioner Jones asked staff if sidewalks would be required on all frontages. Staff confirmed that sidewalks would be required on Bohannon and Oakley Industrial Roads.

No public comments.

Commissioner Deavers motioned for **DENIAL** on Use Permit 2022117U and Concurrent Variance 2022124CV. Commissioner Smith seconded. **THE MOTION CARRIED.**

**X. STAFF REPORT:**

Interim Senior Planner, Richard Edwards, informed the commission of upcoming items.

**XI. COMMISSION COMMENTS:**

Commissioner Deavers mentioned that she was not fond of the idea of having seniors live in a 4-story building.

Commissioner James mentioned that the Comprehensive Plan is in place to protect the City.

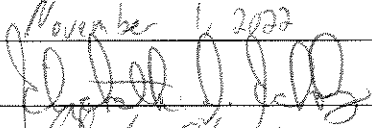
Commissioner Jones thanked staff for the comprehensive staff reports.

Commissioner Smith stated that he has children and seniors in mind when making decisions.

Chairwoman Echols thanked the Mayor for attending the meeting.

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

**MEETING ADJOURNED:** The meeting adjourned at 7:57 p.m.

Approval Signatures	
Date Approved	November 1, 2022
Elizabeth Echols, Chairwoman	
Richard Edwards, Recording Secretary	