



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, November 1, 2022
7:00 p.m.

Elizabeth Echols, Chair
Anthony Stewart, Vice-Chair
Tony Smith (*Absent*)
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 Stewart seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner James made a motion to **APPROVE** the October 4, 2022, minutes. Commissioner Deaver seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:** None
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**
 - Preliminary Plat 2022019PP 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 preliminary plat for the Evergreen Residential Subdivision.

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

Dan Greene, applicant, explained the proposed development to the commission.

Commissioner Jones asked if there were any changes from the August 2, 2022, Concept Plat approval.

Ms. Penelope Ludlow asked if the project still had no access from Strickland Street.

Ms. Dianne Horkins expressed concerns about the tree removal and traffic.

Commissioner James confirmed with the applicant that sidewalks will be installed along all frontages of this property.

Commissioner Jones motioned for **APPROVAL** of Preliminary Plat 2022019.
Commissioner James seconded. **THE MOTION CARRIED.**

○ **Conceptual Plat 2022092CP Mini Storage Depot**

Address: 156 Jonesboro Road (09F170300661283)

Request: To approve the conceptual plat for the Mini Storage Depot

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

Clint Patterson, applicant, explained the proposed development to the commission.

Commissioner Jones asked for clarification on the location of the property and the existing Amerigas Propane property.

Commissioner James asked if the building would be visible from Jonesboro Road,

Commissioner Jones asked if this development would interfere with the existing MARTA bus transfer station and if any turn lanes would be installed.

Commissioner Jones asked staff to verify if this project met all distance requirements from self-storage facilities.

Commissioner Deavers motioned for **APPROVAL** of Conceptual Plat 2022092.
Commissioner Smith seconded. **THE MOTION CARRIED.**

○ **Conceptual Plat 2022036CP South Park Building C**

Address: 7760 Spence Road (09F060000340553)

Request: To approve the conceptual plat for South Park Building C

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

Matt Brune, applicant, explained the proposed development to the commission.

Ms. Sinclair expressed concerns about all of the new warehouses in the area.

Commissioner James motioned for **APPROVAL** of Conceptual Plat 2022036.
Commissioner Stewart seconded. **THE MOTION CARRIED.**

- **2022127U Use Permit – BCW Enterprises, Inc**
Address: 98 Orchard Street (09F170900670486)
Request: To approve a use permit for a group home/shelter.

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

Dr. Williams and Stacy Piper, applicants, explained the proposed use to the commission.

Commissioner James asked for clarification on the number of residents.

Commissioner Stewart asked where the residents would be coming from and what the requirements were to stay.

Commissioner James asked what happens after the 12 month period expires.

The applicant stated that the residents would be assigned from case managers. They also stated that background checks, compliance with recovery efforts, drug testing, and stay compliant with case manager meetings would be required before and during their stay. Furthermore, the applicant stated that at the end of their stay, their case manager would be responsible for placing the resident.

Commissioner Stewart asked the applicants of their backgrounds and qualifications.

Commissioner Jones asked how they were proposing to finance this project.

Commissioner James asked about drug usage and crime with the residents.

The applicant stated that any drug usage or criminal activity would disqualify the resident from being at the home.

Chairwoman Echols asked what type of offenders would be allowed at this location.

The applicant stated that there is a wide range of charges but clarified that there would be no sex offenders allowed at the home.

Commissioner Jones expressed that homelessness is a big problem in the US.

Commissioner Stewart asked the applicant if there were curfew requirements for the residents.

Commissioner James asked if the applicant had dialogue with the community.

Commissioner Stewart asked what the age range of applicants would be.

Gail Jackson expressed concern over the location within a single-family neighbor but stated this may be a better use in the mixed-use and commercial districts.

Ben Rivers expressed concerns over the transient nature of the use within a single-family neighborhood.

Penelope Ludlow expressed concerns over the transient nature of the use and the existing crime in the neighborhood.

Diane Hopkins spoke on the resiliency of the Lightning community but she was not in favor of this type of use.

Felicia Newman expressed concerns of the transient nature of the use being in a residential neighborhood.

Ms. Carolyn expressed concerns over the transient nature of the use and the family nature of the Lightning neighborhood.

Honey Williams expressed concerns over the proposed use due to her professional experience working with group homes.

Mr. Rayfield expressed support of the proposed use stating that the community needs to come together to help those that are in a bad situation.

Richard Edwards read into the record an email received from Inga Kennedy. Her email stated that she was in support of the proposed use but wanted the City to consider adding a condition that required a 2-mile distance between group home uses.

Commissioner Deavers motioned for **DENIAL** on Use Permit 2022127. Commissioner James seconded. **THE MOTION CARRIED.**

- **2022125U Use Permit - Logistics Acquisitions, LLC**
Address: 8105 Cleckler Road (07290001560699)
Request: To approve a use permit for a truck terminal.

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

Gene Buckley, applicant, explained the proposed use to the commission.

Commissioner James asked the applicant to define what the truck terminal use would be.

Commissioner Jones asked for clarification of all improvements the applicant was proposing.

Penelope Ludow asked for clarification on the location of the proposed truck terminal and access to the site.

Commissioner James motioned for **APPROVAL** of Use Permit 2022125. Commissioner Stewart seconded. **THE MOTION CARRIED.**

X. STAFF REPORT:

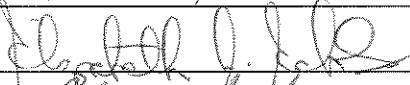
Interim Senior Planner, Richard Edwards, informed the commission of upcoming items.

XI. COMMISSION COMMENTS:

No commission comments.

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

MEETING ADJOURNED: The meeting adjourned at 8:29 p.m.

Approval Signatures	
Date Approved	December 6, 2022
Elizabeth Echols, Chairwoman	
Richard Edwards, Recording Secretary	