



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, September 11, 2018
7:00 P.M.

Elise Stoney, Chairman
Tony Smith Vice-Chairman (*Absent*)
Elizabeth Echols

Jerry Williams
Shelby Phillips
Mark Wade

City Planner:
City Attorney:
Recording Secretary:

Tarika Peeks
Valerie Ross
Kimberly Mitchell

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All members of Planning and Zoning Commission were present except Commissioner Smith, which constituted a quorum.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:**

Mike Burgess, 396 Rivertown Road

Mr. Burgess stated that he had a few concerns and questions concerning the property [0 Virlyn B. Smith Rd]. Mr. Burgess stated that the property was surrounded by single family communities right now and old established neighborhoods. He stated that the property did not match or meet what was currently there. He stated that the property was already proposed for single-family residences in the planning, as it was stated in the maps.

Mr. Burgess listed another concern as traffic. He stated that Virlyn B. Smith was already congested and that there was a lot of traffic down there, particularly in mornings and evenings. He stated that if we wanted a good comparison of what it would be like, to think about the Renaissance Festival and all the traffic on Virlyn B. Smith. He stated that we would add 600 cars if you were to average two cars per household (or more than that). He stated that 600 cars would be dumped onto that road at least twice per day, and that this was a lot of traffic to deal with. He inquired if a traffic study had been done regarding the impact on surrounding roads, and the effects on the existing system.

He also inquired if there had been an education study to see if the surrounding schools could absorb the students that would be coming into the school system through this community. He asked if anyone had projected how many kids would be coming into the school system. He asked if there would eventually have to be new schools built to add all the new students. Lastly, he inquired if there had been a study on the impact to the city's infrastructure. He stated that water, sewer, electrical and emergency services would be affected by the number of homes in such a tight area.

He stated that people like growth in the city. He stated that he understood it [growth] was healthy. He stated he wanted growth, and for properties like this one to be developed. However, he stated that the properties needed to be developed in a smart way - not overloading the system with high density as opposed to the low density as it is already zoned for.

Patricia Robinson, Durham Lake Road

Ms. Robinson stated that she had the same concerns as the first speaker. She stated that she was concerned about the traffic. She stated that Durham Lake Road was a small dirt road with only four residents. However, she stated during the Renaissance Festival she was unable to get out of her road to go to the grocery store. She stated that if there were an emergency, there would be no way for the emergency vehicles to get to her. She stated that she has had to drive down the side of the road to get to her road, so that she would not wait an hour to get home.

She stated that Evoline C. West was already overloaded. She also inquired about the greenspace since condominiums would be built. She stated that it would be much more efficient to build the R-2, two houses per acre.

- V. **ADOPTION OF AGENDA:** Commissioner Williams moved to APPROVE the agenda. Commissioner Wade seconded. **The motion carried unanimously.**

VI. **APPROVAL OF PREVIOUS MEETING MINUTES:**

Motion and Vote: Commissioner Williams moved to APPROVE July 10, 2018 meeting minutes. Commissioner Echols seconded. **The motion carried unanimously.**

- VII. **PUBLIC HEARING:** None

VIII. **NEW BUSINESS:**

Rezoning- 18RZ-005 - South Fulton, LLC

SUMMARY/STAFF PRESENTATION: A request to rezone the subject property (0 Virlyn B. Smith) from R-2 Single Family Residential District to R-CT Residential Condominium/Townhouse District to allow the development of 232 townhouses and 86 single-family houses on 75.6 acres.

Staff recommended APPROVAL CONDITIONAL of the rezoning petition.

Recommendation Conditions:

Should the Mayor and City Council decide to rezone the subject property from R-2 (Single-Family Residential) District) to R-CT (Residential Condominium/Townhouse) the staff recommends the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

- A. To the owner's agreement to restrict the use of the subject property as follows:
1. Townhouse and Single-Family Residential units at density:
 - a. POD A – Townhouses at no greater than 7.3 units per acre or 232 units, whichever is less and

- c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
9. Commercial driveways/Concrete aprons shall be required at entrances to delineate public from private. Commercial drives need to extend a minimum of 12 feet from the edge of pavement or to the right-of-way.
10. A maximum number of 125 residential units shall be allowed per street outlet to a public street.
11. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter and drainage) along the existing road across the entire property frontage at no cost to the city.
12. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. Both front and rear yards shall be sodded.

(Presentation by Applicant)

Ms. Melissa Griffis with Rosenzweig, Jones, Horne & Griffis, 32 South Court Square, Newnan, GA, 30263 spoke. She stated that she was present on behalf of South Fulton, LLC. She stated that the project had been given the name "Timber Creek," although all the documents that had been filed so far had been under South Fulton, LLC. She stated that Richard Ferry, Daniel Fields, and Dannille McGouirk were present. She wanted to give Richard Ferry an opportunity to go through the presentation, while she assisted him on the laptop. She stated that she wanted to make sure all the documents that had already been presented, along with the proffered conditions, their standard constitutional letter, and the amended plan were part of the record for the night.

Mr. Ferry spoke, representing South Fulton, LLC. He stated that he was happy and pleased to be in Fairburn presenting the project. He thanked the city staff for their patience over the previous 4-5 months as they pulled it all together. He stated that the project started as a thought for industrial development. However, this was quickly removed to where they ended up, which was an R-CT plan. He stated that he wanted to walk through the plan.

On Slide 1, Mr. Ferry showed the location of the property. He stated that the property was about 76 acres located with a frontage on Virlyn B. Smith Road. He stated that to the north was Duncan Park; a cemetery to the east; and to the west was the Renaissance Festival.

Mr. Ferry stated that they were aware of the amount of traffic. He stated that they met with the owners of the Renaissance Festival and talked about traffic. He stated that they had also talked with staff, who had made a few recommendations on their plan for acceleration and deceleration lanes. He stated that if they wanted to try to reduce those requirements, they would get a traffic study. He stated that they were fine with meeting the City's conditions with the acceleration/deceleration lanes. Furthermore, he stated that they would contemplate a left-hand turn lane on their primary entrance.

Next, Mr. Ferry showed Brooks Street to the Commissioners. He stated that Brooks Street would come up later in the discussion, and therefore he wanted to point it out.

On the next slide, Mr. Ferry showed the Commissioners the layout that South Fulton, LLC proposed. Mr. Ferry stated that there would be 232 townhomes in Pod A, which would be done in two phases. There would also be 86 single-family residences on 75 lots in Pod B. He showed the Commissioners

the primary entrance. He stated that in the single-family section, the roads would be public roads. Mr. Ferry proposed an easement access to Duncan Park, which would allow the residents to have access to Duncan Park. He stated that should there ever be a walking trail to the park, they could provide an access to connect. He stated that they could provide the City open-space access for that purpose.

The next item, Mr. Ferry stated, were the townhomes. He stated that there would be 232 townhomes in Pod A. These townhomes would be divided into two phases. The roads would be owned by the condominium board and would be private. Mr. Ferry stated that there were certain requirements by the City on private roads when transitioning from public to private, which they could meet.

Mr. Ferry stated that they amount of open space that was required by zoning was 20%. He stated that right now they were at 29% open space. He stated that they were protecting the important areas, such as the creeks. He stated that one creek formed a significant buffer along the single-family homes on the north and east.

Mr. Ferry stated that the project would have sidewalks throughout the entire subdivision on both sides of the road. He stated that they also proposed access on Brooks Street. He stated that when this was first required by the city, they were hesitant because they did not realize the opportunity they had. He stated that the townhomes would have active residents. He added that as they drove down Brooks Street, they noticed a significant amount of pedestrian traffic. After talking to Lester Thompson, Mr. Thompson stated the City planned to do some work through that area. Mr. Ferry stated that this would be an easy access point to downtown. This was a point which was also discussed in the Comprehensive Plan, he stated – providing more pedestrian traffic to downtown. He stated that they would be able to accomplish this through this subdivision.

Mr. Ferry then noted that there was a requirement from the city to put a sidewalk on Virlyn B. Smith from entrance to entrance. He stated that they would do this. However, he stated that they were concerned that as residents headed towards the highway, it was very difficult for pedestrians to get to the on-ramps. The Brooks Street access provided pedestrian access well. Therefore, this the Brooks Street entrance would be for pedestrian access and access for emergency vehicles.

On the next slide, Mr. Ferry showed the Commissioners how close the project was to downtown. He stated that it amazed him when he first thought about the long walk along Virlyn B. Smith compared to the short walk along Brooks Street. He stated that this shorter walk was nice for the development of downtown.

On the following slide, Mr. Ferry reiterated that 232 townhomes were proposed for Timber Creek. He stated that the facades would be a minimum of 25% brick or stone, and the remainder would be hardy plank. He described hardy plank as a cementuous fiber product. There would be no vinyl siding. Mr. Ferry stated that the garages would be a combination of single car and two-car garages. He stated that according to the zoning conditions, 80% would be one-car and a minimum of 20% would be two-car garages. The square footage of the townhome units would be 1,450 sq. ft. for a single car garage and 1,700 sq. ft. for a two-car garage.

Mr. Ferry showed the Commissioners several slides containing the layout of the homes. He stated that although it was difficult to see from the screen, there had been links provided to staff to show the quality of the buildings. He stated that the builder they were using was Rockland, who built Renaissance on Oakley Industrial Blvd. Mr. Ferry stated that the product Rockland provided was very nice. He stated that these were 2-story units, and that each of the units would have three bedrooms. Therefore, there would be a lot of living space in the units. Various styles of homes were

shown to the Commissioners, with front gables on the one-car units. On the two-car unit, the homes were gabled but also provided some accent. The example shown to the Commissioners had 100% brick on the front.

Moving on to other items, Mr. Ferry stated that all of the units would be sodded. He stated that there would be pedestrian-scale street lighting in accordance with the city's conditions. In the single family section there would be one street tree and one understory tree. On the following slide, Mr. Ferry showed the Commissioners that the community would provide a pool, recreation center (club house), weight rooms and playground on both the single family and townhomes sections.

(End of Presentation. Planning and Zoning Commission questions and discussion)

Chairman Stoney asked about the advantages of having a private street in the townhomes section. Mr. Ferry replied that there was no great advantage. He stated that the lots were 110' deep, since the contours of the property allowed for rear entry access to the units. He stated that this would move the units forward or backward, depending on where the driveway access was placed. He stated that the setback would not be established by a public road as it would be in the public section. He added that for the city, the biggest advantage was that maintenance was not on the city.

Chairman Stoney then asked if there would be additional parking spaces for those units that only had a single-car garage. Mr. Ferry stated that there would be additional parking in four different logical locations to accommodate guest parking. Chairman Stoney stated that through the Nextdoor app, she often saw the neighbors at Renaissance complain about people parking on the street, and not being able to get through the parked cars on the street. Mr. Ferry stated that they had noticed this same thing while driving through Renaissance. Therefore, it became a part of what they wanted to do within the courtyards. He stated that he like the courtyards and landscaped areas at Renaissance. However, he agreed with Chairman Stoney that it [Renaissance] was lacking some parking.

Commissioner Williams inquired if Mr. Ferry had a number of parking spaces. Mr. Ferry replied that he guessed there were 20 spaces in each, so there would be 80 spots at that location. However, he stated that he would obtain those numbers, and that the numbers could be massaged so that it could work.

Chairman Stoney inquired if there were additional questions for the applicant. Commissioner Phillips stated that he had a question. He began by thanking South Fulton, LLC for selecting Fairburn to build new houses. He stated that he had some broad questions. Commissioner Phillips asked how the applicant selected Fairburn, with a population of 15,500 for 2017. He asked Mr. Ferry if he was aware that Fairburn had a lot of houses, and new construction going on. Commissioner Phillips stated that after looking at the proposals for the year, Fairburn were looking at close to 1,100 houses coming in – both single family and multi-family houses. He expressed concern about the over build. He also stated that he was concerned about the price range in the project. He also asked that since there were private roads, would these be subject to the HOAs.

Mr. Ferry replied to Commissioner Phillips, stating that the city was requiring the applicant to have an HOA (homeowners association) for the condominium area as well as the single-family area. Mr. Ferry stated that the goal of the HOA was to manage the quality. He stated that especially in the townhome area, there would be a significant amount of landscaping which would have to be paid for by the association [HOA]. He stated that they had two entrances to maintain, and these would be a shared unit between the single family and the townhomes. He stated that all of this would have to be managed by an HOA.

Mr. Ferry then referred to Commissioner Phillips' question about price range. He stated that they did not get into the price range discussion since they were looking out for the quality. He stated that he was not sure what the price range would be. He added that this was not a question they liked to address. Instead, he stated, that they liked to address the size of the unit. He stated that the unit, by zoning, had to be a minimum of 1,200 square feet. He stated that Rockland did not build anything that small, and that Rockland's first unit was 1,467 sq. ft, followed by the 1,750 sq. ft. unit. Mr. Ferry reiterated that he did not know the price points for townhomes, but he stated that those unit sizes were large. Next, Mr. Ferry stated that for the single-family lots, they looked at Durham Lakes were significant variations in the size of the lots. Mr. Ferry stated that they visited the lots that were currently being built.

Mr. Ferry stated that to answer the question, "Why Fairburn?" that it was already answered. He posed the question, "What's working?" and commented, "Fairburn's working." He repeated the statistic that there were 1,100 new units, stating that it was obvious why Fairburn was chosen. He described Fairburn as a "hot place right now" and stated that they wanted to be part of it. Mr. Ferry stated that the property came on the market, that it fits their size, and what they were looking for. He added that the creeks on the property were a little bit of a hindrance, but that one could not find property nearby that did not have a creek on it.

Commissioner Williams inquired if the current price of the square footage in that area would have some bearing on the price of the condominiums. Mr. Ferry stated that he did not know. Commissioner Williams retorted that this was usually how real estate went – by square footage. Mr. Ferry agreed. Mr. Ferry rephrased Commissioner Williams' question, asking had they looked at the comparable prices in the area, then answered the question stating, "That may be."

Commissioner Williams continued with a concern about traffic. He stated that Fairburn were having some tremendous traffic problems already, especially on Rivertown Road and Campbellton. He stated that in the last four years the area had changed completely. He stated that sometimes it took 4-5 light changes before you could get off of Campbellton (two blocks).

A member of the audience inquired if citizens could ask questions.

Mr. Ferry stated that they would be happy to do a traffic study in that area. Commissioner Williams stated that he believed it should be done, since the traffic was really bad now. He stated that it [the development] would impact not only that area, but also downtown. He repeated his comment that for two blocks on Campbellton, you could wait through sometimes 5 light changes to get through the light. Mr. Ferry inquired about the name of the road mentioned, however, he did not receive a response. Commissioner Williams continued, stating that when he moved here to Fairburn in 2008, he never waited at the light – that you could always go straight through. He stated, however, that there had been a lot of growth in Fairburn and it was really impacting people. Commissioner Williams proposed that a traffic study be done.

Chairman Stoney asked the Commissioners if there were any additional questions. Commissioner Wade inquired about the parking issue overall. Commissioner Wade asked if the condominiums were three-bedroom, which Mr. Ferry confirmed. Commissioner Wade asked how many cars could be parked in the driveway and carport. Mr. Ferry asked Ms. Melissa Griffis to show a slide with pictures of the lot. Mr. Ferry stated that for the single-car garage the driveway and garage could accommodate one car in the garage and two cars outside. He then stated that the two-car garage would be two in the garage and two cars outside. Commissioner Wade inquired if people would

have to walk from the common parking. Mr. Ferry stated that the common parking was mainly for guest parking.

Next, Commissioner Phillips raised a question concerning pets. He stated that a lot of people today have pets. He stated that he did not see a pet park or anything to accommodate pets. Mr. Ferry stated that it had been contemplated, and that they had not come up with the whole amenities package. Mr. Ferry showed the Commissioners the last slide, which showed the available space. He stated that when you look at what was available, the playground, the pool, the club house – all of them make a lot of sense. He stated that there was a significant amount of open space that could easily accommodate a pet park or dog park.

Commissioner Wade inquired about how big the park would be, in acres. Mr. Ferry asked if Commissioner Wade was referring to the playground, to which Commissioner Wade answered yes. Mr. Ferry stated that the size would vary. He stated that two playgrounds were being contemplated – one on the frontage associated with the pool, and another associated with the single family. However, the playground in the single-family area would be easily accessed from the townhome area. Mr. Ferry stated that they had not contemplated size yet. Commissioner Wade stated that they had seen tot lots where it was just a square cut-out with a piece of grass. Mr. Ferry stated that the playground would have more than swings and such. He stated that what they were proposing would have to be larger than a tot lot.

Commissioner Echols inquired if this would be a gated community. Mr. Ferry stated that it would not be gated. Chairman Stoney asked the Commissioners if there were any more questions for the applicant.

Commissioner Wade asked whether Brooks Drive was a proposed road. Mr. Ferry stated that the city was requiring the road. Commissioner Wade stated that if not, there would only be one way in to the back of the subdivision and one way out. Mr. Ferry stated that in theory, in the single-family section there was only one way in and one way out. He noted, however, that if there were an emergency on Virlyn B. Smith, the emergency access would be available. Commissioner Wade inquired if the Fire Marshal was okay with this. However, no answer was given.

Chairman Stoney asked the Commissioners if there were any more questions for the applicant or for the staff. Commissioner Phillips addressed the number of buildings and asked if Fairburn was overbuilding. He stated that Fairburn had a lot of jobs in town at the warehouses. He stated that he did not know how many of those people were living in the city or outside of the city. He asked if the city was getting an inclination that they wanted to live inside the city such that the city needed to create more housing.

Ms. Peeks stated that the city did not have any official documentation or statistical data to show that most of the warehouses in the city, especially the new ones, that the workers were living in the City of Fairburn. She stated that she would assume that as many warehouses as the city had been building since 2015, that there have been some new residents, especially with the new apartments – Solstice on Oakley Industrial Blvd. Ms. Peeks stated that the number of unit proposed was not excessive. She stated that she believed there was a good balance between townhomes and single-family homes. She stated that she also asked the Commissioners to keep in mind that there had not been any new subdivisions in Fairburn since several years before the recession. Ms. Peeks stated that this was technically the first new subdivision. She stated that she had been working in Fairburn for four years and there had not been any. She stated that most of the new ones [units] that Commissioner Phillips referenced were in Durham Lakes, Brookhaven, etc. – those subdivisions where building stopped due to the recession. Therefore, a lot of the city's building permits were in

established subdivisions. She reiterated that this was the first new subdivision since prior to the recession.

Commissioner Wade inquired if public safety were keeping up with the remaining subdivisions with the new building starts – e.g. fire, police, etc. Ms. Peeks stated that she did not have a specific answer to that. She stated that they probably were aware. She stated that as you put more residential development in, you get more calls and demands on public safety. Therefore, she stated that they have probably experienced an increase in calls and responses due to the increase in residential. Commissioner Wade stated that this might be a question for the Mayor and Council. Ms. Peeks stated that it probably had not been as many calls as you would think. She reiterated that there had not been any new subdivisions in the city in quite some time. She stated that the building might have doubled, e.g. 100 building permits to 200 per year, but these were in subdivisions that were already existing. She stated that she could contact the Fire Marshal and Police Chief to look into this and give a number, to see if there has been any impact.

Commissioner Echols inquired if there had been an extensive study on the public schools in the area such as Renaissance, since they were built to see if they can accommodate more students. Ms. Peeks stated that the staff had supplied the staff analysis and site plan to the school system, but we had not had a response yet on the impact. She agreed to reach back out to the school system and get a response. She stated that the staff had notified them of the proposed new development.

Commissioner Phillips inquired if the Development Authority was involved to help do some of these studies. Ms. Peeks stated that the city was working on its Downtown Development Authority and Development Authority and getting members on those boards to be more engaged and involved in these types of activities throughout the city.

Commissioner Williams inquired if the city had had any correspondence with the existing apartments and condominiums in Fairburn. He stated that from personal experience with people who were coming in and looking for homes, that there had been a real shortage. He stated that an apartment could open up today and be gone the next day. Ms. Peeks stated the new apartments (Solstice) had done very well. She stated that they were probably 80-90% occupied. She stated that they were getting ready to build a second apartment complex on Highway 74, and the demand is expected to be just as great as with the Solstice project. Ms. Peeks stated that there had been some communication between the developers and the city, since the same developers [from the first Solstice project] were developing the one that was coming on Highway 74. She reiterated that the demand had been great for them.

Chairman Stoney asked Ms. Peeks about the road improvements for the interchange. Chairman Stoney inquired about the status, or if Ms. Peeks had any updates, or when the project would start or come online. Ms. Peeks replied that this was a question for Lester Thompson, since he was the project manager for the interchange project. Ms. Peeks informed the Commissioners that the city had just received a letter to start the right-of-way acquisition, and that the city had just received funding on right-of-way acquisition from the Georgia Department of Transportation. She reiterated that this was a question for Mr. Thompson but offered to get the information from Mr. Thompson or have Mr. Thompson forward Commissioner Stoney an update on the interchange project.

Chairman Stoney asked the Commissioners if there were any more questions for staff. Chairman Stoney called on a member of the audience regarding an earlier request to ask a question. Chairman Stoney informed the audience that the public hearing for the request would be held on September 24th at the City Council meeting. However, she allowed the audience member to ask a question.

Ms. Patsy Jackson, 353 Spence Road - Ms. Jackson stated that she was concerned that there was only one entrance in and out. Ms. Jackson asked if she had understood the presenter correctly. In response, Ms. Peeks stated that there were two entrances on Virlyn B. Smith and one proposed on Brooks Drive. Ms. Peeks stated that there would actually be three entrances.

Ms. Jackson stated that her next concern were the prices of the homes. She stated that years ago they had already fought a Section 8 housing project. Ms. Jackson stated that she did not want to have to go through that again. She reiterated her question about the prices of the homes and what part the government would have in seeing that these homes would be furnished. She stated that when this was allowed, then you would be asking for more crime in the city. She stated that we needed to give this issue more time to study and think about such an influx of 300+ townhouses and apartments and homes connected before we allowed that number of people to infiltrate the city.

Ms. Jackson asked what there was for people to do downtown when there were five stores packed with stored goods. She stated that she was embarrassed to think that the City and zoning board would allow those stores to be used for storage. Ms. Jackson asked for an answer as to why this was okay, or that this was an ordinance that had been approved by the city. She stated that until downtown was cleaned up, why would we want to bring more people into the city. She asked for the Commissioners' support.

Chairman Stoney asked the Commissioners if there were any more questions for staff or for the applicant. Ms. Patricia Robinson spoke from the audience, stating that the applicant had stated that there were two entrances. She noted, however, that the condominiums were on private roads. She stated that to the single-family houses, there would be only one entrance. She asked how the single-family homes would get to the private entrance if it were a private road with a gate. Another gentleman spoke up from the audience. Chairman Stoney asked him to approach the podium. She informed the audience that for most questions, they would have to get back to the speaker.

Mr. Robert Pritchett addressed the Commissioners, stating that he lived at dead end of Brooks Drive - 248 Brooks Drive. He stated that he was concerned that there would be a lot of traffic going through there, if they wanted to cut streets out. He stated that if there were a lot of people coming down there, there would be a lot of changes. He stated that a lot of things he had been doing, he would no longer be able to do. He stated that you would be surprised how people would try to terrorize your property because they do not care. He also asked if the city would run sewer lines through there. He stated that he had cesspools. He stated that if the city planned to build all that stuff, that they would have to tie him in on the city sewer line. He stated that he did not have a problem with the development, but that everyone had to stand their own ground, and that he planned to take care of himself. He stated that if the city were to put sewer down there, he would be fine.

Commissioner Phillips asked Mr. Pritchett how many houses were on his street. Mr. Pritchett responded that there were 5-6 houses on the dead end. He repeated that he lived on Brooks Drive and stated that the city should run sewer lines down there. He stated that 8-10 years ago, there had been letters in the mailbox that the city was planning to run sewage lines down there, but it never happened.

Chairman Stoney thanked Mr. Pritchett. Next, Chairman Stoney informed the Commissioners that the rezoning was now up for discussion and a recommendation before council. She asked if there was a motion for a recommendation to Council.

Commissioner Williams recommended that before the Commissioners made a decision, that there should be more studies done, especially traffic and the concerns of the citizens. He stated that they

should look into this a little further. He stated that it would create some serious problems if they did not take a look and come up with solutions before it were done. He stated that right now, some questions had not been answered. He stated that they did not know what the units would cost. He stated that they did not know how it would impact the school system. He stated that they knew it would have a great impact on traffic. He stated that they should take another look at it before they made a final decision that night.

Ms. Valerie Ross, attorney for the City, stated that the rezoning had already been advertised for a public hearing. She stated that Commissioner Williams could make a recommendation that the Mayor and City Council do the things that he articulated. However, if the rezoning had to go forward for a public hearing because it had been advertised. She reiterated that if he preferred, he could make a motion for a recommendation that Mayor and City Council do the things that he just suggested.

Motion and Vote: Commissioner Williams made a motion recommending that the City Council require the applicant to address the Planning and Zoning Commission's concerns about traffic and other issues. Commissioner Phillips seconded. **The motion carried unanimously.**

Conceptual Plan 18C-007 – F-300 Logistics Center Drive

SUMMARY/STAFF PRESENTATION: For the Planning and Zoning Commission to review a conceptual site plan for a 154,000 square foot warehouse located on Logistics Center Drive.

Staff recommended **APPROVAL CONDITIONAL** of the conceptual plan.

Recommendation Conditions:

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

1. To the Conceptual Site Plan submitted to the Department of Community Development dated received August 18, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted, reviewed and approved by the City Engineer; and appropriate permits issued prior to construction and authorization.
3. A combination plat shall be approved prior to the issuance of the land disturbance permit.

(Invitation for public comment in support of and in opposition to the petition)

Mr. Reese Waite with TPA Group

Mr. Waite stated that TPA Group had also developed the two parcels across Logistics Center Drive. He stated that they were requesting a 154,000 square foot warehouse/distribution center. He stated

that since filing the application, they had a strong prospect who was awaiting the outcome of the meeting. He stated that the project would bring 80-120 jobs for the first phase of the use. They expected to double the employment number within 1.5 to 2 years.

Commissioner Williams asked about the type of commodities that there would be at the facility. Mr. Waite stated that the site would not be a "true" distribution center if this customer took the building. Instead, it would be a linen service facility for hospitals and hotels. The building would be fairly automated but this would be their Georgia office also. There would be some office space that would feed the facility.

Commissioner Phillips asked if the prospective tenant did not take the building if the building would be a speculation building. Mr. Waite replied yes, and that their plan would be to build it anyway. Commissioner Wade inquired if there were any future plans to tie into CSX railyard. Mr. Waite stated that there were no plans. However, he noted that the property abutted Creekwood on Logistics Center Drive, almost across the street from CSX. He added that CSX did not access their property from Creekwood Drive.

Motion and Vote: Commissioner Williams moved to accept staff's recommendation of APPROVAL CONDITIONAL. Commissioner Echols provided the second. **The motion carried unanimously.**

Text Amendment-18TA-002 - Highway 74 Overlay District - Buffers

SUMMARY/STAFF PRESENTATION: For the Planning and Zoning Commission to make a recommendation to the City Council on the proposed amendment to Chapter 80, Article II, Division 2. District Regulations, Section 80-90 Highway 74 Overlay District to reduce the 100-foot buffer on retail and commercial development that adjoins property developed as or planned as, residential use to 25-feet.

Staff requested WITHDRAWAL of the text amendment to Section 80-90(e)(1) to reduce the retail/commercial buffer standard for the Highway 74 Overlay District.

Motion and Vote: Commissioner Wade moved to WITHDRAW 18TA-002. Commissioner Williams seconded. **The motion carried unanimously.**

IV. STAFF REPORT:

Ms. Peeks informed the Commissioners that the City of Fairburn Planning and Zoning office had submitted an application to the Atlanta Regional Commission in June 2018, asking for assistance with the creation of a public arts plan. Ms. Peeks stated that on June 4th, Fairburn was selected among 13 other cities for assistance with various planning projects. She stated that beginning in August, the city would begin working on a Creative Placemaking plan for the City of Fairburn. She stated that what this plan would address would be the appropriate areas to incorporate public art, whether it was visual art, artistic art, performances, statues, or murals, and incorporating this type of public art into the City's infrastructure. She stated that the first steering committee meeting would be on September 20th. She stated that she would be delighted if one, two, or all of the Commissioners would participate in the steering committee process. If they could not attend all of the meetings, Ms. Peeks invited the Commissioners to attend the focus groups, which would be hosted by the Atlanta Regional Commission. She stated that this project would be an 8 to 12-month project and there would be public meetings to engage the public on their ideas and visions on where they would like to see public art throughout the city, particularly in public spaces downtown, in Duncan Park, and in different communities throughout the City. She stated that a

flyer had been given to the Commissioners. She reiterated that if anyone was open to attending the steering committee meeting on the 20th or participating in the focus group, to email Ms. Peeks or let her know that evening. Mr. Williams inquired about the time of the meeting. Ms. Peeks stated that the meeting on September 20th would take place from 6pm-7:30pm at the Fairburn Annex.

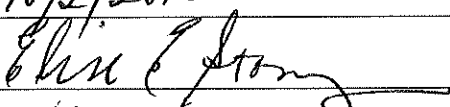
V. COMMISSION MEMBERS COMMENTS:

Commissioner Wade thanked staff for the repaving job on Oakley Industrial Blvd. He stated it was an excellent job and inquired if it was finished. Ms. Peeks stated that they were not finished, but the project would be finished well before the time frame. She stated that the time frame was 150 days, but they would be finished in 30 days. Commissioner Wade stated that this project was much needed. He also asked how much more land was available for warehouse space. Ms. Peeks stated that she did not have a number but stated that vacant space was limited that was already zoned industrial. She stated that there were some other spaces that could be rezoned, since the Comprehensive Plan had already designated those areas for office industrial. However, she stated that a lot of the areas were already developed.

Commissioner Stoney thanked everyone for coming to the meeting. She thanked Councilwoman Davis, Councilman Whitmore and Councilman Smallwood for supporting the Planning and Zoning Commission meeting. She thanked the residents and concerned citizens for coming out and expressing their opinions. She informed them that they would have another opportunity on September 24th at the City Council meeting during the public hearing.

VI. ADJOURN: Motion and Vote: Commissioner Echols made a motion to adjourn. Commissioner Williams seconded. **The motion carried unanimously.**

Meeting adjourned at 7:55 p.m.

Approval Signatures	
Date Approved	10/2/2018
Elise Stoney, Chairman	
Kimberly Mitchell, Recording Secretary	