



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, May 2, 2017
7:00 P.M.

Elizabeth Echols, Chairman
Elise Stoney, Vice-Chairman
Mark Wade
Shelby Phillips

Jerry Williams
Tony Smith
Homer Knight (*absent*)

City Planner:
City Engineer:
City Attorney:
Recording Secretary:

Tarika Peek
Brendetta Walker
Valerie Ross
Kimberly Mitchell

- I. **MEETING CALLED TO ORDER:** By Chairman Echols
- II. **ROLL CALL:** All members of Planning and Zoning Commission were present except Commissioner Knight which constituted a quorum.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:** None
- V. **ADOPTION OF AGENDA:** Commissioner Williams moved to APPROVE the agenda. Commissioner Wade seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Vice-Chair Stoney moved to APPROVE April 4, 2017 meeting minutes. Commissioner Williams seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None
- VIII. **NEW BUSINESS:**

Conceptual Plan 17C-004 – CSX Intermodal Facility

SUMMARY/STAFF PRESENTATION: The applicant is proposing to expand the length of the existing yard by approximately 3,000 feet, modify the stormwater infrastructure and parking area. The site has existing ingress/egress along McLarin Road. Stormwater is proposed to be managed in three detention ponds located on the east side of the project site. The expansion will require the relocation of an existing overhead high voltage electric line.

Staff recommends the **APPROVAL CONDITIONAL** of the conceptual site plan to expand the length of the existing yard by approximately 3,000 feet, modification of the stormwater infrastructure and parking area. Staff has recommended two (2) conditions.

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 March 27, 2017. 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 upon completion of the project.
2. If applicable, 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 GDOT; and appropriate permits issued prior to construction and authorization.

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

Spoke In Favor: None

Spoke Against: None

(Close of hearing. Planning and Zoning Commission questions and discussion)

Vice-Chair Stoney queried as to the purpose of the expansion. Ms. Peeks stated it is to expand the tract, increase parking and to make changes to the detention ponds. Vice-Chair Stoney asked if approval is granted, when will the project start. Ms. Peeks stated after approval from the Planning and Zoning Commission, the applicant would then start the site plan review process (LDP), but the applicant is present and can discuss the actual timeframe.

Commissioner Phillips questioned as to whether there was anyone opposing this Conceptual plan. Ms. Peeks stated no one, residents or businesses were opposing this conceptual plan.

Motion and Vote: Commissioner Williams moved to **APPROVE** the conceptual site plan to expand the CSX Intermodal Facility. Commissioner Phillips seconded. **The motion carried.**

Final Plat 17P-005 – 115 Church Street

SUMMARY/STAFF PRESENTATION: For the Planning and Zoning Commission to review and make a recommendation on a final plat for 115 Church Street to subdivide one parcel into two tracts. * *The plat was revised by moving the property line 15 feet to the right making the two tracts equal in size and was resubmitted to the Commissioners at the meeting to replace the plat that was in their packet.* *

Staff recommends the **APPROVAL** of 115 Church Street Final Plat.

Commissioner Smith asked if the applicant has two (2) lots. Ms. Peeks stated yes they have two (2) lots but currently there is one parcel and they are subdividing it straight down the middle.

Commissioner Wade asked the purpose of dividing the parcel. Ms. Peeks stated they wanted to divide the parcel so that they could put a single family home there.

Commissioner Smith asked if they were going to put two (2) homes. Ms. Peeks stated the initial conversation was about two (2) homes but for now there will be one (1) single family home. Ms. Peeks stated the applicant has submitted building plans for one single family home.

Commissioner Phillips asked if there will be one (1) home on each lot. Ms. Peeks stated yes.

Commissioner Smith queried, even if they build two (2) homes, wouldn't they have to meet the square footage ordinance. Ms. Peeks stated yes. Ms. Peeks further expounded the ordinance that would be before the Commissioners tonight, the residential infill ordinance; the applicant has already gone through the process of doing the public community participation plan where they have notified all the residents in the area. Ms. Peeks stated the applicant has gone through the planning and zoning requirements and now they are in the building phase of the process.

Commissioner Phillips asked if they will be single family homes. Ms. Peeks replied yes.

Vice-Chair Stoney reiterated the plan is to build two (2) homes but the applicant only submitted a building permit for one home. Ms. Peeks stated that she should go back over what was discussed with the applicant. Ms. Peeks responded when the applicant first came in, they wanted to build two (2) homes but after talking to the building official, the applicants are considering to only build one (1) home. Ms. Peeks said that she thinks they submitted permits for two (2) but they are definitely going to build one (1) home because they will be living in it. Ms. Peeks stated she's not sure if they will build one now and then build another one later.

Commissioner Williams inquired was that the reason for the division. Ms. Peeks stated yes, she's sure that was the reason. Commissioner Williams said that Vice-Chair Stoney indicated there was some construction going on in that area, in conjunction to the homes that now exist, what would be the difference in the square footage of the homes proposed. Ms. Peeks stated it would be significant. According to Ms. Peeks, research was done and most of the homes on Church and Bay Street are about 1,175 square feet. This finding is a little off because the data took into account the homes that were originally on the site. Where the applicant will building, these homes are no longer there, the average square footage could be around 1,000 square feet indicated Ms. Peeks. The applicant is going to build significantly larger than what's currently there stated Ms. Peeks. Commissioner Williams inquired as to what will that do to the appearance of that location. Ms. Peeks stated what the applicant submitted to the building official as far as the architectural style, it meets the same as other homes, the large verandas, the porch, the orientation of the home, the chimney, the front porch orientation. Ms. Peeks stated the only difference will be the square footage. The home is similar to the homes that have been revitalized in the area indicated Ms. Peeks. Commissioner recapped what Ms. Peeks said and then stated the home would actually be very small. Ms. Peeks said there have been about 3-4 homes that have been totally revitalized or at least 25% of the house have been revitalized. Commissioner Williams asked with the existing homes that are currently there, if a home had been completely destroyed, would you have to rebuild it at the same square footage or could you increase the square footage. Ms. Peeks stated yes, they could increase the square footage as long as they meet the minimum heated floor area but they would have enough room to expand. Ms. Peeks stated the minimum heated floor area is 1,200

square feet. Commissioner Williams asked if Ms. Peeks had any idea of the square footage the applicant was proposing.

Ms. Peeks indicated the applicant is proposing 3,000 to 3,500 total, including the front and back porch, garage, all of the total square footage of the home and not just the heated floor of the home. Commissioner Williams asked will it be a single or two story home. Ms. Peeks confirmed it will be a two story home.

Commissioner Smith asked what company will build the homes. Ms. Peeks was not sure which company would build the homes but they have started land activity, site development.

Commissioner Phillips stated he see that tract 1 has access to Church Street for ingress and egress but on tract 2, how do they plan on getting through to Bay Street. Ms. Peeks replied that they wouldn't, the ingress and egress would be on Bay Street. There wouldn't be any ingress and egress on Church Street stated Ms. Peeks. The home on tract 1 will have a driveway/side garage on Church Street.

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

Spoke In Favor: None

Spoke Against: None

(Close of hearing. Planning and Zoning Commission questions and discussion)

Motion and Vote: Commissioner Williams moved to APPROVE 115 Church Street Final Plat. Commissioner Wade seconded. Vice-Chair Stoney and Commissioner Smith opposed. **The motion carried.**

Text Amendment 17TA-004 – Residential Infill

SUMMARY/STAFF PRESENTATION: For the Mayor and City Council to amend, by resolution, the Zoning Ordinance, Article XIII, Residential Infill Section 80-472 through 80-476, of the City of Fairburn.

Staff recommends APPROVAL of a text amendment to modify the definition of “survey area” and add minimum and maximum square footage requirements for residential infill development in R-1 through R-4 (Single Family Residential Districts).

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

Spoke In Favor: None

Spoke Against: None

(Close of hearing. Planning and Zoning Commission questions and discussion)

Vice-Chair Stoney inquired as to how staff came up with the nearest 10 houses. Ms. Peeks expounded on how staff derived at the nearest 10 houses. The 10 houses can be in the front, back, either side or across the street, whichever (10) ten homes are the closest to the home.

Motion and Vote: Commissioner Williams recommended APPROVAL to modify the residential Infill Section 80-472 through 80-476. Commissioner Smith seconded. Vice-Chair Stoney opposed. **The motion carried.**

Text Amendment 17TA-005 – Single Family Residential Zoning Districts (R-2 and R-4)

SUMMARY/STAFF PRESENTATION: For the Mayor and City Council to amend, by resolution, the Zoning Ordinance, Article II, District Regulations Section 80-73 R-2 (Single Family Residential District) and R-4 (Single Family Residential District), of the City of Fairburn.

Staff recommends APPROVAL of a text amendment to modify the minimum heated floor area standards for R-2 (Single Family Residential District) and R-4 (Single Family Residential Zoning District).

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

Spoke In Favor: None

Spoke Against: None

(Close of hearing. Planning and Zoning Commission questions and discussion)

Commissioner Phillips stated he noticed the square footage had been increased and wanted to know how staff determined it. Ms. Peek stated this text amendment is a cleanup; as the lot size decrease the minimum heated floor area should decrease.

Commissioner Williams stated he notice in R-2; the bottom square footage was larger than the top floor of a home. Ms. Peek stated it's a minimum and it can be spread out between the two floors. R-4 didn't have a two story minimum, there was only 1,200 square feet minimum heated floor area therefore staff added a minimum heated floor area for two story home or more than two story home.

Motion and Vote: Commissioner Phillips recommended APPROVAL to modify the Single Family Residential Zoning Districts, Section 80-73 (R-2 and R-4). Commissioner Williams seconded. Vice-Chair Stoney opposed. **The motion carried.**

- IV. **STAFF REPORT:** Ms. Peek stated there is a Land Use Work Shop given by South Fulton CID; more details will come forth later, please save the date. Ms. Walker expounded on what South Fulton CID will be discussing at the workshop. Mr. Wade asked if it will incorporate the Comprehensive Plan that was generated a few years ago. Ms. Walker stated yes.
- V. **COMMISSION MEMBERS COMMENTS:** Commissioner Wade asked when the ground breaking will be for Racetrac. Ms. Peek stated the applicant is in the process of scheduling their preconstruction LDP meeting but they have not had their LDP issued as of yet. Ms. Walker also stated they are waiting to get their building permit at the same time.

Commissioner Phillips wished all of the Mothers a Happy Mother's Day.

VI. **ADJOURN:**

Motion and Vote: Vice-Chair Stoney made a motion to adjourn. Commissioner Phillip/Williams seconded. **The motion carried.**

Meeting adjourned at 7:25 p.m.

Approval Signatures	
Date Approved	June 5, 2017
Elizabeth Echols, Chairman	Elizabeth D. Echols
Kimberly Mitchell, Recording Secretary	Kimberly Mitchell