



## PLANNING AND ZONING COMMISSION MEETING MINUTES

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

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

Jerry Williams  
Tony Smith  
Homer Knight

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

Tarika Peek  
Brendetta Walker (*Absent*)  
Valerie Ross  
Kimberly Mitchell

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All members of Planning and Zoning Commission were present 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. Vice- Chairman Echols seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES**  
**Motion and Vote:** Commissioner Williams moved to **APPROVE** January 10, 2017 meeting minutes. Commissioner Wade seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None
- VIII. **NEW BUSINESS:**

### **Conceptual Plan 16C-003 - Park n Ride 8100 Senoia Road**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct a Park n Ride facility on 3.69 acres. The proposed Park n Ride will be built in two phases. Phase 1 is designed for passenger vehicles and Phase 2 is designed to accommodate buses. The parking facility will have 208 parking spaces, which includes 6 ADA (Americans with Disabilities Act) and 1 van accessible ADA parking spaces. The site has existing ingress/egress along Senoia Road (Hwy 74) and the private road located in the rear of the property. Stormwater detention is proposed to be managed in a detention pond located in the rear of the property.

Staff recommends **APPROVAL CONDITIONAL** of the conceptual site plan to construct a Park n Ride facility to accommodate 208 parking spaces.

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 February 28, 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 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 GDOT (Georgia Department of Transportation); 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: Christopher Nix-Kimley-Horn & Associates along with Mark Sanders (South Fulton CID)

Mr. Nix briefly described the intent of the Park n Ride facility. Mr. Nix stated the project will be broken up into 2 (two) phases. 1<sup>st</sup> phase is for vehicles only and the 2<sup>nd</sup> phase will be for buses. Once the frontage road (Harris Road) that runs behind the Starbucks is built, then the Park n Ride will be ready for buses, stated Mr. Nix. He also talked about the route the buses will take within the Park n Ride.

Spoke Against: None

*(Close of public hearing. Planning Commission questions and discussion)*

Commissioner Knight stated he loved the idea and the Park n Ride is needed within the City. Commissioner Knight inquired as to whether there was a grace period for the citizens to use the Park n Ride without cost. Mr. Sanders expounded on how the CID is fronting the cost for the planning, design and initial construction which would be about \$800,000.00. They are looking at other options for the long term and staff is looking into maintenance, surveillance, security and the lighting for the lot. Mr. Sanders stated the Park n Ride will be fenced/gate accessible. Mr. Sanders mentioned staff has talked to Public Safety and they are aware of the Park n Ride and this would be the best use for a powerline easement. Mr. Sanders furthermore said it would be pleasing and a nice amenity for the City of Fairburn. Commissioner Knight indicated there are a lot of programs available which would help people to change their habits pertaining to driving and get them off the interstate. Mr. Sanders stated Georgia Commute Options is a valuable partner and is a part of the CID, they have connectivity to other things and they would like to make it a public awareness campaign. Mr. Sanders introduced himself per Ms. Peek's request. Chairman Stoney requested Mr. Sanders to give the meaning of the acronyms CID. Mr. Sanders stated CID means Community Improvement District.

Commissioner Smith asked if the vehicles will be going back onto Highway 74 when frontage road was talked about. Mr. Sanders stated the buses will go back to Highway 74. Mr. Sanders

clarified the buses will turn onto Harris Road and then South onto the frontage road where a safe pick up and drop off area is. Mr. Sanders further stated the buses will then make a right and proceed northbound on Highway 74. Commissioner Smith further stated he is pleased that someone thought of a way to ease some of the traffic in the area.

Commissioner Wade wanted to confirm whether or not there will be security at the Park n Ride. Ms. Peeks stated right now the City has been looking into using their own resources, the police department. Ms. Peeks further stated they are looking at shifts/rotations to go back and forth to patrol the Park n Ride and installing emergency call boxes which are being reviewed from a cost analysis perspective. Commissioner Wade queried what time will the Park n Ride open and close due to it being gated. Ms. Peeks believed the conversation about the hours for the Park n Ride to be approx. 5 or 6am until approximately 10pm and then the officer will actually lock the gates, similar to how Duncan Park is patrolled.

Commissioner Williams queried as to whether this proposed plan will occupy the full site or will there be something else planned. Mr. Nix stated there is state water (a creek) located on the property and there is only space for a stormwater management facility therefore no plans to expand that area.

Commissioner Phillips thanked the applicant for the proposal and stated he liked the plan. Commissioner Phillips inquired as to whether there will be individual lights lower to the ground. Mr. Nix verified that was correct and per the Georgia Power rules, no light pole can be greater than 12 feet therefore there will be a number of pedestrian size light poles throughout the area. Mr. Nix stated they have hired GE (General Electric) to install the lighting for the Park n Ride. Commissioner Phillips wanted to confirm that the Park n Ride would be secure with a fence. Ms. Peeks verified that there will be a fence and the gate will be opened and locked by City Police. Commissioner Phillips inquired as to whether there will be electric outlets for hybrid vehicles in the future. Mr. Sanders stated there are no plans to have the electric outlets but there was talk in the exploratory phase and certainly can be adapted very easily.

Commissioner Wade wanted to verify that this project was permissible under transmission lines. Mr. Nix stated that they have coordinated with Georgia Power and you can have a structure as long as it's not greater than 12 feet. Mr. Nix also stated they have discussed with Georgia Power about bus shelters and light poles. Mr. Sanders identified Bill Davenport (regional contact, Georgia Power) as a board member of the CID and has been involved in the discussion from day one. Mr. Sanders felt Georgia Power is excited also about this project.

Chairman Stoney queried as to which transportation agencies will provide services, GRTA, Marta...etc. Mr. Sanders indicated given the limits where the City wanted to start, passenger vehicles only are being looked at. Mr. Sanders expounded that long term conversations can be had with other agencies but this will reduce some of the commuter traffic going through, especially with the I-85 @ S.R. 74 Interchange construction on the horizon. Mr. Sanders stated all options are on the table, this is just preliminary discussion.

Commissioner Knight queried as to whether the parking lot will be concrete or paving. Mr. Nix stated it will be paving.

Commissioner Wade stated in the future it may be beneficial to have some means of transportation for people to come to and from the Park n Ride, maybe a breeze card from Marta.

Commissioner Smith inquired about security cameras. Ms. Peeks stated security cameras and call boxes are on the list. Ms. Peeks stated the question pertaining to the security cameras would be who would watch and monitor them. Ms. Peeks further stated the dynamics are being worked out pertaining to the viewing and monitoring for the security cameras.

**Motion and Vote:** Commissioner Smith recommends approval to construct a Park n Ride facility. Commissioner Williams seconded. **The motion carried.**

### Conceptual Plan 17C-001 - Krystal 8000 Senoia Road

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct a 1,865 square foot restaurant with associated driveways, parking, utilities, landscaping, and stormwater infrastructure. The applicant will be required to meet all parking regulations. The site has existing ingress/egress along Senoia Road and the private road located in the rear of the property. Stormwater detention is proposed to be managed in the regional detention pond located to the southeast of the project site. The proposed building facade will consist of brick.

Staff recommends **APPROVAL CONDITIONAL** of the conceptual site plan to construct a 1,865 square foot restaurant.

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 January 23, 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 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 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: Mark LeCraw- LeCraw Engineering (3475 Corporate Way) along with Jim Wilkerson-(Architect) Mr. LeCraw and Mr. Wilkerson was there to answer questions from staff.

Spoke Against: None

*(Close of public hearing. Planning Commission questions and discussion)*

Commissioner Knight wanted some clarity pertaining to calling Krystal's a restaurant versus fast food. Mr. Wilkerson stated it is called a fast food restaurant.

Commissioner Phillips queried as to whether the stormwater detention pond can be shared. Ms. Peeks stated yes on Highway 74 there is a regional detention pond that was built when the Coventry development was built for sharing purposes.

Commissioner Smith inquired as to whether 1,865 sq. feet is the minimum for the fast food restaurant. Mr. Wilkerson stated this size is the middle size for Krystal and it has a bigger dining room and the same amount of employees will work in this location as others.

Commissioner Phillips wanted to know if the property will be owned by Krystal. Mr. Wilkerson stated yes it will be a company store.

**Motion and Vote:** Commissioner Williams recommends approval to construct a 1,865 square foot fast food restaurant. Commissioner Knight seconded. **The motion carried.**

**IV. STAFF REPORT:** None

- V. COMMISSION MEMBERS COMMENTS:** Commissioner Phillips inquired as to whether a new Chairman will be voted on. Chairman Stoney stated there was no meeting in February and the vote for new Chairman and Vice Chairman will be voted on soon. Ms. Ross agreed and stated that the vote will be at the next meeting. Commissioner Smith stated the proposals submitted were excellent and thanked the applicants. Chairman Stoney thanked everyone in attendance.

**VI. ADJOURN:**

**Motion and Vote:** Commissioner Williams made a motion to adjourn. Commissioner Wade seconded. **The motion carried.**

**Meeting adjourned at 7:20 p.m.**

Approval Signatures	
Date Approved	4/4/2017
Elise Stoney, Chairman	Elise Stoney
Kimberly Mitchell, Recording Secretary	Kimberly Mitchell