



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, November 1, 2016
7:00 P.M.

Elise Stoney, Chair (*Absent*)
Elizabeth Echols, Vice-Chair
Mark Wade
Shelby Phillips (*Absent*)

Jerry Williams
Tony Smith
Homer Knight

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

Tarika Peek
Brendetta Walker
Valerie Ross
Jessica McNeal

- I. **MEETING CALLED TO ORDER:** By Vice-Chair Elizabeth Echols
- II. **ROLL CALL:** All members of Planning and Zoning Commission were present except Chairman Stoney and Commissioner Phillips which constituted a quorum.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:** None
- ADOPTION OF AGENDA:** Commissioner Williams moved to **APPROVE** the agenda. Commissioner Smith seconded. **The motion carried.**
- V. **Motion and Vote:**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Commissioner Smith identified errors on the October 4th meeting minutes (RaceTrac variance request #4). Ms. Peek will re-review the meeting's recording and make necessary corrections. Commissioner Williams moved to delay the approval of the meeting minutes to the December 6th meeting. Commissioner Smith seconded. **The motion carried.**
- VII. **PUBLIC HEARING:**
PRIMARY VARIANCE 16V-006-Racetrac

SUMMARY/STAFF PRESENTATION: The applicant is requesting a primary variance as follows:

APPROVAL to allow the use of stone, masonry stucco on concrete and wood accents on the front façade of a structure. Section 80-90(f)(2)(a)

Based upon review, Staff recommends **APPROVAL** of the variance request to allow the use of stone on the front facade of a structure.

Spoke In Favor: Harold Buckley, Atlanta, Georgia (Representing RaceTrac)

Spoke Against: None

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

Motion and Vote: Commissioner Williams moved to approve the variance request. Commissioner Smith seconded. **The motion carried.**

PRIMARY VARIANCE 16V-007-Builders Professional Group

SUMMARY/STAFF PRESENTATION: The applicant is requesting a primary variance as follows:

To reduce the front yard building setback from 20 feet to 10 feet for lots 6-9, 15-24 and 68-82. (Article II Section 80-87)

Based upon this review, staff recommends APPROVAL CONDITIONAL of the variance request to reduce the front yard building setback from 20 feet to 10 feet for lots 6-9, 15-24 and 68-82. Should the Planning and Zoning Commission choose to approve the request in its entirety, staff recommends the following conditions:

- 1) The subject lots, 6-9, 15-24, 68-82, shall be constructed in accordance with the City of Fairburn ordinances and regulations, for the variance herein, showing a reduction in the 20 foot front yard setback requirement to 10 feet to allow for the construction of single family houses.
- 2) An updated re-recorded plat to show reduction of the front yard setback lines for lots 6-9, 15-24 and 68-82 shall be submitted to the Community Development Department prior to the issuance of the certificate of occupancy.

Spoke In Favor: Jay Knight: Jonesboro, Georgia (Representing Builders Professional Group)

Spoke Against: None

Spoke In Favor: Derrick Jones, Representing Asbury Park HOA

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

Motion and Vote: Commissioner Williams moved to approve the variance request with conditions. Commissioner Smith seconded. **The motion carried.**

VIII. NEW BUSINESS: None

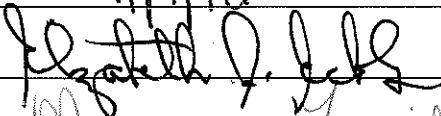
IV. STAFF COMMENTS: None

V. COMMISSION MEMBERS COMMENTS: Commissioner Williams thanked Vice-Chair Echols and staff.

VI. ADJOURN:

Motion and Vote: Commissioner Williams moved to adjourn. Commissioner Wade seconded.
The motion carried.

Meeting adjourned at 7:45 p.m.

Approval Signatures	
Date Approved	11/1/16
Elizabeth Echols, Vice-Chairman	
Jessica McNeal, Recording Secretary	