

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, September 13, 2016
7:00 P.M.**

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

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 Chairman Elise 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:**
Motion and Vote: Commissioner Williams moved to approve the agenda. Commissioner Smith seconded. **The motion carried.**
- VI. APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Vice-Chairman Echols made a motion to approve the August 2, 2016 minutes and Commissioner Williams seconded. Chairman Stoney requested the following edits be made to the minutes: Commissioner Smith was present and Commissioner Knight was absent. The first paragraph under "New Business", should read "Smith inquired as to whether Abaray said there was a traffic study prepared", and "Smith continued to stress his concern pertaining to the congestion in the area." **The motion carried.**
- VII. PUBLIC HEARING:**
Primary Variance 16V-004 Red Rock Development

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

To allow two (2) monument signs to be located on the same street frontage – Section 80-43 (b) (1) (a)

The applicant states in the letter of intent that the additional sign on the subject property will enable the property to be easily identified by the truck traffic traveling on Bohannon Road. The additional sign will minimize truck stacking along Bohannon Road which will create better traffic

flow and less congestion on Bohannon Road and connection streets. As more distribution centers are developed in the area, an additional sign would enable safer movement of truck traffic because the building entrances (driveways) will be clearly identified.

The applicant has not resubmitted the documentation for the variance petition, therefore staff petitioned to recommend **DEFERRAL** to the October 4, 2016 meeting to discuss the variance to allow two monument signs to be located on the same street frontage.

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

Spoke In Favor: None

Spoke Against: None

Commissioner Williams inquired as to whether there is a time limit for the applicant to submit documents to supplement the application. Ms. Peeks explained the applicant would need to write a letter to request a withdrawal of the petition. A written request was not received.

Commissioner Knight asked if deferring the application would cost the city.

Commissioner Phillips asked if we have enough time to repost the signs. Ms. Peeks stated there is adequate time to change the date on the public hearing sign.

Motion and Vote: Commissioner Smith moved to deferred until October 4, 2016 Planning and Zoning Commission meeting. Commissioner Williams seconded. **The motion carried.**

VIII. NEW BUSINESS:

PLAT REVIEW 16P-004 Snap Properties

SUMMARY/STAFF PRESENTATION: For Planning and Zoning Commission to review and make a recommendation on a final plat for Snap Properties, LLC.

Staff recommends **APPROVAL** of the Snap Properties, LLC Final Plat.

Commissioner Phillips questioned about ingress and egress for the second parcel. Ms. Peeks stated that if the site is developed, a driveway will be created to provide access to the site.

Commissioner Smith questioned if the same two driveways will be used. Ms. Peeks stated the two driveways provide access to the Wingate Hotel.

Commissioner Knight asks the purpose of splitting the parcel. Ms. Peeks stated the applicant is probably planning to sale the parcel.

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 Snap Properties, LLC final plat. Commissioner Wade seconded. **The motion carried.**

PLAT REVIEW 15P-004 First Industrial Reality (Oakley Distribution Center)

SUMMARY/STAFF PRESENTATION: For Planning and Zoning Commission to review and make a recommendation on a final plat for First Industrial Reality (Oakley Distribution Center).

Staff recommends **APPROVAL** of the First Industrial Reality (Oakley Distribution Center) Final Plat.

(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 inquired about 3 final plats and whereabouts. Ms. Tarika offered that there may be a typo and made edits as well as specified for Commissioner Phillips.

Commissioner Phillips questioned about where the creek flows. Ms. Walker stated the creek flows to the tributary of Whitewater Creek.

Motion and Vote: Commissioner Williams made a motion to approve the First Industrial Reality (Oakley Distribution Center) Final Plat. Commissioner Smith second. **Motion carried.**

IV. STAFF COMMENTS: No Comments

V. COMMISSION MEMBERS COMMENTS: Commissioner Smith and Chairman Stoney thanked staff.

VI. ADJOURN:

Motion and Vote: Commissioner Phillips moved to adjourn. Commissioner Smith seconded. **The motion carried.**

Meeting adjourned at 7:18 p.m.

Approval Signatures	
Date Approved	3/7/2017
Elise Stoney, Chairman	Elise Stoney
Jessica McNeal, Recording Secretary	Marceia Lindley - signed for Jessica