

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, August 02, 2016
7:00 P.M.**

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

Jerry Williams (**Absent**)
Tony Smith
Homer Knight (**Absent**)

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

Tarika Peek
Linda Abaray
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 except Homer Knight, Mark Wade and Jerry Williams which constituted a quorum.
- III. PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. PUBLIC COMMENTS:** None
- V. ADOPTION OF AGENDA:**
Motion and Vote: Echols moved to approve the agenda. Smith seconded. **The motion carried.**
- VI. APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Smith moved to recommend approval of July 12, 2016 minutes and Phillips seconded. **The motion carried.**
- VII. PUBLIC HEARING:**
Primary Variance 16V-004 Red Rock Development

SUMMARY/STAFF PRESENTATION: Staff recommends a **DEFERRED** of the Primary Variance 16V-004 Red Rock Development **until September 13, 2016** Planning and Zoning meeting.

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

Spoke In Favor: None

Spoke Against: None

(Close of hearing. Planning Commission questions and discussion)

Motion and Vote: Smith moved to deferred until September 13, 2016 Planning and Zoning meeting. Echols seconded. **The motion carried.**

VIII. NEW BUSINESS:

REZONING 16RZ-002 Fairburn Travel Center- 7860 Senoia Road

SUMMARY/STAFF PRESENTATION: For Planning and Zoning Commission to review and make a recommendation to the Mayor and City Council for a petition to rezoning the subject property from C-2 (General Commercial District) to M-1 (Light Industrial District) to allow the expansion of an existing truck stop.

Staff recommends **APPROVAL CONDITIONAL** of the rezoning 16RZ-002 Fairburn Travel Center.

Should the Mayor and City Council decide to rezone the subject property from C-2 (General Commercial District) to M-1 (Light Industrial District); 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 Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Truck stop and accessory uses
 - b. Permitted uses under C-2 (General Commercial District)
2. To the owner's agreement to provide the following site development standards:
 - a. Inter-parcel access shall be provided to create connectivity between Oakley Industrial Boulevard and Harris Road, subject to the review and approval of the City Engineer.

Smith inquired as to whether Abaray said there was a traffic study prepared. Abaray stated there was a traffic count requirement for GRTA and they reviewed it and there wasn't a significant increase for what they are proposing. Abaray stated it will probably help the situation because they are also trying to add a curb cut which will then bring the trucks out further down and not have congestion so close to the light. Abaray went on to say there is not enough stacking for the trucks to get out at the current entrance. Smith continued to stress his concern pertaining to the congestion in the area. Abaray then reiterated that GRTA, GDOT and other municipalities in the local area had reviewed the study and no one had any negative comments pertaining to the expansion portion of the project. Abaray stated the other reason to help relieve congestion is why the inner parcel access was wanted to hopefully disburse traffic so they have an option to come out at Oakley Industrial or go down to Harris if needed.

Phillips inquired as to whether the additional lot had its own ingress and egress driveway. Abaray stated yes they would like to add another curb cut. Phillips asked if the backside of this building goes up to Plantation Road. Abaray stated if they look at the top of the map given, Plantation Road curves off to the right which is unincorporated Fulton County. Phillips inquired as to whether in the future was the outparcel going to be developed to incorporate as M-1. Abaray stated the outparcel is in the rezoning therefore it would be a part of M-1 but no plans at this time to redevelop that portion. Abaray further expressed if they decide to they would have to go

through another DRI process to review it again pertaining to traffic if it is developed to add 10 or more truck parking spaces.

Stoney stated the DRI application submitted to the commissioners appear to be incomplete. Abaray stated there aren't a lot of details to the questions asked pertaining to the DRI application. The pages submitted to commissioners are the completed forms as needed by ARC per Abaray.

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

Spoke In Favor: Ed Wyatt, 41 Dodd Street - Wyatt confirmed that staff described the rezoning and he is there for any questions.

Stoney asked if they have reached the current capacity at the current location for parking. Wyatt stated the land was bought in 1998 and first phase was built approximately 2 (two) years later. It was C-2 at that time. Then the ordinance changed and put truck stops in M-1. Fairburn Travel Center became a non-conforming (grandfather) use. In order to expand, the center has to be rezoned.

Phillips wanted to know if the applicant was ok with the conditions. Wyatt stated he would have to review the conditions and get a better understanding.

Echols asked how many spaces are there currently and how many will be added to the center. Wyatt stated there are approximately 175 spaces and they would like to add approximately 20 additional spaces. Wyatt also stated the truck drivers' park all over the city, sleep and wait for the businesses to open so the delivery can be made. The truck drivers tear up curbs into restaurants and into hotels. Wyatt said pertaining to traffic this will allow better stacking and a right turn is being taken out of the parking lot therefore the trucks aren't conflicting with traffic.

Smith asked have there been a lot of accidents in this area. Wyatt is unaware of a lot of accidents but the traffic has been heavy. Harris Road is built to the specifications to handle this kind of traffic.

Stoney wanted to verify as to whether the request is for 20 or 25 additional spaces. Abaray clarified the request is for 25 additional spaces.

Spoke Against: None

(Close of hearing. Planning Commission questions and discussion)

Motion and Vote: Phillips moved to approve rezoning 16RZ-002 Fairburn Travel Center. Echols seconded. **The motion carried.**

IV. STAFF COMMENTS: Peeks stated because of the holiday in September, the next meeting will be moved forward to September 13, 2016.

V. COMMISSION MEMBERS COMMENTS: No comments

VI. ADJOURN:

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

Meeting adjourned at 7:21 p.m.

Approval Signatures	
Date Approved	10/4/2016
Elise Stoney, Chairman	Elise Stoney
Jessica McNeal, Recording Secretary	Jessica McNeal