

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, June 7, 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 Planner:
City Engineer:
City Attorney:
Recording Secretary:

Tarika Peeks
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 which constituted a quorum.
- III. PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. PUBLIC COMMENTS:** None
- V. ADOPTION OF AGENDA:**
Motion and Vote: Williams moved to approve the agenda. Wade seconded. **The motion carried.**
- VI. APPROVAL OF PREVIOUS MEETING MINUTES**
Motion and Vote: Williams moved to recommend approval of May 3, 2016 minutes and Phillips seconded. **The motion carried.**
- VII. PUBLIC HEARING: NONE**
- VIII. NEW BUSINESS:**

FINAL PLAT 16P-002 Brookhaven at Durham Lakes Unite V, Phase I & II

SUMMARY/STAFF PRESENTATION: The applicant is requesting to re-plat the property reducing the numbers of lots from 262 to 248.

Staff recommends **APPROVAL** of the Brookhaven at Durham Lakes, Unit V, Phase I & II.

Williams questioned as to whether the final plat is approved reducing from 262 to 248 would the applicant be able to request to change it from the reduced number back to a larger number. Abaray stated they have the right to re-plat the property as long as it meets the zoning requirements. They cannot go over the maximum lots allowed under the zoning conditions and

they have to meet the minimum required of the lots dimensions. Williams asked if there was a limit. Abaray stated there is a lot limit in the zoning conditions for Durham Lakes; it's the total area, reduced under current requirement.

(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: Williams moved to approve final plat for Brookhaven at Durham Lakes-Unit V, Phase I & II. Wade seconded. Knight recused. **The motion carried.**

Text Amendment 16TA-001 Addition of retail/commercial and office as permitted uses in M-1 (Light Industrial District)

SUMMARY/STAFF PRESENTATION: The Planning and Zoning Commission to review and make a recommendation on a Text Amendment to add retail/commercial and office as permitted uses in the M-1 (Light Industrial District)

Staff recommends **APPROVAL** of a Text Amendment to add retail/commercial and office as permitted uses in the M-1 (Light Industrial District)

Knight queried as to whether the applicant would have to come back to the city for rules and regulations if they decide to use the space. Abaray stated with an existing building/property, they will apply for an occupational tax. The application for occupational tax is reviewed by Planning and Zoning, and Building and Fire to make sure it meets the codes. Unless they are doing something that would require a special use permit then they wouldn't have to come back to the City.

Phillips questioned as to what were the changes pertaining to the text amendment. Abaray clarified that office and retail/commercial uses were added through this text amendment. Phillips stated in the older warehouses, there are no office spaces within, so would they have to divide the office spaces out? Abaray stated some of the warehouses had office space or they would subdivide for their uses.

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

Spoke In Favor: None

Spoke Against: None

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

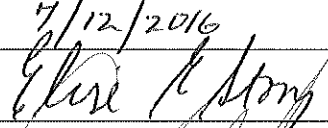
Motion and Vote: Williams moved to approve Text Amendment to add retail/commercial and office as permitted uses in the M-1 (Light Industrial District). Knight seconded. **The motion carried.**

IX. COMMISSION MEMBERS COMMENTS: None

X. ADJOURN:

Motion and Vote: Williams moved to approve. Wade seconded. **The motion carried.**

Meeting adjourned at 7:12 p.m.

Approval Signatures	
Date Approved	7/12/2016
Elise Stoney, Chairman	
Jessica McNeal, Recording Secretary	