

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, March 1, 2016
7:01 P.M.**

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

Jerry Williams
Tony Smith
Homer Knight

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

Tarika Peek
Linda Abaray
Brendetta Walker
Valerie Ross
Meredith Germain
Jessica McNeal

- I. MEETING CALLED TO ORDER:** By Chairman Elise Stoney
- II. ROLL CALL:** All members of Planning and Zoning Commission were present except Phillips 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. Williams seconded. **The motion carried.**
- VI. APPROVAL OF PREVIOUS MEETING'S MINUTES**
Motion and Vote: Smith moved to recommend approval of February 2, 2016 minutes. Wade seconded. **The motion carried.**
- VII. PUBLIC HEARING:**

Variance 15V-005 Michael Kalango-180 April's Way

SUMMARY/STAFF PRESENTATION: The applicant is proposing to construct a 1,671 square foot single family home on the property and is requesting two (2) variances from the Zoning Ordinance and the Stream Buffer Protection Ordinance:

- 1) Section 80-74(e)(2) of the Zoning Ordinance to reduce the front yard setback from forty-five (45) feet to thirty-two (32) feet.
- 2) Section 65-233(a)(1) and (2) to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to forty-five (45) feet.

The Mayor and Council have decided to re-establish a Board of Zoning Appeal. The applicant is requesting to continue with the request for the front setback variance and withdrawal the stream buffer variance until the Board of Zoning Appeals is re-established.

Staff recommends APPROVAL CONDITIONAL of Section 80-74(e)(2) of the Zoning Ordinance to reduce the front yard setback from forty-five (45) feet to thirty-two (32) feet and WITHDRAWAL of Section 65-233(a)(1) and (2) to reduce the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to forty-five (45) feet.

Should the Planning and Zoning Commission choose to approve the request in its entirety, staff recommends the following conditions:

- 1) The subject property shall be constructed in accordance with the proposed site plan, provided by the applicant dated received August 31, 2015 by the Department of Community Development, for the variances herein, showing the reduction of the front yard setback from forty-five (45) feet to thirty-two (32) feet to allow the construction of a single family home, where necessary to accommodate the portion of the encroachment only.

Williams asked if this property was established before the stream buffer ordinance and Abaray stated yes.

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

Spoke In Favor: Sonny Cocotu (representing applicant) Surrounding residents seem to be pleased with the thought of a house being built, same as surrounding houses.

Knight asked if there were any letters to submit pertaining to resident being in favor of the Variance. Mr. Sonny stated no but Abaray did inform the board that two (2) different letters were mailed and two (2) different signs were placed on the property. According to Abaray there were residents in favor of the variance that attended previous meeting and no calls have come in pertaining to any person opposing the variance.

Spoke Against: None

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

Motion and Vote: Williams moved to approve the variance request with one (1) condition. Smith seconded. **The motion carried.**

Variance 16V-001 Surelock Self Storage-8335 Senoia Road

SUMMARY/STAFF PRESENTATION: The applicant is proposing to expand the existing Surelock Self Storage facility and is requesting a three part primary variance as follows:

Part 1: To reduce the front yard setback from fifty (50) feet to twenty (20) feet - Section 80-90(c)(2)(a)

Part 2: To delete the twenty (20) foot side yard setback - Section 80-90(c)(2)(b)

Part 3: To reduce the buffer from fifty (50) feet to twenty (20) feet along the eastern property line - Section 80-372

Staff recommends **APPROVAL CONDITIONAL** of the variance requests to reduce the front yard setback from 50 feet to 20 feet, to delete the 20 foot side yard setback, and to reduce the buffer from 50 feet to 20 feet along the eastern property line.

Should the Planning and Zoning Commission choose to approve the variance request in its entirety, staff recommends the following condition(s):

- 1) To reduce the front yard setback from fifty (50) feet to twenty (20) feet.
- 2) To delete the twenty (20) foot side yard setback.
- 3) To reduce the buffer from fifty (50) feet to twenty (20) feet along the eastern property line.
- 4) Replant the perimeter buffer where sparsely vegetated to create a screening of the property.
- 5) Plants shall be a minimum of 6 feet at the time of installation.
- 6) A landscape plan detailing buffer planting shall be submitted at time of LDP, and shall be subject to the approval of the city.
- 7) Architectural plans showing building elevations and architectural character shall be submitted at the time of LDP, and shall be subject to the approval of the city.

Williams and Smith inquired whether a traffic study was done. Peeks stated no traffic study was performed at this time. Walker believed that compared to the amount of traffic already on Highway 74, the traffic for the self-storage should not have that much impact on the area. Nevertheless, staff will look at the traffic study, for that area as a whole that was performed for Milam, past the interchange.

Williams asked if the buffer will correspond to current properties. Peeks stated yes, the current buffer will correspond to existing; therefore all buildings will line up the same.

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

Spoke In Favor: Robert Kleinschmidt

Kleinschmidt reiterated reasons why the variance would be beneficial.

Spoke Against: None

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

Motion and Vote: Williams moved to approve three (3) part variance request with seven (7) conditions. Echols seconded. **The motion carried.**

VIII. UNFINISHED BUSINESS: None

IX. NEW BUSINESS: None

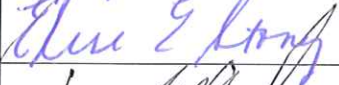
X. STAFF REPORT: Peeks reminded Commissioners about the Special Called Meeting that will be held on Thursday, March 3, 2016, 7pm at City Hall.

XI. COMMISSION MEMBERS COMMENTS: Smith, Knight and Wade congratulated Stoney as Chairman and Echols as Vice-Chair. Stoney thanked all staff.

XII. ADJOURN:

Motion and Vote: There was a motioned to adjourn. Williams seconded. **The motion carried.**

Meeting adjourned at 7:18 p.m.

Approval Signatures	
Date Approved	5/3/2016 th
Elise Stoney, Chairman	
Jessica McNeal, Recording Secretary	