

PLANNING AND ZONING COMMISSION MEETING MINUTES

**City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, February 2, 2016
7:02 P.M. (delayed because of recording)**

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

Jerry Williams
Tony Smith
Homer Knight (absent)

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

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

- I. MEETING CALLED TO ORDER:** By Chairman Shelby Phillips
- II. ROLL CALL:** All members of Planning and Zoning Commission were present which constituted a quorum.
- III. PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. ELECTION OF OFFICERS:**
 - a. **Chair-**Williams nominated Stoney for Chairman. Echols seconded. **The motion carried.**
 - b. **Vice-Chair-**Williams nominated Echols for Vice-Chairman. Stoney seconded. **The motion carried.**
- V. PUBLIC COMMENTS:** None
- VI. ADOPTION OF AGENDA:**

Motion and Vote: Stoney moved to approve the agenda. Echols seconded. **The motion carried.**
- VII. APPROVAL OF PREVIOUS MEETING'S MINUTES**

Motion and Vote: Stoney moved to recommend approval of January 5, 2016 minutes. Williams seconded. **The motion carried.**
- VIII. 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.

Staff recommends a **CONTINUANCE** of the variance requests.

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 a reduction in the 75 foot buffer and setback requirements (50 foot undisturbed natural buffer and 25 foot impervious surface setback) to forty-five (45) feet and 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.
- 2) All gutters/downspouts shall be tied into a water quality device, subject to the approval of the City Engineer.
- 3) The fifty (50) foot undisturbed buffer shall be restored to natural buffer standards, subject to the approval of the City Arborist, prior to the issuance of a certificate of occupancy.
- 4) Rear porch shall be constructed of impervious material (i.e. brick pavers, pervious pavers or other pervious material), subject to the approval of the City Engineer.

(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 the continuance of the variance request. Echols seconded. **The motion carried.**

IX. UNFINISHED BUSINESS: None

X. NEW BUSINESS: None

XI. STAFF REPORT: None


XII. COMMISSION MEMBERS COMMENTS:

XIII. ADJOURN:

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

Meeting adjourned at 7:09 p.m.

XIV. WORKSHOP:

Approval Signatures	
Date Approved	March 06, 2016
Shelby Phillips, Chairman	
Jessica McNeal, Recording Secretary	