



**CITY OF FAIRBURN**  
**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**City Hall**  
**56 Malone Street**  
**Fairburn, GA. 30213**  
**Tuesday, August 04, 2015**  
**7:00 P.M.**

Shelby Phillips, Chair  
Andrew Whitmore, Vice-Chair  
Elise Stoney

Mark Wade  
Elizabeth Echols  
Jerry Williams

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. PUBLIC COMMENTS:** None
- V. ADOPTION OF AGENDA:**  
**Motion and Vote:** Whitmore moved to approve the agenda. Williams seconded. **The motion carried.**
- VI. APPROVAL OF PREVIOUS MEETING'S MINUTES**  
**Motion and Vote:** Williams moved to recommend approval of July 16, 2015 minutes. Wade seconded. **The motion carried.**
- VII. PUBLIC HEARING:**  
**15V-004 0 Senoia /Harris Road-Fairburn Medical Center**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct an Urgent Care Facility (Fairburn Medical Center) and is requesting one (1) primary variance from the Zoning Ordinance:

- 1) Section 80-90(e) (1) (b) of the Zoning Ordinance to reduce the landscape buffer from 45 feet to 35 feet.

Phillips wanted clarification and Peeks explained that the buffer reduction would not affect other properties.

*(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. Echols seconded. **The motion carried.**

**VIII. UNFINISHED BUSINESS:** None

**IX. NEW BUSINESS:**

**Final Plat-8335 Senoia Road, Sure Lock Self Storage/Landrum Road-Robert Kleinschmidt**

**SUMMARY/STAFF PRESENTATION:** The staff is recommending approval of the final plat for residential property (Landrum Road) and Sure Lock Self-Storage. The staff has reviewed the final plat and it complies with all City regulations at this time.

*(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:** Whitmore moved to approve. Williams seconded. **The motion carried.**

**15RZ-004-Shortleaf Road, Longleaf Circle and Lauren Drive-Fieldstone Manor Subdivision**

**SUMMARY/STAFF PRESENTATION:** It is the opinion of the staff that the rezoning request is not in conformity with the current Future Development Map, which recommends Medium Density Residential. However, the proposal is consistent with policies to create stable, safe, well maintained neighborhoods that maintain their value over time and allow for a variety of home styles, materials, and lot sizes. Therefore, based on these reasons, staff recommends **APPROVAL CONDITIONAL** of the rezoning petition.

Should the Mayor and City Council decide to rezone the subject property from RM-8 (Multifamily Residential District) to R-CT (Residential Condominium/Town-House District) the staff recommends 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. Single family detached homes only.
2. To the owner's agreement to provide the following site development standards:
  - a. Five (5) foot wide sidewalk shall be required along all street frontages
  - b. Building material shall be brick or masonry siding only

Phillips questioned about Long Leaf being a dumpsite. Abaray stated she is unaware of the dumping occurring in the area and has not seen it. She will follow up on the status.

Whitmore questioned as to whether the owner of the property and the City Manager were aware. Abaray stated she will follow up and the City will enforce cleanup of the area. Williams questioned the owner not being present. Phillips stated that it wasn't clear as to who should take care of this matter. Linda insured that the City will either start enforcement on the applicant or the Bank (owner) to clean it up. Whitmore expressed concern over inaction of the property for over a year. Williams stated the subject was brought up two (2) months ago. Whitmore stated the City should follow up on clean up with the property owner. Phillips is concerned about approval of lots and whether future resident will be interested in buying lots.

*(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)*

Whitmore suggested that P & Z Commissioners ask City staff to get the City crew to address the issue. Abaray explained that what is being discussed and what has been presented to the Commissioners this evening. The issue on the agenda today is a rezoning case.

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

#### **15C-008 Fairburn Logistics-210 Bohannon Road**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct a 493,870 square foot Distribution Center. The proposed project will require approximately 106 standard parking spaces and 99 truck spaces. The applicant will be required to meet all parking regulations. The site will have an ingress/egress from the internal private road located along the north property line. Stormwater detention is proposed to be managed in the existing detention facility on site.

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following conditions.

1. To the Site Plan submitted to the Department of Community Development dated received July 20, 2015. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

Phillips questioned staff about private roads on plan. Abaray explained it's a private road and has not been named. The road will be named once it has been replatted.

Phillips questioned the 240 auto parking spaces on the plan and the ordinance says 160 parking spaces. Linda clarified that the ordinance requirement is 160 parking spaces and the applicant meets the ordinance requirement.

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

Spoke In Favor: Reese Waite, TPA Group

Spoke Against: None

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

**Motion and Vote:** Whitmore moved to approve with conditions. Williams seconded. **The motion carried.**

**X. STAFF REPORT:** None

**XI. COMMISSION MEMBERS COMMENTS:**

All Commissioners thanked staff, welcomed Jessica and Wade told Whitmore Happy Birthday.

**XII. ADJOURN:**

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

Meeting adjourned at 7:31 p.m.

Approval Signatures	
Date Approved	3 Nov 2015
Shelby Phillips, Chairman	
Jessica McNeal, Recording Secretary	