



**CITY OF FAIRBURN**  
**PLANNING AND ZONING COMMISSION MEETING MINUTES**  
**City Hall**  
**56 Malone Street**  
**Fairburn, GA. 30213**  
**Tuesday, May 5, 2015**  
**7:00 P.M.**

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

Mark Wade  
Elizabeth Echols  
Jerry Williams

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

Tarika Peeks  
Linda Abaray  
Herbert Humphrey  
Valerie Ross  
Asia Zachery

- 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**  
  
Whitmore, Stoney and Williams stated that the previous minutes was a better format due to being more informative in order to reference back to be reminded as to what actually took place within a meeting.  
**Motion and Vote:** Whitmore moved to recommend approval of April 7, 2015 minutes and all future minutes will change back to previous format containing dialog. Echols seconded. **The motion carried.**
- VII. PUBLIC HEARING**  
**15C-002 0 Meadow Glens Circle-Dairy Queen**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct a 2,612 square foot restaurant. The proposed project will require 27 parking spaces. The applicant is proposing 34 parking spaces. The site will have an ingress/egress easement to Meadow Glen Parkway on the northwest corner of the property. The property will not have an access point from Senoia Road (Hwy (74). Stormwater detention is proposed to be managed in a region detention facility located on the adjacent property. The proposed building facade will consist of face brick, stucco, and anodized aluminum frame with clear glazed windows on the

storefront and fabric awnings. Recommended **approval** is subject to the following conditions:

1. To the Site Plan submitted to the Department of Community Development dated received April 17, 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.
2. Stormwater management facility must be permitted and constructed, prior to or in conjunction with the Land Disturbance Permit. Stormwater management facility shall be completed pursuant to City requirements prior to the issuance of a building permit.
3. An approved subdivision plat shall be submitted prior to the issuance of any Certificate of Occupancy.

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

Spoke In Favor: Bhugesh Patel, Madison Ga. (Part of Development)  
Kavin Patel, Atlanta, Ga. (Part of Development)

Spoke Against: None

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

Stoney inquired about the front entrance.

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

**15C-003**

**5151 Oakley Industrial Blvd. - Southpark (Meadow Glen Retail)**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to construct a 295,800 square foot warehouse building. The proposed project will require approximately 80 standard parking spaces and 60 truck spaces. The applicant will be required to meet all parking regulations. The site will have an ingress/egress from Whitewater Place. Stormwater detention is proposed to be managed in the existing detention facility on site. The applicant will be required to submit a land disturbance permit application prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning Commission. Recommended **approval** is subject to the following conditions:

1. To the Site Plan submitted to the Department of Community Development dated received April 8, 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.

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

Spoke In Favor: Larry Spysinski, Atlanta, Ga.

Jason Copenhaver, Atlanta, Ga. (Eberly & Associates)

Spoke Against: None

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

Phillips inquired as to whether the main entrance will be on Whitewater Place and if they intend on expanding the road for potential trucks. Spysinski stated that the road and water lines would have to be extended.

Williams inquired as to whether the parking would be increased in the near future. Spysinski stated the parking spaces and trees will be developed at one time. Existing detention will also be increased to handle stormwater.

Would additional stormwater facilities be built to handle stormwater in the area inquired Stoney. No the increase in the current detention pond will be able to handle stormwater between the two buildings. No tenant currently attached to the building therefore building is speculative.

Williams inquired as to how will this building impact pertaining to new jobs and has a study been done pertaining to the traffic? Spysinski stated a study has not been performed for this property. Abaray stated that it was not a requirement and for this project it will not be done. Humphrey stated the current road widening project along Oakley Industrial Boulevard which is underway is going to help with future businesses in the area and will verify if there was a traffic study performed. Spysinski stated as far as jobs are concerned, it will be dependent upon the clients that come to the building and should be similar in use to the buildings around it.

Phillips inquired as to whether other people in the area are using the railheads. Peachtree Logistics has a line; Spysinski is in contact with CSX to see if the line can be shared or if a spur will need to be added.

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

**VIII. UNFINISHED BUSINESS: None**

**IX. NEW BUSINESS**

**15RZ-003 Rezoning O&I (Office Institutional) to C-2 (Highway Commercial) and Use Permit 15U-001 Senoia Road/Hwy 74**

**SUMMARY/STAFF PRESENTATION:** The applicant is proposing to rezone the subject property from O&I (Office Institutional District) to AG-1 (Agricultural District) to allow for the expansion of Surelock Self Storage with a use permit for self-storage.

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

Spoke In Favor: Robert Kleinschmidt, Powder Springs, Ga. Phillips

Spoke Against: None

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

Phillips inquired whether having another C-2 in the area would be a disturbance. Peeks stated it would be consistent with the current area and it is in the Future Land Use and in the Comprehensive Plan.

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

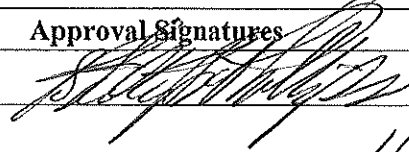
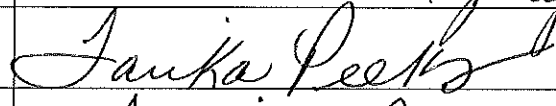
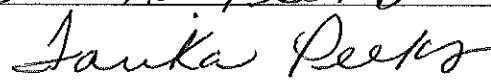
**X. STAFF REPORT: None****XI. COMMISSION MEMBERS COMMENTS:**

Whitmore stated if there is an issue with the recording system, the City Administrator should be made aware therefore the issue can be corrected. Stoney stated all should make sure they speak up and speak loudly into the microphone to help the Recording Secretary with transcribing.

**XII. ADJOURN:**

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

Meeting adjourned at 7:30 p.m.

| Approval Signatures  |  |
|--|--|
| Date Approved  |  |
| Shelby Phillips, Chairman                                    | 16 July 2015   |
| Tarika Peeks, City Planner                                   |  |
| <del>Tarika Peeks</del><br>Asia Zachery, Recording Secretary |  |