



**City of Fairburn
Planning and Zoning Commission Minutes
Tuesday, December 2, 2014**

Attendance

Present: Vice-Chair Shelby Phillips, Commission Members - Andrew Whitmore, Elizabeth Echols, Jerry Williams, Jeff Winston (City Engineer), Jahnee Prince (Consultant), Tarika Peeks (New City Planner) and Valerie Ross (City Attorney).

Call to Order

Vice-Chair Phillips called the meeting to order at 7:00 p.m. in the City Hall Council Chambers.

Roll Call – Determination of Quorum

A quorum was confirmed for meeting.

Pledge of Allegiance

The meeting opened with the reciting of the Pledge of Allegiance.

Public Comments

No Comments

Adoption of Agenda

During staff report there will be a few things to discuss. Commissioner Whitmore made a motion to approve the agenda with additional comments added by staff. Commissioner Williams seconded the motion and it was unanimously approved.

Adoption of Minutes

Commissioner Whitmore made a motion to approve the minutes from November 4, 2014 with the corrections. Commissioner Echols seconded the motion, and it was unanimously approved.

Starbucks Conceptual Site Plan - The applicant intends to build a Starbucks coffee drive through and a Marco's pizza on this .9 acre lot.

Staff recommends approval with the following conditions:

1. Submit revised conceptual site plan to include a certified survey from a registered land surveyor in the state of Georgia, loading space dimensions and parking space calculations demonstrating compliance with the City of Fairburn Ordinance and Georgia Accessibility Code.
2. Submit revised landscaping plan that will meet the City of Fairburn landscaping ordinance requirements.

3. Submit revised architectural elevation plans.

Commissioner Whitmore inquired if the stamp on the plans is from a registered Land Surveyor in the state of Georgia? Mr. Winston stated that the stamp on the submitted plans is from a Professional Engineer not a Land Surveyor. Vice-Chair asked if the stamp has to be a raised stamp. Mr. Winston stated it doesn't have to be a raised stamp but it must be a stamp from a registered Land Surveyor from the state of Georgia.

Vice-chair Phillips stated, is there any other flaws remaining within the plans? Mr. Winston stated yes, the loading space dimensions. Vice-Chair Phillips asked would the trees have to be rearranged? Mr. Winston stated that the loading space dimensions will not interfere with the planting. Vice-Chair Phillips stated there are 28 trees listed, are they needed? Ms. Prince stated actually more than 28 trees are needed. Per Ms. Prince, the ordinance gives two ways to calculate the standard and you have to go with whichever is stricter. The applicant calculated both ways but did not go with the stricter standard according to the calculations. A new landscape plan will be submitted by applicant. Vice-Chair Phillips asked if the City has a tree bank. Ms. Prince stated yes, but it has never been utilized and needs some adjusting. Commissioner Whitmore asked when comparing the tree bank and the proposed tree minimum requirements, how far off we are from what should be planted? Ms. Prince stated she would need to review the information. If they don't meet the requirements, a variance would be needed.

Commissioner Whitmore inquired about Georgia Accessibility Code. Mr. Winston stated Georgia Accessibility Code ensures that they have met the minimum requirements for handicapped accessibility.

Vice-Chair Phillips inquired about the timeframe for the new landscape plan? Ms. Prince stated that they will not be able to obtain an LDP without submitting all of the conditions, so they would probably submit quickly.

Applicant

Lance Watson stated they will meet all requirements but upon their calculations 50 trees are required and he doesn't see how 50 trees can be planted on .87 acres and live. He asked the Staff and Commissioners to work on the code that would allow a reasonable amount of trees where it would look nice and the trees would be able to live.

Commissioner Whitmore made a motion to approve the Conceptual Site Plan with conditions. Commissioner Echols seconded the motion. Motion carried unanimously.

Oakley Distribution Center Subdivision and Conceptual Site Plan Application - Subdivision Application-The applicant, Oakley Land Partners II would like to combine all the properties, as shown in Exhibit 2, into one 322 acre tract and then re-subdivide that tract into three lots.

Conceptual Site Plan Application-this property includes two tracts. The first tract includes 55.2 acres and the second tract includes 28 acres.

Staff recommend approval with the following conditions:

1. City Council approval of landscape variance or submission of a landscaping plan that meets city code.
2. Sidewalks on all street frontages on both tracts.
3. Submittal of building elevations.
4. A geotechnical report is to be conducted along Fayetteville Road to determine if the existing roadway has adequate loading capacity to accommodate the additional truck traffic that will be generated from this development. If the geotechnical report recommends pavement improvements to support the truck traffic, the applicant shall be responsible for making the necessary improvements to Fayetteville Road.
5. All driveways are to have acceleration and deceleration lanes that are in compliance with the City of Fairburn's code.
6. The applicant may be required to provide a dedicated left turn lane into the development from Fayetteville Road and to extend the existing dedicated left turn lane along Fayetteville Road that allows access to Red Hawk Run Court.
7. There is to be a left turn only sign at the development's driveway along Fayetteville Road.
8. The applicant is required to submit sight distance plans and profiles that comply with the City of Fairburn's ordinance.

Ms. Prince stated the City's Landscape architect comments were that he believes all of the required landscaping will fit and there is sufficient space for all of the required trees. Ms. Prince revised the staff recommendation and does not advise the applicant to get a landscaping variance. Ms. Prince recommends that it is approved contingent upon submittal and approval of a landscaping plan for the site that meets the City's requirements.

Mr. Winston revised item #7 to state there is to be a left turn only sign for truck traffic at the development's driveway along Fayetteville Road. Mr. Winston discussed each condition in detail.

Mr. Whitmore stated getting clarification from Mr. Winston prior to the meeting helped him get a better understanding on the DRI and traffic study.

Vice-Chair Phillips had concerns pertaining to uncharted water flow. He asked Mr. Winston to point out where the water source is located and how it will affect the Whitewater Creek Water shed. Mr. Winston stated, per EPD there has to be a certain amount of undisturbed buffer. Mr. Winston believes the amount to be 150 feet of undisturbed buffer and that there can be no development within that buffer area. Vice-Chair Phillips asked, about the two detention ponds that capture runoff water and underground water that leaks together. Mr. Winston stated that the stormwater runoff will be channeled to the detention ponds. The detailed construction plan will show the actual detention pond discharge flow. The historical discharge will flow back to the river. Vice-Chair Phillips asked, will the detention ponds be protected with a layer to eliminate any chemicals from flowing to the bottom of the pond? Mr. Winston stated that the

Georgia Stormwater Management Plan and DRI Report address this issue. The applicant is responsible for water quality and has to meet the threshold in order to receive a land disturbance permit (LDP). The applicant will also be responsible for meeting the City's ordinance on water quality.

Vice-Chair Phillips stated that he is concerned because the water flows into the drinking water for Fayette County. Mr. Winston stated that it does flow into Fayette County's water intake and EPD has a requirement on the impervious areas within the Whitewater Creek basin (does not exceed the 25%). The entire concept is to have a natural buffer that absorbs all the particulates so that no chemicals, etc. get into the water stream.

Vice-Chair Phillips asked, about driveway 1 and 2, was the data constructed under current conditions? Mr. Winston stated that the study does factor in current conditions of the truck traffic and proposed (additional) traffic flow. The study considers traffic that will be created due to the development. The driveway has a level C rating. The study looks at morning and evening traffic flow.

Vice-Chair Phillips asked, are we considering sidewalks to be associated with the acceleration and deceleration lanes? Mr. Winston stated that there will be sidewalks along Oakley Industrial and Fayetteville Road into the development. Also, Mr. Winston stated, based on the traffic engineer report, traffic should increase by (3%) and is noted in the traffic report. Three percent (3%) is a common projection.

Vice-Chair Phillips asked, is the 3% based on warehouses and not the new residential that will be developed? Mr. Winston stated it is taking into account the traffic in the immediate vicinity.

Commissioner Williams asked, how does the 3% relate to the current percentages? Mr. Winston stated, the existing volume (based on section 2.2, 2nd paragraph, existing volumes of the Traffic Impact Study) is how the traffic flow was predicted, which is a basic method on predicting traffic flow. The (3%) takes into account the Oakley Township subdivision, undeveloped areas and other new development in the vicinity.

Commissioner Whitmore asked, is the 7th condition an additional condition? Is it 7 conditions are 6? Mr. Winston stated that the 7th condition is a revision only to state "left turn only for truck traffic". Mr. Winston further explained that Fayetteville Road is a residential road and will not be able to support the truck traffic from the development, so the revised comment (left turn only sign for truck traffic only) will direct truck traffic to the left and will deter truck traffic into the residential area of Fayetteville Road.

Vice-Chair Phillip asked, about building elevation to support 60,000 – 80,000 pound trucks; will DOT be required to come in and resurface the road if that is required? Mr. Winston state to his knowledge Oakley Industrial Road is not a GDOT road. Vice-Chair Phillips asked, where will that expense comes from? Mr. Winston stated that the applicant will have to incur that expense.

Commissioner Williams asked has that been made known to the applicant that he will have to incur that expense? Mr. Winston stated, the applicant was at ARC and was told that the City is concerned with the existing road subjection to the truck traffic. There is an existing sign posted on the road that states there is to be no trucks over 36,000

pounds or 3 axles. It's safe to assume that the road in its current condition cannot support tracker trailer loading.

Commissioner Whitmore stated that is why the geotechnical report is so crucial. How long is the process to getting a geotechnical report? Mr. Winston stated typically it will take a month or 1.5 months, maybe quicker depending on the schedule and availability. Commissioner Whitmore asked, as the City's Engineer you will be responsible for tracking this process? Mr. Winston stated, yes.

Applicant

Jim Knopka, Developer, First Industrial Realty Trust and Scott Gardner, Engineer, Eberly and Associates.

Mr. Knopka stated they submitted the building elevations in September with the initial application and will resubmit the elevation plans to the City Engineer and Planner.

Mr. Knopka stated that they spent a lot of time trying to layout the required tree counts and just like Starbuck's, it's difficult to fit the required trees on the site, given the required density for trees. The Planner's recommendation is that we meet the landscape requirements. My request is that we be given the opportunity to pursue the variance process with Mayor and Council for the tree variance and give us the same level of playing field as Trammel Crow was presented with.

Mr. Gardner stated 15 units per acre or total impervious area divided by 1,000 units, this is what makes it so difficult for these large warehouses. It makes the number of trees jump up dramatically. If we try to cram 36 units, which are 1,000 more trees on our site trees will be all on top of each other and will not survive.

Commissioner Whitmore recommended that the landscape architect and the City's representative meet to discuss this matter and get on a common ground. Mr. Whitmore asked if the trees are not planted, then what goes into the tree bank.

Mr. Gardner asked Vice-Chair Phillips, was he referring to the impervious stream? Vice-Chair Phillips answered, yes. Mr. Gardner stated four extra BMPs will be added on the erosion control plan. The plans will have those items on them.

Mr. Winston wanted to clarify the number of trucks and vehicles based on the Traffic Impact Study in the Executive Summary; the total number of vehicles entering is 1,093. (In an effort to provide clarity, Mr. Winston proceeded to go over the trip generation numbers as stated in the Traffic Impact Study.)

Vice-Chair Phillips asked if there will be traffic lights at any one of the points. Mr. Winston stated no, based on the level of service, they will not be needed.

Commissioner Whitmore asked based on the current truck traffic, what will be your vision to improve I-85 (coming north bound) and Hwy 74 with the additional truck traffic from this development? Mr. Winston stated the only thing you can do is conduct a signalization study to include truck traffic on Hwy 74 and I-85 coming north from Newnan onto the Fairburn exit. Based on GDOT District Engineer, improvements can take from 5 months to 5 years because of back log, so the only passive approach would be to look at changing the signalization time for right turns. The lights need to be held longer so we can move more traffic.

Commissioner Whitmore asked, whether this is something that you (Mr. Winston) are considering down the road? When will this project be completed? Mr. Winston stated, in 2016.

Commissioner Whitmore questioned whether we can get put on their schedule? Mr. Winston stated, yes but it will be put on the bottom of their queue. It's a very time consuming project and is prioritized and based on the discretion of the GDOT. He stated that he will continue to work with GDOT, make recommendations and build relationship with GDOT.

Vice-Chair Phillips stated we have the same problem on the south bound side too. Traffic can back-up to Union City.

Commissioner Whitmore stated it would not hurt to get on GDOT schedule because it's not going to get better but it will get worse.

Ms. Ross stated to Vice-Chair Phillips, because there are two applications, we would need two separate motions, one motion for the subdivision site plan and one motion for the conceptual site plan.

Vice-Chair Phillips asked, which recommendations goes with which plan?

Ms. Prince stated, recommending approval of the subdivision plan without conditions and approval of the conceptual site plan with conditions that were amended tonight.

Commissioner Whitmore made a motion to approve the Oakley Industrial subdivision site plan. Commissioner Williams seconded. Motion carried unanimously.

Commissioner Whitmore made a motion to approve the Oakley Industrial conceptual site plan with conditions, #1 - landscape plan that meets the City's ordinance and revision of condition #7 - left turn only for truck traffic. Commissioner Williams seconded. Motion carried unanimously.

Staff Report

Ms. Prince stated there need to be a called meeting on December 29th for a secondary variance for a liquor store sign permit on Hwy 74. The liquor store was annexed into the city from Fulton County. It is believed to be a non-conforming sign. Ms. Prince stated that she called Fulton County and is waiting on a response. The sign is currently 21 feet tall; the ordinance states a maximum height of 20 feet tall is allowed. Property is zoned C-2, address 7895 Hwy 74. Ms. Prince stated the Planning and Zoning Commission will need to meet before the 29th to meet the January 2nd deadline.

The next meeting will be on January 6, 2015 and the packets will be out sooner.

Commissioner Comments

Commissioner Whitmore asked for an email to be sent to everyone with the date.

Commissioner Williams thanked the City Engineer for explaining DRI report. He stated that it was very beneficial. He recommended having a workshop when we have a DRI?

Commissioner Echols thanked the City Engineer for explaining the DRI Report/Traffic Study. She welcomed the new City Planner. (Ms. Tarika Peeks)

Commissioner Whitmore welcomed the new City Planner, thanked the City Engineer for explaining the DRI Report, interim City Planner for keeping the ball going through the transition, two citizens that were present and City Attorney.

Commissioner Phillips thanked everyone and the City Engineer for explaining the DRI Report.

Adjourn

There being no further business to discuss, a motion was made by Commissioner Whitmore to adjourn. The motion was seconded by Commissioner Williams and it was unanimously approved at 8:25 pm.



Vice-Chairman
Shelby Phillips



City Planner/Recording Secretary
Tarika Peeks