

**City of Fairburn
Planning and Zoning Commission Minutes
February 4, 2014**

Attendance

Present were Chairman Elise Stoney, Commission Members-Vice-Chair Shelby Phillips, Mark Wade, Andrew Whitmore, Elizabeth Echols and Jerry Williams. Also present were the Community Development Director/City Engineer - Troy Besseche; City Planner - Toussaint Kirk, Planning Consultant - Jahnee Prince and City Attorney - Valerie Ross.

Call to Order

Chairman Elise Stoney called the meeting to order at 7:00 pm in the City Hall Council Chambers.

Pledge of Allegiance

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

Roll Call – Determination of Quorum

A quorum was confirmed for meeting.

Election of Officers

Commissioner Wade made a motion to nominate Elise Stoney for Chairman. Commissioner Jerry Williams seconded the motion and it was unanimously approved. Motion carried.

Commissioner Echols made a motion to nominate Shelby Phillips for Vice-Chairman. Commissioner Williams seconded the motion and it was unanimously approved. Motion carried.

Public Comments

No Comments

Adoption of Agenda

Commissioner Wade made a motion to approve the agenda. Commissioner Echols seconded the motion and it was unanimously approved.

Adoption of Minutes

Commissioner Whitmore made a motion to approve the minutes from December 3, 2013. Commissioner Williams seconded the motion, and it was unanimously approved.

Public Hearing:

2014TA-01 Text Amendment- Chapter 80 Article I, In General Section 80-4 Definitions To add, replace or modify definitions of Buffer, State Water; Club, Lodge, Retreat, Campground; Floodplain; Home Occupation; Mobile Home; Protected one; Sidewalk; Secondary Variance; Administrative Minor Variance and Yard.

Chairman Stoney's and Vice-Chair Phillips asked questions pertaining to Floodplain. Mr. Kirk deferred to Mr. Besseche to respond to floodplain questions. Mr. Kirk answered Vice-Chair Phillips questions pertaining to Club, Lodge, Retreat and Campground.

Vice-Chair Phillips made a motion to accept the recommendation from staff to add, replace or modify definitions to Chapter 80 Article I, In General Section 80-4. Commissioner Whitmore seconded the motion, and it was unanimously approved. The motion carried.

2014TA-02 Text Amendment- To revise Chapter 80 Article II, Zoning Section 80-71(b) (4), AG-1 (Agricultural Zoning District), with respect to referencing the correct section for home occupations requirements. (Correcting an clerical error)

Commissioner Williams made a motion to accept the recommendation from staff to revise Chapter 80 Article II, Zoning Section 80-71(b) (4), AG-1 (Agricultural Zoning District). Commissioner Wade seconded the motion, and it was unanimously approved. The motion carried.

2014TA-03 Text Amendment- To revise Chapter 80 Article II, Zoning Section 80-89(g) (1) (e) Highway 29 Overlay District, with respect to changing the language to reflect the correct locality of utility access.

Mr. Kirk answered Vice-Chair Phillips questions about cost effectiveness and safety advantages.

Commissioner Whitmore made a motion to accept the recommendation from staff to revise Chapter 80 Article II, Zoning Section 80-89(g) (1) (e) Highway 29 Overlay District. Vice-Chair Phillips seconded the motion, and it was unanimously approved. The motion carried.

2014TA-04 Text Amendment- Chapter 80 Article II, Zoning Section 80-71 (g)(7)(h) Highway Overlay District-To establishes standards and procedures that apply to any development, use, alteration, height, density, parking, common space, and building that lies, in whole or in part, within the Fairburn U.S. Highway 29 Overlay District, hereinafter referred to as the Fairburn Overlay District. The Fairburn Overlay District is based upon the urban design and development guidelines included in the downtown City livable centers initiative (LCI) study.

Mr. Kirk was referencing existing code that already recognizes the administrative use permit process that applies to shared parking. Mr. Kirk will send a link to Planning and Zoning Commissioners pertaining to municode.

Vice-Chair Phillips made a motion to accept the recommendation from staff to revise Chapter 80 Article II, Zoning Section 80-71 (g)(7)(h) Highway Overlay District. Commissioner Echols seconded the motion. Commissioner Williams abstained. The motion carried.

2014TA-05 Text Amendment- To revise Chapter 80 Article XII, Sign Regulations Section 80-431-(b)(1)(a), Regulated Signs, in order to increase the maximum square footage for freestanding and monument signs.

Mr. Kirk addressed some questions pertaining to different sizes of signs.

Commissioner Whitmore made a motion to accept the recommendation from staff to revise Chapter 80 Article XII, Sign Regulations Section 80-431-(b)(1)(a), Regulated Signs. Vice-Chair Phillips seconded the motion, and it was unanimously approved. The motion carried.

New Business:

None

Unfinished Business:

None

Staff Report

Mr. Kirk stated text amendments will be submitted in groups of 3-5 at a time once a quarter, not unless there are demanding amendments. The American Planning Association Conference (APA) will be held in Atlanta, April 26-30, 2014. Mr. Kirk will send a link to Planning and Zoning Commissioners pertaining to APA website.

Ms. Prince gave an updated pertaining to the Comprehensive Plan. A handout was also given. A kickoff meeting will be held February 13, 2014, from 6:30-8pm at City Hall. There will be a total of three (3) meetings and a survey available for residents. A link to the survey will be submitted to all HOA members. Mr. Whitmore would like to obtain the HOA list.

Mr. Besseche stated that the Manor at West Broad Senior Housing Project has been approved for funding and will conduct community meetings within the next 6 weeks.

Commissioner Comments

Mr. Whitmore congratulated Ms. Stoney and Mr. Phillips on their reappointment to Chairman and Vice-Chair. He also welcomed Mr. Williams and said Happy New Year to Commissioners and staff. Mr. Whitmore praised Ms. Fernandez and Code Enforcement for identifying potential problems pertaining to the new sign ordinance.

Mr. Phillips said Happy New Year to everyone and would like to have a productive year.

Mr. Wade congratulated the chairman and Vice-Chair. He asked if the lighting was reduced at the Campus. Mr. Besseche stated that the lighting was reduced per the standards.

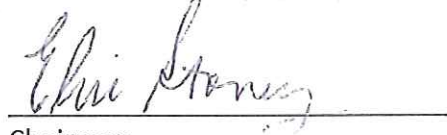
Ms. Echols said Happy New Year to everyone and would like for the board to continue to press forward. She also congratulated Chairman and Vice Chair on re-elections.

Mr. Williams told everyone Happy New Year and congratulations to Chairman and Vice-Chair. He looks forward to working with everyone.

Chairman Stoney wished a Happy New Year to everyone and Congratulations to Vice-Chair Phillips. She looks forward to another year of serving and thanks to staff for preparing everyone for the meetings.

Adjourn

There being no further business to discuss, a motion was made by Commissioner Whitmore to adjourn the meeting. The motion was seconded by Vice-Chair Phillips and it was unanimously approved at 7:47 pm.



Chairman
Elise Stoney



City Planner
Toussaint Kirk



Recording Secretary
Troy Besseche