

**City of Fairburn
Planning and Zoning Commission Minutes
August 6, 2013**

Attendance

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

Call to Order

Chairman Elise Stoney called the meeting to order at 7:06 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.

Public Comments

Chairman Elise Stoney opened the floor to public comments. Hearing none, the Chairman closed the public comments section of the meeting.

Adoption of Agenda

Commissioner Bradley made a motion to approve the agenda. Commissioner Whitmore seconded the motion and it was unanimously approved.

Adoption of Minutes

Chairman Stoney noted errors in the minutes that required amending; therefore, a recommendation was made by staff to have the July 9, 2013 minutes tabled. Commissioner Whitmore made a motion to table the minutes of July 9, 2013, Commissioner Wade seconded the motion and it was unanimously approved.

Public Hearing:

None

New Business:

Staff presented the applicant's proposal for a Hardees Restaurant. The site plan is for the property south of Harris Road and S.R. 74. This development is within the overall Coventry development. The property is a little under 1 acre and 100 feet wide, which meets the minimum standard for geometry of the lot. The site would be accessed from the driveway onto Highway 74. Sidewalks are proposed along Highway 74 and the drive through would be facing the North.

This development is a part of the Highway 74 overlay district; therefore, the zoning has special enhanced requirements. The landscape plans are not currently being reviewed; however, there are requirements of 35 ft. landscape buffer on the Highway 74 side of the parking lot and a 5 ft. landscape strip around the property. Staff has reviewed the conceptual site plan and it is consistent with the land use plan and character area map.

This site is zoned as C-2, as this is an approved use in that district for fast food restaurants.

Staff recommends approval with (3) conditions:

- 1) The Certificate of Occupancy will not be issued until GDOT approves all driveways on to Highway 74. When access to Highway 74 is available, then the Certificate of Occupancy will be issued.
- 2) The architecture will become consistent with the Highway 74 overlay design standards.
- 3) The signs that were initially indicated are not a part of this conceptual site plan review; therefore, there will be no action required for any approvals at this meeting.

The applicant resubmitted revised conceptual site plans and revised elevation plans via email and copies were provided to the commissioners for review.

Chairman Stoney asked if any commissioners had any questions for staff or Hardees representatives.

Terry Boomer with the Civil Consulting Engineers in Woodstock, GA spoke briefly about the dimensions of the site, the building materials and the proposal for the Hardees Restaurant. Mr. Boomer provided 11"x 17" color prints of the building materials proposed with a dumpster enclosure provided in the drawings.

Commissioner Bradley asked if the computer could be adjusted to provide a better view of the layout.

Commissioner Whitmore asked staff whether the Hardees sign design was being reviewed based on the new sign ordinance. Staff confirmed that it was.

Commissioner Bradley asked staff if the new Hardees building would run perpendicular to Highway 74 like the Taco Bell. Staff answered that it would.

Commissioner Bradley made the motion to accept the recommendation from staff and the plans as represented from Hardees. Commissioner Echols seconded the motion and it was unanimously approved.

Public Comments

None

Staff Report

Staff also introduced the new City Planner, Toussaint Kirk, to the Planning & Zoning Commissioners. Staff mentioned that Toussaint will be instrumental in completing the Fairburn Urban Redevelopment Plan that will be discussed later in the workshop.

Staff provided updates on the (2) items that were presented in the July 9 meeting for the Coventry and Green Oil Rezoning. These items were presented to Council to approve both zoning actions as recommended with conditions.

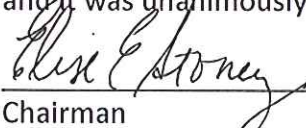
Commissioner Comments

Commissioner Whitmore, Commissioner Wade, Commissioner Bradley, Commissioner Echols and Chairman Stoney welcomed Toussaint and stated that they look forward to his expertise and to be working with him.


Chairman Stoney thanked the commissioners, staff and all in attendance.

Adjourn

There being no further business to discuss, a motion was made by Commissioner Whitmore to adjourn the meeting. The motion was seconded by Commissioner Bradley and it was unanimously approved at 7:30 pm.



Chairman
Elise Stoney



City Planner
Toussaint Kirk



Recording Secretary
Njeri Gillard