

**City of Fairburn  
Planning and Zoning Commission Minutes  
February 5, 2013**

**Attendance**

Present were Chairman Elise Stoney, Vice-Chair Shelby Phillips, Commission Members Carolyn Bradley, Sheray Gaffney, Elizabeth Echols, and James Whitmore. Absent was Commission Member Mark Wade. Also present were the Mayor, Mario Avery; Community Development Director/City Engineer, Troy Besseche; Planning Consultants, Jessica Guinn and Jahnee Prince; and City Attorney, Valerie Ross.

**Call to Order**

Chairman 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 New Officers**

Commissioner Gaffney made a motion to nominate Commissioner Stoney for Chairman. Commissioner Phillips seconded the motion, and it was unanimously approved.

Commissioner Gaffney made a motion to nominate Commissioner Phillips for the Vice-chair for 2013. Commissioner Whitmore seconded the motion, and it was unanimously approved.

**Public Comments**

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

**Agenda Approval**

Vice-chair Phillips made a motion to approve the agenda. Commissioner Gaffney seconded the motion and it was unanimously approved.

### **Approval of Minutes**

Commissioner Bradley made a motion to approve the minutes. Commissioner Gaffney seconded the motion, and it was unanimously approved.

### **Public Hearing**

#### ***80-94 – Text Amendment***

To add prohibited uses to the Hwy 74 overlay district:

- Storage yard for damaged or confiscated automobiles
- Tire retreading and recapping
- Sexually oriented businesses
- Heavy repair shops and trade shops
- Extended stay residential facilities
- Title and Pawn shops
- Night clubs
- Salvage storage or junk facilities

Staff recommended **approval** of the text amendment to the code sections as presented for final adoption by City Council.

Jessica Guinn answered questions from the commission. Vice-chair Phillips made a motion to recommend approval. Commissioner Bradley seconded the motion, and it was unanimously recommended for approval.

#### ***Amendment to Article 7 – Text Amendment***

Will allow the commissioners the authority to hear and decide applications for conceptual site plans, concept plats, preliminary plats, and final plats. It will also change the schedule of the election of officers to the February meeting each year.

Staff recommended **approval** of the text amendment to the code sections as presented for final adoption by City Council.

Chairman Stoney opened up the floor for Public comments. Horace Cooper asked if this includes houses and large developments. Jessica Guinn responded yes it includes ALL plats. Troy Besseche clarified that it would apply to residential subdivision plats during consideration for plat approval, but not residential lots.

Jessica Guinn answered questions from the commission. Vice-chair Phillips made a motion to recommend approval. Commissioner Gaffney seconded the motion, and it was unanimously recommended for approval.

### **New Business**

#### ***CSX Railroad Expansion***

To approve the site plan to expand the track

Staff recommended **approval** of the expansion of CSX Railroad as presented for final adoption by City Council with the following conditions:

- Applicant must ensure the additional track does not affect any traffic entry that comes into the complex.
- Project will require a DRI review that must be completed prior to construction authorization and any conditions that are associated with the DRI review become conditions of this approval.

Bo Sawyer answered questions from the commission. Commissioner Bradley and Commissioner Whitmore expressed concerns that they would not have the ARC study, which would provide information on the traffic impact with the approval of the site plan. Commissioner Bradley made a motion recommending that the plan is tabled until evidence could be provided. Commissioner Whitmore seconded the motion, and it was unanimously decided.

### **Staff Report**

Staff updated the Commission regarding City Council actions regarding the Text Amendment LD 2012-12 Landscape ordinance was approved. There were appointments to the Planning and Zoning Commission; reappointment of Commissioner Shelby Phillips, extended to 2017; appointment of Commissioner Whitmore, term expires 2017; and Commissioner Echols, term expires 2017.

There will be a one day class held in Athens on February 20, 2013. Troy Besseche needs to know if you plan to attend by the evening of February 6, 2013.

Jessica Guinn introduced a new member of the Collaborative Firm, Jahnee Prince, who would be taking her place as she is transitioning out of the Collaborative Firm for the personal advancement of her career. She expressed her gratitude to the City of Fairburn for the opportunity to work with them.

### **Commission Member Comments**

Commissioner Whitmore thanked the Mayor for the consideration of being a part of the Planning and Zoning Commission and expressed his excitement in working with everyone.

Chairman Stoney welcomed the commissioners to the P&Z Commission expressed her gratitude to the commission for the nomination of chairman.

### **Adjourn**

There being no further business to discuss, a motion was made by Chairman Whitmore to adjourn the meeting at 7:35 pm. The motion was seconded by Commissioner Gaffney and it was unanimously approved.

  
Chairman Elise Stoney  
Recording Secretary  
Brandy H. Smith