



Planning and Zoning Commission
Meeting Minutes
City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, February 6, 2024
7:00 p.m.

LaVone Deavers, Chair
Michelle James
Lina Parker
Tony Smith
Elizabeth Echols
Anthony Stewart

Planning Director: Denise Brookins
Planner: Chancellor Felton
City Attorney: Valerie Ross

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- A. Call to Order:** The meeting was called to order at 7:00 pm by Chairwoman Deavers.
 - B. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
 - C. Pledge of Allegiance**
 - D. Approval of the Meeting Agenda:**
 - 1. Commissioner James made a motion to approve the agenda. Commissioner Smith seconded.
THE MOTION CARRIED.
 - E. Approval of the Meeting Minutes:**
 - 1. Commissioner James made a motion to approve the December 5, 2023, minutes. Commissioner Echols seconded.
THE MOTION CARRIED.
 - F. Public Comments:**
 - 1. Chairwoman Deavers opened the floor to general, public comments.
 - 2. Chairwoman Deavers closed the floor to general, public comments.
 - G. Old Business:** None.
 - H. Public Hearing:**
 - 1. Commissioner Stewart made a motion to open the public hearing. Commissioner Smith seconded.
THE MOTION CARRIED.
 - 2. **@HOME Hotel Primary Variance**
Applicant: Darrell Baker
Address: 7995 Senoia Road, Parcel ID: 09F07000027097
Request to review the primary variance.
 - a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.

- b. Commissioner James asked if a hardship is not present, what is the reasoning for the variance request. Mr. Felton stated that the applicant could speak more about why the variance request was submitted.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. The applicant said that the hardship was economic due to the fact that the lot size is too small for a typical commercial development to be successful.
- f. Commissioner James asked what is in between the proposed development and the apartments. The applicant said that there is a 50-foot landscaped buffer.
- g. Commissioner James asked where the parking was. The applicant said that the parking was all around.
- h. Commissioner James asked if the additional foliage would be evergreen. The applicant answered yes.
- i. Commissioner Smith asked how they were going to separate the hotel patrons from the apartment residents. The applicant said through the conditions, they will be able to separate the two.

Commissioner James made a motion to **APPROVE**. Commissioner Stewart seconded.

THE MOTION CARRIED.

- 3. Commissioner James made a motion to close the public hearing. Commissioner Smith seconded.

THE MOTION CARRIED.

I. New Business:

- 1. **@HOME Hotel Subdivision Plat**

Applicant: Darrell Baker

Address: 7995 Senoia Road, Parcel ID: 09F07000027097

Request to review the subdivision plat.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.

Commissioner James made a motion to **APPROVE**. Commissioner Stewart seconded.

THE MOTION CARRIED.

- 2. **@HOME Hotel Concept Plan**

Applicant: Darrell Baker

Address: 7995 Senoia Road, Parcel ID: 09F07000027097

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- c. Commissioner Parker asked where the trash would be located. The applicant identified where the trash will be located.

- d. Commissioner Smith wanted to know how potential trash dumping would be addressed regarding the self-storage facility next door. The applicant said that the trash will be enclosed, and a barrier already exists between both sites.

Commissioner James made a motion to **APPROVE**. Commissioner Smith seconded.

THE MOTION CARRIED.

3. New Chick-fil-A Subdivision Plat

Applicant: Nate Fuss

Address: 0 (8032) Senoia Road, Parcel ID: 09F020100121238

Request to review the subdivision plat.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked where the new Chick-fil-A will be. Mr. Felton stated that the Chick-fil-A will be on the left-hand side going south on Highway 74 (Senoia Road) before you get to the Fairburn Park-and-Ride.
- c. Commissioner Stewart asked what would happen to the old Chick-fil-A. Mr. Felton stated that the applicant could answer that.
- d. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- e. The applicant answered that the old Chick-fil-A will close and move to the new Chick-fil-A.
- f. Commissioner James asked about the timeline of operations. The applicant answered that the old Chick-fil-A will remain open until the new Chick-fil-A is operational.
- g. Commissioner James inquired if the new Chick-fil-A would be bigger than the old Chick-fil-A. The applicant answered yes.
- h. Commissioner James asked if outdoor seating would be present. The applicant said yes.
- i. Commissioner Stewart asked if the new Chick-fil-A would be bigger than the location in Peachtree City. The applicant said maybe a little bit bigger. Commissioner Stewart asked if it was bigger than the location built in Newnan. The applicant stated that he was unsure.
- j. Commissioner Parker asked how patrons would enter the site. The applicant said off Renaissance Parkway. There is no direct connection to Highway 74 (Senoia Road).

Commissioner Smith made a motion to **APPROVE**. Commissioner Echols seconded.

THE MOTION CARRIED.

4. New Chick-fil-A Concept Plan

Applicant: Nate Fuss

Address: 0 (8032) Senoia Road, Parcel ID: 09F020100121238

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- c. Commissioner Stewart asked if there would be a better veterans' discount. The applicant said that he would let the corporation know.

Commissioner James made a motion to **APPROVE**. Commissioner Stewart seconded.

THE MOTION CARRIED.

5. Data Center Text Amendment

Request to review the text amendment.

- a. Chairwoman Deavers introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Echols asked about the traffic generated by data centers. Ms. Brookins stated that not a lot of traffic will be generated from these facilities.
- c. Commissioner Echols asked if the data centers would be like the ones in Newnan. Ms. Brookins stated that the regulations she put forth are similar to Alpharetta.
- d. Commissioner James remarked that the regulations put forth were very detailed and thoughtful.
- e. Commissioner Parker asked how many jobs the data center will bring in. Ms. Brookins stated that it varies. Some data centers bring in a lot of jobs, while others bring in few.

Commissioner James made a motion to **APPROVE**. Commissioner Smith seconded.

THE MOTION CARRIED.

J. Staff Report:

1. Ms. Brookins discussed the new technology that will be utilized by the Commission and upcoming training sessions for the Commission.

K. Commissioner Comments:

1. Commissioner Smith wanted to thank Staff for their work and the Mayor for attending the meeting.
2. Chairwoman Deavers echoed what Commissioner Smith said.
3. Commissioner James echoed Commissioner Smith and Chairwoman Deavers. James also thanked Attorney Ross.
4. Commissioner Parker stated that she is excited about the new Chick-fil-A as it will mitigate the traffic congestion in the Highway 74 Overlay District.

L. Adjournment:

1. Commissioner Smith motioned to adjourn the public meeting at 7:56 pm. Commissioner Parker seconded.

THE MOTION CARRIED.