



Planning and Zoning Commission
Meeting Minutes

City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, April 2, 2024
7:00 p.m.

Jason Jones, Acting Chair
Michelle James
Lina Parker
Tony Smith
Elizabeth Echols

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 Acting Chairman Jones.
- 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 Echols made a motion to approve the agenda. Commissioner Parker seconded.
THE MOTION CARRIED.
- E. Approval of the Meeting Minutes:**
1. Commissioner James made a motion to approve the March 5, 2024, minutes with corrections. Commissioner Smith seconded.
THE MOTION CARRIED.
- F. Public Comments:**
1. Acting Chairman Jones opened the floor to general, public comments.
 2. Acting Chairman Jones closed the floor, to general, public comments.
- G. Old Business:**
1. **RaceTrac Truck Stop Use Permit**
Applicant: Justin Giambalvo
Address: 0 Fairburn Industrial Boulevard, Parcel ID: 09F090100480751
Request to review the use permit.
 - a. Acting Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Acting Chairman Jones opened the floor for the Commission to ask Staff questions.
 - b. Commissioner Parker asked if there would be overnight parking. Mr. Felton said no. Commissioner Parker asked what amenities would be offered for pedestrians. Mr. Felton stated that sidewalks will be provided per the Highway 74 Overlay District regulations.
 - c. Commissioner Smith asked if we were reviewing a truck stop. Mr. Felton stated that according to how the Zoning Ordinance is written, this RaceTrac will be considered a truck

stop. Commissioner Smith stated that truck stops have overnight parking. Mr. Felton said that this truck stop would not have overnight parking. Ms. Brookins stated that truck stops include gas stations that have amenities that are tailored to trucks, but according to our Zoning Ordinance, overnight parking is not allowed.

- d. Acting Chairman Jones asked if this RaceTrac is a gas station and convenience store and not a traditional truck stop with traditional truck stop amenities. Mr. Felton said yes, but there will also be some diesel pumps. Acting Chairman Jones asked if the diesel pumps will be for regular vehicles or tractor-trailers. Mr. Felton said that they have diesel pumps for regular vehicles and tractor-trailers according to the site plan.
- e. Acting Chairman Jones closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- f. Acting Chairman Jones closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- g. The applicant presented to the Commission.
- h. Commissioner James stated that she is appreciative that the City does have regulations in place to regulate developments like RaceTrac to look out for the citizens of Fairburn. Commissioner James disagrees that traffic will not get worse. Commissioner James stated she would like to see a traffic study done. The applicant said that they cannot guarantee that traffic will not get worse, but they intend to capture passing traffic, not become a destination location, which will definitely generate more traffic.
- i. Commissioner Smith asked for assurance that there will be no overnight parking. The applicant said yes. There will be no parking spaces for tractor-trailers, only pumps where they can stop, fuel up, use the bathroom, grab a snack, and leave for the next truck to stop and do the same. Commissioner Smith asked if there are any other developments that are like this in the metro area. The applicant said yes, in Acworth.
- j. Commissioner James stated that she thinks that the traffic will get significantly worse and a traffic study needs to be done.

Commissioner Echols made a motion to recommend **APPROVAL**. Commissioner Parker seconded. Commissioner James opposed.

THE MOTION CARRIED.

H. New Business:

1. Strack Office Rebuild (3rd Floor) Concept Plan

Applicant: Joe Strack

Address: 105 Laser Industrial Court, Parcel ID: 09F090100480868

Request to review the concept plan.

- a. Acting Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Acting Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked if the difference between this concept plan and the last approved concept plan is the additional floor. Mr. Felton said yes.
- c. Acting Chairman Jones 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. Commissioner Smith asked how many jobs would be generated from the development. The applicant stated that there are over 600 employees. Commissioner Smith asked if the building would be as beautiful as seen in the picture. The applicant said absolutely.
- f. Commissioner James said that the building is beautiful.

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

THE MOTION CARRIED.

2. Temple of Prayer Church R-3 and R-4 to O&I Rezoning

Applicant: Temple of Prayer Church

Addresses: 0 Green Street, Parcel ID: 09F101000520370; 0 Senoia Road, Parcel ID: 09F101000520354; 163 Senoia Road, Parcel ID: 09F101500470027; 228 Green Street, Parcel ID: 09F101000520396; 0 Senoia Road, Parcel ID: 09F101000520347; 0 Green Street, Parcel ID: 09F101500470019

Request to review the rezoning.

- a. Acting Chairman Jones introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Acting Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked what was the purpose of the rezoning. Ms. Brookins replied that the signage regulations were the purpose. Signage regulations for residential zoning districts are different than nonresidential zoning districts.

Commissioner James motioned to **APPROVE**. Commissioner Smith seconded.

THE MOTION CARRIED.

3. Section 80-220 (Landfill, Solid Waste Disposal) Text Amendment

Applicant: Henry Bailey (Safeguard Landfill Management)

Request to continue the item until the May meeting.

Commissioner Echols motioned to **TABLE**. Commissioner James seconded.

THE MOTION CARRIED.

4. Landfill, Solid Waste Disposal Use Permit

Applicant: Henry Bailey (Safeguard Landfill Management)

Addresses: 7700 Roosevelt Highway, Parcel ID: 07 260001540892; 0 Bishop Road, Parcel ID: 07 260001350359; 6905 Roosevelt Highway, Parcel ID: 07 290001551516; 0 Roosevelt Highway, Parcel ID: 07 290001551557; 0 Roosevelt Highway, Parcel ID: 07 290001551540; 7700 Bishop Road, Parcel ID: 07 290001551185; 0 Bishop Road, Parcel ID: 07 260001540876; 0 Bishop Road, Parcel ID: 07 260001540751; 0 Bishop Road; Parcel ID: 07 260001540744; 0 Bishop Road, Parcel ID: 07 260001540736

Request to continue the item until the May meeting.

Commissioner Echols made a motion to **TABLE**. Commissioner Parker seconded.

THE MOTION CARRIED.

I. Adjournment:

- 1. Commissioner Echols motioned to adjourn the public meeting at 7:43 pm. Commissioner Parker seconded.

THE MOTION CARRIED.

CITY OF FAIRBURN

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