



CITY OF SOUTH FULTON
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 3, 2018 at 6:30 P.M.

Present: Chair Harold Reid, Robert Dow, Pamela C. Harvey, Shatekwa Floyd, Alvin Reynolds

Absent: Isiah Turner Jr., Janai C. Walters, Winston Cook

Meeting Called to Order: Chair Reid called the meeting to order at 6:30pm. Following the roll call by Interim Director Shayla Reed of the Community Development Services Department, all members were not present, however quorum is met by 4 of 7 present members.

III. APPROVAL OF MINUTES: February 20, 2018

Chair Harold Reid asks for approval of the minutes of the hearing held February 20, 2018. He asks the Commissioners if there any corrections, and they state no.

Planning Commissioner Pamela Harvey makes a motion to approve the minutes as presented and **Planning Commissioner Robert Dow** seconds.

The vote passes unanimously for approval.

V. NEW BUSINESS:

a. Public Hearing: Z18-001 for the SW intersection of Jonesboro Rd and Old National Hwy

Senior Planner Brianna Rindge sounds and provides details on the first case, Z18-001. She states that the applicant requests a rezoning from C-2 (Commercial Business District) with conditions to MIX (Mixed-Use District) located at Jonesboro Road and Old National Highway. She further states that they have submitted for a request for a withdrawal on March 28, 2018 and staff recommends accepting this withdrawal.

Chair Harold Reid asks for a motion.

Planning Commissioner Alvin Reynolds makes a motion to accept the withdrawal and **Planning Commissioner Pamela Harvey** seconds.

The vote passes unanimously to accept withdrawal.

b. Public Hearing: Z18-002 for 3725 Flat Shoals Rd

Senior Planner Brianna Rindge sounds and provided details on the second case which is Z18-002 at 3725 Flat Shoals Road. The applicant is QuikTrip who is requesting a rezoning from O-I (Office and Institutional District) with conditions to C-2 (Commercial District). She further states that it is in

Council District 5. She proceeds to show the site with concept illustrations and the surrounding businesses with their respective zonings. She explains that the proposed use is for fuel pumps with a convenience store. She further states that QuikTrip plans to work with Majestic Realty which owns property across the street to improve traffic patterns at the intersection at Buffington road and Flat Shoals Road. She says that the subject rezoning is comprised of three parcels and each of them are zoned O-I with conditions, which require that each parcel have a day care on it. She concludes that the property will comply with Old National Overlay District and Staff has recommended approval.

Michele Battle (applicant) states that they believe this is a great opportunity and location for QuikTrip. This property will allow them to serve the community and the trucks as well. She further states that they are separating the diesel bays from the regular fuel pumps by placing them to rear of the site. She states this is not a truck stop. She also states that usually truck stops provide some type of maintenance component and showers, and states that is not what this is. She further explains that the truckers will have a dedicated cashier for all their payments which will include snacks and food. She adds that QuikTrip is also a "Safe House" with trained employees that can provide to those in need of a safe place to stay until the proper authorities arrive.

Chair Harold Reid asks for a motion to move into public comment.

Planning Commissioner Pamela Harvey makes a motion to have public comment and Planning Commissioner Alvin Reynolds seconds.

The vote for public comment passes unanimously for approval. Public Comment opens in favor of the project.

Beverly Young states that laws have been broken. She explains the phone app Next Door displayed false signatures from Pointer Ridge subdivision. She says they should give the public enough time to research items. She further states that she is for QuikTrip and that they will provide jobs.

Jit Vaitha states that he and his cousin are founders of Leap Frog and that they have been in business for ten years. He further states that they have a five-star rating and are the highest paying employers for a daycare in that area. He explains that he owns the proposed QuikTrip site and this sale would benefit them tremendously.

Lisa Polk states that she's in support of QuikTrip.

Toni Couch states she's a home owner in the area. She also says that she's in support of this project.

Public Comment opens in opposition to the project.

Bevelyn Parham states that she is against this project. She proceeds to explain that it is a nice project and she likes Leap Frog; however, the decision should not be based on helping Leap Frog at the expense of the residents of District 5. She further states that they need food services and eating places. She explains the need to pull monies into their district and not have them go somewhere else.

Jarman Bryant states that he is against this project and surprised that it is even being considered. He further states that they have four gas stations in the immediate area and there is no need for additional service stations and pollution it will bring. He states that he agrees with Bevelyn Parham about keeping the money in the district, because the owners of QuikTrip don't live in the local community. He further states that they have enough trucks in this area as it is.

Michael Venable states that he has concerns and he's not against or for in either way. He says if the parking for the truckers goes wrong, it could be an "old Fulton Industrial 2" between budget hotels and

truck stops. He says that when you add diesel fuel for truckers, it's a truck stop. He states that eliminating the diesel fuel for the trucks would eliminate a lot of issues.

Chair Harold Reid asks for a motion to close public comment.

Planning Commissioner Alvin Reynolds makes a motion to close public comment and Planning Commissioner Robert Dow seconds. The vote passes unanimously for approval.

Planning Commissioner Alvin Reynolds makes a motion to extend the applicant discussion and Planning Commissioner Robert Dow seconds.

The vote passes unanimously for approval.

Planning Commissioner Pamela Harvey ask if QuikTrip will provide security.

Michele Battle provides details on the type of security QuikTrip will provide, including extensive cameras on site and explains that they have a four-star general on staff that provides consultation.

Will Ballard (with QuikTrip) confirms that they do have a four-star general on staff at their headquarters who assists QuikTrip. He further states that they have cameras at 50 different angles in 4k real time at their sites that link to pager devices that each member has.

Commissioner Pamela Harvey asks if there will there be any boots on the ground.

Will Ballard states that they do have regular uniformed officers, but not around the clock.

Commissioner Pamela Harvey asks if they will have private security.

Will Ballard states that they strictly use regular uniformed officers.

Planning Commissioner Robert Dow asks what is their process for managing the truck parking in terms of their duration at the facility.

Michele Battle shows on the map how trucks enter and leave the site and shows their designated area. She states that the surveillance cameras will pick up if a trucker is abusing their parking for extended amount of time.

Planning Commissioner Robert Dow asks if they have a specified time the trucks can park at the facility.

Will Ballard states that it is typically one hour.

Planning Commissioner Alvin Reynolds asks how many pumps will be on the site.

Will Ballard states there will be 16 cars and six trucks that can be filling up at one time.

Planning Commissioner Alvin Reynolds asks where would the truckers be the enter the site.

Michele Battle shows on the map and states that the truckers will enter off Buffington Road at the rear entry point and exit from that same point.

Planning Commissioner Alvin Reynolds ask if the public will enter off Flat Shoals.

Michele Battle answers no.

Planning Commissioner Alvin Reynolds ask how many parking spaces they plan for trucks.

Michele Battle answers that they have six designated parking spaces for trucks.

Planning Commissioner Alvin Reynolds asks about the difference between the “Generation 3” building and the old style.

Michele Battle states that the older QuikTrip’s designs have the flat roofs from the 80s-90s. She explains that the new buildings have the cooking area to the rear and entrances on both sides. She shows the conceptual design of the “Generation 3” which is updated.

Planning Commissioner Alvin Reynolds asks what type of materials the applicant will use.

Michele Battle answers that it will be mostly brick. She also adds that they have also added additional landscaping and street lights to enhance the area.

Planning Commissioner Alvin Reynolds asked where the detention pond is located.

Michele Battle answers that it is at the rear of the site and it is underground.

Planning Commissioner Alvin Reynolds asked if Buffington Road is just two lanes.

Michele Battle proceeds to explain that when a person is on Buffington Road heading south from the industrial area, they can only make a right-hand turn in and left turn out to go back north on Buffington Road. She also states that QuikTrip met with the Fulton County Transportation Division to propose a dedicated right turn lane on to Flat Shoals Road and an extension of the median on Flat Shoals Road to keep people from cutting across Flat Shoals Road.

Planning Commissioner Shatekwa Ford asks about the location of the restrooms, which Michele explains are on either side of the building.

Commissioner Pamela Harvey asks if Buffington Road can handle the extra truck traffic.

Michele Battle states that there will be dedicated left turn lane into the site so it will not slow down the traffic. She further states that the Transportation Division required QuikTrip to put a dedicated left turn lane and a dedicated right turn lane to get onto Flat Shoals Road. She states there will be a significant widening of the street along with the additional left turn lanes that will be added.

Commissioner Pamela Harvey asks about the standard operating procedure for trucks tearing up the road.

Michele Battle answers that QuikTrip’s improvements will make it a lot better.

Interim Director Shayla Reed states that there is a restriction on Flat Shoals Road to Roosevelt Highway

Chair Harold Reid asks about the land use plan for the area.

Senior Planner Brianna Rindge answers that it is designated Community Live-Work.

Chair Harold Reid ask if C-2 falls into Community Live-Work.

Senior Planner Brianna Rindge answers yes.

Chair Harold Reid asks if this meets the requirements for the Old National Overlay.

Senior Planner Brianna Rindge answers yes.

Chair Harold Reid asks for a motion for this request.

Commissioner Alvin Reynolds asks if the applicant was provided a copy of the district overlay.

Senior Planner Brianna Rindge answers yes and explains that we have a preapplication meeting with the client, and at that time, they received all of the required information.

Commissioner Robert Dow makes a motion to approve the rezoning of the property located at 3725 Flat Shoals Road in accordance with Staff's conditions and **Planning Commissioner Shatekwa Ford** seconds.

The Planning Commission votes 2 yays and 2 nays, and Chair Harold Reed votes to break the tie with a yay vote.

The vote passes 3-2 to recommend approval.

VI. OTHER BUSINESS

None.

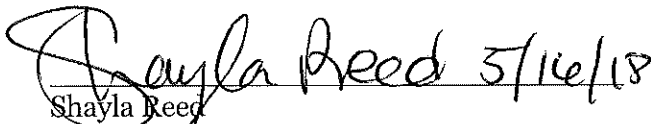
VII. AJOURNMENT

Planning Commissioner Robert Dow makes a motion to adjourn **Planning Commissioner Pamela Harvey** seconds.

The vote passes unanimously for approval.



Harold Reid
Chair, City of South Fulton Planning Commission



Shayla Reed
Interim Director, City of South Fulton Community Development Services