



CITY OF FAIRBURN
CITY HALL
56 Malone Street
Fairburn, GA 30213
April 9, 2018
6:00 PM

WORKSHOP AGENDA

- I. MEETING CALLED TO ORDER: Mayor Elizabeth Carr-Hurst
- II. ROLL CALL: City Clerk
- III. PRESENTATION:
 1. DCT Industrial City Administrator
- IV. COUNCIL DISCUSSION
- V. REVIEW OF AGENDA ITEMS FOR COUNCIL SESSION
- VI. ADJOURN



CITY OF FAIRBURN
CITY HALL
56 Malone Street
Fairburn, GA 30213
April 9, 2018
7:00 PM

REGULAR AGENDA

The Honorable Mayor Elizabeth Carr-Hurst, Presiding

The Honorable Alex Heath
The Honorable Pat Pallend
The Honorable Hattie Portis-Jones

The Honorable Ulysses Smallwood
The Honorable Mayor Pro-Tem James Whitmore

Donna M. Gayden
Jennifer Elkins
Randy Turner

City Administrator
City Clerk
City Attorney

- | | | |
|-------|---|--|
| I. | Meeting Called to Order: | The Honorable Mayor Carr-Hurst |
| II. | Roll Call: | City Clerk |
| III. | Invocation: | Rev. Evan Hill
First Baptist Church of Fairburn |
| IV. | Pledge of Allegiance: | In Unison |
| V. | Presentation: | None |
| VI. | Public Comments: Thirty (30) minutes shall be available for public comments. Each speaker shall be limited to three (3) minutes; however, a speaker may transfer his or her three (3) minutes to another speaker, but no speaker shall be permitted to speak for more than (6) minutes; further in the event more than ten (10) speakers desire to speak, each speaker shall be limited to two (2) minutes and no speaker may speak more than four (4) minutes. Issues raised at this time are generally referred to the City Administrator for review. Responses will be provided at a later date. | |
| VII. | Adoption of the Council Agenda: | Council Members |
| VIII. | Adoption of Consent Agenda Items: | Council Members |
| IX. | Adoption of City Council Minutes: | Council Members |
| | 1. March 26, 2018 | |

- X. Public Hearing:
Planning and Zoning Tarika Peeks
1. Consideration and action on Ordinance 2018-02 Text Amendment Hwy. 74
 2. Consideration and action on Ordinance 2018-03 Rezoning Variances CLG Fairburn, Harris Rd. 09 F070000260628 & 09F070000270437.
- XI. Agenda Items:
Planning and Zoning Tarika Peeks
3. Consideration and action on an administrative zoning modification – 18ZM-001 Brookhaven at Durham Lakes Unit V, Phase 1 lots 21-27 and 36 front setback reduction.
 4. Consideration and action on final plat revisions for Brookhaven at Durham Lakes Unit V Phase I & II.
- Police Department** Anthony Bazydlo
5. Consideration and action to purchase Honor Guard uniforms in the amount of \$7,117.50 from seized funds.
- Finance Department** John Wiggins
6. Consideration and action to rescind adoption of Ordinance 2018-01 Budget Amendment FY 2016-2017 adopted on March 26, 2018.
 7. Consideration and action on Ordinance 2018-04 Budget Amendment FY 16-17.
- XII. Council Comments: Council Members
- XIII. Executive Session*- None City Attorney
1. March 20, 2018 Minutes
- XIV. Adjournment Council Members

*When an Executive Session is required, one will be called for the following issues:
(1) Personnel (2) Real Estate or (3) Litigation.



CITY OF FAIRBURN
CITY HALL
56 Malone Street
Fairburn, GA 30213
March 26, 2018
6:00 PM

MINUTES

I. MEETING CALLED TO ORDER: Mayor Elizabeth Carr-Hurst
Mayor Carr-Hurst called the meeting to order at 6:00 PM at 56 Malone Street, Fairburn, GA 30213.

II. ROLL CALL: City Clerk
Mayor Elizabeth Carr-Hurst
Councilman Alex Heath
Councilman Pat Pallend
Councilwoman Hattie Portis- Jones
Councilman Ulysses Smallwood
Mayor Pro Tem James Whitmore

Jennifer Elkins, City Clerk stated that all were present and that there was a quorum.

Donna Gayden, City Administrator was in attendance via conference call.

Mayor Carr-Hurst distributed an email from Larry Hanson, Executive Director of GMA asking Council to make some calls on House Bill 887 and Senate Bill 426 that deals with utility poles in the right-of-way.

Tom Ridgway, Utility Director stated that the Bill included municipal utility poles and dictated rental income. Mr. Ridgway further stated that GMA and ECG are asking for calls and that it was his understanding that there was a substitute Bill being discussed.

Mayor Carr-Hurst asked that members of Council make calls to our legislators.

Mayor Carr-Hurst requested the City have someone to track the bills in the future, when the legislature is in session.

III. PRESENTATION - none

IV. COUNCIL DISCUSSION

Councilman Heath inquired if the City's IT systems were being taken care in light of the City of Atlanta hacking.

Mayor Carr-Hurst stated that we have IT in a Box and that they have assured us that our systems are not at risk.

V. REVIEW OF AGENDA ITEMS FOR COUNCIL SESSION

Mayor Carr-Hurst reviewed the Council agenda items 1-14 and asked if there were any objections to placing these items on the Consent Agenda.

Mayor Carr-Hurst asked that Councilman Pallend be the Council liaison between the DDA and the City.

Councilman Pallend agreed to serve in this capacity.

Randy Turner, City Attorney, reviewed the proposed Rules of Procedure. The Council discussed the rule for abstaining from voting and whether or not a Councilperson could be required to vote.

Mayor Carr-Hurst stated that the hour had passed to start the Regular meeting and that this item would be further discussed at that time.

VI. ADJOURN

Mayor Carr-Hurst adjourned the meeting at 7:06 PM.

Respectfully submitted,

Elizabeth Carr-Hurst, Mayor

Jennifer Elkins, City Clerk



CITY OF FAIRBURN
CITY HALL
56 Malone Street
Fairburn, GA 30213
March 26, 2018
7:00 PM

MINUTES

The Honorable Mayor Elizabeth Carr-Hurst, Presiding

The Honorable Alex Heath
The Honorable Pat Pallend
The Honorable Hattie Portis-Jones

The Honorable Ulysses Smallwood
The Honorable Mayor Pro-Tem James Whitmore

Donna M. Gayden
Jennifer Elkins
Randy Turner

City Administrator - absent
City Clerk
City Attorney

- I. Meeting Called to Order: The Honorable Mayor Carr-Hurst
Mayor Carr-Hurst called to order at 7:09 PM at 56 SW Malone Street, Fairburn, GA 30213.

- II. Roll Call: City Clerk
Mayor Elizabeth Carr-Hurst
Councilman Alex Heath
Councilman Pat Pallend
Councilwoman Hattie Portis-Jones
Councilman Ulysses Smallwood
Mayor Pro Tem James Whitmore

Jennifer Elkins, City Clerk stated that all were present and that there was a quorum.

- III. Invocation Pastor Doug Thompson
Harvest Rain Church International

- IV. Pledge of Allegiance: In Unison

- V. Presentation:

1. Volunteer Coach of the Year

Chapin Payne, Parks and Recreation Director, presented Coach Charles Fairchild with a plaque honoring his service to the City's youth.

Mayor Carr-Hurst stated that there was a second presentation from Waste Industries.

2. Waste Industries - Mayor Pro Tem Whitmore and John Childs

John Childs was presented with a check for the STEAM program in the amount \$3,000 from George Gibbons of Waste Industries.

VI. Public Comments:

Rebecca Hellgeth - 6800 Mann Road – Ms. Hellgeth stated that she came to the Mayor and Council meeting a month ago and spoke about the conditions in her area. Ms. Hellgeth stated that after that meeting several employees worked in her area repairing 1 pothole, removing a barricade and some debris. Ms. Hellgeth stated that more work was needed and gave the examples of trees being down on the phone lines, potholes in the street and trash that needed to be picked-up. Further, Ms. Hellgeth stated she appreciated Kevin Johnson for coming out initially and the work he did, however, there was still more work needed.

Alexa Gurley – 160 Bay St NE – Ms. Gurley made statements regarding the need for additional traffic control in her area.

VII. Adoption of the Council Agenda: Council Members

VIII. Adoption of Consent Agenda Items: Council Members
Planning and Zoning Tarika Peeks

1. Consideration and action on the Final Plat for OCP/CLG Fairburn.

Utility Department Tom Ridgeway

2. Consideration and action on Resolution 2018-05 MEAG Voting Delegation.

3. Consideration and action on a Memorandum of Agreements with Metropolitan North Georgia Water Planning District to participate in district wide Toilet Retrofit Program not to exceed \$2,500.

4. Consideration and action to approve a policy for Payment Arrangements to assist utility customers with unusually large bills.

5. Consideration and action to direct MEAG Power to apply the City's MEAG Power Projects 2017-year end settlement of \$198,060 to the City New Generation and Capacity Funding Account-Intermediate Extended Maturity.

6. Consideration and action to direct MEAG Power to apply the City's MEAG Power 2017-Telecommunications year end settlement of \$1,363 to the City's New Generation and Capacity Funding Account – Intermediate Extended Maturity.

Finance Department John Wiggins

7. Consideration and action on Budget Amendment Ordinance 2018-01 Budget Amendment.

8. Consideration and action on Hotel/Motel Revenue Management with GMA in an amount not to exceed \$5,400.00 per year.

Parks and Recreation

Chapin Payne

9. Consideration and action to enter into a Rental Agreement with G. Pat Green for use of 129 W. Board Street for daily and event parking for \$500.00 a month.

Administration

Donna Gayden

10. Consideration and action on an agreement with Advanced Disposal for commercial dumpster services.

Human Resources

Linda Johnson

11. Consideration and action on HR Express Program with GMA in an amount not to exceed \$2,000.

City Clerk

Jennifer Elkins

12. Consideration and action on an agreement with Fulton County Elections for the May 22, 2018 Special Elections in the amount of \$1,798.39.

13. Consideration and action on Appointment of Development Authority of Fairburn and the Downtown Development Authority Members.

- a. Rhonda Appleby
- b. Danita Jones
- c. Johnny Todd
- d. Carlos Montano
- e. Jason Jones

14. Consideration and action on Appointment of Housing Authority members.

- a. Betty North
- b. Daisy Brown
- c. Sandra Raines

MOTION: Councilman Heath made a motion and Councilman Smallwood seconded the motion to approve the Consent Agenda. Motion carried 5-0.

- IX. Adoption of City Council Minutes:
1. February 26, 2018

Council Members

MOTION: Mayor Pro Tem Whitmore made a motion and Councilman Pallend seconded the motion to approve the February 26, 2018 Minutes. Motion carried 5-0.

- X. Agenda Items:

New Business:

City Attorney

Randy Turner

15. Consideration and action on Resolution 2018-04 Rules of Procedure.

Mayor Carr-Hurst stated that the City Attorney could resume review of the Rules of Procedure.

Randy Turner, City Attorney, reviewed the Rules of Procedure.

Councilwoman Portis-Jones inquired about a timeframe for the written notice under the Rule for abstaining.

Mr. Turner stated that a timeframe was not currently in the Rules.

After much discussion the Mayor inquired as to the Council's desire if the written notice should be required or removed.

The consensus of Council was to remove written notice.

Councilwoman Portis-Jones asked if a vote could be taken.

Councilwoman Portis-Jones stated that she thought a Councilperson did not have an option as to whether or not they cast a vote and that everyone had to cast a vote either for or against.

Mayor Carr-Hurst stated that the City Attorney advised Council that you could not compel someone to vote.

Councilwoman Portis-Jones asked if a consensus could be taken with, yes or no, to compel a councilmember to vote.

Mayor Carr-Hurst asked each Councilmember their desire as to requiring a vote.

Mayor Pro Tem Whitmore stated that he would yield to the City Attorney's opinion and that he did not think that he could compel someone to vote.

Councilman Heath stated that he did not think anybody should be forced to vote even though it is their responsibility.

Councilman Smallwood stated that it should not be a requirement.

Councilman Pallend stated that he would accept the legal perspective of the City Attorney.

Councilwoman Portis-Jones stated that we are elected to make decisions why would we sit up here and not have to vote yes or no.

City Attorney, Randy Turner, continued to review the Rules of Procedure.

Mayor Carr-Hurst inquired if there were any questions, objections or comments on the remaining items listed in the Rules of Procedure.

Councilwoman Portis-Jones inquired about the public's right to submit an item to the agenda and asked for submission timeline.

Randy Turner, City Attorney, stated that a meeting schedule was adopted and that it contained deadlines for submission. Mr. Turner further stated that he would be submitting an ordinance to remove some of the procedural rules from the Code.

Mayor Carr-Hurst asked if it was the City Attorney's suggestion that the Rules of Procedure not be adopted tonight.

Mr. Turner stated that the Rules could be adopted with the deletion of the advance written notice.

MOTION: Councilman Pallend made a motion and Mayor Pro Tem Whitmore seconded the motion to adopt the Rules of Procedure. Motion carried 5-0.

XI. Council Comments:

Council Members

Councilman Heath stated that he would like to give accolades to Mr. Berry for all the things that he does for the youth in the City and to Coach Fairchild.

Councilman Smallwood stated that he would like to highlight the city workers, Chief Bazydlo and stated that the Police Departments robust response has been amazing.

Councilwoman Portis-Jones stated that she would like to thank the Fairburn Police Department and law enforcement agencies throughout the metro area. Ms. Portis-Jones explained that several (Hall, Gwinnett and Cherokee Counties) agencies had helped with the locating of her husband who has Alzheimer's. Further, Ms. Portis-Jones stated that the Fairburn Police Department Chief Bazydlo, Det. Israel and Gillette helped with keeping her informed about what was happening and what the procedures were. Ms. Portis-Jones also thanked Interim Fire Chief Robinson for his help. Ms. Portis-Jones thanked everyone for their help, support, and professionalism.

Mayor Carr-Hurst stated that our prayers are with Councilwoman Portis-Jones and her family during this journey. Mayor Carr-Hurst stated that Interim Fire Chief John Reed came on board last Wednesday and welcomed him to the City of Fairburn, Mr. John Wiggins who is our Finance Director, and Jessica Davis, Executive Assistant recently came onboard and welcomed both to the City. Mayor Carr-Hurst asked if there were any appointees to Housing Authority present and thanked them for their service. Mayor Carr-Hurst stated that last week the City of South Fulton suffered a tornado at the Chestnut Ridge subdivision and that she and other members of city, Fire, Police, Code Enforcement, Water and Streets came out to help this area. Mayor Carr-Hurst also asked that her colleagues not forget to contact their legislators regarding the House and Senate Bills relating to right-of-way control.

XII. Executive Session*- None

City Attorney

XIII. Adjournment

Council Members

MOTION: Mayor Pro Tem Whitmore made a motion and Councilman Heath seconded the motion to adjourn the meeting at 8:13PM. Motion carried 5-0.

Respectfully submitted,

Elizabeth Carr-Hurst, Mayor

Jennifer Elkins, City Clerk

DRAFT



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: TEXT AMENDMENT 18TA-001 - Highway 74 Overlay District Site Development Standards - Gasoline Service Stations

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
(X) ORDINANCE () RESOLUTION () OTHER

Planning and Zoning Commission: 04.03.18

Mayor and City Council: 04.09.18

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: (X) Yes () No

PURPOSE: For the Mayor and Council to review the proposed text amendment - Highway 74 Overlay District Site Development Standards for gasoline service stations.

DISCUSSION: Currently, the Highway 74 Overlay District requires gasoline service stations to be located within 1,000 feet of another gasoline service station as measured from property line to property line. In addition, gasoline service stations must be located at a signalized intersection. This requirement does not apply to existing gasoline services stations that would like to rebuild and/or enlarge their facility. The proposed text amendment is intended to clarify the method for measuring the 1,000 foot distance requirement.

RECOMMENDED ACTION: For the City Council to approve the text amendment to Section 80-90(e)(10) - Highway 74 Overlay District Site Development Standards-Gasoline Service Stations.

Attachment: Mark-up and Amended version of text amendment - Section 80-90(e)(10).

Donna Gayden, City Administrator

Elizabeth Carr Hurst, Mayor

Text Amendment - 18TA-001

Highway 74 Overlay District Site Development Standards - Gasoline Service Stations

Current Ordinance - Section 80-90(e)(10)

On each side of Georgia Highway 74, no new gasoline service stations shall be permitted within 1,000 feet of another gasoline service station as measured from property line to property line. Gasoline service stations shall be located at a signalized intersection. This subsection (10) shall not apply to the rebuilding and/or enlargement of an existing gasoline service station. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or land owner to follow the development requirements for a new gasoline service station.

Ordinance Mark-up - Section 80-90(e)(10)

On ~~each side of~~ Georgia Highway 74, no new gasoline service stations shall be permitted within 1,000 feet of ~~any other another~~ gasoline service station. ~~All measurement of distances shall be along a straight route from the nearest point on any property line to the nearest point on any property line used as a gasoline service station measured from property line to property line.~~ New gasoline service stations shall be located at a signalized intersection. This subsection (10) shall not apply to the rebuilding and/or enlargement of an existing gasoline service station. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or land owner to follow the development requirements for a new gasoline service station.

Amended Version of Ordinance - Section 80-90(e)(10)

On Georgia Highway 74, no new gasoline service stations shall be permitted within 1,000 feet of any other gasoline service station. All measurement of distances shall be along a straight route from the nearest point on any property line to the nearest point on any property line used as a gasoline service station. New gasoline service stations shall be located at a signalized intersection. This subsection (10) shall not apply to the rebuilding and/or enlargement of an existing gasoline service station. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or land owner to follow the development requirements for a new gasoline service station.

AN ORDINANCE TO AMEND CHAPTER 80. ZONING, ARTICLE II. ZONING DISTRICTS, DIVISION 2. DISTRICT REGULATIONS, SECTION 80-90.- GEORGIA HIGHWAY 74 OVERLAY DISTRICT, IN ORDER TO PROVIDE CLARIFICATION REGARDING THE DISTANCE REQUIREMENTS BETWEEN GASOLINE SERVICE STATIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME THAT:

Whereas, zoning ordinance amendments are important in order to continue the realization of the vision, goal and policies set forth by Staff and the community in the most recent Comprehensive Land Use Plan update;

Whereas, pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing on the text amendment to the zoning ordinance was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 9th day of April, 2018; and

Whereas, in accordance with the requirements of the Zoning Ordinance, the Planning and Zoning Commission of the City of Fairburn has forwarded its recommendation to the Mayor and City Council that the amendment to Chapter 80. Zoning. Article II. Zoning Districts, Division 2. District Regulations, Section 80-90.- Georgia Highway 74 Overlay District, subsection (e)Site development standards (10), be approved in order to provide clarification regarding the measurement of the minimum distance requirement of 1,000-feet for new gasoline service stations from an existing gasoline service station and be located at signalized intersections; and

Whereas, pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, the Mayor and Council of the City of Fairburn have conducted a properly advertised hearing on the proposed amendments to the Zoning Ordinance of the City of Fairburn, Georgia; and

Whereas, after the aforementioned public hearing, the Mayor and Council have determined that adoption of the amendment to Chapter 80. Zoning. Article II. Zoning Districts, Division 2, District Regulations, Section 80-90.- Georgia Highway 74, subsection (e) Site development standards (10), would be in the best interest of residents, property owners, businesses and citizens of the City of Fairburn; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Fairburn, Georgia, and it is hereby ordained by the authority of same that Chapter 80- Zoning, Article II. Zoning Districts, Division 2. District Regulations, Section 80-90. - Georgia Highway 74 Overlay District, subsection (e)Site development standards (10), be amended in the Fairburn Zoning Ordinance as follows:

1 Section 1. *On Georgia Highway 74, no new gasoline service stations shall be permitted within*
2 *1,000 feet of any other gasoline service station. All measurement of distances shall be along a*
3 *straight route from the nearest point on any property line to the nearest point on any property line*
4 *used as a gasoline service station. New gasoline service stations shall be located at a signalized*
5 *intersection. This subsection (10) shall not apply to the rebuilding and/or enlargement of an*
6 *existing gasoline service station. For the purposes of this subsection, rebuilding and/or*
7 *enlargement shall mean partial or complete demolition of an existing structure and submittal of a*
8 *building permit application within six months from the demolition of the existing structure. Failure*
9 *to obtain a building permit shall require a developer and/or land owner to follow the development*
10 *requirements for a new gasoline service station.*

11
12 Section 2. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall
13 be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect
14 the previously existing provisions of the other sections, subsections, sentences, clauses or phrases
15 of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence,
16 clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part
17 thereof. The City Council declares that it would have passed the remaining parts of this Ordinance
18 or retained the previously existing Ordinance if it had known that such part of parts hereof would
19 be declared or adjudicated invalid or unconstitutional.

20
21 Section 3. This Ordinance shall become effective on the 9th day of April, 2018.

22
23 Section 4. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed to
24 the extent of the conflict.

25
26 APPROVED this 9th day of April, 2018, by the Mayor and Council of the City of Fairburn,
27 Georgia.

28
29 _____
30 Elizabeth Carr-Hurst, Mayor

ATTEST:

31
32 _____
33 Jennifer Elkins, City Clerk

34
35 APPROVED AS TO FORM:

36 _____
37 William R. (Randy) Turner, City Attorney
38
39
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41



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: REZONING 18RZ-001 - SCP Acquisition
CONCURRENT VARIANCES 18CV-004 & 18CV-005

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
(X) ORDINANCE () RESOLUTION () OTHER

Planning and Zoning Commission: 04.03.18

Mayor and City Council: 04.09.18

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: (X) Yes () No

APPROVAL CONDITIONAL of a request to rezone the subject property from C-2 (General Commercial District) and RM-8 (Multi-family Residential District) to RM-36 (Multi-family Residential District) to allow the development of 280 multi-family units with concurrent variances.

APPLICANT/PETITIONER INFORMATION

Applicant: SCP Acquisitions, LLC
Property Owner: CLG Fairburn

PROPERTY INFORMATION

Address, Land Lot(s), and District:	0 Harris Rd (09F070000260628, 09F070000270437), Land Lot 26 & 27, District 9 th
Size:	Approximately 17.5 acres
Current Zoning and Use:	C-2 (General Commercial District) and RM-8 (Multi-family Residential District)/Vacant
Overlay District:	Highway 74 Overlay District
Comprehensive Plan/Future Land Use:	Highway Mixed Use
Proposed Zoning	RM-36 (Multi-family Residential District)

MEETING & HEARING DATES

Planning & Zoning Commission Meeting
April 3, 2018

Mayor & Council Hearing
April 9, 2018

INTENT

To rezone the subject property from C-2 (General Commercial District) and RM-8 (Multi-family Residential District) to RM-36 (Multi-family Residential District) to allow for the development of 280 multi-family units.

Additionally, the applicant is requesting two (2) concurrent variances from the Zoning Ordinance as follows:

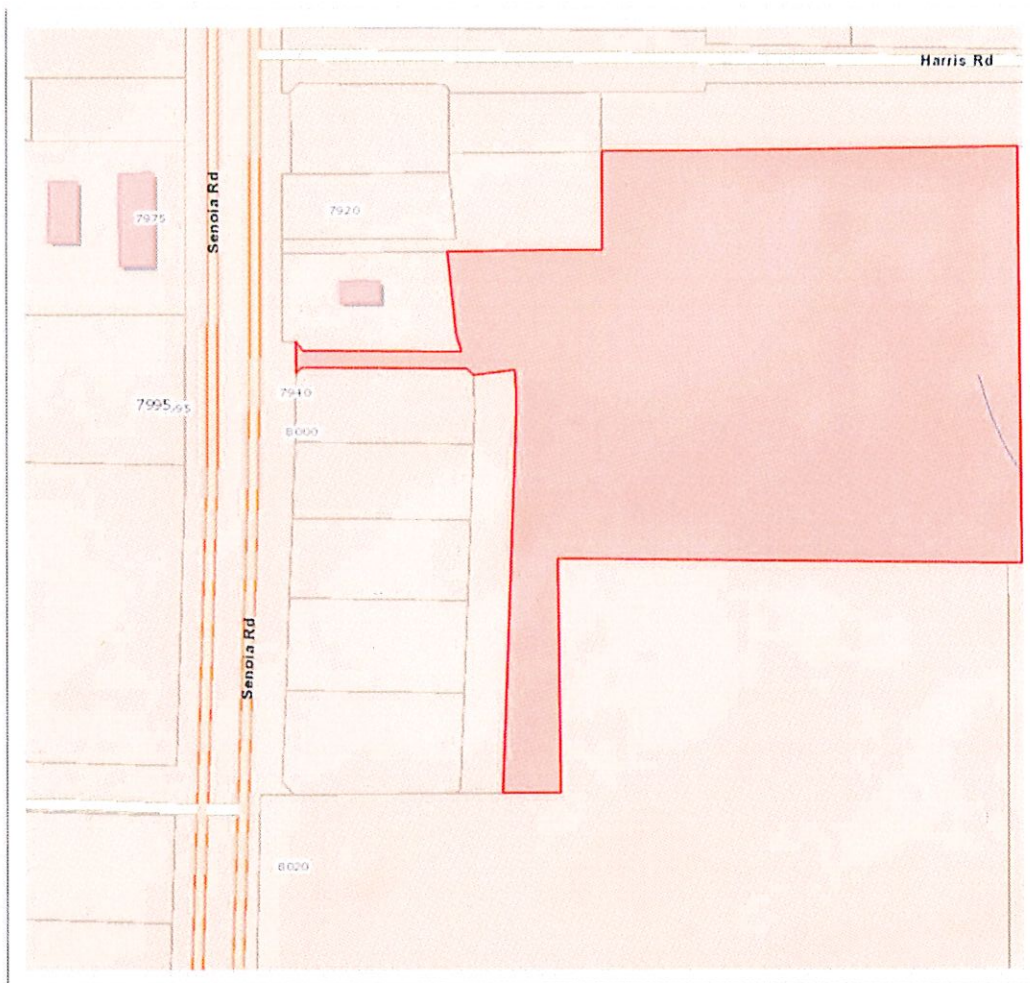
1. Variance from section 80-91(e)(8)(a) to reduce the minimum heated floor area for one-bedroom units from 700 square feet to 625 square feet. (18CV-004)

2. Variance from section 80-337(b)(1) to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit. (18CV-005)

EXISTING LAND USE OF ABUTTING PROPERTIES

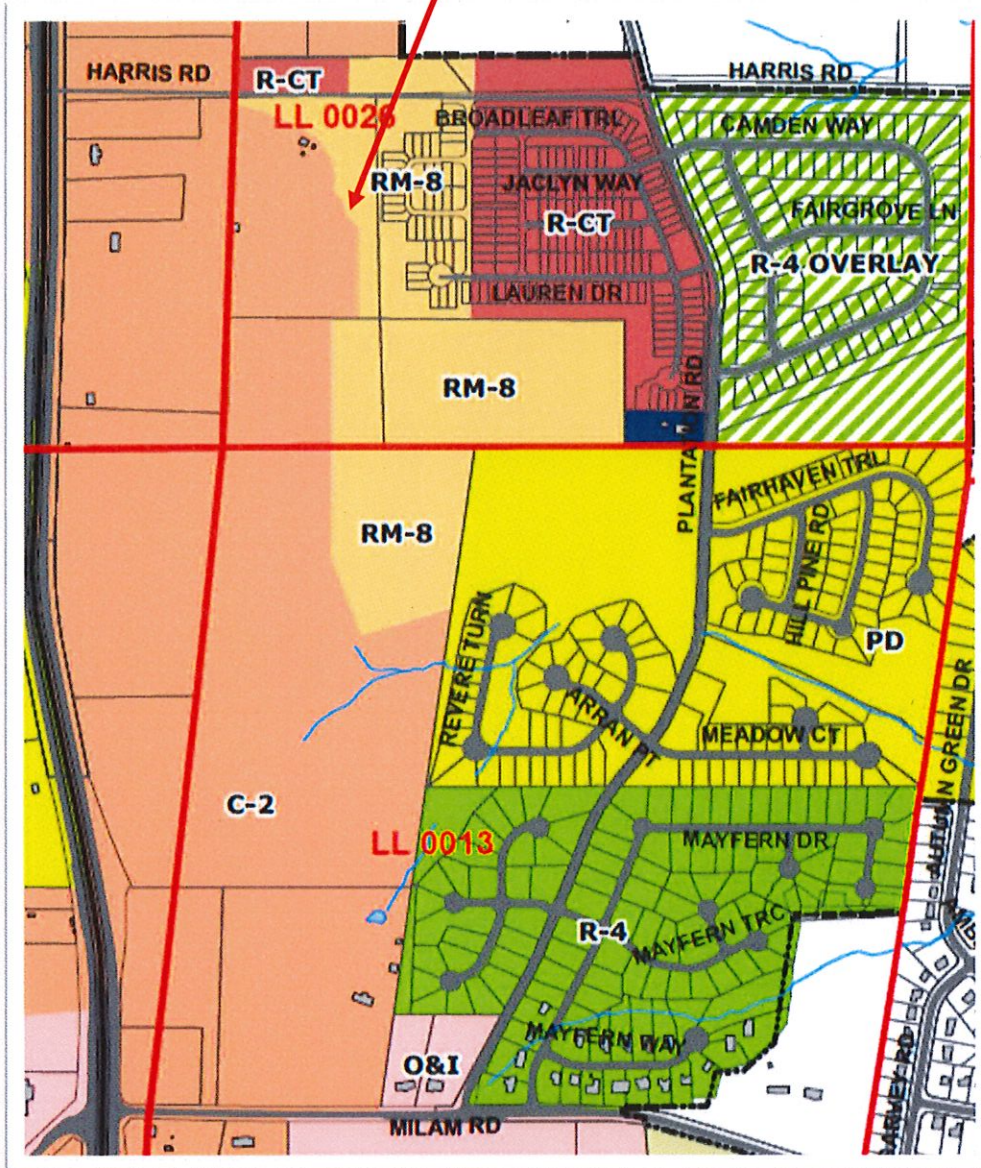
North: C-2 (General Commercial District) and R-CT (Residential Condominium/Townhouse District)
East: RM-8 (Multi-family Residential District), R-CT (Residential Condominium/Townhouse District and R-4 (Single Family Residential District)
South: RM-8 (Multi-family Residential District), PD (Planned Development District), C-2 (General Commercial District) and R-4 ((Single Family Residential District)
West: C-2 (General Commercial District), PD (Planned Development District) and RM-8 (Multi-family Residential District)

Parcel Map



Zoning Map

18RZ-001

ZONING IMPACT ANALYSIS

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of: C-2 (General Commercial District), and R-CT (Residential Condominium/Townhouse District) to the north, RM-8 (Multi-family Residential District), R-CT (Residential Condominium/Townhouse District) and R-4 (Single Family Residential District) to the east, RM-8 (Multi-family Residential District), PD (Planned Development District), C-2 (General Commercial District) to the south, and C-2 (General Commercial District), PD (Planned Development District) and RM-8 (Multi-family Residential District) to the west. The applicant's intent is to develop a Class A apartment complex with a clubhouse, fitness center, resort style pool, and recreation area.

Does the proposal adversely affect the existing use or usability of adjacent or nearby property?

The staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties. The surrounding properties have a variety of uses, including apartments to the south and west of the property.

C. Does the property have a reasonable economic use as currently zoned?

The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure.

E. Is the proposal in conformity with the policies and intent of the land use plan?

The staff is of the opinion that the proposal is consistent with the Future Development Map, which designates the property as Highway Mixed Use. The surrounding zoning classifications would support the proposed apartment use. Additionally, providing a variety of housing options in the area for the increased work force, which is expected due to the current development in the City and surrounding area.

Highway Mixed Development Use Strategies

- Vibrant commercial corridors that provide a comprehensive array of goods and services to Fairburn residents as well as Coweta and Fayette County residents
- Smaller scale, walkable retail centers with a variety of stores and shops
- Developments that are accessible and safe for pedestrians and cyclists, as well as automobiles
- To promote a variety of housing types in the area
- Limit multi-family densities to no more than 16 units acre.
- Building height should be limited to three (3) stories
- Multi-family and townhouse should be used as a transition from the intense commercial use to the residential uses

Appropriate Land Use

- Retail Sales of Goods (Clothing, Shoes, Accessories, Gifts, Sporting Goods, etc.)
- Grocery Stores
- Restaurants/Cafés
- Drug Stores/Pharmacies
- Dry Cleaners
- Medical and Professional Offices/Other Service Providers
- Theaters

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?

The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?

The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resource, environment, or citizens of Fairburn.

VARIANCES

Section 80-251 Variances Considerations:

- (1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or
- (2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

The applicant is requesting two (2) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general public.

1. Variance from section 80-91(e)(8)(a) to reduces the minimum heated floor area for one-bedroom units from 700 square feet to 625 square feet. (18CV-004)

Findings:

*Staff is of the opinion that the request to reduce the minimum heated floor area from 700 square feet to 625 square feet is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. Allowing smaller unit size will provide a variety of unit types to integrate more affordable alternatives without compromising the unit quality. The industry has been trending towards smaller living spaces. Therefore, based on these reasons, the staff recommends **APPROVAL** of this variance request.*

2. Variance from section 80-337(b)(1) to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit. (18CV-005)

Findings:

*Staff is of the opinion that the request to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit is in harmony with the intent of the Zoning Ordinance and would not be a detriment on adjacent properties. The proposed 280 unit multi-family development would require 560 spaces and the applicant is proposing 457 spaces, a difference of 103 spaces. The Ordinance does not contemplate parking for multi-family units. Residential parking regulation covers all residential types. The applicant is only proposing 1 and 2 bedroom unit which would not require as many parking as a 3 bedroom unit or a single family home. Additionally, the request is consistent with industry standards (1 to 1.5 spaces for 1 bedrooms, 1.5 to 2 spaces for 2 bedrooms and 1.75 to 2 spaces for 3 bedrooms). Therefore, based on these reasons, the staff recommends **APPROVAL** of this variance request.*

RECOMMENDATION

It is the opinion of the staff that the rezoning request is in conformity with the current Future Land Map, which recommends Highway Mixed Use. The proposal is to develop 280 multi-family units. The proposal is consistent with the surrounding uses and will provide a variety of housing options to support an increased work force, which is expected due to the current development in the City and surrounding area. Therefore, based on these reasons, staff recommends **APPROVAL CONDITIONAL** of the rezoning petition and associated concurrent variances.

Should the Mayor and City Council decide to rezone the subject property from C-2 (General Commercial District) and RM-8 (Multi-family Residential District) to RM-36 (Multi-family Residential District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To restrict the use of the subject property as follows:
 - a. Residential units at density no greater than 16 units per acre or 280 units, whichever is less.
2. To provide the following site development standards:
 - a. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
 - b. Full amenity package including recreation area, courtyards, swimming pool, fitness center and club room.
 - c. The number of three (3) bedroom units shall be limited to no more than ten percent (10%) of the total number of units.
 - d. Exterior materials shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material. Vinyl siding and veneers shall be prohibited.
 - e. All roof mounted equipment shall be screened from the public right-of-way.
 - f. Property shall have an entry gate at all access points and a fence surrounding the residential portion of the property. Wood fencing material shall be prohibited. Stream buffers shall be excluded from this requirement.
 - g. Garages shall be provided for ten (10) percent of total number of units.
 - h. A minimum of two (2) alternative fuel vehicle charging stations.

ATTACHMENTS

Rezoning and Variance Applications dated received February 5, 2018

Letters of Intent received February 5, 2018

Conceptual Site Plan received February 5, 2018 & March 28, 2018

Elevations received February 5, 2018

Donna Gayden, City Administrator

Elizabeth Car Hurst, Mayor

18RZ-001



City of Fairburn Rezoning Application

Date Received: 02/05/2018

APPLICANT INFORMATION

APPLICANT NAME: SCP Acquisitions, LLC

ADDRESS: 3715 Northside Parkway Suite 1-310

PHONE: 4042870063 CELL: 7706560040 FAX: _____

EMAIL ADDRESS: srosko@southcitypartners.com

OWNER INFORMATION (If different from Applicant)

OWNER NAME: CLG FAIRBURN, LLC

ADDRESS: 1369 Monroe St, Monroe, GA 30655

PHONE: _____ CELL: 770-480-5514 FAX: _____

EMAIL ADDRESS: FUESTER@BELLSONTH.NET

PROPERTY INFORMATION (attach legal description)

ADDRESS: City of Fairburn, Fulton County, Ga

09F070000270043, 09F070000026062, 09F070000027058

PARCEL ID#: 09F0700002700437 09F07- LAND LOT: 26&27 DISTRICT: 9F
0000260628, 09F07000027058

REZONING REQUEST

CURRENT ZONING: C-2, RM-8 CURRENT LAND USE: Vacant

PROPOSED ZONING: RM-36 PROPOSED LAND USE: Multi-Family Residential

PROPOSED DENSITY (Residential Only): Maximum Density per zoning RM-36
or roughly 16 units per acre

IMPACT ANALYSIS

Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

The proposed use for the property as multi-family residential is compatible with the surrounding residential, commercial, and industrial businesses.

Does the proposal adversely affect the existing use or usability of adjacent or nearby property?

The usability of surrounding properties will not be negatively affected. The proposed use will have a more positive affect on surrounding business and residents than the current zoning of C-2.

Does the property have a reasonable economic use as currently zoned?

There is not a reasonable economic use as currently zoned. With the large abundance of shopping on Senoia Road, we believe multi-family residential is the highest and best use for this property.

Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

We do not forecast this property causing a burden to any existing streets, transportation, utilities, or schools.

Is the proposal in conformity with the policies and intent of the land use plan?

The land use plan calls for this area to be highway mixed use. Our proposed plans do not conform, but we do believe it would contribute positively to the economics of the area.

Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?

The current development and expansion of Hartsfield-Jackson coupled with the growth of Georgia's southern corridor leads us to believe there will be an influx of housing demand in the immediate future.

Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?

No, this could not be considered environmentally adverse. With park space, and abundant landscaping, the property will be a positive addition to the environment and surrounding areas.

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: _____

CLG FAIRBURN, LLC
Type or Print Owner's Name

BY: [Signature]
Owner's Signature MONGER

Date

Sworn and subscribed before me this
5 day of February, 2018

[Signature]
Notary Public

June 23, 2018
Commission Expires



POWER OF ATTORNEY (If owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this
____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date



City of Fairburn Variance Application

Date Received: 02/05/2018

APPLICANT INFORMATION

APPLICANT NAME: SCP Acquisitions, LLC
 ADDRESS: 3715 Northside Parkway Suite 1-310
 PHONE: 4042870063 CELL: 7706560040 FAX: NA
 EMAIL ADDRESS: srosko@southcitypartners.com

OWNER INFORMATION (If different from Applicant)

OWNER NAME: CLG FAIRBURN, LLC
 ADDRESS: 1369 Monroe Dr, Monroe, GA 30655
 PHONE: _____ CELL: 770-480-5514 FAX: _____
 EMAIL ADDRESS: FULSTENR@BELLOUTH.NET

PROPERTY INFORMATION (attach legal description)

ADDRESS: City of Fairburn, Fulton County, Ga
09F070000270043, 09F07000026062, 09F07000027058
 PARCEL ID#: 09F0700002700437, 09F07- LAND LOT: 26&27 DISTRICT: 9F
0000260628, 09F07000027058

VARIANCE REQUEST

TYPE OF VARIANCE REQUESTED (circle one):

Minor
Variance

Primary Variance

Secondary Variance /
Interpretation

Concurrent Variance

DESCRIPTION OF VARIANCE REQUESTED: We would like to request a concurrent varian
to coincide with the rezoning of land lot 26&27 of district 9F in Fulton
County. Our request is that a reduction be made in the 1 bedroom unit size
requirement. We ask that the minimum 1 bedroom size be reduced to 625 squar
feet.

VARIANCE CONSIDERATIONS

Will relief, if granted, be in harmony with, or, could it be made to be in harmony with, the general purpose and intent of the Zoning Ordinance?

The intent of this variance is to provide a more affordable product to
the consumers without compromising the quality of the product. We have
found these smaller 1 bedroom units have become increasingly popular
among millennials and within the Fairburn market.

Would application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography create an unnecessary hardship for the owner while causing no detriment to the public?

Do conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road? (Sign variances only)

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: _____

CLG FAIRBURN, LLC
Type or Print Owner's Name

BY: [Signature]
Owner's Signature MANCER

Date

Sworn and subscribed before me this
5 day of February, 2018

[Signature]
Notary Public

June 23, 2018
Commission Expires



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Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this
____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date



City of Fairburn Variance Application

Date Received: 02/05/2018

APPLICANT INFORMATION

APPLICANT NAME: SCP Acquisitions, LLC

ADDRESS: 3715 Northside Parkway Suite 1-310

PHONE: 4042870063 CELL: 7706560040 FAX: NA

EMAIL ADDRESS: srosko@southcitypartners.com

OWNER INFORMATION (If different from Applicant)

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ADDRESS: 1369 Monroe Dr, Monroe, GA 30655

PHONE: _____ CELL: 770-480-5514 FAX: _____

EMAIL ADDRESS: FULSTEAR@BELLOUTH.NET

PROPERTY INFORMATION (attach legal description)

ADDRESS: City of Fairburn, Fulton County, Ga

PARCEL ID#: 09F070000270043, 09F07000026062, 09F07000027058
09F070000270043, 09F070000270043, 09F07000027058 - LAND LOT: 26&27 DISTRICT: 9F
0000260628, 09F07000027058

VARIANCE REQUEST

TYPE OF VARIANCE REQUESTED (circle one):

Minor
Variance

Primary Variance

Secondary Variance /
Interpretation

Concurrent Variance

DESCRIPTION OF VARIANCE REQUESTED: We would like to request a concurrent variance to coincide with the rezoning of land lot 26&27 of district 9F in Fulton County. Our request is that a reduction be made in the parking requirement from 2 spaces per unit, to a minimum requirement of 1.50 spaces per unit. From our experience in Fairburn, we have found that 1.50 parking spaces per unit provides ample parking for the entire community.

VARIANCE CONSIDERATIONS

Will relief, if granted, be in harmony with, or, could it be made to be in harmony with, the general purpose and intent of the Zoning Ordinance?

With relief, the zoning ordinance still serves its purpose..

The intent of the variance is to allow for more usable, open
space for the residents of the community.

Would application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography create an unnecessary hardship for the owner while causing no detriment to the public?

The application of this particular zoning provision would create
unnecessary hardship for the owner as well as any residents of
the development. An over abundance of parking takes away valuable
amenity space instead of adding value to the property.

Do conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road? (Sign variances only)

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: _____

CLG FAIRBURN, LLC
Type or Print Owner's Name

BY: [Signature]
Owner's Signature MANCEN

Date

Sworn and subscribed before me this
5 day of February, 2018

[Signature]
Notary Public

June 23, 2018
Commission Expires



POWER OF ATTORNEY (If owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this
____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date

RECEIVED

FEB 05 2018

Initial: JP



February 5th, 2018

Tarika Peek

City of Fairburn Planning & Zoning Department

26 W. Campbellton St.

Fairburn, Ga 30213

Harris Road Site

Parcel ID# 09F07000027043, 09F07000026062, ~~09F07000027058~~

Dear Tarika Peek,

As the potential owner of land lots 26 and 27 in district 9F of the City of Fairburn, we would like to propose a change from the current zoning of C-2 to a new zoning of RM-36 with concurrent variances relating to minimum parking spaces as well as minimum 1 bedroom size. The concurrent variances requested would reduce the minimum parking spaces from 2 spaces per unit to 1.50 spaces per unit as well as reduce the minimum 1 bedroom size from 700 square feet to a minimum of 625 square feet. Under the new zoning category of RM-36, the property will be used as a multi-family residential development. Our site plan submitted fully utilizes the allowable densities under the RM-36 zoning code, for a total of 280 apartment units. The apartment units will be accompanied by gardens, park space, extensive amenities, and unit finishes that will continue to improve on the quality of construction in the City of Fairburn.

From our experience in the Fairburn market, we have found 1.50 parking spaces per unit provides ample parking for the entire community. The market also shows it is necessary to include smaller 1 bedroom options in the unit mix to integrate a more affordable alternative without compromising the quality of the apartment.

Market research shows the demand for apartments in the Fairburn area has increased over the last 5 years and will continue to increase for the foreseeable future. With a 6 billion dollar Hartsfield-Jackson expansion, as well as expansions by Luxotica, Pinewood Studios, Walmart, Procter and Gamble and many others, we believe an even larger influx of renters will enter the Fairburn market.

The team at South City Partners looks forward to hearing from you.

Sincerely,

South City Partners

Sean A. Rosko

Project Manager

3715 Northside Parkway, STE 1-310, Atlanta, Georgia 30327,

Tel: 404-287-0063, Fax: 404-855-2845

RECEIVED

FEB 05 2018

Initial: JP



February 5th, 2018

Tarika Peeks

City of Fairburn Planning & Zoning Department

26 W. Campbellton St.

Fairburn, Ga 30213

Harris Road Site

Parcel ID# 09F07000027043, 09F07000026062, ~~09F07000027058~~

Dear Tarika Peeks,

As the potential owner of land lots 26 and 27 in district 9F of the City of Fairburn, we would like to request a concurrent variance to coincide with the rezoning of parcel ID#09F07000027043, 09F07000026062, ~~09F07000027058~~. Our request is that a reduction be made in the minimum size requirement for a 1 bedroom from 700 square feet to a minimum of 625 square feet.

The intent of this variance is to provide a more affordable product to the consumers without compromising the quality of the product. We have found these smaller 1 bedroom units to have become increasingly popular among millennials and within the Fairburn apartment market.

The team at South City Partners looks forward to hearing from you.

Sincerely,

South City Partners

Sean A. Rosko

Project Manager

RECEIVED

FEB 05 2018

Initial: SP



February 5th, 2018

Tarika Peek

City of Fairburn Planning & Zoning Department

26 W. Campbellton St.

Fairburn, Ga 30213

Harris Road Site

Parcel ID# 09F07000027043, 09F07000026062, ~~09F07000027058~~

Dear Tarika Peek,

As the potential owner of land lots 26 and 27 in district 9F of the City of Fairburn, we would like to request a concurrent variance to coincide with the rezoning of parcel ID#09F07000027043, 09F07000026062, ~~09F07000027058~~. Our request is that a reduction be made in the parking requirement from the minimum 2 spaces per unit to a minimum of 1.50 parking spaces per unit.

From our prior experience in the Fairburn market, we have found 1.50 parking spaces per unit provides ample parking for the entire community. With this variance granted, it will free up our abilities to provide more usable, amenity, and open space to the future residents.

The team at South City Partners looks forward to hearing from you.

Sincerely,

South City Partners

Sean A. Rosko

Project Manager

RECEIVED

FEB 05 2018

Initial: SP

HARRIS ROAD

Streetscape Concept
in ROW by others

C-2

RM-8

Site Data:

Current Zoning: C-2/RM-8

Proposed Zoning: RM-36

Hwy 74 Overlay

Total Acreage: +/- 17.5 acres
over 30% open space

Total Units:

+/- 280 multi-family units incl.:
69% +/- 780 s.f. 1 bedroom units
31% +/- 1,200 s.f. 2 bedroom unit

8 carriage units with garages

+/- 420 cars 1.5/unit

36 freestanding garage spaces.

RM-8

Streetscape Concept
in ROW by others

C-2

Resident/Visitor
Entrance

Entrance Sign

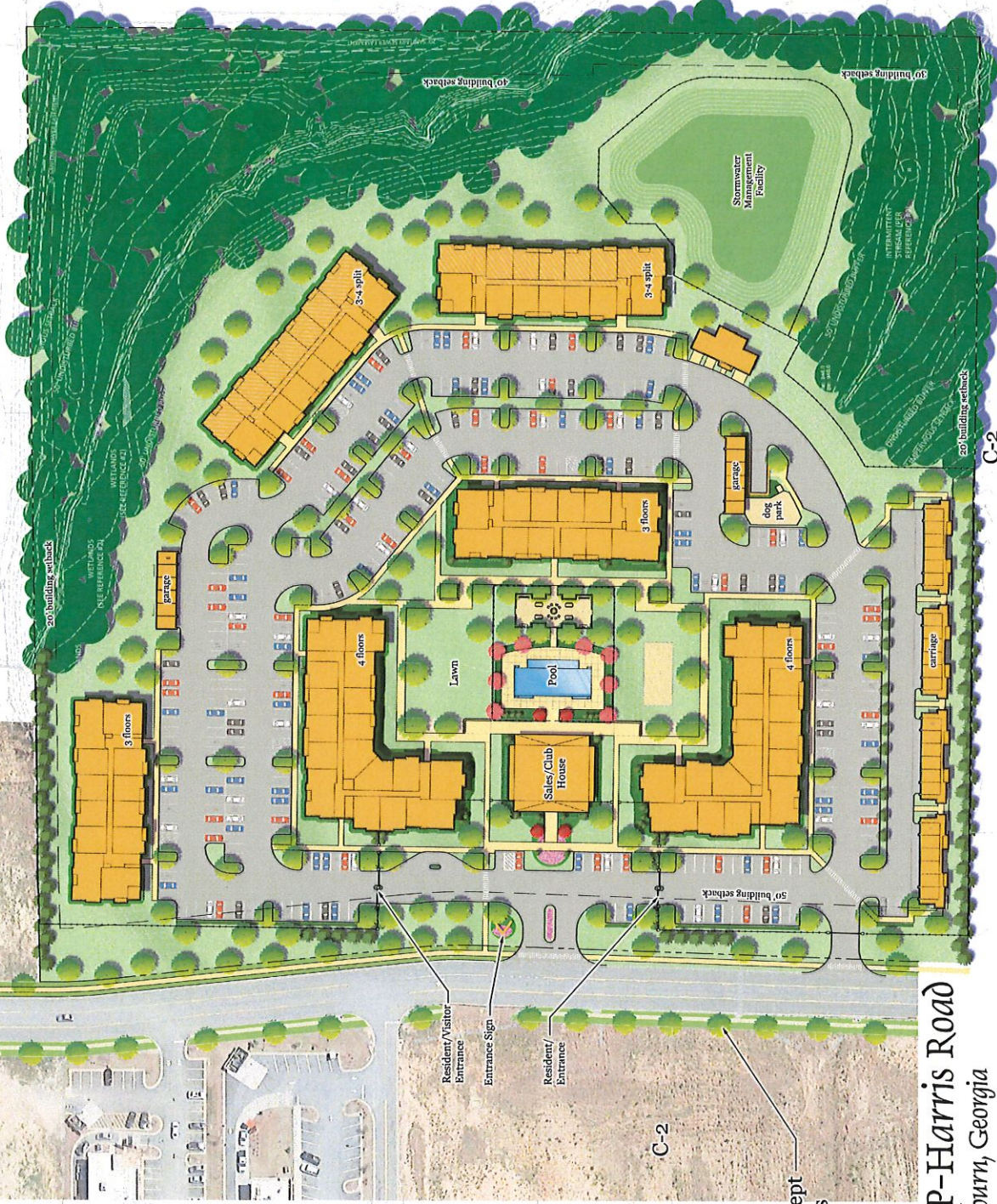
Resident/
Entrance

SCP-Harris Road
Fairburn, Georgia



LANDSCAPE
ARCHITECTURE,
DESIGN & PLANNING

This artist rendering is illustrative and conceptual in nature and subject to change without notice.



C-2

C-2

Zoning Plan

February 05, 2018



RECEIVED

FEB 05 2018

Initial: JP

HARRIS ROAD MULTIFAMILY

FAIRBURN, GEORGIA
EXTERIOR PERSPECTIVE • 02-02-2018

SCP2017-06

DYNAMIK
DESIGN

MATERIAL LEGEND		
TAG	DESCRIPTION	COLOR
AR-1	ASPHALT SHINGLE ROOF	WEATHER WOOD
BR-1	BRICK VENEER	WHITE
	BRICK MORTAR	LAFARGE WHITE
CB-1	CEMENTITIOUS BOARD & BATTEN; 1x2 BATTENS, 1'-0" O.C.	WHITE
CB-2	CEMENTITIOUS BOARD & BATTEN; 1x2 BATTENS, 1'-0" O.C.	DARK GRAY
CP-1	CEMENTITIOUS PANEL	WHITE
CP-2	CEMENTITIOUS PANEL	BLACK
CS-1	CEMENTITIOUS LAP SIDING, 6" EXPOSURE	WHITE
CT-1	CEMENTITIOUS TRIM	WHITE
CT-2	CEMENTITIOUS TRIM	DARK GRAY
MR-1	42" PICKET RAILING	BLACK
MS-1	STANDING SEAM METAL ROOF	DARK FINISH
VW-1	VINYL WINDOW	DARK FINISH
WD-1	BALCONY DOOR	DARK FINISH
WP-1	WOOD POSTS, STAINED	CEDAR



STATE OF GEORGIA
COUNTY OF FULTON

ORDINANCE 2018-03

AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF FAIRBURN FROM C-2 (GENERAL COMMERCIAL DISTRICT) AND RM-8 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-36 (MULTI-FAMILY RESIDENTIAL DISTRICT) WITH TWO CONCURRENT VARIANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY OF THE SAME:

Section 1. That the City of Fairburn Zoning Ordinance be amended, and the official maps established in connection therewith be changed so that the property located in the City of Fairburn as indicated on Exhibit "A" to this Ordinance be changed from C-2 (General Commercial District) and RM-8 (Multi-Family Residential) to RM-36 (Multi-Family Residential) with the following conditions:

1. To restrict the use of the subject property as follows:
 - a. Residential units at density no greater than 16 units per acre or 280 units, whichever is less.
2. To provide the following site development standards:
 - a. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
 - b. Full amenity package including recreation area, courtyards, swimming pool, fitness center and club room.
 - c. The number of three (3) bedroom units shall be limited to no more than ten percent (10%) of the total number of units.
 - d. Exterior materials shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material. Vinyl siding and veneers shall be prohibited.

- e. All roof mounted equipment shall be screened from the public right-of-way.
- f. Property shall have an entry gate at all access points and a fence surrounding the residential portion of the property. Wood fencing material shall be prohibited. Stream buffers shall be excluded from this requirement.
- g. Garages shall be provided for ten percent (10%) of total number of units.
- h. A minimum of two (2) alternative fuel vehicle charging stations.

Section 2. That the two (2) concurrent variances to the rezoning are as follows:

- 1. To reduce the minimum heated floor area for one-bedroom units from 700 square feet to 625 square feet.
- 2. To reduce the required parking from 2 spaces per unit to 1.50 spaces per unit.

Section 3. That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

Section 4. That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and

Section 5. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 6. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 9th day of April, 2018; and

Section 7. This Ordinance shall become effective on the 9th day of April, 2018.

Section 8. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 9th day of April, by the Mayor and Council of the City of Fairburn, Georgia.

Elizabeth Carr-Hurst, Mayor

ATTEST:

Jennifer Elkins, City Clerk

APPROVED AS TO FORM:

William R. (Randy) Turner, City Attorney



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: Administrative Zoning Modification - Brookhaven at Durham Lakes Unit V Phase I - Lots 21-27 and 36.

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: April 2, 2018 **Work Session:** April 9, 2018 **Council Meeting:** April 9, 2018

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

PURPOSE:

For City Council to consider the confirmation of Administrative Zoning Modification - 18ZM-001 Brookhaven at Durham Lakes Unit V Phase 1, lots 21-27 and 36 front setback reduction.

HISTORY:

The property was zoned PD (Planned Development) on August 11, 2003 under the City of Fairburn rezoning ordinance 2003-19Z and the building setback lines were set as part of the zoning conditions.

FACTS AND ISSUES:

The Community is a planned, mixed-use development consisting of 570.45 acres located on the northwest side of the City, north of US Highway 29 and southwest of Virlyn B. Smith Road. The planned uses are single-family detached residential, retail, office, commercial and an 18-hole golf course.

The petitioner is requesting to modify condition one (1) of the Durham Lakes Golf and Country Club Community, General Description of Development which are:

- Development Area 1: Twenty-five (25) foot front setback and Development Area 3: Thirty (30) foot front setback

The petitioner's 10% administrative zoning modification request is as follows:

Lot Numbers	Front Setback Reduction (10%)
21-27	25 feet to 22.5 feet
36	30 feet to 27 feet

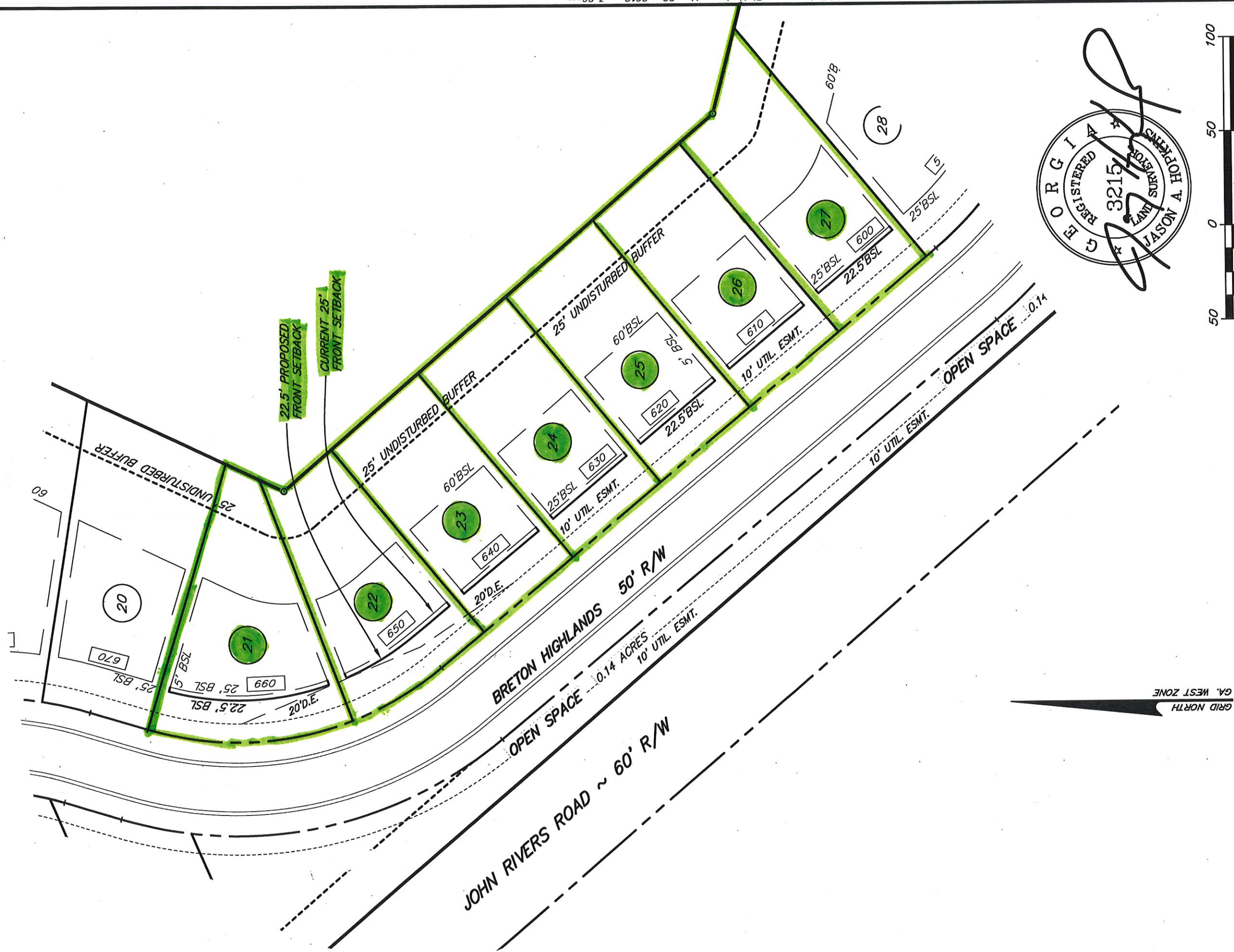
This zoning modification request is allowed by administrative approval and the petitioner has provided the needed documentation to gain approval for the administrative modification.

RECOMMENDED ACTION: For City Council to **confirm** conditionally the administrative zoning modification 18ZM-001, Brookhaven at Durham Lakes Unit V Phase 1 front setback reduction for lots 21-27 from 25 feet to 22.5 feet and lot 36 from 30 feet to 27 feet.

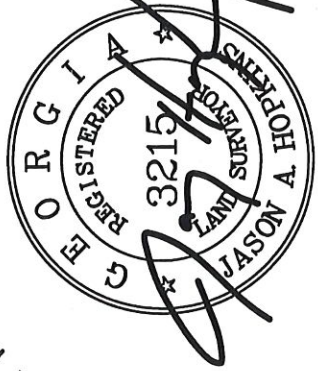
Attachments: Brookhaven at Durham Lakes Unit V Phase I - Building Setback Variance Exhibits

Donna Gayden, City Administrator

Elizabeth Carr Hurst, Mayor



A vertical scale bar with markings at 50, 0, 50, and 100 feet. The bar is divided into alternating black and white segments. The text "SCALE IN FEET" is written vertically to the right of the bar.



Gaskins

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
www.gcsurvey.com

Canton Office
147 Reinhardt College Pkwy
Ste. 8 Canton, GA 30114
Phone: (770) 479-9698

te. 8 Canton, GA 30114
Phone: (770) 479-9698

te. 8 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 2-22-18

OFFICE DATE: 3-20-18

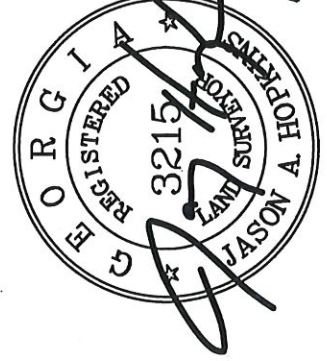
SCALE: 1"=50'

*BUILDING SETBACK VARIANCE EXHIBIT
FOR LOTS 21-27*

**BROOKHAVEN AT
DURHAM LAKES**

LOCATED IN L.L. 1667 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

Plotted By: sally.jordan
Drawing name: P:\Century Communities\Durham Lake Surveying\FINAL\durham Lakes-variance exhibit.dwg
Plotted on: Mar 20, 2018 - 3:26pm



Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT

Marietta Office
1260 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
www.gcsurvey.com

Canton Office
147 Reinhardt College Pkwy
Ste. 8 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 2-22-18	DRAWN BY: SJU
OFFICE DATE: 3-20-18	CHECKED BY: JAH
SCALE: 1"=50'	FILE: P:\CENTURY

BUILDING SETBACK VARIANCE EXHIBIT
FOR LOT 36

**BROOKHAVEN AT
DURHAM LAKES**

LOCATED IN L.L. 1667 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.



CITY OF FAIRBURN CITY COUNCIL AGENDA ITEM

SUBJECT: 18P-006 PLAT REVIEW- Brookhaven at Durham Lakes Unit V Phase I & II - REVISION

() AGREEMENT
() ORDINANCE

() POLICY / DISCUSSION
() RESOLUTION

() CONTRACT
(X) OTHER

Planning and Zoning Commission: April 3, 2018

Mayor and City Council: April 9, 2018

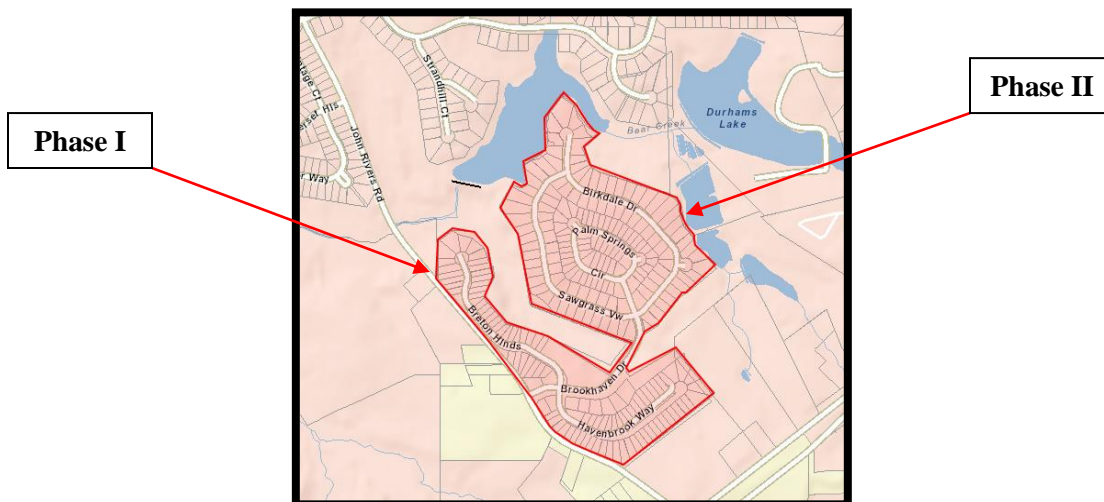
DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the City Council to review and approve the Brookhaven at Durham Lakes Unit V Phase I & II final plat revision.

DISCUSSION: The property is located on the eastern side of John Rivers Road approximately 700 feet from the northeast intersection of Highway 29 and John Rivers Road. The property is zoned PD (Planned Development District). The applicant is requesting to re-plat the property reducing the number of lots in Phase 1 from 93 to 76 lots. The total number of lots in the Brookhaven at Durham Lakes subdivision will be reduced from 254 to 236 lots. The plat has been reviewed by staff and meets all the current regulation of the City Ordinances.



RECOMMENDED ACTION: For City Council to **APPROVE** the Brookhaven at Durham Lakes Unit V Phase I & II final plat revision.

Attachment: Brookhaven at Durham Lake Unit V Phase I & II Final Plat - Revision

THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED CONCEPT PLAT, THE APPROVED PRELIMINARY PLAT, THE APPROVED CONSTRUCTION PLANS, AND THE OTHER DEVELOPMENT CODES AND ORDINANCES OF THE CITY, AND HAS BEEN APPROVED BY THE CITY FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY.

MAYOR/CITY ADMINISTRATOR _____ DATE _____

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS WHICH WERE APPROVED BY THE CITY ENGINEER, AS WELL AS ANY APPROVED REVISIONS THERETO, AND THAT ALL APPLICABLE ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS AND ZONING ORDINANCE HAVE BEEN FULFILLED, EXCEPT AS NOTED BELOW.

DATE _____

NOTED EXCEPTIONS: SUBDIVISION PREVIOUSLY DEVELOPED AND CERTIFIED BY OTHERS.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MATERIAL ARE CORRECTLY SHOWN; THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT BY:

JASON A. HOPKINS, GA. R.L.S. NO. 3215

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT
BOOK 391, PAGES 59-77.

THE PURPOSE OF THIS REVISION IS TO:

1. REVISE LOT WIDTH ON ALL LOTS FROM 40' TO 50'

NOTE: LOT 35 OF PHASE I IS NOT
BEING REVISED IN THIS PLAT REVISION

NOTE: AREA 3 LOTS ARE - 1, 12, 13, 34, 36, 51, 52, 53, 54 AND 55.
THE REST OF THE LOTS ARE AREA 1.

MINIMUM SEPARATION BETWEEN HOUSES: 10'
MAXIMUM BUILDING HEIGHT: 35'

ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE
EASEMENT ON EACH SIDE OF THE PROPERTY LINE.

ALL COMMON AREAS, OPEN SPACE, AMENITIES, SIGN FENCE AND LANDSCAPE MAINTENANCE EASEMENTS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND
RESTRICTIONS, DATED MAY 22, 2006, WHICH HEREBY BECOME
PART OF THE PLAT, WHICH WERE LAST AMENDED FEBRUARY 7,
2007 AND RECORDED IN DEE BOOK 44419, PAGE 71, CLERK OF
SUPERIOR COURT, FULTON COUNTY, GEORGIA.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV.= 989.61

LOCATED BETWEEN LOTS 3 AND 4
ON JUPITER DRIVE

CENTURY COMMUNITIES
3091 GOVERNORS LAKE DR
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430

TOTAL AREA = 29.79 ACRES
TOTAL NO. OF LOTS = 76
DENSITY / YIELD = 2.55 UNITS PER ACRE
PRESENT ZONING - PD-2003-19Z / 162M-001
MIN. LOT SIZE
AREA 1 - 6,000 S.F.
AREA 3 - 11,150 S.F.
MIN. HEATED AREA
AREA 1 - 1,400 S.F.
AREA 3 - 1,600 S.F.
OPEN SPACE PHASE 1 = 0.81 ACRES

NOTE:
TOTAL NUMBER OF
LOTS FOR PHASE I
AND II = 236 LOTS

Gaskins

ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT.

<u><i>Marietta Office</i></u>	<u><i>Canton Office</i></u>
1266 Powder Springs Rd	147 Reinhardt College Pkwy
Marietta, GA 30064	Ste. 3 Canton, GA 30114
Phone: (770) 424-7168	Phone: (770) 479-9698
LSF# 789	
www.gscsurvey.com	

FIELD DATE: 2-22-18	DRAWN BY: SJJ
OFFICE DATE: 2-26-18	CHECKED BY: JAH
SCALE: 1"=50'	FILE: P: \CENTURY

FINAL PLAT REVISION FOR:

**BROOKHAVEN AT
DURHAM LAKES
UNIT V – PHASE I**

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

SHEET 1 OF 8

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



DATE _____

PHASE II

PHASE I

SCALE: 1"=200'

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

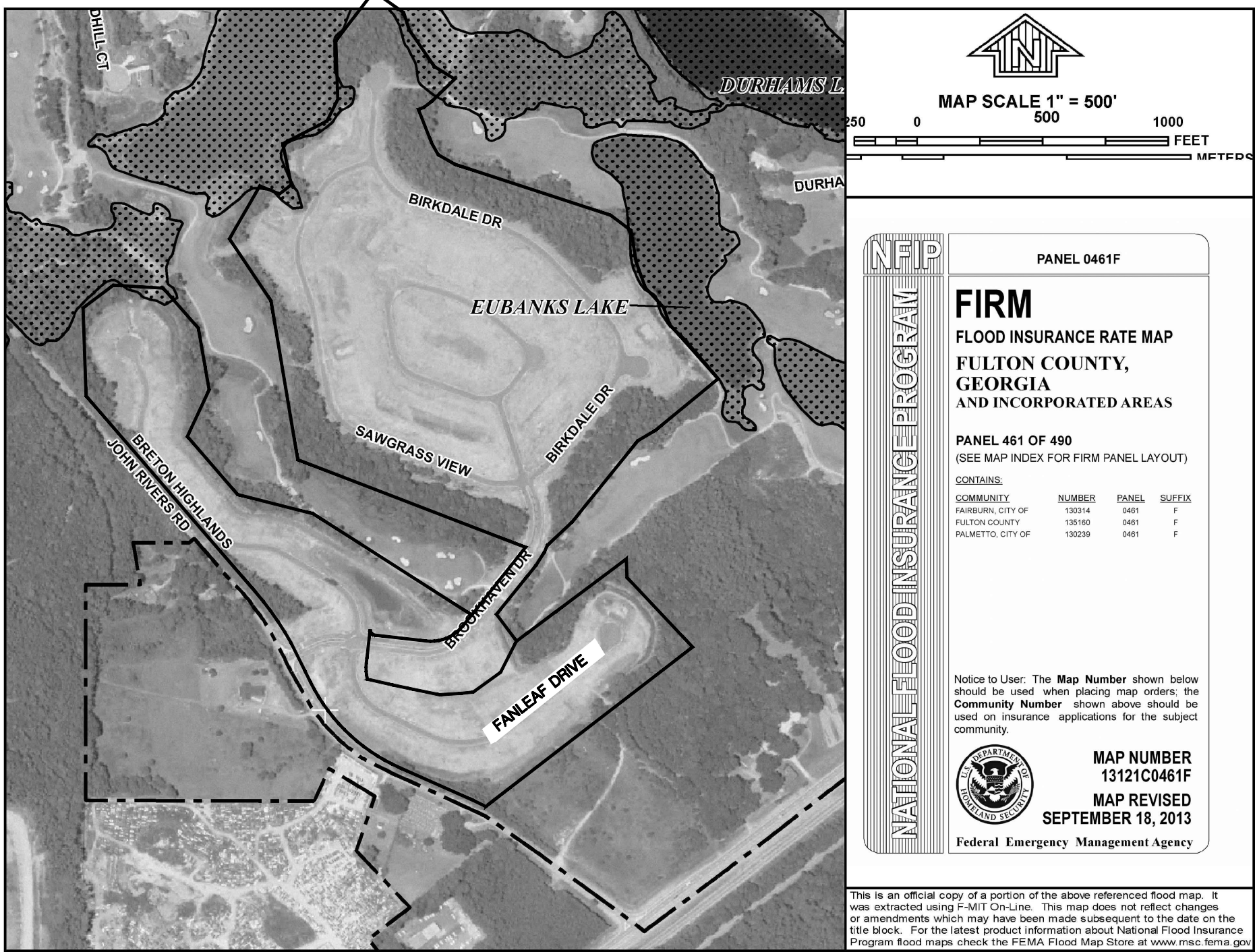
THIS PARCEL OF LAND IS DESIGNATED AS "OTHER AREAS"
ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130014, MAP
NUMBER 13121C0461F, DATED SEPTEMBER 18, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/XXX ; ANGULAR ERROR: XX PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/133,602 MATTERS OF TITLE ARE EXCEPTED.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE NETWORK UTILIZED IN THIS SURVEY WERE 0.04 HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THERE IS AN ESTABLISHED 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL BE MAINTAINED TO PROTECT WATER QUALITY AND AQUATIC HABITAT. THE FOLLOWING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT. IT IS LEFT TO THE OWNER, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL VEGETATIVE COVER REMAINS IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



Mayor Mario Avery 1 Lydia Glaze 1 Alex Heath 1 Elizabeth Carr Hunt
Pat Pullend 1 Hattie Portis-Jones 1 James Whitmore

May 2, 2016

Century Communities of Georgia, LLC
3091 Governors Lake Drive, Suite 200
Norcross, GA 30071
Attn: David Townsend

Subject: Approval of Administrative Zoning Modification -16ZM-001 Brookhaven at Durham Lakes Unit V
Ph2 lots 10-32 and 83

Dear Mr. Townsend:

The subject application indicates that you are requesting an Administrative Modification for lots 10-32 and 83 located in Brookhaven at Durham Lakes Unit V Ph2. The subject property is currently zoned PD (Planned Development District) conditional under the City of Fairburn rezoning ordinance 2003-19Z and is currently under construction for a single family development.

The request to modify conditions 1. General Description of Development- Development area 3 thirty (30) foot front setback and exhibit B II Development Standards 3-F thirty (30) foot front setback to twenty-five (25) feet is within that allowed by administrative approval by the Zoning Ordinance, and you have provided the needed documentation to gain approval for the administrative Modification.

Based on the material that you have provided, the Administrative Modification to modify 1. General Description of Development- Development area 3 and exhibit B II Development Standards 3-F of rezoning ordinance 2003-19Z, is hereby approved. The revised condition(s) shall read as the following:

1. General Description of Development:

Durham Lake Development, LLC proposed the rezoning of a tract of land containing 570.45 acres, located on the northwest side of interstate 85 and on the south side of Virlin B. Smith Road. The property is located in Land Lots 152, 153, 167, 168, 174, 174 and 176 of the 7th District and Land Lots 49 and 50 of the 9th District. The zoning request is for PD, Planned Development. The development is proposed as a mixed-use development containing several different single-family residential types, commercial uses and an 18-hole golf course.

Development Area 1

Development area 1 consists of approximately 423 single-family residential lots on 117.6 acres, containing a minimum of 6,000 square feet of area and a minimum lot width of 50 feet. The development proposes curb and gutter streets, underground utilities and central potable water and sanitary sewer service. Houses will contain a minimum of 1,400 square feet of heated space for all lots. House plans will comply with Durham Lake Development and will be reviewed and approved by the developer prior to construction commencement to ensure quality controls are maintained. Sidewalks will interconnect through the majority of the development areas providing continuous pedestrian access throughout the project

Setbacks: Front - 25' Side - 5' Rear - 25'

Development Area 2

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These other recreational open space areas will be used for parks, lakes, walking trails, nature sites, picnic areas, etc. to be maintained by the future Homeowners Association.

10. Outdoor Lighting Plan:

Outdoor Lighting Plan showing location, height, fixture type and wattage will be provided during the final permitting stage of each phase of the development. Typical lighting standards are anticipated to be as follows:

Light Pole Height: 16-25 feet
Light Pole Spacing: 200-400 feet
Street Light Wattage 150-165 watts

11. Project Completion Schedule:

The overall development is intended to be completed by the year 2021. For detailed scheduling, refer to the attached "Phasing Plan"

12. Proposed variations from Fairburn Zoning Ordinance:

- The development may have islands in the cul-de-sacs or traffic circles.
- Lot sizes and setbacks may differ from the requirements in the zoning ordinance as shown on the master plan.
- The developer is not responsible for bonding the Planned Development.
- The developer is not responsible for the upgrading of any adjacent roads with the exception of the existing gravel road Durham Lakes Road. Durham Lakes Road will be paved to the entrance of the Multi-family development.
- Acceleration lanes shall not be required.

General Notes:

It is understood that this Master Plan as proposed will not exceed the number of lots as approved on the Master Plan Layout. The lots, road alignments, and phasing plan as illustrated are meant to be conceptual in nature and may be amended by the developer without the need for a new zoning hearing as long as the total number of lots has not increased. The master plan document should be made a portion of the official action taken by the City of Fairburn. When there is a conflict between this agreement and the City of Fairburn Zoning Ordinance this agreement shall govern.

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Development area 2 consists of approximately 157 single-family residential lots on 46 acres, containing a minimum of 6,000 square feet of area and a minimum lot width of 65 feet. The development proposes curb and gutter streets, underground utilities and central potable water and sanitary sewer service. Houses will contain a minimum of 1,500 square feet of heated space for all lots. House plans will comply with Durham Lake Development and will be reviewed and approved by the developer prior to construction commencement to ensure quality controls are maintained. Sidewalks will interconnect through the majority of the development areas providing continuous pedestrian access throughout the project

Setbacks: Front - 25' Side - 5' Rear - 25'

Development Area 3

Development area 3 consists of approximately 292 single-family residential lots on 160.45 acres, containing a minimum of 11,250 square feet of area and a minimum lot width of 80 feet. The development proposes curb and gutter streets, underground utilities and central potable water and sanitary sewer service. Houses will contain a minimum of 1,600 square feet of heated space for all lots. House plans will comply with Durham Lake Development and will be reviewed and approved by the developer prior to construction commencement to ensure quality controls are maintained. Sidewalks will interconnect through the majority of the development areas providing continuous pedestrian access throughout the project

Setbacks: Front - 30' Side - 10' Rear - 60'

Setbacks: Front - 25' for lots 10-32 and 83 of Brookhaven at Durham Lakes only

Development Area 4

Development Area 4 consists of the construction of an 18-hole, daily fee golf course, designed by golf course architect Scott Pool. The current golf routing winds golf holes through the development site, working around and with wetlands and other environmental features and contains approximately 175 acres of land. An onsite wetland delineation has been performed over the subject tract to aid in effective master planning and permitting. The developer has also employed Moore Bass Consulting Inc. Environmental Scientists to permit any wetland impacts necessary for construction of the golf course or any other component of the development with the U.S. Army Corps of Engineers jurisdiction.

Development Area 5

Development Area 5 is the commercial / retail component of the development and contains approximately 71.4 acres of land located within the subject tract. It is estimated that the proposed commercial density will be approximately 10,000 SF per acre, totaling 714,000 SF of commercial / retail space. A majority of the commercial property within the development is located along U.S. Highway 29 (Roosevelt Highway) providing convenient access to all residents of Durham Lake and the surrounding community. Architectural plans will be reviewed and approved prior to construction commencement to ensure quality controls are maintained as outlined in Durham Lake Development Guidelines. Setbacks are as required in the zoning ordinance.

2. Water supply and sewage disposal:

Utility: Utility Provider
Water: City of Fairburn and/or The City of Atlanta
Sanitary Sewer: City of Fairburn and/or Fulton County
Electric: Greystone E.M.C
CATV: City of Fairburn

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EXHIBIT B
THE DURHAM LAKES GOLF AND COUNTRY CLUB COMMUNITY
PD-02 Planned Development
Approved August 11, 2003

I. Purpose

This is a planned, mixed-use development consisting of 570.45 acres located on the northwest side of the City, north of US Highway 29 and southwest of Virlin B. Smith Road. It is more particularly described in Exhibit A. The planned uses are single-family detached residential, retail and office commercial, and an 18-hole golf course.

II. Permitted Uses

- A. Single-Family Detached Residential Dwelling (872)
- B. Retail and Office Commercial (714,000 square feet)
- C. 18-hole Golf Course
- D. Accessory Buildings and Uses Incidental to the above uses
- E. Home Occupations
- F. Amenity Buildings, Facilities and lands
- G. Publicly Owned Buildings, facilities and Lands

III. Development Standards

- AREA 1:
 - 1-A. Development Area 1 is a residential component of the mixed-use development project. It is comprised of 117.6 acres.
 - 1-B. Maximum Number of Residential Lots = 423
 - 1-C. Minimum Lot Area = 6,000 square feet
 - 1-D. Minimum Lot Width = 50 feet, at front building setback line.
 - 1-E. Minimum Heated Floor Area = 1,400 square feet.
 - 1-F. Minimum Front Yard = 25 feet.
 - 1-G. Minimum Side Yard = 5 feet.
 - 1-H. Minimum Rear Yard = 25 feet, 60 feet adjacent to golf course.
 - 1-I. Maximum Building Height = 35 feet.

- AREA 2:
 - 2-A. Development Area 2 is a residential component of the mixed-use development project. It is comprised of 46 acres.
 - 2-B. Maximum Number of Residential Lots = 157
 - 2-C. Minimum Lot Area = 6,000 square feet.
 - 2-D. Minimum Lot Width = 65 feet, at front building setback line.
 - 2-E. Minimum Heated Floor Area = 1,500 square feet.
 - 2-F. Minimum Front Yard = 25 feet.
 - 2-G. Minimum Side Yard = 5 feet.
 - 2-H. Minimum Rear Yard = 25 feet, 60 feet adjacent to golf course.
 - 2-I. Maximum Building Height = 35 feet.

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Project Demand
See Attachment "A"

3. Proposed storm water drainage system:

The development proposed curb and gutter streets with an internal piping system. It is the intent of the development to utilize the existing lakes as detention facilities. Final hydrological calculations will be provided as needed to verify that capacity is available in these areas. If adequate detention capacity is not available in the existing lakes, then additional on-site detention facilities will be constructed as necessary to meet the current City of Fairburn ordinances as of the date of this application. It is anticipated that all proposed detention facilities will be owned and maintained by Durham Lakes Homeowner's Association.

4. Average Daily Traffic and Peak Hour(s) Vehicle Trips Estimates:

See Attachment "B".

5. Proposed Development Standards:

- a. Development use: Single-family Residential, Commercial and Golf Course
- b. Density restrictions: 2.0 Units/Acre (Gross) (Density is calculated by dividing total number of single-family units by the total site area, less all commercial and multi-family areas)
- c. Yard requirements: See typical lot details on attached site plan
- d. Parking requirements: City of Fairburn Zoning Ordinance as of the date of this application for commercial/retail uses. In addition, each single-family residential lot will provide a minimum of 2 vehicular parking areas.

6. Plans for the Protection of Adjacent Properties:

Buffers, setback, landscaping and screening requirements will be designed and permitted in accordance with the current City of Fairburn Zoning Ordinance as of the date of this application. Twenty-Foot Buffers have been provided between all commercial properties and single-family residential properties and are shown on the attached master plan.

7. Land or Infrastructure Proposed for Dedication to the City of Fairburn

The rights of way of the proposed roads will be dedicated to the City of Fairburn. The proposed roads total approximately 7.5 miles in length and approximately 47 acres in right-of-ways dedicated area. In addition, all sanitary sewer and water mains will be dedicated to the City of Fairburn once constructed. Permanent easements will be granted over all utility mains as required by the City of Fairburn.

8. Architectural Plans:

Architectural Plans will be submitted to the City of Fairburn as required during the building permit process.

9. Open Space Uses and Areas:

The current Fairburn PD Ordinance requires the developer to set aside 25% of the total site area as open space. With the total site area being approximately 570.45 acres, 20% of the area is approximately 142.5 acres. The development proposes the following mixture of open space areas to fulfill this requirement.

Golf Course (1/2 of total): 87.5 acres
Other Recreational / Open Space Areas: 55.5 acres
Total: 143 acres

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- AREA 3:
 - 3-A. Development Area 3 is a residential component of the mixed-use development project. It is comprised of 160.45 acres.
 - 3-B. Maximum Number of Residential Lots = 292
 - 3-C. Minimum Lot Area = 11,250 square feet.
 - 3-D. Minimum Lot Width = 80 feet, at front building setback line.
 - 3-E. Minimum Heated Floor Area = 1,600 square feet.
 - 3-F. Minimum Front Yard = 30 feet, 25 feet for lots 10-32 and 83 of Brookhaven at Durham Lakes only
 - 3-G. Minimum Side Yard = 10 feet.
 - 3-H. Minimum Rear Yard = 30 feet, 60 feet adjacent to golf course.
 - 3-I. Maximum Building Height = 35 feet.

- AREA 4:
 - 4-A. Development Area 4 is the 18-hole golf course component of this mixed-use development project. It is comprised of 175 acres.
 - 4-B. No building shall exceed 35 feet in height or be located within 40 feet of an adjacent property line.

- AREA 5:
 - 5-A. Development Area 5 is the retail/office commercial component of this mixed-use development project. It is comprised of 71.4 acres.
 - 5-B. The total floor area of commercial space shall not exceed 714,000 square feet.
 - 5-C. All development within this commercial area shall be in accordance with the requirements of section 4.16 C-2 Highway Commercial District.

- IV. Design Standards
 - A. Off-street parking shall be provided as specified in Article 13 of the Zoning Ordinance.
 - B. Buffers shall be provided as specified in Article 14 of the Zoning Ordinance.
 - C. All utilities shall be installed underground throughout this project area.
 - D. Sidewalks shall be provided throughout this project area and shall be designed to interconnect the various mixed-use areas.

Please include a copy of this letter as a part of any applications for permits that you may seek in accordance with this administrative modification.

Should you have any questions, please do not hesitate to contact me at (770) 964-2244.

Sincerely,

Shub Alley

Linda Abaray
City Planner

WFS\shared\Planning & Zoning\Zoning Modifications\16ZM-001 Brookhaven at Durham Lakes\Decision Letter 16ZM-001.rtf.docx

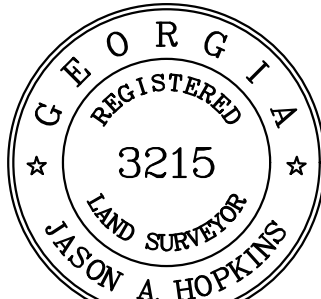
CITY OF FAIRBURN

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OWNER AND DEVELOPER:
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.



REVISIONS	



Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

FIELD DATE: 2-22-18
OFFICE DATE: 2-26-18
SCALE: 1"=50'

DRAWN BY: SJJ
CHECKED BY: JAH
FILE: P:\CENTURY

FINAL PLAT REVISION FOR:

BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

SHEET 2 OF 8

Plotted by: Susan Johnson
Drawing name: P:\Century Communities\Durham Lake\Surveying\WMA\Durham Lakes-Final.dwg
Plotted on: Mar 29, 2018 - 8:22am

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

LOT AREA TABLE			
LOT	SQFT	ACRE	AREA
1	1990.3	0.46	3
2	1693.3	0.39	1
3	1489.2	0.34	1
4	1309.4	0.30	1
5	1153.5	0.26	1
6	1717.9	0.39	1
7	785.6	0.18	1
8	1163.8	0.27	1
9	1365.6	0.31	1
10	1376.5	0.32	1
11	1251.4	0.29	1
12	1391.3	0.32	3
13	1979.1	0.45	3
14	1770.8	0.41	1
15	1346.3	0.31	1

LOT AREA TABLE			
LOT	SQFT	ACRE	AREA
16	1081.4	0.25	3
17	1084.8	0.25	1
18	1575.2	0.36	1
19	1461.4	0.34	1
20	1065.0	0.24	1
21	930.1	0.21	1
22	821.0	0.19	1
23	790.4	0.18	1
24	797.0	0.18	1
25	803.6	0.18	1
26	810.3	0.19	1
27	868.2	0.20	1
28	970.8	0.22	1
29	968.7	0.22	1
30	1109.7	0.25	1

LOT AREA TABLE			
LOT	SQFT	ACRE	AREA
31	1113.5	0.26	3
32	1123.9	0.26	1
33	1009.9	0.23	1
34	2439.7	0.56	3
36	1418.8	0.33	3
37	723.9	0.17	1
38	840.4	0.19	1
39	1028.9	0.24	1
40	1088.2	0.25	1
41	1282.0	0.29	1
42	1195.4	0.27	1
43	1141.0	0.26	1
44	1212.1	0.28	1
45	1387.1	0.32	1
46	1483.0	0.34	1

LOT AREA TABLE			
LOT	SQFT	ACRE	AREA
47	1360.5	0.31	3
48	1423.9	0.33	1
49	1447.7	0.33	1
50	1242.6	0.29	1
51	1578.2	0.36	3
52	1992.9	0.46	3
53	1234.9	0.28	3
54	2263.6	0.52	3
55	1653.0	0.38	3
56	994.8	0.23	1
57	989.0	0.23	1
58	983.2	0.23	1
59	982.0	0.23	1
60	1224.9	0.28	1
61	956.5	0.22	1

LOT AREA TABLE			
LOT	SQFT	ACRE	AREA
62	1189.5	0.27	3
63	951.3	0.22	1
64	1119.3	0.26	1
65	1242.1	0.29	1
66	1549.8	0.36	1
67	1441.9	0.33	1
68	1136.7	0.26	1
69	1007.4	0.23	1
70	893.1	0.21	1
71	888.7	0.20	1
72	882.4	0.20	1
73	891.5	0.20	1
74	921.2	0.21	1
75	931.5	0.21	1
76	1077.6	0.25	1

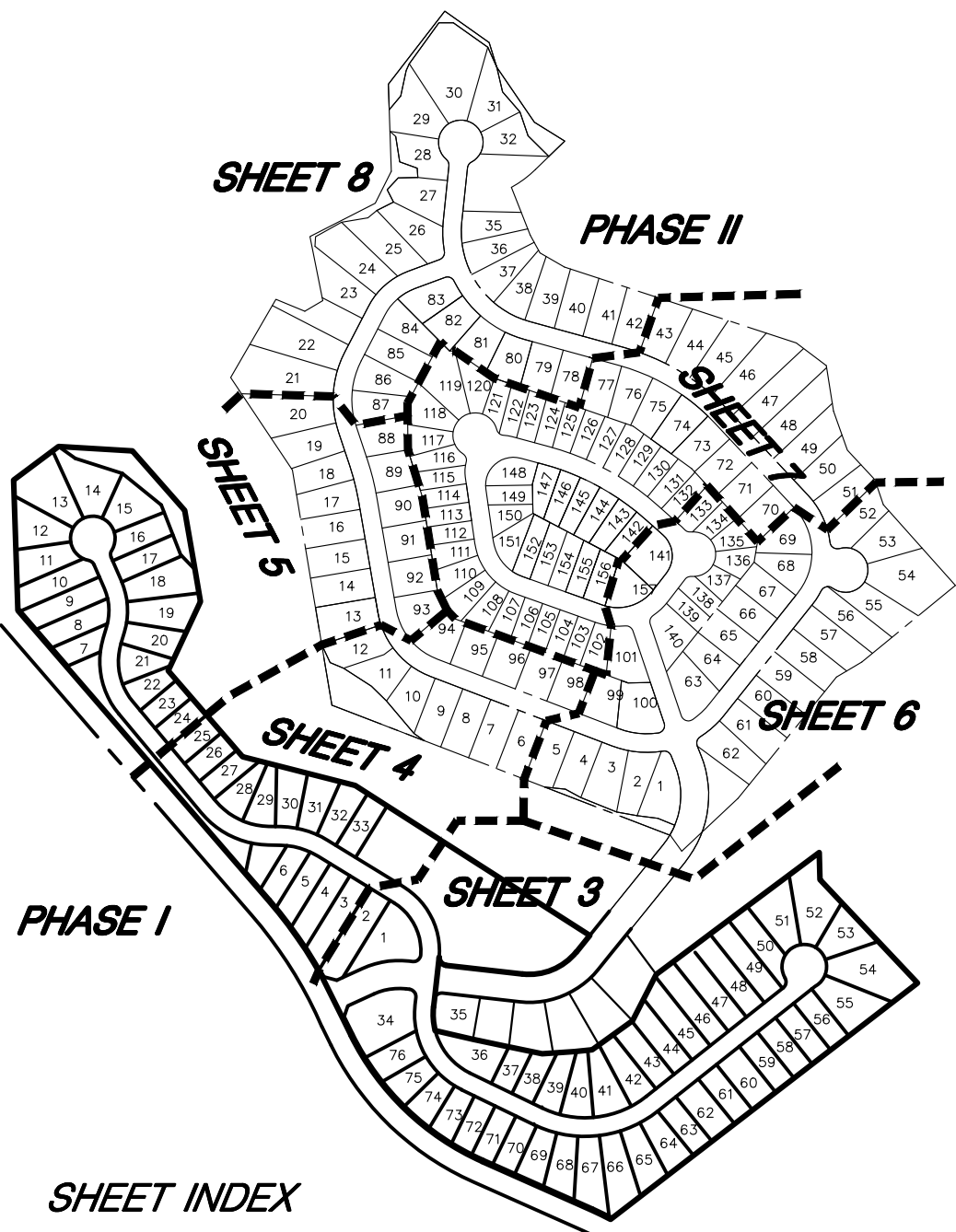
PHASE I AREA CHART

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
U.E.	UTILITY AND DRAINAGE EASEMENT

STRUCTURES LEGEND

⏏	HEADWALL
⏏	FLARED END SECTION
⏏	SINGLE-WING CATCH BASIN
⏏	DOUBLE-WING CATCH BASIN
⏏	WEIR INLET
⏏	JUNCTION BOX
⏏	FIRE HYDRANT
⏏	SEWER MANHOLE
⏏	WATER METER
⏏	WATER VALVE



OWNER AND DEVELOPER:
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430

THIS SURVEY WAS PREPARED IN CONFORMITY
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GEORGIA BOARD OF REGISTRATION FOR
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SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.



REVISIONS	



Field Date: 2-22-18	Drawn By: SJJ
Office Date: 2-26-18	Checked By: JAH
Scale: 1"=50'	File: P:\CENTURY

FINAL PLAT REVISION FOR:

BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

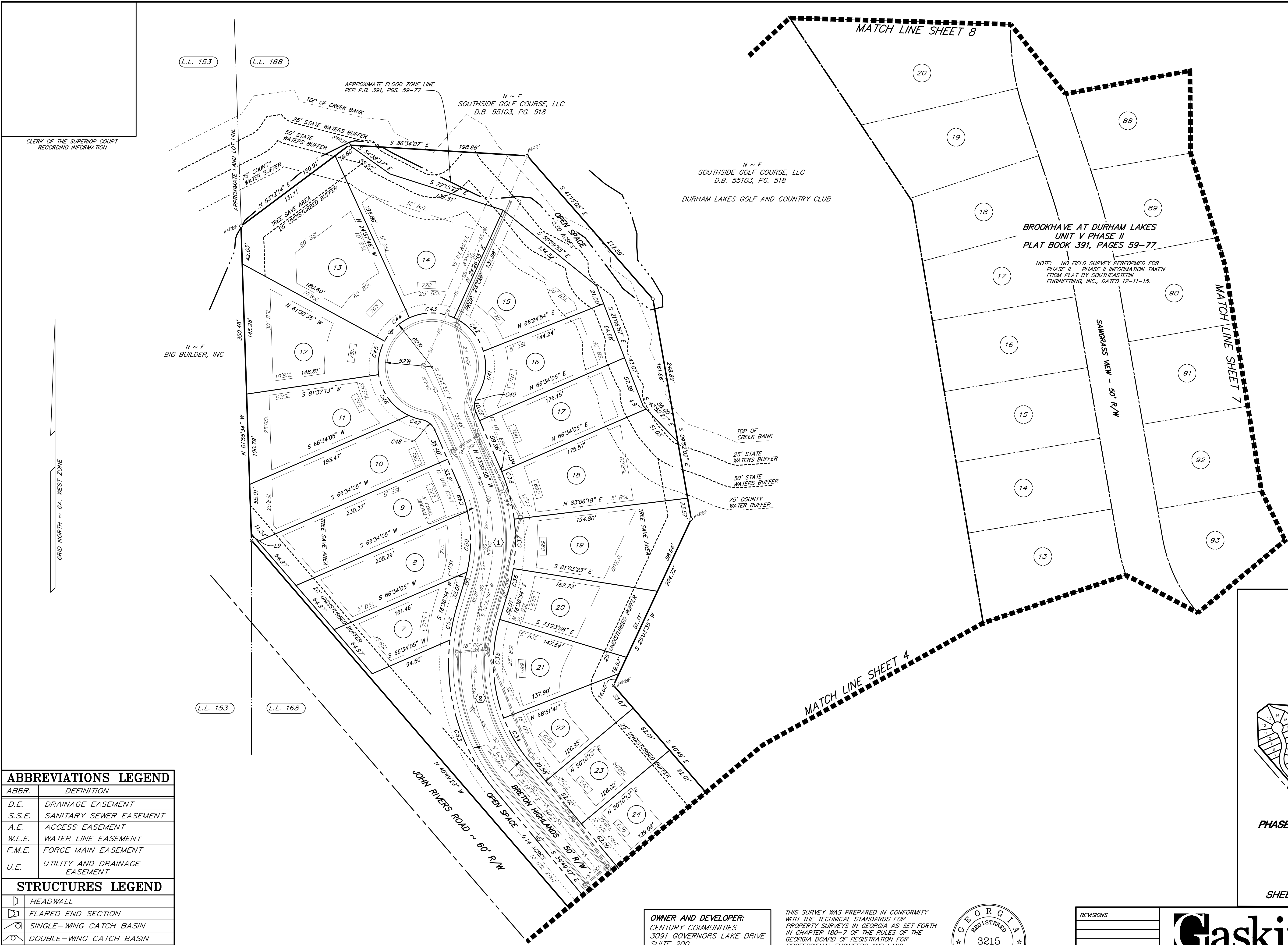
ABBREVIATIONS LEGEND

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S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
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U.E.	UTILITY AND DRAINAGE EASEMENT

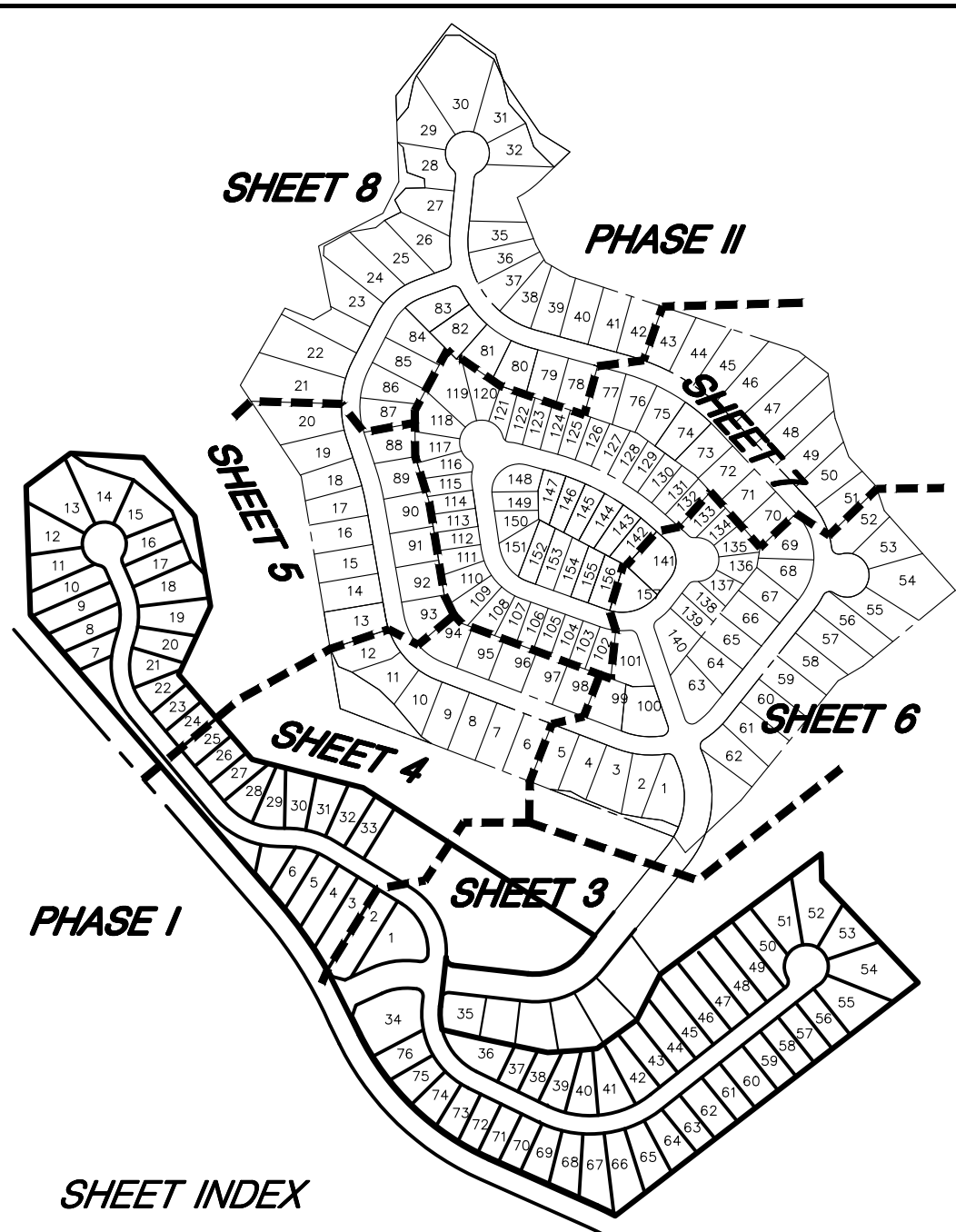
STRUCTURES LEGEND

	HEADWALL
	FLARED END SECTION
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER VALVE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



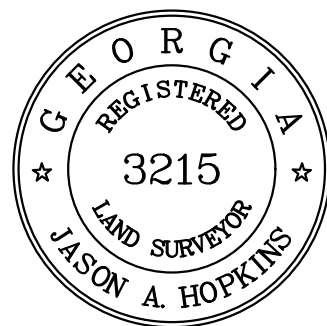
LINE TABLE		
LINE #	BEARING	CHORD
L1	N18°54'41"E	8.39'
L2	N18°54'41"E	30.39'
L3	N18°54'41"E	30.39'
L4	S83°28'56"E	9.30'
L5	S6°26'09"W	20.04'
L6	S83°28'56"E	9.28'
L7	S75°05'27"E	35.25'
L8	S75°05'27"E	6.45'
L9	S1°55'34"E	7.37'
L10	S52°24'16"W	6.55'
L11	S62°39'16"E	10.03'
L12	N88°02'05"E	13.18'
L13	N55°36'28"E	23.52'
L14	N48°19'09"E	12.69'
L15	N37°23'31"E	14.43'
L16	N24°28'41"E	20.24'
L17	N37°53'43"W	3.96'
L18	S75°05'27"E	35.25'



OWNER AND DEVELOPER:
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430

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REVISIONS	

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FIELD DATE: 2-22-18	DRAWN BY: SJJ
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FINAL PLAT REVISION FOR:

**BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I**

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

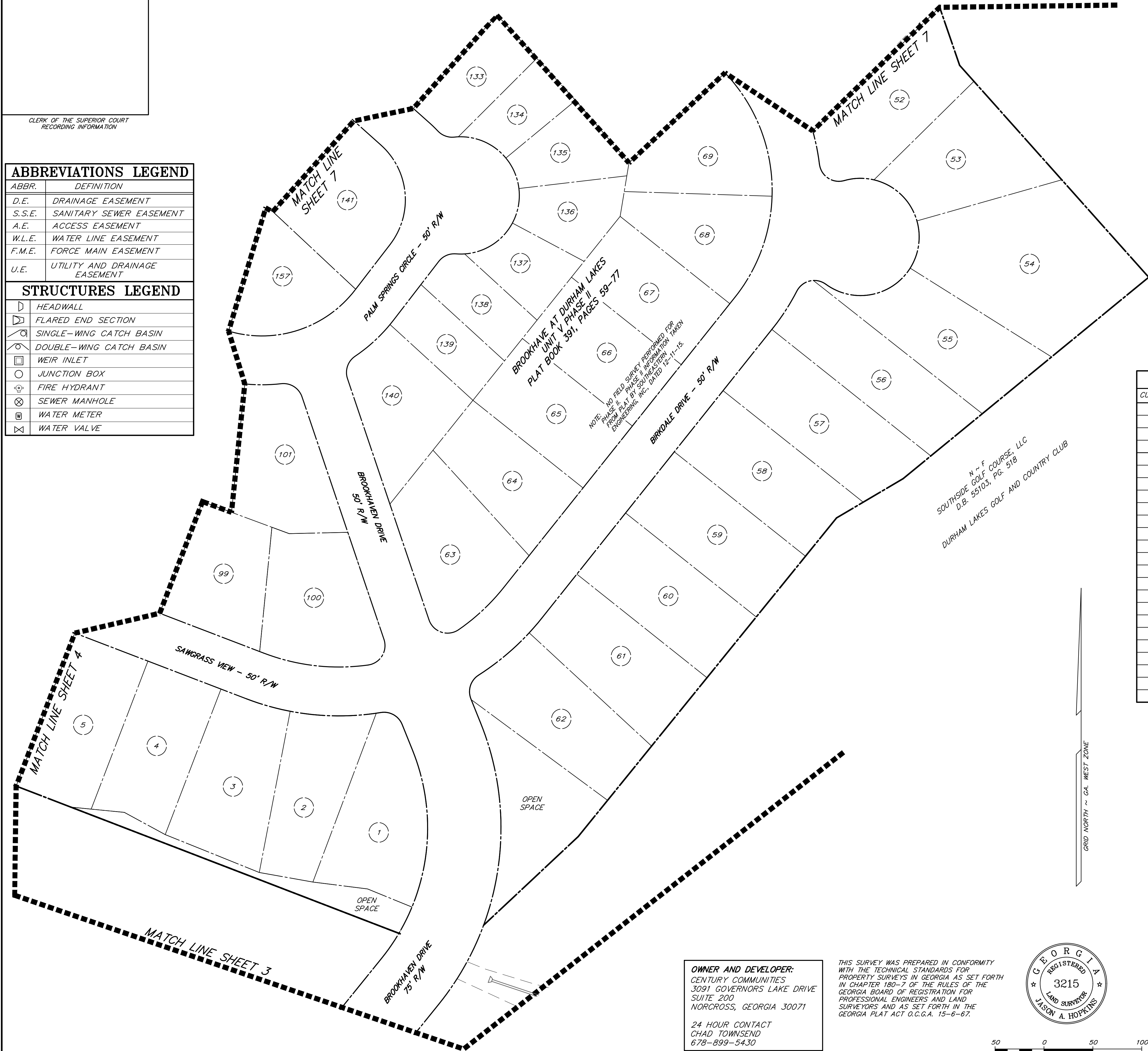
CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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STRUCTURES LEGEND

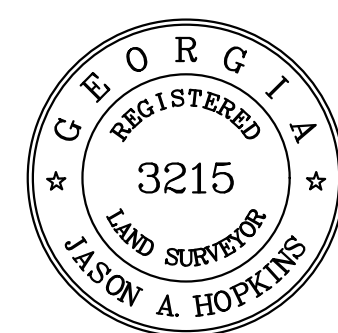
	HEADWALL
	FLARED END SECTION
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
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	JUNCTION BOX
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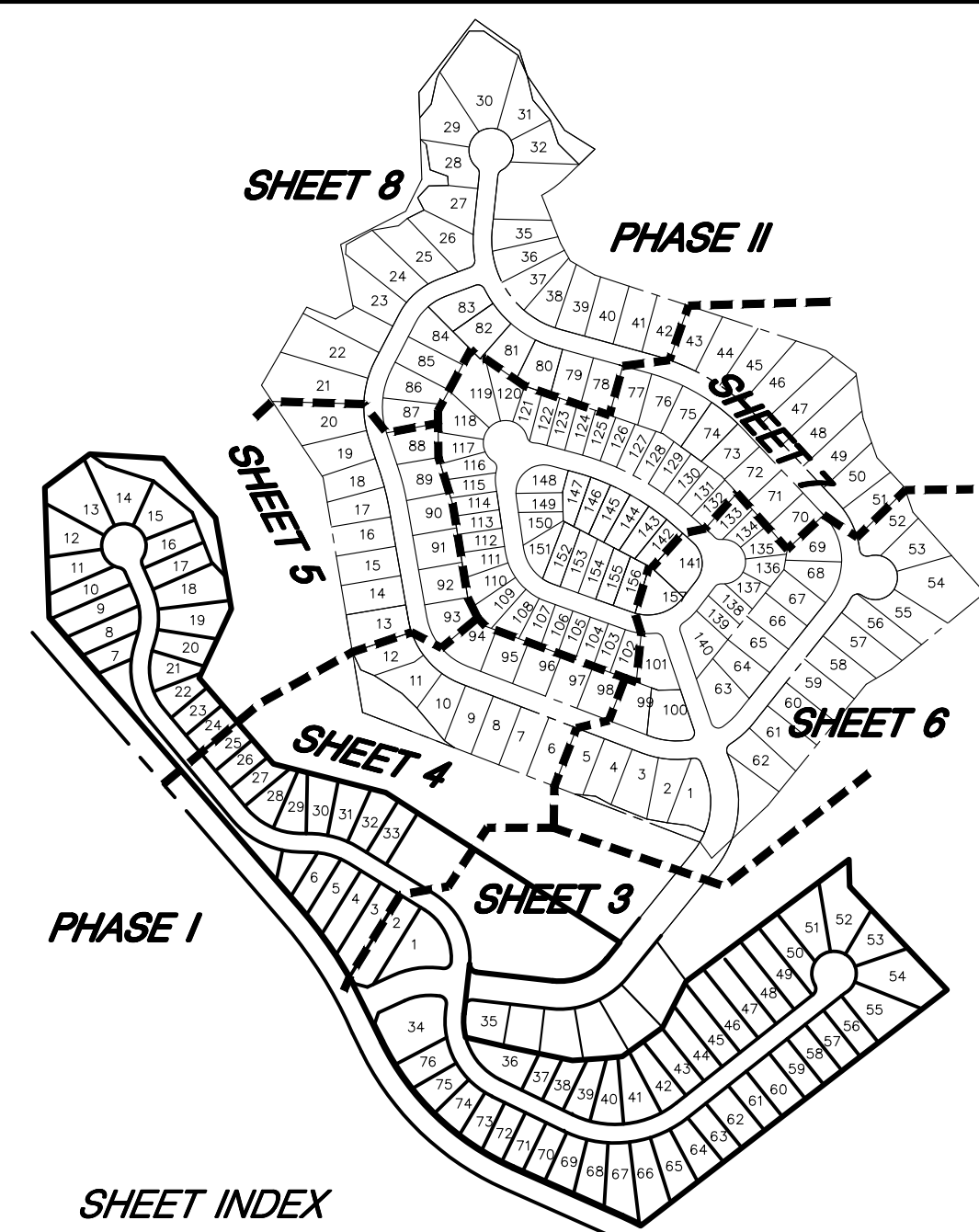
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CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C1	162.50'	88.26'	87.18'	S80°37'25"W
C2	20.00'	31.39'	28.26'	N38°31'24"W
C3	225.54'	69.83'	69.55'	S2°26'01"E
C4	225.54'	73.98'	73.64'	S20°41'57"E
C5	225.54'	55.92'	55.77'	S37°11'52"E
C6	225.54'	55.93'	55.78'	S51°24'14"E
C7	225.54'	22.27'	22.26'	S61°20'10"E
C8	315.00'	7.85'	7.85'	S64°52'43"E
C9	315.00'	57.52'	57.44'	S70°49'28"E
C10	315.00'	57.52'	57.44'	S81°17'13"E
C11	315.00'	57.52'	57.44'	N88°15'02"E
C12	315.00'	57.52'	57.44'	N77°47'17"E
C13	315.00'	57.52'	57.44'	N67°19'32"E
C14	315.00'	57.23'	57.16'	N56°53'21"E
C15	315.00'	0.80'	0.80'	N51°36'39"E
C16	60.00'	41.77'	40.93'	N41°46'00"E
C17	60.00'	42.63'	41.74'	N1°28'11"E
C18	60.00'	42.63'	41.74'	N39°14'21"W
C19	60.00'	41.71'	40.88'	N79°30'38"W
C20	60.00'	50.57'	49.09'	S56°25'34"W
C21	60.00'	65.85'	62.59'	S0°50'25"W
C22	20.00'	28.67'	26.28'	N10°28'09"E
C23	265.00'	48.36'	48.29'	N56°45'58"E
C24	265.00'	106.70'	105.98'	N73°31'44"E
C25	265.00'	91.74'	91.28'	S85°01'09"E

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C26	265.00'	50.59'	50.51'	S69°38'01"E
C27	175.54'	151.81'	147.12'	S39°15'57"E
C28	202.41'	222.32'	211.31'	N26°44'33"W
C29	249.99'	33.20'	33.17'	N62°15'33"W
C30	249.99'	56.48'	56.36'	N72°32'10"W
C31	249.99'	42.82'	42.77'	N83°54'57"W
C32	190.00'	71.94'	71.52'	S77°58'29"E
C33	190.00'	90.52'	89.66'	S53°28'20"E
C34	170.00'	55.46'	55.21'	S30°29'03"E
C35	170.00'	112.02'	110.00'	S21°54'3"E
C36	200.00'	26.78'	26.76'	N12°46'45"E
C37	200.00'	55.29'	55.11'	N1°01'28"E
C38	200.00'	54.98'	54.81'	N14°46'14"W
C39	200.00'	2.74'	2.74'	N23°02'20"W
C40	20.00'	19.47'	18.71'	S4°27'14"W
C41	60.00'	51.46'	49.90'	N7°46'02"E
C42	60.00'	51.00'	49.48'	N41°09'25"W
C43	60.00'	51.44'	49.88'	S89°55'49"W
C44	60.00'	38.62'	37.96'	S46°55'48"W
C45	60.00'	38.61'	37.95'	S10°03'19"W
C46	60.00'	58.94'	56.60'	S36°31'19"E
C47	60.00'	15.23'	15.18'	S71°56'01"E
C48	20.00'	19.47'	18.71'	N51°19'03"W
C49	150.00'	28.25'	28.21'	N18°02'08"W
C50	150.00'	68.38'	67.79'	N02°51'3"E

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C51	150.00'	8.21'	8.21'	N15°02'51"E
C52	220.00'	38.02'	37.98'	S11°39'50"W
C53	220.00'	178.71'	173.84'	S16°33'31"E
C54	240.00'	205.22'	199.02'	S64°19'35"E
C55	199.99'	81.95'	81.38'	N77°05'03"W
C56	199.99'	64.84'	64.56'	S74°38'01"E
C57	199.99'	24.05'	24.04'	N61°54'01"W
C58	152.41'	164.18'	156.36'	N27°20'55"W
C59	20.00'	32.47'	29.02'	N50°00'52"E
C60	237.50'	129.00'	127.42'	S80°57'25"W
C61	1234.62'	24.15'	24.15'	N29°37'45"W
C62	1234.62'	69.38'	69.37'	N31°47'58"W
C63	1234.62'	67.60'	67.60'	N34°58'41"W
C64	1234.62'	66.15'	66.14'	N38°04'53"W
C65	1234.62'	26.04'	26.04'	N40°13'14"W
C66	714.05'	70.64'	70.61'	S29°06'26"E
C67	714.05'	79.17'	79.13'	S35°07'04"E
C68	714.05'	88.43'	88.37'	S41°50'31"E
C69	714.05'	88.47'	88.41'	S48°56'21"E
C70	714.05'	72.49'	72.46'	S55°23'49"E
C71	714.05'	62.13'	62.11'	S60°47'53"E
C72	714.05'	33.99'	33.98'	S64°39'14"E
C73	885.95'	49.04'	49.03'	N64°25'55"W
C74	885.95'	10.32'	10.32'	N62°30'45"W



REVISIONS	

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Phone: (770) 424-7168
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Canton Office
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Ste. 3 Canton, GA 30114
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FIELD DATE: 2-22-18	DRAWN BY: SJJ
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SCALE: 1"=50'	FILE: P:\CENTURY

FINAL PLAT REVISION FOR:

**BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I**

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

SHEET 6 OF 8

ABBREVIATIONS LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
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STRUCTURES LEGEND

▤	HEADWALL
▤	FLARED END SECTION
◡	SINGLE-WING CATCH BASIN
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▣	WEIR INLET
○	JUNCTION BOX
⊕	FIRE HYDRANT
⊗	SEWER MANHOLE
⊞	WATER METER
⊞	WATER VALVE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

BROOKHAVE AT DURHAM LAKES
UNIT V PHASE II
PLAT BOOK 391, PAGES 59-77

NOTE: NO FIELD SURVEY PERFORMED FOR
PHASE II. PHASE II INFORMATION TAKEN
FROM PLAT BY SOUTHEASTERN
ENGINEERING, INC., DATED 12-11-15.

BROOKHAVE AT DURHAM LAKES
UNIT V PHASE II
PLAT BOOK 391, PAGES 59-77

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OWNER AND DEVELOPER:
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3091 GOVERNORS LAKE DRIVE
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430

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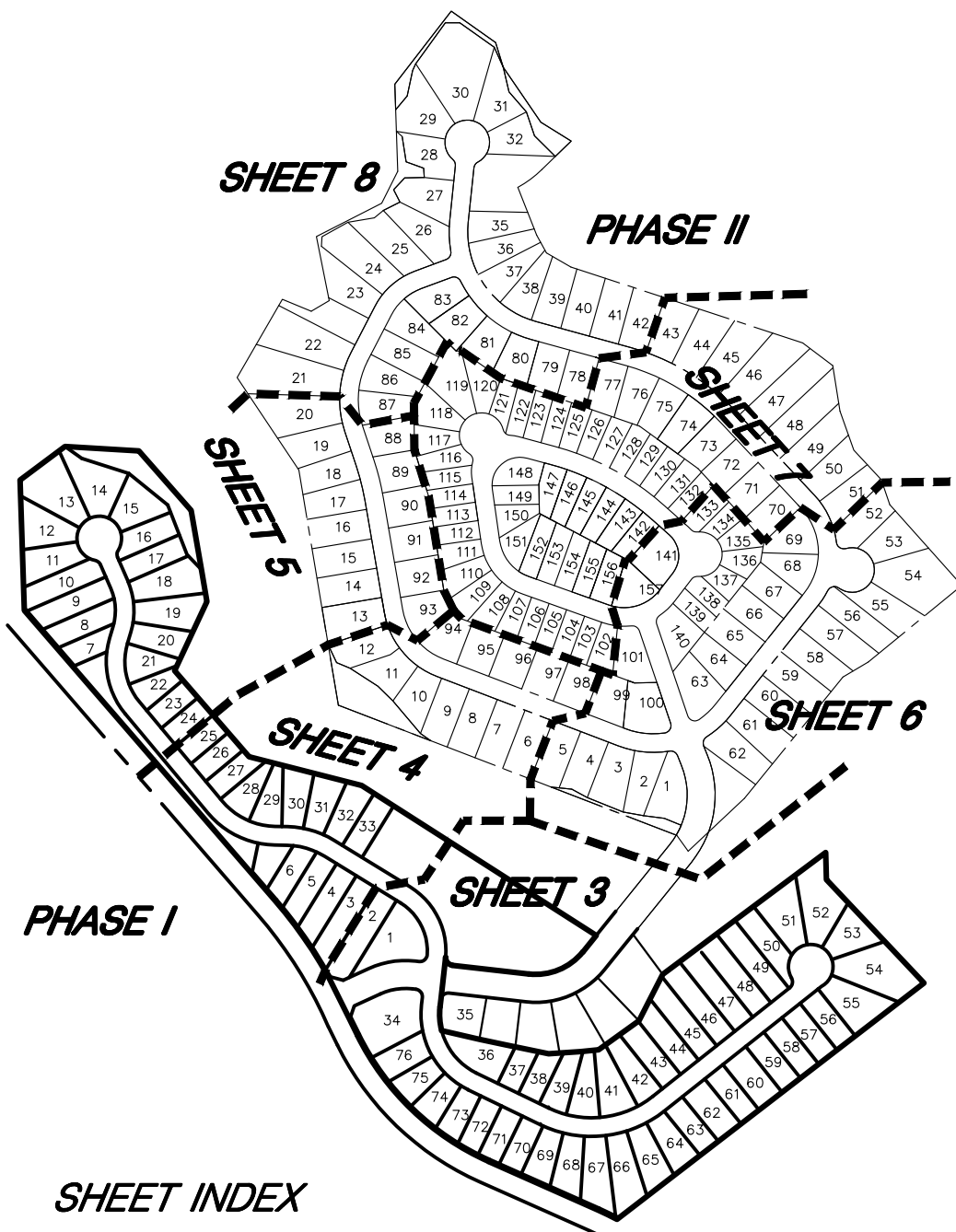
FIELD DATE: 2-22-18	DRAWN BY: SJJ
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SCALE: 1"=50'	FILE: P:\CENTURY

FINAL PLAT REVISION FOR:

**BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I**

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

SHEET 7 OF 8



SHEET INDEX

ABBREVIATIONS LEGEND

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STRUCTURES LEGEND

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	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER VALVE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
1	14302	0.33	3
2	12124	0.28	3
3	14370	0.33	3
4	12549	0.29	3
5	13376	0.31	3
6	13404	0.31	3
7	13395	0.31	3
8	13385	0.31	3
9	13242	0.30	3
10	11939	0.27	3
11	11771	0.27	3
12	12629	0.29	3
13	14466	0.33	3
14	12995	0.30	3
15	12987	0.30	3
16	12962	0.30	3
17	12067	0.28	3
18	11690	0.27	3
19	14149	0.32	3
20	20671	0.47	3

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
21	27268	0.63	3
22	22950	0.53	3
23	13980	0.32	3
24	18546	0.43	3
25	16669	0.38	3
26	14558	0.33	3
27	13935	0.32	3
28	12518	0.29	3
29	17471	0.40	3
30	34921	0.80	3
31	14517	0.33	3
32	12340	0.28	3
33	11269	0.26	3
34	11801	0.27	3
35	11289	0.26	3
36	11327	0.26	3
37	13159	0.30	3
38	13069	0.30	3
39	12804	0.29	3
40	12945	0.30	3

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
43	13566	0.31	3
44	15071	0.35	3
45	17860	0.41	3
46	21632	0.50	3
47	21396	0.49	3
48	19549	0.45	3
49	15614	0.36	3
50	13901	0.32	3
51	12249	0.28	3
52	13834	0.32	3
53	13372	0.31	3
54	25410	0.58	3
55	13832	0.32	3
56	14329	0.33	1
57	15788	0.36	3
58	13907	0.32	3
59	13690	0.31	3
60	13635	0.31	3
61	14211	0.33	3
62	14340	0.33	3

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
63	14439	0.33	1
64	11086	0.25	1
65	11648	0.27	1
66	11369	0.26	1
67	11254	0.26	1
68	11265	0.25	1
69	11379	0.27	1
70	10823	0.25	1
71	11024	0.25	1
72	11192	0.26	1
73	10933	0.25	1
74	11456	0.26	1
75	11108	0.26	1
76	11033	0.25	1
77	11239	0.26	1
78	11109	0.26	1
79	11102	0.25	1
80	11050	0.25	1
81	11098	0.25	1
82	11164	0.26	1

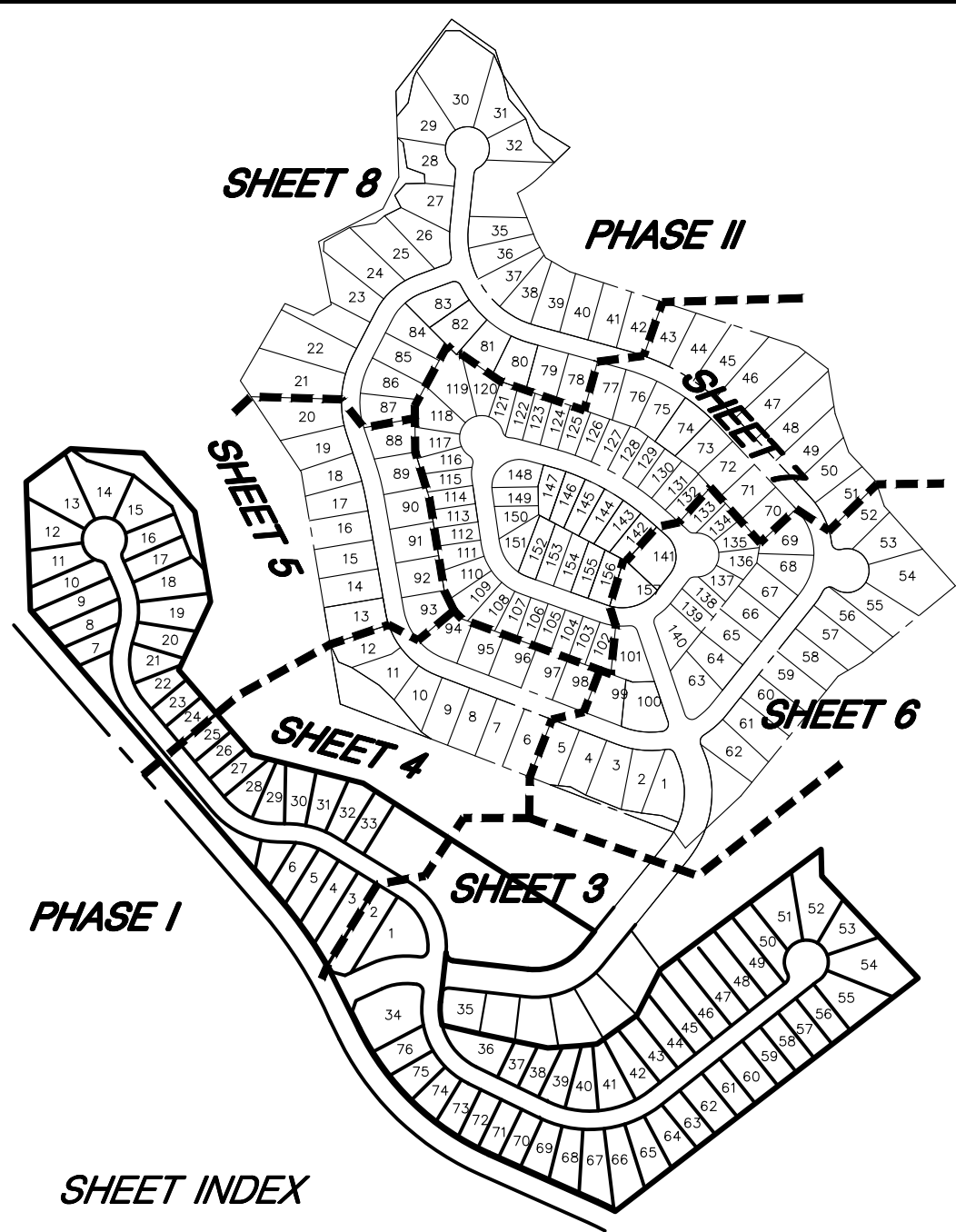
LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
83	11556	0.27	1
84	11855	0.27	1
85	12694	0.29	1
86	11746	0.27	1
87	10909	0.25	1
88	11423	0.26	1
89	11234	0.26	1
90	11571	0.27	1
91	11149	0.26	1
92	11345	0.26	1
93	11556	0.27	1
94	11422	0.26	1
95	10969	0.25	1
96	11379	0.26	1
97	10972	0.25	1
98	11186	0.26	1
99	11376	0.26	1
100	14220	0.33	1
101	12694	0.29	1
102	7279	0.17	1

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
103	6237	0.14	1
104	6077	0.14	1
105	6044	0.14	1
106	6012	0.14	1
107	6539	0.15	1
108	7237	0.16	1
109	8747	0.20	1
110	8222	0.19	1
111	6832	0.16	1
112	6006	0.14	1
113	6047	0.14	1
114	6108	0.14	1
115	6541	0.15	1
116	7125	0.17	1
117	7385	0.17	1
118	10380	0.24	1
119	15111	0.35	1
120	8947	0.21	1
121	6037	0.14	1
122	6685	0.15	1

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
123	6647	0.15	1
124	6481	0.15	1
125	6440	0.15	1
126	6488	0.15	1
127	6910	0.16	1
128	7274	0.16	1
129	6804	0.16	1
130	6925	0.16	1
131	7048	0.16	1
132	6555	0.15	1
133	6585	0.16	1
134	6145	0.12	1
135	6055	0.15	1
136	6290	0.15	1
137	6158	0.13	1
138	6066	0.14	1
139	6020	0.14	1
140	11735	0.28	1
141	13070	0.30	1
142	7032	0.16	1

LOT AREA TABLE			
LOT	SQFT	ACRE	D.A.
143	7541	0.17	1
144	7672	0.18	1
145	7684	0.18	1
146	7257	0.17	1
147	7195	0.17	1
148	8560	0.20	1
149	6317	0.15	1
150	6635	0.15	1
151	7677	0.18	1
152	8164	0.19	1
153	8166	0.19	1
154	7532	0.17	1
155	7170	0.16	1
156	8028	0.18	1
157	9428	0.22	1
158	11313	0.26	3
159	13250	0.30	3
160	14751	0.34	3
161	14548	0.33	3
162	20291	0.47	3

PHASE II AREA CHART



THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REVISIONS	

Gaskins
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MECHANICS

Marietta Office
1266 Powder Springs Rd.
Marietta, GA 30064
Phone: (770) 424-7168

Canon Office
147 Reinhardt College Pkwy
Ste. 3 Canon, GA 30114
Phone: (770) 479-9698

FIELD DATE: 2-22-18
OFFICE DATE: 2-28-18
SCALE: 1"=50'

DRAWN BY: SJJ
CHECKED BY: JAH
FILE: P:\CENTURY

FINAL PLAT REVISION FOR:

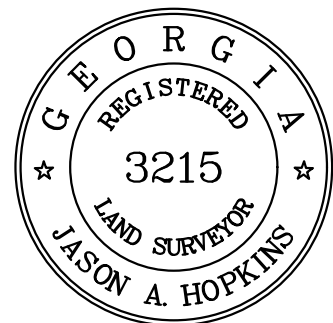
**BROOKHAVEN AT
DURHAM LAKES
UNIT V - PHASE I**

LOCATED IN L.L. 167 & 168
7th DISTRICT, CITY OF FAIRBURN
FULTON COUNTY, GA.

SHEET 8 OF 8

OWNER AND DEVELOPER:
CENTURY COMMUNITIES
3091 GOVERNORS LAKE DRIVE
SUITE 200
NORCROSS, GEORGIA 30071

24 HOUR CONTACT
CHAD TOWNSEND
678-899-5430



GRID NORTH ~ GA. WEST ZONE

N ~ F
SOUTHSIDE GOLF COURSE, LLC
D.B. 55103, PG. 518
DURHAM LAKES GOLF AND COUNTRY CLUB

BROOKHAVEN AT DURHAM LAKES
UNIT V PHASE II
PLAT BOOK 391, PAGES 59-77

NOTE: NO FIELD SURVEY PERFORMED FOR
PHASE II. PHASE II INFORMATION TAKEN
FROM PLAT BY SOUTHEASTERN
ENGINEERING, INC., DATED 12-11-15.

SYMPHONY VIEW - 50' R/W

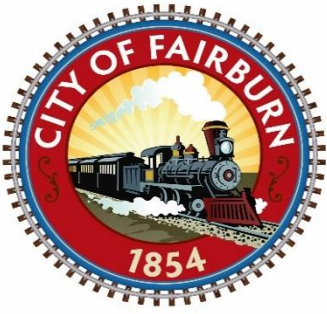
BIRKDALE DRIVE - 50' R/W

N ~ F
SOUTHSIDE GOLF COURSE, LLC
D.B. 55103, PG. 518

DURHAM LAKES GOLF AND COUNTRY CLUB

MATCH LINE SHEET 7

MATCH LINE SHEET 5



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT: Police Department Honor Guard Uniform Purchase

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
() ORDINANCE () RESOLUTION (X) OTHER

Submitted: April 2, 2018 Work Session: April 9, 2018 Council Meeting: April 9, 2018

DEPARTMENT: Police

BUDGET IMPACT: \$7,117.50 (seized funds)

PUBLIC HEARING? () Yes (X) No

PURPOSE: The police department is requesting approval to utilize seized funds for the purchase of the Honor Guard unit.

HISTORY: The police department is implementing a joint Honor Guard unit with the Fire Department. The PD and FD units will be able to function independently as well as together as a single unit for city events.

The uniforms will be custom-fit to each officer for a professional appearance. The uniforms cost approximately \$1,400 each, with five officers volunteering to serve in the unit.

The PD is requesting to use funds from the federal seized funds account for this purchase.

RECOMMENDED ACTION: Approval to use seized funds for the purchase of Honor Guard uniforms.

Donna M. Gayden, City Administrator

Elizabeth Carr-Hurst, Mayor





T&T Uniforms, Inc.

285A North Main Street
Jonesboro, GA 30236
866-568-2638 (toll free)
770-210-3399
770-210-3366 FAX
www.tandtuniforms.com
tandtsouthsales@aol.com

April 2, 2018

To: Fairburn Police Department

Attn: Lt. E. Eiswerth

Subject: Request to Quote on Honor Guard Uniforms

1. 19B8696C Flying Cross High Collar Jacket – \$560.00 each (includes all piping and alterations)
2. 28P8696C Flying Cross Trousers to match Jacket above -- \$125.00 each (includes custom striping and alterations)
3. Bayly Cap Hat with custom piping - \$110.00 each
4. Collar insignia (silver) - \$25.00 (Screw back for Collar holes)
5. Namplate (silver) - \$15.00
6. 941 Bates Hi Gloss Shoes - \$98.00
7. Shoulder cord - \$38.00 each (Custom Colors)
8. Custom Hat badge \$105.00 each
9. Custom Breast badge \$135.00 each If Gunmetal is wanted add \$10.00 each
10. White Gloves \$5.00 each
11. Garment bag with a patch sewn on and a name embroidered \$25.50 each

Prices do not include oversize charges.

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CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT:

☐ AGREEMENT ☐ POLICY / DISCUSSION ☐ CONTRACT
☐ ORDINANCE ☐ RESOLUTION ☒ OTHER

Submitted: 04/09/2018 Work Session: 04/09/2018 Council Meeting: 04/09/2018

DEPARTMENT: City Administration/Finance

BUDGET IMPACT: This is to rescind the adopted changes of March 26, 2018 Mayor and Council Meeting.

PUBLIC HEARING? ☐ Yes ☒ No

PURPOSE: For Mayor and Council to rescind the budget amendment by the ordinance the Fiscal Year 2017-2018 City of Fairburn Municipal Budget to the Capital Project Fund (350) expenditure of \$32,364 and TSPLOST Fund (360) revenue of \$1,128,582.

HISTORY: The City of Fairburn 2017-2018 Municipal Budget was advertised before approval of the budget on October 23, 2017.

RECOMMENDED ACTION: Staff recommends rescinding Budget Amendment Ordinance 2018-01 for Fiscal Year 2017-2018.

Donna M. Gayden, City Administrator

Elizabeth Carr-Hurst, Mayor



CITY OF FAIRBURN

CITY COUNCIL AGENDA ITEM

SUBJECT:

☐ AGREEMENT ☐ POLICY / DISCUSSION ☐ CONTRACT
☒ ORDINANCE ☐ RESOLUTION ☐ OTHER

Submitted: 04/09/2018 Work Session: 04/09/2018 Council Meeting: 04/09/2018

DEPARTMENT: City Administration/Finance

BUDGET IMPACT: The proposed change to the Fiscal Year 2016-2017 budget has a combined revenue of \$38,309,364 and expenditure of \$38,994,756. Capital Project Fund (350) expenditure \$32,364; TSPLOST Fund (360) revenue \$1,128,582

PUBLIC HEARING? ☐ Yes ☒ No

PURPOSE: For Mayor and Council to approve the budget amendment by the ordinance the Fiscal Year 2016-2017 City of Fairburn Municipal Budget to the Capital Project Fund (350) expenditure of \$32,364 and TSPLOST Fund (360) revenue of \$1,128,582.

HISTORY: The City of Fairburn 2016-2017 Municipal Budget was advertised before approval of the budget on October 23, 2017.

RECOMMENDED ACTION: Staff recommends correction to the Fiscal Year date for the approval of the budget amendment for the Fiscal Year 2016-2017 budget.

Donna M. Gayden, City Administrator

Elizabeth Carr-Hurst, Mayor

1 **BUDGET ORDINANCE**
2 **FISCAL YEAR 2016-2017**

3
4 **AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2016-2017, TO**
5 **COMMENCE OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017**
6

7 **WHEREAS**, the Mayor and City Council of the City of Fairburn, Georgia, have considered the
8 terms and provisions of a proposed budget for Fiscal Year 2016-2017; and

9 **WHEREAS**, it has been recommended by the City Administrator and City Finance Director that
10 the Mayor and City Council amend FY 2016-2017 budget as set forth below; and

11 **NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of
12 Fairburn, Georgia, and it is hereby Ordained by the authority of same as follows:

13 **Section 1.**

14 The annual budget for the operations, capital programs, general fund and debt service for the City
15 of Fairburn for Fiscal Year 2016-2017, amending on October 1, 2016, and continuing through
16 September 30, 2017, is \$38,309,364.00, with said budget including all revenues and
17 \$38,994,756 expenditures for governmental and enterprise fund purposes as detailed in the FY
18 2016-2017 budget documents, which are incorporated herein by reference. (See Attachments).

19 **Section 2.**

20 This Ordinance shall become effective this 9th day of April 2018, and shall govern all FY 2016-
21 2017 revenues and expenditures.

22 **Section 3.**

23 All previous ordinances and resolutions in conflict with this Ordinance are hereby repealed to the
24 extent of any such conflict.

25 **This 9th day of April 2018.**

26
27 [Signatures at Next Page]
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29
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33

1
2 **City of Fairburn, Georgia**
3
4

5
6 _____
7 **Elizabeth Carr-Hurst, Mayor**
8

9 **ATTEST:**
10
11

12 _____
13 **Jennifer Elkins, City Clerk**
14

15 **Approved as to Form:**
16
17

18 _____
19 **William R. Turner, City Attorney**
20
21
22

City of Fairburn
Adoption Request to Budget for Fiscal Year 2016-17
Budget Summary - Fund 350: Capital Projects - Fund 360: T-SPLOST Fund

Fund	Dept	Account	GL Description	Approved Budget 2016	Adoption Request Budget 2017
350			Capital Projects Fund		
			Revenues	504,500	-
			Expenditures	504,500	32,364
			Change in Fund Balance	-	(32,364)
			Fund Balance		
360			T-SPLOST Fund		
			Revenues	-	1,128,582
			Expenditures	-	-
			Change in Fund Balance	-	1,128,582
			Fund Balance		

City of Fairburn
Adoption Request to Budget for Fiscal Year 2016-17
Capital Projects Fund

Fund	Dept	Account	GL Description	Approved Budget 2016	Adoption Request Budget 2017
350-	0000-	36-1000	Interest Income	-	-
350-	0000-	38-2000	Proceeds from Capital lease	292,500	-
350-	0000-	38-2100	Proceeds - Manor on Broad	-	-
350-	0000-	38-9005	SF CID - OIB Widening	152,000	-
350-	0000-	39-1000	Transfer from General Fund	60,000	-
			Total Revenues	504,500	-
350-	1320-	54-2100	Council Chamber AV Upgrade	60,000	-
350-	1565-	54-2200	Vehicles	-	-
350-	3200-	54-2200	Vehicles	195,000	32,364
350-	3500-	54-1000	Vehicles	-	-
350-	3500-	54-2200	Vehicles	34,500	-
350-	4100-	54-1300	TE Project - Hwy 29/138	-	-
350-	4100-	54-2200	Vehicles	-	-
350-	4200-	54-2200	Vehicles	63,000	-
350-	4204-	54-1401	SF CID - OIB Widening	152,000	-
350-	7200-	54-2200	Vehicles	-	-
350-	7500-	54-1200	Site Improve - Manor	-	-
			Total Expenditures	504,500	32,364
			Fund Balance		
			Change in Fund Balance	-	(32,364)

City of Fairburn
Adoption Request to Budget for Fiscal Year 2016-17
T-SPLOST Fund

Fund	Dept	Account	GL Description	Approved Budget 2016	Adoption Request Budget 2017
360-	0000-	31-3400	T-SPLOST Revenue	-	1,128,271
360-	0000-	36-1000	Interest Income	-	111
360-	0000-	39-1000	Transfer from General	-	200
			Total Revenue	-	1,128,582
360-	0000-	52-1100	Admin-Operations & Safety	-	-
360-	0000-	52-1110	Admin-Program Management	-	-
360-	0000-	52-2200	R&M-Maintenance & Safety	-	-
360-	0000-	52-2220	R&M-Quick Response	-	-
360-	0000-	54-1400	Infrastructure-Ped & Streetscape	-	-
360-	3500-	54-1410	Infrastructure- Roadway	-	-
			Total Expenditures	-	-
			Fund Balance		
			Change in Fund Balance	-	1,128,582