



## Planning and Zoning Commission

### AGENDA

Tuesday, May 4, 2021 ♦ 7:00 p.m.

#### Join Zoom Meeting

Video link: <https://zoom.us/j/7709642244>

Dial-in #: (929) 205-6099

Meeting ID: 770 964 2244

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- Call to Order
- Determination of a Quorum
- Approval of the Meeting Agenda
- Approval of April 6, 2021 Meeting Minutes
- Public Hearing
- Old Business
- New Business
  - **Concept Plat 2021062 Trinity Fairburn** - A request to subdivide 9.511 acres on Highway 74 and Meadow Glen Parkway into three (3) tracts.
  - **Conceptual Site Plan 2021057 Tractor Supply** - A request to construct a 22,136 square foot commercial building for a Tractor Supply store located on Highway 74 and Meadow Glen Parkway.
- Staff Report
- Commissioner Comments
- Adjournment

CITY OF FAIRBURN

56 SW Malone Street, Fairburn, GA 30213-1341 | (770) 964-2244 | Fax (770) 969-3474 | [www.fairburn.com](http://www.fairburn.com)



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, April 6, 2021  
7:00 p.m.

Due to the COVID-19 pandemic, the meeting was held virtually via Zoom video conferencing.

Elise Stoney, Chair  
Elizabeth Echols, Vice-Chair  
Tony Smith  
Anthony Stewart

Jerry Williams  
Leonte Benton  
Jason Jones

Director of Planning and Zoning:  
City Attorney:

Tarika Peeks  
Valerie Ross

- I. **MEETING CALLED TO ORDER:** By Chair Stoney
- II. **ROLL CALL:** All members of the Planning and Zoning Commission were present
- III. **APPROVAL OF AGENDA:** Commissioner Williams made a motion to **APPROVE** the April 6, 2021 agenda. Commissioner Jones seconded. **THE MOTION CARRIED.**
- IV. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the February 2, 2021 minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**

### **PRIMARY VARIANCE 2021035 – EVERTON COMMONS**

**SUMMARY/STAFF PRESENTATION:** A request to allow a 12' encroachment in the 25' undisturbed natural buffer, which is a reduction of the buffer from 25' to 13' approximately 352 linear feet.

Ms. Peeks stated that the applicant Everton Commons L.P. was proposing to construct a 78-unit multi-family development on 6.499 acres. The Mayor and City Councils approved the rezoning of the subject property from OI (Office Institutional) to RM-36 (Multi-Family Residential) on January 27, 2020. She stated that the city's buffer standard section 80-372 requires RM-36 properties to maintain 25 feet of undisturbed vegetation buffer in a single-family residential district. She stated that the parcels located on the west side of the subject property was zoned R-1 and the 25-foot undisturbed vegetation buffer was required.

Ms. Peeks stated that the applicant was requesting to encroach into the 25-foot buffer by 12 feet which was approximately 352 linear feet, and the applicant requested to reduce the buffer by 12 feet would not eliminate the entire buffer area and 13 feet of the buffer area shall remain resulting in adequate buffering between the adjacent property. She stated that the remaining 25 feet buffer that was located on the west side of the subject property would not be impacted. The remaining buffer would provide a visual buffer from the adjoining properties as referenced in Exhibit A. She stated that staff recommendation was approval.

Commissioner Williams asked why the buffer requirement was not known before the rezoning. Ms. Peeks replied that the buffer requirement was not known at the time of the rezoning. The Georgia Historic Preservation Division reviewed the application and required a 30' buffer from the cemetery. Therefore, the site is required to shift towards the west to allow for the 30' buffer from the cemetery. Commissioner Williams asked about the property to the west of the subject property and if the residences were notified of the request. Ms. Peeks replied that the properties are vacant and all residents within 500 feet was notified of the variance request and a sign was posted on the property. Commissioner Williams asked if anyone objected to the request. Ms. Peeks replied, no, she did not receive any objections to the request in writing or by phone and/or e-mail.

Commissioner Smith asked how many residences were in that area. Ms. Peeks replied that there are residences on Cemetery Street and vacant properties on the west side and residences on Washington Street and that there were other single family lots in the area. Commissioner Williams asked if there were vacancies on the west side and if that was where they were asking for the encroachment. Ms. Peeks replied, yes. Commissioner Jones asked if there were residential dwellings on the west side and was the 30-foot buffer a requirement of the Georgia Historical Preservation Division or Georgia Community Affairs. Ms. Peeks replied that there were no dwellings on the west side of the property; that they were vacant and there were no single family homes on the lots. The Department of Community Affairs requested the Georgia Historical Preservation Division to review the application and after their review of the application, they required a 30 foot buffer from the cemetery.

### **BO JOHNSTON**

Mr. Johnston stated that he was happy to answer any question the Commissioners might have. He stated that he did not know about the Historic Preservation Division 30' buffer requirement at the time of the rezoning application.

Commissioner Jones asked was there any plans for the 352 linear feet to add extra foliage or vegetation to enhance the buffer. Mr. Johnston replied, yes, there would be.

### **OPPOSITION:**

### **LYDIA GLAIZE**

Ms. Glaize stated that she did not want to lose the hometown structure in the City of Fairburn and that they should have reached out to the community to get their input in the rezoning. She stated that she wanted the full buffer, and that they did not want to be impacted by a 76-unit community behind them.

**MICHELLE JAMES**

Ms. James stated why would the buffer be lessened from 25 feet to 12 feet and citizen was dealing with situation that should not be considered because it was taking away from their quality of life. She stated she thought her wellbeing, life and property value should be more important than growth and she wanted things to go hand in hand and not at the expense of the residents.

**JANE STOREY**

Ms. Storey stated that she did not want to see an apartment complex in the area. She stated that she had relatives that were buried in the cemetery and people who live in apartments do not respect cemeteries and they would trash the cemetery. She stated that she did not want to see apartment complexes all over the city.

**BO JOHNSTON**

Mr. Johnston stated that the area they were requesting the variance is vacant; it is a wooded area and there would not be anyone impacted by taking 12 feet of the 25-foot buffer. He stated that the apartment complex was already approved last January, and this will enhance the site because they had to adhere to HPD (Historic Preservation Division) 30' buffer requirement. Commissioner Williams asked if the vacant properties on the west side are zoned for residential families. Ms. Peeks replied, yes, it is zoned R-1 (Family Residential).

**MOTION AND VOTE:** Commissioner Jones made the motion to **APPROVE** Primary Variance 2021035. Commissioner Stewart seconded. Commissioner Smith - No, Commissioner Williams - No, Commissioner Benton - No, Vice-Chair Echols – Yes. The motion to approve the primary variance failed due to a tie vote. Chair Stoney voted No to break the tie.

**THE MOTION TO DENY PASSED.**

**VIII. STAFF REPORT:** Ms. Peeks welcomed the two new Commissioners, Jason Jones and Leonte Benton.

**IX. COMMISSIONER COMMENTS:** Commissioner Williams, Commissioner Stewart, Chair Stoney and Vice-Chair Echols welcomed the two new commission members.

**X. ADJOURNMENT:** Commissioner Williams made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

**MEETING ADJOURNED: 7:47 p.m.**

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	



**CITY OF FAIRBURN  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

Date: May 4, 2021  
To: Planning and Zoning Commission  
From: Tarika Peeks, Director of Planning Zoning  
Agenda Item: Conceptual Plat 2021062 –Trinity Fairburn: A request to subdivide a 9.511 acre parcel into three (3) tracts.

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**PURPOSE:** For the Planning and Zoning Commission to approve the concept plat for Trinity Fairburn.

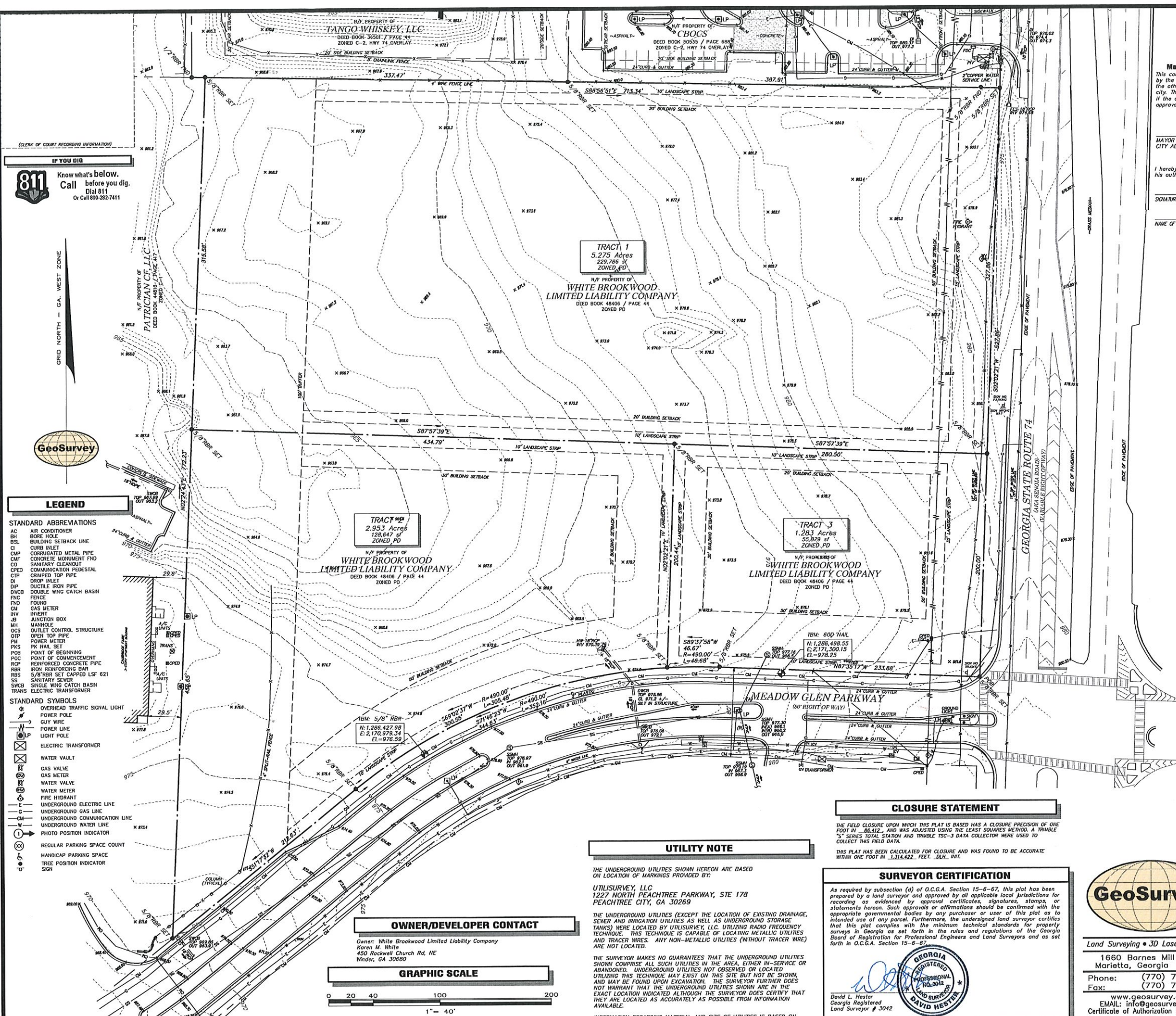
**DISCUSSION:** The applicant is requesting to subdivide the 9.511-acre parcel at the northwest corner of the intersection of Highway 74 and Meadow Glen Parkway into three (3) tracts. Tract one (1) will be the site of the proposed Tractor Supply store. The three (3) tracts will be subdivided as follows:

Tract #	Acreage
1	5.275
2	2.953
3	1.283

The concept plat was reviewed by staff and meets all the regulations of the City Ordinances.

**RECOMMENDATION:** Staff recommends **APPROVAL** of the Trinity Fairburn Concept Plat.

Attachment: Trinity Fairburn Concept Plat



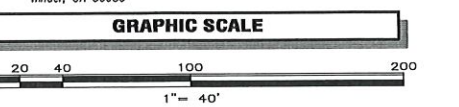
IF YOU DIG  
Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



### LEGEND

- STANDARD ABBREVIATIONS**
- AC AIR CONDITIONER
  - BH BORE HOLE
  - BSL BUILDING SETBACK LINE
  - CI CURB INLET
  - CMF CORRUGATED METAL PIPE
  - CMPC CONCRETE MONUMENT PTD
  - CO SANITARY CLEANOUT
  - CPED COMMUNICATION PEDESTAL
  - CTP CRUMPLED TOP PIPE
  - DI DROP INLET
  - DIP DUCTILE IRON PIPE
  - DWCB DOUBLE WING CATCH BASIN
  - FND FOUND
  - FM FOUND
  - GN GAS METER
  - INVERT
  - JB JUNCTION BOX
  - MH MANHOLE
  - OCSS OUTLET CONTROL STRUCTURE
  - OTF OPEN TOP PIPE
  - PM POWER METER
  - PKS PK RAIL SET
  - PGB POINT OF BEGINNING
  - PDC POINT OF DISCONTINUITY
  - PRC REINFORCED CONCRETE PIPE
  - RFR IRON REINFORCING BAR
  - RIS 5/8" IRON SET CAPPED LSF 621
  - SS SANITARY SEWER
  - SWCB SINGLE WING CATCH BASIN
  - TRANS ELECTRIC TRANSFORMER
- STANDARD SYMBOLS**
- OVERHEAD TRAFFIC SIGNAL LIGHT
  - POWER POLE
  - GUY WIRE
  - POWER LINE
  - LIGHT POLE
  - ELECTRIC TRANSFORMER
  - WATER VAULT
  - GAS VALVE
  - GAS METER
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND COMMUNICATION LINE
  - UNDERGROUND WATER LINE
  - PHOTO POSITION INDICATOR
  - REGULAR PARKING SPACE COUNT
  - HANDICAP PARKING SPACE
  - TREE POSITION INDICATOR
  - SIGN

**OWNER/DEVELOPER CONTACT**  
Owner: White Brookwood Limited Liability Company  
Koren M. White  
450 Rockwell Church Rd, NE  
Winder, GA 30080



### UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:  
UTILISURVEY, LLC  
1227 NORTH PEACHTREE PARKWAY, STE 178  
PEACHTREE CITY, GA 30269  
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

### CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 88,412, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.  
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,314,422 FEET. D.L.L. INT.

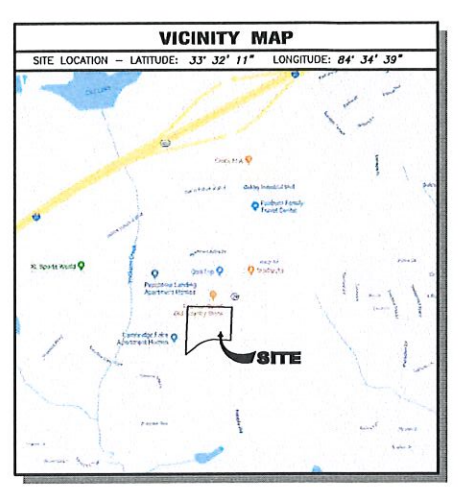
### SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plan 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 plan as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as 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.C.G.A. Section 15-6-67.  
David L. Hester  
Georgia Registered  
Land Surveyor # 3042



Land Surveying • 3D Laser Scanning  
1660 Barnes Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

**Mayor or city administrator's certification:**  
This concept plat has been reviewed and approved by the city in accordance with these regulations and the other development codes and ordinances of the city. This approval expires in one-year from this date if the owner/developer fails to secure preliminary plat approval by that time.  
MAYOR OR CITY ADMINISTRATOR DATE  
**Owner's Certification:**  
I hereby submit this Concept Plat as the owner, or his authorized agent, of all property shown thereon.  
SIGNATURE OF AUTHORIZED AGENT/OWNER DATE  
NAME OF OWNER/AGENT (PRINTED)



### GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER FOR THIS AREA IS 1312100462F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.  
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.  
NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "PD" (PLANNED DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF FAIRBURN. THE MINIMUM YARD SETBACKS PER DEED BOOK J1172, PAGE 38 ARE:  
(A) FIFTY FEET FROM THE RIGHT-OF-WAY OF ANY DEDICATED PUBLIC STREET OR PRIVATE ROADWAY  
(B) TEN FEET FROM THE SIDE PROPERTY LINE  
(C) TWENTY FEET FROM THE REAR PROPERTY LINE  
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.  
PLEASE NOTE: TREES 24-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY. TREES 6-INCH DBH AND LARGER WERE LOCATED IN THE TREE SAMPLE AREA DEPICTED

RECEIVED  
APR 28 2021  
Initial: *SH*

### PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in Land Lot 27, 9F District, Fulton County, Georgia, and being more particularly described as follows:  
BEGINNING at a 5/8-inch rebar set the intersection of the northern right-of-way of Meadow Glen Way (80' right-of-way) with the western right-of-way of State Route 74 (Senola Road) (variable right-of-way); Thence along said right-of-way of Meadow Glen Way the following courses and distances: North 87 degrees 35 minutes 17 seconds West a distance of 233.88 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 490.00 feet and an arc length of 352.16 feet, being subtended by a chord bearing of South 71 degrees 46 minutes 23 seconds West for a distance of 344.63 feet to a 5/8-inch rebar set; South 31 degrees 17 minutes 32 seconds West a distance of 212.63 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 02 degrees 24 minutes 43 seconds East a distance of 772.34 feet to a 5/8-inch rebar set; Thence a distance of 344.63 feet to a 5/8-inch rebar set; South 31 degrees 17 minutes 32 seconds West a distance of 212.63 feet to a 5/8-inch rebar set; Thence along said right-of-way of State Route 74; Thence along said right-of-way South 02 degrees 02 minutes 11 seconds West a distance of 527.08 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.

Said tract of land contains 9.511 Acres.

CONCEPT PLAT			
Highway 74 and Meadow Glen Parkway			
FOR			
Trinity Fairburn, LLC			
Stewart Title Insurance Company			
CS JOB NO:	20185795	DRAWING SCALE:	1" = 40'
FIELD WORK:	LB	STATE:	GEORGIA
PROD MGR:	DLH	COUNTY:	FULTON
REVIEWED:	BDC	LAND LOT:	27
DWG FILE:	20185795-02.dwg	DISTRICT:	9F
SURVEY DATE:	OCTOBER 12, 2020	REVISIONS	
		No.	Description

**CITY OF FAIRBURN  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

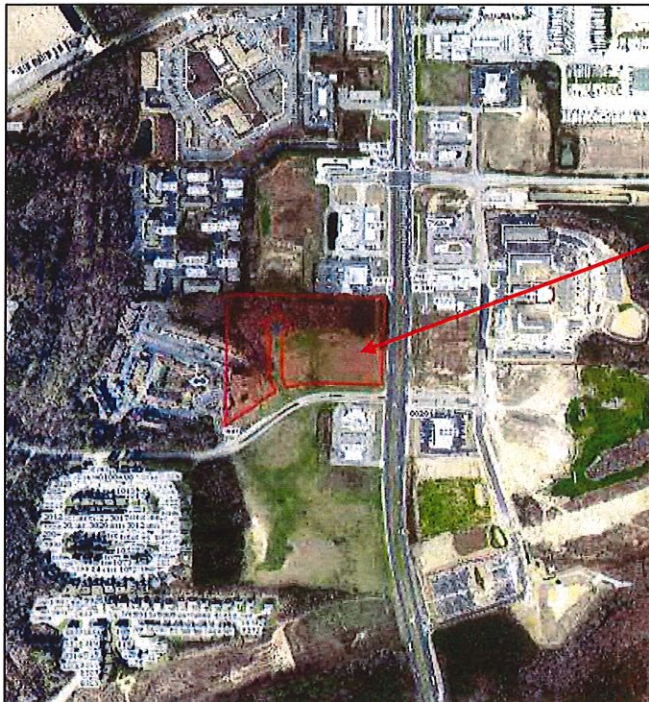
Date: May 4, 2021  
To: Planning and Zoning Commission  
From: Tarika Peeks, Director of Planning Zoning  
Agenda Item: Conceptual Site Plan 2021057 - Tractor Supply: A request to construct a 22,136 square-foot commercial building for a Tractor Supply store.

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**BACKGROUND:** The subject property is located at the northwest corner of the intersection of Highway 74/Senoia Road and Meadow Glen Parkway. The site is approximately 5.280 acres and zoned PD (Planned Development). The property was annexed and rezoned to PD (Planned Development) by the Mayor and City Council on February 23, 1998.

**DISCUSSION:** The applicant is proposing to construct a 22,136 square-foot building for a Tractor Supply store with associated driveways, parking, utilities, buffers, and landscaping. The applicant will be required to meet all off-street parking regulations. The site will have two access locations with a limited access right-in right-out (RIRO) driveway planned on Highway 74/Senoia Road and a full-access driveway located on Meadow Glen Parkway on the south side of the property. Stormwater detention is proposed by an onsite detention system. The front façade of the building will be constructed of all brick material as required by the Highway 74 Overlay District regulations.

**PARCEL MAP**



Parcel ID # 09F070000271062  
0 Meadow Glen Parkway  
PD (Planned Development)  
5.280 acres

**STAFF RECOMMENDATION:** APPROVAL CONDITIONAL of the conceptual site plan to construct a 22,136 square-foot building for a Tractor Supply retail store. The staff has reviewed the conceptual site plan and has determined that the plan met the requirements for a conceptual review. The staff has recommended five (5) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning and Zoning Commission.

**Conditions:**

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the conditions listed below. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

1. To the site plan submitted to the Department of Community Development dated received April 28, 2021. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and ordinances prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy. Any major deviation from this site plan is subject to approval by the Planning and Zoning Director or designee.
2. Prior to construction, the city shall be provided with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter-parcel access ways, and sidewalks. All plans for road improvements shall be submitted, reviewed, and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.
3. No outside storage or outside display of merchandise shall be located in the 35' landscape strip fronting Highway 74/Senoia Road.
4. The designated outside display areas as shown on the conceptual site plan dated April 28, 2021, shall be kept neat, clean, and well-maintained.
5. The outside display of merchandise shall not exceed the boundaries of the areas designated for outside display as shown on the conceptual site plan dated April 28, 2021; no display of merchandise shall be placed in the off-street parking area.

**Attachments:**

Conceptual Site Plan  
Building Elevations

# GENERAL NOTES:

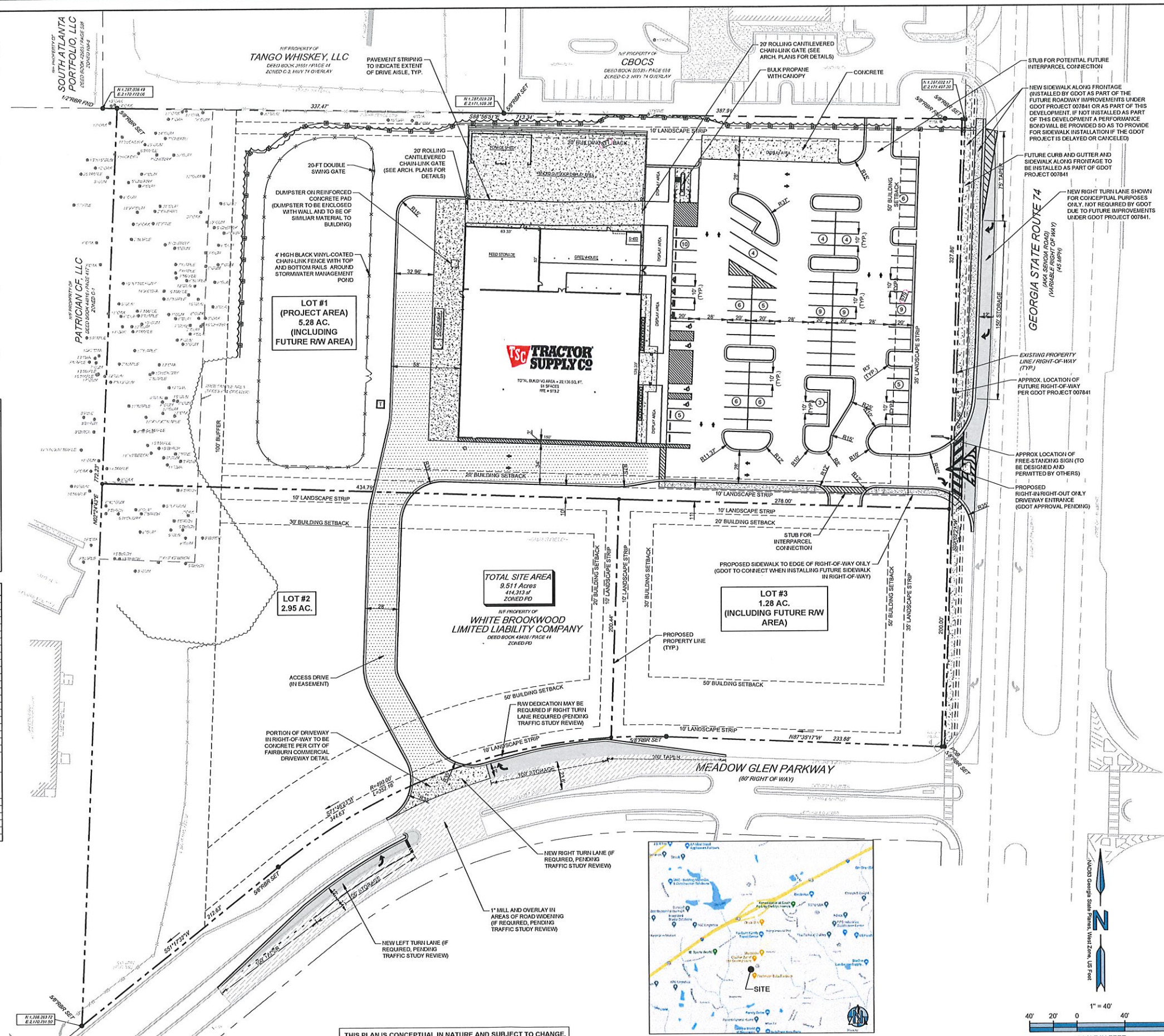
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

## SITE NOTES:

- 1) TRACT IS ZONED: PD (PLANNED DEVELOPMENT DISTRICT), (HIGHWAY 74 OVERLAY DISTRICT).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 4) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 5) ALL PAVEMENT MARKING WITHIN THE CITY OF FAIRBURN GA RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GDOT SPECIFICATIONS.
- 6) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 7) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 8) THE CITY OF FAIRBURN GA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 9) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 10) ALL PAVEMENT MARKINGS INSTALLED ON ASPHALT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC MATERIAL. 1.5 INCH BLACK CONTRACT TAPE SHALL BE INSTALLED FOR CROSSWALKS ON CONCRETE.
- 11) ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.

LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	TRAFFIC FLOW LANE DESIGNATION

SITE DATA	
ZONING:	PD (PLANNED DEVELOPMENT DISTRICT)
OVERLAY DISTRICT:	HIGHWAY 74 OVERLAY DISTRICT
PARCEL IDENTIFICATION NUMBER:	09F070000271062
TOTAL OVERALL PROPERTY AREA:	9.510 AC.
PROJECT SITE AREA (LOT #1):	5.280 AC.
DISTURBED AREA:	4.6 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%) (LOT 1):	3,960 AC. (75.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%) (LOT 1):	2,820 AC. (53.4%)
PERVIOUS SURFACE AREA PROPOSED (%) (LOT 1):	2,460 AC. (46.6%)
LOT COVERAGE (BY BUILDING ONLY) (SF)	27,833 SF
LANDSCAPE STRIP - FRONT:	35 FT
LANDSCAPE STRIP - SIDE:	10 FT
LANDSCAPE STRIP - REAR:	50 FT
BUILDING SETBACK - FRONT:	20 FT
BUILDING SETBACK - SIDE:	20 FT
BUILDING SETBACK - REAR:	100 FT
LANDSCAPE BUFFER - REAR:	100 FT
BUILDING FLOOR AREA:	22,136 S.F.
BUILDING HEIGHT:	29'-8"
BUILDING HEIGHT (MAX):	48'-0"
PARKING RATIO REQUIRED - ENCLOSED RETAIL FLOOR AREA AVAILABLE TO THE PUBLIC (15,538 SF):	1 SPACE / 200 S.F. (78 SPACES)
PARKING RATIO REQUIRED - STORAGE AND OTHER BUILDING AREA NOT AVAILABLE TO THE PUBLIC (6,417 SF):	1 SPACE / 1000 S.F. (7 SPACES)
PARKING REQUIRED:	85 SPACES
PARKING PROVIDED:	91 SPACES
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES
OFF-STREET LOADING REQUIRED:	1 SPACE (15X60)
OFF-STREET LOADING PROVIDED:	1 SPACE (15X60)



ENGINEER:

**FORESITE** group

Foresite Group, LLC  
3740 Davison Ct.  
Suite 100  
Peachtree Corners, GA 30092

o | 770.368.1399  
f | 770.368.1944  
w | www.foresitegroup.net

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PROJECT:

**TRACTOR SUPPLY CO**

MEADOW GLEN PKWY - SENOIA RD / HWY 74 & MEADOW GLEN PKWY  
FAIRBURN, GA  
PARCEL #09F070000271062

RECEIVED

APR 28 2021

Initial: *JP*

REVISIONS	DATE
CONCEPTUAL REVIEW COMMENTS	2021-04-15
CONCEPTUAL REVIEW COMMENTS	2021-04-16

PROJECT MANAGER:	JMJ
DRAWING BY:	JRH
JURISDICTION:	FAIRBURN, GA
DATE:	2021-03-05
SCALE:	1" = 40'
TITLE:	

OVERALL SITE & PAVING PLAN

SHEET NUMBER:

**C-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOBFILE NUMBER: 341.082

**Initial:**

A0.0

