



Planning and Zoning Commission

AGENDA

Tuesday, June 1, 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

➤ **Call to Order**

➤ **Determination of a Quorum**

➤ **Public Comments**

Comments to the Planning and Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the Director of Planning and Zoning for review. Responses will be provided at a later date.

➤ **Approval of the Meeting Agenda**

➤ **Approval of May 4, 2021, Meeting Minutes**

➤ **Public Hearing**

➤ **Old Business**

➤ **New Business**

- **Conceptual Site Plan 2021037 DuMonde Plaza** - A request to construct a 2,590 square foot commercial building for a proposed restaurant at 100 Durham Lakes Parkway.
- **Conceptual Site Plan 2021038 St. Charles Square** - A request to construct a 5,800 square foot commercial building for a proposed gasoline service station and restaurant at 101 Durham Lakes 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



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, May 4, 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:** Commissioners Tony Smith and Jerry Williams were absent.

Chair Stoney asked for a motion to amend the meeting agenda to add Public Comments to the agenda. Vice-Chair Echols made a motion to add Public Comments to the agenda. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- III. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the May 4, 2021 agenda. Commissioner Jones seconded. **THE MOTION CARRIED.**
- IV. **PUBLIC COMMENTS:** No public comments
- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Benton made a motion to **APPROVE** the April 6, 2021 minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**

CONCEPT PLAT 2021062 - TRINITY FAIRBURN

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.

The applicant, Mr. Reiner, asked that he would be happy to answer any questions the Commissioner might have about the conceptual plan.

Commissioner Jones asked what is the construction time frame? Ms. Peeks stated that the traffic report submitted by the applicant stated that the projected completion date is 2022. Mr. Reiner stated that the average construction time is 6 months but there could be factors to affect the time such as weather. Chair Stoney asked what is the store hours of operations? Mr. Reiner stated that the doors open at 8:00 a.m. – 8:30 p.m. (average store hours) and they are open seven (7) days a week.

MOTION AND VOTE: Vice-Chair Echols made the motion to **DENY** Conceptual Site Plan 2021057. The motion failed due to the lack of a second. Commissioner Jones made a motion to **APPROVE** Conceptual Site Plan 2021057. Commissioner Stewart seconded. Vice-Chair Echols voted to **DENY** the conceptual site plan. Attorney Ross asked Chair Stoney to conduct a roll call of the vote. The motion to **APPROVE** the conceptual site plan 2021057 **CARRIED**.

VIII. STAFF REPORT: Ms. Peeks stated the date for the Planning and Zoning Commission training is May 13th via Zoom.

IX. COMMISSIONER COMMENTS: Chair Stoney stated that the Renaissance Festival opened on May 1st and is open for six (6) weeks.

X. ADJOURNMENT: Vice-Chair Echols made a motion to **ADJOURN**. Commissioner Jones seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: 7:27 p.m.

SUMMARY/STAFF PRESENTATION: A request to subdivide 9.511 acres on Highway 74 and Meadow Glen Parkway into three (3) tracts.

Ms. Peeks stated that 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 1 – 5.275 acres, Tract 2 – 2.953 acres, and Tract 3 – 1.283 acres. Staff recommends approval of the Trinity Fairburn Concept Plat.

Commissioner Jones asked if staff knew the other businesses that would occupy the other two lots. Ms. Peeks stated no, but the lots are zoned C-2 (General Commercial) so the uses would be commercial/retail businesses that are permitted in the C-2 zoning district.

The applicant, Mark Reiner, thanked staff, Tarika Peeks, and Lester Thompson, for guiding them through the process. He welcomed any questions from the Commissioners.

Vice-Chair Echols asked if the business would have tractor-trailers coming to the site to pick up or deliver materials to the facility. Mr. Reiner stated that typically there will be a truck at least once a week to deliver merchandise and that the loading area is in the rear of the building with an access point from Meadow Glen Pkwy or Highway 74/Senoia Road (if the access point is approved by GDOT).

Commissioner Jones asked about the new concept design of the store. Mr. Reiner stated that the site design is the typical layout; however, there is an outdoor garden center that will be dressed up more than previous stores.

Commissioner Echols asked what type of materials will be delivered to the site. Mr. Reiner stated that the merchandise would be the typical merchandise that tractor Supply they sale such as plants, dog food, clothes, items for a small hobby farmer, chain saws, snacks, and a variety of gardening supplies.

Commissioner Jones stated for clarity that the store deliveries would be typical to any commercial retail store delivery practices. Mr. Reiner confirmed.

MOTION AND VOTE: Commissioner Jones made the motion to **APPROVE** Concept Plat 2021062. Commissioner Stewart seconded. **THE MOTION CARRIED.**

CONCEPTUAL SITE PLAN 2021057- TRACTOR SUPPLY

SUMMARY/STAFF PRESENTATION: A request to construct a 22,136 square foot commercial building for a Tractor Supply store located on Highway 74 and Meadow Glen Parkway.

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.

Chair Stoney asked Ms. Peeks to state the conditions. Ms. Peeks stated the conditions.

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.

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

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

Date: Tuesday, June 1, 2021

To: Planning and Zoning Commission

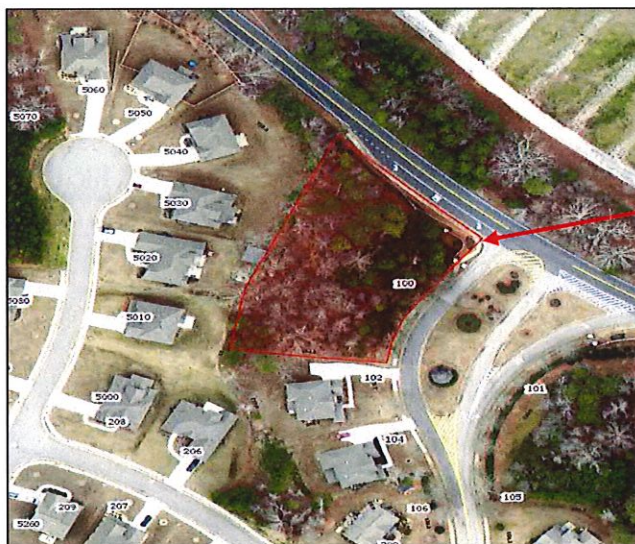
From: Tarika Peeks, Director of Planning Zoning

Agenda Item: Conceptual Site Plan 2021037 - DuMonde Plaza: A request to construct a 2,590 square foot commercial building for a proposed restaurant at 100 Durham Lakes Parkway (parcel ID # 07270001681349).

BACKGROUND: The subject property is located at the northwest corner of Durham Lakes Parkway and Virlyn B. Smith Road. The site is approximately 1.06 acres and zoned PD (Planned Development). On August 11, 2003, the Mayor and City Council approved the PD-02 (Planned Development) rezoning for the Durham Lakes Golf and Country Club tract, which allowed for a mixture of uses including, single-family, retail, office commercial, and an 18-hole golf course. There were five (5) development areas under the PD-02 (Planned Development) zoning which are Development Areas 1-3 for single-family residential use, Development Area 4 for an 18-hole golf course, and Development Area 5 for commercial uses. The commercial tracts within Area 5 had no conditions of zoning imposed by the City Council. Accordingly, any permitted use under the C-2 (Highway Commercial) zoning district may be developed on the subject lot(s).

DISCUSSION: The applicant is proposing to construct a 2,590 square foot commercial building for a proposed restaurant with an associated driveway, parking, utilities, and landscaping. The applicant will be required to meet all off-street parking and buffer regulations. The site will have one access location with a limited access right-in right-out (RIRO) driveway planned on Durham Lakes Parkway. Stormwater detention is proposed by an onsite underground detention system.

PARCEL MAP



Parcel ID # 07270001681349
100 Durham Lakes Parkway
PD (Planned Development)
1.06 acres

STAFF RECOMMENDATION: APPROVAL CONDITIONAL of the conceptual site plan to construct a 2,590 square foot commercial building for a proposed restaurant. 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 eight (8) 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 May 4, 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. A 50-foot undisturbed vegetated buffer shall be installed adjacent to residentially used properties. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish the buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Easter Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly.
4. Fencing of at least 6 feet shall be installed along the outer perimeter of the subject property adjacent to residentially used properties to maximize screening and sound remediation.
5. Lighting on the exterior of the subject property shall be directed downward and internal to the property lines.
6. Roof-mounted equipment shall be located and/or screened to minimize visibility from public streets and surrounding properties.
7. Site utilities for the subject property shall be installed underground.
8. The trash enclosure shall be three (3) sided brick. Trash dumpsters and bins must remain inside trash enclosures at all times except when being emptied or exchanged.

Attachments:

Conceptual Site Plan

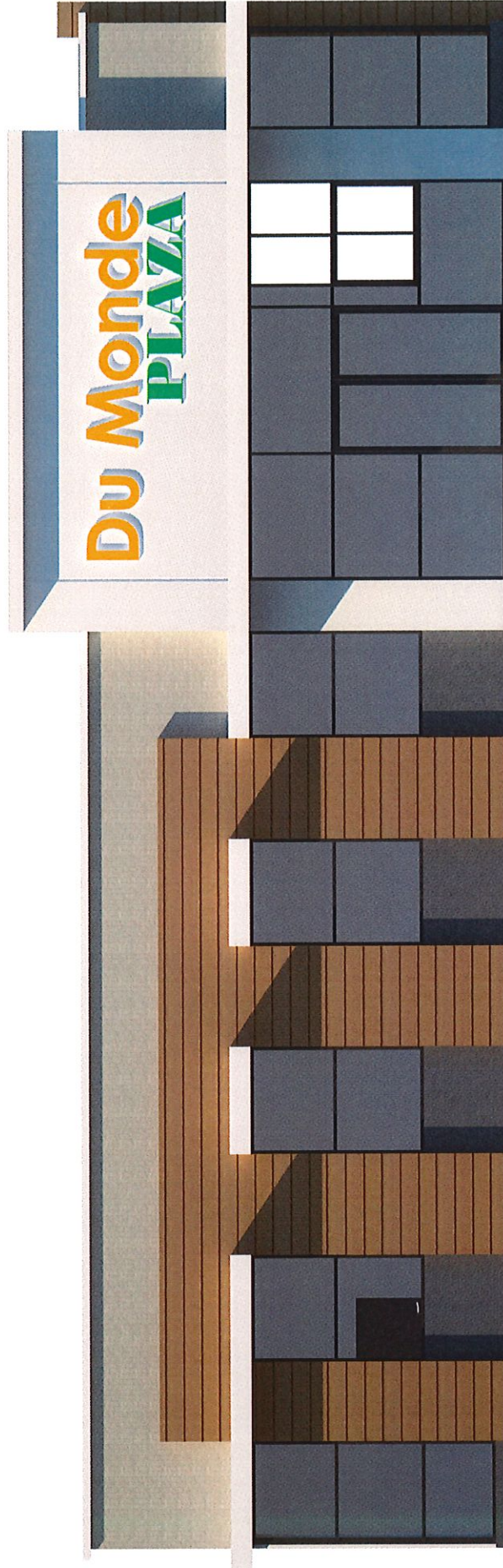
Building Elevations

Site Photos





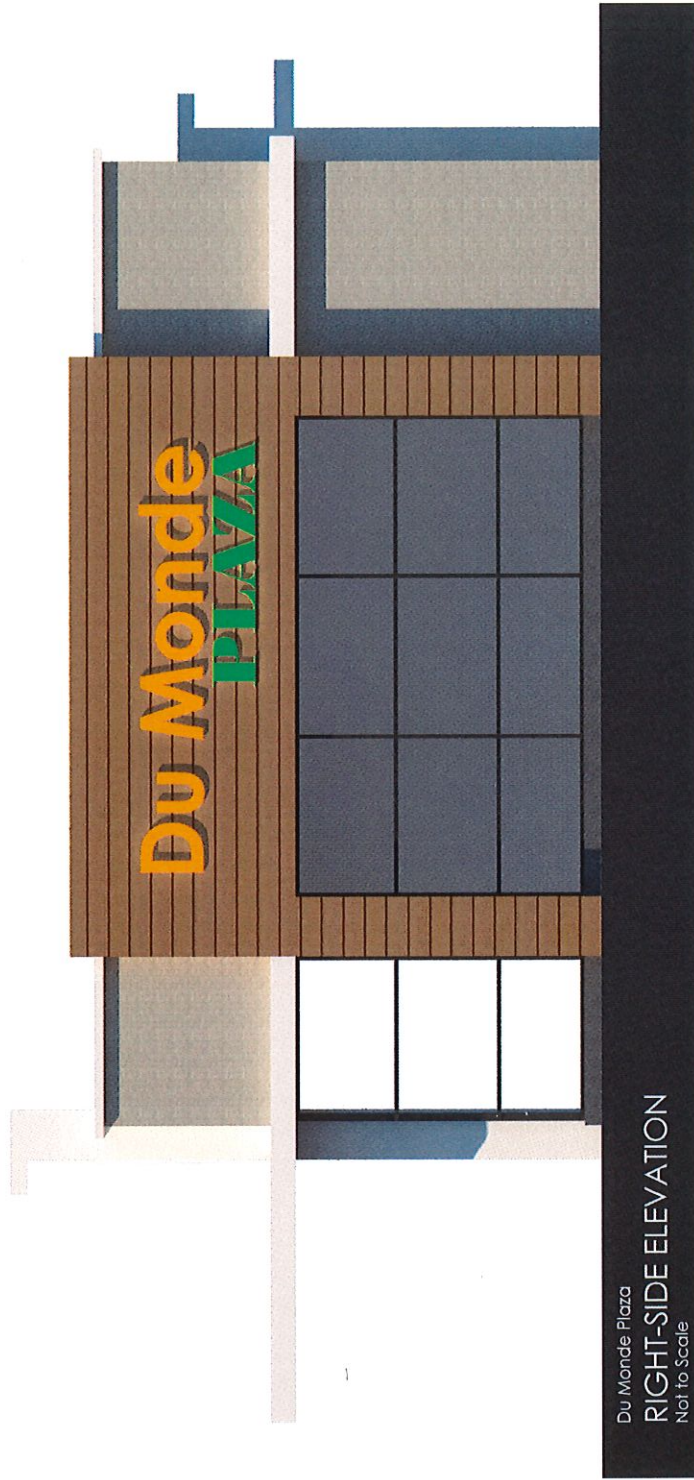




Du Monde Plaza

FRONT ELEVATION

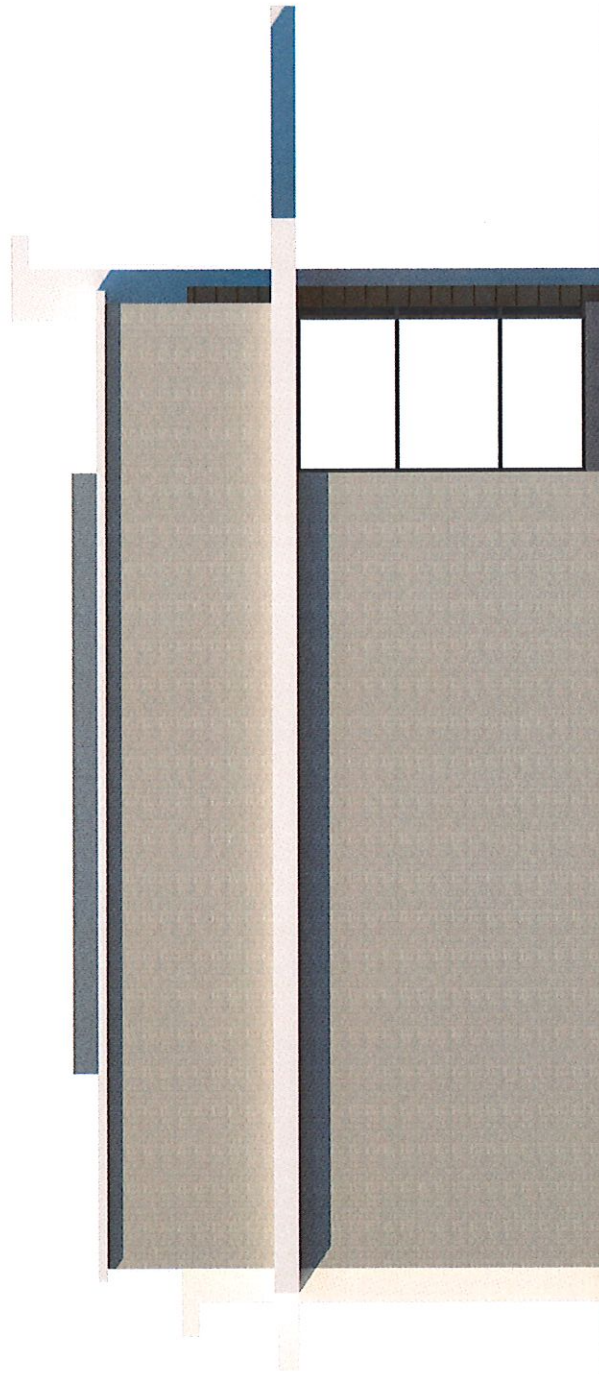
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Du Monde Plaza

RIGHT-SIDE ELEVATION

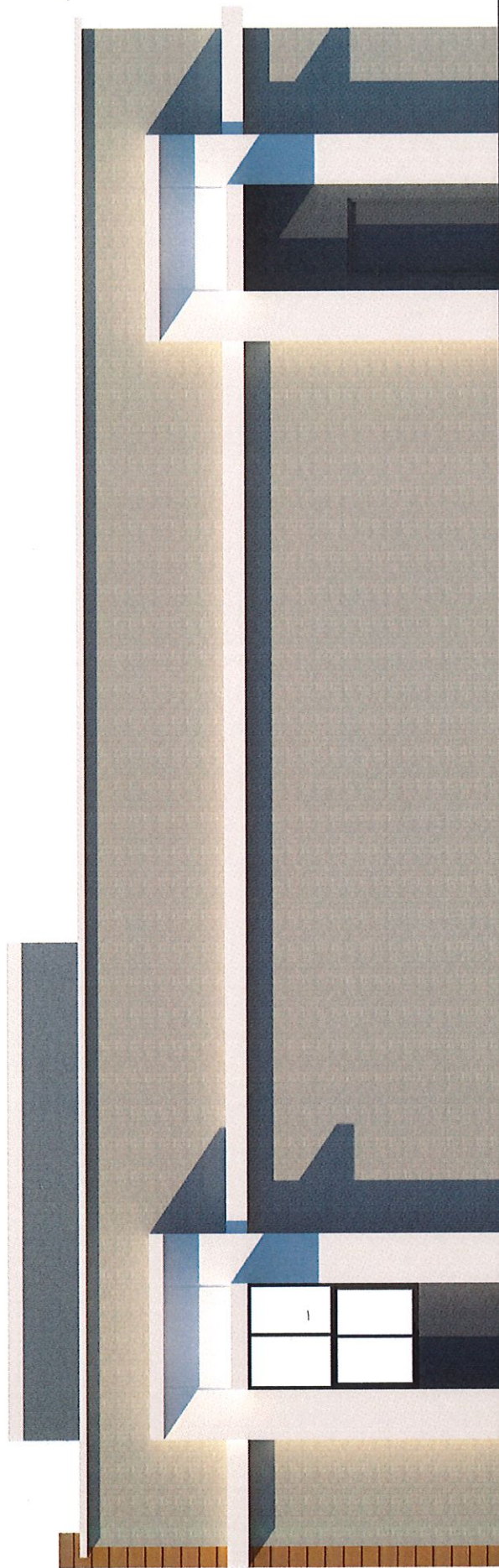
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Du Monde Plaza

LEFT-SIDE ELEVATION

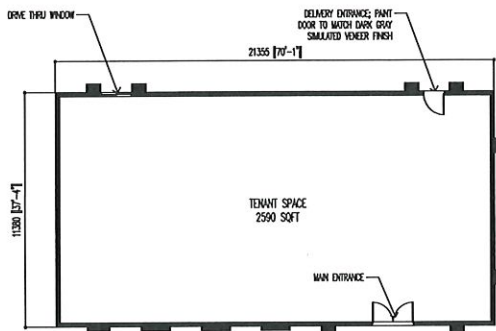
Not to Scale



Du Monde Plaza

REAR ELEVATION

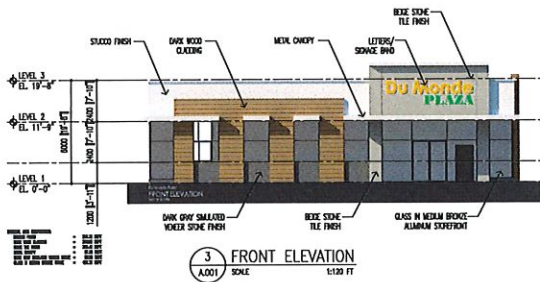
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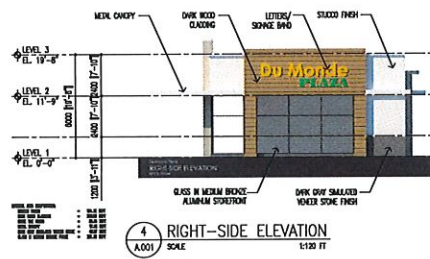
1 FLOOR PLAN
A.001 SCALE 1/100 FT



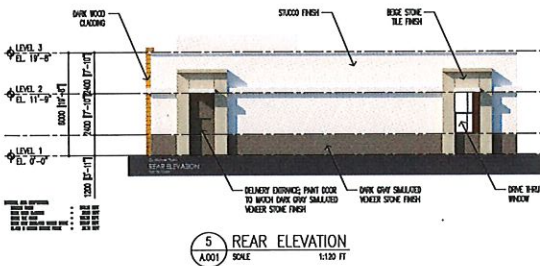
2 PERSPECTIVE
A.001 SCALE NOT TO SCALE



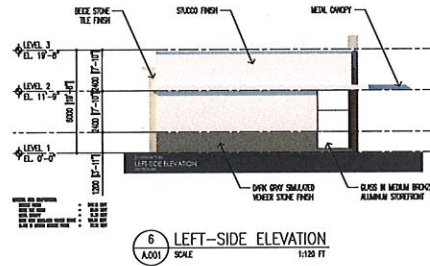
3 FRONT ELEVATION
A.001 SCALE 1:120 FT



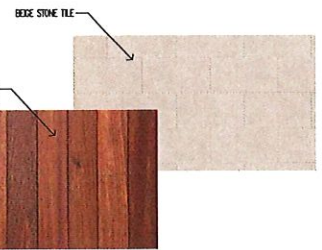
4 RIGHT-SIDE ELEVATION
A.001 SCALE 1:120 FT



5 REAR ELEVATION
A.001 SCALE 1:120 FT



6 LEFT-SIDE ELEVATION
A.001 SCALE 1:120 FT



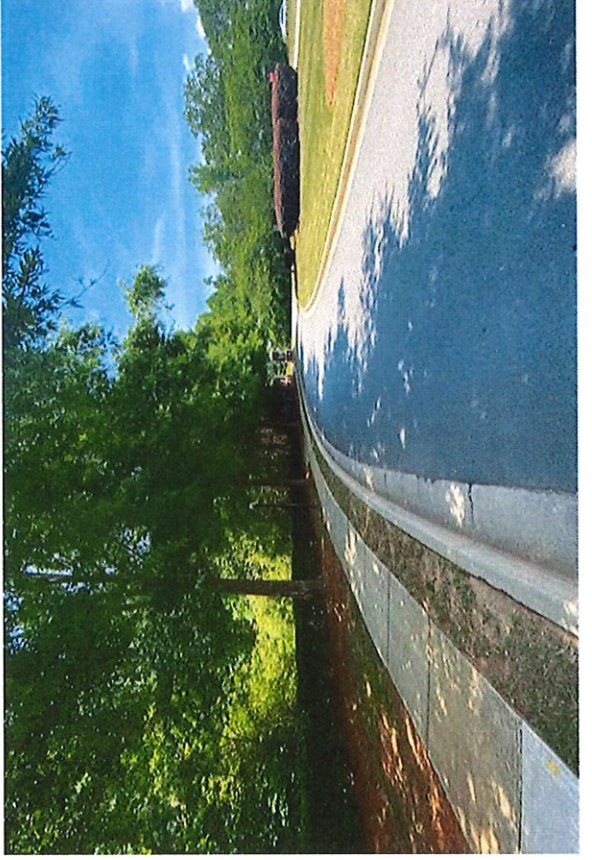
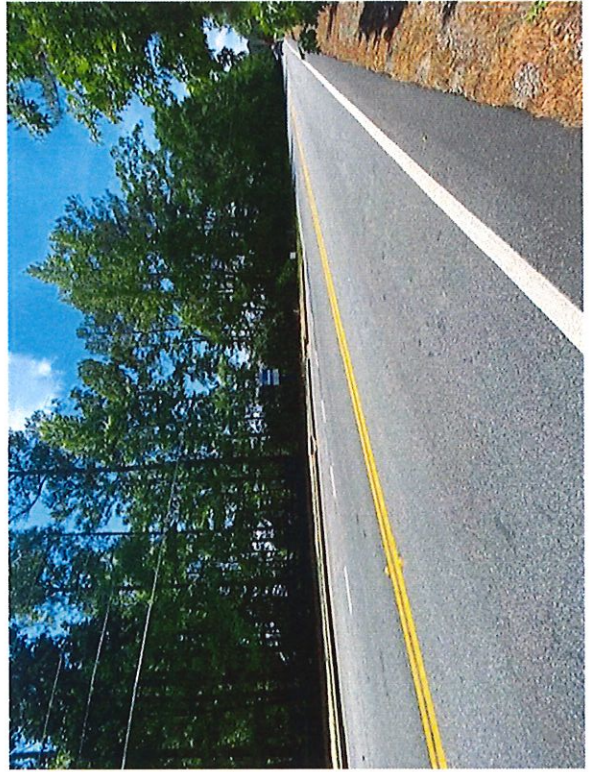
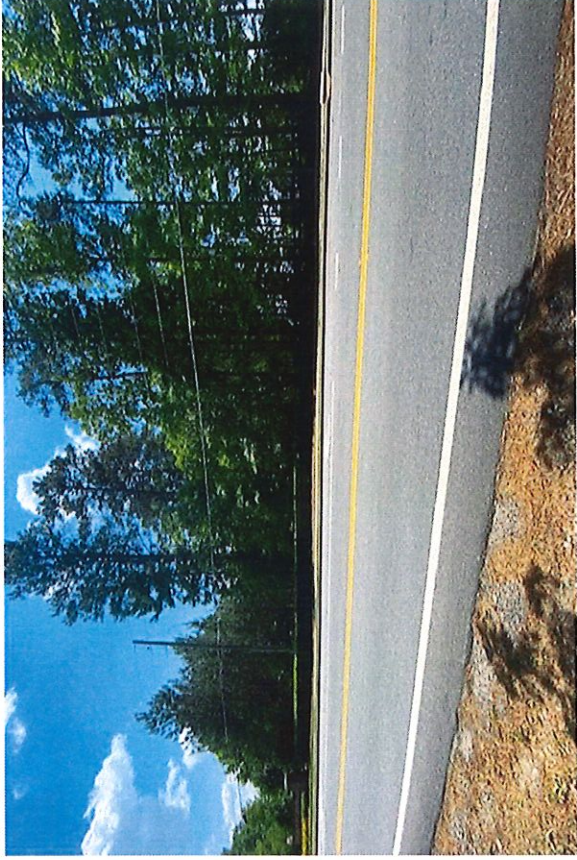
100 Durham Lakes Pkwy
Conceptual Site Plan 2021037 DuMonde Plaza



100 Durham Lakes Pkwy
Conceptual Site Plan 2021037 DuMonde Plaza



100 Durham Lakes Pkwy
Conceptual Site Plan 2021037 DuMonde Plaza

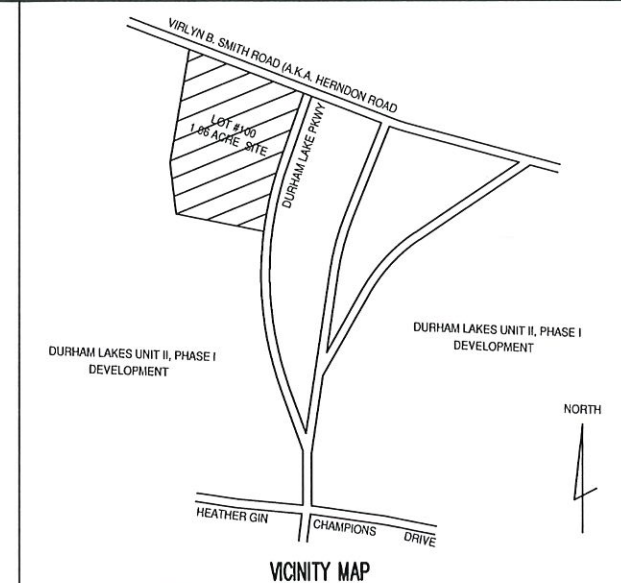


RECEIVED

MAY 04 2021

Initial: JP

CITY OF FAIRBURN BUFFER NOTE: THE BUFFER AREAS SHOULD PROVIDE THE MAXIMUM LEVEL OF BUFFERING AND PROVIDE A VISUAL OBSTRUCTION IN ITS NATURAL STATE. LANDSCAPE ENHANCEMENT WILL BE REQUIRED. (SEE SECTION 80-37) OF THE CITY'S STANDARDS.



SITE PLAN NOTES

1. PROPERTY OWNER / DEVELOPER:
PROPERTY OWNER:
RIVER BROKERS, LLC
1 CEDAR LAKE PARKWAY, SUITE 650
ATLANTA, GEORGIA 30328-7249
(770) 415-9940 FAX: (770) 825-9047
ATTN: MR. RUTVAK EMIL OMELLO
emil@riverbrokers.com
DEVELOPER:
RIVER BROKERS, LLC
1 CEDAR LAKE PARKWAY, SUITE 650
ATLANTA, GEORGIA 30328-7249
(770) 415-9940 FAX: (770) 825-9047
ATTN: MR. RUTVAK EMIL OMELLO
emil@riverbrokers.com
2. THE ENGINEER SHALL BE UNDERSTOOD TO MEAN LANDWORKS ASSOCIATES, INC., P.O. BOX 88834, ATLANTA, GEORGIA 30356, WHO IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER. CONTACT PERSON: WILLIAM CROPPS (770) 513-7100 environments2013@yahoo.com
3. THE AREA OF THE SITE IS 1.06 ACRES. BOUNDARY INFORMATION IS BASED ON OF PROPERTY SURVEY BY MOORE BASS CONSULTING, DATED 02-29-04.
4. DEVELOPMENT TYPE: RETAIL CENTER. EXISTING ZONING: C-2 COMMERCIAL. REZONING ORDINANCE 2003-192, DURHAM LAKES GOLF AND COUNTRY CLUB.
5. WATER SOURCE FOR THIS PROJECT WILL BE PROVIDED BY FAIRBURN UTILITIES.
6. SANITARY SEWER SOURCE FOR THIS PROJECT WILL BE PROVIDED BY FAIRBURN UTILITIES.
7. STORMWATER MANAGEMENT FOR THIS PROPOSED DEVELOPMENT HAS BEEN ACCOUNTED FOR IN THE EXISTING OFF-SITE DURHAM LAKES REGIONAL DETENTION LAKE. WATER QUALITY MEASURES WILL BE PROVIDED FOR ON SITE.
8. ALL DIMENSIONS ARE SHOWN TO BE TO "BACK OF CURB" OR OTHERWISE SPECIFIED.
9. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. ALL MATERIALS, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR STREET CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING ALL AMENDMENTS (SEC. 71-42).
11. 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 AT PROPOSED DRIVEWAYS.
12. SITE UTILITIES SERVING THE SITE SHALL BE PLACED UNDERGROUND.
13. DUMPSTER SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.

PARKING CALCULATIONS: COMMERCIAL USE: 1 SPACE PER 200 SF
PROPOSED 2,500 SF BUILDING = 13 PARKING SPACES REQUIRED
14 PARKING SPACES PROVIDED

TREE LEGEND:



N/F
DURHAM LAKE
DEVELOPMENT, LLC
ZONED PD

N/F
DURHAM LAKE
DEVELOPMENT, LLC
FUTURE PHASE
ZONED: PD C-2 COMMERCIAL

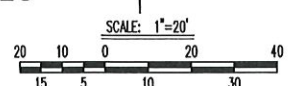
100

N/F
DURHAM LAKE
DEVELOPMENT, LLC
ZONED PD

102

N/F
DURHAM LAKE
DEVELOPMENT, LLC
ZONED PD

101



REVISIONS	

CIVIL ENGINEERING CONSULTANT
JON G. AMSBERRY, P.E.
P.O. BOX 1556
LOGANVILLE, GEORGIA 30052
770.713.6186 Phone
amsberryconsulting@gmail.com

REGISTERED PROFESSIONAL ENGINEER
No. 22320
J. G. AMSBERRY
EXPIRES 11-22-2023

LANDWORKS ASSOCIATES, INC.
P.O. BOX 88834
ATLANTA, GEORGIA 30356
(770) 513-7100 environments2013@yahoo.com

PROJECT DESCRIPTION
Du MONDE PLAZA - LOT #100
DURHAM LAKES UNIT II, PHASE I,
LAND LOT 169, 7TH DISTRICT,
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

SHEET TITLE
SITE PLAN

DATE: 04-23-21
JOB: 557-20103
DRW: WJC
CHK: JCA
SHEET NUMBER
C-1

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

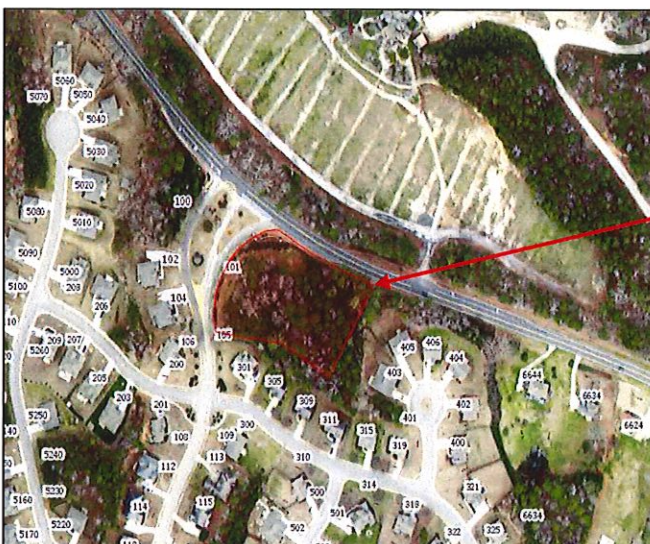
Date: Tuesday, June 1, 2021
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning Zoning

Agenda Item: Conceptual Site Plan 2021038 - St. Charles Square: A request to construct a 5,800 square foot commercial building for a proposed gasoline service station and restaurant at 101 Durham Lakes Parkway (parcel ID # 07270001681331).

BACKGROUND: The subject property is located at the northwest corner of Durham Lakes Parkway and Virlyn B. Smith Road. The site is approximately 1.94 acres and zoned PD (Planned Development). On August 11, 2003, the Mayor and City Council approved the PD-02 (Planned Development) rezoning for the Durham Lakes Golf and Country Club tract, which allowed for a mixture of uses including, single-family, retail, office commercial, and an 18-hole golf course. There were five (5) development areas under the PD-02 (Planned Development) zoning which are Development Areas 1-3 for single-family residential use, Development Area 4 for an 18-hole golf course, and Development Area 5 for commercial uses. The commercial tracts within Area 5 had no conditions of zoning imposed by the City Council. Accordingly, any permitted use under the C-2 (Highway Commercial) zoning district may be developed on the subject lot(s).

DISCUSSION: The applicant is proposing to construct a 5,800 square foot commercial building for a proposed gasoline service station with two gasoline islands (a total of four (4) pumps) and a restaurant with an associated driveway, parking, utilities, and landscaping. The applicant will be required to meet all off-street parking and buffer regulations. The site will have one access location with a limited access right-in right-out (RIRO) driveway planned on Durham Lakes Parkway. Stormwater detention is proposed by an onsite underground detention system.

PARCEL MAP



Parcel ID 07 270001681331
101 Durham Lakes Parkway
PD (Planned Development)
1.94 acres

STAFF RECOMMENDATION: APPROVAL CONDITIONAL of the conceptual site plan to construct a 5,800 square foot commercial building for a gasoline service station with two (2) gasoline islands and a restaurant. 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 twelve (12) 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 May 4, 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. A 50-foot undisturbed vegetated buffer shall be installed adjacent to residentially used properties to create a visual obstruction. A combination of existing trees and newly planted trees (where insufficient vegetation exists) shall be installed to establish a dense buffer. New trees shall be 8'-10' in height at the time of installation. Newly planted trees shall consist of one or a combination of the following trees: Leyland Cypress, Eastern Red Cedar, Southern Magnolia, Virginia Pine, Arborvitae, Savannah Holly, Nellie R. Stevens Holly.
4. Fencing of at least 6 feet shall be installed along the outer perimeter of the subject property adjacent to residentially used properties to maximize screening and sound remediation.
5. The exterior of the building shall be constructed with a combination of the following building materials brick, stone, masonry stucco on concrete, wood, glass in combination with metal or similar, materials. The use of exterior insulating finish system (EIFS) also identified as Drivit, synthetic stucco building materials are prohibited.
6. Lighting on the exterior of the subject property shall be directed downward and internal to the property lines.
7. Roof-mounted equipment shall be located and/or screened to minimize visibility from public streets and surrounding properties.
8. Site utilities for the subject property shall be installed underground.
9. The trash enclosure shall be three (3) sided brick. Trash dumpsters and bins must remain inside trash enclosures at all times except when being emptied or exchanged.
10. Devices for storage of items available for immediate sale [e.g., ice freezer, propane tanks) shall

abut the building in such a manner that a five (5) foot pedestrian path is maintained around such items.

11. Canopy fascias may not be externally lit. A fascia accent band of up to 9 inches in width may be internally illuminated.
12. Lighting on the underside of canopies shall be flush with or recessed above the underside of the canopy surface. Lenses dropping below the surface of the canopy underside are not permitted.

Attachments:

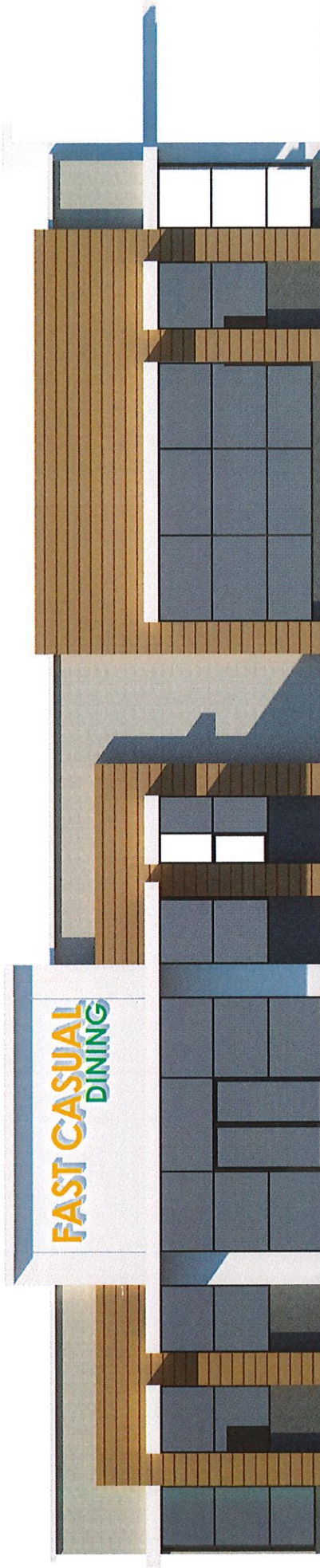
Conceptual Site Plan

Building Elevations

Site Photos







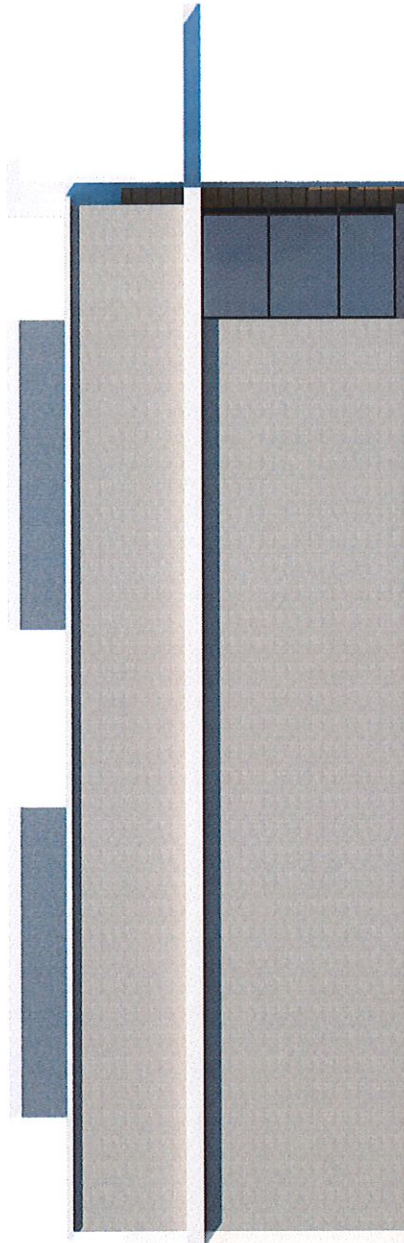
Commercial Building

FRONT ELEVATION

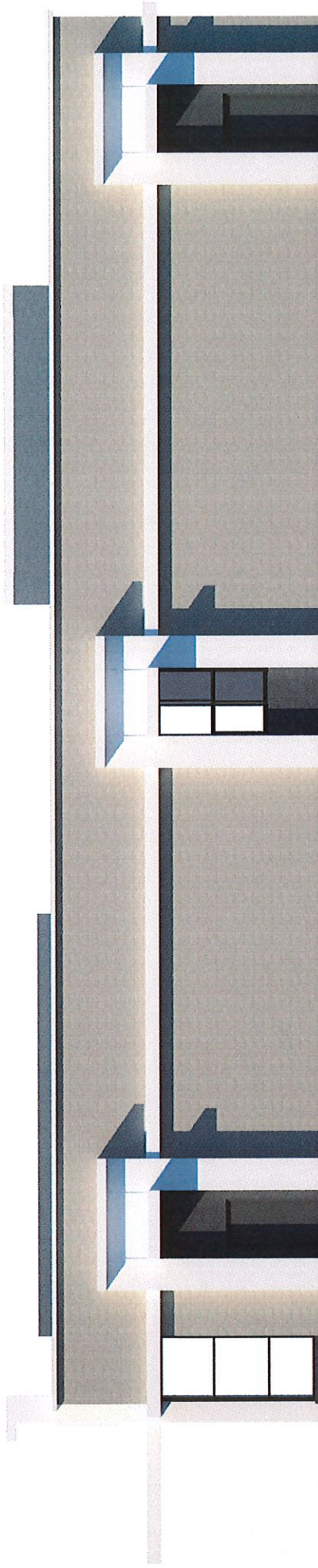
Not To Scale



Commercial Building
RIGHT-SIDE ELEVATION
Not to Scale



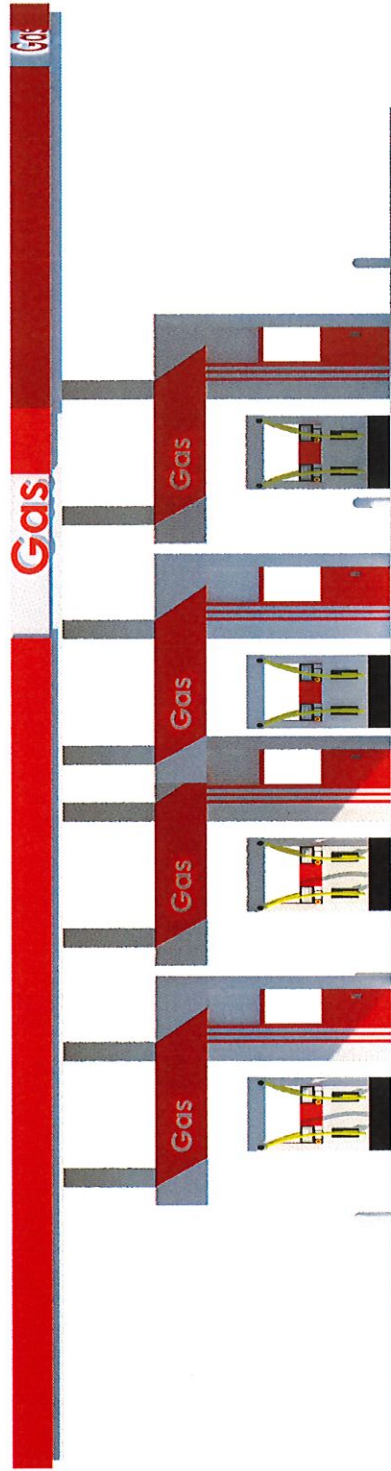
Commercial Building
LEFT-SIDE ELEVATION
Not to Scale



Commercial Building
REAR ELEVATION
Not to Scale



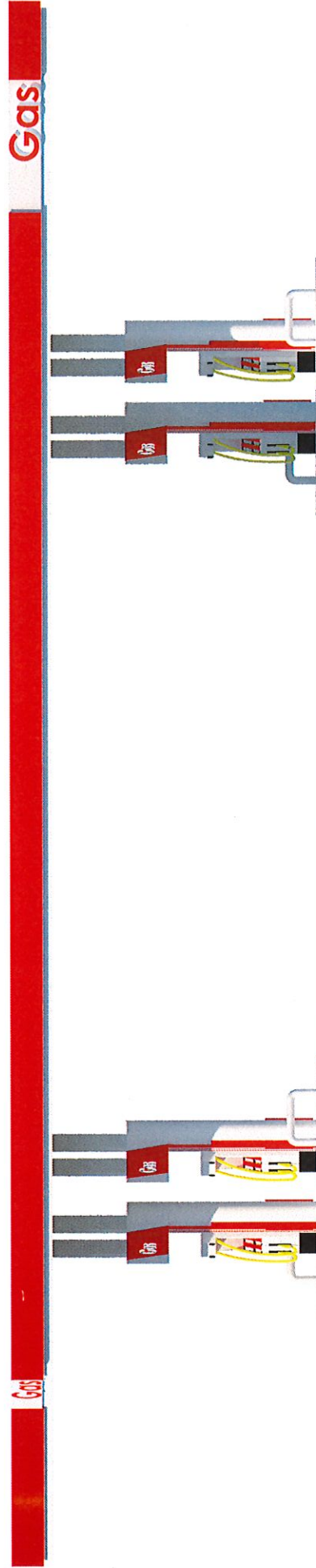




Gas Station

FRONT ELEVATION

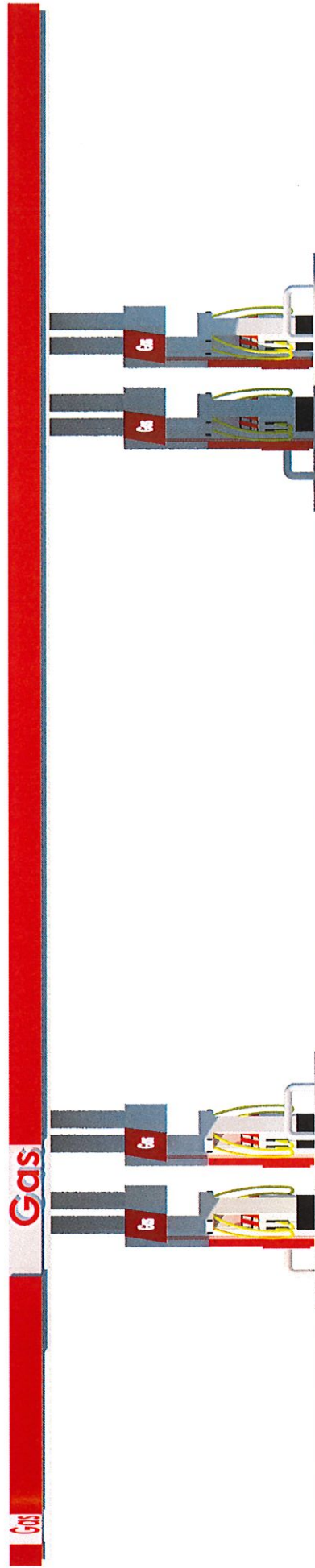
Not To Scale



Gas Station

RIGHT-SIDE ELEVATION

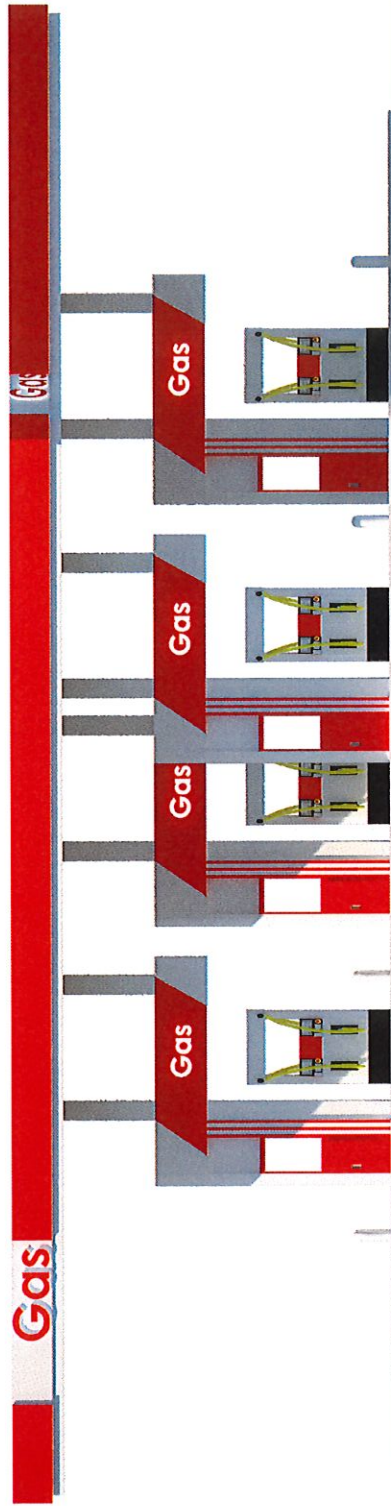
Not To Scale



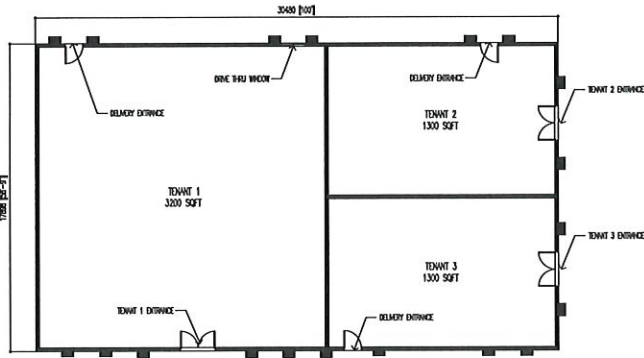
Gas Station

LEFT-SIDE ELEVATION

Not To Scale



Gas Station
REAR ELEVATION
Not to Scale



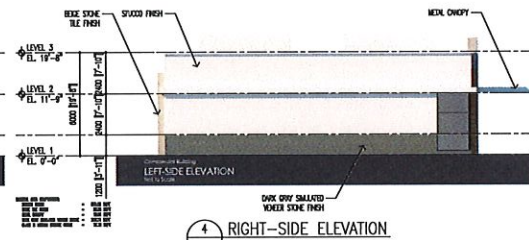
1 FLOOR PLAN
A.001 SCALE 1:100 FT



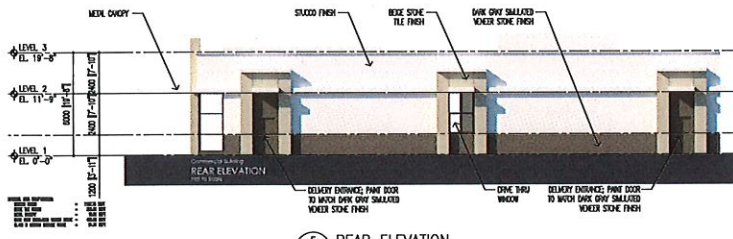
2 PERSPECTIVE
A.001 SCALE NOT TO SCALE



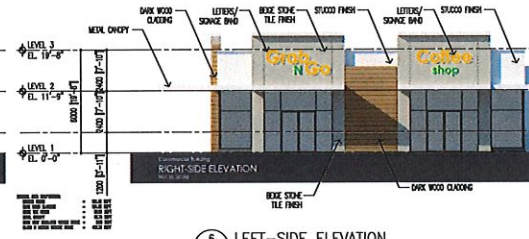
3 FRONT ELEVATION
A.001 SCALE 1:100 FT



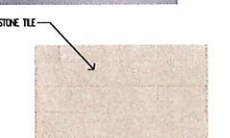
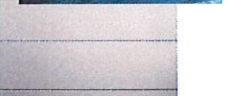
4 RIGHT-SIDE ELEVATION
A.001 SCALE 1:100 FT



5 REAR ELEVATION
A.001 SCALE 1:100 FT



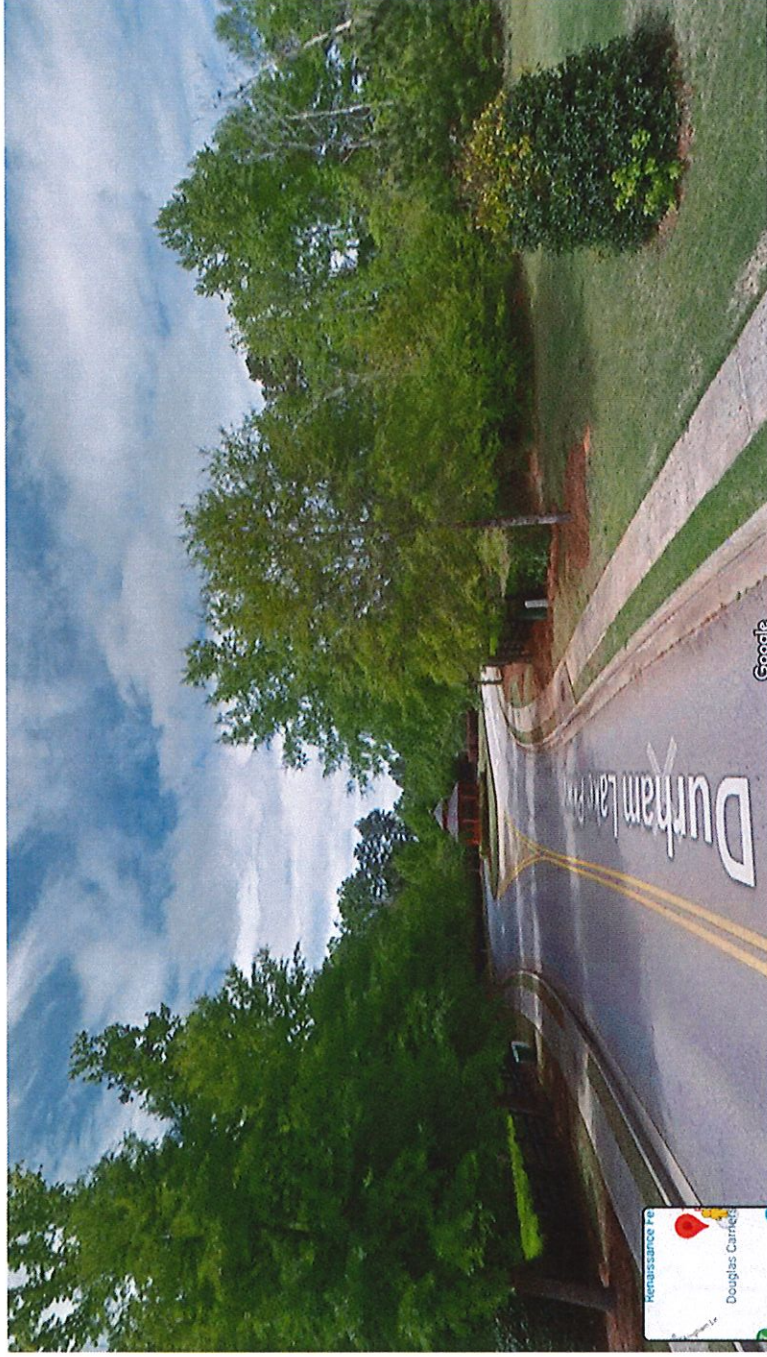
6 LEFT-SIDE ELEVATION
A.001 SCALE 1:100 FT



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