



Planning and Zoning Commission

AGENDA

Tuesday, September 7, 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 July 6, 2021, Meeting Minutes**
- **Public Hearing**
- **Old Business**
- **New Business**
 - **Final Plat 2021128 Highway 74 & Meadow Glen Pkwy** – A final plat to subdivide 9.511 acres at the northwest corner of Highway 74 and Meadow Glen Parkway into three (3) tracts.
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, July 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
Leonte Benton
Jason Jones
Tony Smith
Anthony Stewart - **Absent**
John Jerry Williams - **Absent**

Director of Planning and Zoning: Tarika Peeks
City Attorney: Meridith Germaine

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:01 by Chair Stoney.
- II. **ROLL CALL:** Commissioners Jerry Williams and Anthony Stewart were absent.
- III. **PUBLIC COMMENTS:**

Spoke in favor of Rezoning 2021103 Curry Bend Planned Development
Sheila Taylor, Asbury Park - 8862 Seneca Road
Jeannie Shinstin - Bohannon Drive
Sheila Stanton, Asbury Park - 6676 Jules Trace
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the July 6, 2021, agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**
 - I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the June 1, 2021, minutes. Commissioner seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**

REZONING 2021103, DRB GROUP, LLC & BARTOW PROPERTIES, LLC- CURRY BEND DEVELOPMENT PLAN WITH CONCURRENT USE PERMITS 2021113 & 202114 AND CONCURRENT VARIANCES 2021110 & 2021111 – A request to rezone 70.17 acres from PD (Planned Development) to PD (Planned Development) with 99 single-family lots, 149 townhouses, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living facility, with two concurrent use permits and two concurrent variances as follows:

- Concurrent Use Permit 2021113: A request to allow a hospice facility [Chapter 80 Zoning, Article IV Section 80-206 Convalescent center/nursing home/hospice]
- Concurrent Use Permit 2021114: A request to allow a personal care home/assisted living facility [Chapter 80 Zoning, Article IV Section 80-224 Personal care home/assisted living]
- Concurrent Variance 2021110: A request to allow parking in the minimum front yard setback [Chapter 80 Zoning, Article II, Section 80-206(5) - Convalescent center/nursing home/hospice; Section 80-224(4) – Personal care home/assisted living]
- Concurrent Variance 2021111: A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

SUMMARY/STAFF PRESENTATION:

Ms. Peek stated that the applicant is requesting to rezone 70.17 acres from PD to PD with 99 single-family lots, 149 townhouses, commercial uses and a convalescent center/nursing home/hospice and a personal care home/assisted living facility with two concurrent use permits and two concurrent variances. Ms. Peek outlined the two concurrent use permits and the two concurrent variances.

Ms. Peek stated that the subject properties were annexed from unincorporated Fulton County and rezoned to PD on October 26, 2006. A development plan was not included in the approval of the PD rezoning for the properties. She also stated that Section 80-87 – PD (Planned Development) of the City's Code of Ordinances has specific requirements that must be met for the proposed rezoning to be considered by Mayor and Council.

Attorney Doug Dillard (Dillard Sellers Attorneys at Law), representing the applicant, DRB Group, and Bartow Properties, discussed the development plan. He stated that the zoning has already been approved when the properties were annexed into the city and the only thing that is required is the approval of the development plan.

Commissioner Smith inquired about the proposed square footage and pricing of the single-family houses and townhouses.

Commissioner Echols inquired about adequate parking spaces. She asked if parking would be an issue for the residents and guest parking.

Steve Moore (Moore Bass Consulting) presented the planned development. He explained the overall layout/design of the site which included the number of single-family lots, townhouses, open space requirements, and amenities.

Jay Knight (DRB Group) discussed the number of parking spaces for residents and guests. Also, he detailed the architectural elevations of the proposed single-family lots and townhouse units, and site amenities.

Commissioner Echols made a motion to **APPROVE CONDITIONAL** Rezoning 2021103, and Concurrent Use Permits 2021113 & 202114, and Concurrent Variances 2021110 & 2021111 and Commissioner Jones seconded. Commissioner Smith denied. The **MOTION CARRIED** to approve.

VIII. **STAFF REPORT:** Ms. Peek stated that she would like to change the August Planning and Zoning Commission meeting to August 10, 2021.

IX. **COMMISSIONER COMMENTS:** There were no comments made by any of the Commissioners.

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

MEETING ADJOURNED: 8:15 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	
Brandon Paulk, Recording Secretary	



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

Date: September 7, 2021
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning Zoning
Agenda Item: Final Plat 2021128 – Hwy 74 & Meadow Glen Pkwy Final Plat: A request to subdivide a 9.511 acre parcel into three (3) tracts.

PURPOSE: For the Planning and Zoning Commission to approve the final plat for Hwy 74 & Meadow Glen Pkwy.

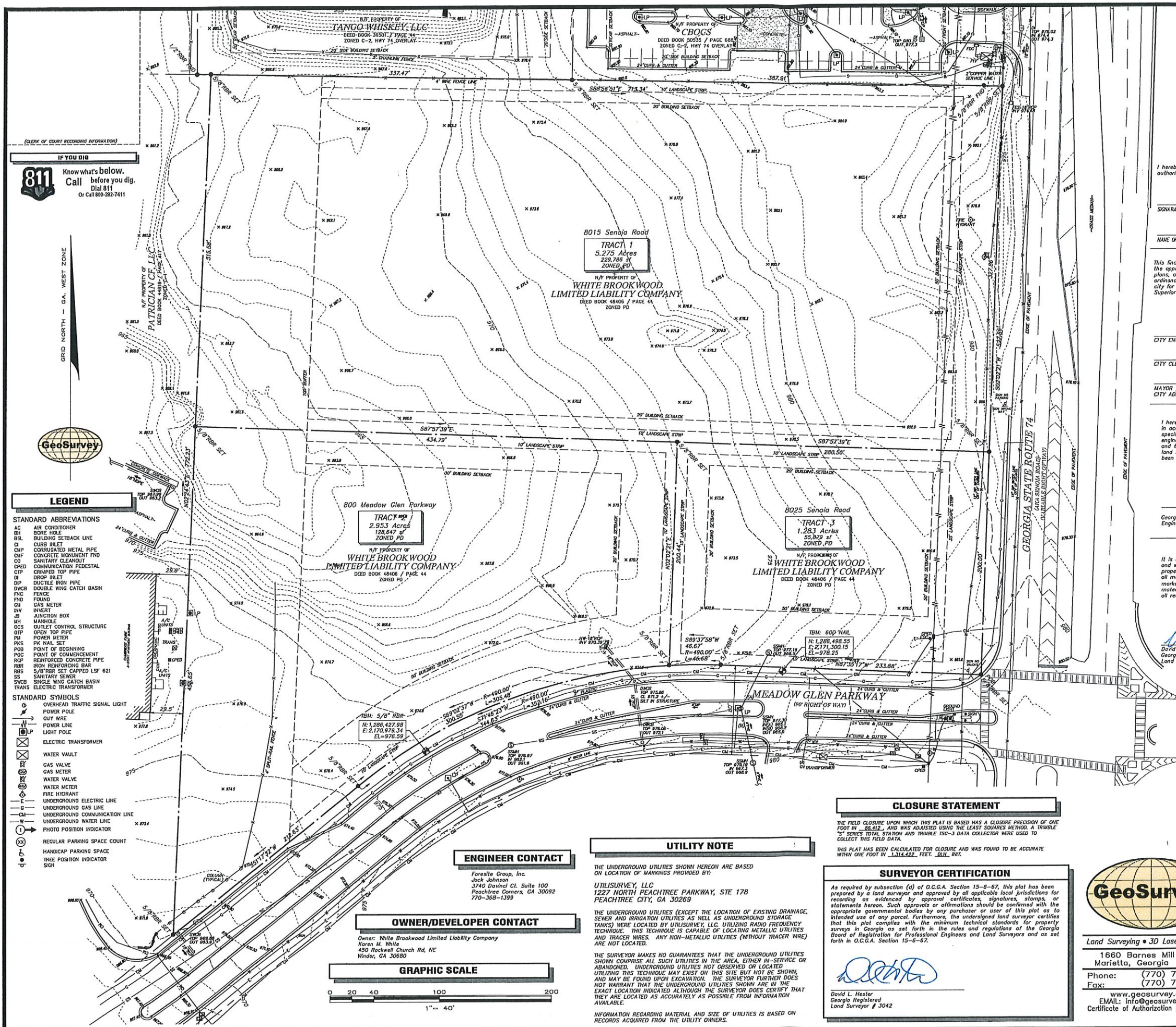
DISCUSSION: The applicant is requesting to subdivide the 9.511-acre parcel at the northwest corner of the intersection of Highway 74 and Meadow Glen Parkway into three (3) tracts. The three (3) tracts will be subdivided as follows:

Tract #	Acreage
1	5.275
2	2.953
3	1.283

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

RECOMMENDATION: Staff recommends **APPROVAL** of the Hwy 74 & Meadow Glen Final Plat.

Attachment: Hwy 74 & Meadow Glen Final 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
 - CMF CONCRETE MONUMENT FND
 - CMF CONCRETE MONUMENT FND
 - CPED COMMUNICATION PEDestal
 - CIP CORRUGATED PIPE
 - DI DROP INLET
 - DIP DUCTILE IRON PIPE
 - DWCB DOUBLE WING CATCH BASIN
 - FNC FENCE
 - FND FOUND
 - CM GAS METER
 - INV INVERT
 - JB JUNCTION BOX
 - MANHOLE
 - OCES OUTLET CONTROL STRUCTURE
 - OTIP OPEN TOP PIPE
 - PM POWER METER
 - PKS PK NAIL SET
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - RCF REINFORCED CONCRETE PIPE
 - RBR IRON REINFORCING BAR
 - RBS 5/8" RBR SET CAPPED LSF 621
 - SS SANITARY SEWER
 - SWCB SINGLE WING CATCH BASIN
 - TRANS ELECTRIC TRANSFORMER
- STANDARD SYMBOLS**
- OVERHEAD TRAFFIC SIGNAL LIGHT
 - POWER POLE
 - OUT 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
 - SGN

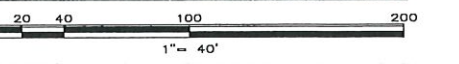
ENGINEER CONTACT

Forrest Group, Inc.
Jack Johnson
3740 Davin Ct. Suite 100
Peachtree Corners, GA 30092
770-358-1399

OWNER/DEVELOPER CONTACT

Owner: White Brookwood Limited Liability Company
Karen M. White
450 Rockwell Church Rd. NE
Winder, GA 30080

GRAPHIC SCALE



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 PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,412, 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 PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,314,422 FEET. D.L.H. INT.

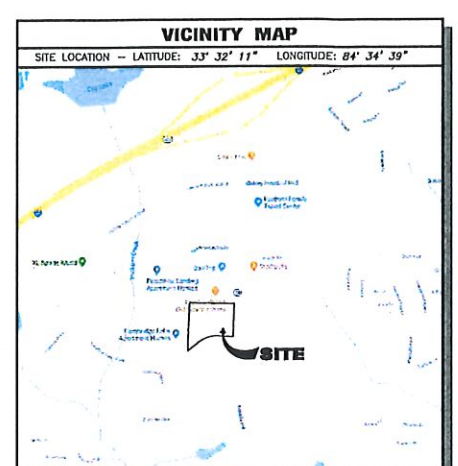
SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved 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 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 # 30642



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



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 131210402G, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 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 GPS 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 "P0" (PLANNED DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF FAIRBURN.

- (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: 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.

THE PROPOSED SUBDIVISION INCLUDES SUBDIVIDING THE SUBJECT PARCEL INTO 3 SEPARATE TRACTS. ALL THREE TRACTS WILL INCLUDE COMMERCIAL DEVELOPMENTS. TRACT 1 WILL CONSIST OF A COMMERCIAL RETAIL USE, WHICH WILL INCLUDE A 22,130 SF TRACTOR SUPPLY CO. BUILDING AND DEVELOPMENT. TRACTS 2 AND 3 DO NOT HAVE PROPOSED COMMERCIAL DEVELOPMENT PLANS. AT THIS TIME, THE NEW TRACTOR SUPPLY CO. IS ANTICIPATED TO GENERATE 800 NEW DAILY TRIPS.

EXISTING UTILITY INFRASTRUCTURE TO PROVIDE SERVICE FOR THE SUBDIVISION INCLUDES:

- POTABLE WATER AND FIRE PROTECTION - A 12" DIP CITY OF FAIRBURN WATER LINE AND A 16" DIP CITY OF ATLANTA WATER LINE RUNNING NORTH TO SOUTH ALONG SENOLA RD (S.R. 74) ON THE EASTERN PORTION OF THE SUBDIVISION. PROTECTED PEAK WATER DEMAND FOR TRACT 1 (TRACTOR SUPPLY CO. SITE) = 25.0 GPM. PEAK WATER DEMANDS FOR TRACTS 2 AND 3 ARE NOT AVAILABLE AS USES HAVE NOT BEEN DETERMINED.
- SANITARY SEWER - AN 8" OVERHEAD POWER LINE RUNNING NORTH TO SOUTH ALONG SENOLA RD (S.R. 74) ON THE EASTERN PORTION OF THE SUBDIVISION.
- ELECTRICAL POWER - AN OVERHEAD POWER LINE RUNNING NORTH TO SOUTH ALONG SENOLA RD (S.R. 74) ON THE EASTERN PORTION OF THE SUBDIVISION.
- STORMWATER MANAGEMENT FOR TRACT 1 (TRACTOR SUPPLY CO. SITE) WILL BE PROVIDED BY AN ABOVE GROUND STORMWATER POND LOCATED ON THE SUBJECT TRACT AND WILL BE CONSTRUCTED AT THE TIME OF THE SITE DEVELOPMENT. OWNERSHIP AND MAINTENANCE OF THIS STORMWATER POND WILL BE HELD BY THE OWNER OF TRACT 1. THE DESIGN, OWNERSHIP, AND MAINTENANCE FOR STORMWATER MANAGEMENT FOR TRACTS 2 AND 3 WILL BE PROVIDED AND HANDLED AT A FUTURE DATE WHEN THOSE TRACTS ARE DEVELOPED.

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 352.18 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 51 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 772.24 feet to a 5/8-inch rebar set; Thence South 88 degrees 56 minutes 51 seconds East a distance of 713.32 feet to a 5/8-inch rebar set; along the western right-of-way of State Route 74; Thence along said right-of-way South 02 degrees 02 minutes 11 seconds West a distance of 527.86 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.

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