



Planning and Zoning Commission

AGENDA

Tuesday, October 5, 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 September 7, 2021, Meeting Minutes**

➤ **Public Hearing**

- **Primary Variance 2021145 SW South Fulton** - A request to reduce the rear yard setback from 30 ft to 20 ft. [Section 80-90(e)(2)(c)]

➤ **Old Business**

➤ **New Business**

- **Text Amendment 2021-001TA Special Event Venue** - A text amendment to Chapter 80 Zoning, to add Article XVI Special Event Venue, Sections 80-497 – 80-502.

➤ **Staff Report**

➤ **Commissioner Comments**

➤ **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, September 7, 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- Absent
Jason Jones
Tony Smith
Anthony Stewart
John Jerry Williams

Director of Planning and Zoning: Tarika Peeks
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Stoney.
- II. **ROLL CALL:** Commissioner Leonte Benton was absent.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the September 7, 2021, agenda. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the July 6, 2021 minutes. Commissioner Williams seconded. **THE MOTION CARRIED.**
- V. **PUBLIC HEARING:** None
- VI. **OLD BUSINESS:** None
- VII. **NEW BUSINESS:**
FINAL PLAT 2021128 HIGHWAY 74 & MEADOW GLEN PARKWAY- A final plat to subdivide 9.511 acres at the northwest corner of Highway 74 and Meadow Glen Parkway.

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that the plat was presented to them a few months ago and the applicant is requesting the approval of the final plat to subdivide 9.511 acres into three parcels, with Tract #1 being 5.275 acres, Tract #2 being 2.953 acres, and Tract #3 being 1.283 acres. She stated that the final plat was reviewed by staff and meets the regulations of the City's ordinances, and staff recommends approval of the Highway 74 and Meadow Glen Parkway final plat.

Ms. Peeks provided the Commissioners some information on the process leading up to a final plat. She stated that developers must go through a subdivision process. They will submit a concept plat that will first be presented to the Planning Commission, then submit a preliminary plat for review. The preliminary plat is submitted with the construction drawings and presented to the Planning Commission. Lastly, once the LPD (Land Disturbance Permit) has been issued and they begin construction, the developer will complete the process by submitting the final plat. She stated that once the final plat is approved by the Planning Commission, it will be presented to Mayor and Council for final approval. She also stated that, in this case, the sale of land is contingent upon the final plat being approved.

Ms. Peeks stated that a Tractor Supply Store will be developed on Tract 1. She also stated that commercial developments will be developed on Tract 2 and 3.

Commissioner Williams asked if there was an idea of what the commercial development will be on Tracts 2 and 3. Ms. Peeks stated that the commercial developments are unknown right now.

Mr. Will Avant, with Forsyth Group, elaborated more on the future of Tract 2 and 3. He stated that his organization is still looking for tenants to develop the two tracts.

Commissioner Williams made a motion to **APPROVE** Final Plat 2021128 and Commissioner Stewart seconded. The **MOTION CARRIED**

- VIII. STAFF REPORT:** Ms. Peeks stated the next meeting will be held virtually on October 5, 2021, and there is one item that will be on the agenda.
- IX. COMMISSIONER COMMENTS:** Commissioner Williams stated that he is glad to be back at the meeting. He stated that he has been sick and had to have several surgeries, but he wanted to take the time out and attend the meeting.
- X. ADJOURNMENT:** Commissioner Williams made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: The meeting adjourned at 7:10 p.m.

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

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

Date: October 5, 2021
To: Planning and Zoning Commission
From: Tarika Peeks, Planning and Zoning Director
Agenda Item: Primary Variance 2021145 - SW South Fulton Fairburn, LLC: To reduce the rear yard setback from 30 ft to 20 ft.

AGENT/APPLICANT/PETITIONER INFORMATION

Applicant: SW South Fulton, LLC
Property Owner: White Brookwood LLC

PROPERTY INFORMATION

Address	0 Meadow Glen Parkway
Parcel Number, Land Lot(s) and District:	[parcel ID #09F070000271062], Land Lot 27, District 09
Size:	+/-2.95 acres
Current Zoning:	PD (Planned Development)
Overlay District:	Highway 74 Overlay District
Comprehensive Plan/Future Land Use:	Highway Mixed Use

INTENT

The applicant is requesting a primary variance as follows:

- 1) To reduce the rear yard setback from 30 ft. to 20 ft. [Section 80-90(e)(2)(c)]

STANDARDS FOR CONSIDERATION

Section 80-251 of the City's Zoning Ordinance includes one or more criteria that must be met before a variance can be approved by the Planning and Zoning Commission:

- A. "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."
- B. "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."
- C. "Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage, and height requirements cannot be read from adjoining public road".

VARIANCE ANALYSIS

The applicant is requesting to reduce the rear yard setback from 30 ft to 20 ft to develop a 10,640 SF Dollar General Store. The property is zoned PD (Planned Development) and is a part of the Meadow Glen Planned Development that was approved by the City Council on February 23, 1998. The property is subject to zoning conditions that allow permitted uses in the C-2 (General Commercial District) to be developed on the property but restricts Major Group 55 (auto dealers and

gasoline service stations) and Major Group 75 (auto repair and related services) uses as well as conditional uses under the C-2 District regulations.

The staff has reviewed the standards for consideration for this variance:

A. "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."

The property has been re-platted into three (3) tracts and the subject property does not have a property line adjacent to Highway 74/Senoia Road. The tract is located to the rear of an undeveloped tract at the corner of Highway 74/Senoia and Meadow Glen Pkwy. Therefore, the lot's front yard is facing Meadow Glen Pkwy instead of Highway 74/Senoia Road. According to the Highway 74 Overlay District ordinance, all front facades of the principal structure should face and be parallel to the public right-of-way and consist of all brick construction. The intent of the Highway 74 Overlay District ordinance is for all buildings within the overlay district to front Highway 74/Senoia Road. To satisfy the intent of the ordinance, encroachment in the rear yard setback is required. Granting the rear yard setback variance would not negatively impact the harmony and intent of the zoning ordinance.

B. "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."

Constructing the building with a 30 ft rear yard setback would require the building to move behind the Tractor Supply drive aisle. Shifting the building towards the rear would position the building in the low topography area of the site which will cause unnecessary hardship. The detention pond would need to be relocated to the front of the property. The approval of the rear yard setback variance from 30 ft to 20 ft would not cause any detriment to the public. The Highway 74 Overlay District 100 ft buffer adjacent to residentially zoned property will not be impacted by the rear yard setback reduction.

C. "Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage, and height requirements cannot be read from adjoining public road".

N/A

RECOMMENDATION

The staff has reviewed the request for relief as it pertains to the variance considerations in Section 80-251 of the City of Fairburn Zoning Ordinance. Based upon this review, staff recommends **APPROVAL** of the primary variance to reduce the rear yard setback from 30 ft to 20 ft.

ATTACHMENTS

Letter of Intent

Site Layout

Site Layout Aerial View



4151 Ashford Dunwoody Road, NE
Suite 155
Atlanta, GA 30319
404.475.9000 • 404.475.9600 (Fax)

8.23.21

Re: Variance application Letter of Intent for a reduction of a rear setback from 30 ft to 20 ft on +/- 2.953 acres of property at Hwy 74 & Meadow Glen Pkwy for a Dollar General store

To whom it may concern,

As the applicant for this site plan approval, SW South Fairburn LLC is respectfully requesting approval of a rear setback variance from 30 ft to 20 ft for a proposed 10,640 sf Dollar General store located on approximately 2.953 acres of land at the corner of Hwy 74 and Meadow Glen Pkwy. The site is currently zoned PD along the Hwy 74 Overlay district in city of Fairburn, Georgia. The property will sit adjacent to a new Tractor Supply building and behind an undeveloped pad site at the pin corner of the property.

The parcel has been previously re-platted and does not have a property line touching Hwy 74. This makes the front property line Meadow Glen Pkwy despite the building, front door, parking and overall layout facing Hwy 74. The rear property line is the property line shared along the forthcoming Tractor Supply development that they treated as a side due to their Hwy 74 frontage.

The hardship created by the rear setback of 30 ft is that to continue to face the Dollar General towards Hwy 74 we would have to move the building behind the Tractor Supply drive aisle. This would push the building well behind Tractor Supply and in the low topography area of the site. The developer would have to fight elevation grades to move the detention pond to the front of the property and set the building in the rear closer to the residential buffer and apartments. The intention of the Hwy 74 overlay is for buildings to face the highway and granting this variance would enable a development in harmony with the surrounding properties versus promoting developing facing Meadow Glen Pkwy.

The current property is raw land, but will be developed after the Tractor Supply project and will comply with the Hwy 74 overlay district. The development will comply with overlay standards of buffers, landscaping and architecture requirements.

The proposed Dollar General building would be constructed of four sides brick with varying architectural accents and fenestration elements matching the Tractor Supply design. To mitigate traffic congestion, the site will include a deceleration lane to ensure flow of travel is smooth along corridor and accommodate easy ingress and egress from the property. Additionally if required by a traffic study a left turn lane will be installed on Meadow Glen Pkwy. Access will primarily come off of Meadow Glen Pkwy but cross access easements will be in place with the Tractor Supply development and future development at the the corner.

All building lights would be full-cutoffs (shielded) to direct the light downward and not outward, while the two to three parking lot lights would be "shoe-box" type fixtures directing the light downward. The

site will be served by water and sewer. The store will operate from 8am to 10pm. In addition to tax revenue 10 jobs for citizens of the surrounding area will be provided.

The 10,640 sf Dollar General is their latest prototype designed to be their "store of the future." Addressing concerns of food deserts, lack of groceries and healthy offerings, this store will contain perishable foods and additional rows of grocery products. Please see attached exhibits to emphasize the enhanced store offerings that are included with the new prototype, including additional cooler doors perishables section.

We would appreciate your positive consideration of our conditional use approval request. Should you need any additional information or have questions regarding our rezoning request, please call 404-475-9000 ext 120 or via email at colin@sullivanwickley.com



CONCEPTUAL SITE PLAN

COUNTY, STATE - STREET:
FULTON COUNTY, GA - MEADOW GLEN PARKWAY

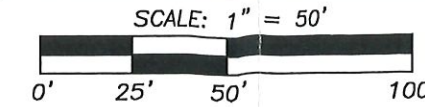
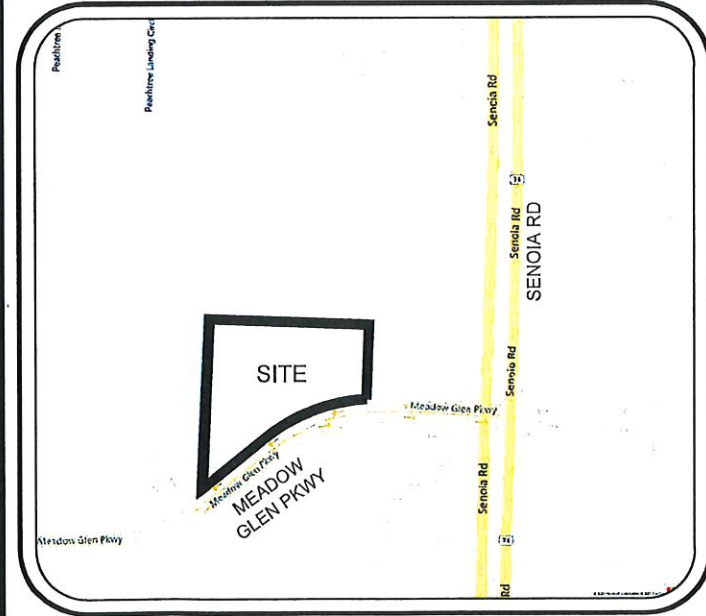
PROTOTYPE: 10,640 - C+	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640/8,526	COMPANY: SULLIVAN-WICKLEY	COMPANY: ROCHESTER & ASSOC.	9/21/2021
ACREAGE: 2.95	NAME: BRIAN SULLIVAN	NAME: ALLEN MARGAVICH, PE	ADDRESS 1: 425 OAK ST, NW
PARKING SPACES: 45	PHONE #: (404) 475-9000	PHONE #: (770) 718-0600	ADDRESS 2: GAINESVILLE, GA
		FAX: (770) 718-0551	

NOTES:

- ZONING:** EXISTING PD
LOCATED IN HIGHWAY 74 OVERLAY DISTRICT
FRONT SETBACK = 50'
SIDE SETBACK = 20'
REAR SETBACK = 30' (VARIANCE TO 20' REQUESTED)
LANDSCAPE STRIP = 10'
PROPERTY BUFFER = 100'
- PARKING SPACES REQUIRED:**
(1 PER 200 SF OF SALES FLOOR AREA) 43
(1 PER 1,000 SF OF AREA FOR STORAGE, ASSEMBLY, WAREHOUSING, OR OTHER PURPOSE) 2
(2 HANDICAP PARKING SPACES PROVIDED)
PARKING SPACES PROVIDED: 45
- EXISTING FEATURES SHOWN ARE APPROXIMATED BASED ON AERIAL PHOTOS.
- NO BOUNDARY SURVEY HAS BEEN CONDUCTED. BEARINGS & DISTANCES SHOWN ARE BASED ON PARCEL INFORMATION PROVIDED BY THE CLIENT.
- STORM SEWER WILL BE DETAINED USING STORMWATER MANAGEMENT POND.
- WATER AND SEWER PROVIDED BY CITY OF FAIRBURN
- PROPOSED IMPERVIOUS SURFACE: 1.1 ACRES (48,000 SF)
- TOTAL DISTURBED AREA = 1.80 AC
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD OR FUTURE FLOODPLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA. COMMUNITY PANEL NO. 13121C0462F, EFFECTIVE 9/18/2013.
- NO EXISTING MAN-MADE FEATURES PRESENT ON SITE

VICINITY MAP

SCALE: NTS



DOLLAR GENERAL
SOUTH FAIRBURN



ZONED
PD

N02° 24' 42.98"E
772.230

S51° 17' 31.99"W
212.630

12'X18' BRICK
DUMPSTER ENCLOSURE
TO MATCH BRICK
BUILDING FACADE ON
THREE SIDES

24.75'x114'
DELIVERY
PAD

10' LANDSCAPE STRIP
20' BUILDING SETBACK
30' BUILDING SETBACK

ACCESS EASEMENT
(HATCHED AREA)

PROPOSED STORMWATER
MANAGEMENT AREA

4" FIRE LINE
WITH DDCV,
PIV, AND FDC

10 SPACES

ZONED
PD

FIRE NOTES:

- PROPOSED BUILDING SHALL BE PROTECTED BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE CURRENT STATE OF GEORGIA ADOPTED EDITIONS OF NFPA 13.
- POST INDICATOR VALVES (PIV) AND FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED AT OR NEAR THE MAIN ENTRY TO THE SITE BUT NO CLOSER THAN ONE AND ONE-HALF TIMES THE HEIGHT OF THE BUILDING UNLESS THE LOCATION OF THE PROPERTY, TOPOGRAPHY, NONNEGOTIABLE GRADE, WATERWAYS OR OTHER SIMILAR CONDITIONS PREVENT SUCH LOCATION. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100 FEET OF A FIRE HYDRANT. APPROPRIATE SIGNAGE SHALL BE PROVIDED TO DESIGNATE PIV AND FDC CONNECTIONS.
- ELECTRONICALLY SUPERVISED MONITORING, AND ALL FIRE ALARM SYSTEMS INSTALLED IN COMMERCIAL BUILDINGS SHALL BE SUPERVISED AT ALL TIMES. THE FIRE ALARM SYSTEM SHALL BE REQUIRED TO INCLUDE THE INSTALLATION OF HORNS AND STROBES.
- NO PIPE SMALLER THAN A NOMINAL 8 INCHES (203 MM) IN DIAMETER SHALL BE USED TO SUPPLY ONE HYDRANT AND AUTOMATIC EXTINGUISHING SYSTEMS.
- NO PIPE SMALLER THAN A NOMINAL 8 INCHES (203 MM) IN DIAMETER SHALL BE USED TO SUPPLY MORE THAN ONE HYDRANT AND AUTOMATIC EXTINGUISHING SYSTEMS ON LOOPED MAINS OVER 1,000 FEET (305 M).

ZONED
PD

ZONED
PD

PROPOSED
CHIPOLTE
2,800sf
SITE AREA: 1.28 AC

S02° 02' 23.56"W
200.271

ACCESS EASEMENT
(HATCHED AREA)

MEADOW GLEN PKWY
(30' ROW)

ZONED
PD

PROP SANITARY
SEWER LATERAL

PROP FIRE
HYDRANT

PROP 8"
WATER MAIN

PROP DOMESTIC
WATER SERVICE

100' RIGHT TURN LANE

100' TAPER

100' LEFT TURN LANE

100' TAPER

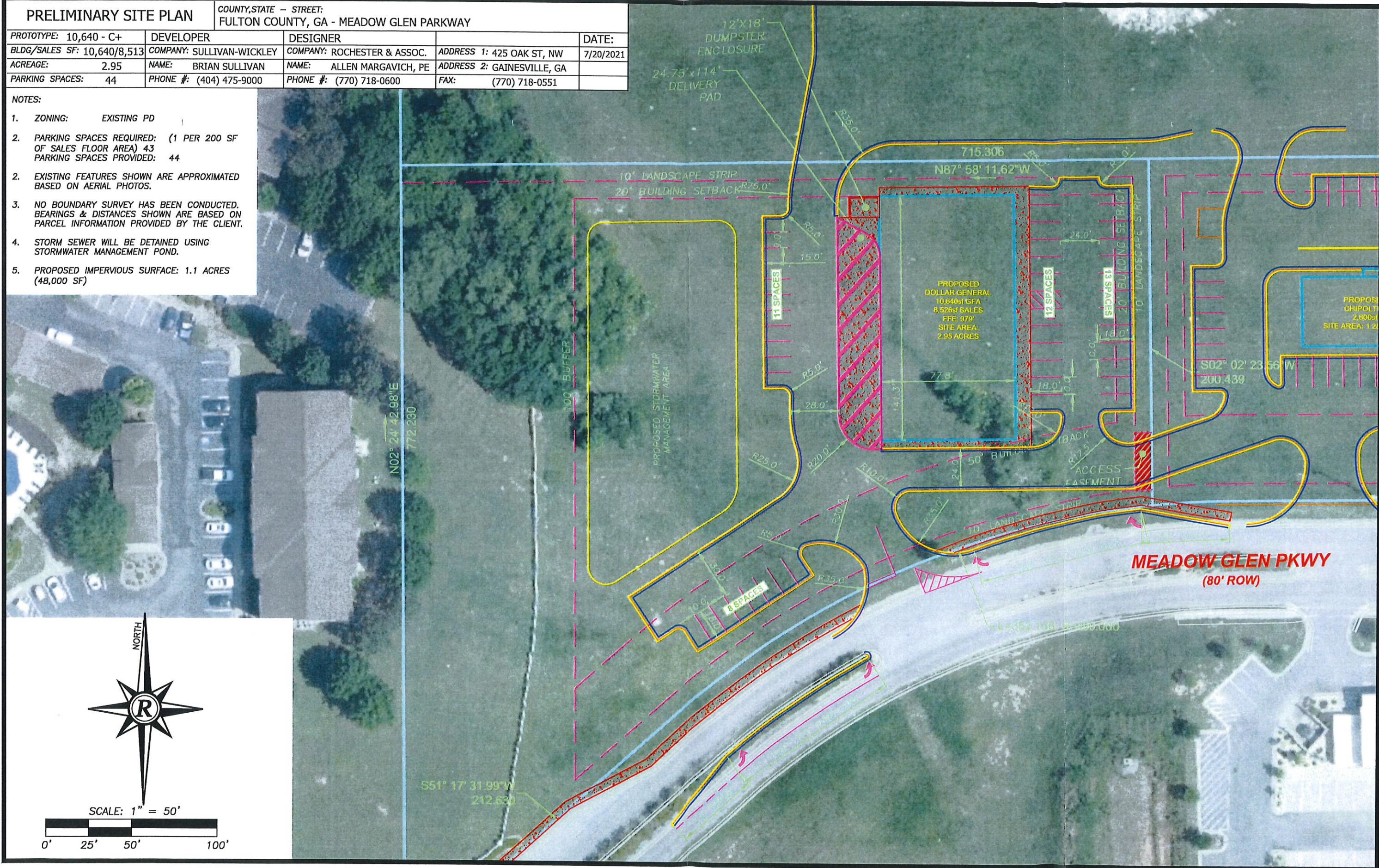
100' TAPER

PRELIMINARY SITE PLAN

COUNTY, STATE - STREET: FULTON COUNTY, GA - MEADOW GLEN PARKWAY			
PROTOTYPE: 10,640 - C+	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640/8,513	COMPANY: SULLIVAN-WICKLEY	COMPANY: ROCHESTER & ASSOC.	7/20/2021
ACREAGE: 2.95	NAME: BRIAN SULLIVAN	NAME: ALLEN MARGAVICH, PE	ADDRESS 1: 425 OAK ST, NW
PARKING SPACES: 44	PHONE #: (404) 475-9000	PHONE #: (770) 718-0600	ADDRESS 2: GAINESVILLE, GA
		FAX: (770) 718-0551	

NOTES:

1. ZONING: EXISTING PD
2. PARKING SPACES REQUIRED: (1 PER 200 SF OF SALES FLOOR AREA) 43
PARKING SPACES PROVIDED: 44
2. EXISTING FEATURES SHOWN ARE APPROXIMATED BASED ON AERIAL PHOTOS.
3. NO BOUNDARY SURVEY HAS BEEN CONDUCTED. BEARINGS & DISTANCES SHOWN ARE BASED ON PARCEL INFORMATION PROVIDED BY THE CLIENT.
4. STORM SEWER WILL BE DETAINED USING STORMWATER MANAGEMENT POND.
5. PROPOSED IMPERVIOUS SURFACE: 1.1 ACRES (48,000 SF)





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

SUBJECT: TEXT AMENDMENT 2021-001TA – Special Event Venues

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

Planning and Zoning Commission: 10/05/2021

Mayor and City Council: 10/25/2021

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission make a recommendation to the Mayor and City Council on the proposed text amendment to allow special event venues.

DISCUSSION: Staff has received several inquiries from individuals wishing to establish a special event venue or have events at their property as a business venture. Currently, the City's zoning ordinance does not specifically address these types of facilities either commercial or as associated with an existing residence. The use of land and structures within Fairburn for special events presents a valuable opportunity for landowners particularly landowners in the city's commercial and agricultural districts. Event facilities could also increase tourism-related activity within the city and economic activity. Establishing provisions to allow event facilities conforms with the comprehensive plan's vision statement, which is for Fairburn to be an economically thriving community and a desired destination for residents and visitors of all ages.

The Special event venue ordinance provides a permit process and standards for the development and operation of special event facilities, which will reduce the impact on surrounding properties. Specifically, the ordinances provided a detailed permitting process that requires an event management plan and traffic plan to be submitted to the city for review. The permittee will be required to adhere to the city's noise ordinance, parking requirements, and building and fire codes.

Special event venues will be permitted in the following zoning districts: AG (Agriculture), O&I (Office Institutional), C-2 (General Commercial), M-1 (Light Industrial), and M-2 (Heavy Industrial).

RECOMMENDED ACTION: Staff is requesting the Planning and Zoning Commission to recommend **APPROVAL** of text amendment 2021-001TA Special Event Venues.

Attachment: Text Amendment 2021-001TA – Special Event Venues, Section. 80-497 - 80-502

ARTICLE XVI SPECIAL EVENT VENUES

Sec. 80-497. Intent. This section establishes a permit process and standards for the development and operation of special event venues. These provisions are necessary to reduce impacts to surrounding properties so that special event facilities do not result in incompatible land use.

Sec. 80-498. Definition.

Special Event Venue - A special event venue is a place of public assembly used for commercial events. Special event venues are subject to a use agreement between a private group or individual and the venue owner. The venue owner may or may not charge a fee for the use of the venue. Venues may operate entirely within a structure, outside of a structure, or both inside and outside a structure.

Sec. 80-499 Applicability. Special event venues are permitted in the following districts: AG (Agriculture), O&I (Office Institutional), C-2 (General Commercial), M-1 (Light Industrial), and M-2 (Heavy Industrial). This section does not apply to the special event permit process provided in Sec. 80-179.

- (a) Special event venues can be a principal or accessory use. Special event venues in an agricultural district that are accessory to the site's principal use shall not substantially change the character of the primary use of the property.

Sec. 80-500. Permit Process. All special event venues as described under this section require the approval of a special event venue permit by the Planning and Zoning Director or his/her designee.

- (a) The special event permit application shall include a site plan, description of all uses, an exhibit map showing the location and distance of the venue to the closest surrounding sensitive receptors such as single-family residences and other housing types, management plan, traffic plan and shall comply with the special event facility standards set forth.
- (b) Event Management Plan - Owner/operator shall maintain an event management plan that includes but is not limited to, a site plan, arrangements for emergency (fire, police, medical) services, arrangements for waste disposal services, name and contact information for the property owner and the event operator, and other information as may be required by the Planning and Zoning staff to ensure events are operated safely and with minimal impact on nearby property owners and uses. A copy of the event management plan shall be provided to the Planning and Zoning office and must always be available for an on-site inspection.
- (c) Traffic Plan - The special event permit application shall include a traffic management plan. The traffic management plan shall include the following requirements and standards:
 - (1) A traffic control plan to ensure an orderly and safe arrival, parking, and departure of all vehicles and to ensure that traffic will not back-up or block

easements, City roads, intersections, or private driveways. All ingress/egress and parking areas shall be located in such a manner to minimize traffic hazards associated with entering and exiting the public roadway.

- (2) The location of all temporary directional signs on driveways entrance and within parking lots to ensure orderly flow of traffic. Temporary directional signs shall be placed prior to the event and removed at least three hours at the conclusion of the event. Signs should not be placed in the right-of-way.
- (3) Adequate ingress and egress shall be provided for all emergency vehicles to the satisfaction of the Fairburn Fire and Police Department [Article II Sec.56-26, Temporary and emergency parking restrictions]. Temporary or emergency parking restrictions may be established and posted by order of the City Engineer, Fire Chief, or Police Chief. Violations of such restrictions shall be subject to the enforcement and impoundment provisions of Sec.56-25: Impounding of Vehicles.

Sec. 80-501. Standards. Special event venues shall follow the operation and development standards at all times.

- (a) Noise Control - Noise standards shall be regulated in accordance with Article XI -Noise. For evaluating conformance with the standards of this section, noise levels shall be measured in accordance with Article XI- Noise.
- (b) Setbacks - The following setbacks shall be maintained at all times:
 - (1) If an adjoining parcel has a residence, then all structures or activities associated with the special event shall be located at least 75 feet from the property line that adjoins a residence.
 - (2) All temporary structures such as tents, stages and dance floors shall abide by all setbacks, and their use must be identified in the management plan.
- (c) Parking requirements - On-site parking shall be provided according with the Section 80-337 Off-street parking requirements (the larger of 1 space for each 4 seats, one space for each 25 square feet of floor area available for chairs in the largest assembly room, or one space for every 150 square feet of gross floor area. Parking shall also comply with Article IX. Off Street-parking, Loading and Landscape Requirement, Sections 80-326 to 80-364.
- (d) Music/Entertainment - Music or entertainment shall not be the primary purpose of the special event and always shall be secondary and customary to the primary purpose of the Special Event. For example, music and dancing may be secondary to a wedding reception, but a concert, play or stage performance is not permitted.
- (e) Lighting - All lighting shall comply with the following requirements:
 - (1) All outdoor lighting associated with the special event shall be turned off within 2 hours after the special event ends.

- (2) Outdoor lighting shall be located, shielded, and directed such that no direct light falls outside the property line or into the public right-of-way.
- (f) Signage - All signs shall conform to the requirements in Article XII – Sign Regulations.
- (g) Neighborhood Notification – Special event facilities shall post a schedule of future events to their website, or an annual/seasonal schedule of future events shall be mailed to all neighbors within 1,200 feet at least two weeks prior to the beginning of the event year or season. The schedule shall show days planned for events, hours of operation, and include a phone number for inquiries.
- (h) Structures - Structures shall meet Fire Code standards and shall be inspected by the Fire Marshall and Building Inspector prior to occupancy.
- (i) Alcohol Beverages - The consumption of alcoholic beverages on premises is subject to Sec. 8-21 Permitted locations for private functions at which alcoholic beverages are served; sales prohibited.

Sec. 80-502 Permit Revocation or Modification. The permit for a special event venue may be revoked or can be subject to approval with conditions. The City of Fairburn Police Department, in its discretion, may stop an event that has been issued a permit and/or may issue citations where event staff or participants violate other City ordinances, terms, or conditions specified in the application, and including but not limited to traffic rules and regulations, disturbing the peace, public nuisance, failure to disperse, trespass, or other health and safety regulations.