



Planning and Zoning Commission

AGENDA

Tuesday, July 6, 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 June 1, 2021, Meeting Minutes**

➤ **Public Hearing**

➤ **Old Business**

➤ **New Business**

- **Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC - Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 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]

CITY OF FAIRBURN



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- 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]

- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN

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

SUBJECT: Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC - Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 and Concurrent Variances 2021110 & 2021111

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

Planning and Zoning Commission: 07/06/21

City Council: 08/23/21

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to make a recommendation to the Mayor and City Council on a rezoning and development plan to allow a planned development.

DESCRIPTION: The applicant seeks 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/hospice 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]

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

The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for PD rezoning requests. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the city differs in any way from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the planning and zoning department before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

The PD zoning district is heavily based on the ability to, among other things, have creativity and flexibility in site planning. Further, as stated above, the development plan is to be the controlling zoning document for the proposed development. Since there is no related development plan and site plan that serves as the controlling zoning document for the subject properties, the rezoning process for a PD zoning with the required development plan is required in order to meet the standards of the City's zoning ordinance.

APPLICATION INFORMATION

Rezoning 2021103 DRB Group, LLC & Bartow Properties, LLC – Curry Bend Development Plan with Concurrent Use Permits 2021113 & 2021114 and Concurrent Variances 2021110 & 2021111

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioners
Bartow Properties, LLC	DRB Group, LLC & Bartow Properties, LLC

PROPERTY INFORMATION

Address:	0 Bohannon Road [parcel ID # 07 400001632170] 6560 Bohannon Road [parcel ID # 07 400001800462]
Land Lot and District:	Land Lot 163, 180, District 7
Frontage:	Bohannon Road
Area of Property:	70.17 acres
Existing Zoning and Use:	PD (Planned Development)
Overlay District:	N/A
Prior Zoning Cases/History:	The subject property was annexed from unincorporated Fulton and rezoned to PD (Planned Development) on October 26, 2006, and 6560 Bohannon Road was rezoned to PD on October 28, 2019.
2035 Comprehensive Future Land Use Map Designation:	Greenspace

MEETING AND HEARING DATES

Planning and Zoning Commission Meeting	Mayor and City Council Public Hearing
Tuesday, July 6, 2021	Monday, August 23, 2021

INTENT

A request to rezone 70.17 acres from PD (Planned Development) to PD (Planned Development) and the development plan for a mixed-use 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 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]

SURROUNDING ZONING

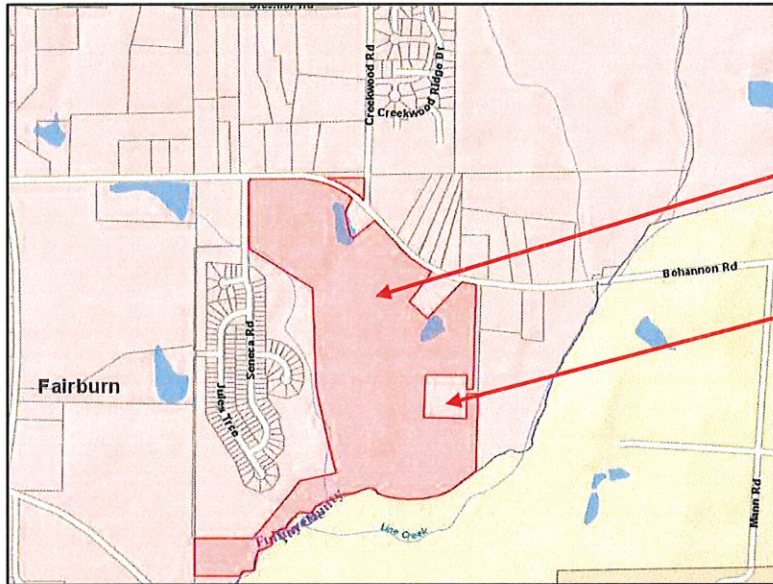
North: AG (Agriculture)

East: AG (Agriculture)

South: Unincorporated Fayette County

West: PD (Planned Development) and AG (Agriculture)

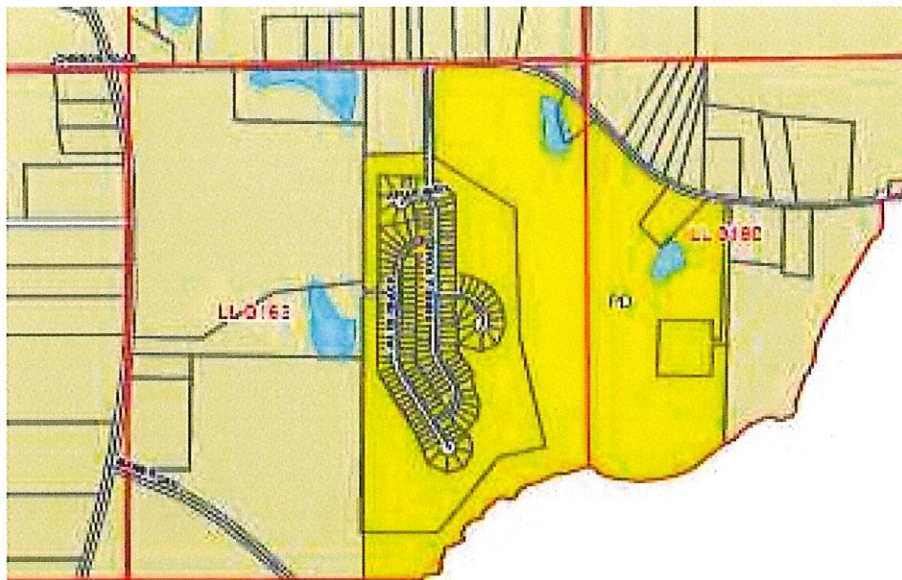
SITE MAP



0 Bohannon Road
[parcel ID # 07 400001632170]

6560 Bohannon Road
[parcel ID # 07 400001800462]

ZONING MAP OF SUBJECT PROPERTIES



PUBLIC PARTICIPATION

The applicants held a public meeting on Monday, June 14, 2021, at 6:30 p.m. The meeting was held at 6760 Johnson Road, Fairburn. Property owners within 500 feet of the subject properties were invited to the meeting. There were approximately 118 letters sent certified mail. Based on the applicant's public participation report, five (5) people attended the meeting.

STAFF COMMENTS

Engineering/Public Works:

1. The proposed development aligns with the current zoning.
2. The installation of 24" curb & gutter and 5' sidewalk will be required along the entire project frontage, from property line to property line (Sec. 71-37, Sec. 71-45, Sec 71-46).
3. The installation of deceleration lanes and left turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study (Sec. 71-38).
4. All entrances/curb cuts are subject to the GDOT Regulations for Driveway and Encroachment Control (Sec. 71-42).
5. In the event that a development has access to a substandard street and if that substandard street provides the primary means of access to the development, the substandard street, except as indicated in subsection (c) of this section, shall be fully upgraded and the full width of the roadway overlaid with asphaltic concrete surface course along the entire property frontage and continuing to the nearest standard paved road along the route of primary access (Sec. 71-39).
6. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback (Sec. 65-233).

Fire:

From Station 22 which currently has the primary responsibility to respond to this area, there is a 10-minute response time. From Station 21 which is the secondary station responsible for this area, there is a 12-minute response time. From Station 23, the newly planned station located on Milam Road (next to the Bedford School), would become the primary station to respond to this area, there would be a 7-minute response time. A station on Johnson Road and Seneca Road would reduce the response time to 1-2 minutes.

Water and Sewer: No comments at this time.

ZONING IMPACT ANALYSIS

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

The subject properties are zoned PD (Planned Development). The PD zoning district requires development projects to contain a combination of three (3) or more of the following uses: single-family residential, multi-family residential, commercial, office, institutional, and conservation. Property currently zoned PD is located to the west of the subject properties, and property zoned AG (Agriculture) is to the north and east, and the property borders unincorporated Fayette County. Single-family residential uses are adjacent and nearby the subject properties.

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

Staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties.

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

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

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

Traffic Improvements

The developer will be required to conduct a traffic study to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, and develop conclusions and recommendations to mitigate the project traffic impacts and ensure safe and efficient existing and future traffic conditions in the vicinity of the project. The installation of deceleration lanes and left-turn lanes will be required at the proposed entrances to accommodate access to and from the proposed development and to meet projected traffic demand and/or safe operations unless deemed unwarranted by a traffic study. The installation of 5-ft sidewalks along the street frontage (Bohannon Road) and both sides of internal streets throughout the development will be required.

Impact on Schools

The home schools for the Curry Bend Planned Development are Evoline C. West Elementary, Bear Creek Middle, and Creekside High Schools. At present, the local elementary school and middle school could be slightly over capacity for the 2021-2022 school year. Any residential development on the subject site, whether the site is developed or remains at its current zoning, could increase the elementary and middle schools' populations above the 2021-2022 baseline numbers. The high school population would not be over capacity with or without the proposed residential development. The school system addresses population increases using "portable classrooms or other measures that may be needed to accommodate the instructional needs of the school," as stated in the Fulton County School's Rezoning Impact Statement.

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

The vision of the 2035 Comprehensive Plan is for the City of Fairburn to be an economically thriving community and a desired destination for residents and visitors of all ages. The applicant's proposed planned development consists of single-family residential lots, townhouse residential units, commercial uses, and a convalescent center/nursing home/hospice and personal care home/assisted living facility. All the proposed land uses will create a mixed-use development that accommodates diverse age groups and housing types, as well as provides passive recreational opportunities. The proposed development includes 17.54 acres of openspace and 3.13 acres of recreational space, as required by the PD zoning district. Also, a pool with cabana, passive recreational parks, dog parks, a playground, and a 2-mile walking trail are proposed are planned for the mixed-use community.

The Future Land Use Map shows that the proposed planned development lies within the Greenspace Character Area. The Greenspace Character areas are for land dedicated to active or passive recreational uses, as well as for green space and wildlife management. It is in this area that residents have an opportunity to connect with nature through activities that promote physical activity and healthy lifestyles.

The development strategies for the Greenspace Character Area are:

- Creation of a central community park/plaza in Downtown Fairburn

- Provide accessible and diverse open spaces that allow for Fairburn residents and visitors to meet, interact, and understand the natural environment of the city
- Connect parks and open spaces with open space corridors and/or a transportation network that is hospitable to and safe for pedestrians and bicyclists
- Preserve and restore natural drainage patterns and topography that help manage stormwater runoff and maintain or improve water quality
- Discourage development in the 100-year flood plain
- Continue to designate riparian buffers for the protection of streams.

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

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

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

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

USE PERMIT CRITERIA

Concurrent Use Permit 202113 - Convalescent center/nursing home/hospice

The applicant is proposing to develop a 2,500 square foot convalescent center/nursing home/hospice facility. The City of Fairburn Code of Ordinances requires a use permit for this land use.

Section 80-172 Use Permit Considerations: Staff has reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council:

The applicants are proposing to develop a 2,500 square foot hospice facility with approximately ten (10) beds. The proposed use is permitted in the PD zoning district. According to the city's Economic Development Strategic Plan (2016), health care services and medical professional with the City of Fairburn, given its continuing population growth, suggests that the health care sector should be included in the City's business attraction and recruitment strategy. The health care industry is projected to grow faster and add more jobs than any other sector. Fairburn has the opportunity to attract and recruit more health care professionals and health care providers but should also look at creating and attracting public and private resources that provide a diverse range of health and wellness programs and services. Pursuing health care as a target industry not only ties into the City's current needs but supports 15% of Fairburn's aging boomer generation.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed:

The area consists of PD (Planned Development) to the west and AG (Agriculture) to the north and east and unincorporated Fayette County to the South. The PD zoning district allows single-family residential, multi-family residential, commercial, office, institutional, and conservation. The proposed convalescent center/nursing home/hospice use is allowed in the PD zoning district.

3. **Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development:**
The proposed use does not violate any known statutes, ordinances, or regulations governing land development.
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:**
The proposed use is not expected to generate many hourly trips. Most of the anticipated traffic flow into the development will consist of employees and visitors. There should be no negative impact on traffic flow along adjacent streets.
5. **The location and number of off-street parking spaces:**
The off-street parking area is located at the east side of the site with one access point (ingress/egress) proposed on Bohannon Road. There are 36 off-street parking spaces proposed for the development. The applicant will be required to meet the off-street parking requirements.
6. **The amount of location of open space:** A stream, pond, and wetlands area is located to the rear of the subject property and will serve as a natural open space area.
7. **Protective screening:** Located in the rear of the site are a stream, pond, and wetlands area which serves as a naturally buffer from the single-family residential lots.
8. **Hours and manner of operation:** The facility will operate 24 hours and 7 days a week.
9. **Outdoor lighting:** The parking lot lighting will be required to meet the minimum requirements of the ordinance. Outside lighting will not impose any negative effects on the surrounding residential uses.
10. **Ingress and egress to the property:** The proposed use will have one access point (ingress/egress) on Bohannon.

USE PERMIT CRITERIA

Concurrent Use Permit 202114 - Personal care home/assisted living

The applicant is proposing to develop a 10,000 square foot personal care home/assisted living facility. The City of Fairburn Code of Ordinances requires a use permit for this land use.

Section 80-172 Use Permit Considerations: Staff has reviewed said items pertaining to the subject use, and offers the following comments:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council:

The applicants are proposing to develop a 10,000 square foot personal care home/assisted living facility with approximately twenty-four (24) beds. The proposed use is permitted in the PD zoning district. According to the city's Economic Development Strategic Plan (2016), "health care services and medical professional with the City of Fairburn, given its continuing population growth, suggests that the health care sector should be included in the City's business attraction and recruitment strategy. The health care industry is projected to grow faster and add more jobs than any other sector. Fairburn has the opportunity to attract and recruit more health care professionals and health care providers but should also look at creating and attracting public and private resources that provide a diverse range of health and wellness programs and

services. Pursuing health care as a target industry not only ties into the City's current needs but supports 15% of Fairburn's aging boomer generation."

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed:

The area consists of PD (Planned Development) to the west and AG (Agriculture) to the north and east and unincorporated Fayette County to the South. The PD zoning district allows single-family residential, multi-family residential, commercial, office, institutional, and conservation. The proposed personal care home/assisted living use is allowed in the PD zoning district.

3. Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development:

The proposed use does not violate any known statutes, ordinances, or regulations governing land development. Applicable local, state, and federal regulations and/or permits to operate a hospice facility will be required prior to the issuance of a certificate of occupancy and occupational tax license.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

The proposed use is not expected to generate many hourly trips. There should be no negative impact on traffic flow along adjacent streets.

5. The location and number of off-street parking spaces:

The off-street parking area is located on Bohannon Road with one access point [ingress/egress] proposed on Bohannon Road. There are 36 off-street parking spaces proposed for the development.

6. The amount and location of open spaces: A stream, pond, and wetlands area is located to the rear of the subject property and will serve as a natural open space area.

7. Protective screening: Located in the rear of the site are a stream, pond, and wetlands area which serves as a naturally vegetated buffer from the single-family residential lots.

8. Hours and manner of operation: The facility will operate 24 hours and 7 days a week.

9. Outdoor lighting: The parking lot lighting will be required to meet the minimum requirements of the ordinance. Outside lighting will not impose any negative effects on the surrounding residential uses.

10. Ingress and egress to the property: The proposed use will have one access point (driveway) on Bohannon.

VARIANCE CONSIDERATIONS

Standards for Variance Consideration

Section 80-287 of the City's Zoning Ordinance includes one or more criteria, which must be met before a variance can be approved.

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]

The use permit standards for convalescent center/nursing home/hospice and personal care home/assisted living facilities do not allow parking in the minimum front yard setback. The front yard setback for the proposed development is 30' and two parking spaces are encroaching in the 30' front yard setback.

- 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."*

Not applicable.

- 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."*

The applicant is requesting relief from the convalescent center/nursing home/hospice and personal care home/assisted living use permit standards that prohibit parking in the minimum front yard setback. Only two of the thirty-six (36) proposed parking spaces are encroaching in the 30' front yard setback. The off-street parking area is located on the east side of the building which places most of the parking spaces outside of the front yard setback.

The subject property is approximately three (3) acres and to the rear of the site is a stream, pond, and wetlands area. The buildable area of the proposed site is limited due to the location of the wetlands and the stream. Therefore, the only appropriate location for the off-street parking area is on the east side of the site, which positions a very small portion of the parking lot (2 parking spaces) within the front yard setback.

Based on these considerations, the staff believes this condition has been satisfied.

- 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".*

Not applicable.

Concurrent Variance - 2021111 - A request to reduce the side yard setback from 50' to 25' [Chapter 80-224(3) Personal care home/assisted living]

The use permit standards for personal care home/assisted living facilities require a 50-foot building setback from single-family districts and/or the AG (Agriculture) districts when used for single-family. The proposed side yard setback for the proposed personal care home/assisted living facility is 25'.

- 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."*

Not applicable.

- 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."*

The applicant is requesting to develop the personal care home/assisted living facility with a 25' side yard setback. Adjacent to the subject property is an AG (Agriculture) zoned parcel that is currently used as a single-family residential home. The use permit standards require a 50' setback from AG districts when used for single-family. The buildable area for the proposed personal care home/assisted living facility is limited due to the stream, pond, and wetlands areas located in the rear of the site. The proposed building is approximately 22,500 square feet and if the building is shifted by an additional 25' it will impede into the off-street parking area, which will reduce the number of parking spaces. To provide a visual buffer between the facility and AG zoned property, an undisturbed vegetated buffer, and a berm with trees will be planted to screen the facility from the view of the adjacent lot and mitigate any negative effects on the adjacent property.

Based on these considerations, the staff believes this condition has been satisfied.

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".

Not applicable.

STAFF RECOMMENDATION

APPROVAL CONDITIONAL of the Curry Bend Development Plan [Rezoning 2021103].

APPROVAL of Concurrent Use Permit 2021113: To allow a convalescent center/nursing home/hospice.

APPROVAL of Concurrent Use Permit: 2021114: To allow a personal care home/assisted living.

APPROVAL of Concurrent Variance 2021110: To allow parking in the minimum front yard setback.

APPROVAL of Concurrent Variance 2021111: To reduce the side yard setback from 50' to 25'.

Should the Mayor and City Council decide to approve the development plan, staff recommends the conditions listed below. The applicant's agreement to these conditions would not change the staff's recommendations. These recommended conditions shall prevail unless otherwise stipulated by the Mayor and City Council:

A. To restrict the use of the subject property as follows:

1. Single-family lots:

- a. A minimum of 99 lots shall have a minimum lot square footage of 5,000 square feet (0.11 acres)
- b. The minimum heated floor area shall be a minimum of 1,700 square feet.

2. Townhouse units:

- a. A maximum of 149 units shall have a minimum lot square footage of 2,000 square feet and no building shall contain no more than eight (8) units
- b. The minimum heated floor area shall be a minimum of 1,500 square feet.

3. Commercial:

- a. Permitted uses under C-1 (Neighborhood Commercial)
- b. Permitted uses under C-2 (General Commercial) except liquor stores, car/truck rental or sale/leasing, auto repair/tire/body shop, auto supply store, parking lot/garage, recycling center, gasoline service station, and funeral services are specifically prohibited.

4. Convalescent center/nursing home/hospice and personal care home/assisted living/hospice facility.

- a. Not to exceed thirty-four (34) beds in the facility
- b. Provide applicable local, state, and federal regulations and permits to the Community Development/Building Department prior to the issuance of a certificate of occupancy.

B. To abide by the following:

1. The property shall be developed in conformity with the Development Plan prepared by Moore Bass stamped received June 28, 2021, and attached as Exhibit B. The Development Plan shall become the zoning control document for features and development standards depicted on the plan. Any deviation from the development plan shall be approved by the Director of Planning and Zoning.
2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development considerations:

1. Building setbacks for the single-family lots are as follows:

- a. Front: 15 feet
- b. Side: 10 feet
- c. Rear: 25 feet

2. Building setbacks for the townhouse units are as follows:

- a. Front: 20 feet
- b. Side: 0 feet
- c. Rear: 18 feet
- d. Separation between buildings: 25 feet

3. Building setbacks for the commercial use are as follows:

- a. Front: 30 feet
- b. Side: 25 feet
- c. Rear: 25 feet

4. Building setbacks for the personal care/assisted living/hospice use are as follows:

- a. Front: 30 feet
- b. Side: 25 feet
- c. Rear: 25 feet

5. Minimum lot widths as follows:

- a. Single-family lot width shall be fifty (50) feet
- b. Townhouse lot width shall be twenty (20) feet

- c. Commercial lot width shall be eighty (80) feet
 - d. Convalescent center/nursing home/hospice Personal care/assisted living/hospice lot width shall be eight (80) feet
- 6. Amenity package to include a pool with cabana, passive recreation parks, dog parks, walking trail system, greenspace, playground, and mail kiosk (CBU).
- 7. Facades of the homes and townhouses shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.
- 8. Two-car garages shall be provided for each single-family house lot. Upgraded garage doors with architectural elements shall be utilized.
- 9. Sidewalks on all street frontages shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
- 10. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
- 11. All utilities shall be installed underground throughout the development area.
- 12. The Developer shall conduct a traffic study and submit the study to the Community Development Department prior to the issuance of the land disturbance permit.
- 13. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic study. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
- 14. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage) along the existing road across the entire property frontage where required, at no cost to the city.
- 15. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. The front and rear yards of the single-family lots and townhouse units shall be sodded.
- 16. Fencing of at least six (6) feet shall be installed along the outer perimeter of the tract designated for commercial and institutional use adjacent to residentially used properties to maximize screening and sound remediation.

17. A 50-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the commercial use and 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. In addition to tree planting, a vegetated earthen berm shall be installed to screen the commercial use from the view of adjacent residents as much as reasonably possible.
18. A 25-foot undisturbed vegetated buffer shall be installed to provide a visual buffer between the adjacent property and personal care home/assisted living/hospice facility. 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. In addition, a berm shall be installed to screen the facility from the view of the adjacent lot as much as reasonably possible.
19. Lighting on the exterior of the commercial and institutional used properties shall be directed downward and internal to the subject property.
20. Roof-mounted equipment of the commercially used property shall be located and/or screened to minimize visibility from public streets and surrounding residentially used properties.

ATTACHMENTS

Letter of Intent
Development Plan dated, June 28, 2021
Elevations and Floor Plans



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 Jerry Williams and Leonte Benton were absent.
- III. **PUBLIC COMMENTS:**

Spoke in opposition to Conceptual Site Plans 2021037 DuMonde Plaza and 2021038 St. Charles Square

- 1. Kyle Williams, Land Use and Zoning Attorney for Durham Lakes Homeowners Association – 309 Sycamore, Decatur, GA 30030
- 2. Michelle James, President of the Durham Lakes Homeowners Association and Durham Lakes Homeowner
- 3. Rufus Wells, Former President of the Durham Lakes Homeowners Association and Durham Lakes Homeowners
- 4. Greg Saunders, Durham Lakes Homeowners
- 5. Georgia State Representative Mandisha Thomas
- 6. Robby Chapman
- 7. Kevin Delaigle

Issues and concerns expressed by the speakers are:

- 1. The HOA architectural review committee has not reviewed the plans.
- 2. Heavy and dangerous traffic flow into the residential community
- 3. Environmental impacts [e.g., gasoline vapors, in-ground storage tank leaks]
- 4. Decreased home values.
- 5. The proposed development will open a gateway for alcohol and drug to children.
- 6. The scale of the development is not compatible.

7. Curb cuts are not appropriate, ingress and egress into the development interrupt traffic flow and cause traffic hazards.
8. Possible health impacts from the underground gasoline storage tanks
9. Impacts of commercial lightning and trash on the community.
10. Too many gas stations in the area; the proposed uses are not compatible with the residential area.

IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the June 1, 2021, agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**

I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Echols made a motion to **APPROVE** the May 4, 2021, minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**

V. **PUBLIC HEARING:** None

VI. **OLD BUSINESS:** None

VII. **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.

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that River Brooks LLC is requesting 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.

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). The staff has reviewed the conceptual site plan and has determined that the plan met the requirements for a conceptual review and recommends approval conditional. The staff has recommended twelve (12) conditions as stated in the staff report.

Chair Stoney asked Ms. Peeks to state the conditions. Ms. Peeks stated the conditions as listed in the staff report.

Commissioner Echols asked how many seats will be in the restaurant? Ms. Peeks stated that a tenant has not been determined and the question is more appropriate for the applicant. Commissioner Stewart asked if the 50-ft buffer is the maximum buffer. Ms. Peeks stated that 50-ft is the maximum that the ordinance provides. Commissioner Stewart asked what is an opaque fence. Ms. Peeks stated that the fence ordinance allows opaque fence and metal, but it must be vinyl coated with neutral colors.

The applicant, Ms. Kavita Purohit stated that a tenant has not been determined. Commissioner Stewart asked Ms. Kavita, why have they not tried to meet with the residents. Ms. Kavita stated that she had a call with the HOA and asked for other options but there was no mutual agreement. Commissioner stated asked, why would you want development in an area that the community is not supporting.

Jeremey Berry, Attorney representing River Brokers [312 Maple Drive, Atlanta, 30305] stated, the applicant is requesting to develop a gas station and restaurant on the C-2 designated parcels. He stated that the two uses are permitted by a matter of right and therefore building permits should be issued for both properties. Attorney Berry stated that staff has recommended approval conditional and the applicant has agreed to meet staff conditions as stated in the staff report. He stated that the Planning and Zoning Commission can either approve or deny the conceptual site plan based on the failure to meet some criteria. Furthermore, Attorney Berry stated the Planning and Zoning Commission is limited and the code [Section 62.143] does not provide any standards and that they objected, and the Commission's review must be limited to either approval or denial. The staff has already recommended approval and they understand and believe that the proposed use is allowed by right in the district. He also stated that the applicant should be able to proceed unless anyone has any issues with the applicant's compliance with the development standards, and if not, there is no basis to deny or delay the consideration of the conceptual site plan. He also stated that the use has already been decided by the city in 2003 and the only issue is whether they meet the development standards and staff have stated that they do meet the standards. This is not a rezoning and does not require a review by the Durham Lakes architectural review committee.

Commissioner Echols asked if the seating capacity for the restaurant has been determined. Attorney Berry stated that a restaurant has not committed. Commissioner Stewart asked why the developer is not working with residents of the community. Ms. Kavita stated that they tried working with the community and the zoning allows for the uses.

Ms. Peek stated a correction to the staff analysis. There are only eight conditions; not nine; one of the conditions is a duplicate [condition #3 and #5 are duplicates].

MOTION AND VOTE: Commissioner Echols made the motion to **DENY** conceptual site plan 2021037 DuMonde Plaza. Commissioner Stewart seconded. **THE MOTION CARRIED.**

Attorney Ross stated for points of order. The conceptual site plan will go back to staff for further review. Denial is not what the Commission is allowed to do under the ordinance. The Commission can not approve but it will go back to staff for further review.

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.

SUMMARY/STAFF PRESENTATION:

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.

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). The staff has reviewed the conceptual site plan and has determined that the plan met the requirements for a conceptual review and is recommending approval conditional. The staff has recommended twelve (12) conditions as stated in the staff report.

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

Commission Echols asked when was Durham Lakes established? Ms. Peeks stated that the rezoning case was approved in August 2003.

Jeremy Berry, Attorney representing River Brokers [312 Maple Drive, Atlanta, 30305] stated that the uses are permitted by a matter of right, therefore the city should issue the permits. Mr. Berry stated that the proper role of the Commission is to confirm that the plans meet the city's building standard. He also stated that the staff has recommended conditional approval and they have agreed to the conditions.

The applicant, Kavita Purohit, stated that they tried to meet with the HOA via Zoom and agreed to not develop a liquor store. They tried to work with the HOA and they (HOA) did not want to meet them halfway.

MOTION AND VOTE: Commissioner Echols made the motion to **NOT APPROVE** Conceptual Site Plan 2021038. Commissioner Stewart seconded. **THE MOTION CARRIED.**

VIII. STAFF REPORT: Ms. Peeks stated that there was no staff report.

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 Smith made a motion to **ADJOURN**. Commissioner Jones seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: 7:55 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	
Tarika Peeks, Recording Secretary	



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June 28, 2021

Tarika Peeks
Director of Planning and Zoning
City of Fairburn
Community Development Department, Office of Planning and Zoning
26 W. Campbellton Street
Fairburn, GA 30213

RE: Letter of Intent for Curry Bend (Bohannon Road / Curry Site) Planned Development

Dear Ms. Peeks:

Please allow this letter to serve as the required "Letter of Intent" for the above referenced property in the City of Fairburn.

As you know, in 2006, the subject property was annexed into the City of Fairburn and assigned a zoning category of PD. However, at the time of annexation, no development plan was provided or approved as part of the assignment of the PD zoning district.

The purpose for our request is to provide the required PD development plan, which will govern development uses, densities, lot sizes, etc. for the property as outlined in Section 80-87 – Planning Development Zoning District of the City of Fairburn Code of Ordinances. In addition to the PD Development Plan, the applicant has submitted separate use permits for the proposed Personal Care / Assisted Living and Hospice Care Facility.

Sec 80-87 (a) requires a minimum of three (3) uses. Our plan proposes five (5) total uses which are each described below. The items listed below respond to the requirements of Section 80-87 in detail. For clarity and continuity, the items below are lettered in accordance with the above-referenced code section:

a) **Intent.** The PD Planned Development Planned Development Zoning District is defined and is mandated as land areas and projects containing a combination of three or more of the following uses: Single-family residential, multi-family residential, commercial, office, institutional, industrial, and conservation. The PD district is intended to:

- 1) "Encourage the development of large tracts of land as planned communities."
 - The total area of this project within the City of Fairburn zoned PD is 70.17 acres.
- 2) "Encourage flexible and creative concepts in site planning."
 - The mixture of land uses described below meets demands for residential home sites as well as other uses that will benefit the surrounding community.
- 3) "Preserve the natural amenities of the land by encouraging scenic and functional open space."
 - There are two existing ponds, 100-year floodplain areas and streams onsite that will be protected and preserved in open space and will provide for usable open space areas throughout the development.



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- 4) "Provide for an efficient use of land."
 - The large amount of road frontage in conjunction with being located at the intersection of Johnson Road and Seneca Road lend this property to be developed in a variety of land uses viable with PD zoning. Development has been concentrated to those portions of the property that are for the most part unincumbered by environmental constraints.
 - 5) "Provide for a stable residential environment compatible with surrounding residential areas."
 - The lot sizes proposed within this development are compatible with the Asbury Park subdivision, which is immediately west of the subject property, and comprised of 40' wide lots. Curry bend proposes 50' wide lots for single-family and 20 to 32' wide townhome lots. The proposed neighborhood commercial use will serve the existing communities in the area as well as the residents of this new community. The proposed personal care facility will provide much needed services to the senior community of Fairburn.
 - 6) "Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments."
 - To protect neighboring properties, the applicant has proposed a 25' wide landscape buffer around the perimeter of the site. In addition, most of the property along the western, eastern and southern boundaries are naturally buffered by streams, wetlands and 100-year floodplain areas.
- b) **Use regulations.** Within the PD district, land and structures shall be used in accordance with the standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by use permit shall be prohibited.
- All the proposed land uses are allowed in section (c). This letter and development plan outline where certain dimensional and graphical features differ from the requirements of the City of Fairburn Code of Ordinances. This is in accordance with the intent of the PD Zoning District.
- c) **Permitted uses.** All uses in the R-1, R-2, R-3, R-4, R-CT, RM-12, RM-36, O&I, P&O, C-1, and C-2 are permitted as provided in those respective districts.
- The development plan proposes a mixture of uses allowed under the above zoning districts, further described in Table 1 below.
- d) **Accessory uses and structures.** A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation. Retail and service uses, and club's accessory to recreation facilities are allowed subject to the following conditions:
- a. Accessory retail and service uses shall be located wholly within a building with a majority of the floor area designed for recreation uses. No outdoor advertising is allowed.
 - Any accessory uses proposed within the project will follow the requirements stated above.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - Project will comply with this requirement.



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e) **Development plan.** The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for PD rezoning requests. A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the city differs in any way from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the planning and zoning department before development related permits may be issued. A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits. The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

- The attached site plan is prepared in accordance with these requirements.

f) **Development standards.** Unless otherwise provided in this chapter, uses permitted in the PD zoning district shall conform to the following standards:

- Table 1 outlines the proposed uses in detail.

Criteria	Code Requirement	Applicant's Proposal
Minimum lot area per unit	6,000 square feet	5,000 square feet for Single Family 2,000 square feet for Townhomes
Minimum land area per unit	As specified in conditions	5,000 square feet for Single Family 2,000 square feet for Townhomes
Minimum PD size	Five contiguous acres	70.17 Acres for PD District
Residential Density: Residential development shall not exceed allowable densities for similar development as contained in the residential zoning classifications of this section. Residential project density shall be calculated by considering land designated for residential development together with associated and adjacent common open space and recreation areas.		Gross Density = 3.53 Units/AC Net Density = 4.27 Units/AC
a. Width of lot frontage	As specified in conditions	50' for Single Family 20' for Townhomes
b. Minimum heated floor area per unit	As specified in conditions	1,700 for Single Family 1,500 for Townhomes
c. Minimum front yard setback	As specified in conditions	15' for Single Family 20' for Townhomes
d. Minimum side yard setback	As specified in conditions	10' for Single Family 0' for Townhomes (25' between buildings)
e. Minimum rear yard setback	As specified in conditions	25' for Single Family 18' for Townhomes



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Table 1: Proposed Land Use Details:

Land Use	Description	Unit Width	Unit Count	Lot Area	Building Setbacks			
					Front	Rear	Side	Side Corner
1	Townhomes	20'	149	4,000 SF	20'	18'	0'	15'
2	Single-Family	50'	99	5,000 SF	15'	25'	10'	15'
3	Personal Care and Assisted Living Facility	80'	24 Beds	3.0 AC.	30'	25'	25'	30'
4	Hospice Care	80'	10 Beds	3.0 AC.	30'	25'	25'	30'
5	Neighborhood Commercial	80'	N/A	1.0 AC.	30'	25'	25'	30'
Total Residential Units			248					
Total number of Beds			34					

- g) **Minimum accessory structure requirements.** Single-family and two-family uses:
 “Accessory structures may be located within the side or rear yards subject to minimum yard setbacks.”
- Any structure proposed within the project will follow the requirements state above.

h) Building height and form.

a. Maximum height (unless approved by the fire marshal)	48 feet
b. Minimum building separation. All building separations shall be as specified by the international Code Council.	

i) Other minimum standards.

- “Common outdoor area consisting of not less than 550 square feet per unit shall be provided for recreation in all developments of 15 or more acres.”
 - Based on the above calculation, the project requires 3.13 acres of recreation area (550 square feet x 248 units = 136,400 SF / 43,560 SF / Acre = 3.13 acres of recreation area).
 - The PD Development Plan proposes 6.22 acres of recreation area, consisting of a central amenity with cabana and swimming pool, pocket parks, dog parks, and other recreation areas throughout the community.



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- 2) "Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood populations to the total PD population so that acreage devoted to open space is reasonably accessible to all residents."
 - The development plan shows interconnected open space throughout the community, which accesses several pocket parks and other amenity areas. A trail network is proposed throughout the open space areas, which provides internal connectivity from the subdivision streets to the open space system.
- 3) "Multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."
 - No multi-family is proposed with this development plan.
- 4) "Agreements, covenants, declarations, and other contracts which govern the use, maintenance, and protection of a PD development among its owner's area shall be part of the official final plat."
 - The above requirements will be provided at time of final plat.
- 5) "Multi-family units shall not exceed 25 percent of the total number of dwelling units in a PD."
 - No multi-family is proposed with this development plan.
- 6) "Minimum common outdoor area. Twenty-five percent of the total site area shall be common outdoor area."
 - Based on the above calculation, the project requires 17.54 acres of common outdoor area ($70.17 \text{ acres} \times 25\% = 17.54 \text{ acres}$).
 - The PD Development Plan proposes the dedication of a total of 35.16 acres, consisting of landscape / recreation areas as well as common outdoor areas.
- 7) "Pedestrian connectivity. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, appropriate facilities within the development, and principle off site pedestrian destinations All pedestrian facilities shall conform to the provisions of the Americans with Disabilities Act."
 - 4' wide Sidewalks will be provided along both sides of all internal subdivision street. ADA requirements will be met where applicable.
- 8) "Intermodal transportation. The development plan shall provide for vehicular, bicycle and pedestrian circulation within the PD district. Routes shall be designed to connect to existing or future routes adjoining the PD district."
 - The proposed development plan provides an internal pedestrian network consisting of 4' wide sidewalks along the proposed streets, connecting to the proposed walking trail network. This internal pedestrian network will also connect to the existing sidewalks along Seneca Road.



C O N S U L T I N G

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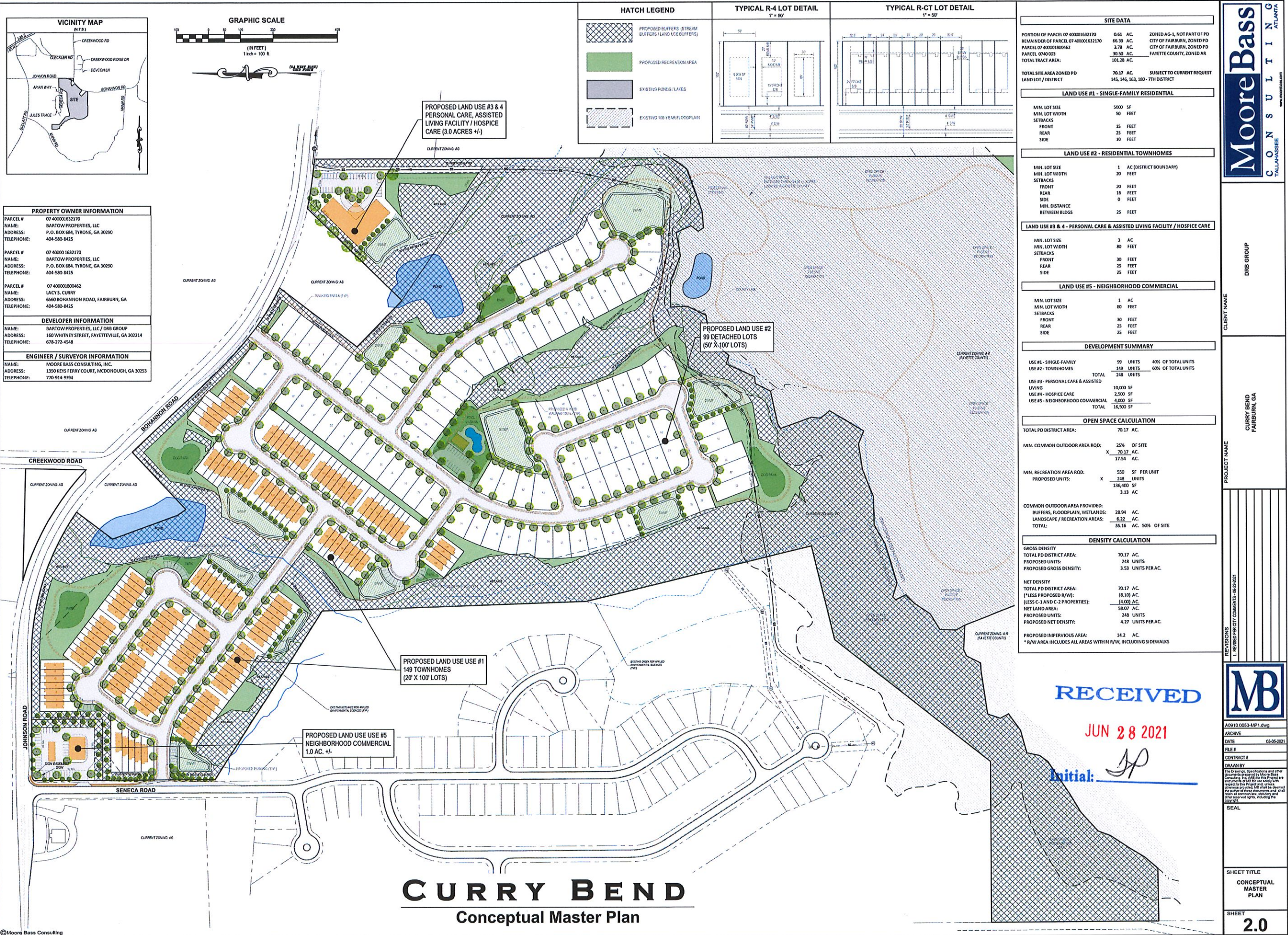
I trust this letter along with the information included in the submittal package provides you with the details needed to evaluate the proposed request. Should you have any questions or require any additional information, please do not hesitate to call me at (770) 914-9394.

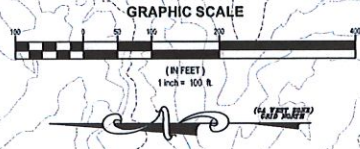
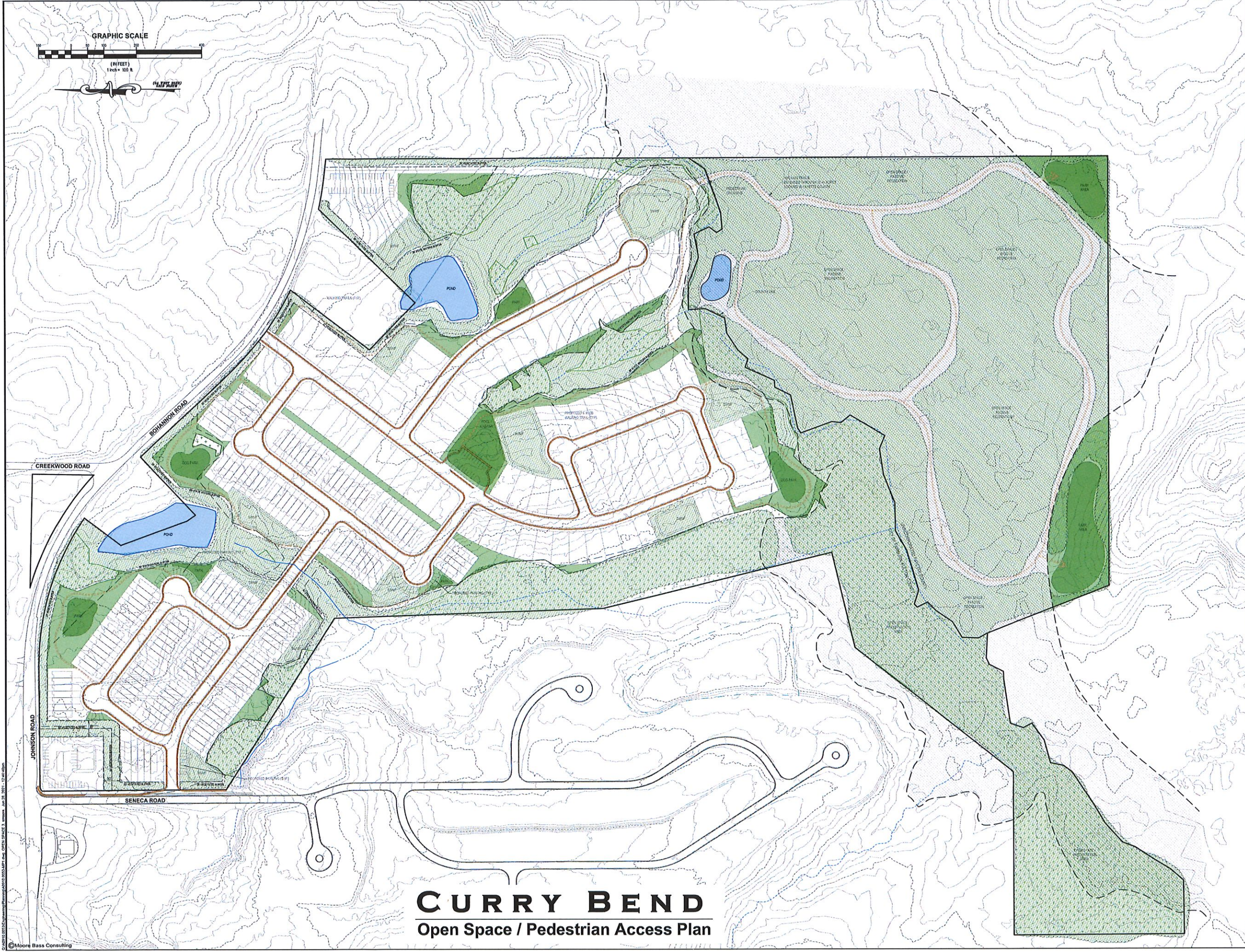
Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to be 'S.D. Moore', followed by a horizontal line.

Stephen D. Moore





CURRY BEND

Open Space / Pedestrian Access Plan

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ATLANTA
TALLAHASSEE

DRB GROUP

CURRY BEND
FAIRBURN, GA

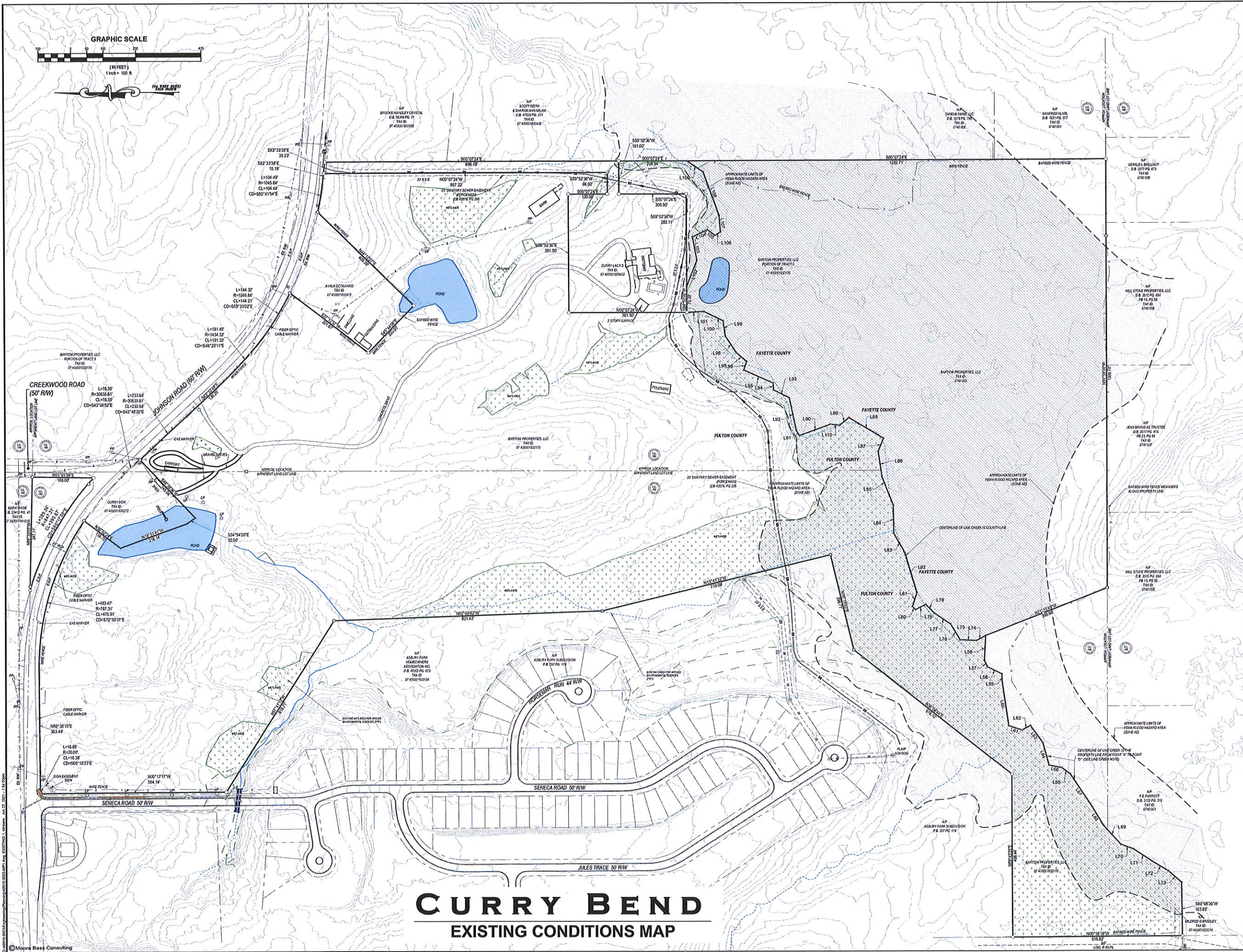
REVISIONS
1. REVISED PER CITY COMMENTS - 06-22-2021



AD0910.0063-AP1.dwg
ARCHIVE
DATE 05-05-2021
FILE #
CONTRACT #
DRAWN BY
The Drawing, Specifications and other documents prepared by Moore Bass Consulting, Inc. solely for the Project are the property of MB and are not to be used for any other purpose without the written consent of MB. MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the right to sue.

SHEET TITLE
OPEN SPACE /
PEDESTRIAN ACCESS
PLAN

SHEET
3.0



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ATLANTA

DRB GROUP

CURRY BEND
FAIRBURN, GA

REVISIONS
1. REVISED PER CITY COMMENTS - 05-25-2021

MB
A0910.0053-AMP1.dwg
ARCHIVE
DATE 05-25-2021
FILE #
CONTRACT #
DRAWN BY
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are to be used only for the Project and site shown on the drawings. No other use, reproduction or distribution of these documents is permitted without the written consent of Moore Bass Consulting, Inc. (MBC).
SEAL

SHEET TITLE
EXISTING
CONDITIONS
MAP

SHEET
1.0



LAYLA II

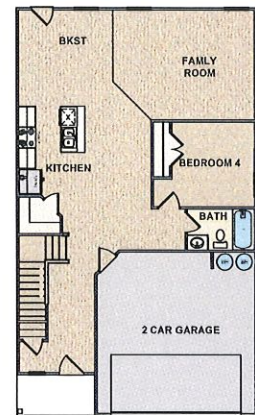
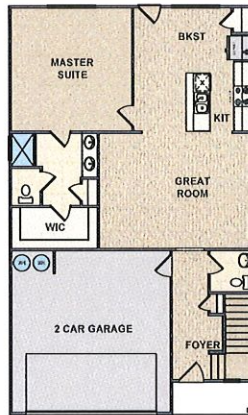
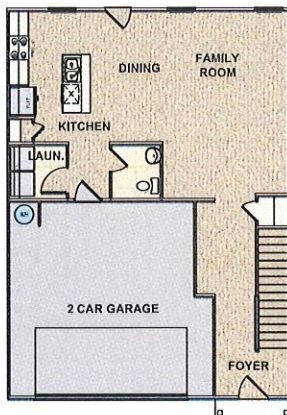
MILLHAVEN



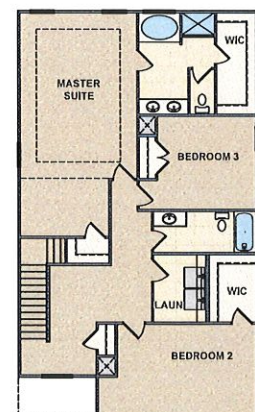
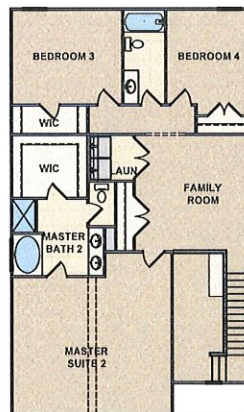
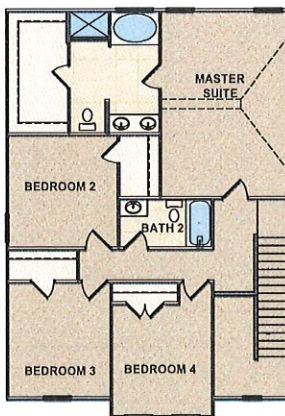
ZOEY II

NOTE: ELEVATIONS SHOWN WITH OPTIONAL FEATURES

MAIN LEVEL



UPPER LEVEL



APPROXIMATE SQ. FT. 2,475

APPROXIMATE SQ₂ II. 2,375

APPROXIMATE SQ. FT. 2,475



LAYLA II

MILLHAVEN

ZOEY II

NOTE: ELEVATIONS SHOWN WITH OPTIONAL FEATURES

LITCHFIELD



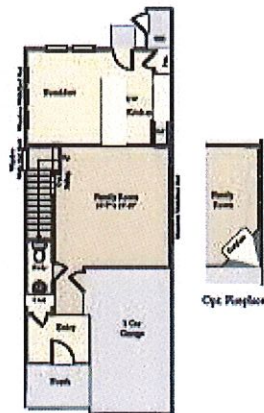
RELATION 10

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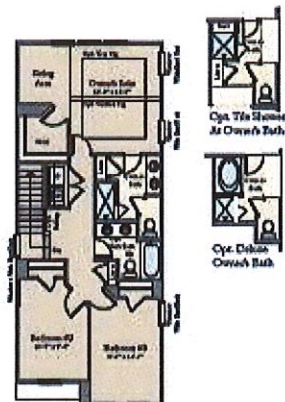
DISCUSSION

APPROXIMATE LGT. 2.54 TO 3.05

MAIN LEVEL



UPPER LEVEL



ALT. UPPER LEVEL

