



Planning and Zoning Commission

AGENDA

Tuesday, December 7, 2021 ♦ 7:00 p.m.

Join Zoom Meeting

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

Dial-in #: (929) 205-6099

Meeting ID: 770 964 2244

- **Call to Order**
- **Determination of a Quorum**
- **Public Comments**

Comments to the Planning and Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the Director of Planning and Zoning for review. Responses will be provided at a later date.
- **Approval of the Meeting Agenda**
- **Approval of November 2, 2021, Meeting Minutes**
- **Public Hearing**
- **Old Business**
- **New Business**
 - **Rezoning 2021124 Lennar Georgia, LLC** - A request to rezoning 26.665 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family detached lots and 112 townhouses (single-family attached) units with a concurrent variance to reduce the townhouse lot width from 30' to 20'.
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, November 2, 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 – left the meeting early (departure time is unknown)
Tony Smith
Anthony Stewart
Jerry Williams

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

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:01 p.m. by Chair Stoney.
- II. **ROLL CALL:** Commissioner Jason Jones was absent. Commissioner John Jerry Williams entered the meeting at 7:09 pm.
- III. **PUBLIC COMMENTS:**
Spoke in opposition to conceptual site plans 2021136 (Dollar General) and 2021144 (Fairburn DC Howell Avenue).
 - Ms. Fears – Autumn Green Drive
 - Dacia Gilkey – Address/Subdivision was not stated
 - Kelly Bazen – Meadow Glen Subdivision
 - A petition was submitted to the Planning and Zoning Office. The petition had a total of 341 signatures in opposition to the Dollar General being developed at the entrance of the Meadow Glen Subdivision. Ms. Peek read the petition aloud for the record.

Issues and concerns expressed by the speakers are:

 - The Dollar General will have a negative impact on the city's economic development.
 - Dollar General is not known to maintain the aesthetics of their properties.
 - The city should have a variety of commercial establishments. There are several dollar stores in close proximity in the City of Fairburn.
- IV. **APPROVAL OF AGENDA:** Vice-Chair Echols made a motion to **APPROVE** the agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**

I. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to **APPROVE** the October 5, 2021 minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**

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

Ms. Peeks stated that the applicant has requested to withdraw the primary variance request.

There were no public comments made.

Commissioner Smith made a motion to **WITHDRAW** Primary Variance 2021145 SW South Fulton. Commissioner Stewart seconded. **THE MOTION CARRIED.**

VI. **OLD BUSINESS:** None

VII. **NEW BUSINESS:**

CONCEPTUAL SITE PLAN 2021136 DOLLAR GENERAL – A request to review the conceptual site plan for a 9,100 square foot retail commercial building for a Dollar General retail store on Senoia Road/Meadow Glen Parkway.

SUMMARY/STAFF PRESENTATION:

Ms. Peeks stated that there is a correction in the square footage of the proposed building. The correct square footage of the proposed building is 10,640 square feet. She stated that the subject property is located at the corner of Meadow Glen Parkway, off Senoia Road, and is in the Highway 74 Overlay District. Ms. Peeks provided a detailed description of the property and outlined the staff report as it is related to this request. She stated that the staff is recommending approval with conditions.

Vice-Chair Echols asked about the 100-foot buffer that is required. Ms. Peeks did confirm the buffer requirements in the Highway 74 Overlay District when adjacent to residentially zoned properties.

Colin Edwards, with SW South Fulton, was present to address the Planning and Zoning Commission. He stated that the footprint of the Dollar General is larger and will offer more than the typical Dollar General store. He stated that the store will offer more grocery items and they have partnered with Feeding America to study what the top produce items are.

Commissioner Stewart asked Mr. Colin Edwards thoughts on the residents being vocal and not wanting a Dollar General near their neighborhood. Mr. Edwards stated that he can appreciate the residents expressing their concerns. He stated that he understands that Dollar General, historically, has not been known to maintain the appearance of their stores, but the organization has listened to the concerns and has taken a new approach by maintaining their landscaping and by offering a better variety of grocery items.

Commissioner Smith made a motion to **NOT APPROVE** Conceptual Site Plan 2021136 Dollar General. Commissioner Stewart seconded. **THE MOTION CARRIED.**

LCI DOWNTOWN MASTER PLAN – Presentation by KC Krzic, The Collaborative Firm

SUMMARY/STAFF PRESENTATION:

Kasey Krzic presented the LCI Downtown Master Plan. Ms. Krzic highlighted some of the plans and recommendations for the project. The following was highlighted in the presentation:

1. Project Vision

2. Project Goals
3. Catalyst Site Recommendations
 - (a) Downtown Expansion
 - (b) Fairburn Education Campus
 - (c) South of Broad Neighborhood
4. Roadway and Safety Improvements
5. Bicycle and Pedestrian Improvements
6. Implementation Strategy

Ms. Peek stated that the plan will be presented to the Mayor and Council on November 8, 2021, for adoption.

CONCEPTUAL SITE PLAN 2021144 FAIRBURN DC HOWELL AVENUE – A request to review the conceptual site plan for an 81,983 square-foot warehouse development on Howell Avenue.

SUMMARY/STAFF PRESENTATION:

Ms. Peek provided a detailed description of the application and the intended use of the subject property. She stated that the staff is recommending approval with conditions. She stated that if the Planning and Zoning Commission does recommend approval of the conceptual site plan, the conditions are listed on page two (2) of the staff report.

Mr. Joe McGorrey with Native Development Group was present to address the Planning and Zoning Commission for any questions. He stated that his organization focus on small warehouses and light industrial projects in the Atlanta Georgia, and Central Florida areas.

Commissioner Smith asked if Native Development Group has some warehouse developments along South Fulton Parkway. Mr. McGorrey stated no. He stated that his company has developed a warehouse in Acworth Georgia and currently has a project in Conyers Georgia.

Vice-Chair Echols made a motion to **APPROVE** Conceptual Site Plan 2021144 Fairburn DC Howell Avenue with conditions. Commissioner Stewart seconded. **The MOTION CARRIED, 3-2.**

CONCEPTUAL SITE PLAN 2021055 COPART – A request to review the conceptual site plan for a temporary parking facility development on Roosevelt Highway (Highway 92).

SUMMARY/STAFF PRESENTATION:

Ms. Peek provided a detailed description of the application and the intended use of the subject property. The applicant is proposing to develop a temporary parking facility with 142 parking spaces. She stated that the staff is recommending approval with conditions.

Mr. Derek McCarty with LBYD Engineers was present to address the Planning and Zoning Commission for any questions. He stated that his company does agree to all the conditions that have been presented by staff.

Commissioner Stewart wanted to know if trucks will be parked at the parking facility. Mr. McCarty stated that cars will mainly be parked at the facility, but if an insurance company call regarding a truck, then the truck will be parked at the facility.

Commissioner Stewart also wanted to know the average time that a vehicle may be parked. Mr. McCarty stated that the average time frame is 75 days, and the minimum is 30 days. He stated that it typically takes about 30 days for the titles to clear and set up the auction.

Commissioner Smith asked Valerie Ross, the City Attorney if he could recuse himself now or before the vote. She advised him that he could recuse himself before voting.

Commissioner Tony Smith recused himself from the Conceptual Site Plan 2021055 Copart vote.

Vice-Chair Echols made a motion to **APPROVE** Conceptual Site Plan 2021055 Copart with conditions. Commissioner Stewart seconded. Commissioner Benton did not vote due to leaving the meeting (departure time is unknown). Valerie Ross advised Chair Stoney that the vote can move forward due to having a quorum. **The MOTION CARRIED 2-1.**

CONCEPTUAL SITE PLAN 2021141 FAIRBURN STATION – A request to review the conceptual site plan for a 7,350 square multi-tenant commercial development on Senoia Road (Highway 74).

SUMMARY/STAFF PRESENTATION:

Ms. Peek presented a detailed description of the application and the intended use of the subject property. The subject property is in the Highway 74 Overlay District. She stated that the applicant will be required to meet all the development standards of the Highway 74 Overlay District. She stated that the staff is recommending approval with conditions.

Ms. Anita Ford with Riverwood Properties was present to address the Planning and Zoning Commission with any questions. She stated that this will be their third development in the City of Fairburn and is exciting about working with the Fairburn community.

Mr. Theo Stone with Atwell was present and to address the Planning and Zoning Commission with any questions. He stated that they do not have any issues with the conditions and comments that have been outlined by staff.

Vice-Chair Echols wanted to know if there was an idea of what type of retail establishments would be in the commercial development. Ms. Ford stated that they have a signed lease with The Peach Cobbler franchise. The franchise is looking to open 5 to 7 restaurants within the next year.

Commissioner Stewart asked how many tenants will be in the commercial development. Ms. Ford stated no more than three.

Commissioner Stewart made a motion to **APPROVE** Conceptual Site Plan 2021141 Fairburn Station with conditions. Commissioner Echols seconded. **The MOTION CARRIED.**

VII. STAFF REPORT: No staff reports

VIII. COMMISSIONER COMMENTS: Commissioner Smith stated that the politics in this country and the City are toxic. Chairwoman Stoney wanted to wish everyone a Happy Thanksgiving.

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

MEETING ADJOURNED: The meeting adjourned at 8:10 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairwoman	

Brandon Paulk, Recording Secretary	
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**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

**SUBJECT: REZONING 2021124 LENNAR GEORGIA, LLC WITH CONCURRENT VARIANCE
2021178**

<input type="checkbox"/> AGREEMENT	<input type="checkbox"/> POLICY / DISCUSSION	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> ORDINANCE	<input type="checkbox"/> RESOLUTION	<input checked="" type="checkbox"/> OTHER

Submitted: 12/02/21

Work Session: N/A

City Council: 01/24/22

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: ☐ Yes ☒ No

PURPOSE: For the Planning and Zoning Commission to make a recommendation to the Mayor and Council on the rezoning of 26.665 acres on Vickers Road from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse).

DESCRIPTION: The applicant seeks to rezone 26.665 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family attached lots and 112 townhouse (single-family attached) units with a concurrent variance as follows:

- **Concurrent Variance 2021178:** A request to reduce the lot width for the townhouse (single-family attached) units from 30' to 20'. [Chapter 80 Zoning, Article IV Section 80-78(f) R-CT Residential Condominium Townhouse District]

APPLICATION INFORMATION

Rezoning 2021124 Lennar Georgia, LLC with Concurrent Variance 2021178

APPLICANT/PETITIONER INFORMATION

Property Owner	Petitioner
Agnes Slack Vickers, LLC	Lennar Georgia, LLC

PROPERTY INFORMATION

Address: 0 Vickers Road [parcel ID # 09F170100742283, 09F170100742358, 09F170100742374, 09F170100742317, 09F170100742341]

Land Lot and District: Land Lot 74, 180, District 9

Frontage: Vickers Road and SR 138 (Beverly Ingram Pkwy)

Area of Property: 26.665 acres

Existing Zoning and Use: C-1 (Neighborhood Commercial)

Overlay District: N/A

Prior Zoning Cases/History: N/A

2035 Comprehensive Future Land Use Map Designation: Neighborhood Commercial

MEETING AND HEARING DATES

Planning and Zoning Commission Meeting	Mayor and City Council Public Hearing
Tuesday, December 7, 2021	Monday, January 24, 2022

INTENT

A request to rezone 26.665 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family detached lots and 112 townhouse (single-family attached) units with a concurrent variance as follows:

- **Concurrent Variance 2021178:** A concurrent variance to reduce the lot width for the townhouse (single-family attached) units from 30' to 20'. [Chapter 80 Zoning, Article IV Section 80-78(f) R-CT - Residential Condominium Townhouse District]

SURROUNDING ZONING

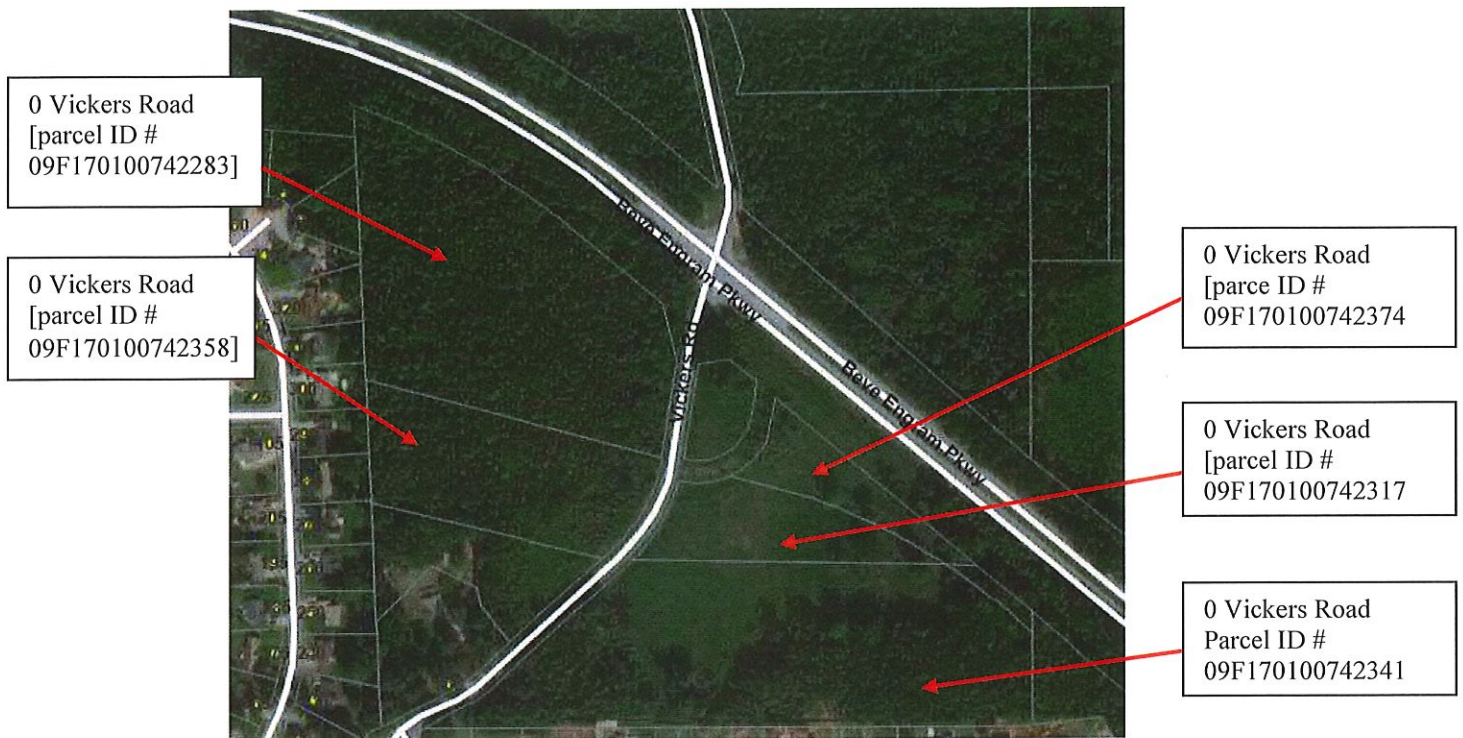
North: C-2 (General Commercial), R-1 (Single-family Residential), and City of Union City

East: PD (Planned Development)

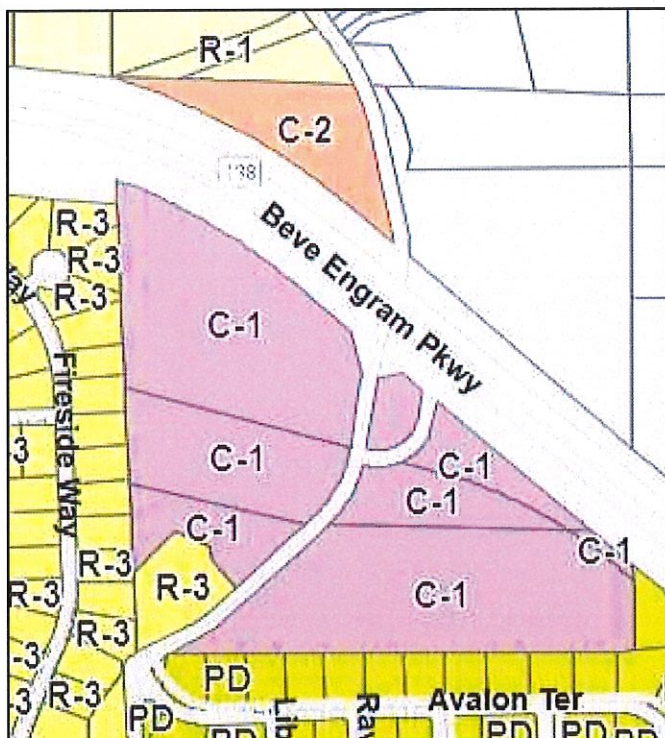
South: R-2 (Single-family Residential), R-3 (Single-family Residential), and PD (Planned Development)

West: R-3 (Single-family Residential)

SITE MAP



ZONING MAP OF SUBJECT PROPERTIES



PUBLIC PARTICIPATION

The applicants held a community meeting on Thursday, October 7, 2021, at 7:30 p.m. at the Best Western Hotel in Fairburn. Property owners within 500 feet of the subject properties were invited to the meeting. There were approximately 182 letters mailed by USPS to nearby residents. Based on the applicant's public participation report, seven (7) people attended the meeting. Also, a second letter was mailed to nearby residents on Monday, November 22, 2021, to further inform them of the proposed development and upcoming meeting dates.

STAFF COMMENTS

Engineering/Public Works:

1. Please note that when property fronting on a city street is to be developed or when the property is to be accessed from a city street, the developer shall cause to be constructed roadway improvements (pavement, signing, striping, curb and gutter, and drainage) which are required along the existing road across the entire property frontage at no cost to the city. Required improvements shall not be less than provided in these regulations for the designated street classification. [Sec. 71-37 (a)]
2. The developer shall be responsible for the cost of relocation and/or modifications of public and/or private utilities as necessitated by the required street improvements. [Sec. 71-37 (c)].
3. On any existing street having a right-of-way less than the minimum which abuts a property being developed, a minimum of one-half of the required width of the right-of-way shall be dedicated at no cost to the city along the entire property boundary abutting the existing street [Sec. 71-36 (b)].
4. Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements [Sec. 71-36 (c)].
5. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date) [Sec. 71-40].
6. Turning lanes may be required by the city to meet projected traffic demand and/or safe operations, as determined by the city engineer. When provided, turning lanes shall meet the following criteria:
 - Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - Provide taper lengths of not less than 100 feet.
 - Longer storage and taper lengths may be required when traffic projections indicate they are justified.[Sec. 71-38(4)]
7. For any development which abuts a state or federal highway, improvements to the highway and the location and design of any street or driveway providing access from the highway shall comply with the current standards, regulations, and requirements of the state department of transportation for driveway and encroachment control. A copy of the approved Georgia DOT permit shall be provided to the city before the issuance of building permits.[Sec. 71-41]
8. All materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the state department of transportation Standard Specifications for Road and Bridge Construction, including all amendments [Sec. 71-42].
9. Sidewalks are required on all street frontages, from property line to property line. All sidewalks shall have a minimum width of five feet (unless otherwise provided in this chapter) and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards, city's

development standards and be subject to review and approval by the city engineer and/or director of building. [Sec. 71-46 (a) (c)]

10. All stormwater runoff generated from a site shall be adequately treated before discharge.
11. If existing water mains and/or sanitary sewers must be extended to serve the development, the developer shall install or have installed the necessary extensions at no cost to the city under the existing city policy and procedures at plan approval time. [Sec. 71-74]
12. Site utilities serving the site shall be placed underground. [Sec. 71-72]

Fire:

IFC Appendix D requires a second access road to the subdivision over 30 homes for fire apparatus. No second access road was shown. The access road must be shown on the plans before the issuance of the land disturbance permit (LDP).

Water and Sewer:

1. An 8-inch water line exists along Vickery Road and a 12-inch water line exists along a portion of Highway 138 that fronts the property.
2. An 8-inch sanitary sewer line exists nearby.

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 proposed use of the subject properties for single-family detached lots and townhouses (single-family attached) units is consistent with adjacent and nearby properties. The subject properties are surrounded by residential dwelling units (townhouses and single-family lots). Properties currently zoned R-3 (Single-family Residential) are located to the west, PD (Planned Development) and R-2 (single-family Residential) properties are located to the south, and PD (Planned Development) properties are located to the east of 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 properties have 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 Impact & 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' sidewalks along the street frontage (Vickers Road) and both sides of internal streets throughout the development will be required.

Impact on Schools

The home schools for the proposed development are Campbell Elementary, Renaissance Middle, and Langston Hughes High. At present, the elementary, middle, and high schools are under the GADOE population capacity for the 2021-2022 school year. Any residential development on the subject properties would increase the baseline numbers; however, the numbers would not increase above the GADOE population capacity numbers. 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 Development Impact Statement.

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

The vision of the 2040 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 Future Land Use Map shows the subject properties designated as Neighborhood Commercial. The Neighborhood Commercial Character Area is intended to be a limited, small-scale convenience commercial office area serving nearby residential neighborhoods as opposed to a larger market.

The development strategies for the Neighborhood Commercial Character Area are:

- Small-scale convenience commercial area serving nearby residential neighborhoods.
- Buildings that are accessible and safe for pedestrians and cyclists, as well as automobiles

The subject properties are surrounded by residentially zoned properties, therefore the proposed use is consistent with nearby and adjacent properties. The following residential zoning districts are adjacent to the subject properties PD (Planned Development), R-2 (Single-family Residential), and R-3 (Single-family Residential).

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?

According to the Atlanta Regional Commission (ARC), the housing supply is not keeping up with demand. The Metro Atlanta Housing Strategy, which has been coordinated by the ARC, states that the City of Fairburn’s housing strategy should consist of the following:

1. Increase Housing Supply: Reduce Development Cost and Barriers, Leverage Public Land & Establish Policies Supporting Affordable Housing
 - Address zoning and land use code that shapes development to provide housing options, including land use options, building sizes, building materials, building forms, parking, and more
2. Promote Housing Stability: Stabilize existing residents, Promote Home Buying
 - Implement supportive educational programs and financial policies for residents to stabilize their current housing.
3. Preserve Affordable Supply: Coordinate Across Agencies and Among Governments
 - Engage in robust coordination efforts between different levels of government and across various state and local agencies to create, manage, and maintain existing affordable units.
4. Develop Leadership & Collaboration on Affordability; Build Internal Resources to Address Housing

- Expand internal capacity to address housing needs and collaborate across various industries, sectors, and organizations to create a multi-disciplinary approach to provide housing options.

Based on the calculations generated by the 2010 Census, the population of the city increased substantially, from 5,464 in 2010 to 12,950 in 2020. In 2019, the city's estimated population was 15,516. The overall growth in population accounts for a 136% increase from 2000 to 2010 and a 184% increase from 2000 to 2019. A continued increase in population is predicted with an estimated population of 21,570 people by 2040, a 37.2% increase. Residential demands are based on the population projects, therefore as the population increase, the need for housing will increase.

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.

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 - 2021178 A request to reduce the lot width for the townhouse (single-family attached) units from 30' to 20'. [Chapter 80 Zoning Article IV Section 80-78(f) R-CT (Residential Condominium Townhouse)]

The R-CT zoning district development standards for attached units require a 30' lot width. The applicant is requesting to reduce the lot width from 30' to 20'.

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 R-CT zoning district regulations for attached units require a 30' wide lot and a depth of 80'. The applicant is proposing to develop the townhouses with a lot width of 20' and lot depth of 90'. The rezoning for the planned development located to the east of the subject properties was approved by the Mayor and Council on January 28, 2002, and the development plan was finalized on April 2, 2002, with a 20' lot width. Therefore, the applicant's request to reduce the lot width to 20' would be consistent with the adjacent townhouse development. In addition, the proposed townhouse lot dept of 90' exceeds the R-CT development standard by 10'. A 10'reduction in the lot width will not change the size of the lot.

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."*

Not applicable.

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

Staff believes that the proposed use of the subject properties for 50 single-family detached lots and 112 townhouse (single-family attached) units is consistent with nearby and adjacent residential dwellings. There is a similar residential development located to the east of the proposed development. The rezoning of the property from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) will not adversely affect the surrounding properties and cause detriment to the area. An increase in residential density will provide a greater opportunity to attract quality commercial development within the city, particularly in the Historic Downtown and Highway 74 corridors, and address the need for more housing.

Should the Mayor and City Council decide to approve the rezoning request, 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 Residential Detached Lots

- a. A maximum of 50 lots with a maximum density of 3.94 units per acre whichever is less
- b. The lot square footage shall be a minimum of 4,200 square feet
- c. The heated floor area shall be a minimum of 1,400 square feet

2. Single-family Residential Attached Units

- a. A maximum of 112 townhouse units with a maximum density of 8.01 per unit whichever is less
- b. The lot square footage shall be a minimum of 1,800 square feet and no building shall contain no more than eight (8) units
- c. The heated floor area shall be a minimum of 1,200 square feet

B. To abide by the following:

1. Property maintenance for the townhouse units shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual units and all common areas that are contained within the boundaries of the townhouse area. Property maintenance for the detached units shall be accomplished by the individual property owners with the exception of common areas to be maintained by a homeowner's association. Covenants will provide for self-help remedies should the individual property owners not comply with this requirement. 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 standards:

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

- a. Front: 20 feet
- b. Side: 5 feet
- c. Side separation: 10 feet
- d. Rear: 10 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. Minimum lot widths are as follows:
 - a. Single-family lot width shall be thirty (30) feet
 - b. Townhouse lot width shall be twenty (20) feet
4. A minimum of 5.33 acres of the total area shall be reserved for open space; an amenity package shall include a passive recreational park, walking trail, and benches.
5. 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.
6. Two-car garages shall be provided for each single-family detached unit and one-car garages shall be provided for each townhouse unit. Upgraded garage doors with architectural elements shall be utilized.
7. Sidewalks shall be installed on both sides of Vickers Road and internal streets within the development and shall be designed to provide inter-connectivity to the amenities area and mail kiosk. Sidewalks 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.
8. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.
9. All utilities shall be installed underground throughout the development area.
10. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)
11. 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.
12. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage), if required by GDOT, along Vickers Road and SR 138 (Beverly Engram Pkwy), at no cost to the city.

13. The Developer shall install a canopy or understory tree in the front yard of each single-family detached unit. The front and rear yards of the single-family family detached units and townhouse units shall be sodded.

Staff recommends **APPROVAL** of the concurrent variance request to reduce the lot width of the townhouse (single-family attached) units from 30' to 20'. [Chapter 80 Zoning, Article IV Section 80-78(f) R-CT Residential Condominium Townhouse District)

ATTACHMENTS

Site Plan
Elevations

LENNARSM

ATLANTA

1840

LENNARATLANTA.COM







LENNARSM

Boston

2211

LENNARATLANTA.COM







LENNARSM

Columbia

2383

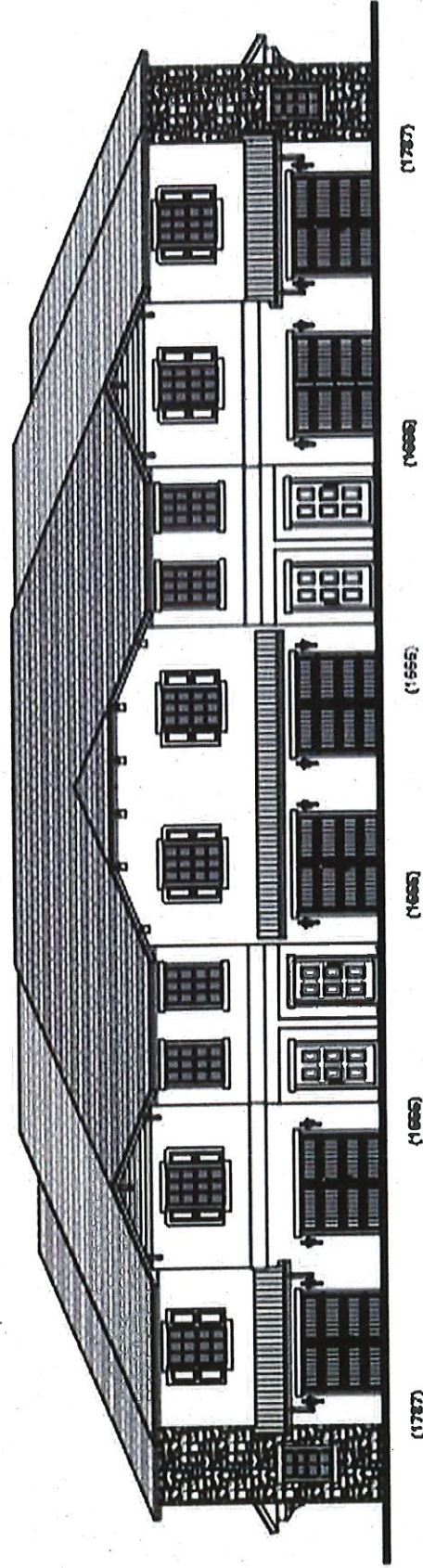
LENNARATLANTA.COM







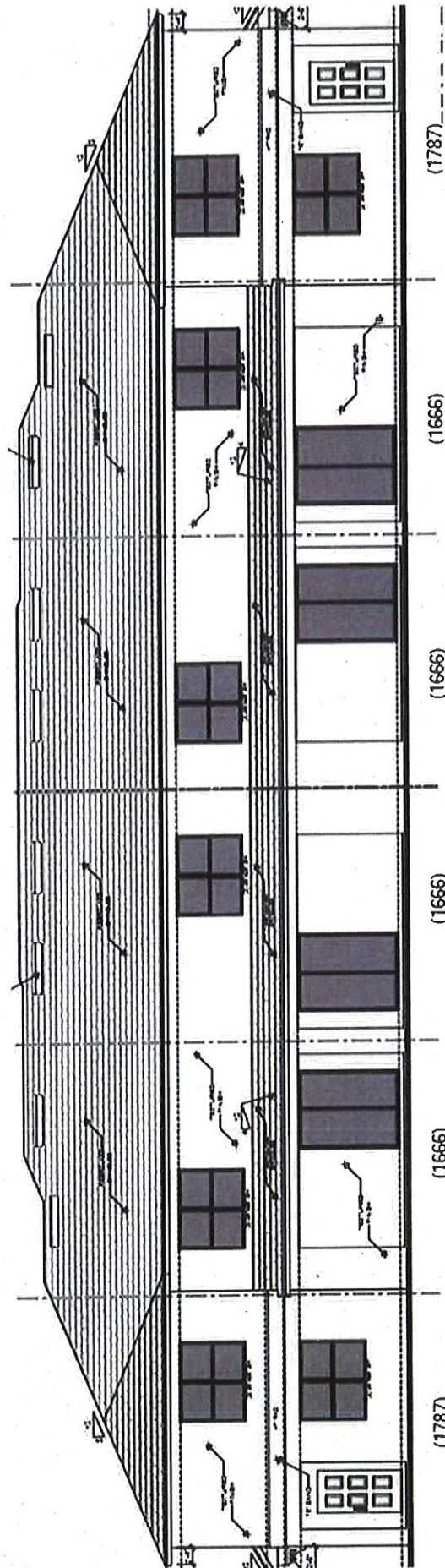
LENNAR.

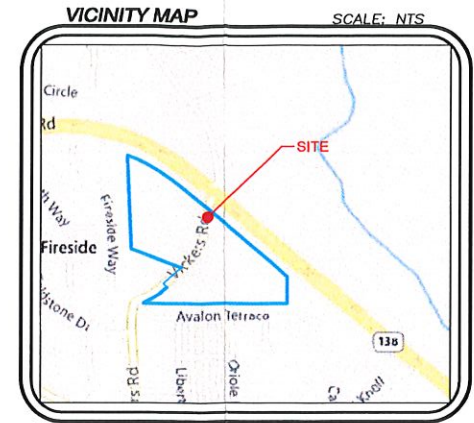


STHOMAS & ST KITTS TOWNHOMES

Architectural drawing of the front elevation of a three-story building. The drawing shows a symmetrical facade with a central entrance and two side wings. The central entrance features a large, ornate doorway with a pediment. The side wings have multiple windows and doors. The drawing is labeled with dimensions and architectural details.

LENNAR.





Proposed Dimensional Standards for R-CT District		
	SF Detached	SF Attached
Parcel Size	12.677	13.988
Proposed # of Lots	50	112
Proposed Density	3.94	8.01
Proposed Overall Residential Density	6.07	6.07
Proposed Density - Commercial	N/A	N/A
Exterior Setback to all residential zoned parcels	25'	25'
Minimum Open Space (total for all uses)	5.33 ac	5.33 ac
Streets	Public	Public
Water & Sewer Provider	Fairburn Utilities	Fairburn Utilities
Sidewalks	5'	5'
Amenities	pocket parks, trails	pocket parks, trails
Minimum lot width @ building line	42'	20'
Minimum lot depth	100'	90'
Minimum lot area	4,200 sf	1,800 sf
Maximum height	48'	48'
Front setback from R/W	20'	20'
Rear setback	10'	18'
Side setback	5'	0'
Side Separation (foundation to foundation)	10'	25'
Minimum heated floor area	1400 sf	1200sf

NO FLOODPLAIN IS LOCATED ON THIS SITE

OWNER:
AGNES SLACK VICKERS, LLC
1377 OLD RIVERSIDE RD
ROSWELL, GA 30076

APPLICANT:
LENNAR GEORGIA, INC.
1000 HOLCOMB BRIDGE PKWY
BLDG 400, SUITE 450
ROSWELL, GA 30076
(470) 702-1439

ENGINEERING CONTACT:
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(770) 718-0600

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(770) 718-0600 (770) 718-9090 Fax • www.rochester-assoc.com

CONCEPTUAL SITE PLAN
FOR:
VICKERS ROAD
LOCATED IN: DISTRICT
LAND LOT 14, SUBDIVISION
OF FULTON COUNTY, GEORGIA
FULTON COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE OF THE DESIGNER SHALL BE VOID. THE SEAL SHOWN HEREON IS THE SEAL OF THE PROFESSIONAL ENGINEER. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'