



## Planning and Zoning Commission

### AGENDA

Tuesday, January 11, 2022 ♦ 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**
- **Election of Officers**
- **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 December 7, 2021, Meeting Minutes**
- **Public Hearing**
- **Old Business**
- **New Business**
  - **Final Plat 2021128 Highway 74 and Meadow Glen Parkway** - A request to subdivide 9.511-acres into two (2) tracts.
  - **Final Plat 2021158 Project Miles** - A request to subdivide 98,151 acres into three (3) tracts.
  - **Rezoning 2021159 DRB Group Georgia, LLC** - To rezone 18.26 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop 86 single-family residential lots.
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, December 7, 2021  
7:00 p.m.

Due to the COVID-19 pandemic, the meeting was held virtually via Zoom video conferencing.

Elise Stoney, Chair  
Elizabeth Echols, Vice-Chair  
Leonte Benton  
Jerry Williams  
Tony Smith  
Jason Jones  
Anthony Stewart

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

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Stoney.
- II. **ROLL CALL:** Commissioner Tony Smith and Commissioner Anthony Stewart were absent.
- III. **PUBLIC COMMENTS:** Ms. Peek stated that a petition was submitted with a total of 148 signatures in opposition to rezoning 2021124.
- IV. **APPROVAL OF AGENDA:** Commissioner Williams made a motion to **APPROVE** the agenda. Vice-Chair Echols seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the November 2, 2021 minutes. Vice-Chair Echols seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:** None
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**  
**REZONING 2021124, LENNAR GEORGIA, LLC:** 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 townhouses (single-family attached) units with a concurrent variance to reduce the townhouse lot width from 30' to 20'.

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks provided a detailed description of the application and the intended use. She stated that staff is recommending approval with conditions of the rezoning and the concurrent variance. She stated that the zoning conditions are listed on pages 8 through 10 of the staff report.

Commissioner Williams wanted to know if the reduction to 20 feet would affect the surrounding areas. Ms. Peeks stated that the reduction will not have a negative effect on the project.

Mr. Jon Jordan, the representative for Lennar Georgia, LLC was present to answer any questions from the Planning and Zoning Commission. He stated that Lennar Georgia, LLC is currently building in 60 communities throughout the metro Atlanta area. He presented a detailed presentation of his company's rezoning request. The following was highlighted in the presentation:

1. A review of the conceptual site.
2. A review of the detached single-family home renderings (the anticipated starting price range is \$320,000).
3. A review of the attached townhome renderings (the anticipated starting price range is \$270,000).

Commissioner Williams asked Mr. Jordan to identify the areas highlighted in blue on the conceptual site plan. Mr. Jordan stated that the areas in blue are detention ponds.

Commissioner Jones asked if there would be any other entrances onto Highway 138. Mr. Jordan stated that there will be a second entrance, and that will be determined during the development phase. He stated that a traffic study will be completed to help identify the traffic configurations.

Ms. Peeks did confirm that a traffic study must be completed and submitted to the engineering staff for a full review before a Land Disturbance Permit is issued. She stated that there will be some collaboration with the Georgia Department of Transportation because Highway 138 is a state road.

Commissioner Williams made a motion to **APPROVE** Rezoning 2021124 Lennar Georgia, LLC. Commissioner Jones seconded. **THE MOTION CARRIED.**

**IX. STAFF REPORT:** Ms. Peeks wanted to know if there was any opposition to moving the January Planning and Zoning Commission to January 11, 2022. There was no opposition from the Planning and Zoning Commission. The next Planning and Zoning Commission meeting will be held on January 11, 2022.

**X. COMMISSIONER COMMENTS:**

- Chairwoman Stoney stated that she is resigning from the Planning and Zoning Commission effective December 31, 2021.
- Vice-Chair Echols wished Chairwoman Stoney a successful future and thanked her for her service.
- Commissioner Williams wanted to know the next step for electing a new chairperson. Ms. Peeks stated that a new chairperson and co-chair will be elected at the January 11, 2022 meeting.
- Commissioner Jones also thanked Chairwoman Stoney for her service to the Planning and Zoning Commission.
- Commissioner Benton wished Chairwoman Stoney a happy holiday and thanked her for her service.
- Chairwoman Stoney wanted to thank everyone for their support and attendance over the past 10 years.

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

**XII. MEETING ADJOURNED:** The meeting adjourned at 7:40 p.m.

<b>Approval Signatures</b>	
<b>Date Approved</b>	
<b>Elise Stoney, Chairwoman</b>	
<b>Brandon Paulk, Recording Secretary</b>	



## CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

**SUBJECT: FINAL PLAT 2021128 HIGHWAY 74 AND MEADOW GLEN PARKWAY**

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

**Submitted: 01/06/22    Planning and Zoning Commission: 01/11/22    City Council: 01/24/22**

**DEPARTMENT:** Community Development/Planning and Zoning Office

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** ( ) Yes    (X) No

---

**PURPOSE:** For the Planning and Zoning Commission to make a recommendation to the Mayor and Council regarding the Highway 74 and Meadow Glen Parkway Final Plat.

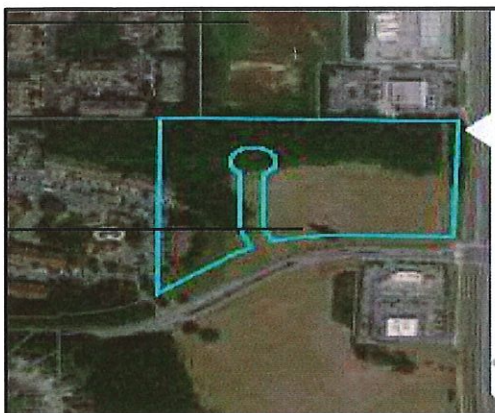
**FACTS AND ISSUES:** The applicant, Foresite Group, is requesting to subdivide a 9.511-acre parcel at the intersection of Highway 74 and Meadow Glen Parkway into two (2) tracts as follows:

Tract #	Acreage
1	5.275
2	4.236

The final plat was approved by the Planning and Zoning Commission on September 7, 2021, and the Mayor and Council tabled the final plat on October 25<sup>th</sup> and November 8<sup>th</sup> and denied the final plat on December 13<sup>th</sup>. The applicant revised the final plat by reducing the subdivision from three (3) to two (2) tracts which require the plat to be reviewed again by the Planning and Zoning Commission and then forwarded to the Mayor and Council for final review and consideration.

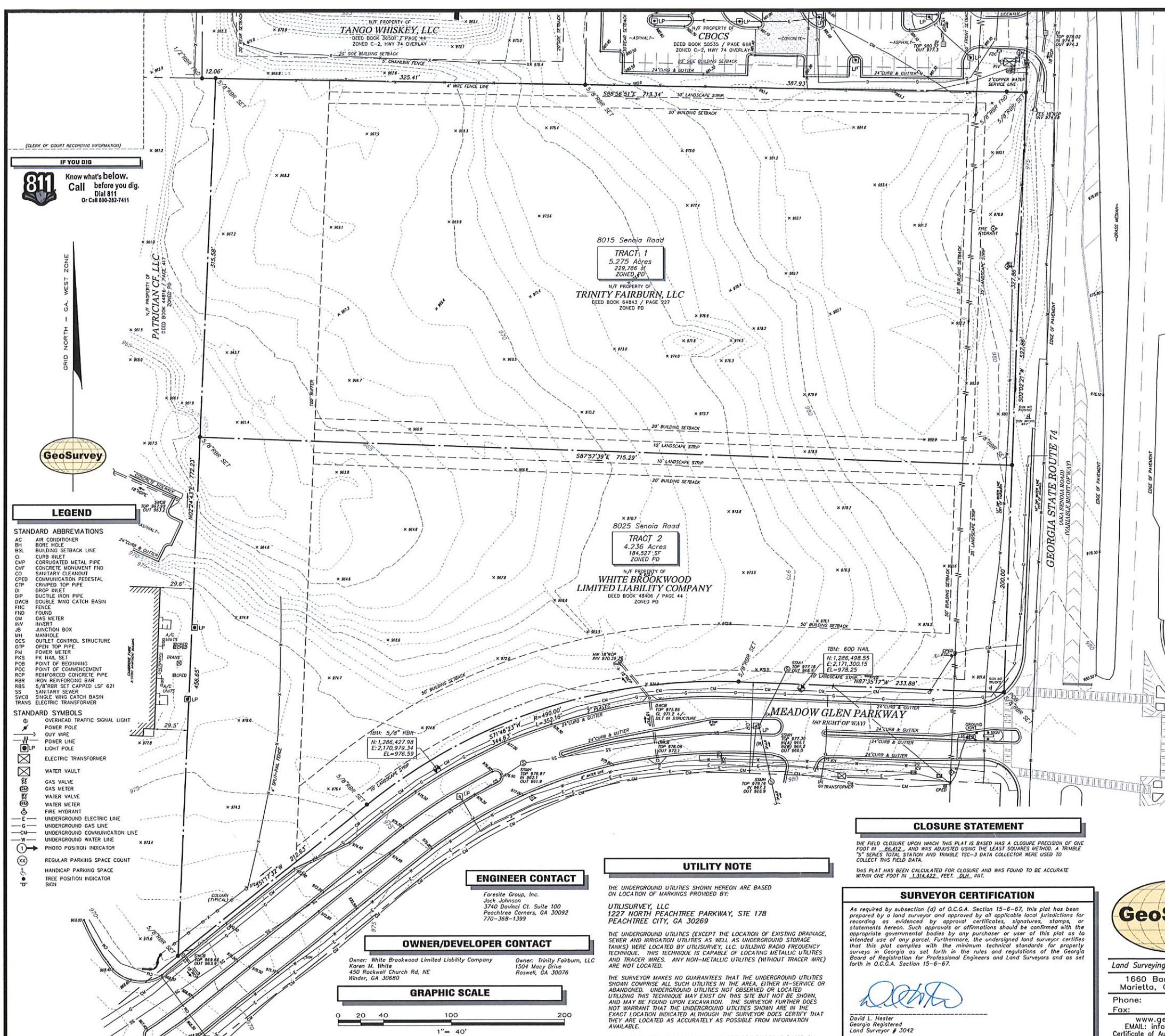
The City's staff has reviewed the final plat and believes that the plat meets the subdivision regulations and code of ordinances, such as the minimum lot size, setbacks, and buffer standards.

**Aerial view of the parcel**



**STAFF RECOMMENDATION:** For the Planning and Zoning Commission to recommend **APPROVAL** of the Highway 74 and Meadow Glen Parkway Final Plat.

Attachment: Highway 74 and Meadow Glen Parkway Final Plat



**IF YOU DIG**  
Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



**LEGEND**

**STANDARD ABBREVIATIONS**

- AC AIR CONDITIONER
- BI BORE HOLE
- BSL BUILDING SETBACK LINE
- CI CORRUGATED METAL PIPE
- CMF CONCRETE MONUMENT FND
- CO SANITARY CLEANOUT
- CPED COMMUNICATION PEDESTAL
- CIP CRIMPED TOP PIPE
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- DWCB DOUBLE WING CATCH BASIN
- FHC FENCE
- FND FOUND
- GM GAS METER
- INV INVERT
- JB JUNCTION BOX
- WH MANHOLE
- OCS OUTLET CONTROL STRUCTURE
- OTF OPEN TOP PIPE
- PM POWER METER
- PKS PK NAIL SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- RIR IRON REINFORCING BAR
- RBS 5/8" RIB SET CAPPED LSF 621
- SS SANITARY SEWER
- SWCB SINGLE WING CATCH BASIN
- TRANS ELECTRIC TRANSFORMER

**STANDARD SYMBOLS**

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SHN

**OWNER/DEVELOPER CONTACT**  
Owner: White Brookwood Limited Liability Company  
Karen M. White  
450 Rockwell Church Rd, NE  
Winder, GA 30080  
Owner: Trinity Fairburn, LLC  
1504 Macy Drive  
Roswell, GA 30076

**ENGINEER CONTACT**  
ForeSite Group, Inc.  
Jack Johnson  
3740 Davinci Ct. Suite 100  
Peachtree Corners, GA 30092  
770-368-1399

**UTILITY NOTE**  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:  
UTILISURVEY, LLC  
1227 NORTH PEACHTREE PARKWAY, STE 178  
PEACHTREE CITY, GA 30269  
THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

**GRAPHIC SCALE**  
0 20 40 100 200  
1" = 40'

**Owner's Certification:**  
I hereby submit this Final Plat as the owner, or his authorized agent, of all property shown thereon.

SIGNATURE OF AUTHORIZED AGENT/OWNER DATE

NAME OF OWNER/AGENT (PRINTED)

SIGNATURE OF AUTHORIZED AGENT/OWNER DATE

NAME OF OWNER/AGENT (PRINTED)

**Final Plat Approval**  
This final plat has been prepared in accordance with the approved concept plat, the approved construction plans, and the other development codes and ordinances of the city, and has been approved by the city for recording in the Office of the Clerk of the Superior Court of Fulton County.

CITY ENGINEER DATE

CITY CLERK DATE

MAYOR / CITY ADMINISTRATOR DATE

**Surveyor Certification:**  
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown. This plat conforms to all requirements of the Georgia Plat Act. By:

David L. Hester  
Georgia Registered  
Land Surveyor # 3042

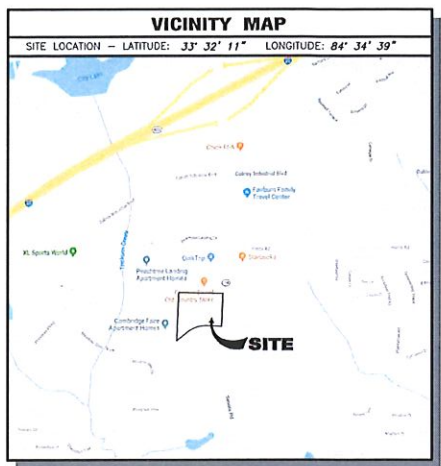
**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,316,422. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,316,422 FEET. D.L.H. 10/17

**SURVEYOR CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David L. Hester  
Georgia Registered  
Land Surveyor # 3042



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210462F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "PD" (PLANNED DEVELOPMENT DISTRICT) AS SHOWN ON THE ZONING MAP OF THE CITY OF FAIRBURN. THE MINIMUM YARD SETBACKS PER DEED BOOK 31172, PAGE 38 ARE:

- (A) FIFTY FEET FROM THE RIGHT-OF-WAY OF ANY DEDICATED PUBLIC STREET OR PRIVATE ROADWAY
  - (B) TEN FEET FROM THE SIDE PROPERTY LINE
  - (C) TWENTY FEET FROM THE REAR PROPERTY LINE
- PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: TREES 24-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY. TREES 6-INCH DBH AND LARGER WERE LOCATED IN THE TREE SAMPLE AREA DESIGNATED.

- THE PROPOSED SUBDIVISION INCLUDES SUBDIVIDING THE SUBJECT PARCEL INTO 2 SEPARATE TRACTS. BOTH TRACTS WILL INCLUDE COMMERCIAL DEVELOPMENTS. TRACT 1 WILL CONSIST OF A COMMERCIAL RETAIL USE, WHICH WILL INCLUDE A 22,136 SF TRACTOR SUPPLY CO. BUILDING AND DEVELOPMENT TRACTS 2 AND DOES NOT HAVE PROPOSED COMMERCIAL DEVELOPMENT PLANS AT THIS TIME. THE NEW TRACTOR SUPPLY CO. IS ANTICIPATED TO GENERATE 680 NEW DAILY TRIPS.
- EXISTING UTILITY INFRASTRUCTURE TO PROVIDE SERVICE FOR THE SUBDIVISION INCLUDES:

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

**PROPERTY DESCRIPTION**

All that tract or parcel of land lying or being in Land Lot 27, 9F District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set the intersection of the northern right-of-way of Meadow Glen Way (80' right-of-way) with the western right-of-way of State Route 74 (Senoia Road) (variable right-of-way); Thence along said right-of-way of Meadow Glen Way the following courses and distances: North 87 degrees 35 minutes 17 seconds West a distance of 233.88 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 490.00 feet and an arc length of 352.16 feet, being subtended by a chord bearing of South 71 degrees 46 minutes 23 seconds West for a distance of 344.63 feet to a 5/8-inch rebar set; South 51 degrees 17 minutes 32 seconds West a distance of 212.63 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 02 degrees 24 minutes 43 seconds East a distance of 772.24 feet to a 5/8-inch rebar set; Thence South 88 degrees 56 minutes 51 seconds East a distance of 713.34 feet to a 5/8-inch rebar set on the western right-of-way of State Route 74; Thence along said right-of-way South 02 degrees 02 minutes 21 seconds West a distance of 527.85 feet to a 5/8-inch rebar set, said 5/8-inch rebar set being the TRUE POINT OF BEGINNING.

Said tract of land contains 9.511 Acres.

FINAL PLAT

Highway 74 and Meadow Glen Parkway

FOR

**Trinity Fairburn, LLC**  
**Stewart Title Insurance Company**

GS JOB NO:	20185795	DRAWING SCALE:	1" = 40'	SURVEY DATE:	OCTOBER 12, 2020
FIELD WORK:	LB	STATE:	GEORGIA	REVISIONS	
PROJ MGR:	DLH	COUNTY:	FULTON	No.	Date
REVIEWED:	BDC	LAND LOT:	27	Description	
DWG FILE:	20185795-02.dwg	DISTRICT:	9F		



## CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

**SUBJECT: FINAL PLAT 2021158 PROJECT MILES**

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

**Submitted: 01/06/22    Planning and Zoning Commission: 01/11/22    City Council: 02/14/22**

**DEPARTMENT:** Community Development/Planning and Zoning Office

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** ( ) Yes    (X) No

---

**PURPOSE:** For the Planning and Zoning Commission to make a recommendation to the Mayor and Council regarding the Project Miles Final Plat.

**FACTS AND ISSUES:** The applicant, Red Rock Development, is requesting to subdivide a 98,151-acre parcel at the northwest corner of Creekwood Road and Oakley Industrial Blvd into three (3) lots as follows:

Lot #	Acreage
1	73,122
2	20,360
3	4,669

The Mayor and Council approved the rezoning for the 1,100,000 SF warehouse (located on Lot 1) on November 27, 2017, the site development plans were approved on September 29, 2020, and the land disturbance permit (LDP) was issued on October 6, 2020.

The City's staff has reviewed the final plat and believes that the plat meets the subdivision regulations and code of ordinances, such as the minimum lot size, lot width, and setbacks.

**STAFF RECOMMENDATION:** For the Planning and Zoning Commission to recommend **APPROVAL** of the Project Miles Final Plat.

Attachment: Project Miles Final Plat





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

**SUBJECT: REZONING 2021159 DRB GROUP GEORGIA, LLC**

<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: 01/06/22      Planning and Zoning Commission: 01/11/22      City Council: 02/14/22**

**DEPARTMENT:** Community Development, Planning and Zoning Office

**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 18.226 acres on Elder Street and Strickland Street from R-2 (Single-family Residential) to R-4 (Single-family Residential).

**DESCRIPTION:** The applicant seeks to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision.

## APPLICATION INFORMATION

### Rezoning 2021159 DRB GROUP GEORGIA, LLC

#### APPLICANT/PETITIONER INFORMATION

Property Owners	Petitioner
Rilla Entrekin, Elizabeth and Jack Stevens, and James Entrekin	DRB Group Georgia, LLC

#### PROPERTY INFORMATION

Address:	294 Elder Street (09F171000670178), 296 Elder Street (09F171000670244), 0 Strickland (09F171000670137), 246 Strickland Street (09F171000670129), 260 Elder Street (09F171100670029), and 270 Elder Street (09F171100670011)
Land Lot and District:	Land Lot 67, District 9
Frontage:	Elder Street and Strickland Street
Area of Property:	18.226 acres
Existing Zoning and Use:	R-2 (Single-family Residential)
Overlay District:	N/A
Prior Zoning Cases/History:	N/A
2035 Comprehensive Future Land Use Map Designation:	Town Center Mixed-Use

#### MEETING AND HEARING DATES

Planning and Zoning Commission Meeting	City Council Public Hearing
Tuesday, January 11, 2022	Monday, February 14, 2022

#### INTENT

A request to rezone 18.226 acres from R-2 (Single-family Residential) to R-4 (Single-family Residential) to develop an 86-lot single-family residential subdivision.

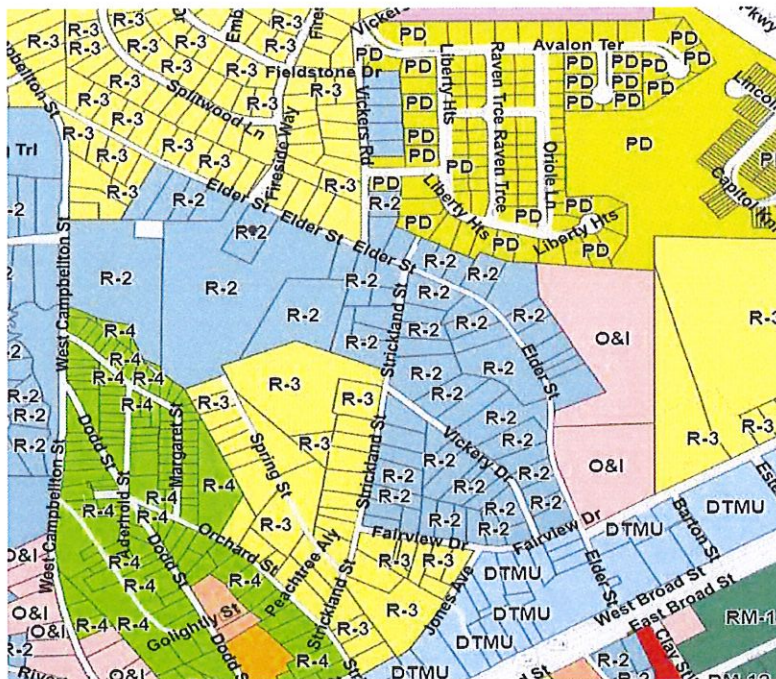
#### SURROUNDING ZONING

**North:** R-3 (Single-family Residential)  
**East:** R-2 (Single-family Residential)  
**South:** R-3 (Single-family Residential) and R-4 (Single-family Residential)  
**West:** R-2 (Single-family Residential) and R-3 (Single-family Residential)

## ARIEL MAP



## ZONING MAP



## PUBLIC PARTICIPATION

Property owners within 750 feet of the subject properties were invited to attend two (2) community meetings that were hosted by the applicant. The first meeting was held on Wednesday, September 29, 2021, at 6:30 p.m. via Zoom Video Conferencing. Based on the meeting sign-in sheet, approximately 15 property owners were in attendance. A second community meeting was held on Wednesday, November 10, 2021, at 6:00 p.m. via Zoom Video Conferencing, and based on the meeting sign-in sheet, approximately ten (10) property owners attended the meeting.

## **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. 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)].
3. 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].
4. 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:
  - o Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
  - o Provide taper lengths of not less than 100 feet.
  - o Longer storage and taper lengths may be required when traffic projections indicate they are justified. [Sec. 71-38(4)]
5. 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].
6. 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)]
7. All stormwater runoff generated from a site shall be adequately treated before discharge.
8. If existing water mains and/or sanitary sewers must be extended to serve a 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]
9. Site utilities serving the site shall be placed underground. [Sec. 71-72]

### Fire

IFC Appendix D requires a second access road to a subdivision with over 30 homes for fire apparatus. The applicant addressed this comment by adding an emergency access on Elder Street.

### Water and Sewer

Sewer is serviced by Fulton County and water is serviced by the City of Atlanta.

## 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 is consistent with adjacent and nearby properties. The subject properties are surrounded by single-family residential lots. Properties currently zoned R-3 (Single-family Residential) are located to the north, R-2 (Single-family Residential) properties are located to the east, R-3 (Single-family Residential) and R-4 (Single-family Residential) properties are located to the south, and R-2 (Single-family Residential) and R-3 (Single-family Residential) properties are located to the west.

**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 applicant conducted a Trip Generation Study for the proposed single-family residential development. The Trip Generation Study provided the following data:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	In	Out	Total	In	Out	Total	2-Way
86 Single-family Residential Lots	17	48	65	54	32	86	878

The proposed subdivision will generate 65 new trips in the morning peak hour, 85 new trips in the evening peak hour, and 878 new daily trips.

One full-movement vehicular access will be provided on the south side of Elder Street, aligning with Fireside Way. Two of the homes will have access on Strickland Street.

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 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 (Elder Street and Strickland Street) 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 population 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 properties contained in the proposed single-family residential development are in the Town Center Mixed-Use character area. According to the 2040 Comprehensive Plan, the Town Center Mixed-Use character area includes Downtown Fairburn and the surrounding core. The development strategies for the Town Center Mixed-Use character area are:

1. Maintain the integrity of interconnected grid and pedestrian circulation
2. Historic structures should be preserved or adaptively reused wherever possible
3. New development should reflect the historical context of building mass, scale, and setbacks
4. Encourage mixed-use infill and redevelopment
5. Encourage transit-supportive residential development
6. Economic development strategies should continue to nurture thriving commercial activity
7. Enhance tree planting to include more shade trees and ornamental streetscape plantings
8. Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts, as well as economic development goals of the city and the downtown
9. *Encourage the development of various housing types*
10. Encourage vibrant architectural designs and unique amenities
11. Promote the implementation of public art and placemaking assets
12. Promote cohesive building signage

As stated in the 2040 Comprehensive Plan (page 38), the appropriate zoning districts for the Town Center Mixed-Use character area include RM-12, RM-36, R-3, *R-4*, R-CT, and O&I and the appropriate uses are Mixed-Use, Civic/Institutional/Educational, Residential (all types), and Commercial/Retail/Office.

Staff believes the proposed 86-lot single-family residential subdivision conforms with the policies and intent of the 2040 Comprehensive Plan and Future Land Use Map.

### **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.

<b>STAFF RECOMMENDATION</b>
-----------------------------

Staff believes the proposed use of the subject properties for a single-family residential subdivision is consistent with nearby and adjacent residential dwellings. Single-family residential lots, ranging from R-2 to R-4 surround the proposed development. In addition, the proposed development conforms with the 2040 Comprehensive Plan and Future Land Use Map. The rezoning of the property from R-2 (Single-family Residential) to R-4 (Single-family Residential) 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 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 Council:

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

1. Single-family Residential Lots
  - a. A maximum of 86 single-family residential lots with a density of 4.71 units per acre whichever is less
  - b. The lot square footage shall be a minimum of 5,000 square.
  - c. The minimum heated floor area shall be a minimum of 1,400 square feet.

B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Ashford Engineers South, LLC Bass and attached as Exhibit B. Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the City Engineer or designee.

2. Property maintenance shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass 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:

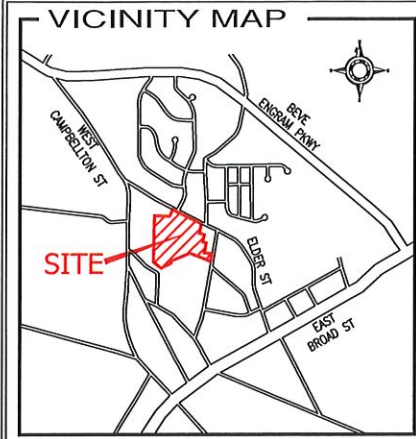
1. Building setbacks for the single-family lots are as follows:
  - a. Front: 15 feet
  - b. Side: 10 feet
  - c. Rear: 35 feet
2. Minimum lot width:
  - a. 50 feet
3. Amenity package shall include a picnic area, benches, a pergola, walking trails, and a mail kiosk (CBU).
4. Facades of the homes shall 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.
5. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
6. 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.
7. Pedestrian-scales street lighting shall be provided along both sides of internal streets throughout the development.
8. All utilities shall be installed underground throughout the development area.
9. 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)
10. Turning lanes may 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.

11. 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.
12. 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 shall be sodded.

## ATTACHMENTS

Site Plan  
Elevations

"EXHIBIT B"



N.T.S.

GENERAL NOTES

- CURRENT ZONING: R-2  
PROPOSED ZONING: R-4  
TAX ID #: 09F171000670129, 09F171000670137, 09F171000670178 & 09F171000670244  
FRONT SETBACK:  
EXTERIOR - 25' FROM R.O.W.  
LOTS - 15' FROM R.O.W.  
SIDE SETBACK: 10'  
REAR SETBACK: 35'  
TOTAL NUMBER OF UNITS: 86  
MINIMUM LOT WIDTH: 50'  
MINIMUM LOT SIZE: 5,000 S.F.  
MINIMUM DWELLING SIZE REQUIRED: 1,400 S.F.  
INTERNAL STREET WIDTH: 50' R/W  
INTERNAL STREET WIDTH: 20' FROM BACK OF CURB TO BACK OF CURB  
HOME FACADES WILL BE A COMBINATION OF WOOD, BRICK, STONE OR MASONRY STUCCO ON CONCRETE (EIFS PROHIBITED). THE BRICK OR STONE MATERIALS SHALL COMPRISE NOT LESS THAN TWENTY-FIVE PERCENT (25%) OF THE EXTERIOR FINISHES OF FRONT FACADES.
- PROPERTY CONTAINS 18.26 ACRES AND IS LOCATED IN LAND LOT 67 & 74 OF DISTRICT 9F, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA.
- DEVELOPMENT IS TO BE PERFORMED IN ONE CONTINUOUS PHASE ONLY.
- DENSITY: 86 UNITS / 18.26 ACRES = 4.71 UNITS / ACRE
- BOUNDARY AND RIGHT-OF-WAY INFORMATION OBTAINED FROM SURVEY BY W&A ENGINEERING, DATED 8/24/2021. TOPOGRAPHIC INFORMATION PROVIDED BY UAV LIDAR BY REMOTE MAPPING GROUP DATED AUGUST 2021.
- THIS SITE DOES NOT CONTAIN AREAS WITHIN THE 100-YEAR FLOOD HAZARD AREA PER F.E.M.A. FIRM PANEL 13121C0454F, DATED 9/18/2013.
- TWO-CAR GARAGES SHALL BE PROVIDED FOR EACH SINGLE-FAMILY LOT. UPGRADED GARAGE DOORS WITH ARCHITECTURAL ELEMENTS SHALL BE UTILIZED. PEDESTRIAN-SCALE STREET LIGHTING SHALL BE PROVIDED ALONG BOTH SIDES OF INTERNAL STREETS THROUGHOUT THE DEVELOPMENT.
- A TRAFFIC STUDY HAS BEEN CONTRACTED FROM MARC R. ACAMPORA, PE, LLC. THE DEVELOPER UNDERSTANDS THAT SAID STUDY WILL DETERMINE WHETHER ACCELERATION, DECELERATION AND/OR TURNING LANES WILL BE REQUIRED FOR THE SUBDIVISION ENTRANCE. AS A RESULT THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL STREET RIGHT-OF-WAY TO ACCOMMODATE THE INSTALLATION OF THOSE LANES. ALL MATERIALS, METHODS OF CONSTRUCTION, AND WORKMANSHIP FOR STREET CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, INCLUDING ALL AMENDMENTS.
- THERE ARE STATE WATERS PRESENT ON THIS SITE PER PLAN. THERE ARE NO KNOWN WETLANDS PRESENT ON THIS SITE, PER SITE VISIT. PER STUDY PERFORMED BY CORBLU ECOLOGY GROUP DATE JULY 16, 2021.
- OPEN SPACE CALCULATIONS:  
O.S. A = 2.069 ACRES O.S. B = 0.287 ACRES O.S. C = 0.167 ACRES  
O.S. D = 0.101 ACRES O.S. E = 0.350 ACRES O.S. F = 0.099 ACRES  
TOTAL OPEN SPACE = 3.073 ACRES (16.8% OF TOTAL AREA)  
THE OPEN SPACES ARE CONCEPTUAL IN NATURE AND SHALL BE FINALIZED DURING FINAL ENGINEERING. EACH ARE INTENDED TO SUPPORT PASSIVE RECREATION ACTIVITIES, OVERALL, AMENITIES WILL CONTAIN AT LEAST A PICNIC AREA, BENCHES, A PERGOLA, WALKING TRAILS AND A MAIL KIOSK (CBU).
- PROPOSED STREET LENGTHS: 3,159 L.F.  
ALPINE ROAD = 610 L.F.  
CEDAR DRIVE = 1088 L.F.  
CAMELIA DRIVE = 611 L.F.  
REDWOOD ROAD = 267 L.F.  
HYDRANGEA CIRCLE = 583 L.F.
- WATER TO BE PROVIDED BY CITY OF ATLANTA. WASTEWATER SERVICE TO BE PROVIDED BY FULTON COUNTY. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND THROUGHOUT THE DEVELOPMENT AREA.
- THE DEVELOPER SHALL INSTALL A CANOPY OR UNDERSTORY TREE IN THE FRONT YARD OF EACH SINGLE-FAMILY LOT. THE FRONT AND REAR YARDS OF EACH LOT SHALL BE SOODED.

© 2021 ASHFORD ENGINEERS SOUTH, LLC.



NOTE:  
TOPOGRAPHIC CONTOUR  
INTERVAL: 2'

NOTE:  
20' WIDE EMERGENCY  
ACCESS LANE TO BE  
CONSTRUCTED WITH  
POURIOUS PAVERS

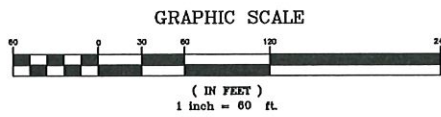
LOT CHART			LOT CHART		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	8367	0.190	44	5750	0.132
2	5418	0.124	45	5000	0.115
3	5000	0.115	46	5487	0.126
4	5000	0.115	47	5333	0.122
5	5000	0.115	48	5000	0.115
6	5045	0.116	49	5000	0.115
7	6397	0.147	50	5000	0.115
8	5714	0.131	51	5000	0.115
9	5481	0.126	52	5000	0.115
10	5015	0.115	53	5000	0.115
11	8109	0.186	54	5000	0.115
12	8702	0.200	55	5000	0.115
13	8331	0.191	56	5000	0.115
14	7665	0.176	57	5406	0.124
15	8336	0.191	58	5475	0.126
16	8553	0.196	59	5000	0.115
17	7137	0.164	60	5000	0.115
18	8719	0.200	61	5000	0.115
19	7406	0.170	62	5000	0.115
20	6870	0.158	63	5000	0.115
21	5204	0.119	64	5000	0.115
22	5000	0.115	65	5000	0.115
23	5000	0.115	66	5000	0.115
24	5603	0.129	67	5000	0.115
25	6178	0.142	68	5449	0.125
26	5007	0.115	69	5407	0.124
27	5000	0.115	70	5000	0.115
28	5000	0.115	71	5000	0.115
29	5551	0.127	72	5000	0.115
30	5752	0.132	73	5000	0.115
31	6957	0.160	74	5000	0.115
32	5668	0.130	75	5000	0.115
33	5191	0.119	76	5000	0.115
34	5169	0.119	77	5000	0.115
35	5188	0.119	78	5000	0.115
36	5201	0.119	79	5605	0.129
37	5175	0.119	80	8157	0.187
38	5145	0.118	81	5044	0.116
39	7120	0.167	82	5000	0.115
40	7768	0.178	83	5100	0.117
41	7585	0.174	84	5034	0.116
42	5118	0.117	85	9186	0.211
43	5750	0.132	86	9186	0.211

BOUNDARY LINE CHART		
LINE #	BEARING	DISTANCE
L1	S 63°21'44" E	85.91'
L2	S 85°20'58" E	66.76'
L3	S 24°55'00" E	40.24'
L4	S 63°26'12" W	29.68'

NOTE:  
DEVELOPER IS RESPONSIBLE TO CONSTRUCT AND  
PAY FOR ANY REQUIRED STRICKLAND STREET ROAD  
IMPROVEMENTS ACROSS THE ENTIRE PROPERTY  
FRONTAGE, AT NO COST TO THE CITY OF FAIRBURN,  
INCLUDING A FIVE FOOT (5') SIDEWALK.

SHEET LEGEND:

- PROPOSED / REROUTED SANITARY SEWER MAIN
- STORM SEWER MAIN
- PROPOSED LOTS
- OPEN SPACE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN TO BE REMOVED



DEVELOPER / SUBDIVIDER

**DRB GROUP GEORGIA, LLC**  
160 WHITNEY STREET  
FAYETTEVILLE, GEORGIA 30214  
(404) 859-7887  
CONTACT: DOUG RANSOM  
EMAIL: doug@knightshomes.com

**ENGINEER**  
**ASHFORD ENGINEERS SOUTH, LLC**  
350 VIRGINIA HIGHLANDS  
FAYETTEVILLE, GEORGIA 30215  
(678) 817-6956  
CONTACT: DANIEL R. GREENE, P.E.  
GSWCC LEVEL II CERTIFICATION#0000015975

NO.	DATE	DESCRIPTION	BY
1	10/13/21	ADDED CLIENT REQUESTED AMENITIES	DRG
1	10/22/21	ADDED CITY REVIEW COMMENTS	DRG

LOCATED IN LAND LOT 67 & 74 OF DISTRICT 9F, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

THIS PLAN IS NOT CERTIFIED UNLESS AN EMBOSSED SEAL APPEARS  
ON THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE ENGINEER'S PERMISSION

SHEET 1 OF 1

CONCEPTUAL SITE PLAN

EVERGREEN SUBDIVISION

SCALE: 1" = 60'

DATE: 10/1/2021

JOB NO. 21-D7028

ACTIVITY	NAME
DESIGNED BY:	D. GREENE
DRAWN BY:	C. LAYFIELD
CHECKED BY:	D. GREENE
APPROVED BY:	D. GREENE
REGISTRATION NO.	GA 27049

ashford engineers south, llc.  
350 Virginia Highlands  
Fayetteville, Georgia 30215  
Tel. (678) 817-6956 Fax. (678) 817-6777  
civil engineers - land planning - development services

