



## Planning and Zoning Commission

### AGENDA

Tuesday, February 1, 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

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➤ **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 January 11, 2022, Meeting Minutes**

➤ **Public Hearing**

- **2021187 Primary Variance Habitat for Humanity in Atlanta** - A request to reduce the minimum heated floor area from 1,600 SF to 1,540 SF for a single-family residential house located at 52 Milo Fisher Street.

➤ **Old Business**

➤ **New Business**

- **Use Permit 2021186 A Step at A time Early Learning Center** - A request to allow a child daycare center at 204 Senoia Road.

➤ **Staff Report**

➤ **Commissioner Comments**

➤ **Adjournment**

CITY OF FAIRBURN



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA 30213  
Tuesday, January 11, 2022  
7:00 p.m.

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

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

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

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Tarika Peeks.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **ELECTION OF OFFICERS:**  
**CHAIR** - Commissioner Williams made a motion to nominate Commissioner Echols for Chair. It was seconded by Commissioner Smith. **THE MOTION CARRIED.**  
  
**VICE-CHAIR** - Commissioner Williams made a motion to nominate Anthony Stewart for Vice-Chair. It was seconded by Commissioner Smith. **THE MOTION CARRIED.**
- IV. **PUBLIC COMMENTS:**  
Ms. Marilyn Jackson made comments regarding her concerns of a rooming house suspected at 410 Lake Dylan.  
  
Warren Tillery, representing Trinity Fairburn LLC Final Plat, made comments regarding the subdivision of the property from three (3) lots to two (2) lots. He stated that tract one (1) is 5.275 acres and tract two (2) is now one (1) tract instead of two (2) tracts.
- V. **APPROVAL OF AGENDA:** Commissioner Williams made a motion to **APPROVE** the agenda. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the December 7, 2021, minutes. Commissioner Jones seconded. **THE MOTION CARRIED.**

VII. **PUBLIC HEARING:** None

VIII. **OLD BUSINESS:** None

IX. **NEW BUSINESS:**

**FINAL PLAT 2021128 HIGHWAY 74 AND MEADOW GLEN PARKWAY: A request to subdivide a 9.511-acre parcel at the intersection of Highway 74 and Meadow Glen Parkway into two (2) tracts as follows: Tract 1: 5.275 acres and Tract 2: 4.236 acres**

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks provided a detailed description of the land subdivision. She stated 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 25th and November 8th and denied the final plat on December 13th. 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 their recommendation will be forwarded to the Mayor and Council for consideration.

Vice-Chair Stewart asked Ms. Peeks the date that the final plat was before the Planning and Zoning Commission. Ms. Peeks stated September 7, 2021, and stated that the Commission recommended approval.

Commissioner Williams made a motion to **APPROVE** Final Plat 2021128 Hwy 74 and Meadow Glen Pkwy Final Plat. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**

**FINAL PLAT 2021158 PROJECT MILES: A request to subdivide a 98,151-acre parcel at the northwest corner of Creekwood Road and Oakley Industrial Blvd into three (3) lots as follows: Tract 1: 73,122 acres, Tract 2: 20,360 acres, and Tract 3: 4,669 acres**

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks provided a detailed description of the land subdivision. She stated that 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.

Ms. Peeks stated that 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.

Commissioner Williams made a motion to **APPROVE** Final Plat 2021158 Project Miles. Commissioner Jones seconded. **THE MOTION CARRIED.**

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

**SUMMARY/STAFF PRESENTATION:**

Ms. Peeks stated that the applicant, DRB Group is requesting 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.



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 applicant Dani Blumenthal gave a brief presentation of the rezoning request and the overall development of the properties. She showed the Future Land Use Map and Zoning Map; and she stated that the proposed development is consistent with the surrounding zoning in the area and the 2040 Comprehensive Plan. Also, she showed the original site plan and the changes (i.e., deleted the two entrances and townhomes) that were made to meet the community's concerns and demands. She also showed the site plan and provided details of the proposed development. Ms. Blumenthal also showed the elevations of the homes.

Commissioner Williams asked about the number of entrances/exits. Ms. Blumenthal stated that there is one entrance/exit. Mr. Christopher Knight stated that there is an emergency exist.

Commissioner Smith asked what is the minimum square footage. Mr. Knight stated that the minimum is 1,400 square feet but they are proposing a minimum square footage of 1,700 and the average square footage is 2,000. Commissioner Smith asked if there was an additional meeting held with the community. Ms. Blumenthal stated that they had two (2) community meetings.

Ms. Peeks stated that she received a petition with 239 property owner signatures, who are in opposition to the rezoning.

Commissioner Williams asked the major difference between R-2 and R-4. Ms. Peeks stated that the lot size, lot width, heated floor area, and setbacks are different.

Chair Echols asked would there be an HOA? Mr. Knight stated yes. She also asked will there be rentals or home purchasing. Mr. Knight stated that their HOA's are typically set up to allow a 20% lease cap for the community. The owners would be required to apply for a leasing permit with the HOA.

Commissioner Smith asked did she know the average square footage of the houses in the area. Ms. Blumenthal stated no.

Commissioner Williams made a motion to **APPROVE** Rezoning 2021159 DRB Group Georgia. Commissioner Jones seconded. **THE MOTION CARRIED.**

**IX. STAFF REPORT:** No staff report.

**X. COMMISSIONER COMMENTS:**

Commissioner Williams wished everyone a Happy New Year.

Commissioner Smith stated no comments.

Commissioner Jones asked how petitions are treated. Ms. Peeks stated that the petition has the property owner's name, address, signature, and initial. Commissioner Jones asked if the petitioner should have spoken during the public comment phase of the meeting. Ms. Peeks stated that because the new business items do not require a public hearing, the applicants or anyone can speak at the public comment phases. However, the chair can ask if the petition would like to speak during the discussion.

Commissioner Benton stated no comments.



Vice-Chair Stewart wished everyone a Happy New Year.

Chair Echols stated thank you for selecting her as the chair and wished everyone a Happy New Year.

**XI. ADJOURNMENT:** Commissioner Williams made a motion to **ADJOURN**. Commissioner Smith seconded. **THE MOTION CARRIED.**

**XII. MEETING ADJOURNED:** The meeting adjourned at 7:39 p.m.

Approval Signatures	
Date Approved	
Elizabeth Echols, Chairwoman	
Tarika Peeks, Recording Secretary	



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

Date: February 1, 2022  
To: Planning and Zoning Commission  
From: Tarika Peek, Planning and Zoning Director  
Agenda Item: Primary Variance 2021187 - Habitat for Humanity in Atlanta: To reduce the minimum heated floor area from 1,600 square feet to 1,540 square feet

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**AGENT/APPLICANT/PETITIONER INFORMATION**

Applicant: Habitat for Humanity in Atlanta, Inc.  
Property Owner: Habitat for Humanity in Atlanta, Inc.

**PROPERTY INFORMATION**

Address	52 Milo Fisher Street
Parcel Number, Land Lot(s) and District:	[parcel ID # 09F100900520183], Land Lot 52, District 9
Size:	+/-0.28 acres
Current Zoning:	R-3 (Single-family Residential)
Overlay District:	N/A
Comprehensive Plan/Future Land Use:	Town Center Mixed Use

**INTENT**

The applicant is requesting a primary variance from Section 80-74(f) R-3 (Single-family Residential) as follows:

- 1) To reduce the minimum heated floor area from 1,600 square feet to 1,540 square feet

**STANDARDS FOR CONSIDERATION**

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

- A. *"Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter."*
- B. *"The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public."*
- C. *"Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage, and height requirements cannot be read from adjoining public road".*

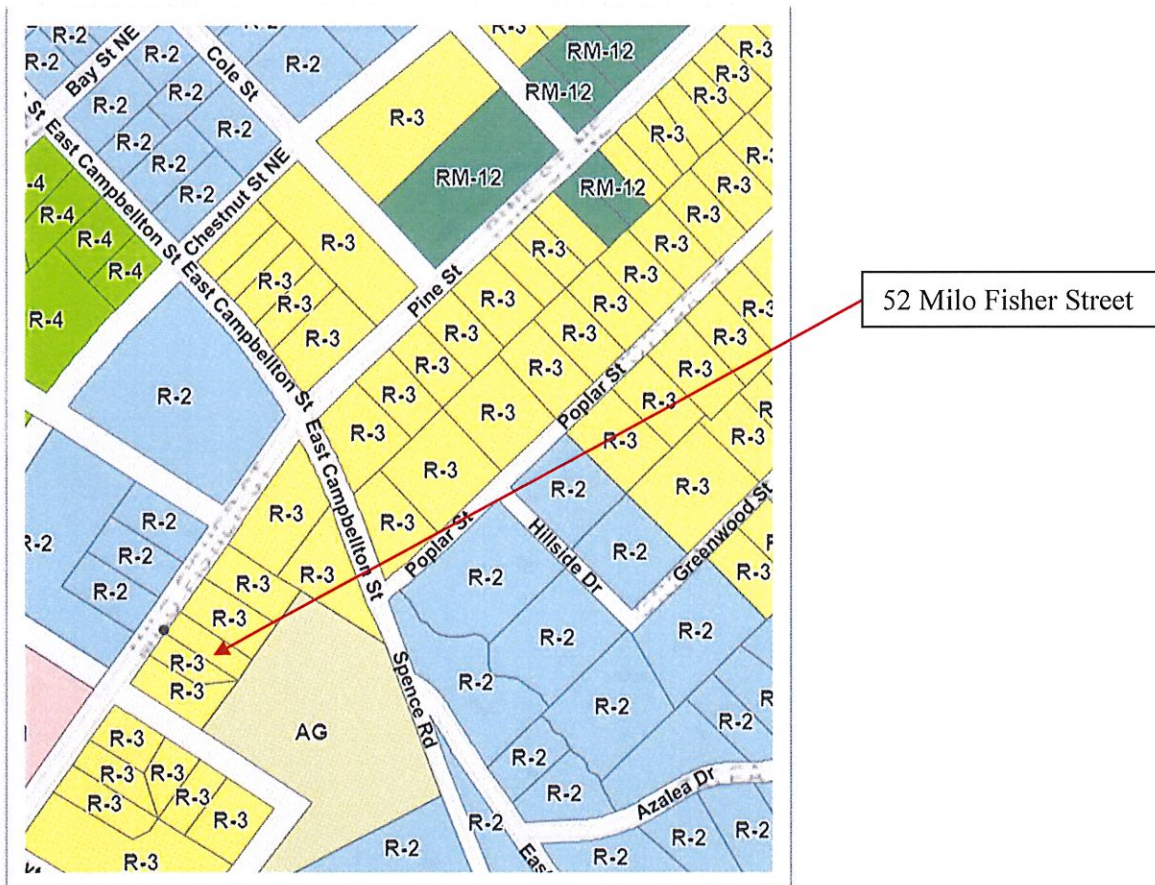
## **VARIANCE ANALYSIS**

***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 minimum heated floor area for the R-3 (Single-family Residential) zoning district is 1,600 square feet. The applicant is requesting to reduce the heated floor area from 1,600 square feet to 1,540 square feet, a 60 square feet reduction. According to the Fulton County's Tax Assessors website, the heated floor area of the houses zoned R-3 (Single-family Resident) in the vicinity of the subject property range from 762 square feet to 2058 square feet. Out of the thirty (30) houses reviewed, twenty-three (23) are below the 1,600 square feet minimum heated floor area required by the R-3 (Single-family Residential) zoning district regulation.

The average heated floor area for the R-3 zoned properties in the vicinity of the subject property is 1,250 square feet. The applicant's request to reduce the heated floor area to 1,540 square feet exceeds the average heated floor area square footage of the houses surrounding the subject property.

Map: Surrounding R-3 (Single-family Residential) zoning district



***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."***

N/A

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

N/A



**RECOMMENDATION**

Staff believes reducing the heated floor area from 1,600 square feet to 1,540 square feet will not cause a detriment to the neighboring properties and the surrounding houses have an average heated floor area of 1,250 square feet; the applicant's request exceeds the average heated floor area of the surrounding houses. Therefore, staff is recommending **APPROVAL**.

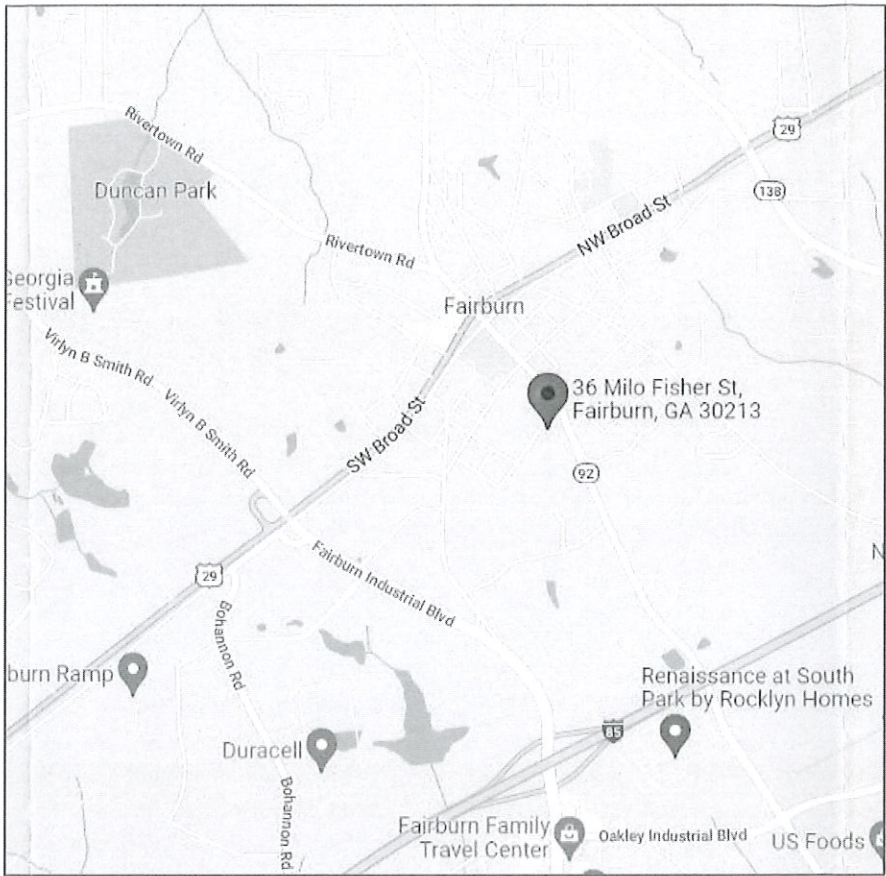
# SITE PLAN SET ONLY NEW SF RESIDENCE

Property Address: 52 Milo Fisher  
Date: 1/10/2022  
Owner: Atlanta Habitat for Humanity  
Owner Address: 824 Memorial Drive, Atlanta, GA 30316  
24 Hour Contact: Brian Findley - (678) 557-0526  
Land Lot: 52  
District: 9  
County: Fulton  
City, State: Fairburn, GA  
Zoning: R-3  
Lot Size: 0.28 ac or 12,050 sq'  
Impervious Coverage: 0.07 ac or 3,115 sq'  
Disturbance Area: 0.11 ac or 4,748 sq'  
Est. Cost \$70.00/sf= \$ 107,800  
Heated Floor Space: 1540  
F.A.R. Allowed Per Zoning: (0,50) SF

## Code Summary

- \* ERECT ONE SINGLE-FAMILY RESIDENCE W/FRONT & SIDE PORCH  
(Effective January 1, 2015)
- \* IRC TYPE V-B CONSTRUCTION
- \* International Building Code, 2018 Edition, with Georgia Amendments (2020)
- \* International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- \* International Fire Code, 2018 Edition, with Georgia Amendments (2020)
- \* International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- \* International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- \* International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- \* National Electrical Code, 2017 Edition (No Georgia Amendments)
- \* International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- \* 2018 NFPA 101 - Life Safety Code with State Amendments (2013)
- \* Georgia Construction Codes
- \* Building Energy Codes
- \* Georgia Accessibility Codes

**\*Released for Construction**



\*Atlanta Habitat for Humanity is a privately funded non-profit organization. There is no Federal funding for the construction of this single family home.

TYPE: SINGLE FAMILY RESIDENCE

LOCATION: 52 Milo Fisher  
Fairburn, GA 30213

HOUSE CODE: 2436



Property Address: 52 Milo Fisher  
Date: 1/10/2022  
Owner: Atlanta Habitat for Humanity  
Owner Address: 824 Memorial Drive, Atlanta, GA 30316  
24 Hour Contact: James Blackstone - 404 223-5180  
Land Lot: 52  
Distrcit: 9  
County: Fulton  
City, State: Fairburn, GA  
Zoning: R-3  
Lot Size: 0.28 ac or 12,050 sq'  
Impervious Coverage: 0.07 ac or 3,115 sq'  
Disturbance Area: 0.11 ac or 4,748 sq'  
Est. Cost \$70.00/sf= \$ 107,800  
Heated Floor Space: 1540  
F.A.R. Allowed Per Zoning: (0,50) SF

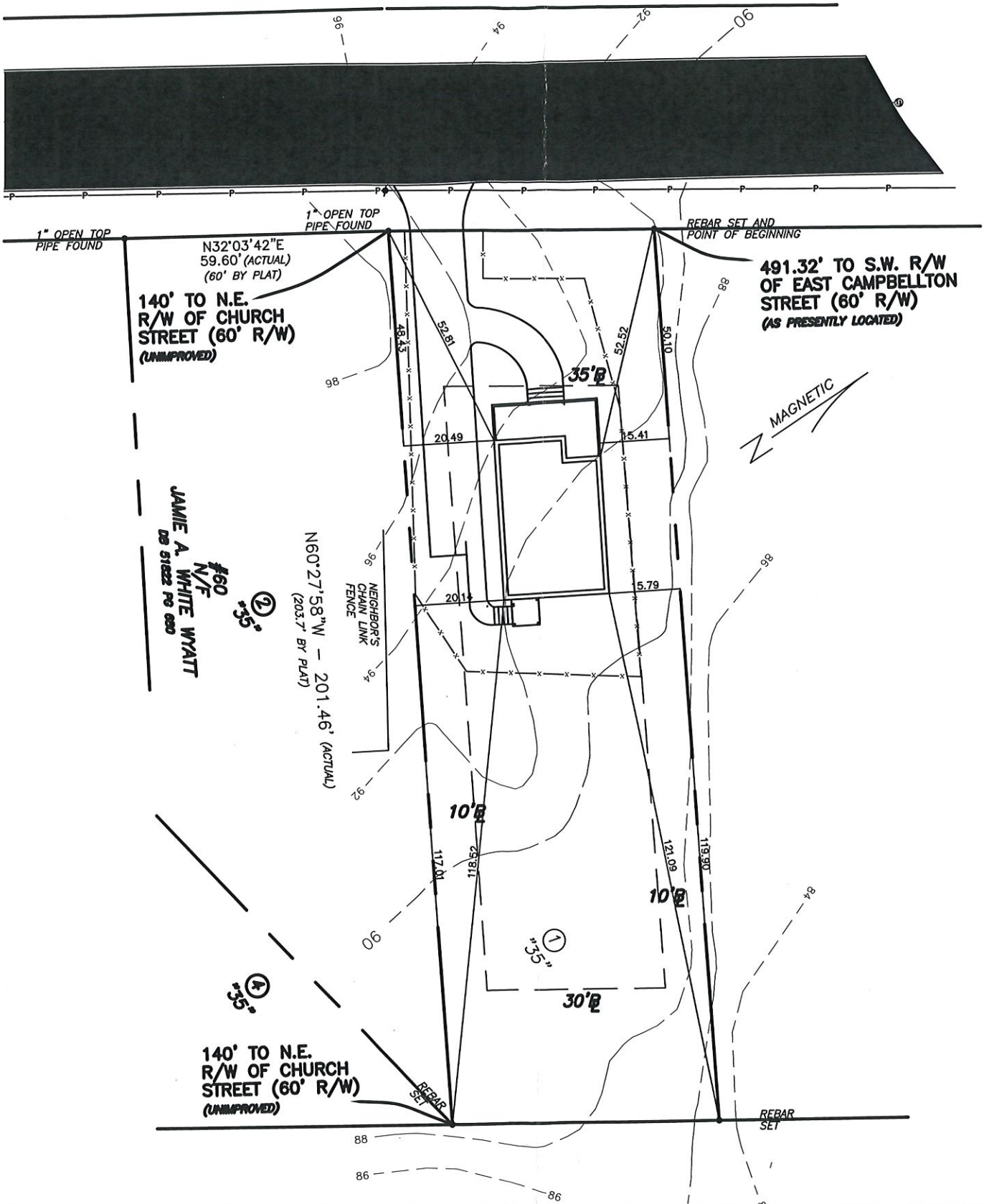
Site Plan Notes:

- 1. CONTRACTOR SHALL BE OR OBTAIN A "QUALIFIED CONTRACTOR" PERMIT WHICH IS REQUIRED FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE A IN-FORCE GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT TO ONE MILLION DOLLARS (\$1,000,000). THE CITY OF ATLANTA SHALL BE SHOWN AS THE CERTIFICATE HOLDER ON THE CONTRACTOR'S POLICY. CONTRACTOR SHALL CONTACT THE SITE DEVELOPMENT AT 404.330.6249 FOR INFORMATION REGARDING THIS PERMIT.
- 2. ALL NEW A EXISTING SEWER INSTALL SHALL MEET CITY OF ATLANTA DETAILS NOTED ON SHEET 6.
- 3. NO GRADED SLOPE SHALL EXCEED 2H:1V.
- 4. SIDEWALKS, CONCRETE CURB & GUTTER, AND GRANITE CURB SHALL CONFORM TO THE CITY OF ATLANTA STANDARD DETAIL.
- 5. CONCRETE DRIVEWAY APRONS WITH FLARES SHALL CONFORM TO THE CITY OF ATLANTA STANDARD DETAIL.
- 6. ALL SURROUNDING AREAS SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE PROPOSED STRUCTURE.
- 7. SEE EROSION CONTROL PLAN AND NOTES FOR EROSION CONTROL DETAILS
- 8. RAIN GARDEN LOCATIONS AND ORIENTATION IS APPROXIMATE. REFFER TO THE RAIN GARDEN NOTES ON PAGE 5 FOR ADDITIONAL INFORMATION.

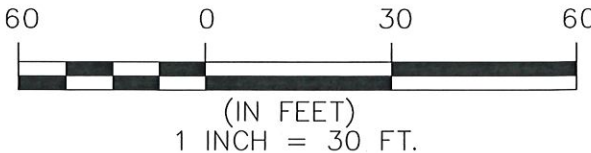
IRC-2012-Rev-2014  
Construction Worker Toilet Facilities:  
Shall be provided for workers & volunteers and shall be maintained in sanitary condition. Construction worker toilet facilities of non-sewer type shall conform to ANSI-Z4.3

Legend

Property Line:	.....
Silt Fence:	— x — x — x —
Tree Protection:	— o — o — o — o —
Hay Bale BMP:	
Gas:	— GAS — GAS —
Sewer:	— SS — SS —
Water:	— W — W — W —
Existing Contour:	— — — — —
Proposed Contour:	— — — — —
Disturbed Area	_____
10x30' Construction Exit	(CO)
Sediment Barrier-Silt Fence	(Sd1-C)
Impacted Tree	



52 Milo Fisher  
Home Model: 2436  
\*RELEASED FOR CONSTRUCTION



SITE PLAN

1





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

**SUBJECT: USE PERMIT 2021186 A STEP AT A TIME EARLY LEARNING CENTER**

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

**Submitted: 01/27/22**

**Work Session: N/A**

**City Council: 03/14/22**

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

**BUDGET IMPACT:** None

**PUBLIC HEARING:** (    ) Yes                      ( X ) No

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**PURPOSE:** For the Planning and Zoning Commission to make a recommendation to the Mayor and Council regarding a use permit for a child daycare center.

**DESCRIPTION:** The applicant is requesting the approval of a use permit to allow a child daycare center at 204 Senoia Road. The property is zoned O&I (Office Institutional), and the existing 2,956 square feet building is situated on 0.432 acres.

## APPLICATION INFORMATION

### Use Permit Petition 2021186

#### APPLICANT/PETITIONER INFORMATION

**Property Owner**  
Tanisha Waller

**Petitioner**  
A Step at A Time Early Learning Center

#### PROPERTY INFORMATION

**Address:** 204 Senoia Road [parcel # 09F101400470259]  
**Land Lot and District:** Land Lot 47, District 9F

**Frontage:** Senoia Road

**Area of Property:** +/- 0.432 acres

**Existing Zoning and Uses:** O&I (Office Institutional)

**Prior Zoning Cases/History:** N/A

**Overlay District:** N/A

**2035 Comprehensive Future Land Use Map Designation:** Town Center Mixed Use

#### MEETING AND HEARING DATES

**Planning and Zoning Commission Meeting**  
Tuesday, February 1, 2022

**City Council Public Hearing**  
Monday, March 14, 2022

#### INTENT

A request for a use permit to allow a child day care center.

#### EXISTING ZONING AND LAND USE OF ABUTTING PROPERTIES

**North:** R-3 (Single-family Residential) and R-4 (Single-family Residential)

**South:** C-2 (General Commercial), O&I (Office Institutional), and R-3 (Single-family Residential)

**East:** O&I (Office Institutional) and M-1 (Light Industrial)

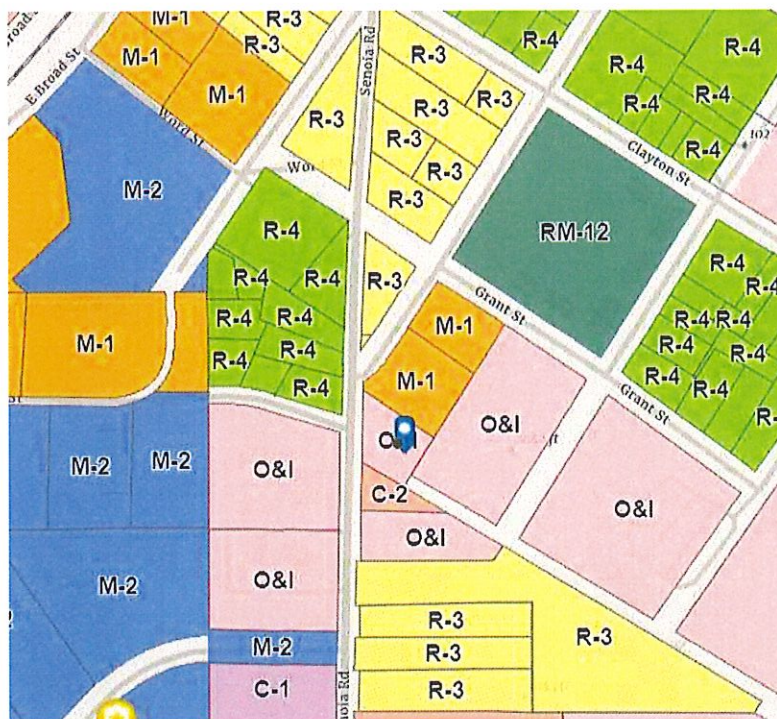
**West:** R-4 (Single-family Residential), O&I (Office Institutional), and M-1 (Light Industrial)

## PARCEL MAP



204 Senoia Road  
parcel ID # 09F101400470259

## ZONING MAP





## STAFF COMMENTS

### Fire

No comments at this time. The building will be required to be inspected prior to the issuance of a certificate of occupancy.

### Water and Sewer

No comments.

### Engineering

No comments.

## USE PERMIT CRITERIA

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

- 1. Whether the proposal use is consistent with the comprehensive land use plan adopted by the city council;**  
Staff is of the opinion that the proposed use is consistent with the 2040 comprehensive land use plan. The subject property is in the Town Center Mixed-Use Character Area and the 2040 Comprehensive Plan states the appropriate uses are:
  - Mixed-Use
  - *Civic/Institutional/Educational*
  - Residential (all types)
  - Commercial/Retail/Office

The appropriate zoning district in the Town Center Mixed-Use Character Area are RM-12, RM-36, R-3, R-4, R-CT, and O&I.
- 2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed;**  
Staff is of the opinion that the proposed use of the land for a child daycare center is compatible with the land uses in the vicinity of the property. The area consists of single-family residential uses, institutional uses, and light industrial uses.
- 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. The applicant will be required to submit copies of applicable local, state, and federal permits and/or licenses required for a child daycare center prior to the issuance of a certificate of occupancy and business license.
- 4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;**  
The proposed use of the land for a child daycare center is expected to have minimal impact on traffic and pedestrian flow on the roadway (Senoia Road). The daycare center is expected to generate additional traffic during the peak hours which are the drop-off and pick-up times for the children; however, the additional traffic is not expected to cause a significant impact on traffic flow along Senoia Road.
- 5. The location and number of off-street parking spaces;**  
The 7,300 square feet off-street parking area has frontage on Senoia Road and ten (10) spaces are provided for employees. There is sufficient space for the safe and convenient loading and unloading of children.

**6. The amount and location of open space;**

The property is 0.432 acres with 11,425 square feet of impervious area including the existing building, parking, and walkways. The remaining 0.17 acres (7,393 square feet) will remain as open space. A 1,500 square foot playground area will be in the rear of the building.

**7. Protective screening;**

An existing natural vegetated buffer is in the rear of the subject property. The installation of 110 LF security gate will be installed around the playground area.

**8. Hours and manner of operation;**

The daycare center hours are Monday - Friday, 6:00 a.m. - 6:00 p.m.

**9. Outdoor lighting; and**

The outdoor lighting will consist of exterior wall-mounted lights.

**10. Ingress and egress to the property**

The one ingress/egress point for the property is located on Senoia Road.

**STAFF RECOMMENDATION**

Staff is of the opinion that the use permit request to allow a child daycare center at 204 Senoia Road conforms with the 2040 Comprehensive Plan and Future Land Use Map. The Future Land Use Map designates the subject property as Town Center Mixed-Use which identifies institutional uses as appropriate land use. In addition, the proposed use of the property for a child daycare center will not cause a detriment to the adjacent or near nearby properties and will not have a significant impact on traffic flow.

Staff Recommendation: **APPROVAL CONDITIONAL**

Should the Mayor and City Council decide to approve the use permit to allow a child daycare center on the subject property, staff recommends the conditions listed below. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:

- a. Child daycare center and accessory uses allowed by the O&I (Office Institutional) zoning district

2. To the owner's agreement to the following:

- a. Copies of applicable local, state, and federal permits and/or licenses shall be provided to the planning and zoning office prior to the issuance of a certificate of occupancy and business license. A copy of applicable permits and/or licenses shall be submitted each year when applying for business license renewal.
- b. Provide a minimum six-foot fence around the perimeter of the play area.
- c. The play areas shall be located within the rear of the building.
- d. The hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.

**ATTACHMENTS**

Letter of Intent  
Site Plan

## 204 Senoia Rd Fairburn, GA 30213 Letter of Intent

Date: 11/30/2021

Fairburn Letter of Intent for Use Permit Application

The requested use of this existing building project encompasses the interior renovation and remodeling of an existing medical office commercial space with 2,956 square feet area footprint of heated space in which will be converted into a functional daycare center for 4 classrooms with a total of 37 children and dedicated staff. Portions of the existing asphalt in the rear of the property shall be removed to provide a new playground area of proper size and safety. The existing building shall receive new electrical/lighting, new HVAC, new plumbing, new windows to match existing, new doors, new furniture, new finishes and millwork, and a restriped front parking lot. The hours of operation shall be Monday through Friday from 6am to 6pm.



DESIGN CRITERIA

- INTERNATIONAL BUILDING CODE 2018 W/ GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE 2018 W/ GEORGIA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE 2018 W/ GEORGIA AMENDMENTS
- INTERNATIONAL PLUMBING CODE 2018 W/ GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE 2018 W/ GEORGIA AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 W/ GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE 2020 NO GEORGIA AMENDMENTS
- NFPA 101- LIFE SAFETY CODE 2018 W/ GEORGIA AMENDMENTS

BUILDING CODE DATA:

- INTERIOR RENOVATION
- OCCUPANCY CLASSIFICATION - EDUCATION GROUP E (IBC SECTION 310)
- TYPE OF CONSTRUCTION - VB (IBC TABLE 601)
- FIRE SPRINKLER SYSTEM - NON-SPRINKLERED
- BUILDING HEIGHT - 16 FEET
- ALLOWED HEIGHT - 40 FEET (IBC 504.3)
- ACTUAL NUMBER OF STORIES - 1
- ALLOWED NUMBER OF STORIES - 1 (IBC TABLE 504.4)

SHEET INDEX

- G-100 COVER SHEET
- A-100 ARCHITECTURAL GENERAL NOTES
- C-101 PROPOSED SITE PLAN
- AD-101 EXISTING AS-BUILT PLAN
- AD-102 DEMO PLAN
- LS-101 LIFE SAFETY PLAN
- A-101 PROPOSED NEW FLOOR PLAN
- A-102 PROPOSED EXTERIOR WORK
- A-104 INTERIOR ELEVATIONS, SCHEDULES, AND DETAILS
- A-105 OPENING SCHEDULE AND DETAILS
- A-106 INTERIOR FINISH PLAN
- A-107 EXTERIOR ELEVATIONS
- E-101 ELECTRICAL DEMO PLAN
- E-201 POWER PLAN NEW CONSTRUCTION
- E-301 LIGHTING PLAN NEW CONSTRUCTION
- E-401 PANEL SCHEDULE AND COM CHECK
- M-001 MECHANICAL LEGEND AND SCHEDULES
- M-101 HVAC DEMOLITION PLAN
- M-201 HVAC NEW CONSTRUCTION PLAN
- M-301 HVAC DETAILS
- M-302 HVAC SPECIFICATIONS
- P-101 PLUMBING NEW CONSTRUCTION DOMESTIC WATER
- P-201 PLUMBING NEW CONSTRUCTION
- P-301 PLUMBING NEW CONSTRUCTION SANITARY/VENT

ARCHITECT:

COMMUNITY SOLUTIONS BY DESIGN, LLC  
2386 CLOWER ST SW, SUITE E202  
SNELLVILLE, GA 30078  
PHONE: 888.278.0640  
CONTACT: JONATHAN CLARK, AIA, NCARB  
GA LICENSE #: 015842  
jclark@csolutionsdesign.com

ENGINEER:

COMMUNITY SOLUTIONS BY DESIGN, LLC  
2386 CLOWER ST SW, SUITE E202  
SNELLVILLE, GA 30078  
PHONE: 888.278.0640  
CONTACT: JONATHAN CLARK, PE  
GA LICENSE #: 044690  
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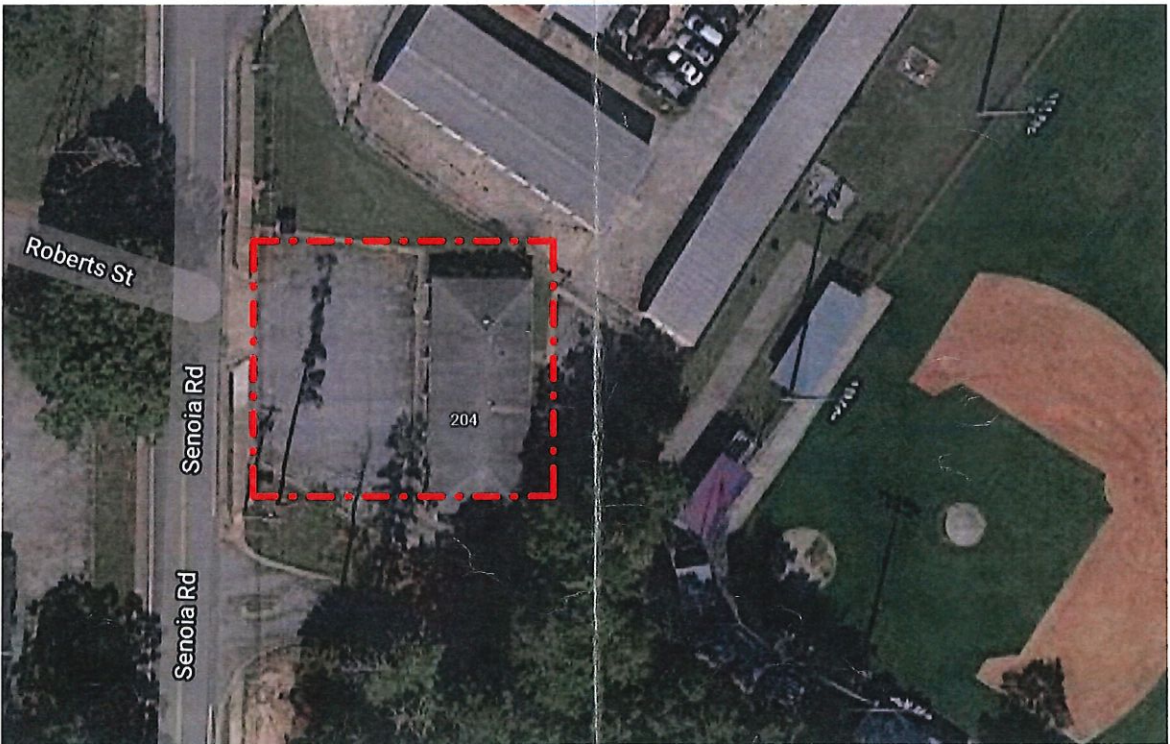
CONTRACTOR:

UJAMAA CONSTRUCTION  
6711 PERSONAL PLACE  
MORROW, GA 30260  
PHONE: 312.636.1362  
CONTACT: TODD PRESSLEY  
tpressley@ujamaaconstruction.com

PROJECT INFORMATION:

THE PROJECT ENCOMPASSES INTERIOR RENOVATION AND MODELING OF AN EXISTING MEDICAL OFFICE COMMERCIAL SPACE WITH A 2,956 FOOTPRINT IN WHICH WILL BE CONVERTED INTO A FUNCTIONAL DAYCARE CENTER AND PROVIDE A NEW PLAYGROUND AREA LOCATED AT THE REAR OF THE FACILITY.

204 SENOIA ROAD DAYCARE CENTER



PROJECT LOCATION



2386 Clower St SW, Suite E202  
Snellville, Georgia 30078  
888.278.0640  
www.csolutionsdesign.com



6711 Personal Place  
Morrow, Georgia 30260  
470.346.2491  
www.ujamaaconstruction.com

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DAYCARE CENTER

OWNER  
BHHIS GA PROPERTIES  
PROJECT ADDRESS  
204 SENOIA RD FAIRBURN, GA 30213

ISSUE DATE  
OCTOBER 22, 2021  
ISSUED  
FOR CONSTRUCTION

REVISIONS

No. Description Date

DRAWING TITLE  
COVER PAGE

DRAWING NO.

G-100



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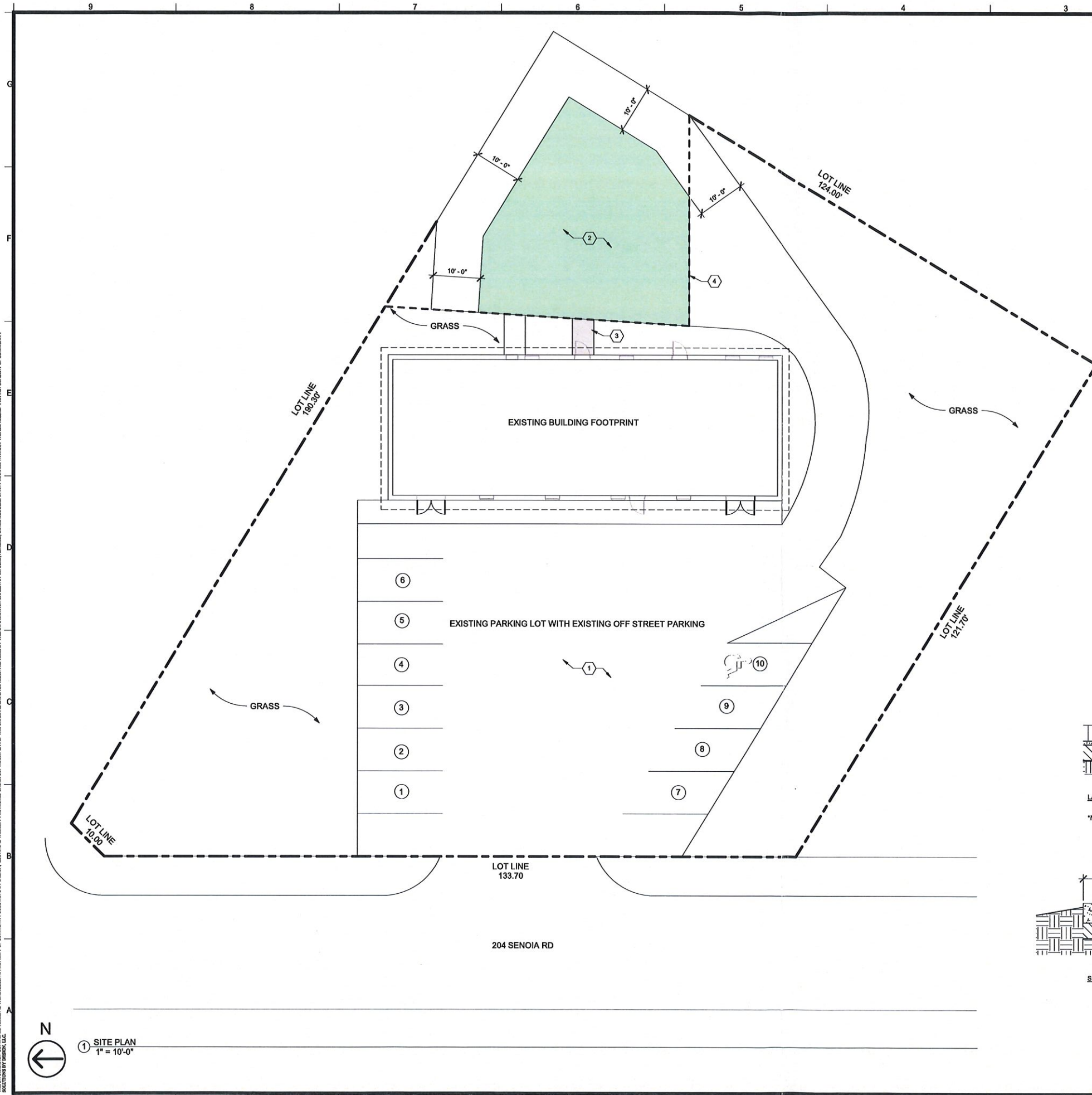


11/30/2021 3:43:19 AM BIM 360://204 Senoia Rd Day Care/204 Senoia Daycare\_Arch.rvt  
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1 SITE PLAN  
1" = 10'-0"

9 8 7 6 5 4 3 2 1



### KEYNOTES:

1. SEAL AND RESTRIPE 7,300 SF PARKING LOT
2. INSTALL 1,500 SF OF NEW ASTRO TURF. DEMO ASPHALT AS REQUIRED
3. INSTALL 35 SF OF NEW CONCRETE SIDEWALK
4. INSTALL 110 LF OF NEW SECURITY GATE

CONTRACTOR TO VERIFY QUANTITIES IN THE FIELD

### DESIGNER INFORMATION

JONATHAN CLARK  
888-278-0640 EXT. 1  
2386 CLOVER ST SW, SUITE E202  
SNELLVILLE, GA 30078

### ACREAGE OF PROPERTY

0.432 ACRES

### IMPERVIOUS SURFACES

11,425 SQUARE FEET TOTAL  
- 2,540 SQUARE FEET BUILDING FOOTPRINT  
- 8,885 SQUARE FEET PARKING AND WALKWAYS

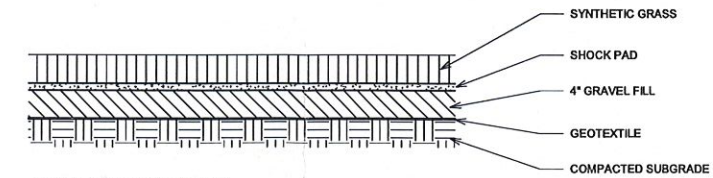
### ZONING INFORMATION

OBI - OFFICE INSTITUTIONAL ZONING DISTRICT  
FRONT SETBACK - MIN. 35 FEET (UNCHANGED)  
SIDE SETBACK - MIN. 15 FEET (UNCHANGED)  
REAR SETBACK - MIN. 25 FEET (UNCHANGED)

### PARKING REQUIREMENT

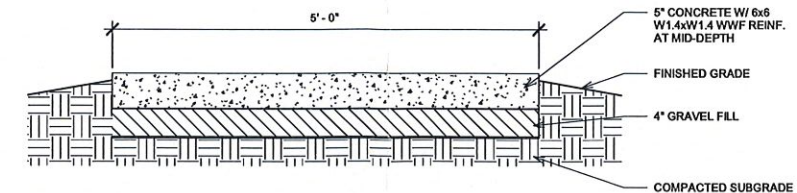
1 SPACE PER EACH EMPLOYEE

### AERIAL VICINITY MAP



LANDSCAPING ASTRO TURF DETAIL

\*NOTE: INSTALL PER MANUFACTURER RECOMMENDATIONS



SIDEWALK DETAIL



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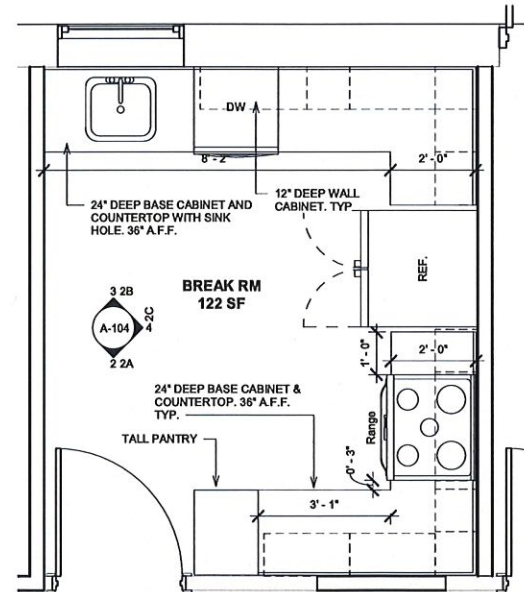
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No. Description Date

DRAWING TITLE  
PROPOSED SITE  
PLAN

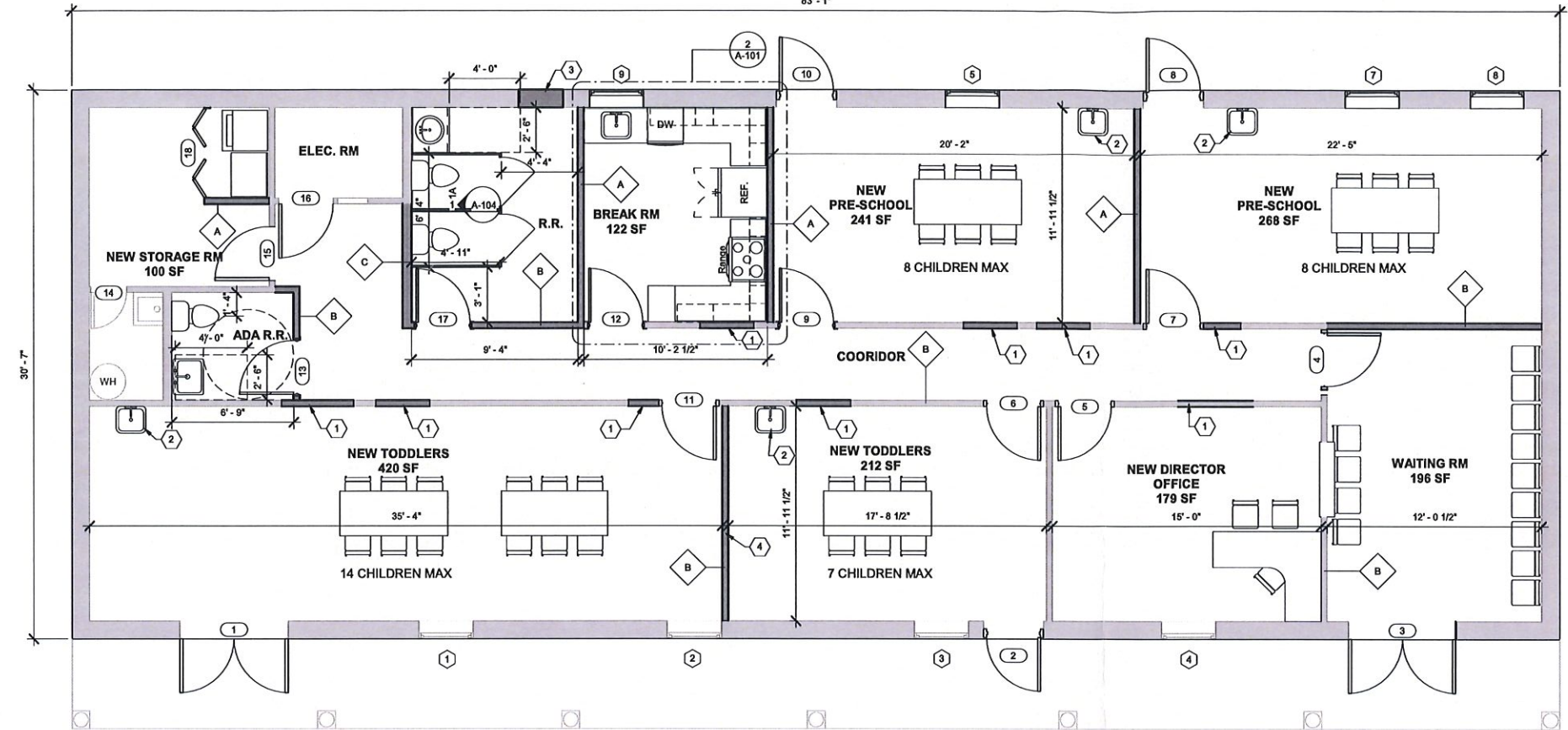
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2 BREAK RM LAYOUT  
1/2" = 1'-0"



1 NEW FLOOR PLAN  
1/4" = 1'-0"

THIS PLAN ALLOWS 37 CHILDREN AT 30 SQUARE FEET PER EACH CHILD.



- LEGEND**
- TOILET
  - STACKABLE FRONT LOADING WASHER AND DRYER
  - REF. (Refrigerator)
  - ELECTRIC RANGE
  - DISHWASHER
  - MOP SINK
  - SINK
  - NEW WALL

- KEYNOTES:**
- INFILL EXISTING OPENING
  - INSTALL NEW HANDWASHING SINK
  - INFILL EXISTING EXTERIOR WALL OPENING

- GENERAL ROOM FINISH NOTES:**
- INSTALL ALL NEW FLOORING
  - INSTALL ALL NEW WALL BASE
  - INSTALL NEW RECESSED LED LIGHTING, SEE ELECTRICAL
  - INSTALL ALL NEW SUPPLY DIFFUSERS, RETURN GRILLS, AND EXHAUST GRILLS
  - PROVIDE NEW PAINT ON WALLS AND CEILINGS
  - PROVIDE NEW FURNITURE AS REQUIRED BY OWNER
  - PROVIDE DIAPERING AREA EQUIPMENT FOR TODDLER ROOMS
  - PROVIDE POWER FOR NEW KITCHEN EQUIPMENT AND INSTALL NEW ELECTRICAL RECEPTACLES FOR NEW NEW WALLS

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PROPOSED NEW FLOOR PLAN



ISSUED FOR CONSTRUCTION

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