



Planning and Zoning Commission

AGENDA

Tuesday, September 13, 2022 ♦ 7:00
p.m.

-
- **Call to Order**
 - **Determination of a Quorum**
 - **Pledge of Allegiance**
 - **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 Meeting Minutes**
 - August 2, 2022 Meeting Minutes
 - **Public Hearing**
 - **2022077 Primary Variance Black & Loe** - A request to reduce the side yard setback from 30' to 7' feet to allow for an accessory dwelling unit at 281 Malone Street.
 - **Old Business**
 - **New Business**
 - **Conceptual Plat 2022091CP Evergreen Residential Subdivision**

Address: 294 Elder Street (09F171000670178), 296 Elder Street (09F171000670244), 0 Strickland Street Rear (09F171000670137), and 246 Strickland Street (09F171000670129)
Request: To approve the conceptual plat for the Evergreen Residential Subdivision.
 - **Conceptual Plat 2022103CP Renaissance Park Apartments**

Address: 8040 Senoia Road (09F070300260476)
Request: To approve the conceptual plat for the Renaissance Park Apartments.
 - **Staff Report**
 - **Commissioner Comments**
 - **Adjournment**

CITY OF FAIRBURN

56 SW Malone Street, Fairburn, GA 30213-1341 | (770) 964-2244 | Fax (770)969-3474 | www.fairburn.com



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, August 2, 2022
7:00 p.m.

Elizabeth Echols, Chair
Anthony Stewart, Vice-Chair
Tony Smith
Jason Jones
Michelle James

Interim Director of Planning and Zoning: Rebecca Keefer
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:04 p.m. by Chair Echols.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Commissioner Jones made a motion to **APPROVE** the agenda. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Jones made a motion to **APPROVE** the July 12, 2022, minutes. Commissioner James seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:**

2022077 Primary Variance – Loe & Black

Addresses: 281 Malone Street (parcel ID # 09F180400680422)

Request: To reduce the side yard setback from 15-feet to 7-feet for an accessory dwelling unit.

Staff determined that this case was improperly advertised, as accessory dwelling units have a 30-foot side yard setback. This case was not heard and will be deferred to the September meeting.

2022083 & 2022084 Primary Variance - Landmark Christian School

Addresses: 50 East Boad Street (parcel ID # 09F100800520408)

Request: To reduce the front setback along East Broad Street from 35-feet to 0-feet and to reduce the front setback along East Campbellton Street from 50-feet to 20-feet.

Public Comment: Elizabeth Hyndman spoke in opposition of having the Log Cabin removed. Commissioner Jones made a motion of **APPROVAL** for #2022083. Vice-Chair Stewart seconded. **THE MOTION CARRIED.**

Commissioner Jones made a motion of **APPROVAL** for #2022084. Commissioner James seconded. **THE MOTION CARRIED.**

VII. OLD BUSINESS: None

VIII. NEW BUSINESS: None

X. STAFF REPORT:

Interim Director Rebecca Keefer introduced herself to the Commission.

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

MEETING ADJOURNED: The meeting adjourned at 7:19 p.m.

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



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

Date: September 13, 2022
To: Planning and Zoning Commission
From: Richard Edwards, Interim Senior Planner
Agenda Item: Primary Variance 2022077 – Black and Loe: To reduce the side yard setback 30-feet to 7-feet for an accessory dwelling unit. The applicant

AGENT/APPLICANT/PETITIONER INFORMATION

Applicant: Rhys Black & Shannon Loe
Property Owner: Rhys Black & Shannon Loe

PROPERTY INFORMATION

Address	281 Malone Street
Parcel Number, Land Lot(s) and District:	[parcel ID # 09F180400680422], Land Lot 68, District 9
Size:	+/-0.436 acres
Current Zoning:	R-2 (Single-family Residential)
Overlay District:	N/A
Comprehensive Plan/Future Land Use:	Town Center Mixed Use

INTENT

The applicant desires to convert the existing accessory structure into a workshop and an accessory dwelling containing a kitchen, bedroom, bathroom, and living room. The applicant's stated use of the accessory dwelling unit is for inhabitation by aging parents. There is not any intended exterior alteration of the footprint of the building, rather the renovation is proposed within the existing walls.

The applicant is requesting a primary variance from Section 80-73(d) R-2 (Single-family Residential) as follows:

- 1) To reduce the side yard setback adjacent to an interior line from 30-feet to 7-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 side yard setback requirement for R-2 (Single-family Residential) zoning district is 30-feet for accessory dwelling units. The applicant is requesting to reduce the side yard setback from 30-feet to 7-feet. According to the Fulton County Tax Assessor’s Office, the primary structure was built in 1963 and the applicant states that the accessory structure was built in the 1980s. The zoning regulations at that time were most likely different from the zoning regulations currently enforced.



Map: Surrounding R-2 and 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.”

The strict application of this particular provision of the zoning code would create an unnecessary hardship, as this is an existing structure. Staff does not believe this would cause any 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”.

N/A

RECOMMENDATION

Staff believes reducing the side yard setback 30-feet to 7-feet will not cause a detriment to the neighboring properties. Therefore, staff is recommending **APPROVAL**.



APPLICATION FOR VARIANCES

Date Received: 6-2-2022

VARIANCE #: 2022077V
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: RHYS BLACK & SHANNON LOE
Address: 281 MALONE ST SW, FAIRBURN GA 30213
Phone: 404-808-4105 Cell: 404-808-4086 Fax: _____
Email Address: SHANNONLLOE@GMAIL.COM

OWNER INFORMATION (If different from Applicant)

Owner Name: _____
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 281 MALONE ST SW, FAIRBURN
Parcel ID#: 09F-1804-0068-042-2 Land Lot: 68 District: 9TH Acreage: .4683
Request: _____

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION FOSTER PROPERTIES UNIT/PHASE: _____ LOT NO(S): 13
LAND LOT(S): 68 DISTRICT: 9TH TAX ID: 09F180400680422
PROPERTY ADDRESS 281 MALONE ST SW FAIRBURN GA 30308

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

RHYS BLACK
TYPE OR PRINT OWNER'S NAME
281 MALONE ST SW
ADDRESS
FAIRBURN, GA 30213
CITY, STATE & ZIP CODE
[Signature]
OWNER'S SIGNATURE
(404) 808 4105
AREA CODE/ PHONE NUMBER
RHYSBLACK7@GMAIL.COM
EMAIL ADDRESS

Sworn to and subscribed before me this 1st day of

June 2022
Kathy J Doyal
NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE

ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20____

NOTARY PUBLIC

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION FOSTER PROPERTIES UNIT/PHASE: _____ LOT NO(S): 13
LAND LOT(S): 68 DISTRICT: 9th TAX ID: 09F18040068 042 2
PROPERTY ADDRESS 281 MALONE ST SW FAIRBURN, GA 30213

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

SHANNON LOE
TYPE OR PRINT OWNER'S NAME
281 MALONE ST SW
ADDRESS
FAIRBURN, GA 30308
CITY, STATE & ZIP CODE
OWNER'S SIGNATURE
(404) 808 4085
AREA CODE/ PHONE NUMBER
SHANNON LLOE@GMAIL.COM
EMAIL ADDRESS

Sworn to and subscribed before me this 15th day of

June 2022
Kathy J Doyal
NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

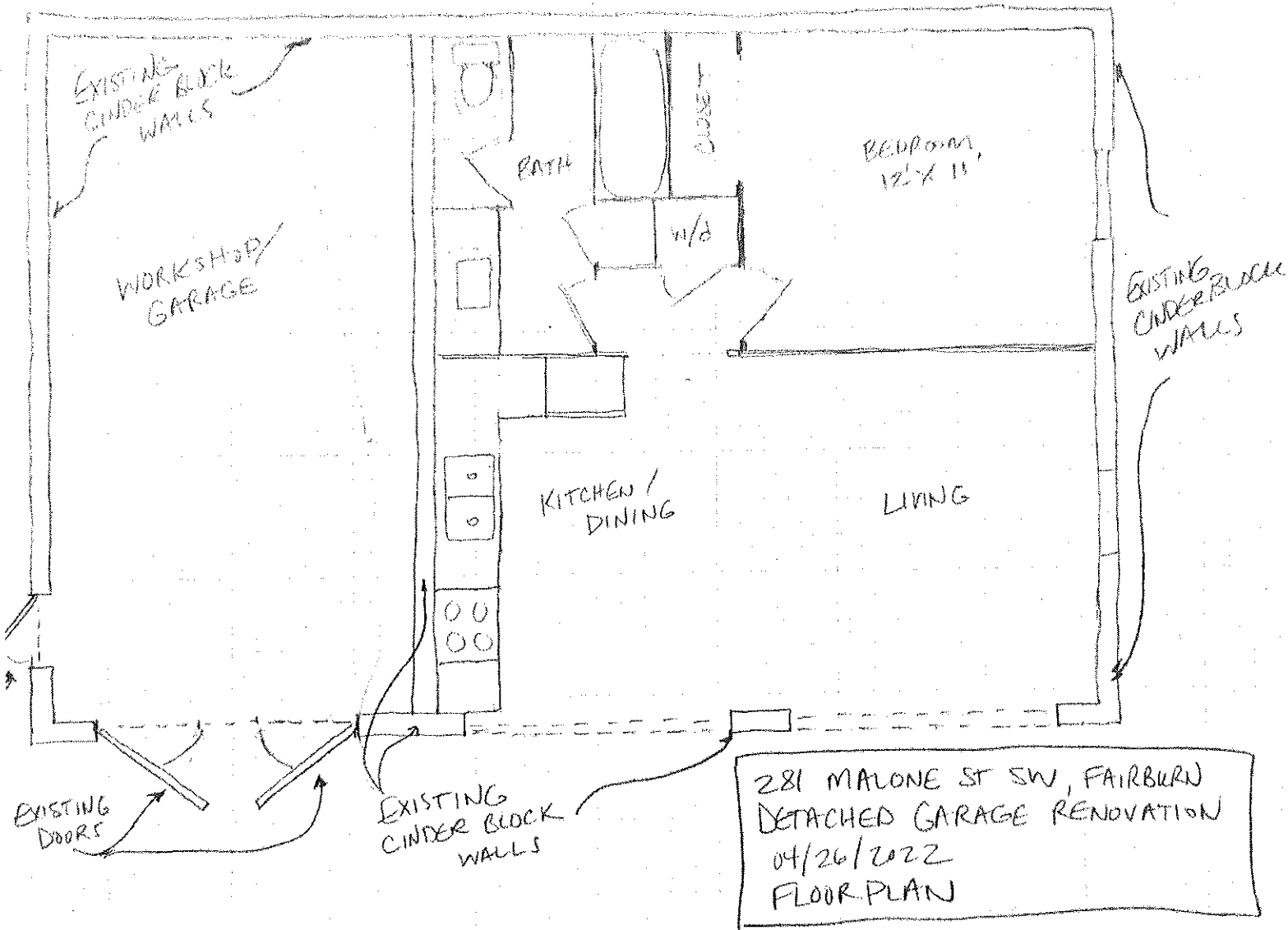
TYPE OR PRINT PETITIONER'S NAME
ADDRESS
CITY & STATE ZIP CODE

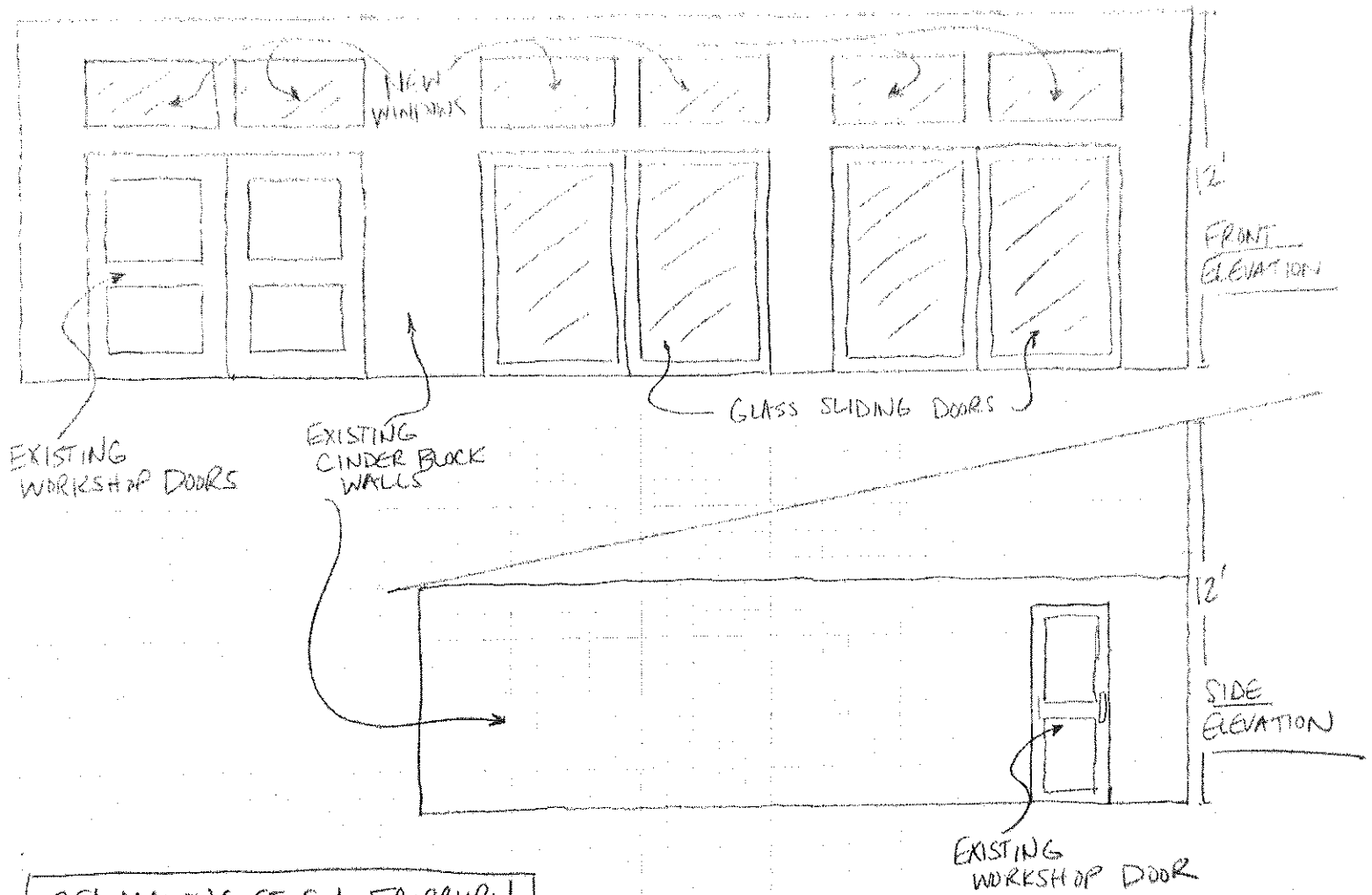
Sworn to and subscribed before me this the

_____ Day of _____ 20____

NOTARY PUBLIC







281 MALONE ST SW, FAIRBURN
DETACHED GARAGE RENOVATION
04/26/2022
FRONT & SIDE ELEVATIONS



**Macon E. Gooch III
Building Consultants, Inc.**

1383 Duncan Lane
Auburn, GA 30011
678-442-1198
Fax: 678-975-7485

April 6, 2022

Shannon Loe
281 Malone St Sw
Fairburn, GA 30213

ATTN: Shannon Loe

RE: Residence at 281 Malone St. SW
City Of Fairburn

Dear Shannon Loe:

This letter is to certify that Nathan Gooch, a technician under the supervision of the undersigned, inspected the above referenced property on April 1, 2022, to assess the existing structure for the purpose of providing the appropriate specifications for the proposed renovations.

The subject structure is a detached garage on the property of an existing single-family home. The garage incorporates a CMU block perimeter wall system with an elevated slab foundation and both conventional and prefabricated roof framing systems. The garage is currently being prepared for a remodeling project, which is to include converting the interior to finished living space. Upon inspection, the structural elements relevant to the proposed project were analyzed, resulting in the following recommendations:


1. The foundation appears viable for reuse under the proposed plan with the possible exception of the right side and/or rear right corner. In this area, some cracking in the wall and slab indicates a small amount of settlement has occurred in the past, but it was not clear whether the movement which led to that cracking had ceased, self-stabilized or by any other means become static. It is recommended in lieu of an expensive and lengthy structural study, to retrofit one remedial pier pad underneath this area which would fully stabilize the area and allow the project to move forward regardless of the exact nature of that which caused the cracking initially. A retrofit hand-excavated pier would need to be 24" x 24" x 36" deep and be positioned so that its centerline aligns with the plane of the exterior face of the wall above. The pier must be inspected prior to concrete placement to verify adequate depth and reinforcing. Reinforce the pier with two #4 rebar dowels which are at least 32" long and epoxied at least 4" into the existing foundation (the dowels may go into any element of the existing foundation).
2. The truss system over the main part of the building may be either reused or replaced. In its place could be a truss system manufactured to personal preferences such as trays, vaulted ceiling, etc., or the new roof may be conventionally framed. If conventional and having a vaulted ceiling, the ridge beam required would be a 2-ply 14" 2.1E LVL beam. If constructing a "flat" roof, it may be most efficient to look at wooden I-joists so that the space can be spanned with a uniform series of members, rather than having to install an LVL beam in the center with conventional joists off either side
3. The shed roof to the left of the main roof is currently too low, but could be reused if a small pony wall was framed and connected around the perimeter and the existing roof reinstalled on top.

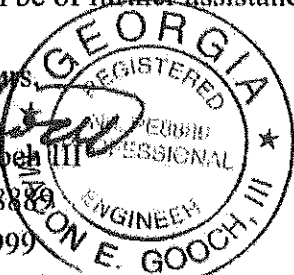
Shannon Loe
RE: Residence at 281 Malone St. SW
City Of Fairburn
(Page 2) April 6, 2022

4. Regardless of which option of the above items is chosen, the new roof frame will require anchorage to the block walls. The block walls were found to be viable, so to incorporate them into the restraint system, fill a cell every 6'-0" (as discussed, backer paper may be used to reduce the cell being filled to 3 to 4 courses tall) and within 12" of each corner or splice in the framing member. Then, use 1/2" anchors with bolts and washers and either epoxy the bolts or wet-set them into the cell a minimum of 7".

After review of available technical reports and field data, it is my professional opinion that upon proper completion and verification of the above recommendations, the subject elements will be structurally stable, capable of supporting all expected design loads and able to perform as intended.

Should you have any questions regarding this inspection or report, or if I can be of further assistance, please call me at your convenience.

Very truly yours,

Macon E. Gooch III
Ga. P.E. No. 8889
ICC PEF002999
Residential Combination Inspector



June 1, 2022

LETTER OF INTENT

Variance Application for 281 Malone St SW, Fairburn GA 30213

To Whom It May Concern,

We are applying for a primary variance because we want to convert an existing structure (a detached garage) into a residential dwelling. This original structure, likely built in the early 1980's, does not meet the minimum setback requirements according to current zoning laws.

We will use the existing cinder block walls, not alter the original footprint, and the approximate square footage of the living space will be 500 square feet. We will live in the structure once it has been renovated and our elderly parents will move into our current residential home.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Rhys' followed by a long horizontal flourish.

Rhys Black & Shannon Loe, Owners

Rhys 404-808-4105

Shannon 404-808-4086



CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

SUBJECT: CONCEPT PLAT 2022091CP EVERGREEN RESIDENTIAL SUBDIVISION

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

Submitted: 08/23/22

Work Session: N/A

City Council: N/A

DEPARTMENT: Community Development/Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to approve the concept plat for the Evergreen residential subdivision.

HISTORY: The rezoning request for the Evergreen Residential Subdivision was conditionally approved by the Mayor and City Council on May 23, 2022.

FACTS AND ISSUES: The residential development consists of 73 detached lots with amenities including 3 pergolas, a gazebo; and passive recreational park space.

Staff has reviewed the concept plat and finds that the plat meets the concept plat subdivision regulations and code of ordinances, such as the minimum lot size, setbacks, and buffer standards.

RECOMMENDED ACTION: For the Planning and Zoning Commission to approve the Evergreen Subdivision Plat.

Attachment: Evergreen Subdivision Concept Plat

Re: REZONING ORDINANCE 2021159
Property of Rilla Entrekin, James Entrekin, Elizabeth and
Jack Stevens
294 Elder Street (Parcel ID No.: 09F171000670178),
296 Elder Street (Parcel ID No.: 09F171000670244),
0 Strickland (Parcel ID No.: 09F171000670137),
246 Strickland Street (Parcel ID No.: 09F171000670129),
260 Elder Street (Parcel ID No.: 09F171100670029) and
270 Elder Street (Parcel ID No.: 09F171100670011)
18.226 acres; Land Lot 67
District 9

**STATE OF GEORGIA
COUNTY OF FULTON**

**AN ORDINANCE TO REZONE CERTAIN PROPERTY WITHIN THE CITY
LIMITS OF THE CITY OF FAIRBURN FROM R-2 (SINGLE-FAMILY
RESIDENTIAL) ZONING DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL)
ZONING DISTRICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN
EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR
OTHER PURPOSES**

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF FAIRBURN, GEORGIA, AND IT IS HEREBY ORDAINED BY AUTHORITY
OF THE SAME:

Section 1. That the City of Fairburn Zoning Ordinance be amended, and the official maps established in connection therewith be changed so that the property located in the City of Fairburn as indicated on Exhibit "A" to this Ordinance be changed from R-2 (Single-Family Residential) Zoning District to R-4 (Single-Family Residential) Zoning District, subject to the following conditions:

- A. To restrict the use of the subject property as follows:
 - 1. Single-family Residential
 - a. A maximum of 73 single-family residential lots with a density of 4 units per acre whichever is less.
- B. To abide by the following:
 - 1. The property shall be developed in conformity with the site plan prepared by Ashford Engineers South, LLC 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. A 5% rental cap shall be included in the association by-laws. Such 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. Development standards for each single-family lot shall be as follows:
 - a. Building setbacks:
 - i. Front: 15 feet
 - ii. Side: 10 feet
 - iii. Rear: 25 feet
 - b. Minimum lot area: 5,000 square feet
 - c. Minimum heated floor: 1,400 square feet
 - d. Minimum lot width: 50 feet
2. Amenity package shall include open/greenspace (4.657 acres), picnic area, benches, pergola, walking trails, and a mail kiosk.
3. 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.
4. Two-car garages shall be provided for each single-family house. Upgraded garage doors with architectural elements shall be utilized.
5. Sidewalks on all street frontages shall be a minimum of five feet 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.
6. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.
7. All utilities shall be installed underground throughout the development area.
8. 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)

9. 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.
10. 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.
11. 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.

Section 2. That the property shall be developed in compliance with the conditions of approval as stated in this Ordinance. Any conditions hereby approved do not authorize the violation of any district regulations; and

Section 3. That the official maps referred to on file in the Office of the City Clerk, be changed to conform with the terms of this Ordinance; and


Section 4. In the event any section, subsection, sentence, clause, or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council declares that it would have passed the remaining parts of this Ordinance or retained the previously existing Ordinance if it had known that such part of parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 5. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice, and which public hearing was held on the 23rd day of May, 2022; and

Section 6. This Ordinance shall become effective on the 23rd day of May, 2022.

Section 7. All Ordinances and parts of Ordinances in conflict with this Ordinance are repealed.

APPROVED this 23rd day of May, 2022, by the Mayor and Council of the City of Fairburn, Georgia.



Mario Avery, Mayor

ATTEST:


Brenda James, City Clerk

APPROVED AS TO FORM:


Rory K. Starkey, City Attorney

Exhibit A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 67 & 74 OF DISTRICT 9F, IN THE CITY OF FAIRBURN, FULTON COUNTY, GEORGIA CONTAINING 18.259 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF ELDER STREET (40' R/W) AND STRICKLAND STREET (40' R/W); THENCE GO NORTH 66 DEGREES 32 MINUTES 21 SECONDS WEST, 373.01 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 24 MINUTES 10 SECONDS WEST, 205.84 FEET TO POINT; THENCE SOUTH 77 DEGREES 30 MINUTES 47 SECONDS EAST, 97.80 FEET TO POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 06 SECONDS WEST, 149.38 FEET TO A POINT; THENCE SOUTH 85 DEGREES 20 MINUTES 58 SECONDS EAST, 66.76 FEET TO A 5/8" REBAR SET; THENCE SOUTH 09 DEGREES 16 MINUTES 23 SECONDS WEST, 100.32 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 11 DEGREES 44 MINUTES 09 SECONDS WEST, 100.22 FEET TO A 5/8" REBAR SET; THENCE SOUTH 88 DEGREES 33 MINUTES 24 SECONDS EAST, 202.27 FEET TO A 5/8" REBAR SET ON THE WESTERN R/W OF STRICKLAND STREET (40' R/W); THENCE ALONG SAID R/W SOUTH 09 DEGREES 04 MINUTES 52 SECONDS WEST, 168.21 FEET TO A 5/8" REBAR SET; THENCE LEAVING SAID R/W NORTH 69 DEGREES 17 MINUTES 54 SECONDS WEST, 475.15 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 67 DEGREES 42 MINUTES 07 SECONDS WEST, 406.57 FEET TO A 5/8" REBAR SET; THENCE SOUTH 24 DEGREES 55 MINUTES 00 SECONDS EAST, 40.24 FEET TO A 5/8" REBAR SET ON THE EASTERN R/W OF SPRING STREET (30' R/W); THENCE ALONG SAID R/W SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 29.68 FEET TO A POINT ON THE WESTERN R/W OF SPRING STREET (30' R/W); THENCE SOUTH 63 DEGREES 26 MINUTES 12 SECONDS WEST, 174.00 FEET TO A 5/8" REBAR SET; THENCE NORTH 52 DEGREES 28 MINUTES 21 SECONDS WEST, 182.70 FEET TO A 3" PIPE FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS EAST, 531.69 FEET TO A 3" PIPE FOUND; THENCE NORTH 01 DEGREES 30 MINUTES 41 SECONDS EAST, 337.17 FEET TO A 1-1/2" PIPE FOUND; THENCE SOUTH 89 DEGREES 20 MINUTES 02 SECONDS EAST, 280.62 FEET TO A 1" PIPE FOUND; THENCE NORTH 26 DEGREES 56 MINUTES 01 SECONDS EAST, 165.97 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERN R/W OF ELDER STREET (40' R/W); THENCE ALONG SAID R/W THE FOLLOWING COURSES AND DISTANCES, SOUTH 63 DEGREES 21 MINUTES 44 SECONDS EAST, 85.91 FEET TO A POINT; THENCE SOUTH 63 DEGREES 13 MINUTES 37 SECONDS EAST, 163.37 FEET TO A POINT; THENCE SOUTH 63 DEGREES 30 MINUTES 56 SECONDS EAST, 351.67 FEET TO A 1/2" PIPE FOUND ON THE SOUTHERN R/W OF ELDER STREET AND THE TRUE POINT OF BEGINNING.



CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

SUBJECT: CONCEPT PLAT 2022103CP RENAISSANCE PARK APARTMENTS

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

Submitted: 08/25/22

Work Session: N/A

City Council: N/A

DEPARTMENT: Community Development/Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to approve the concept plat for the Renaissance Park Apartments multi-family residential development.

HISTORY: The rezoning request for the Renaissance Park Apartments development was reviewed by the Mayor and Council on July 12, 2022, at which time it was approved with conditions.

FACTS AND ISSUES: The multi-family residential development consists of 344 apartment units, 4,000 square feet of commercial/retail space, a multi-use wood chip trail, clubhouse, pool, cabana, and dog park.

Staff has reviewed the concept plat and finds that the plat meets the concept plat subdivision regulations and code of ordinances, such as the minimum lot size, setbacks, and buffer standards.

RECOMMENDED ACTION: For the Planning and Zoning Commission to approve the Renaissance Park Apartments Concept Plat.

Attachment: Renaissance Park Apartments Concept Plat

NOW OR FORMERLY
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DEED BOOK 59221, PAGE 324

NOW OR FORMERLY
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DEED BOOK 59221, PAGE 324

RENAISSANCE PARKWAY

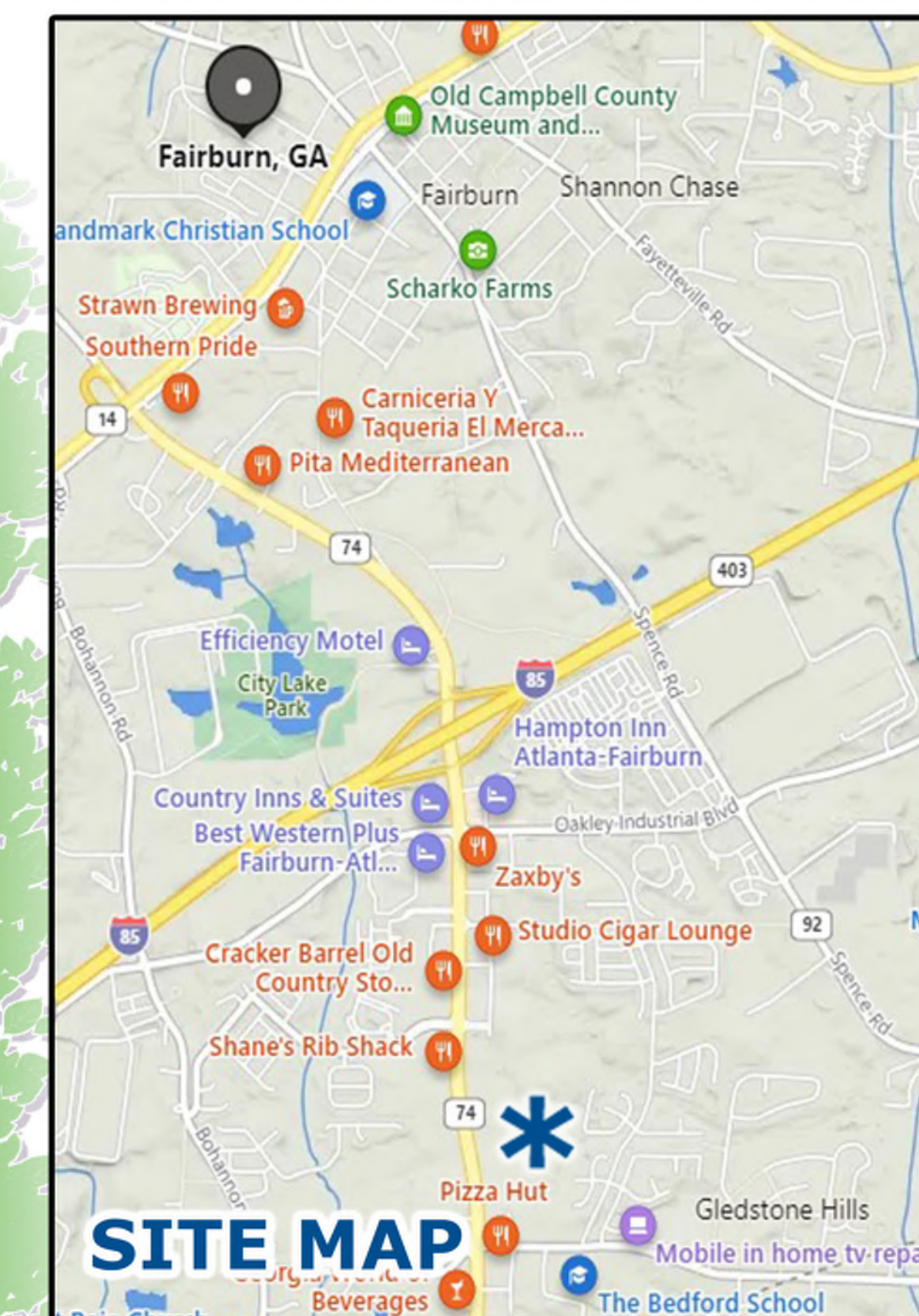
NOW OR FORMERLY
OCP FAIRBURN, LLC
PARCEL # 09F020100121139

NOW OR FORMERLY
CITY OF FAIRBURN, GEORGIA
DEED BOOK 56870, PAGE 55

(PER REFERENCE #2)

NOW OR FORMERLY
FIELDSTONE MANOR - PHASE 4
PLAT BOOK 331, PAGES 59-62

NOW OR FORMERLY
CITY OF FAIRBURN, GEORGIA
DEED BOOK 36510, PAGES 5



SITE INFORMATION:

SITE ADDRESS: 0 Renaissance Parkway (8040 Senoia Rd.)
Fairburn, GA

OWNER: South City Partners
3175 Northside Parkway, Suite 1-310
Atlanta, GA 30327
PH: (404) 400-1320

ZONING: PD

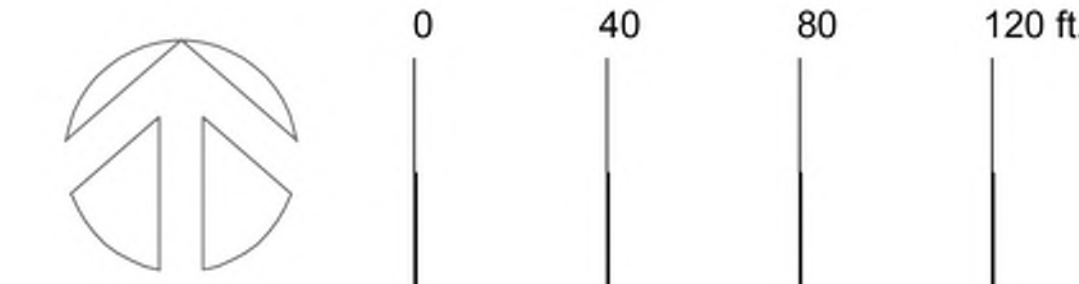
SITE AREA: 14.98 ACRES

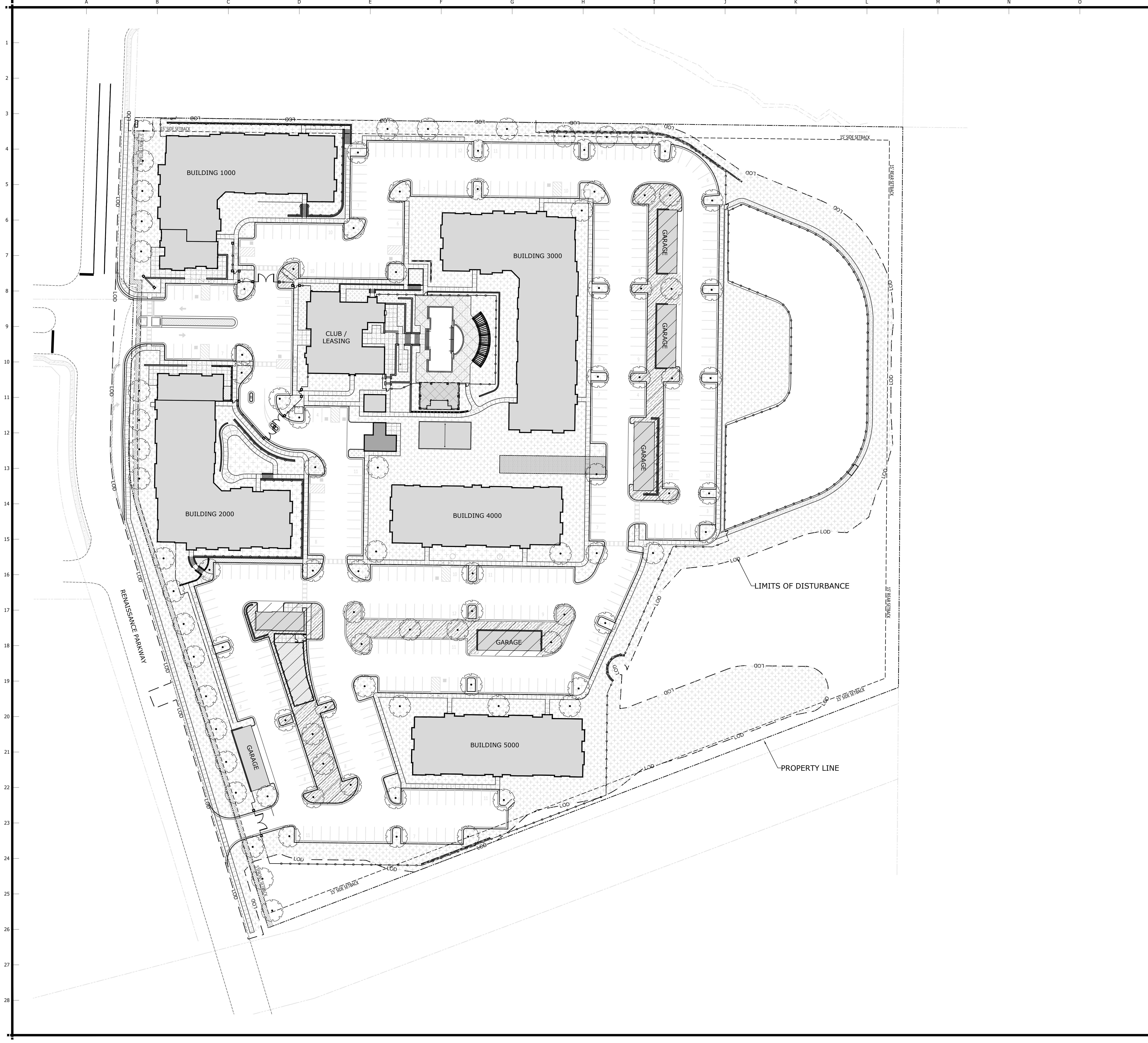
IMPERVIOUS AREA: 320,185 sq. ft. (7.35 AC) 49%

PARKING COUNT: 454 PARKING SPACES (1.58/UNIT)

UNIT COUNT: 288 UNITS

DENSITY: 19.2/ACRE





VEHICULAR USE TREES

LANDSCAPE AREA

INTERIOR LANDSCAPE OVERALL AREA

PLANTED INTERIOR LANDSCAPE AREA

PERIMETER LANDSCAPE AREA

NOTES:

ORDINANCE REQUIREMENTS FOR LANDSCAPE IN VEHICULAR USE AREAS
PERIMETER LANDSCAPE REQUIREMENTS ARE A MINIMUM OF A 5' FOOT WIDE STRIP OF LANDSCAPE AROUND PERIMETER WITH ONE TREE PER 250 SQUARE FEET.

1 TREE PER 250 SF ALONG PERIMETER.
PERIMETER 4653 SF / 250 SF = 19 TREES AROUND PERIMETER
*MINIMUM REQUIREMENTS MET, 20 TREES PROVIDED.

INTERIOR LANDSCAPE AREA:
1. 10 PERCENT OF TOTAL INTERIOR AREAS SHALL BE DEDICATED TO INTERIOR LANDSCAPE AREA.
31,045 * .10 = 3,106 SF OF LANDSCAPE AREA
*MINIMUM REQUIREMENT MET, 11,710 SF PROVIDED.

2. FOR EVERY 250 SQUARE FEET OF AN INTERIOR LANDSCAPE AREA ONE TREE IS REQUIRED.
3,106 SF / 250 SF = 13 TREES IN INTERIOR AREAS
*MINIMUM REQUIREMENT MET, 20 TREES PROVIDED.

3. LANDSCAPE ISLAND MUST HAVE A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.

4. ALL PARKING ISLANDS TO BE PROVIDED IN PLANS AT 10' WIDTH PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT.

5. PARKING THAT ACCOMMODATES MORE THAN 10 PARKING SPACES THERE SHOULD BE A MINIMUM OF AN 10' WIDE ISLAND EVERY 12 VEHICULAR SPACES.

SITE INFORMATION
MINIMUM REQUIREMENTS FOR VEHICULAR USE LANDSCAPE AREA ARE 18 TREES AROUND PERIMETER AND 13 TREES IN INTERIOR ISLANDS. MINIMUM REQUIREMENTS OF 31 TREES.
THE REQUIREMENTS OF THE VEHICULAR USE LANDSCAPE AREA ARE MET WITH 40 TREES.
SEE ORDINANCE FOR LANDSCAPE REQUIREMENTS. (SEC. 80-336 - LANDSCAPE REQUIREMENTS FOR VEHICLE USE AREAS.)

6. SURVEY INFORMATION PROVIDED BY OTHERS.

NORTH

0

40

80

120 FT

SCALE: 1" = 40'

1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcastudio.com

Landscape Architecture. Design. + Planning

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF b+c STUDIO (b+c Studio, Inc.) AND MAY NOT BE REPRODUCED EITHER IN PART OR WHOLLY IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF b+c STUDIO. b+c STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR LANDSCAPE RELATED CONSTRUCTION FROM THIS PLAN. OWNER / CONTRACTOR MUST VERIFY ALL CONDITIONS AND CONSTRUCTION TECHNIQUES INDICATED HERE PRIOR TO PROCEEDING WITH CONSTRUCTION. SCALES AS NOTED HEREON ARE FOR REFERENCE ONLY. AS NORMAL REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.

NOT ISSUED FOR CONSTRUCTION

DATE	RELEASE	REV.
8/16/22	REVISION 1	

RENAISSANCE PARK

FAIRBURN, GA

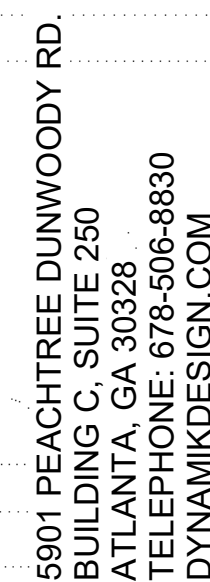
PREPARED FOR: SOUTH CITY PARTNERS
3715 NORTHSIDE PARKWAY SUITE 1-310
ATLANTA, GEORGIA 30327

TREE PROTECTION PLAN

VEHICULAR USE LANDSCAPE

PROJ. NO: 02-SCP-REN
DRAWN: SK
CHECKED: TA
DATE: 08/05/2022

SHEET NUMBER:
VUL1.00

[illegible]

SEAL:

3715 NORTHSIDE PKWY
SUITE 1-310
ATLANTA, GA 30327

REN PARK



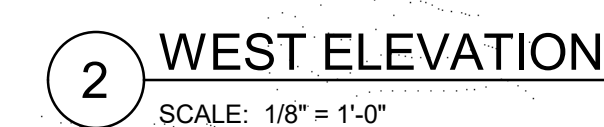
SOUTH CITY
PARTNERS

[illegible]

BUILDING 2000 - ELEVATIONS

A1-24B

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LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
AS-1	ALUMINUM STOREFRONT	DARK BRONZE	TBD
CP-1	FIBER CEMENT PANEL	ROYCROFT PEWTER SW2848 OR EQUAL	JAMES HARDIE OR EQUAL
CP-2	FIBER CEMENT PANEL	SNOWBOUND SW7004 OR EQUAL	JAMES HARDIE OR EQUAL
CP-3	FIBER CEMENT PANEL	BLACK FOX SW7020 OR EQUAL	JAMES HARDIE OR EQUAL
CP-4	FIBER CEMENT PANEL W/ BOARD & BATTEN 1X2 BATTENS 1'-0" O.C.	ROYCROFT PEWTER SW2848 OR EQUAL	JAMES HARDIE OR EQUAL
CP-5	FIBER CEMENT PANEL W/ BOARD & BATTEN 1X4 BATTENS 8" O.C. (BETWEEN WINDOWS)	SNOWBOUND SW7004 OR EQUAL	JAMES HARDIE OR EQUAL
CP-6	FIBER CEMENT PANEL W/ BOARD & BATTEN, VERTICAL 1X2 BATTENS 1'-6" O.C. (ALIGN W/ ROOF SEAMS)	GRAY	JAMES HARDIE OR EQUAL
CL-1	FIBER CEMENT LAP SIDING - 10 3/4" EXPOSURE	ROYCROFT PEWTER SW2848 OR EQUAL	JAMES HARDIE OR EQUAL
CL-2	FIBER CEMENT LAP SIDING - 6" EXPOSURE, VERTICAL	VINTAGEWOOD/ SPRUCE	NICHIHA
CL-3	FIBER CEMENT LAP SIDING - 6" EXPOSURE	SNOWBOUND SW7004 OR EQUAL	JAMES HARDIE OR EQUAL
CL-4	FIBER CEMENT LAP SIDING - 6" EXPOSURE	GRAY	JAMES HARDIE OR EQUAL
CT-1	FIBER CEMENT TRIM	ROYCROFT PEWTER SW2848 OR EQUAL	JAMES HARDIE OR EQUAL
CT-2	FIBER CEMENT TRIM	SNOWBOUND SW7004 OR EQUAL	JAMES HARDIE OR EQUAL
CT-3	FIBER CEMENT TRIM	GRAY	JAMES HARDIE OR EQUAL
DS-1	DOWNSPOUT & SCUPPER	MATCH ADJACENT	TBD
GD-1	GARAGE DOOR - PAINTED	ROYCROFT PEWTER SW2848 OR EQUAL	TBD
LT-1	WALL PACK LIGHT	TBD	TBD
MC-1	METAL CANOPY	DARK BRONZE OR EQUAL	MAPES OR EQ.
MR-1	42" METAL PICKET RAILING	DARK BRONZE OR EQUAL	TBD
MS-1	MANUFACTURED CULTURED STONE	LIGHT BROWN	TBD
R-1	ASPHALT SHINGLE ROOF	CHARCOAL	TIMBERLINE HD OR EQUAL
R-2	STANDING SEAM METAL ROOF	GRAY	PAC-CLAD OR EQUAL
VT-1	TOILET / DRYER EXHAUST VENT	MATCH ADJACENT	TBD
W-1	VINYL WINDOW	DARK BRONZE / WHITE	PLYGEM OR EQ.

BUILDING MASONRY PERCENTAGE = 30%

DYNAMIK

DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 220
ATLANTA, GA 30328
TELEPHONE 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: SCP2020-02

RENAISSANCE PARKWAY
FAIRBURN, GA 30213

CLIENT: SOUTH CITY PARTNERS

3715 NORTHSIDE PKWY
SUITE 1-310
ATLANTA, GA 30327

TITLE:

BUILDING
4000/5000 -
ELEVATIONS

SHEET NUMBER:

A1-44

DRAWING RELEASE
SCHEMATIC DESIGN

DATE
07/01/2021

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July 12, 2022

South City Partners Acquisitions, LLC
3715 Northside Pkwy, Ste. 1-310
Atlanta, GA 30327
Attn: Sean Rosko

Re: City Council Decision - Rezoning 2022045 with Concurrent Variance 2022046 - SCP
Acquisitions [0 Renaissance Pkwy parcel # 09F020100121204, 09F070300270483]

Dear Mr. Rosko,

On Monday, July 12, 2022, the City of Fairburn Council made the following decision on the SCP Acquisitions, rezoning request:

APPROVAL CONDITIONAL to rezone 14.979 acres from C-2 (General Commercial) to PD (Planned Development) for a mix-used development with 288 multi-family units, 4,000 square feet of retail space, and conservation open space with a concurrent variance to reduce the number of parking spaces from 2 spaces per unit to 1.5 spaces per unit with the following conditions:

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

1. Multi-family residential units at a density no greater than 20 units per acre or 288 units, whichever is less.
2. Commercial use at 4,000 square feet (approx. 2,000 square feet per building)
 - a. Permitted uses under C-2 (General Commercial) except liquor stores, car/truck rental or sale/leasing, auto repair/tire/body shop, auto supply store, parking lot/garage, recycling center, gasoline service station, and funeral services are specifically prohibited.

B. To abide by the following:

The property shall be developed in substantial conformity with the Zoning Site Plan [Development Plan] prepared by b+c Studio and attached as Exhibit B. Any determination as to "substantial conformity" and deviation from the site plan shall be approved by the Department of Community Development staff. The site plan is conceptual only and must meet or exceed the requirements of the City's regulations prior to the approval of a Land Disturbance Permit.

C. To the following site development standards:

1. Development standards shall be as follows:

CITY OF FAIRBURN

- a. Building setbacks:
 - i. Front: 5-22 feet
 - ii. Side: 15-23 feet
 - iii. Rear: 15 feet

Multi-family residential Use

1. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
2. Full amenity package including recreation area, courtyards, swimming pool, fitness center, dog wash room, dog park, walking trail, and club room.
3. The number of three (3) bedroom units shall be limited to no more than ten percent (10%) of the total number of units.
4. Exterior materials shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material.
5. All roof-mounted equipment shall be screened from the public right-of-way.
6. The property shall have an entry gate at all vehicular access points and a fence surrounding the residential portion of the property. Wood fencing material shall be prohibited. Stream buffers shall be excluded from this requirement.
7. Garages shall be provided for at least 10 -15 percent of the total number of units.
8. A multi-use wood chip/mulch trail (approx. 1,300 linear feet) shall be included in the development.
9. A minimum of two (2) alternative fuel vehicle charging stations shall be included in the development.
10. The developer shall in good faith establish a rental program for Fairburn public safety (i.e. Fire, Police, EMT) as well as other City of Fairburn personnel.

Commercial Use

1. Refuse areas (trash containers) shall be placed in the least visible location from the public streets and shall be enclosed on three sides with brick, stone, or other cementitious materials used on the façade of the buildings.
2. The front façade of the commercial uses shall be a combination of brick, stone, glass, and/or other cementitious sidings.
3. Burger bars, steel gates, metal awnings, and steel roll-down curtains are prohibited on the exterior and interior of all structures.

General

1. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited. Exterior sign lighting for multi-family residential and commercial uses shall be of similar color, shape, material, and overall style.
2. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalks shall be of a pedestrian scale and shall not exceed 20 feet in height.

CITY OF FAIRBURN



3. All utilities shall be installed underground throughout the development area.
4. Pedestrian walkways (sidewalks) shall be designed and constructed to allow for connectivity between the multi-family, commercial, amenities, and open spaces throughout the development.
5. Parking located outside of the residential gated area shall be shared amongst the multi-family residential and commercial uses.
6. The following building façade materials are prohibited for the entire development:
 - a. Exterior Insulation Finishing Systems (EIFS)/Synthetic Stucco
 - b. Metal panel systems
 - c. Corrugated steel
 - d. Smooth concrete; masonry or plain
 - e. Cinderblock
 - f. Reinforced concrete slabs
 - g. Aluminum or vinyl siding
 - h. Plywood
 - i. Presswood
 - j. Mirrored (or use highly reflective) glass

Should you have any questions or need any additional information, please contact me at (770) 964-2244 ext. 120 or tpeeks@fairburn.com.

Sincerely,

A handwritten signature in black ink that reads "Tarika Peek".

Tarika Peek

Director of Planning and Zoning

CITY OF FAIRBURN