



Planning and Zoning Commission

AGENDA

Tuesday, December 6, 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**
 - November 1, 2022 Meeting Minutes
- **Public Hearing**
- **Old Business**
- **New Business**
 - **Final Plat 2022146FP Andy Anderson, Jr.**

Address: 0 East Campbellton Road (09F100900520316)
Request: To approve the final plat for the Andy Anderson, Jr properties.
 - **Conceptual Plat 2022155CP Oakmont Bohannon**

Address: 0 Bohannon Road (09F080000300548)
Request: To approve the conceptual plat for Oakmont Bohannon.
 - **Final Plat 2022161FP Habitat for Humanity**

Address: 0 Orchard Street (09F170900670056), 0 Orchard Street (09F170900670155), and 0 Orchard Street (09F170900670163)
Request: To approve the final plat for the Habitat for Humanity properties.
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, November 1, 2022
7:00 p.m.

Elizabeth Echols, Chair
Anthony Stewart, Vice-Chair
Tony Smith (*Absent*)
Jason Jones
LaVone Deavers
Michelle James

Interim Senior Planner: Richard Edwards
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 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 James made a motion to **APPROVE** the agenda. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner James made a motion to **APPROVE** the October 4, 2022, minutes. Commissioner Deaver seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:** None
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**
 - **Preliminary Plat 2022019PP 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 preliminary plat for the Evergreen Residential Subdivision.

Richard Edwards introduced the case and presented on behalf of staff.

Dan Greene, applicant, explained the proposed development to the commission.

Commissioner Jones asked if there were any changes from the August 2, 2022, Concept Plat approval.

Ms. Penelope Ludlow asked if the project still had no access from Strickland Street.

Ms. Dianne Horkins expressed concerns about the tree removal and traffic.

Commissioner James confirmed with the applicant that sidewalks will be installed along all frontages of this property.

Commissioner Jones motioned for **APPROVAL** of Preliminary Plat 2022019.
Commissioner James seconded. **THE MOTION CARRIED.**

○ **Conceptual Plat 2022092CP Mini Storage Depot**

Address: 156 Jonesboro Road (09F170300661283)

Request: To approve the conceptual plat for the Mini Storage Depot

Richard Edwards introduced the case and presented on behalf of staff.

Clint Patterson, applicant, explained the proposed development to the commission.

Commissioner Jones asked for clarification on the location of the property and the existing Amerigas Propane property.

Commissioner James asked if the building would be visible from Jonesboro Road,

Commissioner Jones asked if this development would interfere with the existing MARTA bus transfer station and if any turn lanes would be installed.

Commissioner Jones asked staff to verify if this project met all distance requirements from self-storage facilities.

Commissioner Deavers motioned for **APPROVAL** of Conceptual Plat 2022092.
Commissioner Smith seconded. **THE MOTION CARRIED.**

○ **Conceptual Plat 2022036CP South Park Building C**

Address: 7760 Spence Road (09F060000340553)

Request: To approve the conceptual plat for South Park Building C

Richard Edwards introduced the case and presented on behalf of staff.

Matt Brune, applicant, explained the proposed development to the commission.

Ms. Sinclair expressed concerns about all of the new warehouses in the area.

Commissioner James motioned for **APPROVAL** of Conceptual Plat 2022036.

Commissioner Stewart seconded. **THE MOTION CARRIED.**

- **2022127U Use Permit – BCW Enterprises, Inc**
Address: 98 Orchard Street (09F170900670486)
Request: To approve a use permit for a group home/shelter.

Richard Edwards introduced the case and presented on behalf of staff.

Dr. Williams and Stacy Piper, applicants, explained the proposed use to the commission.

Commissioner James asked for clarification on the number of residents.

Commissioner Stewart asked where the residents would be coming from and what the requirements were to stay.

Commissioner James asked what happens after the 12 month period expires.

The applicant stated that the residents would be assigned from case managers. They also stated that background checks, compliance with recovery efforts, drug testing, and stay compliant with case manager meetings would be required before and during their stay. Furthermore, the applicant stated that at the end of their stay, their case manager would be responsible for placing the resident.

Commissioner Stewart asked the applicants of their backgrounds and qualifications.

Commissioner Jones asked how they were proposing to finance this project.

Commissioner James asked about drug usage and crime with the residents.

The applicant stated that any drug usage or criminal activity would disqualify the resident from being at the home.

Chairwoman Echols asked what type of offenders would be allowed at this location.

The applicant stated that there is a wide range of charges but clarified that there would be no sex offenders allowed at the home.

Commissioner Jones expressed that homelessness is a big problem in the US.

Commissioner Stewart asked the applicant if there were curfew requirements for the residents.

Commissioner James asked if the applicant had dialogue with the community.

Commissioner Stewart asked what the age range of applicants would be.

Gail Jackson expressed concern over the location within a single-family neighbor but stated this may be a better use in the mixed-use and commercial districts.

Ben Rivers expressed concerns over the transient nature of the use within a single-family neighborhood.

Penelope Ludlow expressed concerns over the transient nature of the use and the existing crime in the neighborhood.

Diane Hopkins spoke on the resiliency of the Lightning community but she was not in favor of this type of use.

Felicia Newman expressed concerns of the transient nature of the use being in a residential neighborhood.

Ms. Carolyn expressed concerns over the transient nature of the use and the family nature of the Lightning neighborhood.

Honey Williams expressed concerns over the proposed use due to her professional experience working with group homes.

Mr. Rayfield expressed support of the proposed use stating that the community needs to come together to help those that are in a bad situation.

Richard Edwards read into the record an email received from Inga Kennedy. Her email stated that she was in support of the proposed use but wanted the City to consider adding a condition that required a 2-mile distance between group home uses.

Commissioner Deavers motioned for **DENIAL** on Use Permit 2022127. Commissioner James seconded. **THE MOTION CARRIED.**

- **2022125U Use Permit – Logistics Acquisitions, LLC**
Address: 8105 Cleckler Road (07290001560699)
Request: To approve a use permit for a truck terminal.

Richard Edwards introduced the case and presented on behalf of staff.

Gene Buckley, applicant, explained the proposed use to the commission.

Commissioner James asked the applicant to define what the truck terminal use would be.

Commissioner Jones asked for clarification of all improvements the applicant was proposing.

Penelope Ludow asked for clarification on the location of the proposed truck terminal and access to the site.

Commissioner James motioned for **APPROVAL** of Use Permit 2022125. Commissioner Stewart seconded. **THE MOTION CARRIED.**

X. STAFF REPORT:

Interim Senior Planner, Richard Edwards, informed the commission of upcoming items.

XI. COMMISSION COMMENTS:

No commission comments.

XII. ADJOURNMENT: Commissioner James made a motion to **ADJOURN**. Commissioner Stewart seconded. **THE MOTION CARRIED.**

MEETING ADJOURNED: The meeting adjourned at 8:29 p.m.

Approval Signatures	
Date Approved	
Elizabeth Echols, Chairwoman	
Richard Edwards, Recording Secretary	



CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

SUBJECT: FINAL PLAT 2022146FP ANDY ANDERSON, JR. RESIDETIAL SUBDIVISION

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

Submitted: 11/01/22

Public Hearing: N/A

City Council: N/A

DEPARTMENT: Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to review the final plat for the Andy Anderson, Jr. residential subdivision.

HISTORY: This parcel is a vacant lot that consist of 1.36 acres of land zoned R-3.

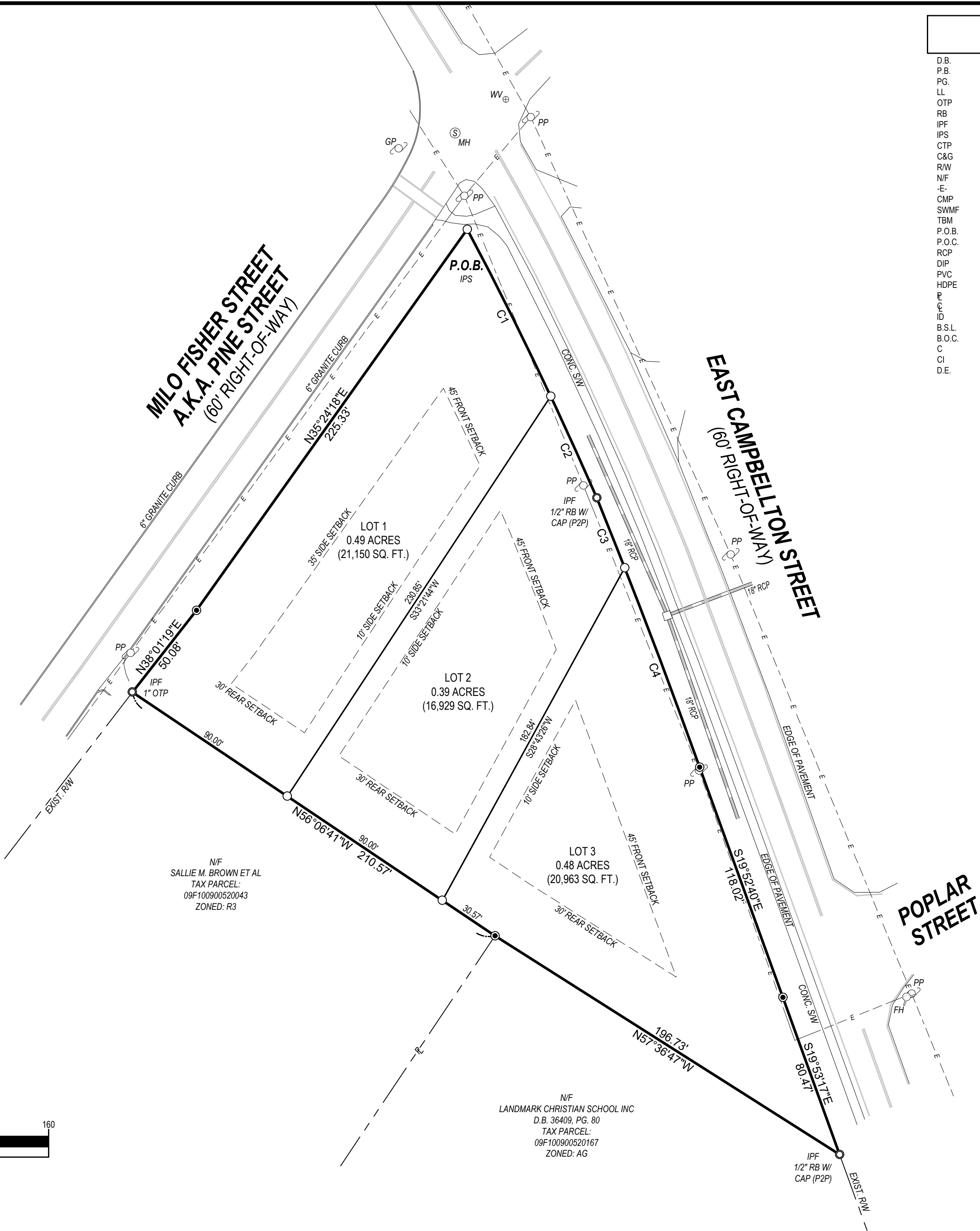
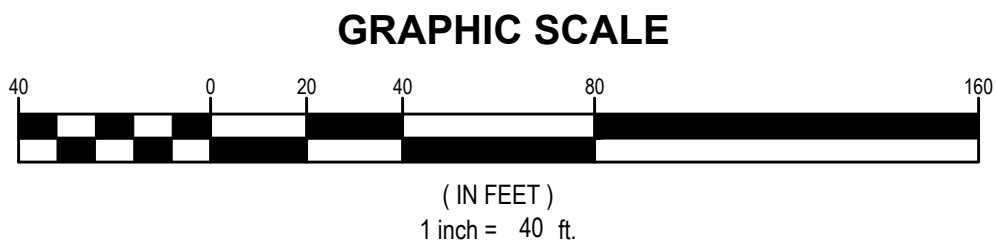
FACTS AND ISSUES: The proposed residential development consists of 3 detached single-family lots. Lot 1 has frontage on East Campbellton Road and Milo Fisher Street and lots 2 and 3 have frontage on East Campbellton Road.

Staff has reviewed the final plat and finds that the plat meets the final 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 Andy Anderson, Jr. Subdivision Final Plat.

Attachment: Andy Anderson, Jr. Final Plat

THIS BOX IS RESERVED FOR THE CLERK OF
SUPERIOR COURT RECORDING INFORMATION.



LEGEND

D.B.	DEED BOOK	E.O.P.	EDGE OF PAVEMENT
P.B.	PLAT BOOK	FH	FIRE HYDRANT
PG.	PAGE	GP	GUY POLE
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	S.S.E.	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	U.E.	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF.	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	FT.	FEET
N/F	NOW OR FORMERLY	○	IRON PIN FOUND
-E-	OVERHEAD POWER LINE	○	IRON PIN SET
CMP	CORRUGATED METAL PIPE	○	CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY	○	POWER POLE (PP)
TBM	TEMPORARY BENCHMARK	○	FIRE HYDRANT (FH)
P.O.B.	POINT OF BEGINNING	○	WATER VALVE (WV)
P.O.C.	POINT OF COMMENCEMENT	○	WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE	○	JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE	○	SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE	○	DROP INLET (DI)
HDPE	HIGH DENSITY POLYETHYLENE PIPE	○	CONCRETE R/W MONUMENT FOUND (CMF)
R	PROPERTY LINE	○	SINGLE WING CATCH BASIN
C	CENTERLINE	○	DOUBLE WING CATCH BASIN
ID	IDENTIFICATION	○	CURB INLET (CI)
B.S.L.	BUILDING SETBACK LINE	○	HEADWALL (HW)
B.O.C.	BACK OF CURB	○	FLARED END SECTION
C	CURVE LABEL	○	LIGHT POST (LP)
CI	CURB INLET	○	YARD INLET (YI)
D.E.	DRAINAGE EASEMENT	○	SEWER CLEAN OUT

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	90.01	1889.38	90.00	N26° 34' 41"W
C2	53.74	1889.38	53.73	N24° 23' 55"W
C3	36.29	3523.05	36.29	N21° 43' 58"W
C4	102.67	3523.05	102.67	N20° 36' 10"W

DATE	7/21/2022
FILE #	
CONTRACT #	A3853.0001
DRAWN BY	JRW
CHECKED BY	RJD
© Moore Bass Consulting	

REVISIONS
1. REV. PER COMMENTS: 10/12/22

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
FINAL PLAT
LAND LOT 52, 9F DISTRICT CITY OF FAIRBURN, FULTON CO., GEORGIA



PROJECT
ANDY ANDERSON, JR. FAIRBURN, GEORGIA CLIENT NAME ANDY ANDERSON, JR. 450 RIVERTOWN ROAD FAIRBURN, GEORGIA 30213



• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

SHEET
2
OF
2



CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

SUBJECT: CONCEPT PLAT 2022155CP OAKMONT BOHANNON INDUSTRIAL

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

Submitted: 11/23/22

Public Hearing: N/A

City Council: N/A

DEPARTMENT: Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to review the conceptual plat for the Oakmont Bohannon Industrial.

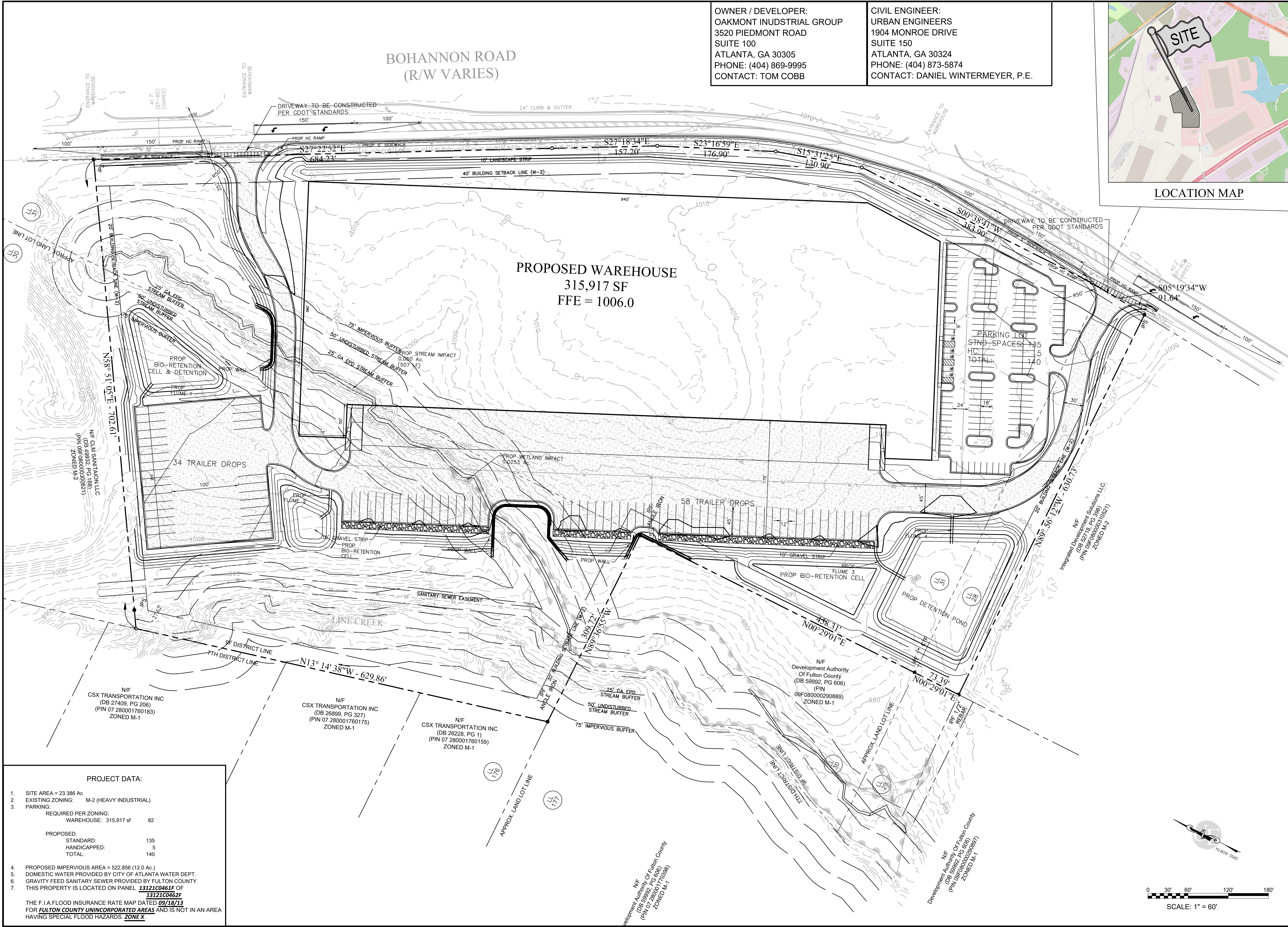
HISTORY: This parcel is a vacant lot that consist of 23.386 acres of land zoned M-2. The applicant obtained a stream buffer variance from the Board of Appeals on October 20, 2022. This approval was to provide relief from Article V. Stream Buffer Protection, Section 65-233 Land Development requirement, to allow an encroachment into the 25' impervious setback, 50' undisturbed buffer, and to fill a portion of an intermittent stream. The applicant also received approvals from the Georgia Environmental Protection Department and the US Army Corp of Engineers.

FACTS AND ISSUES: The proposed development includes construction of a one-story warehouse consisting of 315, 917 square feet of warehouse space. This includes 92 trailer drop spaces, 1345 standard parking spaces, and 5 handicap spaces. The applicant is proposing two access points along Bohannon Road.

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

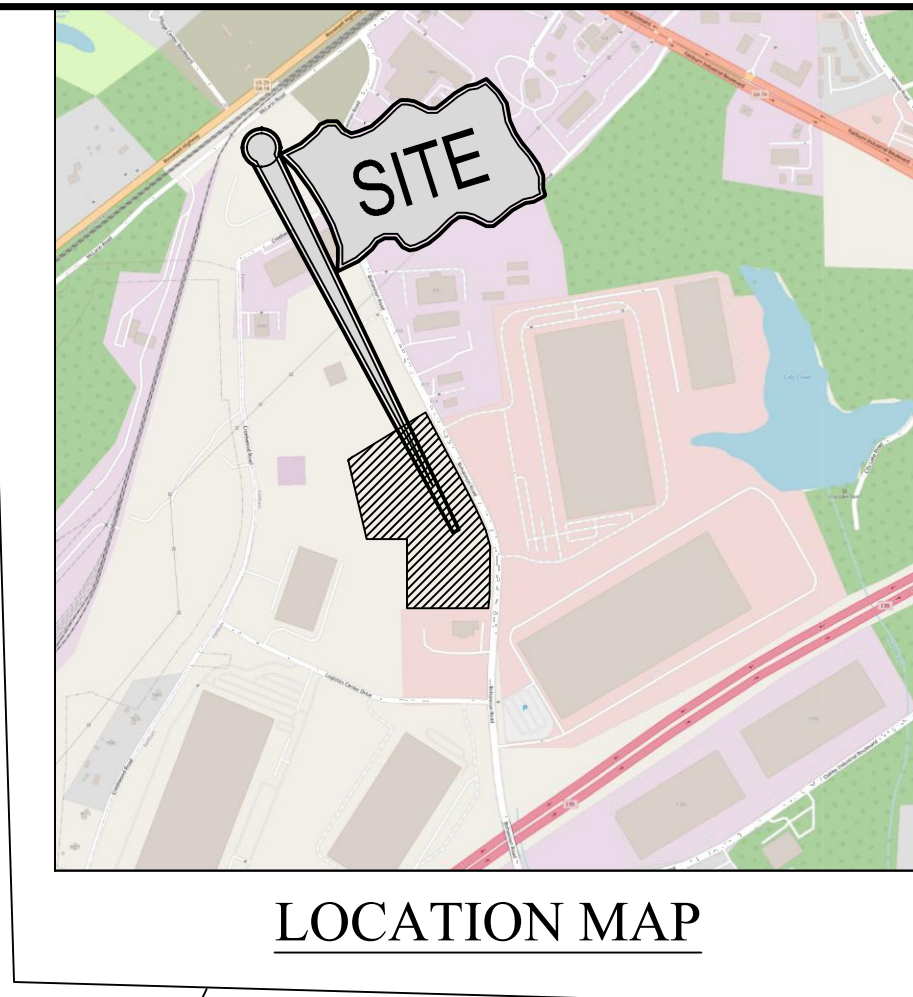
RECOMMENDED ACTION: For the Planning and Zoning Commission to approve the Oakmont Bohannon Industrial Concept Plat.


Attachment: Oakmont Bohannon Industrial Concept Plat
Elevations



OWNER / DEVELOPER:
OAKMONT INUDSTRIAL GROUP
3520 PIEDMONT ROAD
SUITE 100
ATLANTA, GA 30305
PHONE: (404) 869-9995
CONTACT: TOM COBB


CIVIL ENGINEER:
URBAN ENGINEERS
1904 MONROE DRIVE
SUITE 150
ATLANTA, GA 30324
PHONE: (404) 873-5874
CONTACT: DANIEL WINTERMEYER, P.E.





Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874
www.urbanengineers.net

PROFESSIONAL SEAL




11/22/2022

REVISIONS	
DATE	DESCRIPTION
10/28/22	01 REV OWNER / DEV.
11/21/22	02 REV PER CITY COMM.
11/22/22	02 MOD NORTH DECEL

PROJECT NAME

OAKMONT BOHANNON

OAKMONT



GEORGIA811
Utility Protection Center, Inc.
Know what's below. Call before you dig.

24H CONTACT

TOM COBB
404-868-9996
tcobb@oakmontre.com

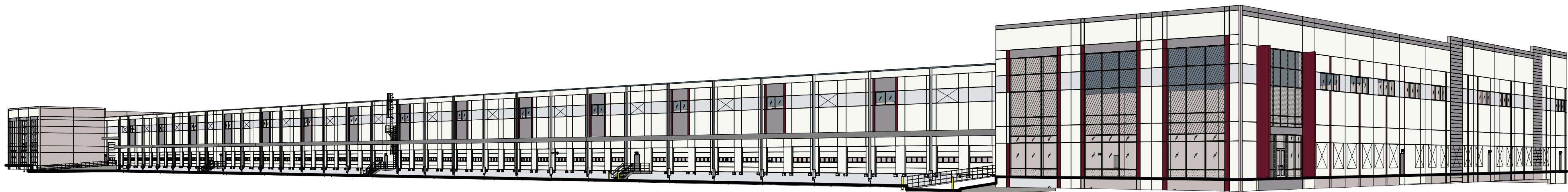
PROJECT INFORMATION	
PROJECT No.	22203-08
LAND LOT(S)	28.30.31
DISTRICT	9F
COUNTY	FULTON
SCALE	1" = 60'
DATE	07-22-22

SHEET NAME	
CONCEPT SITE PLAN	

SHEET NUMBER	
C-1.0	

OAKMONT BOHANNON

BOHANNON ROAD
FAIRBURN, GEORGIA



SHEET INDEX

TOTAL
SHEETS
39

ARCHITECTURAL

A0.1 TITLE SHEET
A1.1 SITE PLAN (FOR REFERENCE ONLY)
A2.0 OVERALL FLOOR PLAN
A4.0 EXTERIOR ELEVATIONS
ARCHITECTURAL SHEET COUNT: 4

STRUCTURAL

S0.1 SHEET INDEX AND NOTES
STRUCTURAL SHEET COUNT: 1

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRIDGES
BUILDING MEASUREMENT
3520 Piedmont Road, NE Suite #200
Atlanta, GA 30305
P 470.426.8777

OAKMONT
INDUSTRIAL GROUP

OAKMONT BOHANNON

BOHANNON ROAD
FAIRBURN, GEORGIA

VICINITY MAP

OWNER

OAKMONT INDUSTRIAL GROUP
PME OAKMONT BOHANNON, LLC
3520 PIEDMONT ROAD NE
SUITE 100
ATLANTA, GA 30305
(404) 869-9990
PRIMARY CONTACT: VINCENT AGIALORO
PH: (404) 408-1090
EMAIL: vagialoro@oakmontre.com
ALTERNATE CONTACT: TOM COBB
PH: (404) 869-9952
EMAIL: TCobb@OAKMONTRE.COM

GENERAL CONTRACTOR

TBD
COMPANY NAME
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

ARCHITECT

WARE MALCOMB

3520 PIEDMONT ROAD, NE SUITE 290
ATLANTA, GA 30305
P 470.426.8777
PRIMARY CONTACT: ANTHONY JASON DOOLEY
PH: 470.426.8777 x 2815
EMAIL: jdooley@waremalcomb.com
ALTERNATE CONTACT: FARAH SANAI
PH: 470.426.8777 x 2809
EMAIL: fsanaia@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER

TBD
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

MECHANICAL ENGINEER

TBD
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

PLUMBING ENGINEER

TBD
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

ELECTRICAL ENGINEER

TBD
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

LANDSCAPE ARCHITECT

TBD
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE XXXXX
(XXX) XXX-XXXX
PRIMARY CONTACT: CONTACT
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

ARCHITECT'S CONSULTANTS

STRUCTURAL ENGINEER

HAINES GIPSON & ASSOCIATES
1550 N. BROWN ROAD
SUITE 145
LAWRENCEVILLE, GA 30043
hainesgipson.com
PRIMARY CONTACT: JEFFREY VANDIVER
PH: (770) 491-7550
EMAIL: jvandiver@hainesgipson.com
ALTERNATE CONTACT:
PH: (XXX) XXX-XXXX
EMAIL: XXX@XXX.XXX

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.
3. STEEL JOISTS, TRUSSES AND GIRDERS CONFORMING TO SJI STANDARDS SPECIFICATIONS.
4. STEEL STAIRS, HANDRAILS AND GUARDS.
5. HIGH PILED STORAGE RACKING.
6. EXTERIOR BUILDING SIGNAGE.
7. ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
8. STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.
9. ROOF HATCH, RAILING AND GATE.
10. ROOF ACCESS LADDER/PLATFORM DESIGN AND SUPPORT.
11. LADDER SAFETY SYSTEM DESIGN AND SUPPORT.

TITLE SHEET

REMARKS

PRICING SET

DATE
05/15/2022
1

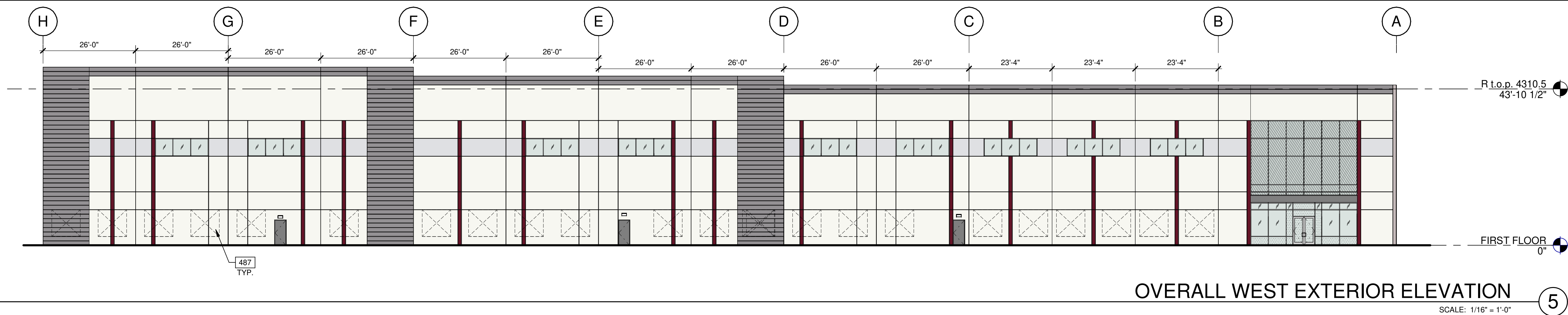
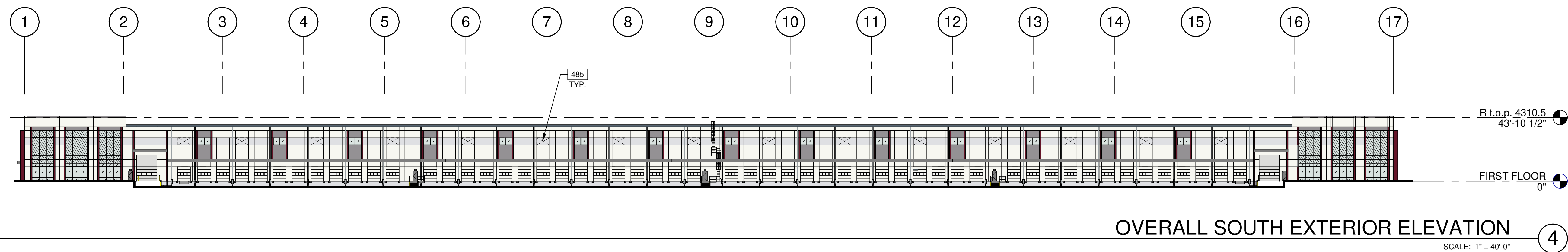
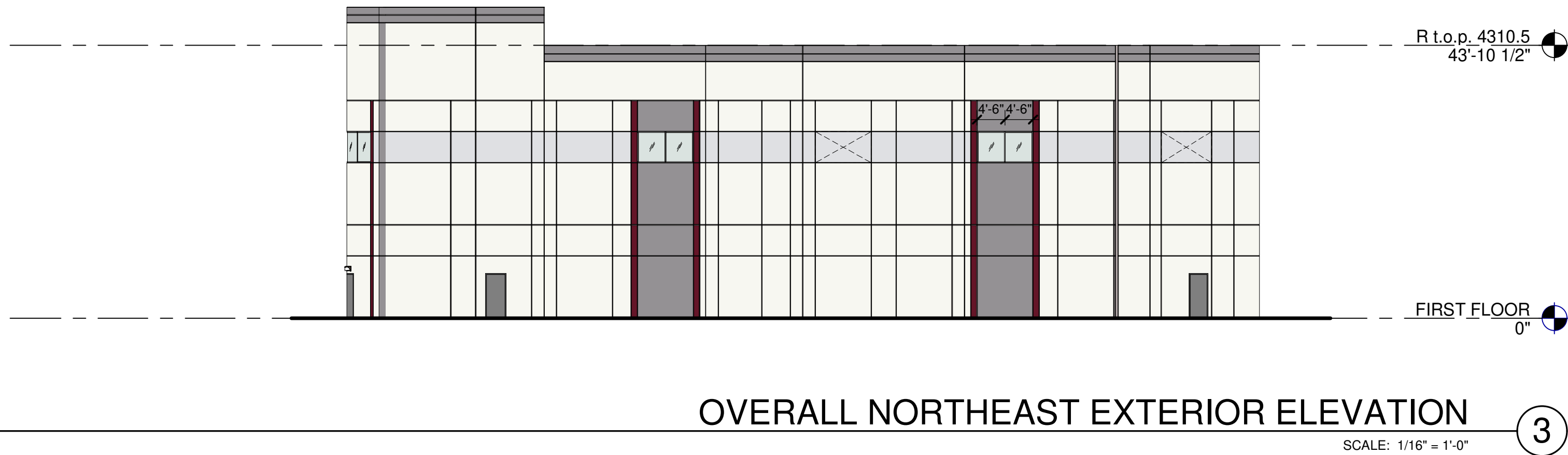
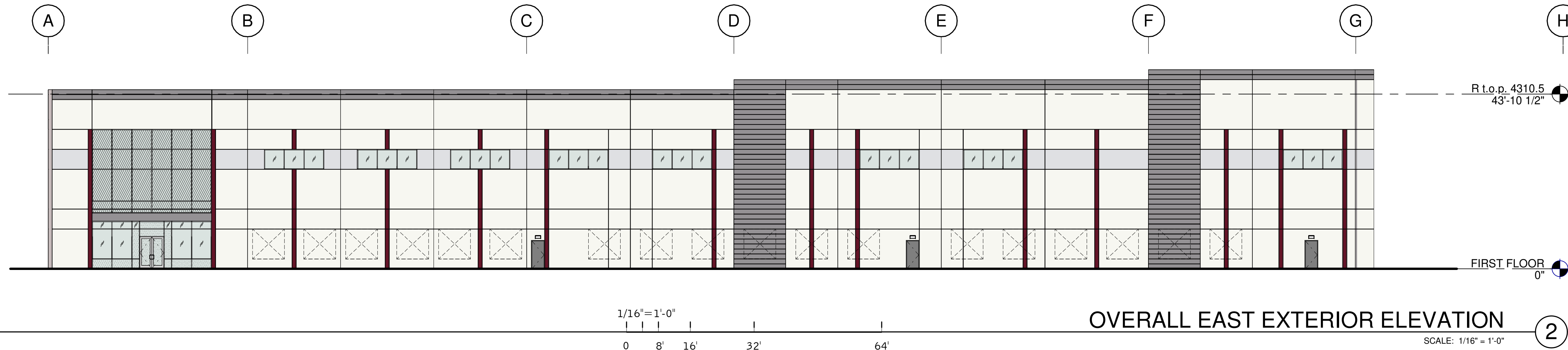
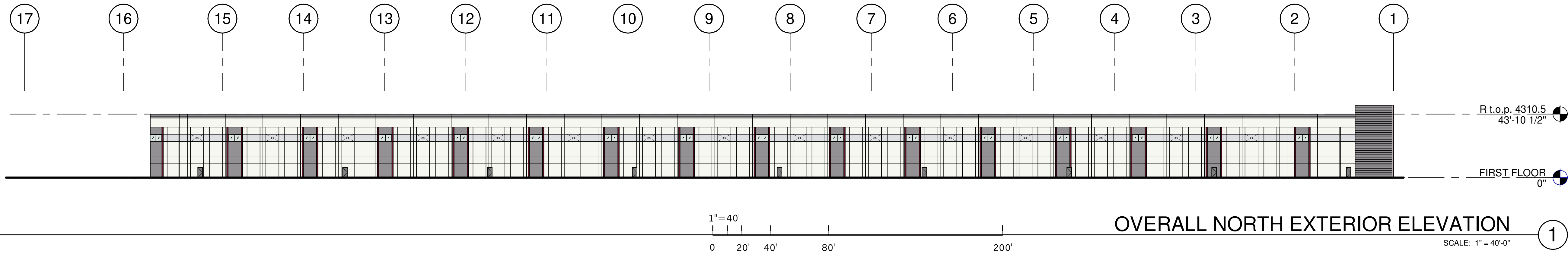
PAPM: Jason Dooley

DRAWN BY: BC/ZT/ES

JOB NO.: ATL22-0075-00

SHEET

A0.1



KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 485 KNOCKOUT FOR FUTURE LOUVER.
487 KNOCKOUT FOR FUTURE DOOR/WINDOWS.

LEGEND

GLASS:

- VISION GLASS
SPANDREL GLASS
TEMPERED GLASS

COLORS:

PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- BASE COLOR: SW 7757 HIGH REFLECTIVE WHITE
SECONDARY COLOR: SW 9686 OPALESCENT
ACCENT COLOR: SW 9153 MOONLIT ORCHID
ACCENT COLOR: PMS 7421 C

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

WARE MALCOMB

CIVIL ENGINEERING
ARCHITECTURE
PLANNING
BRANDING
BUILDING MEASUREMENT
3220 Piedmont Road NE Suite #200
Atlanta, GA 30328
P 470.426.8777

OAKMONT
INDUSTRIAL GROUP

OAKMONT BOHANNON

BOHANNON ROAD
FAIRBURN, GEORGIA

EXTERIOR ELEVATIONS

REMARKS

DATE

P.A.P.M.: Approver

DRAWN BY: Author

JOB NO.: ATL22-0075-00

SHEET

A4.0

11/4/2022 1:08:40 PM



CITY OF FAIRBURN PLANNING AND ZONING COMMISSION AGENDA ITEM

SUBJECT: FINAL PLAT 2022161FP HABITAT FOR HUMANITY RESIDETIAL SUBDIVISION

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

Submitted: 11/30/22

Public Hearing: N/A

City Council: N/A

DEPARTMENT: Planning and Zoning Office

BUDGET IMPACT: N/A

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to review the final plat for the Habitat for Humanity residential subdivision.

HISTORY: This plat consists of three residentially zoned lots that are being combined into two residential lots. Currently, the lots are 0.48 acres, 0.11 acres, and 0.14 acres. The R-4 zoning district requires a minimum lot area of 0.25 acres (10,890 square feet). The applicant is wishing to combine the three lots and have two lots that conform to the existing code.

FACTS AND ISSUES: The proposed residential development consists of 2 detached single-family lots. Lot 1 has frontage on Orchard Street and consists of 0.37 acres (16,103 square feet). Lot 2 has frontage on Orchard Street and Aderhold Street and consists of 0.25 acres (10,974 square feet).

Staff has reviewed the final plat and finds that the plat meets the final 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 Habitat for Humanity Residential Final Plat.

Attachment: Habitat for Humanity Final Plat



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

OWNER/DEVELOPER:
HABITAT FOR HUMANITY IN ATLANTA, INC
824 MEMORIAL DR. SE
ATLANTA, GA 30316

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
COMMUNITY PANEL No. 13121C0454 F
EFFECTIVE DATE: SEPTEMBER 18, 2013.
FULTON COUNTY, GEORGIA

ALL CORNERS ARE MARKED WITH 1/2" REBAR UNLESS OTHERWISE SHOWN.
DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL

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<p>1. WARRANTY DEED IN FAVOR OF</p> <p>HABITAT FOR HUMANITY IN ATLANTA, INC.</p> <p>DEED BOOK 59424 PAGE 317-318</p> <p>FULTON COUNTY, GEORGIA RECORDS</p> <p>(LOTS 3,4, AND 5 ADERHOLD SUBDIVISION)</p>	<p>2. LIMITED WARRANTY DEED IN FAVOR OF</p> <p>AH CAPITAL CAMPAIGN, INC.</p> <p>DEED BOOK 59974 PAGE 13-14</p> <p>FULTON COUNTY, GEORGIA RECORDS</p> <p>(LOTS 1 AND 2 HUDSON SUBDIVISION)</p>
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CURRENT ZONING - R-4
FRONT BUILDING LINE - 25'
SIDE BUILDING LINE - 10'
REAR BUILDING LINE - 20'
MINIMUM LOT WIDTH - 75'
MINIMUM LOT SIZE SHALL BE 10,890 SF

NO WATERS OF THE STATE ARE WITHIN
200' OF THE SITE

AREA THIS TRACT:
0.622 ACRES

This final plat has been prepared in accordance with the approved concept plat, the approved preliminary 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

I hereby certify that this subdivision was constructed in accordance with the construction plans and specifications plans and specifications which were approved by the city engineer, as well as any approved revisions thereto, and that all applicable engineering requirements of the land subdivision regulations and zoning ordinance have been fulfilled, except as noted below:

Signature of Engineer of Record Date

Name (Seq1)

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:

Registered Georgia Land Surveyor

Name (Printed) _____ Date _____
No. _____ (Seal) _____

Maintenance guarantee.

The undersigned, its successors and assigns, hereby warrants and guarantees to the City of Fairburn the full and complete maintenance of a certain improvement known as _____ and more particularly shown in plat book _____, page(s) _____, of the Fulton County Records.

This warranty and guarantee is made in accordance with the City of Fairburn Land Subdivision Regulations and Development Standard Specifications. This guarantee includes not only paving but also all other appurtenant structures and amenities lying within the right-of-way of said road and in the buffer areas, including but not limited to all curbing, drainage pipes, culverts, catchbasins, drainage ditches, and pedestrian walks. Utilities owned and operated by a governmental body or public utility company shall be the responsibility of said governmental body or public utility company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within 30 calendar days after written notice thereof, then said damages may be corrected by the city and all costs and charges billed to and paid by the developer; but this remedy shall not limit the city, and it shall also have any remedies available to it as approved by law.

The terms of this agreement shall be as specified in [section 77-158\(1\)](#). After the termination of the agreement, the city shall be responsible to the citizens of the city for the maintenance of said improvements as provided by law. No roadway and associated right-of-way shall be accepted by the city for maintenance unless it scores 90 or above on the city's asphalt pavement rating form; provided, however, that any damages that occurred prior to the end of the agreement as specified in [section 77-158\(1\)](#) that still are unrepaired at the termination of the stated period shall remain the responsibility of the developer. Written notice of damages must be given prior to the time of the termination of the agreement.

IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this _____ day of _____, _____.

Owner/
Developer

Title

Date _____

(Seal)

Notary Public

(Seal)

State of
Georgia

DRAWN	LCE
CHECKED	LCE
DATE	10/06/22
SCALE	
	ORCHARD.dwg

LCE *ENGINEERS, INC*

Tel. 770-998-5763

COVER SHEET

126 HEATHWOOD CIRCLE
LAVONIA, GA. 30553

[illegible]

SUBDIVISION PLAT FOR:

ORCHARD STREET SUBDIVISION

LAND LOT 67 9F TH DISTRICT CITY OF FAIRBURN FULTON COUNTY, GEORGIA

PRECISION OF SURVEY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,297 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.

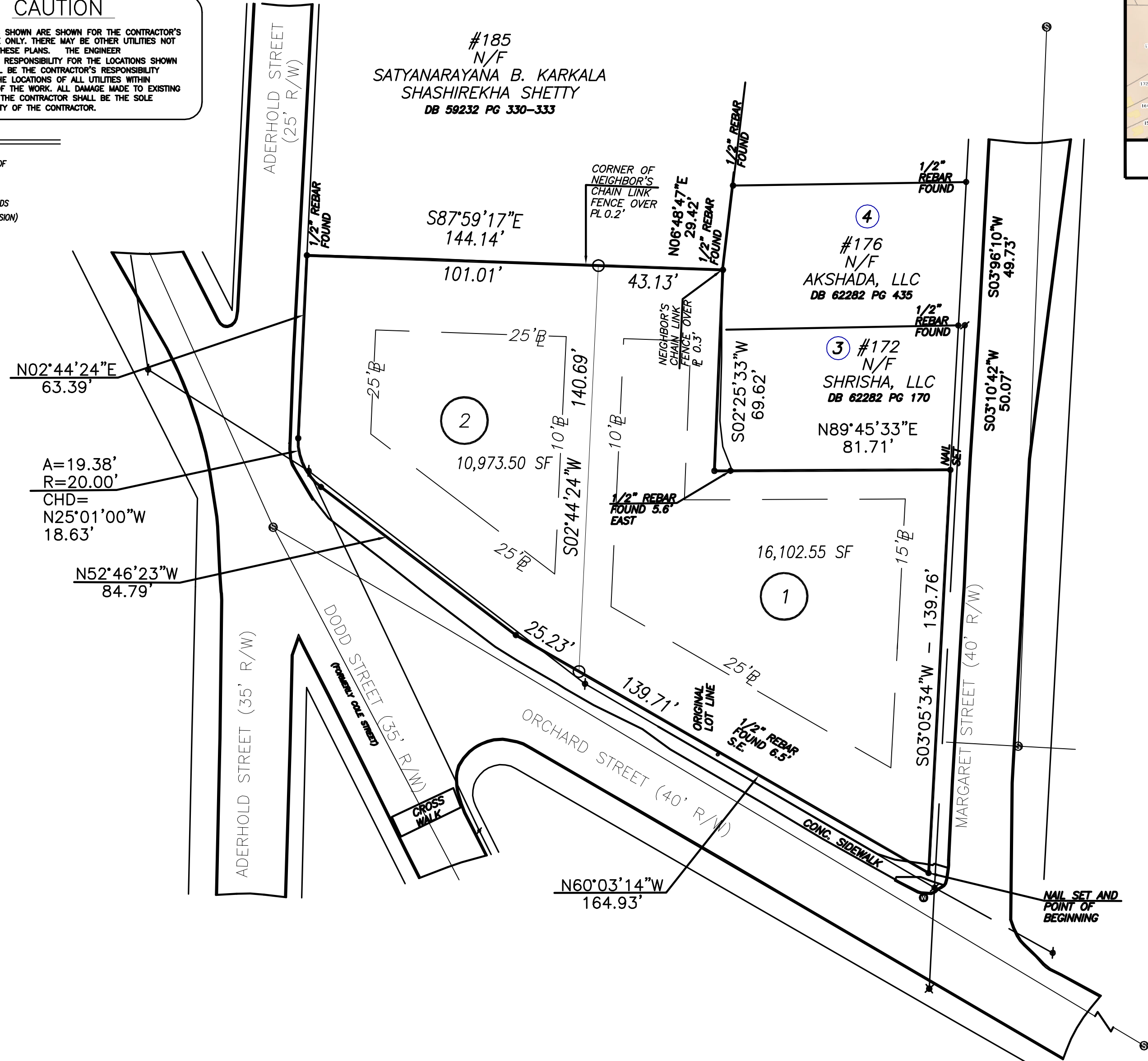
UTILITIES PROTECTION CENTER
CALL FREE
IN METRO ATLANTA
770-623-4344
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

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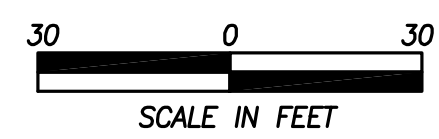
OWNER/DEVELOPER:
HABITAT FOR HUMANITY IN ATLANTA, INC
824 MEMORIAL DR. SE
ATLANTA, GA 30316

- REFERENCE MATERIAL:
- 1. WARRANTY DEED IN FAVOR OF HABITAT FOR HUMANITY IN ATLANTA, INC. DEED BOOK 59424 PAGE 317-318 FULTON COUNTY, GEORGIA RECORDS (LOTS 3,4, AND 5 ADERHOLD SUBDIVISION)
 - 2. LIMITED WARRANTY DEED IN FAVOR OF AH CAPITAL CAMPAIGN, INC. DEED BOOK 59974 PAGE 13-14 FULTON COUNTY, GEORGIA RECORDS (LOTS 1 AND 2 HUDSON SUBDIVISION)

MINIMUM BUILDING SETBACK REQUIREMENTS:
CURRENT ZONING - R-4
FRONT BUILDING LINE - 25'
SIDE BUILDING LINE - 10'
REAR BUILDING LINE - 20'
MINIMUM LOT WIDTH - 75'
MINIMUM LOT SIZE SHALL BE 10,890 SF



LOCATION MAP NTS
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REV.	DATE	DESCRIPTION
#1	11/29/22	revise as per city comments

SUBDIVISION PLAT FOR:
ORCHARD STREET SUBDIVISION
LAND LOT 67 9F TH DISTRICT CITY OF FAIRBURN FULTON COUNTY, GEORGIA

DRAWN LCE
CHECKED LCE
DATE 10/06/22
SCALE 1" = 30'
ORCHARD.dwg

LCE ENGINEERS, INC

Tel. 770-998-5763
FINAL PLAT
126 HEATHWOOD CIRCLE
LAVONIA, GA. 30553