



Planning and Zoning Commission Agenda

**Tuesday, May 02, 2023
7:00 p.m.**

-
- A. Call to Order**
 - B. Determination of a Quorum**
 - C. Pledge of Allegiance**
 - D. Approval of the Meeting Agenda**
 - E. Approval of the Previous Meeting Minutes**
 - 1. Approval of the March 07, 2023, Regular Meeting Minutes
 - F. Public Comments**
 - G. Old Business**
 - H. New Business**
 - 1. **Concept Plan: Package Depot Plaza**
 - Applicant: Ishwar Dayabhai, Architectural Design Workshop, P.C.
 - Address: 7895 Senoia Road, Parcel ID: 09F070000270825
 - Request to review the conceptual site plan
 - I. Commissioner Comments**
 - J. Adjournment**

CITY OF FAIRBURN

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

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

To: Planning and Zoning Commission
From: Chancellor Felton, Planner
Date: May 2, 2023, Planning and Zoning Commission
Agenda Item: PZR2310 - Package Depot Plaza – 7895 Senoia Road, Parcel ID: 09F070000270825
Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information:

Applicant: Ishwar Dayabhai, Architectural Design Workshop, P.C.
Property Owner: Khimani Mohammad

Background:

The site is located at 7895 Senoia Road (Highway 74) on the northwest corner of the intersection of Senoia Road (Highway 74) and Peachtree Landing Circle. The site is currently zoned C-2 (Highway Commercial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 2.33 acres.

Discussion

The applicant is proposing a retrofit of the 8,400-square-foot existing building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, landscaping, buffer easements, utilities, and other required infrastructure. The site has existing ingress/egress along Senoia Road and Peachtree Landing Circle. The applicant is also proposing an underground stormwater detention facility in the southeast corner of the site. The building will consist of alternating light and dark brick masonry, glass storefronts (doors included) with alternating metal and canvas awnings, and single-entry painted metal doors in the rear.

Staff Recommendations

Staff recommends **APPROVAL** of the concept plan with the following conditions:

- Any significant modifications as determined by Staff to the approved concept plan would necessitate a further review by the Planning and Zoning Commission.

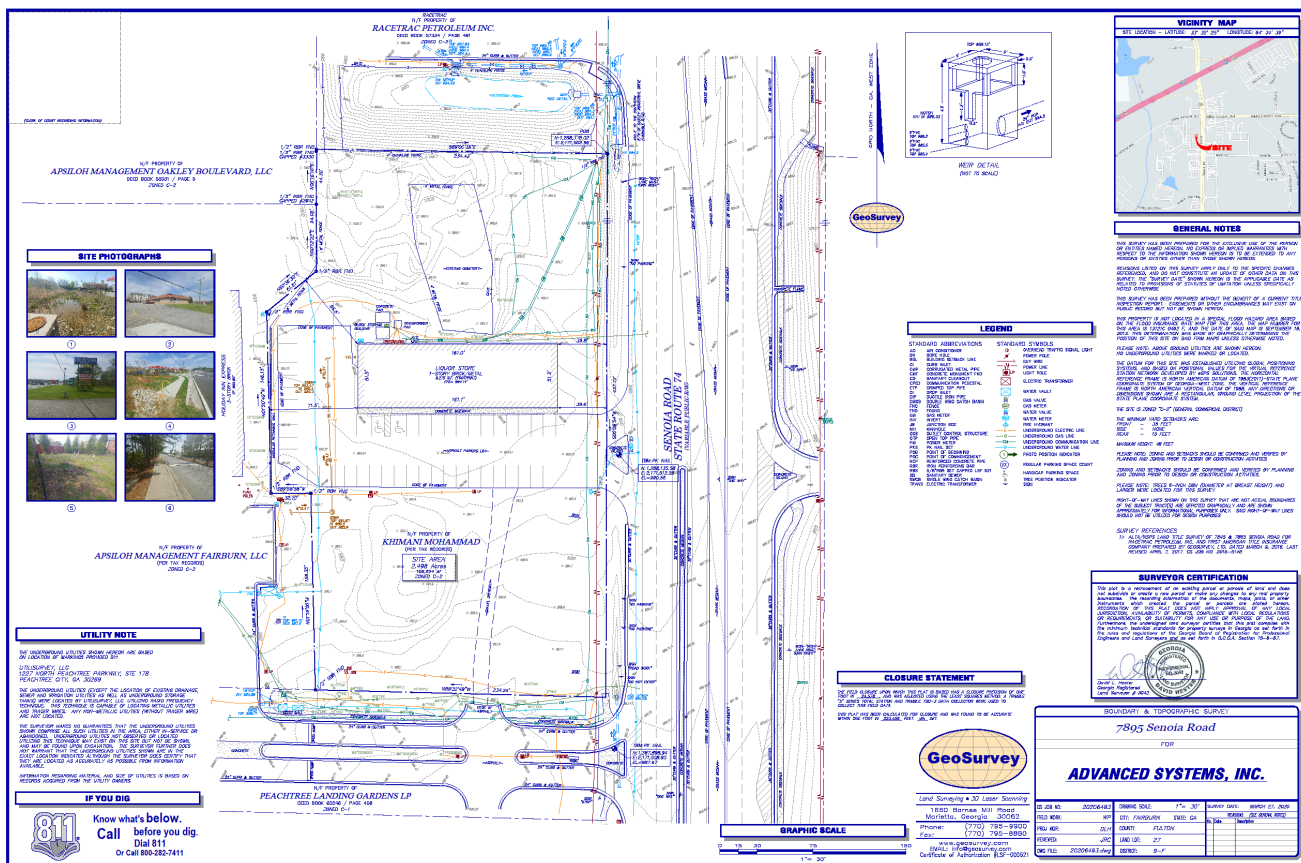
Attachments:

- Site Pictures
- Current Survey
- Proposed Concept Plan and Elevations

SITE PICTURES



CURRENT SURVEY



ARCHITECTURAL DESIGN WORKSHOP P.C.
884 Concord Boulevard / Fayetteville, GA 30214 TEL: 770.280.1464

CLIENT: Mohammad Khimani
PROJECT: Package Depot Retrofit
7000 Southpark Lane, Suite 100, Atlanta, GA 30328

proposed retrofit plan

Project Name: Package Depot Retrofit
Project Number: A101
Date: 10/1/2023
Drawn By: [Signature]
Checked By: [Signature]
Scale: 1/8" = 1'-0"

Conceptual Site Plan Checklist

- ☐ An accurate, up-to-date and certified survey of the property on which the project is to be built.
- ☐ A vicinity map showing the property in relation to the general area of the City in which it is located.
- ☐ The name of the proposed project.
- ☐ Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
- ☐ Graphic scale, north arrow, and date of preparation.
- ☐ Zoning of the property with required setbacks shown.
- ☐ Zoning, use, and ownership of all adjoining property.
- ☐ Total area of the site and the area of the site proposed to be devoted to impervious surfaces.
- ☐ Approximate topography of the site.
- ☐ Significant natural features on and adjacent to the site, including the 100 year flood-plain, if appropriate.
- ☐ Existing man-made features on the site.
- ☐ Proposed site layout including buildings, drives, parking, walkways, landscaped areas, buffer easements, utilities and any other features necessary to properly present the concept.
- ☐ Proposed off-site improvements which may be necessary to properly develop site.
- ☐ Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
- ☐ If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
- ☐ Provide vehicular use area landscaping requirements

CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date: 3/17/2023

Deadline: _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Package Depot
Address/Location of Project: 7895 Senoia Road
Access to Property: _____
Tax Parcel ID #: 09F070000270825 Size of Project: 8000 sf
Zoning: C-2 No. of Lots (if applicable): 1
Zoning & Use of Adjacent Properties: C-2

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

Retrofit of existing building

CONTACT INFORMATION

Company Name: Architectural Design Workshop, P.C.
Contact Person: Ishwar Dayabhai
Mailing Address: 814 Covered Bridge Way, Fayetteville, Ga 30214
Phone: 4043102199 Fax: _____
Email Address: designworkshop@comcast.net

UTILITY SERVICE PROVIDERS

Water: City of Fairburn Sewer: City of Fairburn
Electric: City of Fairburn Gas: _____
Cable: _____ Other: _____

<u>Sketch Plan</u>	<u>Conceptual Site Plan</u>	<u>Construction Plans w/Hydro</u>	<u>Landscape Plan</u>
<input type="checkbox"/> 1st Submittal- No Fee Submit to P & Z for review	<input type="checkbox"/> 1st Submittal \$150 + \$20/acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1st Submittal \$500 + \$20/ acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1st Submittal \$300 + \$20/acre <input type="checkbox"/> Resubmittal*
If necessary, 2 extra copies (If legible, .pdf file is acceptable). Staff routes to: <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Planning & Zoning	7 Copies- Staff Routes to: <input type="checkbox"/> Building/Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	7 Copies- Staff Routes to: <input type="checkbox"/> Building / Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	2 Copies- Staff Routes to: <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Landscape Architect

Resubmittals- Each subsequent resubmittal will incur a fee of \$100.

N/F PROPERTY OF
APSILOH MANAGEMENT OAKLEY BOULEVARD, LLC
 DEED BOOK 55031 / PAGE 5
 ZONED C-2

HOLIDAY INN EXPRESS

N/F PROPERTY OF
APSILOH MANAGEMENT FAIRBURN, LLC
(PER TAX RECORDS)
ZONED C-2

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED
ON LOCATION OF MARKINGS PROVIDED BY:

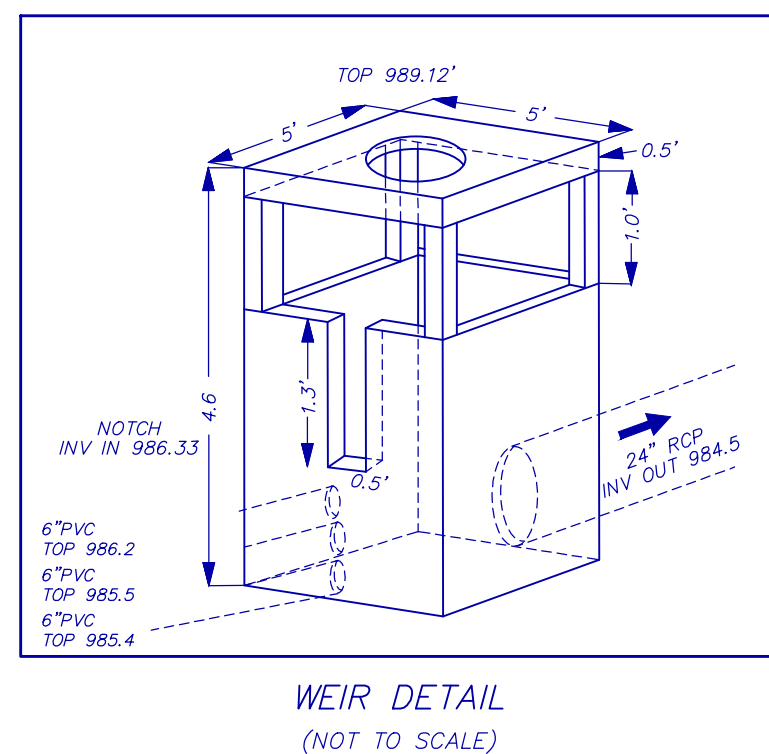
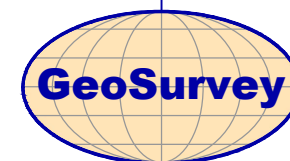
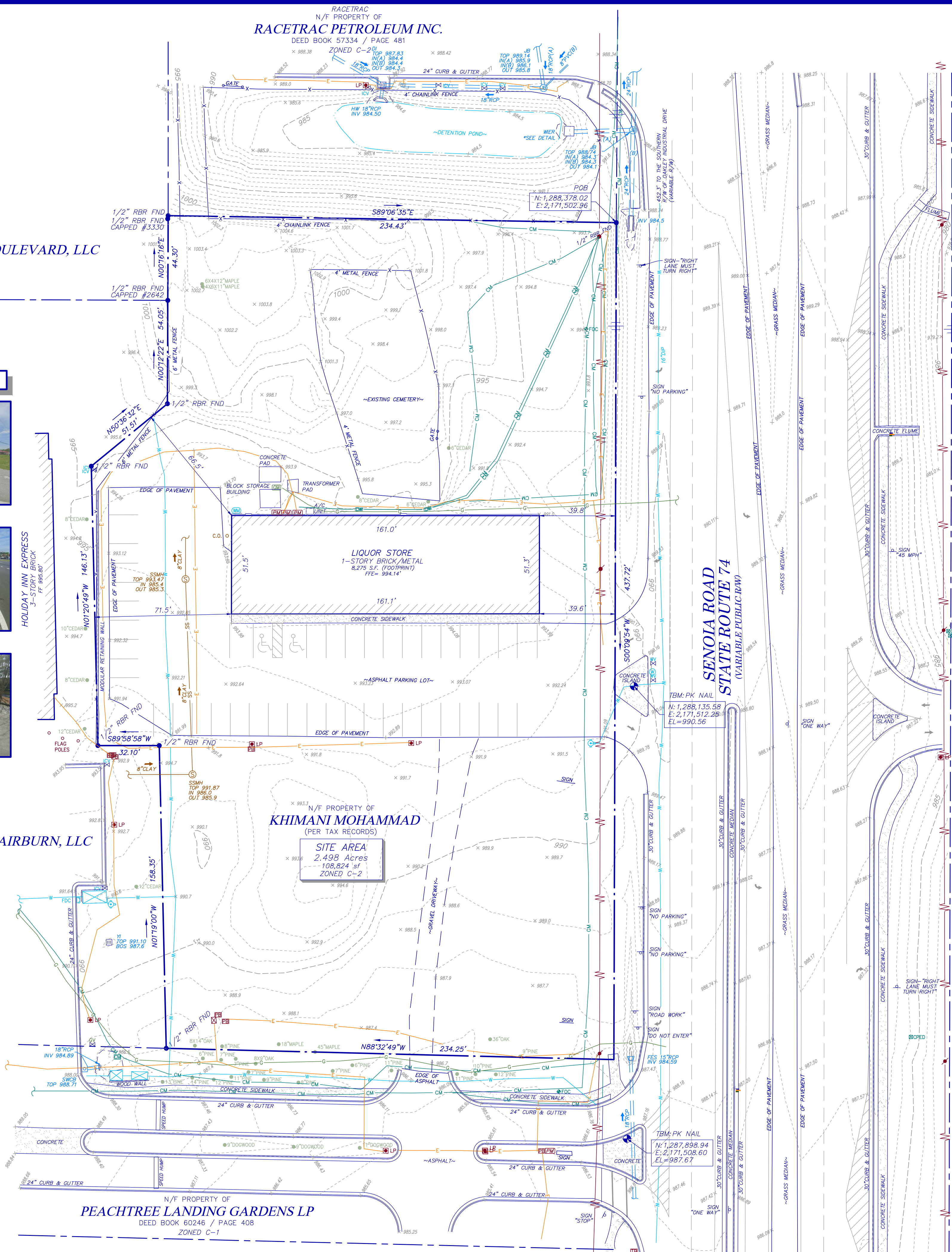
UTILISURVEY, LLC
1227 NORTH PEACHTREE PARKWAY, STE 178
PEACHTREE CITY, GA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITY SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

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



STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BS	BORE HOLE
BSL	BUILDING SETBACK LINE
C	CURB INLET
CMF	COBATED METAL PIPE
CMF	CONCRETE MONUMENT FID
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CURB TOP PIPE
DI	DROP INLET
DIP	DITCHED IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
F	FENCE
FD	FIND FOUND
GM	Gas METER
INV	INVERT
J	JUNCTION BOX
M	MANHOLE
OC	OUTLET CONTROL STRUCTURE
OT	OPEN TOP PIPE
P	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8" RBS SET CAPPED LSF
SS	SANITARY SEWER
DWCB	DOUBLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

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

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,578, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 223,456 FEET, dlh INIT.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

0 15 30 75 150

1" = 30'

SITE LOCATION - LATITUDE: 33° 32' 25" LONGITUDE: 84° 34' 39"



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

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C 0462 F, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON
NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)—STATE PLANE COORDINATE SYSTEM OF GEORGIA—WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "C-2" (GENERAL COMMERCIAL DISTRICT

THE MINIMUM YARD SETBACKS ARE
FRONT - 35 FEET
SIDE - NONE
REAR - 15 FEET

MAXIMUM HEIGHT: 48 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: TREES 6-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR STANDARDS, OR THE ACCURACY OF ANY LOCAL SURVEYING DATA.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



BOUNDARY & TOPOGRAPHIC SURVEY

7895 Senoia Road

FOR

ADVANCED SYSTEMS, INC.

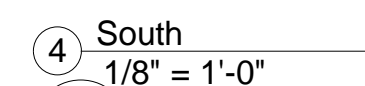
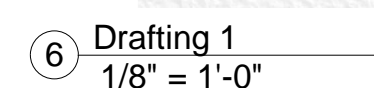
GS JOB NO:	20206493	DRAWING SCALE:	1"= 30'	SURVEY DATE:	MARCH 27, 2020
FIELD WORK:	WP	CITY:	FAIRBURN	STATE:	GA
PROJ. MGR:	DLH	COUNTY:	FULTON	REVISIONS (SEE GENERAL NOTES)	
REVIEWED:	JRC	LAND LOT:	27	No.	Date
DWG FILE:	20206493.dwg	DISTRICT:	9-F		Description



814 Covered BridgeWay, Fayetteville, GA. 30214. TEL 770 306 7464.

Package Depot Retrofit

7895 Senoia road, Fairburn, GA 30213



Project Status	Project Status
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

proposed retrofit plan

Project Status	Project Status
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale $1/8" = 1'-0"$



① Drafting 2
1/2" = 1'-0"



814 Covered BridgeWay, Fayetteville, GA. 30214. TEL 770 306 7464.

Mohammad Khimani

7895 Senoia road, Fairburn, GA 30213

[illegible]

Project Status	Project Status
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Scale $1/2'' = 1'-0''$