

Planning and Zoning Commission

AGENDA

Tuesday, October 1, 2019 ♦ 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 Planning and Zoning Director for review. Responses will be provided at a later date.
- **Approval of the Meeting Agenda**
- **Approval of September 10, 2019 Meeting Minutes**
- **Public Hearings:**
 - **Primary Variance 19V-009:** to consider a request to reduce a sign setback from 15 feet to 2 feet at 60 Valley View Drive.
 - **Primary Variance 19V-010:** to consider a request to locate a sign approximately 8 feet in the right-of-way (ROW) at 53 Washington Street.
- **Old Business: None**
- **New Business:**
 - **Preliminary Plat 19P-011 - Fern Dale:** a request to subdivide a 75 acre tract into 170 single-family residential lots.
 - **Zoning Ordinance Rewrite:** to consider and make a recommendation to the Mayor and City Council regarding the adoption of amendments to Chapter 80-Zoning, Article I. - In General; Article II- Zoning Districts; Article IV - Administrative Permits and Use Permits; Article VI - Appeals; Article VII- Planning and Zoning Commission; Article VIII - Amendments to Zoning Code and Map; Article X - Buffers and Open Space; Article XI - Administration and Enforcement; and Article XIII - Residential Infill and amendments to the Zoning Map.
- **Staff Report**
- **Commission Comments**
- **Adjournment**

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, September 10, 2019
7:00 P.M.

Elise Stoney, Chairman
Mark Wade, Vice-Chairman (Absent)
Elizabeth Echols

Jerry Williams
Shelby Phillips
Tony Smith (Absent)
Anthony Stewart (Absent)

Director of Planning and Zoning:
City Attorney:

Tarika Peek
Valerie Ross

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All Members of Planning and Zoning Commission were present except for Vice-Chairman Mark Wade, Commissioner Tony Smith and Commissioner Anthony Stewart.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:** None
- V. **APPROVAL OF AGENDA:** Commissioner Echols made a motion to APPROVE the September 10, 2019 agenda. Commissioner Williams seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to APPROVE the August 6, 2019 minutes. Commissioner Phillips seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None
- VIII. **OLD BUSINESS:** None
- IX. **NEW BUSINESS:**

Conceptual Plan 19C- 004, Iron Horse Storage:

SUMMARY/STAFF PRESENTATION: A request to review the Conceptual Site plan for a 115,335 square-foot self-storage development at 7935 Senoia Road.

Ms. Peek stated that they had before them the Conceptual Site Plan 19C-004 Iron Horse Storage and the applicant was requesting to construct a self-storage facility at 7935 Senoia Road. She stated that this request was brought before them in May of this year. It was also brought before the City Council for a use permit for the self-storage and it was approved at the June 2019 City Council Meeting along with the concurrent variance to reduce the 100-foot buffer to 50 feet. Staff's recommendation was approval conditional on the Conceptual site plan.

Commissioner Phillips asked a question regarding the condition that was placed on the conceptual site plan related to any major deviations. He asked were they expecting any kind of deviations that could come up. Ms. Peek replied that they do not expect any deviations from the plan and any deviations from the approved plan would require the applicant to come back to the Planning and Zoning Commission for consideration.

Ed Barber, 2156 Cumberland Dr. South East, Smyrna, Georgia, 30080:

Mr. Barber stated that he would like to compliment the staff because he had work with a lot of municipality's and the staff here had been very easy to work with, and he had no issues with the staff and they were great. They (staff) helped him with issues by explaining them and helping him to work through the issues. He also stated that it was a pleasure working with the staff and he would like to compliment the staff on the outstanding job that they did.

Commissioner Phillips asked about the storm water detention system and if he could explain it to him. Mr. Barber replied that the previous owners of the site had developed an offsite detention to accommodate the Car Wash, QuikTrip and the Crackle Barrel. The detention pond located to the west of the property is large enough to accommodate all of the properties. He stated that the staff was able to get the report and the study, which stated that it (detention pond) was more than adequate; actually, it is larger than it needs to be.

Commissioner Phillips also asked about the parking requirements for the site. Mr. Barber replied that the parking requirements are 1 space for every 5,000 square feet of storage space and the hallway, stairwells and the elevators do not count towards the storage square footage. He stated that they were built 80,470 square foot of storage space and when you divide that out, it will be 17.2 plus two spaces more for employees.

Commissioner Phillips asked about the handicap parking and if they had set aside any space on the first floor for anyone that had a disability. Mr. Barber replied "yes" they had handicap access and units that was accessible for anyone who had a disability to be able to get in and out of the facility. Mr. Barber also stated that they would have access to any units and that all the hallways were designed for them to be able to go anywhere in the facility, but they had made an afford to keep some spaces on the first floor.

Commissioner Williams asked about access to enter and exit the facility. Mr. Barber replied that they would have access from 9:00 a.m. to 6:00 p.m. and there would be 24-hour access through the keypad.

MOTION AND VOTE: Commissioner Williams made a motion to **APPROVAL CONDITIONAL 19C-004. Commissioner Phillips seconded. The motion carried.**

Zoning Ordinance Rewrite- Presentation by Mary Darby {Collaborative Firm}

Ms. Darby presented the proposed amendments to the City of Fairburn Zoning Ordinance and spoke on the below bullet points:

- Administration
 - General
 - Definitions
 - Zoning Map
- Enforcement/ District Regulations
 - 30 District Regulations (reduced to 19 districts)
 - Comprehensive Plan Compatibility

- Amendments
 - Administrative and Use Permits
 - Variances
 - Public Hearing Process
- 6 Deleted/Consolidated Zoning Districts
 - (RM-4, RM-8, DP-6, DC-1, DC-2, PS)
- 3 New/Updated Zoning Districts
 - (RM-12, RM-36, DTMU, PO)
- Updated Definitions
- Accessory Dwelling Units (Tiny Homes-Micro Housing) AG, R1-R3, 800 sq. ft.
- Administrative Permits and Uses: Applicability
- Moratorium on Fast Food Restaurants
 - November 12, 2019
- Easy to Read, More Functional and graphically depicted Zoning Ordinance
- Ensured compatibility with zoning Map
- Arts Council District
- Variance based on lot size
- Expansion of DTMU-DT Node
- Truck parking queuing standards
- Minimum lot sizes for industrial districts
 - 1,200 M-1 AND 1,300 M-2

Ms. Darby concluded her presentation and stated that she looked forward to meeting with them on October 1, 2019 for a recommendation to City Council and on October 28, 2019 they would ask the City Council to adopt the rewrite of the Zoning Ordinances for the City for Fairburn.

Commissioner Phillips stated that he thought Ms. Darby did a great job.

STAFF REPORT: Ms. Peeks explained about the LCI Streetscape project. She stated that the project would be coming on Highway 29 and the bid openings is scheduled for September 18, 2019. Ms. Peeks stated that before the year is out, they would begin to see construction on Highway 29 for the LCI Streetscape. Ms. Peeks gave a brief overview of the project description and work to be completed on Highway 29.

- X. COMMISSION MEMBERS COMMENTS:** Commissioner Williams thanked Ms. Peeks, Mayor Hurst, Staff and Commissioners for their well wish and concerns he received while he was recovering, and he stated that he was glad to be back and feel much better. Commissioner Echols welcomed Commissioner Williams back and stated she was happy to see him. Chairman Stoney thanked staff, Ms. Darby and Ms. Ross for their hard work with the rewrite.

- XI. ADJOURNMENT:** Commissioner Echols made a motion to adjourn. Commissioner Williams seconded. **The motion carried.**

Meeting Adjourned at 7:49 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	
Keisha Francis, Recording Secretary	

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

Date: October 1, 2019
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning and Zoning
Agenda Item: **19V-009 - Pinnacle Custom Signs** - A request to reduce the sign setback from 15 feet to 2 feet.

AGENT/APPLICANT/PETITIONER INFORMATION

Applicant: Pinnacle Custom Signs
Property Owner: Fulton County Library System

PROPERTY INFORMATION

Address	60 Valley View Drive
Parcel Number, Land Lot(s) and District:	09F090500510504, Land Lot 51, District 9F
Size:	+/- 0.9212 acres
Current Zoning:	O&I (Office Industrial District)
Overlay District:	None
Comprehensive Plan/Future Land Use:	Town Center Mixed Use

INTENT

The applicant is requesting a primary variance as follows:

- 1.) To reduce the sign setback from 15 feet to 2 feet.

The applicant states in the letter of intent that the sign location [2 feet from the right-of-way] would place the sign closer to the street which will make the sign more visible. Installing the sign 15 feet from the right-of-way will set the sign very close to the parking lot and adjacent to the steps leading to the parking lot. Also, a large tree is on the subject site which presents a visibility issue and it hinders the ability to locate the sign in an area on the property that will allow adequate visibility.

STANDARDS FOR CONSIDERATION

Section 80-251 of the City's Zoning Ordinance includes one or more criteria which 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

Fulton County Library System has recently renovated the Fairburn Library to make it a first class facility; upgrades include both interior and exterior renovations and a new monument sign to announce the new library. The applicant, Pinnacle Custom Signs, is requesting a variance from Section 80-431(b)(1)(f) of Fairburn's Sign Ordinance, which regulates freestanding and

monument signs. This section states that, "Such signs shall not be located within 15 feet of a street right-of-way or within 40 feet of any other sign, structure, or building except temporary signs." The applicant has requested to place a monument sign 2 feet from the right-of-way line on Valley View Drive, which reduces the sign setback by 13 feet.

Staff has reviewed the standards for consideration for this variance:

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."*

Not applicable.

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."*

On the north east side of the subject property there is a slope in the grade adjacent to the steps leading to the parking lot. Placing the sign 15 feet from the right-of-way would place the sign in the sloped area of the site which would not be a feasible location to install the sign. The slope would impede pouring of an appropriate footing for the sign. Based on these considerations, staff is of the opinion that this condition has been satisfied.

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".*

The applicant is requesting to install a monument sign 2 feet from the right-of-way line on Valley View Drive, which reduces the required sign setback by 13 feet. There is a large tree located on the north east side of the subject property. Installing the sign 15 feet from the right-of-way line would cause the sign to be slightly obstructed by the large tree and not clearly visible from the road. Also, installing the sign 15 feet from the right-of-way places the sign close to the parking lot and adjacent to the steps leading to the parking lot. Placing the sign 2 feet from the right-of-way line would allow better visibility and alleviate any hardship resulting from foliage or structures that would block the sign's visibility. Given the location of the large tree on the subject property, staff is of the opinion that there are conditions from existing foliage or structure(s) that brings about a hardship whereby the letter size, square footage and height requirements cannot be read from adjoining public road. Based on these considerations, staff is of the opinion that this condition has been satisfied.

RECOMMENDATION

Staff has reviewed the request for relief as it pertains to the variance conditions in Sections 80-251 and 80-437(a) of the City of Fairburn Zoning Ordinance. Based upon this review, staff recommends **APPROVAL** of the variance request to reduce the sign setback from 15 feet to 2 feet.

ATTACHMENTS

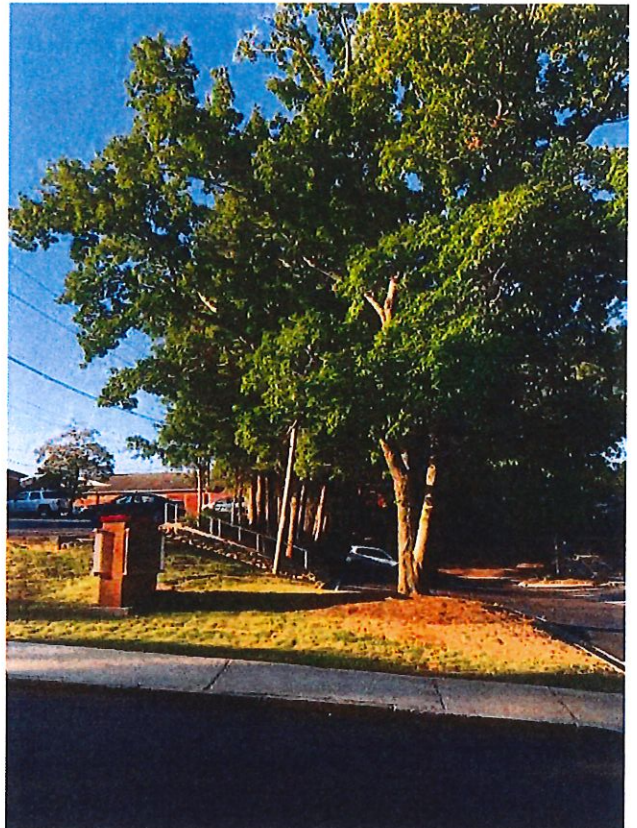
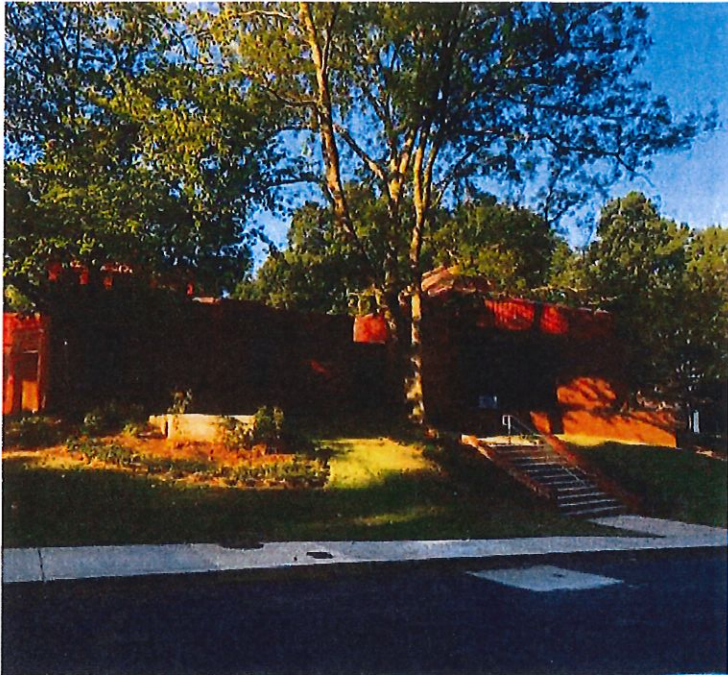
Site Plan

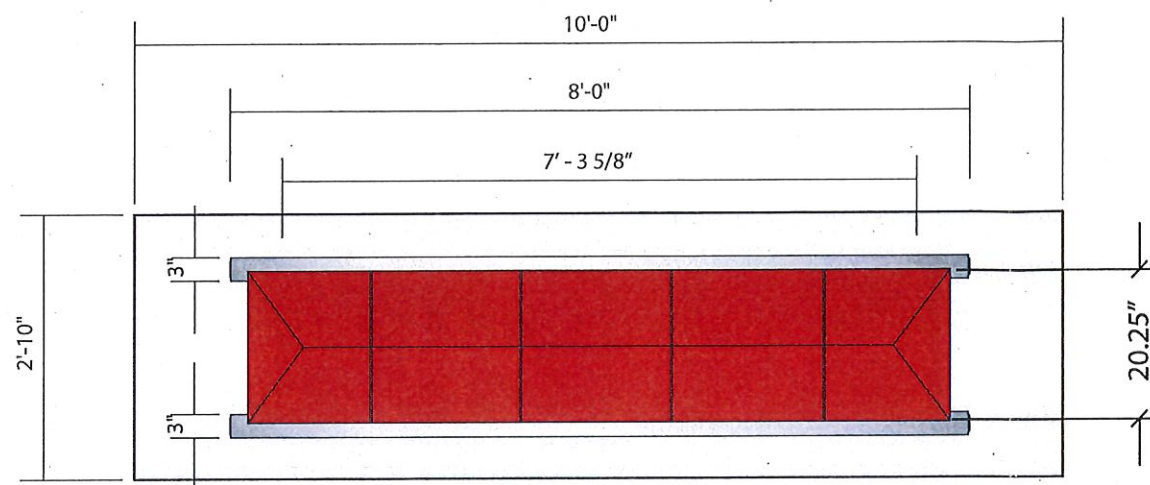
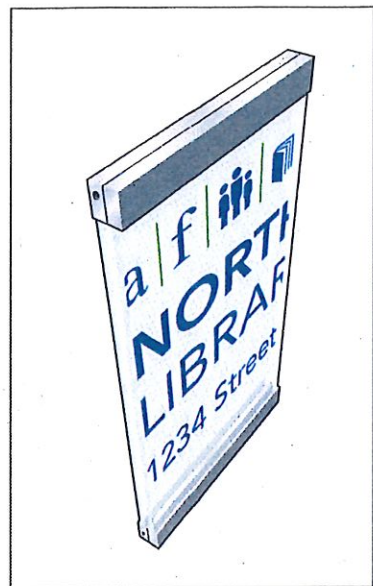
Sign Rendering

Site Photos

19V-009 – Pinnacle Custom Signs

Planning and Zoning Commission Meeting – October 1, 2019





2 Sign Type X1.2 - Detail
SG.X.01 (NTS)

1 Sign Type X1.2 - Plan View
SG.X.01 (1/2" = 1'-0")

NOTE: General contractor to coordinate embeds with sign fabricator to provide mounting method for installation.

M01 1/2" thk.glass panel; first surface clear; left and right return, and second surface sandblasted.

P07 Graffiti coat, first surface.

Second surface graphics via etched and filled with opaque paint.

M02 Etched glass panel

Narrow beam, high intensity white LED edge lighting (top and bottom)
Traxon Nano neutral white, 36 watt with photo cell sensor or similar.

Assembly weight (each side):
(*)280lbs

Required power:
Standard line voltage from 110 V - 277 V single phase.

Brick Red Standing seam metal roof material
Color to match the roof of building.
See AE drawings, roof color may change.

M01 1/2" thk.glass panel; first surface clear; left and right return, and second surface sandblasted. (by others)
(See detail at right.)

Second surface graphics etched and filled with opaque paint.

P02

Narrow beam, high intensity white LED edge lighting (top and bottom)

P01

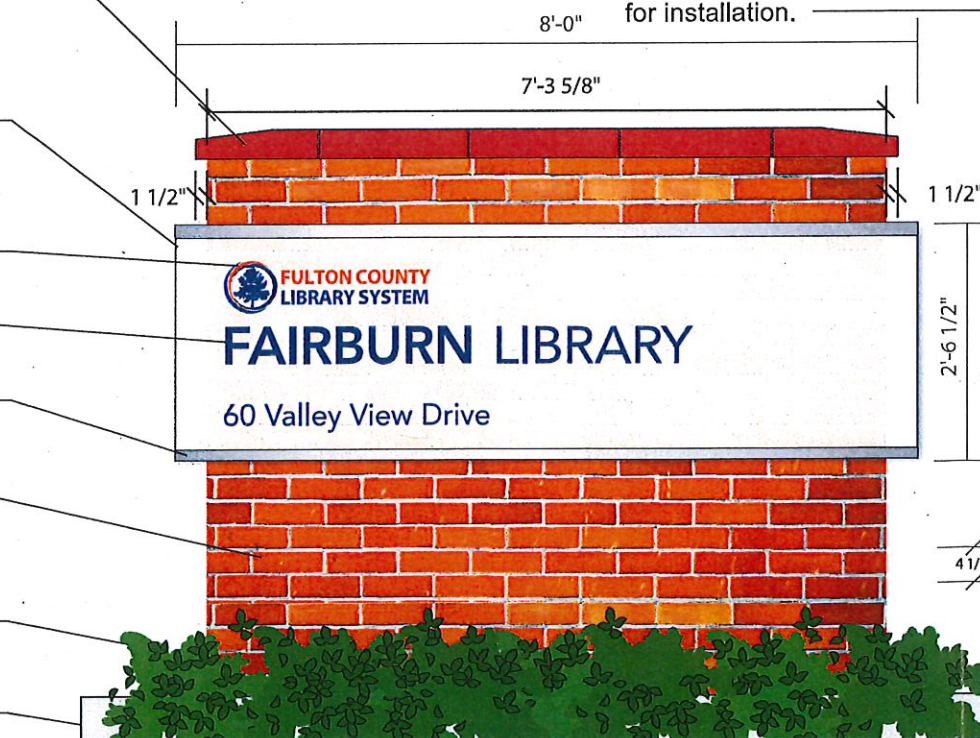
Base material: brick to match building
See AE drawing

Treat masonry with graffiti proof coating.

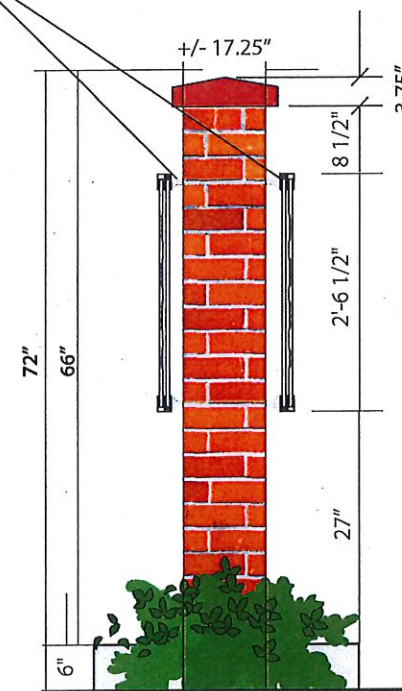
Landscaping
(by others)

Poured concrete base and foundation

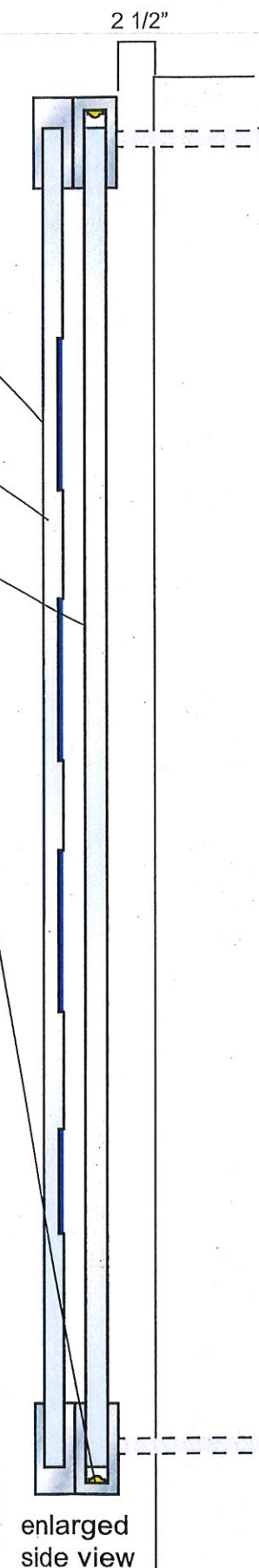
NOTE: General contractor to coordinate embeds with sign fabricator to provide mounting method for installation.



3 Sign Type X1.2 - Main ID - Freestanding (horizontal)
SG.X.01



4 Sign Type X1.2 - Side View
SG.X.01



Customer:
FCLS

Project:
FCLS Monument
Fairburn
Hobgood-Palmer

Salesperson:
Don

Designer:
Josh

Date: 9/11/2018

Details:

All details noted at left.

Drawing is on scale
(1/2" = 1')

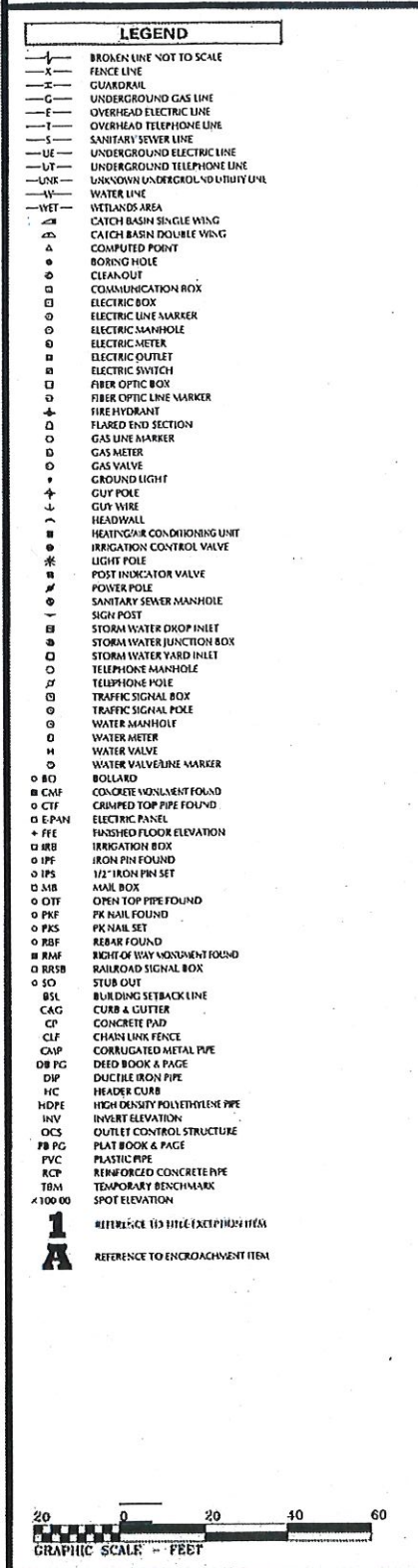
Address:

60 Valley View Drive
Fairburn, GA 30213

File Name:

Fairburn
Hobgood-Palmer
Library_F





SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR IMPLEMENTATION OF THIS PROJECT.

3) THE UNDERSIGNED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

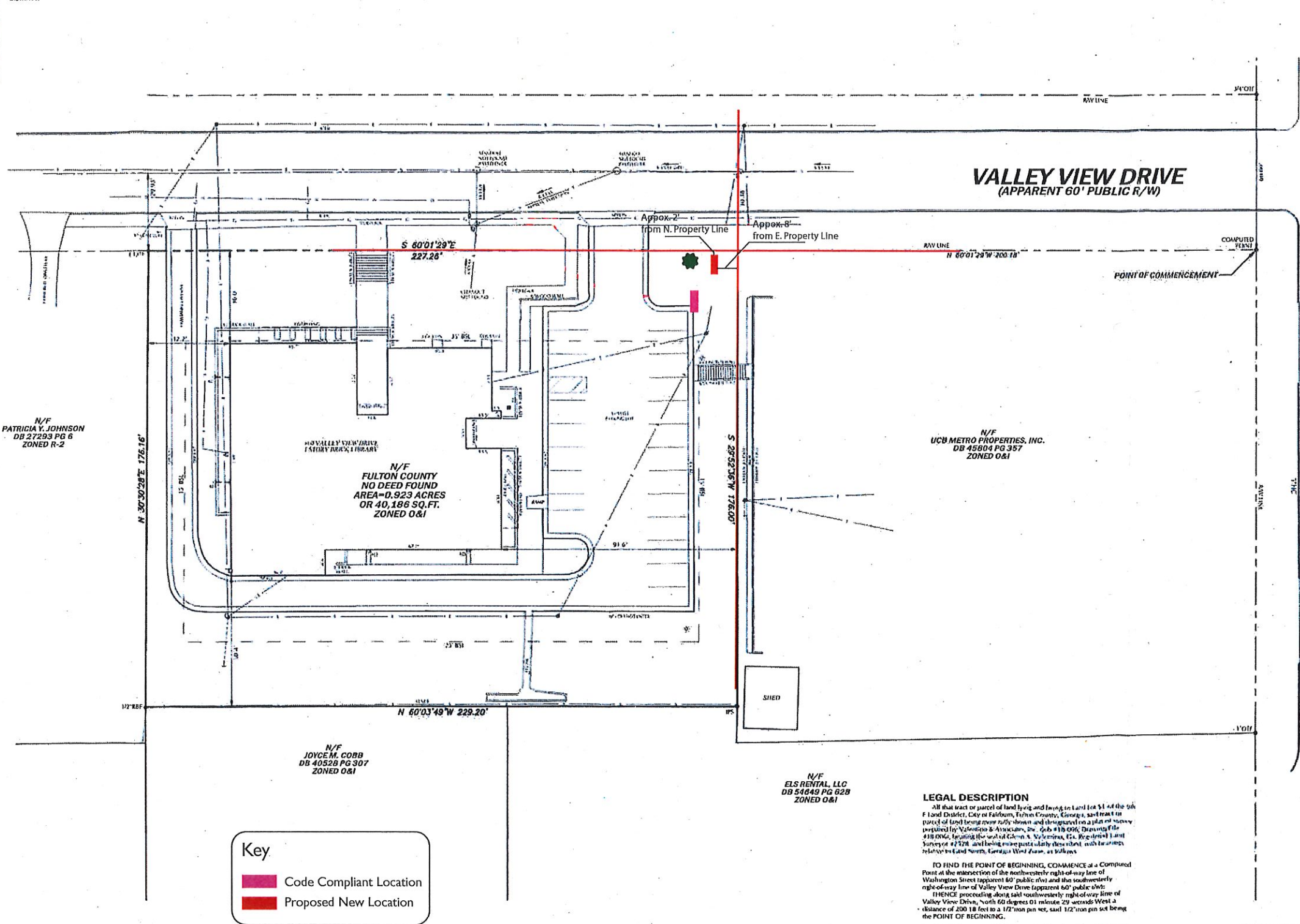
4) PURSUANT TO RULE 1804-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND EVIDENCE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLAT REFERENCES

1. "THE PLAIN - HONGKONG AND SHANGHAI FREEPORT DEVELOPMENT PROJECT",
PREPARED BY TOMBERLIN ASSOCIATES, ARCHITECTS INC., DATED 4/14/1969.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



LEGAL DESCRIPTION

All that tract or parcel of land lying and being to Land #1851 of the 9th F.Land District, City of Fairfax, Shenandoah County, Georgia, said tract or portion of land being more fully shown and described as part of conveyance instrument Vol.60-173 of Deeds, Book 60, Page 418, O.G.#100-000000-418-000000, recorded at the Office of the Clerk of Superior Court, Shennandoah County, Georgia, on February 1st 1978, and being more particularly stated related with its bearings reference to Land North, Georgia, West Lane, as follows:

TO FIND THE POINT OF BEGINNING,

At the intersection of the northwesterly right-of-way line of Valley View Drive South, beginning from the southwesterly right-of-way line of Valley View Drive (apparent 60' public way) of 1900 proceeding along said southeasterly right-of-way line of Valley View Drive, about 56 degrees 01' minute, 29 seconds West a distance of 200 feet to a 1/2" iron pin; said 1/2" iron pin set being the POINT OF BEGINNING.

THENCE departing said southeasterly right-of-way line of Valley View Drive, South 23 degrees 52' minutes 16 seconds West a distance of 176.06 feet to a 1/2" iron pin;

THENCE continuing 23 degrees 52' minutes 16 seconds East a distance of 229.20 feet to a 1/2" rebar found;

THENCE NORTH 10 degrees 10 minutes 28 seconds East a distance of 176.16 feet to a 1" open ring pipe found on said southeasterly right-of-way line of Valley View Drive;

HENCE proceeding along said southeasterly right-of-way line of Valley View Drive, South 04 degrees 01' minute 29 seconds East a distance of 176.16 feet to a 1/2" iron pin; said 1/2" iron pin set being the POINT OF BEGINNING.

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE OFFICIAL CODE OF GEORGIA, AS AMENDED, AND THE STANDARDS FOR SURVEYING AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. § 15-4-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 235W TOTAL STATION WITH AN ANGULAR ERROR OF 6 SECONDS AND A DISTANCE ERROR OF 1/100,000 FEET. THE SURVEY WAS CALCULATED AND CHECKED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,000 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 277,099 FEET.

WASHINGTON STREET
(APPROXIMATE 60' PUBLIC R/W)

[illegible]

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

Date: October 1, 2019
To: Planning and Zoning Commission
From: Tarika Peek, Director of Planning and Zoning
Agenda Item: **19V-010 – Rivertown Group, LLC** - A request to allow a sign approximately 8 feet in the right-of-way.

AGENT/APPLICANT/PETITIONER INFORMATION

Applicant: Rivertown Group, LLC
Property Owner: Rivertown Group, LLC

PROPERTY INFORMATION

Address	53 Washington Street
Parcel Number, Land Lot(s) and District:	09F100300520254, Land Lot 51 & 52, District 9F
Size:	+/- 0.698 acres
Current Zoning:	O&I (Office Industrial District)
Overlay District:	None
Comprehensive Plan/Future Land Use:	Town Center Mixed Use

INTENT

The applicant is requesting a primary variance as follows:

- 1.) To allow a sign approximately 8 feet in the right-of-way.

The applicant is seeking to install a monument sign approximately 8 feet in the right-of-way on Washington Street. Placing the sign 15 feet from the right-of-way line will place the sign on the front porch of the existing structure.

STANDARDS FOR CONSIDERATION

Section 80-251 of the City's Zoning Ordinance includes one or more criteria which 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

The structure located at 53 Washington Street was recently renovated to accommodate office space. The renovations included interior and exterior upgrades and the applicant would like to install a monument sign. The applicant is requesting a variance from Section 80-431(b)(1)(f) of Fairburn's Sign Ordinance, which freestanding and monument signs. This section states that, "Such signs shall not be located within 15 feet of a street right-of-way or within 40 feet of any sign, structure or building

except temporary signs.” The applicant has requested to place a monument sign approximately 8’ feet in the right-of-way on Washington Street.

Staff has reviewed the standards for consideration for this variance:

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.”*

Not applicable.

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.”*

Not applicable.

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”.*

The applicant is requesting to install a monument sign approximately 8 feet in the right-of-way on Washington Street. There is a 60 feet right-of-way on Washington Street and due to the width of the right-of-way, the subject’s right-of-way line (property line) is located further back from the road. Installing the sign 15 feet from the right-of-line (property line) would place the sign on the front porch of the existing structure. Also, given the width and location of the right-of-way (property line), staff is of the opinion that installing the sign 15 feet from the right-of-way is not feasible and would hinder the visibility of the sign from the public road. Staff is of the opinion that this condition has been satisfied.

RECOMMENDATION

Staff has reviewed the request for relief as it pertains to the variance conditions in Sections 80-251 and 80-437(a) of the City of Fairburn Zoning Ordinance. Based upon this review, staff recommends **APPROVAL** of the variance request to place a sign 8 feet in the right-of-way.

ATTACHMENTS

Site Plan
Sign Rendering
Site Photos

19V-010 – Rivertown Group, LLC
Planning and Zoning Commission Meeting – October 1, 2019





PMS 422C



PANTONE
425C

Robin Anderson Real Estate Logo - Version
PMS 425 (Dark) Cool Gray
PMS 422 (Light) Cool Gray or Prints Metallic
Font: Rockwell Regular

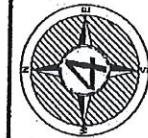
Polymetal (white)
4 x 4 x 8' PVC Po

6' tall
4' wide

19P-007

Final Plat of
53 Washington Street
Land Lot 51 & 52 of the 9F District
City of Fairburn,
Fulton County, Georgia
January 22, 2019

**FOUR CORNERS
SURVEYING**
P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR.CORNERS@BELL.SOUTH.NET



Page:	144
Plot/Deed No.:	14328

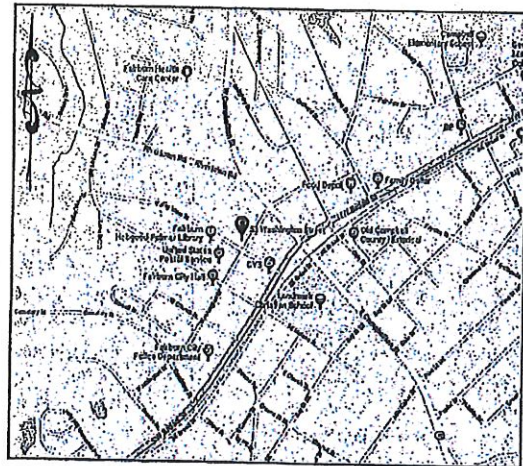
53 Washington Street
Land Lot 51 & 52 of the 9F District
City of Fairburn, Fulton County, Georgia

The Rivertown
Group LLC

Job #:
18-250FP
Drawn By: JCB
Reviewed By: RTG
Date: 01/22/19
F.W.P.D.: 01/05/19
Scale: 1" = 50'
Sheet: 1 of 1

- Legend**
- OTP=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - R/W=Right of Way
 - IPF=Iron Pin Found
 - P.O.B.=Point of Beginning
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - G=Gas Valve
 - W=Water Meter
 - U=Utility Pole
 - D=Drop Inlet
 - F=Fire Hydrant
 - L=Light Pole
 - X=Fence
 - M=Drainage Manhole
 - OHE=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.



Vicinity Map
(SCALE 1" = 600')

GENERAL NOTES:

1. Tax parcel ID# Part of 09F100300520254
2. Zoned: O&I
3. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fulton County, Georgia.
4. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
5. In my opinion this property appears not to lie within a 100 year flood plain according to F.L.R.M. #13121C0454F Dated 09/18/2013.
6. Lots water service to be provided by Fairburn Public Works.
7. Lots sanitary sewer to be provided by Fairburn Public Works.
8. Horizontal Datum is Georgia State Plane West Zone Coordinate System, North American Datum of 1983 (NAD83)
9. Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
10. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
11. This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.
12. This property does not contain wetlands, according to U.S. Fish & Wildlife Service National Wetlands Inventory GIS Mapper. All wetlands shown on this property are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

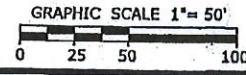
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:

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



By: Ronald T. Godwin 2696 01/22/19
GA R.L.S. License No. Date



Certificate of Dedication (amended 07-11-05)

State of Georgia
County of Fulton

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received, the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the City of Fairburn, Georgia, and further dedicates to the use of the public forever all streets and rights-of-way, pedestrian walks, watercourses, drains, easements, greenbelts and public places shown hereon, except those easements designated on this plat as other utility company easements, and except those streets specifically designated on this plat as private streets.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Fairburn, Georgia, harmless for the period specified in section 77-158(1) from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Fairburn, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Fairburn shall not be liable to the undersigned or subsequent owners in title for the period specified in section 77-158(1) for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this 23 day of January, 2019

Owner/Developer Title

1-23-19
Date

Emily R. Zorance
Notary Public State of Georgia



Line Table		
Line #	Direction	Length
L1	S29° 58' 36"W	56.85'
L2	S29° 58' 36"W	45.35'
L3	S60° 23' 43"E	99.80'

Final Plat Approval Certification:

This Final Plat has been prepared in accordance with the 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

X approximately location of sign

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

Date: October 1, 2019

To: Planning and Zoning Commission

From: Tarika Peeks, Director of Planning and Zoning

Subject: 19P-011 Preliminary Plat - Fern Dale [F.K.A. Virlyn B. Smith]

PURPOSE: For the Planning and Zoning Commission to approve the Fern Dale preliminary plat.

DISCUSSION: The property is located on Virlyn B. Smith Road and was rezoned from R-2 (Single-family Residential District) to R-3 (Single-family Residential District) on May 13, 2019. The 75 acre tract of land is proposed for a 170-lot single-family residential subdivision. The concept plat was approved by the Planning and Zoning Commission on August 6, 2019. The applicant is requesting to subdivide the tract of land as follows:

Number of Lots	Lot Sizes	Lot Widths
170	10,890 sq. ft. – 14,520 sq. ft.	75-ft and 85-ft

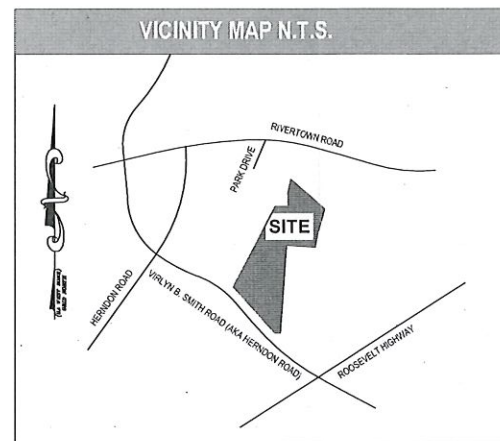
The preliminary plat has been reviewed by staff and meets all of the City's regulations.

RECOMMENDED ACTION: Staff recommends the **APPROVAL** of the Virlyn B. Smith Road preliminary plat.

Attachment: Fern Dale [F.K.A. Virlyn B. Smith] Preliminary Plat

PRELIMINARY PLAT
FOR
FERN DALE
SINGLE FAMILY RESIDENTIAL
LOTS
LOCATED IN LAND LOTS 50, 51, & 68 OF THE
9TH DISTRICT OF FAIRBURN, GEORGIA

DEVELOPMENT DATA	
1. SUBDIVIDER: SOUTH FULTON LLC 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214 (770) 401-0478	
2. PROPERTY OWNER: SOUTH FULTON LLC 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214 (770) 401-0478	
3. SURVEYOR: W.L. SUTLES, R.L.S. 780 HARMON SHERIDAN AVE. NEWNATH, GA 30059 PHONE: (678) 375-5581	
4. SUBDIVISION CONFIGURATION A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY W.L. SUTLES, R.L.S., JULY 2018 B. LOCATION: WILLYS SMITH ROAD, CITY OF FAIRBURN, GA C. TAX ID: 0950000511100 0618000081000 0950000000000 0950000000000 D. ZONING: R-3, R-3 MODIFIED E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL F. TOTAL PARCEL AREA: 75.05 ACRES G. PROPOSED NUMBER OF LOTS: 170 LOTS CROSS DENSITY: 170 LOTS / 75.05 ACRES = 2.27 LOTS / ACRE H. PROPOSED LOT SIZE: 43 LOTS = 14520 SF 127 LOTS = 10,850 SF I. NET DENSITY CALCULATION TOTAL PARCEL AREA: 75.05 ACRES RIGHT-OF-WAY AREA: 10.88 ACRES 100 YEAR FLOODPLAIN AREA: 0.66 ACRES NET DEVELOPABLE AREA: 63.51 ACRES NET DENSITY: 170 LOTS / 63.51 ACRES = 2.67 LOTS / ACRE J. TOPOGRAPHIC SOURCE: FULTON COUNTY GIS K. CONTOUR INTERVAL: 2 FOOT L. TYPE OF STREETS: PUBLIC MINIMUM WIDTH: 50 N RW AREA: 10.88 ACRES D. PAVEMENT WIDTH: 24 P. STREET MANTENANCE: FAIRBURN, GA Q. MINIMUM LOT SIZE R-3 (MODIFIED): 14520 SF R-3 (MODIFIED): 10,850 SF R. MINIMUM LOT WIDTH R-3 (MODIFIED): 65 R-3 (MODIFIED): 75 S. BUILDING SETBACKS: SIDE: 10 FRONT: 35 REAR: 25	
5. UTILITIES A. WATER: CITY OF FAIRBURN B. SANITARY SEWER: CITY OF FAIRBURN C. ELECTRIC: GA POWER	
6. CONCEPTUAL STORMWATER MANAGEMENT PLAN A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH B. AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS C. INFILTRAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL Piping D. OFFSITE WATER: OFFSITE DRAINAGE, IF ANY, WILL BE ROUTED THROUGH THE PROJECT TO THE EXISTING STREAMS.	
7. GENERAL NOTES A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN. B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY THE CITY OF FAIRBURN. 8. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FAIRBURN STANDARDS.	

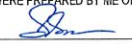


SHEET INDEX	
1.0	COVER SHEET
2.1	PRELIMINARY PLAT OVERALL
2.2	PRELIMINARY PLAT VIEW "A"
2.3	PRELIMINARY PLAT VIEW "B"

ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

OWNER'S CERTIFICATE:	
I HEREBY SUBMIT THIS PRELIMINARY PLAT AS THE OWNER, OR HIS AUTHORIZED AGENT, OF ALL PROPERTY SHOWN THEREON.	
SIGNATURE OF AUTHORIZED AGENT/ OWNER	DATE
NAME OF OWNER/ AGENT (PRINTED)	

ENGINEER'S CERTIFICATE:	
I HEREBY CERTIFY THAT THE PLANS FOR THE PROPOSED SUBDIVISION SHOWN ON THIS PRELIMINARY PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.	
	7/24/19
SIGNATURE OF AUTHORIZED	DATE

CONFORMANCE CERTIFICATE:	
I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CONFORMS TO THE APPROVED CONCEPT PLAT AND THE REQUIREMENTS OF THE OTHER DEVELOPMENT CODES AND ORDINANCES OF THE CITY.	
DEVELOPMENT COORDINATOR	DATE
CITY ENGINEER	DATE

APPROVAL CERTIFICATE:	
ALL REQUIREMENTS OF THE CITY RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PRELIMINARY PLAT HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED. THIS APPROVAL EXPIRES IN 180 DAYS FROM THIS DATE IF THE OWNER/DEVELOPER FAILS TO SECURE FINAL PLAT APPROVAL BY THAT TIME.	
MAYOR OF CITY ADMINISTRATOR	DATE
ACKNOWLEDGED BY	DATE
OWNER/ DEVELOPER	DATE

PROJECT DESCRIPTION
THE NATURE OF THE ACTIVITY PROPOSED FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF INFRASTRUCTURE TO SERVE THE PROPOSED FERN DALE SINGLE-FAMILY SUBDIVISION. THE INFRASTRUCTURE WILL INCLUDE BUT NOT BE LIMITED TO ROADS, POTABLE WATER AND SEWER SERVICE, STORMWATER MANAGEMENT, FIRE PROTECTION, LANDSCAPING AND EROSION CONTROL MEASURES. THE TOTAL ACREAGE OF THE DEVELOPMENT SITE IS 53.4 ACRES AND THE PROPERTY LIES WITHIN THE CITY LIMITS OF FAIRBURN, GEORGIA.

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0453F, 13121C0454F, AND 13121C0461F EFFECTIVE DATE SEPTEMBER 18, 2013, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



CLIENT NAME
SOUTH FULTON LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA

PROJECT NAME
FERN DALE
FAIRBURN, GEORGIA

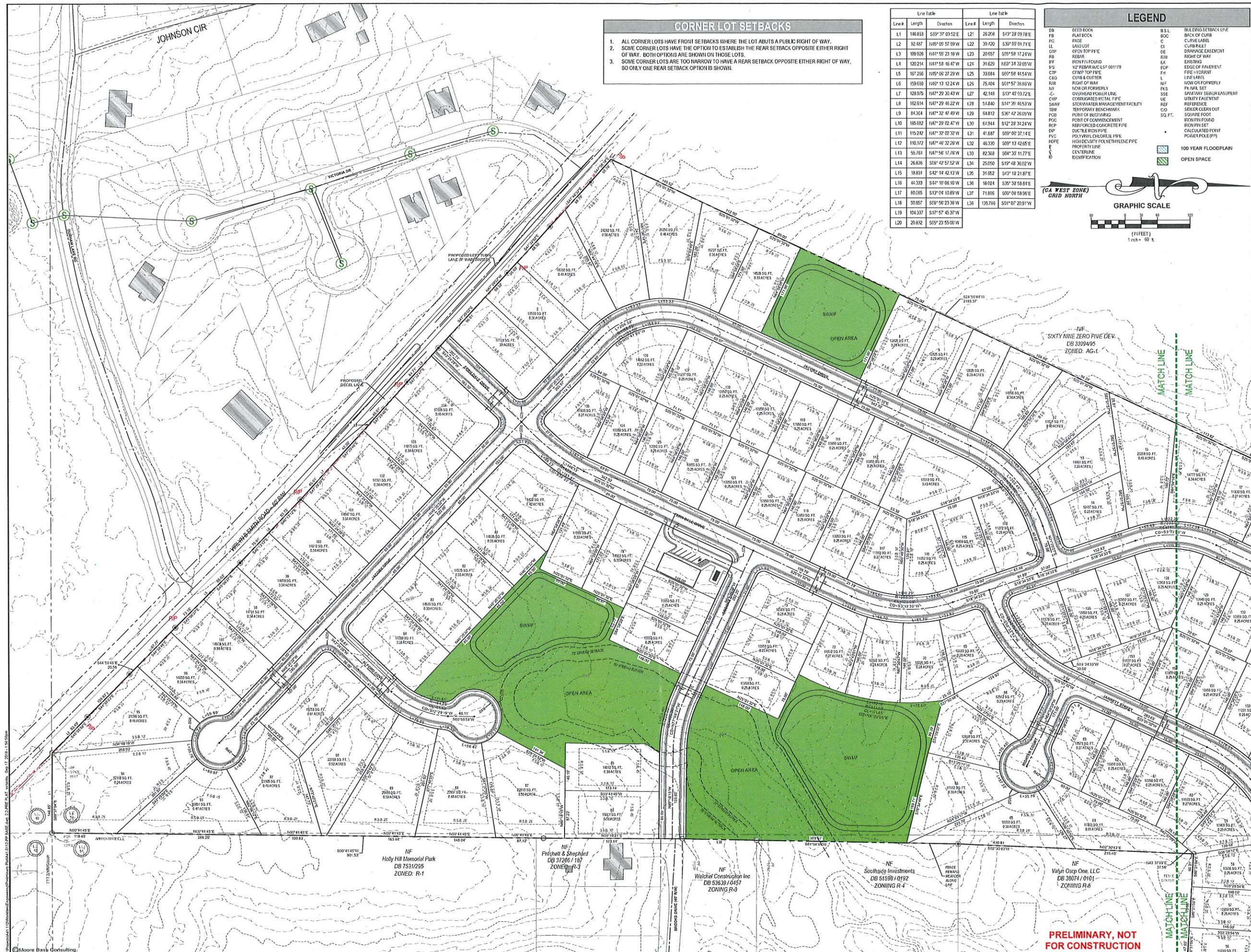
REVISIONS
WITH REVISIONS PER CITY REVIEW COMMENTS



A41.0112-PP BASE.dwg
ARCHIVE
DATE 09/16/19
FILE #
CONTRACT #
DRAIN BY
This is a preliminary plan. It is not to be used for construction or other purposes without the approval of Moore Bass Consulting, Inc. The user of this plan is responsible for its use and any errors or omissions are the responsibility of the user. The user of this plan is not to be held responsible for any errors or omissions. The user of this plan is not to be held responsible for any errors or omissions. The user of this plan is not to be held responsible for any errors or omissions.



SEAL
SHEET TITLE
COVER SHEET
SHEET
1.0


PRELIMINARY, NOT
FOR CONSTRUCTION



Line Date			Line Date		
Line#	Length	Direction	Line#	Length	Direction
L1	148.83	S59°37'05.2"E	L21	26.208	S43°28'09.8"E
L2	92.487	N105°05'57.8"W	L22	39.9	S50°09'01.1"E
L3	120.214	N115°58'22.3"E	L23	20.657	S55°51'12.4"W
L4	120.214	N115°58'46.4"E	L24	31.629	S13°32'36.5"W
L5	167.125	N55°26'07.2"E	L25	33.084	S60°58'34.5"W
L6	129.650	S12°15'12.4"E	L26	75.404	S91°58'41.8"W
L7	128.975	N147°29'30.4"E	L27	42.148	S19°45'03.2"E
L8	182.514	N147°29'42.2"E	L28	54.830	S14°36'45.3"W
L9	81.343	S147°32'41.8"E	L29	14.812	S36°42'26.0"E
L10	185.682	N147°29'40.4"E	L30	61.544	S12°28'34.2"E
L11	115.242	N147°32'02.3"E	L31	41.687	S09°00'37.1"E
L12	110.172	N147°45'32.8"E	L32	46.339	S00°50'42.6"E
L13	56.781	N56°16'11.8"E	L33	82.368	S04°33'11.7"E
L14	28.868	S38°42'57.5"E	L34	25.050	S18°48'36.0"E
L15	18.831	S42°14'42.13"E	L35	31.052	S43°18'21.8"E
L16	40.333	S14°10'06.1"E	L36	18.024	S30°53'58.8"E
L17	88.005	S14°41'08.9"E	L37	71.696	S00°38'04.6"E
L18	59.657	S59°56'23.3"E	L38	176.765	S01°07'20.91"W
L19	104.337	S17°57'45.3"E			
L20	20.832	S59°23'55.0"E			

LEGEND

DB	DEED BOOK	B S L	BUILDING SETBACK LINE
FB	FLAT BOOK	B OC	BACK OF CURB
PG	PAGE	C	CURVE LABEL
OT	LAND LOT	CI	CURB INLET
PCP	OPEN TOP PIPE	DE	DRAINAGE ELEVATION
RB	REBAR	E	EDGE OF WAY
RS	ROCK/FIN FOUND	EW	EXISTING
1/2"	1/2" REBAR W/CL LSF 01178	R/W	EDGE OF PAVEMENT
CP	CONCP TOP PIPE	F	FIRE HYDRANT
CEG	CURB & GUTTER	L	LINE LABEL
R/W	RIGHT OF WAY	N7	NOW OR FORMERLY
NF	NOW OR FORMERLY	PKS	PK M/A SET
CUP	OVERHEAD POWER LINE	SSE	STAFFWAY SEWER EASEMENT
SMWF	CORROGATED METAL PIPE	U	UTILITY ELEVATION
STW	STORMWATER MANAGEMENT FACILITY	REF	REFERENCE
CEG	TEMPORARY BEING MARK	R	SEWER CATCH BASIN
POB	POINT OF BEGINNING	SO.FT.	SQUARE FOOT
POC	POINT OF COMMENCEMENT		
RD	REINFORCED CONCRETE PIPE		
DD	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HVE	HIGH DENSITY POLYETHYLENE PIPE		
R	PROPERTY LINE		
C	CENTURINE		
IO	IDENTIFICATION		
			100' VERT FLOODPLAIN
			OPEN SPACE



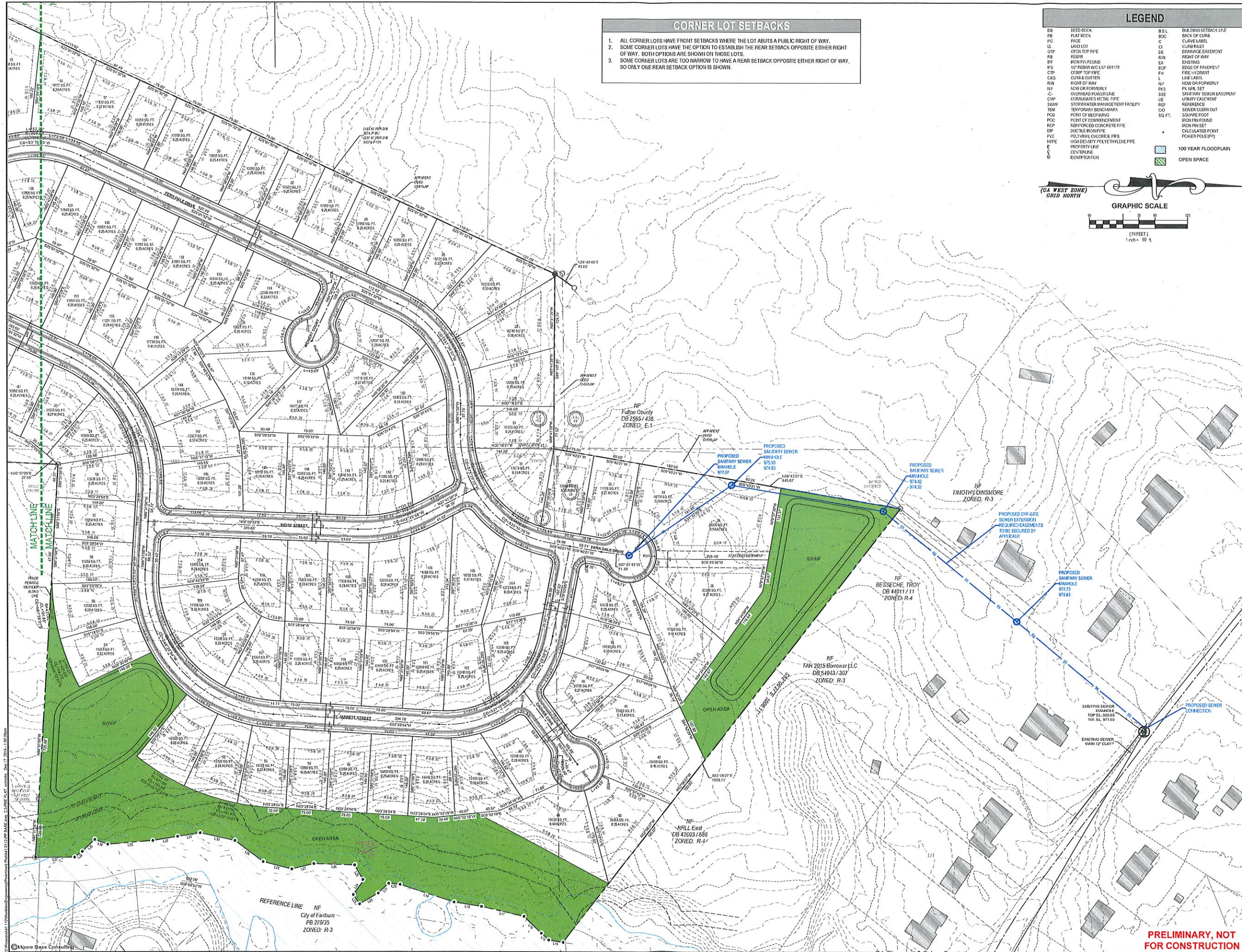
0 50 100 150

GRAPHIC SCALE

CA WEST ZONE)
GRID NORTH

PRELIMINARY, NOT
FOR CONSTRUCTION

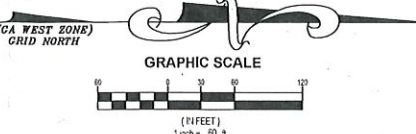
[illegible]



CORNER LOT SETBACKS

1. ALL CORNER LOTS HAVE FRONT SETBACKS WHERE THE LOT ABUTS A PUBLIC RIGHT OF WAY.
2. SOME CORNER LOTS HAVE THE OPTION TO ESTABLISH THE REAR SETBACK OPPOSITE EITHER RIGHT OF WAY. BOTH OPTIONS ARE SHOWN ON THOSE LOTS.
3. SOME CORNER LOTS ARE TOO NARROW TO HAVE A REAR SETBACK OPPOSITE EITHER RIGHT OF WAY, SO ONLY ONE REAR SETBACK OPTION IS SHOWN.

LEGEND			
DB	DEED BOOK	B.S.L.	BUILDING SETBACK LINE
FB	FLAT ROCK	BOC	BACK OF CURB
PG	PAGE	C	CURB LABEL
LL	LAND LOT	CI	CURB INLET
OT	OPEN TOP FFE	DE	DRAINAGE EASEMENT
RB	REBAR	EW	EDGE OF WAY
PF	IRON P.V. FOUND	EX	EXISTING
HS	1/2" IRON W/CLSP 601179	EOP	EDGE OF PAVEMENT
CIP	CONCRETE PIPE	FI	FIRE HYDRANT
CKG	RIGHT OF WAY	L	LINE LABEL
RW	RIGHT OF WAY	NF	NOW OR FORMERLY
NF	NOW OR FORMERLY	PVS	P.V. SET
C	OVERHEAD POWER LINE	SSE	SANITARY SEWER EASEMENT
CC	CORROGATED METAL PIPE	UE	UTILITY EASEMENT
CMP	STORMWATER MANAGEMENT FACILITY	REF	REFERENCE
TBM	POINT OF BEGINNING	CO	CORNER
POC	POINT OF COMMENCEMENT	CO	CORNER
RCP	REINFORCED CONCRETE PIPE	CO	CORNER
DP	DUCTILE IRON PIPE	CO	CORNER
PVC	POLYVINYL CHLORIDE PIPE	CO	CORNER
HVE	HIGH DENSITY POLYETHYLENE PIPE	CO	CORNER
CL	CENTERLINE	CO	CORNER
IC	IDENTIFICATION	CO	CORNER



Moore Bass
CONSULTING
TALAHASSEE, FLORIDA

CLIENT NAME
SOUTH FULTON, LLC
2700 LEE ROAD, SUITE 100
FAVETTEVILLE, GA

PROJECT NAME
FERRY DALE
FAIRBURN, GEORGIA

REVISIONS
8/17/19 - REVISED PER CITY REVIEW COMMENTS



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DATE 05/19/19
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CONTRACT #
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SHEET TITLE
PRELIMINARY
PLAN
VIEW "B"
SHEET
2.3

PRELIMINARY, NOT FOR CONSTRUCTION

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

Date: October 1, 2019
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning and Zoning
Agenda Item: Amendments to the Zoning Ordinance

The 2035 Comprehensive Plan was approved and adopted by the Mayor and Council on May 11, 2015. With the adoption of an updated Comprehensive Plan, the next step is to update the City's zoning ordinance to ensure that the goals and objectives of the Comprehensive Plan can be achieved. On February 11, 2019, the Mayor and City Council approved a task order for the Collaborative Firm to provide services related to the update/rewrite of the city's existing zoning ordinance and official zoning map.

The zoning ordinance is the tool that the city uses to regulate and define how properties in specific districts of the city can be developed. Development standards such as lot size, density, height of a structure, yard setbacks, lot coverage, and placement are some of the regulations outlined in the ordinance.

Staff is proposing amendments to the following:

- Chapter 80 - Zoning
 - Article I. - In General;
 - Article II. - Zoning Districts;
 - Article IV. - Administrative Permits and Use Permits;
 - Article VI. - Appeals;
 - Article VII. - Planning and Zoning Commission;
 - Article VIII. - Amendments to Zoning Code and Map;
 - Article X. - Buffers and Open Space;
 - Article XI. - Administration and Enforcement; and
 - Article XIII. - Residential Infill

RECOMMENDED ACTION: For the Planning and Zoning Commission to recommend approval of the proposed amendments to zoning ordinance to the Mayor and City Council.

ATTACHMENTS

Overview of the amendments to the zoning ordinance
Amended zoning ordinance



Overview of the amendments to the Zoning Ordinance Planning and Zoning Commission Meeting - October 1, 2019

- 6 Deleted/Consolidated Zoning Districts
(RM-4, RM-8, DP-6, DC-1, DC-2, PS)
- 3 New/Updated Zoning Districts
(RM-12, RM-36, DTMU, PO)
- Updated definitions
- Accessory Dwelling Units
AG, R1-R-3, 800 sq. ft. max.
- Deleted the Art and Architecture Advisory Committee and created the Arts Advisory Council
- Allowed variance based on lot size
- Expansion of DTMU Node
- Added truck queuing standards
- Minimum lot size for industrial districts
(1,200 for M-1 and 1,500 for M-2)
- GA Highway 74 Overlay District boundary extended from 500' to 1,000' to allow and regulate uses along the corridor
- Administrative and Use Permits added to the zoning district regulations
- Added a distance requirement for drive-through fast food restaurants on Highway 74 to 1,500' from an existing drive-through fast food restaurant
- Updated zoning ordinance - easier to read, more user friendly, and graphically depicted
- Updated zoning map to ensure compatibility with updated zoning districts, scope of intent of districts and the Future Land Use Map
- Reduced nonconformity in R-4 district by 39%
- PD District removed M-1 and M-2 as allowable uses