



Planning and Zoning Commission

AGENDA

Tuesday, September 10, 2019 ♦ 7:00 p.m.

➤ **Call to Order**

➤ **Roll Call**

➤ **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 August 6, 2019 Meeting Minutes**

➤ **Public Hearings:** None

➤ **Old Business:** None

➤ **New Business:**

- **Conceptual Plan 19C-004 - Iron Horse Storage:** a request to review the conceptual site plan for a 115,335 square-foot self-storage development at 7935 Senoia Road.
- Zoning Ordinance Rewrite - Presentation by Mary Darby [Collaborative Firm]

➤ **Staff Report**

➤ **Commission Comments**

➤ **Adjournment**

CITY OF FAIRBURN



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA. 30213
Tuesday, August 6, 2019
7:00 P.M.

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

Jerry Williams (Absent)
Shelby Phillips
Tony Smith
Anthony Stewart

Director of Planning and Zoning:
City Attorney:

Tarika Peeks
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 and Commissioner Jerry Williams. [Commissioner Elizabeth Echols arrived after the roll call.]
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:** None
- V. **APPROVAL OF AGENDA:** Commissioner Smith made a motion to APPROVE the August 6, 2019 agenda. Commissioner Stewart seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Smith made a motion to APPROVE the July 2, 2019 minutes. Commissioner Phillips seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None
- VIII. **OLD BUSINESS:** None
- IX. **NEW BUSINESS:**

Concept Plat 19P– 010, Virlyn B. Smith Road:

SUMMARY/STAFF PRESENTATION: A request to subdivide a 75 acre tract into 171 Single-Family Residential lots.

Ms. Peeks stated that they had before them Concept Plat 19P-010 Virlyn B. Smith Road and the applicant was proposing to subdivide the property into 171 single-family lots. She explained that

the applicant had come before the Commissioner's a couple of month's ago for a rezoning of this property from R-2 to R-3 for a single-family subdivision. She stated staff was recommending approval of the concept plat.

Richard Ferry, 270 North Jeff Davis, Fayetteville, Georgia, 30214:

Mr. Ferry stated that he was working with South Fulton, LL and he gave the address of the business (270 North Jeff Davis, Fayetteville, Georgia, 30214). Commissioner Phillips asked Mr. Ferry about a note that was on the Concept Plan which stated to see insert about the existing off-site solutions. Mr. Ferry replied that in the process of developing a subdivision one of the primary items they look for is the proximity to the sewer system. One of the conditions from the Mayor and Council is if a lift station is necessary, they (the developer) would be responsible for it. Mr. Ferry stated that there is an existing sewer connection on Rivertown Road that they can connect to.

Commissioner Smith asked about the water line extension where the cemetery is located. Mr. Ferry replied that the second condition from the Mayor and Council and the Public Works Department is to connect a water line to allow looping. He further explained that within a large sized subdivision the pressure and flow in the water system is not sufficient, so the best thing to do is to create looping to allow adequate water flow so the water will not get stuck.

MOTION AND VOTE: Commissioner Smith made a motion to APPROVE 19P-010. Commissioner Stewart seconded. **The motion carried.**

- X. STAFF REPORT:** Ms. Peek stated that following the meeting there would be the second part of the Planning and Zoning Commissioner's training. She also stated that Ms. Kimberly Mitchell, Planner I, last day of employment with the City was July 12, 2019. She explained that she (Ms. Mitchell) took a position with another organization; and she has a position vacant in the Planning and Zoning Department and she should have it filled soon.
- XI. COMMISSION MEMBERS COMMENTS:** None
- XII. ADJOURNMENT:** Commissioner Smith made a motion to adjourn. Commissioner Phillips seconded. **The motion carried.**

Meeting Adjourned at 7:08 p.m.

Approval Signatures	
Date Approved	
Elise Stoney, Chairman	

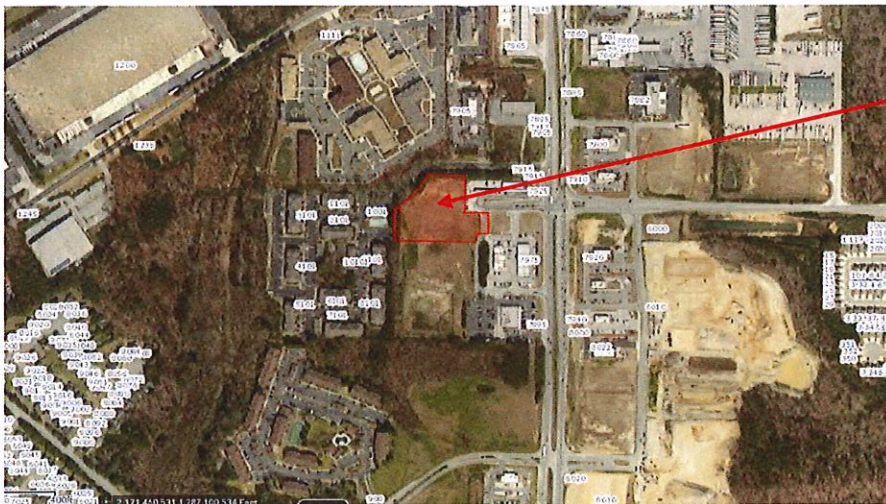
**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

Date: September 10, 2019
To: Planning and Zoning Commission
From: Tarika Peeks, Director of Planning and Zoning
Agenda Item: **19C-004 – Iron Horse Storage** [parcel # 09F070300270368] a request to review the conceptual site plan for a 115,335 square-foot self-storage development at 7935 Senoia Road.

BACKGROUND: The subject property is located on the southwest side of Senoia Road. The site is approximately 2.65 acres. The property is zoned C-2 (General Commercial District) and is located in the Georgia Highway 74 Overlay District.

DISCUSSION: The applicant is proposing to construct a 115,335 square-foot self-storage facility with associated driveways, parking, utilities, and landscaping. The applicant will be required to meet all parking regulations. The site has proposed one way ingress on Harris Road with an exit onto the private access road between the subject property and Quik Trip. Stormwater detention is proposed by an off-site detention system. The building will be required to have an all brick front façade and the side elevations will consist of brick and cementitious siding.

PARCEL MAP



**19C-004
Iron Horse Storage
7935 Senoia Road**

STAFF RECOMMENDATION: APPROVAL CONDITIONAL of the conceptual site plan to construct a 115,335 square foot self-storage development. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended one (1) condition.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit [LDP] prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning and Zoning Commission.

Conditions:

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following condition. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

1. To the site plan submitted to the Department of Community Development dated received August 30, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy. Any major deviation from this site plan is subject to approval by the Director of Planning and Zoning or designee.

Attachments:

- Conceptual Site Plan
- Elevations

19C-004

REZONING PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.

REZONING PLAN PROVIDED FOR IRON HORSE INTEREST, LLC.
7925 AND 7935 SENOIA ROAD, CITY OF FAIRBURN, GA.
PHONE NUMBER: 404-358 6326
EMAIL ADDRESS: PCHASE@IHPROP.COM

BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION
PERFORMED BY FALCON DESIGN CONSULTANTS, LLC DATED
2-04-19. AIR PHOTO PROVIDED BY IRON HORSE INTEREST, LLC.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13121C0462F EFFECTIVE DATE SEPTEMBER 18, 2013.
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

LAND USE SUMMARY
TOTAL SITE AREA: 2.65 ACRES

EXISTING ZONING CLASSIFICATION:
GENERAL COMMERCIAL DISTRICT (C-2)

HIGHWAY 74 OVERLAY DISTRICT

SETBACKS:
FRONT 50'
(REQUESTED VARIANCE TO REDUCE TO 35')
SIDE 20'
REAR 30'

BUFFER REQUIREMENTS:
100' ADJACENT TO RESIDENTIAL
(REQUESTED VARIANCE TO REDUCE TO 50')

PARKING REQUIREMENTS:
1 SPACE PER EVERY 5,000 S.F. OF BUILDING + 1 SPACE PER EMPLOYEE
GROSS STORAGE AREA: 86,970 S.F.
TOTAL EMPLOYEES: 2
86,970 S.F. / 5,000 = 17
17 + 2 = 19 SPACES REQUIRED
19 SPACES PROVIDED

SITE COVERAGE:
TOTAL SITE AREA: 2.65 ACRES
TOTAL IMPERVIOUS AREA: 1.92 ACRE
TOTAL SITE COVERAGE: 72.5% (75% max. ALLOWED)

LANDSCAPE REQUIREMENTS:
PER FAIRBURN LANDSCAPE REQUIREMENTS, THE
FOLLOWING GUIDELINES MUST BE MET:

- ALL LANDSCAPED AREAS MUST BE GRASSED.
- REQUIRED 1 TREE FOR EVERY 250 S.F. OF LANDSCAPED AREA.

TOTAL LANDSCAPED AREA ON SITE: 5,371 S.F.
TOTAL REQUIRED TREES: 22
TOTAL PROPOSED TREES: 22

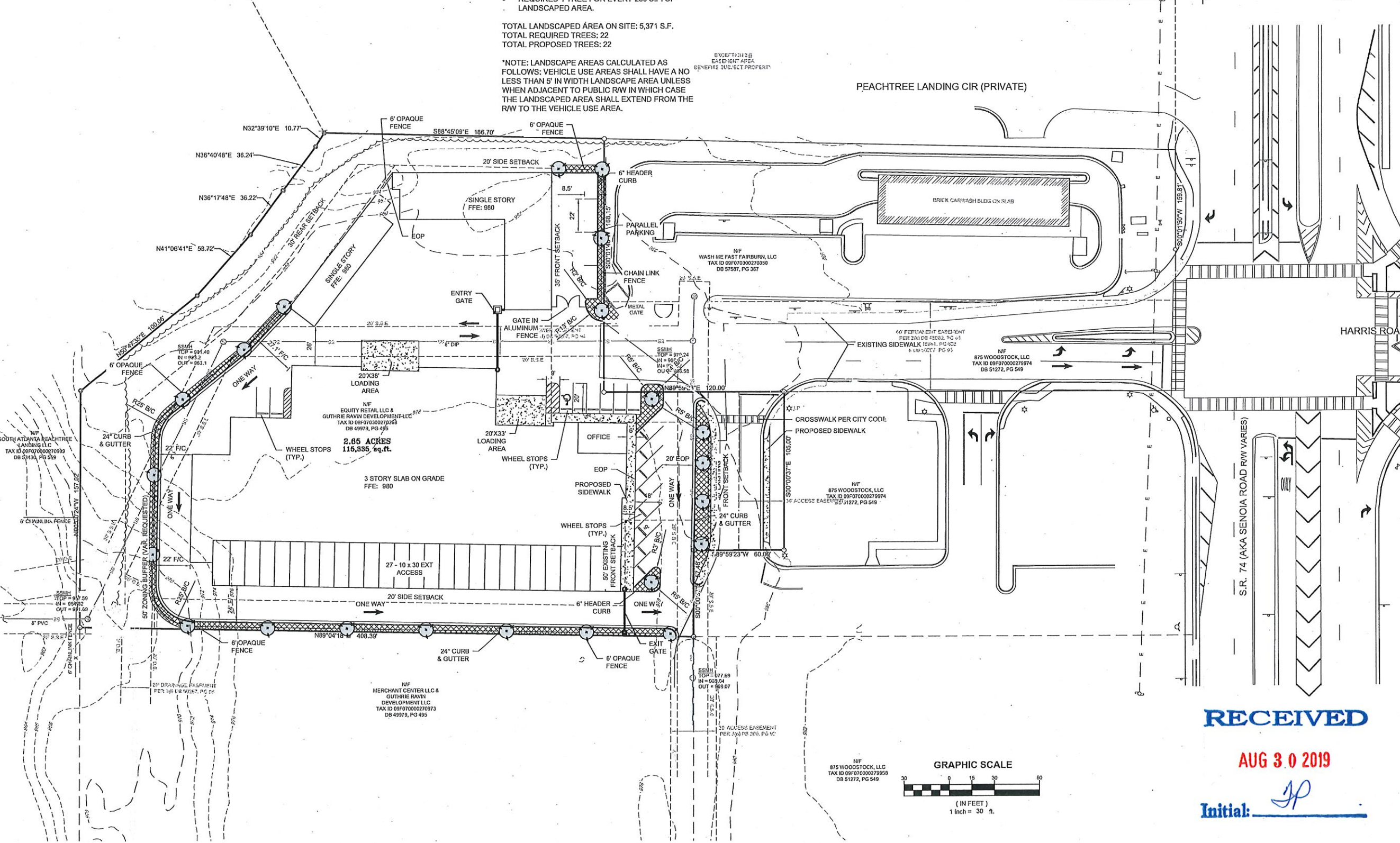
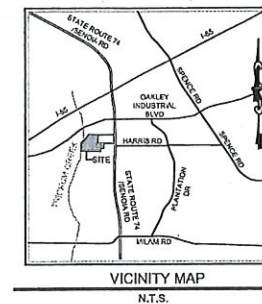
*NOTE: LANDSCAPE AREAS CALCULATED AS
FOLLOWS: VEHICLE USE AREAS SHALL HAVE A NO
LESS THAN 5' IN WIDTH LANDSCAPE AREA UNLESS
WHEN ADJACENT TO PUBLIC RW IN WHICH CASE
THE LANDSCAPED AREA SHALL EXTEND FROM THE
RW TO THE VEHICLE USE AREA.

OWNER/DEVELOPER:
IRON HORSE INTEREST, LLC.
ED BARBER - (404)-680-9536
3101 COBB PARKWAY, SUITE 124
ATLANTA, GEORGIA, 30335

DESIGNER:
FALCON DESIGN CONSULTANTS, LLC.
(770)-389-8666
235 CORPORATE CENTER DRIVE, SUITE 200
STOCKBRIDGE, GEORGIA, 30281

HATCH LEGEND:

- MEDIUM DUTY ASPHALT
- GRASSED AREA
- CONCEPTUAL SHADE TREE (TYP.)



CONCEPTUAL SITE PLAN
FOR
IRON HORSE STORAGE
FAIRBURN
LOCATED IN
LAND LOT 27 DISTRICT 9F
FULTON COUNTY, GEORGIA

REVISIONS	
1	CITY COMMENTS 8-28-19
2	
3	
4	

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE UNLESS OTHERWISE SPECIFIED. NO EXPRESS OR IMPLIED WARRANTY IS MADE BY THE SURVEYOR NAMING SAID PERSON.

DATE:	8-13-19
SCALE:	1" = 30'
FILE NUMBER:	205.001
DRAWN BY:	EDA
REVIEWED BY:	AP

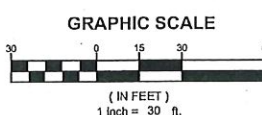
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND THE REGISTRANT'S SEAL.

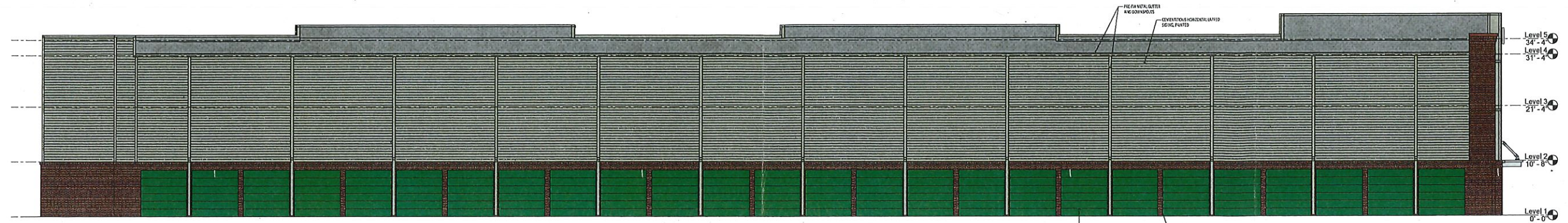
SHEET NUMBER
1.0

RECEIVED

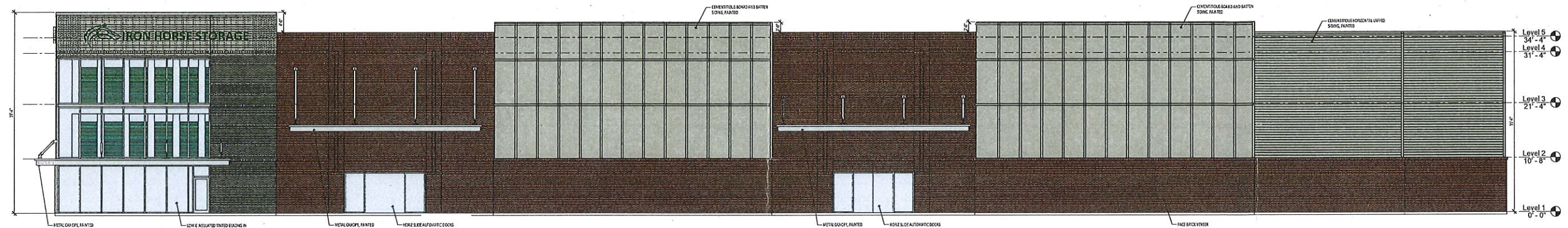
AUG 30 2019

Initial: *JP*

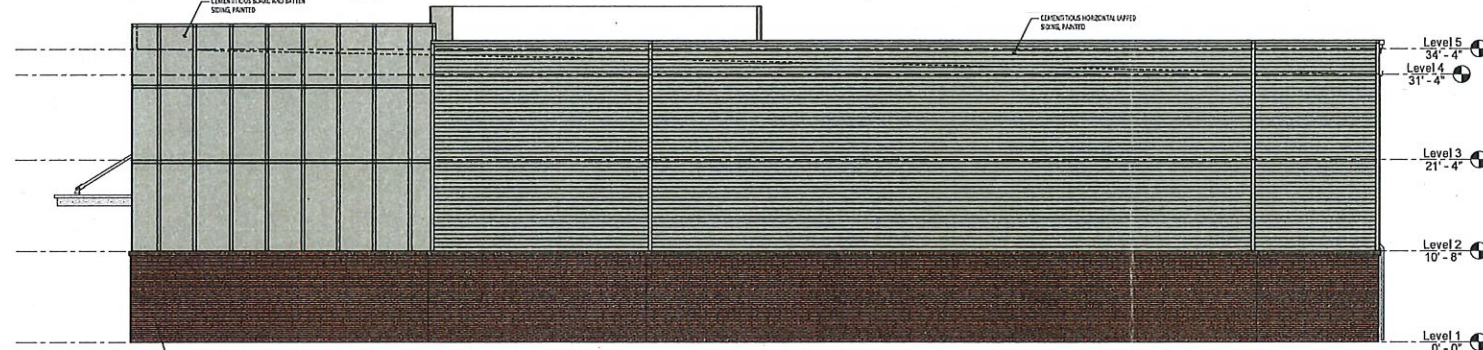




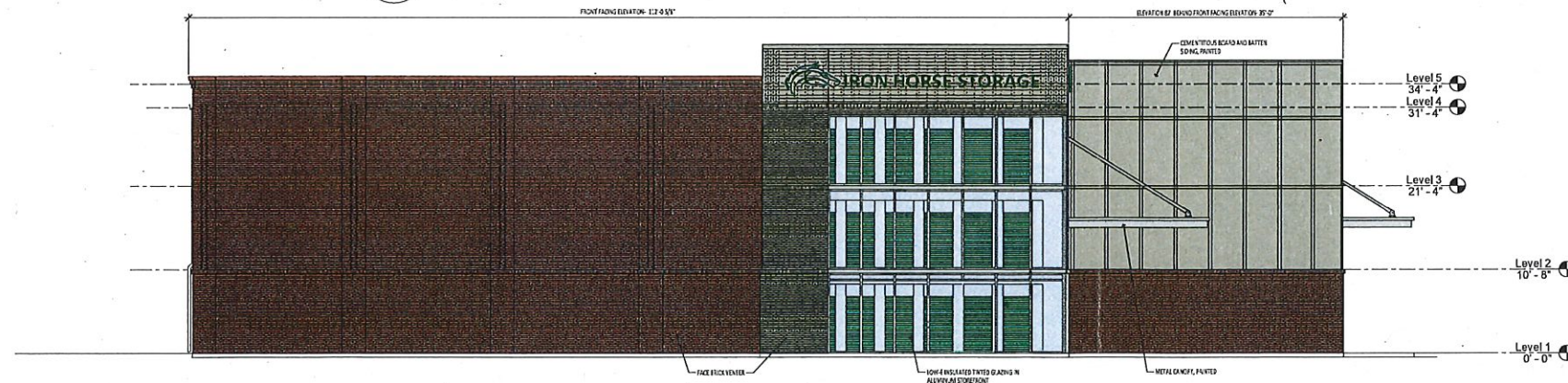
1 SOUTH ELEVATION
A2.1 1/8"=1'-0"



2 NORTH ELEVATION
A2.1 1/8"=1'-0"



3 WEST ELEVATION
A2.1 1/8"=1'-0"



4 EAST ELEVATION
A2.1 1/8"=1'-0"

BUILDING 1 FINISH MATERIALS	MATERIAL	NORTH		SOUTH		EAST		WEST	
		AREA	%	AREA	%	AREA	%	AREA	%
	CEMENTITIOUS SIDING	4840	46	5984	65	1457	27	3687	70
	GLASS	1134	11	0	0	917	17	0	0
	STORAGE DOORS	0	0	1664	18	0	0	0	0
	BRICK	4514	43	1546	17	3032	56	1564	30
	TOTAL	10488	100	9194	100	5406	100	5251	100

Project Title:
IRON HORSE SELF-STORAGE
HARRIS ROAD
FAIRBURN, GA

Drawing Title:
BUILDING 1 ELEVATIONS

Released for Construction Date: 26AUG19



Shamrock Building Systems, Inc.
5825 Gore Place
Austell, Georgia 30106
OFFICE - (770) 745-4822 FAX - (770) 745-4820

PLH
Patricia Higgins
ARCHITECTS

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0193 Owen Circle
Conversio, Georgia 30506
(770) 441-7583

Project No. _____

A2.1

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Revisions	

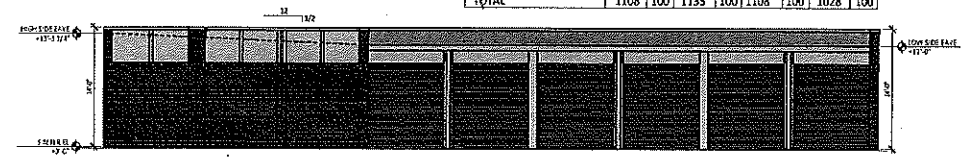
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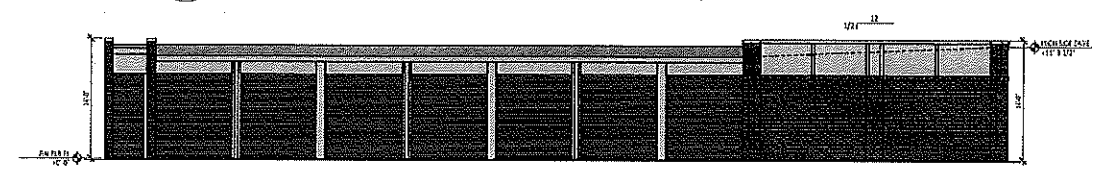


1 BLDG 2 EAST ELEVATION
A2.2 1/8"=1'-0"

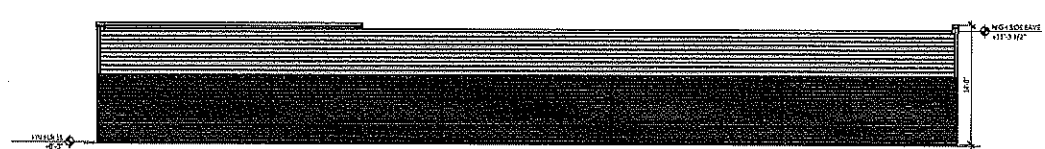
BUILDING 2 FINISH MATERIALS							
MATERIAL	ELEVATION	NORTH	SOUTH	EAST	WEST	AREA	%
CEMENTITIOUS SIDING		345	30	297	27	338	30
STORAGE DOORS		0	0	448	39	576	52
BRICK		808	70	390	34	134	18
TOTAL		1108	100	1135	100	1108	100



2 BLDG 2 WEST ELEVATION
A2.2 1/8"=1'-0"



3 BLDG 2 SOUTH ELEVATION
A2.2 1/8"=1'-0"

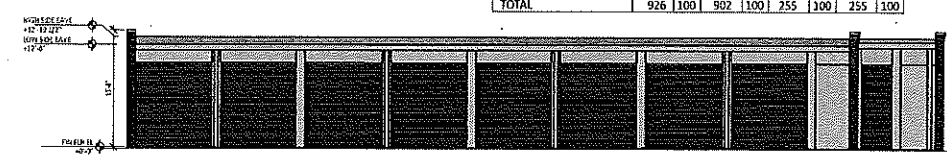


4 BLDG 2 NORTH ELEVATION
A2.2 1/8"=1'-0"

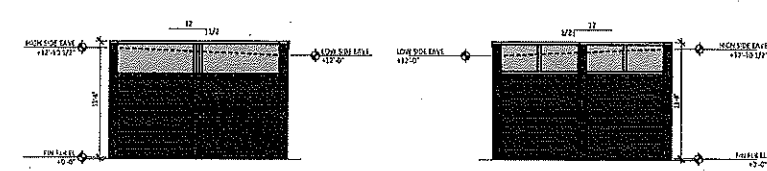


5 BLDG 3 NORTH ELEVATION
A2.2 1/8"=1'-0"

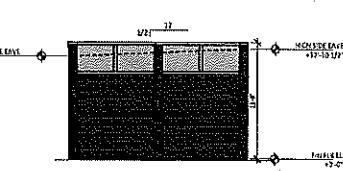
BUILDING 3 FINISH MATERIALS							
MATERIAL	ELEVATION	NORTH	SOUTH	EAST	WEST	AREA	%
CEMENTITIOUS SIDING		278	30	230	25	75	29
STORAGE DOORS		0	0	512	57	128	50
BRICK		648	70	160	18	52	21
TOTAL		926	100	902	100	255	100



6 BLDG 3 SOUTH ELEVATION
A2.2 1/8"=1'-0"



7 BLDG 3 WEST ELEVATION
A2.2 1/8"=1'-0"



8 BLDG 3 EAST ELEVATION
A2.2 1/8"=1'-0"

Project Title:
IRON HORSE SELF-STORAGE
HARRIS ROAD
FAIRBURN, GA

Drawing Title:
BUILDING 2 & 3 ELEVATIONS

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P&A
Patricia Higgins
ARCHITECTS

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