

**City of Fairburn  
Planning and Zoning Commission**

**AGENDA**

**Tuesday, October 2, 2018 ♦ 7:00 p.m.**

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➤ **Call to Order**

➤ **Roll Call - Determination of 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 Zoning Administrator for review. Responses will be provided at a later date.*

➤ **Agenda for Meeting:** (Additions, Deletions, Adoption)

➤ **Approval of Minutes:** September 11, 2018

➤ **Public Hearing:**

- **Primary Variance 18V-008 David Hughes** – A request to remove the 100-ft retail/commercial buffer abutting property zoned residential in the Highway 74 Overlay District.

➤ **New Business:**

- **Conceptual Plan 18C-006 Studio Cigar:** A request to review a conceptual site plan for a 5,040 square foot commercial development on Renaissance Parkway.
- **Conceptual Plan 18C-008 Lot 7 Laser Industrial Court:** A request to review a conceptual site plan for a 4,250 square foot warehouse located on Logistics Center Drive.
- **Conceptual Plan 18C-009 South Park Bldg. 2:** A request to review a conceptual site plan for a 252,720 square foot warehouse located on Whitewater Place.
- **Rezoning 18RZ-006 El Milagro Hair Salon:** A request to rezone 1.2 acres from R-3 (Single Family Residential) to C-1 (Neighborhood Commercial) for a hair salon.

➤ **Staff Report**

➤ **Commission Members Comments**

➤ **Adjourn**



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

To: Planning and Zoning Commission  
From: Kim Mitchell, Junior City Planner  
Date: October 2, 2018 – Planning and Zoning Commission  
Agenda Item: **18V-008 – J. David Hughes [09F070300270244]**

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**AGENT/APPLICANT/PETITIONER INFORMATION**

Applicant: J. David Hughes  
Property Owner: J. David Hughes

**PROPERTY INFORMATION**

Address	0 Harris Road
Parcel Number, Land Lot(s) and District:	09F070300270244, Land Lot 27, District 9F
Size:	0.7 acres
Current Zoning:	C-2 General Commercial
Overlay District:	Highway 74 Overlay District
Comprehensive Plan/Future Land Use:	Highway Mixed Use

**INTENT**

The applicant is requesting a primary variance as follows:

- 1.) To remove the 100-ft retail/commercial buffer abutting property zoned residential in the Highway 74 Overlay District.

**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 petitioner requests a variance from Section 80-90(e)(1)(a) of the Zoning Ordinance - Highway 74 Overlay District site development standards, which require "a 100-foot buffer on retail and commercial service developments which adjoin property developed as, or planned as, residential use."

The subject property, 0 Harris Road, is located at the intersection of Harris Road and Renaissance Parkway; it is zoned C-2 General Commercial. The subject property abuts two lots rezoned in May 2018 from C-2 General Commercial and RM-8 Multi-family Residential District to RM-36 Multi-family Residential District. The rezoned properties will be the site of 276



apartments, with an entrance on Renaissance Parkway. The minimum required buffer between commercial and residential uses is 50' for properties outside of the Highway 74 Overlay District. However, within the Highway 74 Overlay District, commercial lots are required to maintain a 100-foot undisturbed buffer on their property when abutting a residential use.

The subject property, 0 Harris Road, has a lot size of 0.7 acres. The property's street frontage on Renaissance Parkway is 116.85' wide. The rear property line is 120.53' wide. Given the width of the lot, the 100-ft buffer requirement would render the petitioner's lot unbuildable.

The 100-ft buffer regulation is believed to have originated from a proposed mixed-use development plan in 2006. The large, mixed-use development named "Fairburn Renaissance" would have included 745,705 square feet of retail space, 21,000 square feet of office space, and 201 residential units. The 100-foot residential buffer requirement may have been added to the 2012 Highway 74 Overlay District standards to provide a visual separation between the Fairburn Renaissance development and several subdivisions along Plantation Road (e.g. Fieldstone Manor, Fairhaven and Foxwood subdivisions). However, in this instance, the 100-ft buffer regulation restricts the commercial property owner from a reasonable use of the property, due to the width of the lot.

The subject property will be required to install a 10' interior landscape strip abutting the residential use. The multi-family property has proposed a narrow vegetative barrier, which will include a row of trees within its 20' side setback. The multi-family property will also be gated, providing an additional barrier between the commercial and residential uses.

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."*

The subject property is a rectangular-shaped property measuring 0.7 acres. The lot frontage on Renaissance Parkway is 116.85' wide. The rear lot line is 120.53' wide. Should the city enforce its 100-ft undisturbed buffer for this lot, the lot would be rendered unbuildable.

Based on the size of the subject property, 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".*

Not applicable.

### **RECOMMENDATION**

Staff has reviewed the request for relief relative to the variance conditions in Sections 80-251 of the City of Fairburn Zoning Ordinance. Based upon this review, staff recommends APPROVAL of the variance request to remove the 100-ft retail/commercial buffer abutting property zoned residential in the Highway 74 Overlay District.

### **ATTACHMENTS**

Letter of Intent

Conceptual Site Plan

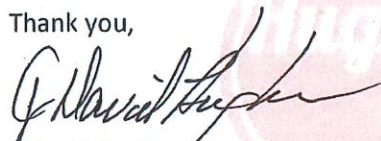




To Whom it may concern:

The proposed project consists of a 5,000 square foot building footprint subdivided into two tenant spaces. One space will be a cigar bar while the other will be a vanilla box set up for a possible restaurant. This property has been zoned commercial for more than a decade. Due to a rezoning of the adjacent lot to residential our lot has been rendered useless because of a 100 foot setback. This action by the city will cause the owner to lose a \$350,000 dollar sell and the purchaser a loss of well over \$100,000 in plans and consulting time. We are respectfully requesting the variance remove the buffer requirements that are negatively impacting our lot. This variance will allow us to build a building that will positively impact the community and Fairburn.

Thank you,

  
David Hughes





PROJECT NAME:	COMMERCIAL
DEVELOPMENT	
SITE ADDRESS/LOCATION:	0 HARRIS ROAD FAIRBURN, GA 30213
DEVELOPER/OWNER:	PALMETTO SECURITY SERVICES, LLC
CONTACT:	BRIAN BOULEVARD
ADDRESS:	1020 E LAFAETTE ST TALLAHASSEE, FL 32301 PHONE: 850-567-1898 EMAIL: BRIAN@PSSOFT.COM
PERSON(S) TO BE CONTACTED BY CITY IN CASE OF DEVELOPMENT OR CONSTRUCTION PROBLEMS.	
DEVELOPER/OWNER:	PALMETTO SECURITY SERVICES, LLC
CONTACT:	BRIAN BOULEVARD
ADDRESS:	1020 E LAFAETTE ST TALLAHASSEE, FL 32301 PHONE: 850-567-1898 EMAIL: BRIAN@PSSOFT.COM

MASS ENGINEERING AND CONSULTING, LLC  
CONTACT ENGINEER: JEFFREY MASISAK, PE, CPESC  
EMAIL: JEFFM@MASS-ENG.COM  
PHONE: 404-403-5224  
ADDRESS: 3459 ACWORTH DUE WEST ROAD  
SUITE 565  
ACWORTH, GA 30101

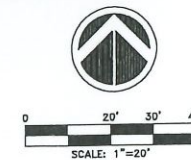
OVERALL TRACT 5 PROPERTY	0.580 ACRES
ADDITIONAL PROPERTY AREA	0.138 ACRES
TOTAL PROPERTY	0.718 ACRES
PROPOSED DISTURBED AREA	0.635 ACRES
PROPOSED IMPERVIOUS AREA	0.435 ACRES
PROPOSED PERVIOUS AREA	0.200 ACRES
PERCENT IMPERVIOUS AREA	68.5%

HEIGHT OF TALLEST PARAPET = 27'-0".

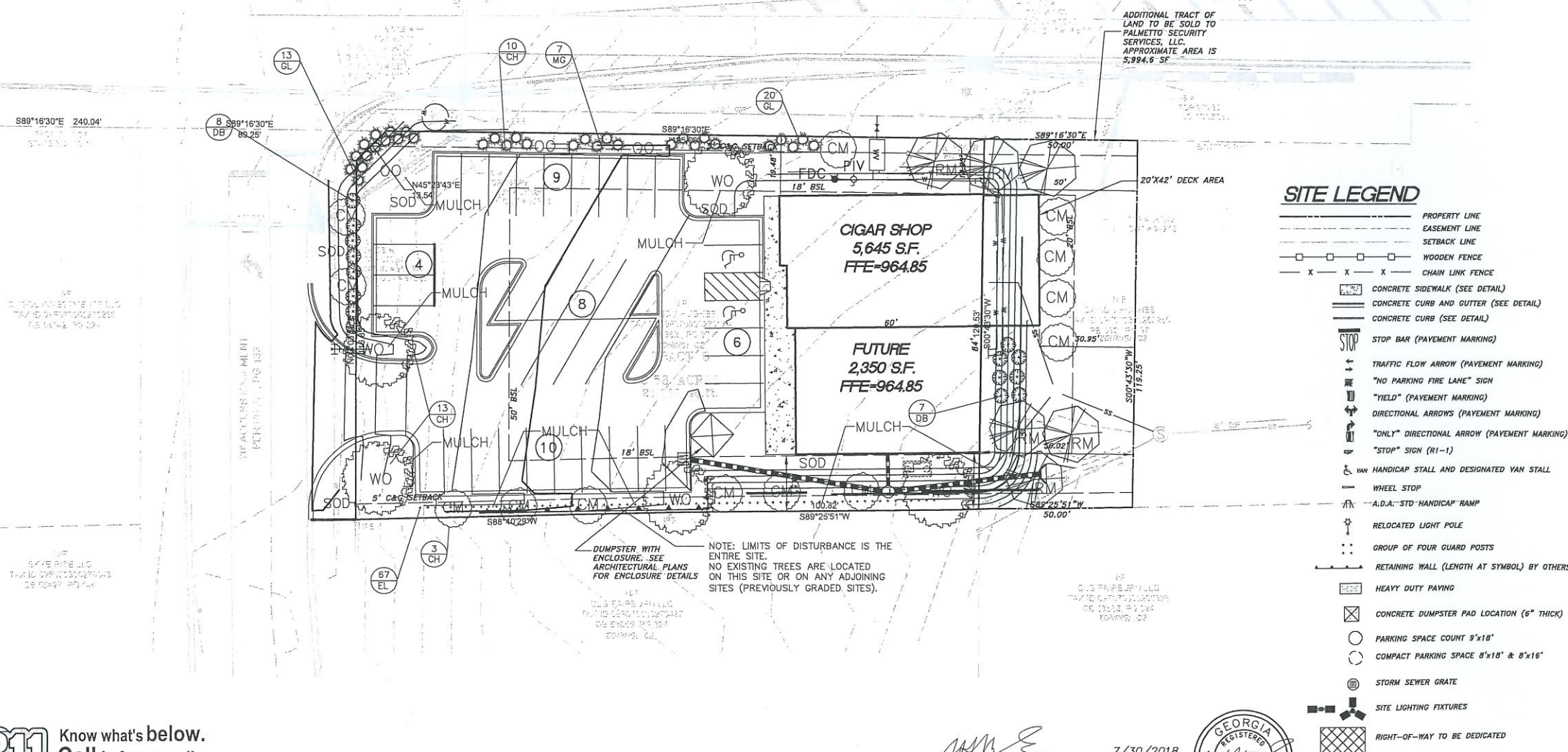
**BUILDING AREAS:**  
LOUNGE LOWER LEVEL: 2,910 SF  
LOUNGE UPPER LEVEL: 2,735 SF  
RESTAURANT LOWER LEVEL: 2,350 SF  
LOWER LEVEL REAR PATIO: 1,110 SF  
UPPER LEVEL REAR PATIO: 1,110 SF

**BUILDING LOWER LEVEL: 5,260 SF**  
**BUILDING UPPER LEVEL: 2,735 SF**  
**BUILDING TOTAL: 7,995 SF**

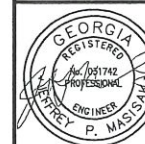
LOUNGE TOTAL: 5,645 SF  
RESTAURANT TOTAL: 2,350 SF



VICINITY MAP  
N.T.S.



1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ROOMS, SLOPE OF ROOF, SIDEWALKS, EXIT PORCHES, PATIO AREAS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LOCAL DESCRIPTION, EXISTING UTILITY AND SITE TOPOGRAPHY WITH SPOT ELEVATIONS AS PER SURVEY COMPLETED AND DATED JULY 31, 2018 OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:  
  
FALCON DESIGN  
235 CORP. CTR. DRIVE, SUITE 200  
STOCKBRIDGE, GEORGIA 30288  
CONTACT: KEVIN BROWN, RLS  
PHONE: (770) 795-9900
4. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE AND LOCAL CODES.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON SITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND 24" WITHIN THE CITY RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAYING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIV).
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
18. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
19. NO CONSTRUCTION OUTDOOR STORAGE WILL BE PERMITTED OUTSIDE A FULLY ENCLOSED BUILDING UNLESS THE STORAGE AREA IS COMPLETELY SCREENED FROM THE STREET AND ADJOINING PROPERTIES BY A SUITABLE FENCE OR WALL AT LEAST 6' TALL HEIGHT ABOVE FINISH GRADE. THE REQUIRED FENCE OR WALL MUST PROVIDE FOR A VISUAL SEPARATION BETWEEN THE STORAGE AREA AND ALL ADJOINING PROPERTY.
20. THERE ARE NO WETLANDS ON SITE
21. THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THE PROPERTY
22. ALL WALLS OVER 4 FEET TO BE PERMITTED SEPARATELY.
23. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
24. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
25. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
26. ALL STORMWATER INFRASTRUCTURES ON THIS SITE AREA PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY



**MASS ENGINEERING AND  
CONSULTANTS, LLC.**  
459 ACWORTH DUE WEST ROAD SUITE 565  
ACWORTH, GEORGIA 30101  
PHONE: 404.850.7790 EXT. 901  
WWW.MASS-ENG.COM

# MASS

## REVISIONS

[illegible]

## SITE PLAN

PROJECT NUMBER:	18-0
DATE:	JULY 12, 2018

**C-03**



Know what's below.  
**Call** before you dig.  
Dial 811

JEFFREY P. MASISAK, PE, CPESC  
OSWCC LEVEL II CERTIFICATION NO. 0000001217  
EXPIRES: 05/05/2021

7/30/2018





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

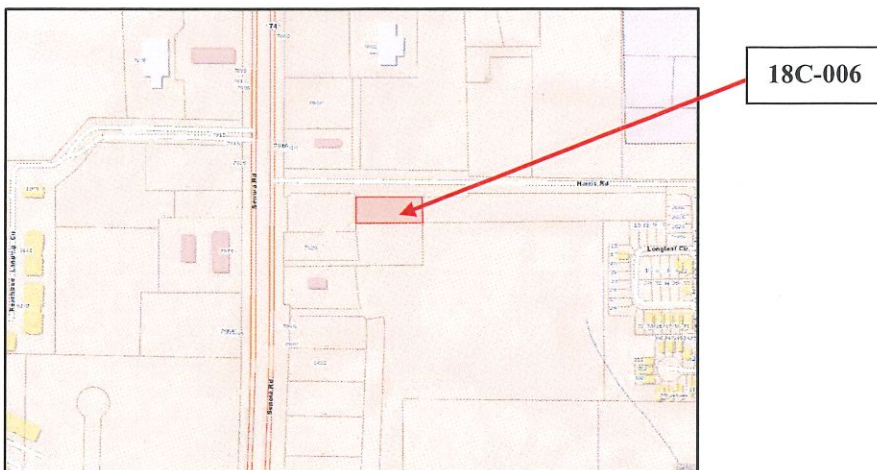
To: Planning and Zoning Commission  
From: Kimberly Mitchell, Junior City Planner  
Date: October 2, 2018 Planning and Zoning Commission Meeting  
Agenda Item: **18C-006 – Studio Cigar [09F070300270244]** a request to review the conceptual site plan for a retail commercial development.

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**BACKGROUND:** The subject property, which is approximately 0.7 acres, is located at the southeast corner of Harris Road and Renaissance Parkway. The property is zoned C-2 (General Commercial District).

**DISCUSSION:** The applicant is proposing to construct a 5,040 square foot cigar retail shop and restaurant with associated driveways, parking, utilities, and landscaping. The applicant will be required to meet all parking regulations. The site has proposed ingress/egress along Renaissance Parkway. Stormwater detention is proposed by a regional detention system. The building will be required to have a brick façade on the primary entrance and majority brick or stone on the side and rear elevations, as regulated by the Highway 74 Overlay District.

**PARCEL MAP**



**STAFF RECOMMENDATION:** APPROVAL CONDITIONAL of the conceptual site plan to construct a 5,040 square foot cigar shop and restaurant. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended two (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit 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 conditions. 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 9, 2018**. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions 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.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted, reviewed and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.

***Attachments:***

- Site Plan
- Elevations and Concept



# PROJECT INFORMATION

PROJECT NAME: COMMERCIAL  
 DEVELOPMENT  
 SITE ADDRESS/LOCATION: 0 HARRIS ROAD  
 FAIRBURN, GA 30213  
 DEVELOPER/OWNER: PALMETTO SECURITY  
 SERVICES, LLC  
 CONTACT: BRIAN BOULEWARE  
 1020 E LAFAYETTE ST  
 TALLAHASSEE, FL 32301  
 PHONE: 850-567-1898  
 EMAIL: BRIAN@PSSOFFL.COM  
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 CONTACT: BRIAN BOULEWARE  
 1020 E LAFAYETTE ST  
 TALLAHASSEE, FL 32301  
 PHONE: 850-567-1898  
 EMAIL: BRIAN@PSSOFFL.COM

# ENGINEERS CONTACT INFORMATION:

MASS ENGINEERING AND CONSULTING, LLC  
 CONTACT ENGINEER: JEFFREY MASISAK, PE, CPESC  
 EMAIL: JEFF@MASS-ENG.COM  
 PHONE: 404-403-5224  
 ADDRESS: 3459 ACWORTH DUE WEST ROAD  
 SUITE 565  
 ACWORTH, GA 30101

# SITE DATA

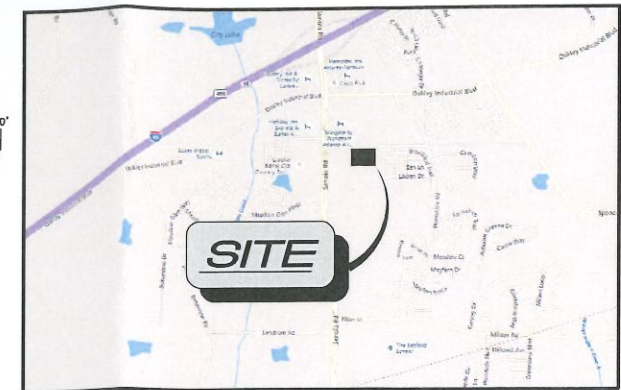
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# BUILDING DATA

HEIGHT OF TALLEST PARAPET = 27'-0".  
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 LOUNGE LOWER LEVEL: 2,910 SF  
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 LOUNGE TOTAL: 5,645 SF  
 RESTAURANT TOTAL: 2,350 SF



SCALE: 1"=20'



VICINITY MAP  
 N.T.S.

STUDIO CIGARS  
 HARRIS ROAD COMMERCIAL TRACT 5  
 PREPARED FOR:  
 PALMETTO SECURITY SERVICES LLC  
 CITY OF FAIRBURN  
 FULTON COUNTY



MASS ENGINEERING AND  
 CONSULTANTS, LLC.  
 3459 ACWORTH DUE WEST ROAD SUITE 565  
 ACWORTH, GEORGIA 30101  
 PHONE: 404.850.7790 EXT. 901  
 WWW.MASS-ENG.COM  
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# REVISIONS

DATE	DESCRIPTION

# SITE PLAN

PROJECT NUMBER: 18-0013

DATE: JULY 12, 2018

C-03

# SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
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 235 CORP. CTR. DRIVE, SUITE 200  
 STOCKBRIDGE, GEORGIA 30281  
 CONTACT: KEVIN BROWN, RLS  
 PHONE: (770) 785-9900
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- ALL STORMWATER INFRASTRUCTURES ON THIS SITE AREA PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

# SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- CONCRETE CURB (SEE DETAIL)
- STOP BAR (PAYMENT MARKING)
- TRAFFIC FLOW ARROW (PAYMENT MARKING)
- "NO PARKING FIRE LANE" SIGN
- "YIELD" (PAYMENT MARKING)
- DIRECTIONAL ARROWS (PAYMENT MARKING)
- "ONLY" DIRECTIONAL ARROW (PAYMENT MARKING)
- "STOP" SIGN (R1-1)
- VAN HANDICAP STALL AND DESIGNATED VAN STALL
- WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- RELOCATED LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- RETAINING WALL (LENGTH AT SYMBOL) BY OTHERS
- HEAVY DUTY PAVING
- CONCRETE DUMPSTER PAD LOCATION (6" THICK)
- PARKING SPACE COUNT 9'x18'
- COMPACT PARKING SPACE 8'x18' & 8'x16'
- STORM SEWER GRATE
- SITE LIGHTING FIXTURES
- RIGHT-OF-WAY TO BE DEDICATED

NOTE: LIMITS OF DISTURBANCE IS THE ENTIRE SITE.  
 NO EXISTING TREES ARE LOCATED ON THIS SITE OR ON ANY ADJOINING SITES (PREVIOUSLY GRADED SITES).



JEFFREY P. MASISAK, PE, CPESC  
 SWCC LEVEL II CERTIFICATION NO. 0000001217  
 EXPIRES: 05/05/2021  
 DATE: 7/30/2018





T.O. PARAPET  
HIGH  
27' - 0"

T.O. PARAPET  
LOW  
15' - 6"

LEVEL 2  
12' - 0"

LEVEL 1  
0' - 0"



**1 WEST ELEVATION (FRONT)**  
1/8" = 1'-0"

**STUDIO LOUNGE**

FAIRBURN, GA  
MR. BRIAN BOULWARE

WEST ELEVATION (FRONT)

DATE 09/24/18

A201

9/24/2018 10:39:08 PM



T.O. PARAPET  
HIGH  
27' - 0"

LEVEL 2  
12' - 0"

LEVEL 1  
0' - 0"



**1** NORTH ELEVATION (SIDE)  
1/8" = 1'-0"

STUDIO LOUNGE

FAIRBURN, GA

MR. BRIAN BOULWARE

NORTH ELEVATION (SIDE)

DATE

09/24/18

A202

9/24/2018 10:48:00 PM



T.O. PARAPET  
HIGH  
27' - 0"

T.O. PARAPET  
LOW  
15' - 6"

LEVEL 2  
12' - 0"

LEVEL 1  
0' - 0"



**1** EAST ELEVATION (REAR)  
1/8" = 1'-0"

## STUDIO LOUNGE

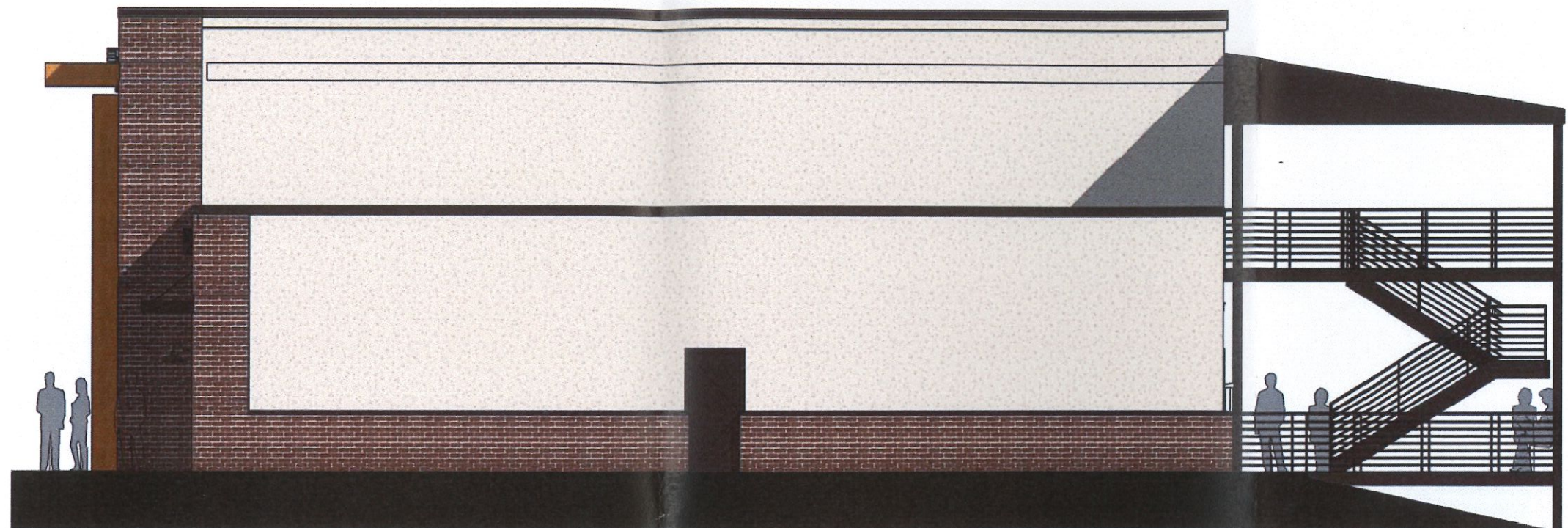
FAIRBURN, GA  
MR. BRIAN BOULWARE

### WEST ELEVATION (REAR)

DATE 09/24/18

A203





**1 SOUTH ELEVATION (SIDE)**  
 1/8" = 1'-0"

## STUDIO LOUNGE

FAIRBURN, GA

MR. BRIAN BOULWARE

SOUTH ELEVATION (SIDE)

DATE

09/24/18

A204

9/24/2018 10:52:06 PM



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

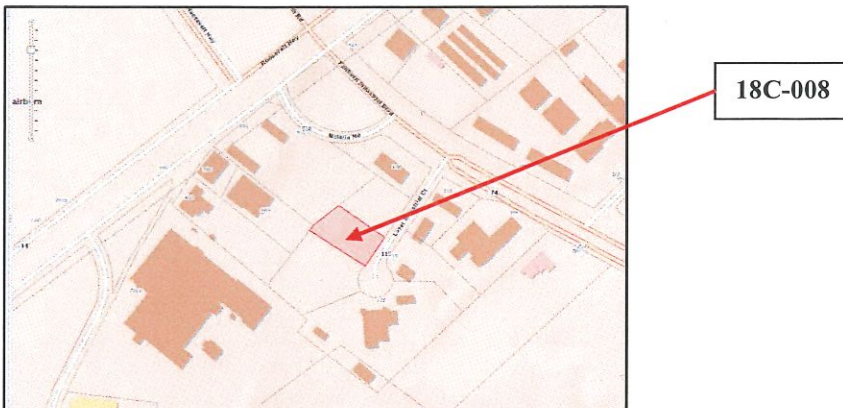
To: Planning and Zoning Commission  
From: Tarika Peeks, Senior Planner/Zoning Administrator  
Date: October 2, 2018 Planning and Zoning Commission Meeting  
Agenda Item: **18C-008 – Lot 7 Laser Industrial Court [09F090100480884]** a request to review the conceptual site plan for a warehouse facility.

---

**BACKGROUND:** The subject property is approximately 1.87 acres located at the northwest side of Laser Industrial Court. The property is zoned M-2 (Heavy Industrial District).

**DISCUSSION:** The applicant is proposing to develop a 4,250 square foot warehouse with associated office space [750 square feet], driveways, utilities, parking and stormwater infrastructure. The applicant will be required to meet all parking regulations. The site has ingress/egress on Laser Industrial Court/Fairburn Industrial Blvd. The proposed project will require approximately 12 standard parking spaces. The applicant will be required to meet all parking regulations.

**PARCEL MAP**



**STAFF RECOMMENDATION:** APPROVAL CONDITIONAL of the conceptual site plan to construct a 4,250 square foot distribution facility. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended two (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a land disturbance permit application 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 conditions. 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 September 21, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions 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.



2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted, reviewed and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.

**Attachments:**

Site Plan

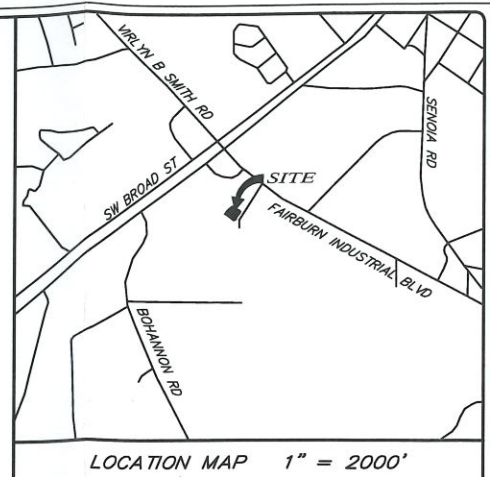
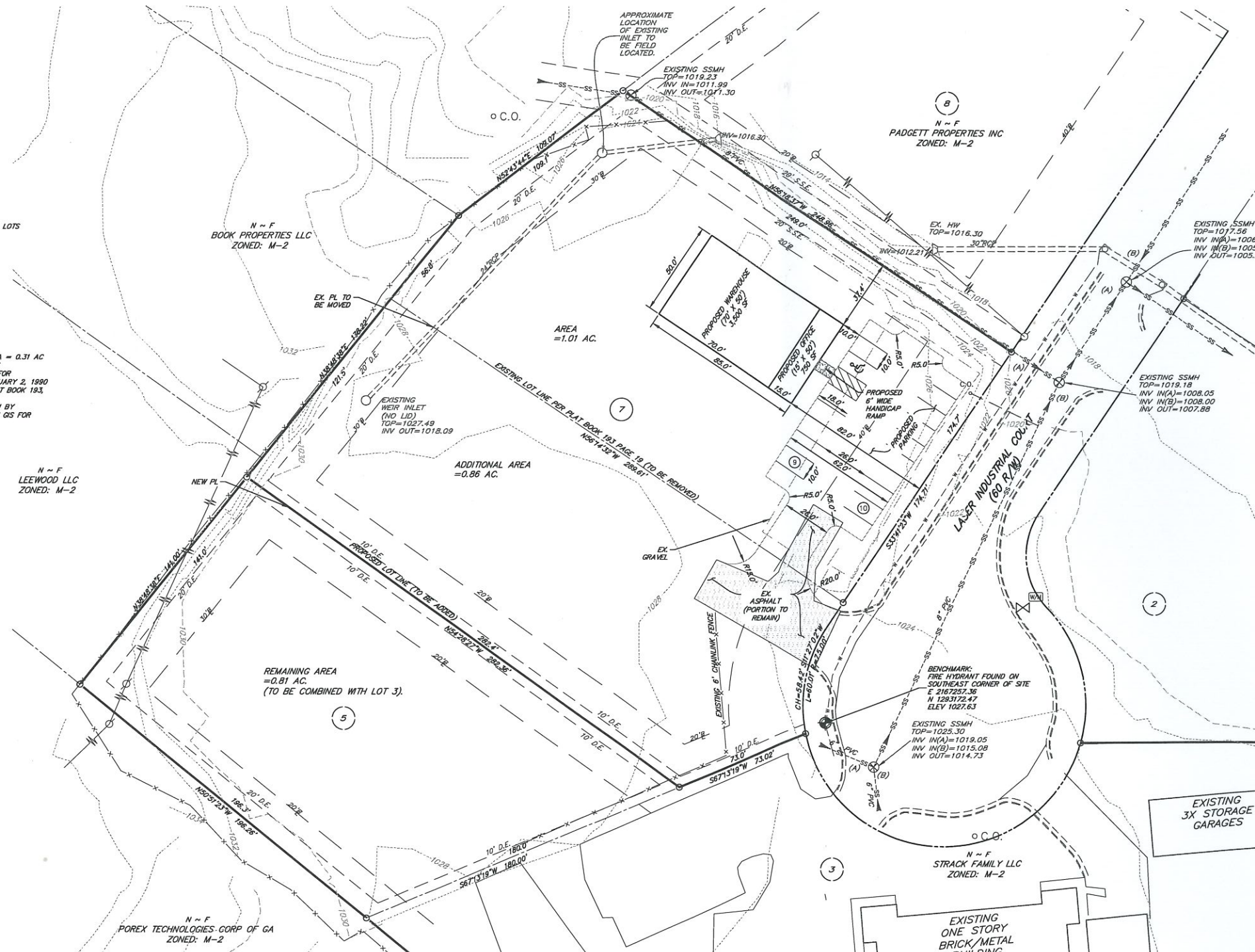
Elevations



LEGEND	
⊙ P.P. - POWER POLE	△ C.B. - CATCH BASIN
⊙ L.P. - LIGHT POLE	— R.C.P. - REINFORCED CONCRETE PIPE
⊙ F.H. - FIRE HYDRANT	— C.M.P. - CORRUGATED METAL PIPE
⊙ M.H. - SANITARY SEWER MANHOLE	— F.F.E. - FINISHED FLOOR ELEVATION
⊙ W.M. - WATER METER	• W.V. - WATER VALVE
⊙ G.M. - GAS METER	⊙ TELEPHONE MANHOLE
— TYPE OF FENCE	— UNDERGROUND ELECTRICAL LINE
⊙ J.B. - JUNCTION BOX	— OVERHEAD POWER LINES
⊙ D.I. - DROP INLET / YARD INLET	— HW - HEADWALL
— UNDERGROUND TELEPHONE LINE	⊙ PBX - POWERBOX
— GAS LINE	— WATER LINE

# GENERAL SITE NOTES:

- TOTAL SITE AREA = 1.87 ACRES
- TOTAL DISTURBED AREA = 0.86
- TOTAL NUMBER OF PROPOSED LOTS = 1 LOTS
- OWNER: STRACK INC. 125 LASER INDUSTRIAL COURT FAIRBURN, GA 30213 (770) 969-1591
- 24-HOUR CONTACT: JOE STRACK (770) 969-1591
- ZONING = M-2 (HEAVY INDUSTRIAL)
- BUILDING SETBACKS: FRONT = 40' REAR = 30' SIDE = 20'
- MAX BUILDING HEIGHT = 48'
- PROPOSED ADDITIONAL IMPERVIOUS AREA = 0.31 AC
- SITE INFORMATION INCLUDING BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR FAIRBURN INDUSTRIAL PARK DATED JANUARY 2, 1990 & REVISED NOVEMBER 6, 1996 PER PLAT BOOK 193, PAGE 19.
- TOPOGRAPHY SHOWN IS FROM FIELD RUN BY GASKINS FOR SITE AND FULTON COUNTY GIS FOR SURROUNDING AREAS.



# PARKING TABULATION:

—PARKING SPACES REQUIRED = 1 SPACE / 1,000 SQFT OF GROSS FLOOR AREA DEVOTED TO FACTORY PRODUCTION + 1 SPACE / 2,000 SQFT OF GROSS STORAGE AREA + 1 SPACE FOR EACH VEHICLE DIRECTLY IN THE CONDUCT OF BUSINESS + 1 SPACE / 100 SQFT OF FLOOR SPACE USED FOR ADMINISTRATIVE OFFICES.

## PARKING SPACE CALCULATIONS FOR PROPOSED BUILDING:

- (1 SPACE / 1,000 SQFT) X 50% OF PROPOSED WAREHOUSE AREA DEVOTED TO FACTORY PRODUCTION = (1 SPACE / 1,000 SQFT) X (1,750 SQFT) = 1.75 SPACES ~ 2 SPACES FOR FACTORY PRODUCTION
- (1 SPACE / 2,000 SQFT) X 50% OF PROPOSED WAREHOUSE AREA DEVOTED TO GROSS STORAGE AREA = (1 SPACE / 2,000 SQFT) X (1,750 SQFT) = 0.875 SPACES ~ 1 SPACE FOR STORAGE AREA
- 1 SPACE / VEHICLE DIRECTLY IN THE CONDUCT OF BUSINESS ~ 1 SPACE FOR EACH VEHICLE IN THE CONDUCT OF BUSINESS
- (1 SPACE / 100 SQFT) X 750 SQFT OFFICE SPACE = 7.5 SPACES ~ 8 SPACES FOR OFFICES

—REQUIRED HANDICAP ACCESSIBLE PARKING SPACES PER TOTAL PARKING REQUIRED BY ADA = 1 CAR & 1 VAN  
 —TOTAL REQUIRED PARKING SPACES = 12 SPACES  
 —TOTAL PROVIDED PARKING SPACES = 19 SPACES (INCLUDING 1 CAR OR 1 VAN HANDICAP ACCESSIBLE PARKING SPACE)

**Gaskins**  
 SURVEYING  
 ENGINEERING  
 PLANNING/CONSULTING  
 PROJECT NIGHT  
 Phone: (770) 424-7168  
 Fax: (770) 424-7593  
 1266 Powder Springs Road  
 Marietta, Georgia 30064  
 WWW.GASKINSURVEY.COM

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 This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

**LASER INDUSTRIAL COURT**  
**LOT 7 - LASER INDUSTRIAL COURT**  
 LAND LOTS 48, 9F DISTRICT  
 CITY OF FAIRBURN, FULTON COUNTY, GEORGIA  
 ZONED M-2

REVISIONS		
REV.	DATE	REVISION REFERENCE
1	8/29/18	CHANGED BLDG SIZE
2	9/21/18	CONCEPT PLAN REVIEW
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE  
 SITE PLAN

SEAL  
  
 PROJECT I.D. 1704032 FIELD BOOK  
 DRAWN BY AEA CHECKED BY DFM  
 SCALE 1"=30' ISSUE DATE 08/10/18  
 SHEET NUMBER  
**02**

**811**  
 Know what's below.  
 Call before you dig.  
 THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130374 MAP NUMBER 13121C0482F DATED SEPTEMBER 18, 2013.

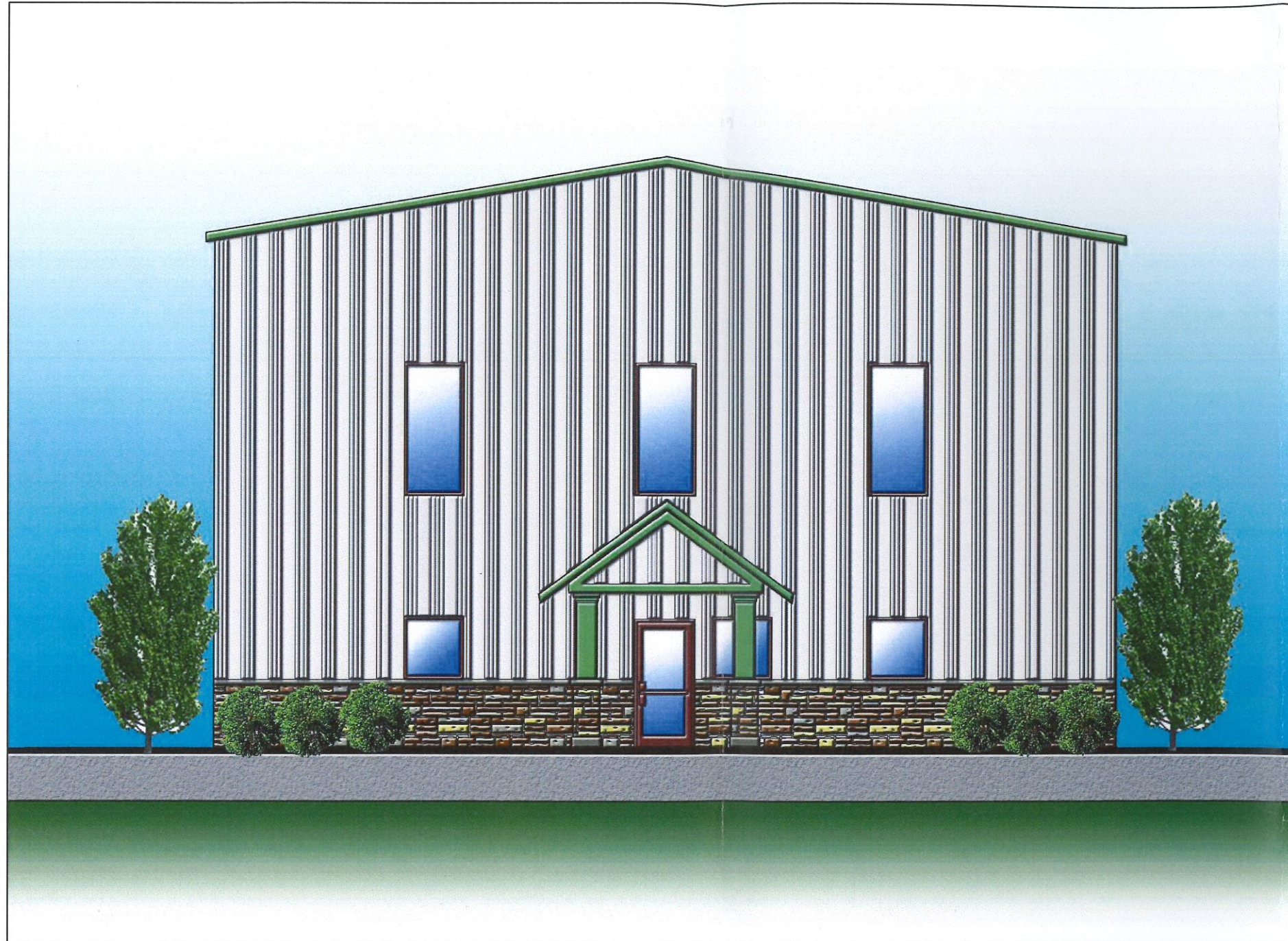
OWNER/DEVELOPER:  
 STRACK INC.  
 125 LASER INDUSTRIAL COURT  
 FAIRBURN, GA 30213  
 (770) 969-1591

24 HR. PHONE & EMERGENCY CONTACT:  
 JOE STRACK  
 (770) 969-1591

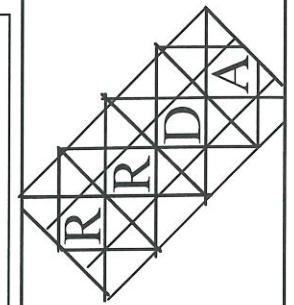


NOT ISSUED FOR CONSTRUCTION





PROPOSED FRONT ELEVATION



ROSE & REID DESIGN ASSOCIATES, P.C.  
259 HIGHWAY 74, SUITE 1  
PEACHTREE CITY, GEORGIA  
PHONE: 770-632-6161  
FAX: 770-632-6160  
RRDA@BELL SOUTH.NET

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consent of the architect.  
Issue date/revision

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A WELDING/EQUIPMENT SHOP  
FOR STRACK, INC.  
125 LASER INDUSTRIAL COURT  
FAIRBURN, GA. 30213

architect's seal

project name

A WELDING/EQUIPMENT  
SHOP FOR  
STRACK, INC.

sheet title

PROPOSED  
FRONT  
ELEVATION

drawn

JMF

checked

JMF

project no.

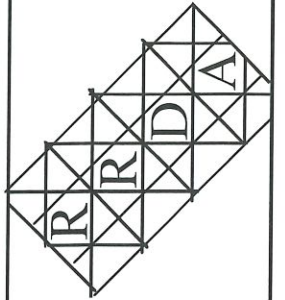
RRDA-18-068

date

08/16/2018

A-1  
sheet no.





ROSE & REID DESIGN ASSOCIATES, P.C.  
259 HIGHWAY 74, SUITE 1  
PEACHTREE CITY, GEORGIA  
PHONE: 770-632-6161  
FAX: 770-632-6160  
RRDA@BELLSOUTH.NET

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consent of the architect.

issue date/revisions

COURTESY: R. BELL



PROPOSED SIDE ELEVATION

A WELDING/EQUIPMENT SHOP  
FOR STRACK, INC.

125 LASER INDUSTRIAL COURT  
FAIRBURN, GA. 30213

architect's seal

project name

A WELDING/EQUIPMENT  
SHOP FOR  
STRACK, INC.

sheet title

PROPOSED  
SIDE  
ELEVATION

drawn

JMF

checked

JMF

project no.

RRDA-18-068

date

08/16/2018

A-2  
sheet no.



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

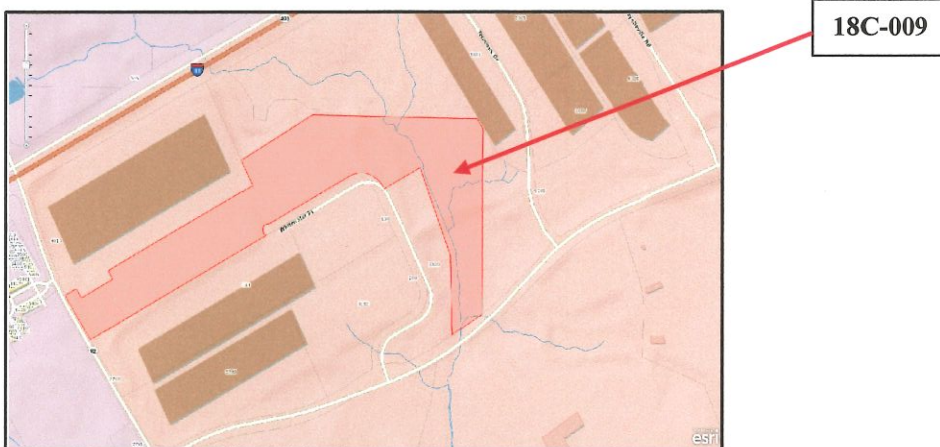
To: Planning and Zoning Commission  
From: Tarika Peeks, Senior Planner/Zoning Administrator  
Date: October 2, 2018 Planning and Zoning Commission Meeting  
Agenda Item: **18C-009 – South Park Bldg. 2 [09F110300450899 & 09F060000340553]** a request to review the conceptual site plan for a distribution facility.

---

**BACKGROUND:** The subject property is approximately 22.34 acres located at the northwest corner of Whitewater Place. The property is zoned M-2 (Heavy Industrial District).

**DISCUSSION:** The applicant is proposing to develop a 252,720 square foot distribution facility with associated truck court, trailer storage, vehicle parking and stormwater detention. The site is proposing ingress/egress on Whitewater Place. The proposed project will require approximately 74 standard parking spaces and 57 truck parking spaces. The applicant will be required to meet all parking regulations.

**PARCEL MAP**



**STAFF RECOMMENDATION:** APPROVAL CONDITIONAL of the conceptual site plan to construct a 252,720 square foot distribution facility. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended two (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a land disturbance permit application 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 conditions. 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 27, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions 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.



2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted, reviewed and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.

**Attachments:**

Site Plan

Elevations

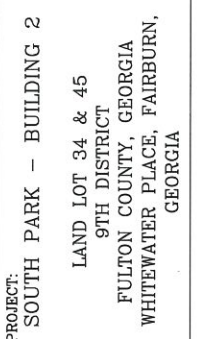


### UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.

### UTILITY DISCLAIMER

MAY EXIST WHICH ARE NOT SHOWN ON THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING ALL UTILITY COMPANIES HAVING UTILITIES ON OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM EXPOSED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



LAYOUT & STAKING PLAN	
SCALE:	1"= 60'
DATE:	06/08/2018
DRAWN BY:	T. RAPP
PROJECT MANAGER:	W. REED
QA/QC CHECK:	*





PROJECT NO.  
18-055

SHEET NO.  
C3.0

**ENGINEER**  
WESLEY REED, P.E.  
EBERLY & ASSOCIATES, INC.  
2951 FLOWERS ROAD SOUTH  
SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 452-7849

**OWNER/DEVELOPER**  
SEEFRIED PROPERTIES  
3333 RIVERWOOD PKWY  
SUITE 200  
ATLANTA, GA 30339  
404-233-0204  
FAX: 404-266-3864  
CONTACT: MATT BRUNE

**PAVING LEGEND**

	L.D. ASPHALT
	CONCRETE PAVING
	H.D. ASPHALT
	CONCRETE S/W

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**GEORGIA811**  
[www.Georgia811.com](http://www.Georgia811.com)

Know what's below.  
Call before you dig.

WHITEWATER  
PLACE  
(70' PUBLIC R/W)  
LOT 1, BLOCK A  
N/F  
EXETER 130 WHITEWATER, LLC  
DB 55837 PG 371  
PB 217 PG 16  
ZONING M-2

C:\Users\wreed\appdata\local\temp\AcPublish\_7584\18-055\_BASE.dwg August 27, 2018





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

**SUBJECT: REZONING 18RZ-006 – El Milagro Hair Salon**

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

**Planning and Zoning Commission: 10.02.18**

**Mayor and City Council: 10.22.18**

**DEPARTMENT:** Community Development/Planning and Zoning

**BUDGET IMPACT:** None

**PUBLIC HEARING:** (    ) Yes            ( X ) No

---

A request to rezone the subject property from **R-3 (Single Family Residential)** to **C-1 (Neighborhood Commercial)** for a hair salon

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**



## APPLICATION INFORMATION

### Rezoning Petition 18RZ-006

#### APPLICANT/PETITIONER INFORMATION

**Property Owner**  
Araceli Salazar

**Petitioner**  
El Milagro Hair Salon/Araceli Salazar

#### PROPERTY INFORMATION

**Address, Land Lot, and District:** 263 Senoia Road [parcel no. 09F101500470100], Land Lot 47 and District 9F

**Frontage:** Senoia Road

**Area of Property:** 1.283 acres

**Existing Zoning and Use:** R-3 (Single-Family Residential)

**Overlay District:** N/A

**2035 Comprehensive Future Land Use Map Designation:** Town Center Mixed Use

**Proposed Zoning:** C-1 (Neighborhood Commercial)

#### MEETING AND HEARING DATES

**Planning and Zoning Commission Meeting**  
October 2, 2018

**Mayor and City Council Public Hearing**  
October 22, 2018

#### INTENT

To rezone the subject property from **R-3 (Single Family Residential)** to **C-1 (Neighborhood Commercial)** for a hair salon

#### EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

**North:** O&I (Office Institutional District)

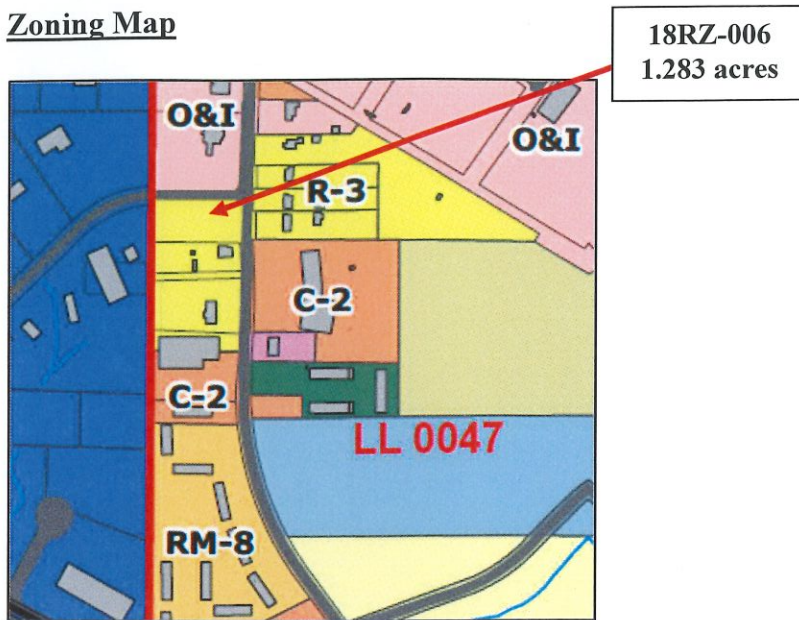
**East:** R-3 Overlay (Single-Family Residential District) and C-2 (General Commercial District)

**South:** R-3 Overlay (Single-Family Residential District) and C-2 (General Commercial District)

**West:** M-2 (Heavy Industrial District)



## Zoning Map



## **ZONING IMPACT ANALYSIS**

### ***A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?***

The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of: O&I (Office Institutional District) to the north, R-3 Overlay (Single-Family Residential District) and C-2 (General Commercial District) to the east, PD (Planned Development District), R-3 Overlay (Single-Family Residential District) and R-3 Overlay (Single-Family Residential District) and C-2 (General Commercial District) to the south, M-2 (Heavy Industrial District) to the west.

The applicant is proposing to convert a single-family house into a licensed hair salon. The applicant states in the letter intent that the hair salon will include two styling chairs, two shampoo bowls and waiting area. The hours of operation will be Tuesday-Saturday from 10:00 a.m. – 8:00 p.m. and Sunday from 10:00 a.m. – 5:00 p.m. and closed on Monday. The property has been vacant for approximately 6-10 years and will require full renovation to include plumbing and electrical repairs. Major upgrades will be made to the interior and exterior of the structure.

### ***B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?***

The staff is of the opinion that the petition if approved will not have an adverse impact on the use or usability of adjacent or nearby properties. The zoning of surrounding properties varies from single-family (R-3) to industrial (M-2 Heavy Industrial).

### ***C. Does the property have a reasonable economic use as currently zoned?***

The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

### ***D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools?***

The staff is of the opinion that the proposal will not result in a use which will cause an excessive or burdensome use of the existing infrastructure.



***E. Is the proposal in conformity with the policies and intent of the land use plan?***

The staff is of the opinion that the proposal is consistent with the Future Development Map, which designates the property as Town Center Mixed Use. Commercial land use is an appropriate use in the Town Center Mixed Use Character Area. Also, one of the land use goals stated in the Comprehensive Plan is to improve the quality of development downtown by ensuring that residential and commercial development are in close proximity to downtown. The development strategies for the Town Center Mixed Use Character Area are:

**Town Center Mixed Use Development Strategies**

- Maintain integrity of interconnected grid and pedestrian circulation
- Historic structures should be preserved or adaptively reused wherever possible
- New development should reflect the historical context of building mass, scale and setbacks
- Encourage mixed-use infill and redevelopment
- Encourage transit-supportive residential development
- Economic development strategies should continue to nurture thriving commercial activity
- Enhance tree planting to include more shade trees and ornamental streetscape plantings
- Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts, as well as economic development goals of the City and the Downtown Development Authority

**Appropriate Land Use**

- Mixed Use
- Civic/Institutional/Educational
- Residential (all types)
- Commercial/Retail/Office
- Small scale low Intensity Industrial that fits into appropriately scaled and designed structures

***F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?***

The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

***G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?***

The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Fairburn.

**STAFF RECOMENDATION**

It is the opinion of staff that the rezoning request is in conformity with the current Future Development Map, which recommends Town Center Mixed Use. Commercial land use is an appropriate use in the Town Center Mixed Use Character Area. Therefore, based on these reasons, staff recommends **APPROVAL CONDITIONAL** of the rezoning petition.

Should the Mayor and City Council decide to rezone the subject property from R-3 (Single Family Residential) to C-1 (Neighborhood Commercial) the staff recommends the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

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

1. Hair salon and accessory uses



2. Permitted uses under C-1 (Neighborhood Commercial)

**ATTACHMENTS**

Letter of Intent  
Impact Analysis  
Site Photos



Araceli Salazar  
El Milagro Hair Salon #1 LLC.  
5241 Woodland Dr.  
Lake City, GA 30260  
7/31/18

City of Fairburn  
Community Development Department  
26 W. Campbellton Street  
Fairburn, GA 30213

Dear City of Fairburn :

El Milagro Hair Salon #1 LLC. was founded March 19, 2003 by Araceli Salazar. This salon could be well known in the plaza of Senoia Rd. I am writing this letter to persuade the people in the community of Fairburn to approve the request of rezoning the property located in 263 Senoia Rd. Fairburn, GA 30213.

Rezoning the residential home (263 Senoia Rd. Fairburn, GA 30213) to a commercial property could require numerous permits based on converting this property into a hair salon. This property perhaps been vacant for about 6-10 years without proper care and will require plumbing, remodeling and electrical services. Major upgrades will be advertisement and constructional work for the interior and exterior.

This upcoming project will be including two styling chairs, two shampoo bowls, a refrigerator, and waiting chairs. A licensed employee with the same hours of operation which are; Tuesday-Saturday 10am-8pm and Sunday's 10am-5pm leaving Monday closed.

Sincerely,

Araceli Salazar  
El Milagro Hair Salon #1 LLC.





## IMPACT ANALYSIS

Applicant: Araceli Salazar

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? A hair salon (El Milagro Hair Salon #1 LLC) will be without too much hassle and could be visible and easily accessible by car, passerby and public transport.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? The hair salon will give zero affect, to the usability of adjacent or nearby properties due to the fact that El Milagro is already in use, in front of the zoning area.
3. Does the property to be rezoned have a reasonable economic use as currently zoned? El Milagro will benefit economically by attracting clientele.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? El Milagro will be a trouble free transportation zone to our community streets by our wide open parking space.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? The land is a great space for a one floor hair salon building with a wide open parking lot that can fit maximally 10 cars.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? There will be plenty of changing conditions. If approved, our goal is to rezone the property with an outstanding hair salon, if denied we tend to reconstruct the property to a more suitable home.
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton? El Milagro Hair Salon profession takes place inside and will show no effect to the environment and citizens of South Fulton.

*Attach additional sheets as needed.*



The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: 

Date: 7-31-18

Applicant printed name: Araceli Salazar



