

City of Fairburn
Planning and Zoning Commission

AGENDA

Tuesday, September 11, 2018 ♦ 7:00 p.m.

➤ **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:** July 10, 2018

➤ **Public Hearing:**

➤ **New Business:**

- **Rezoning 18RZ-005 - South Fulton, LLC:** A request to rezone the subject property (0 Virlyn B. Smith Road) from **R-2 (Single-Family Residential District)** to **R-CT (Residential Condominium/Townhouse District)** to allow the development of 232 townhouses and 86 single-family houses on 75.6 acres.
- **Conceptual Plan 18C-007 - F300 Logistics Center Drive:** A request to review a conceptual site plan for a 154,000 square feet warehouse located on Logistics Center Drive.
- **Text Amendment 18TA-002 - Highway 74 Overlay District - Buffers:** Consideration of an amendment to Chapter 80, Article II, Division 2. District Regulations, Section 80-90 Highway 74 Overlay District to reduce the 100-foot buffer on retail and commercial development that adjoins property developed as or planned as, residential use to 25-feet.

➤ **Staff Report**

➤ **Commission Members Comments**

➤ **Adjourn**



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

SUBJECT: REZONING 18RZ-005 - South Fulton, LLC

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

Planning and Zoning Commission: 09.11.18

Mayor and City Council: 09.24.18

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

A request to rezone the subject property from **R-2 (Single Family Residential District)** to **R-CT (Residential Condominium/Townhouse)** to allow the development of 232 townhouses and 86 single-family on 75.6 acres.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

Donna M. Gayden, City Administrator

Elizabeth Carr-Hurst, Mayor

APPLICATION INFORMATION

Rezoning Petition 18RZ-005

APPLICANT/PETITIONER INFORMATION

Property Owner
Virlyn OSCP, LLC

Petitioner
South Fulton, LLC

PROPERTY INFORMATION

Address, Land Lot, and District: 0 Virlyn B. Smith [parcel no. 009F090300500325, 09F090400511180, 09F180300681066, 09F090300500333], Land Lot 50, 51, 68, 69 and District 9F

Frontage: Virlyn B. Smith Road

Area of Property: 75.9 acres

Existing Zoning and Use: R-2 (Single Family Residential) and Undeveloped

Overlay District: N/A

2035 Comprehensive Future Land Use Map Designation: Low Density Residential

Proposed Zoning: R-CT (Residential Condominium/Townhouse)

MEETING AND HEARING DATES

Planning and Zoning Commission Meeting
September 11, 2018

Mayor and City Council Public Hearing
September 24, 2018

INTENT

To rezone the subject property from **R-2 (Single Family Residential) District** to **R-CT (Residential Condominium/Townhouse)** to allow the development of 232 townhouses and 86 single-family houses on 75.6 acres.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

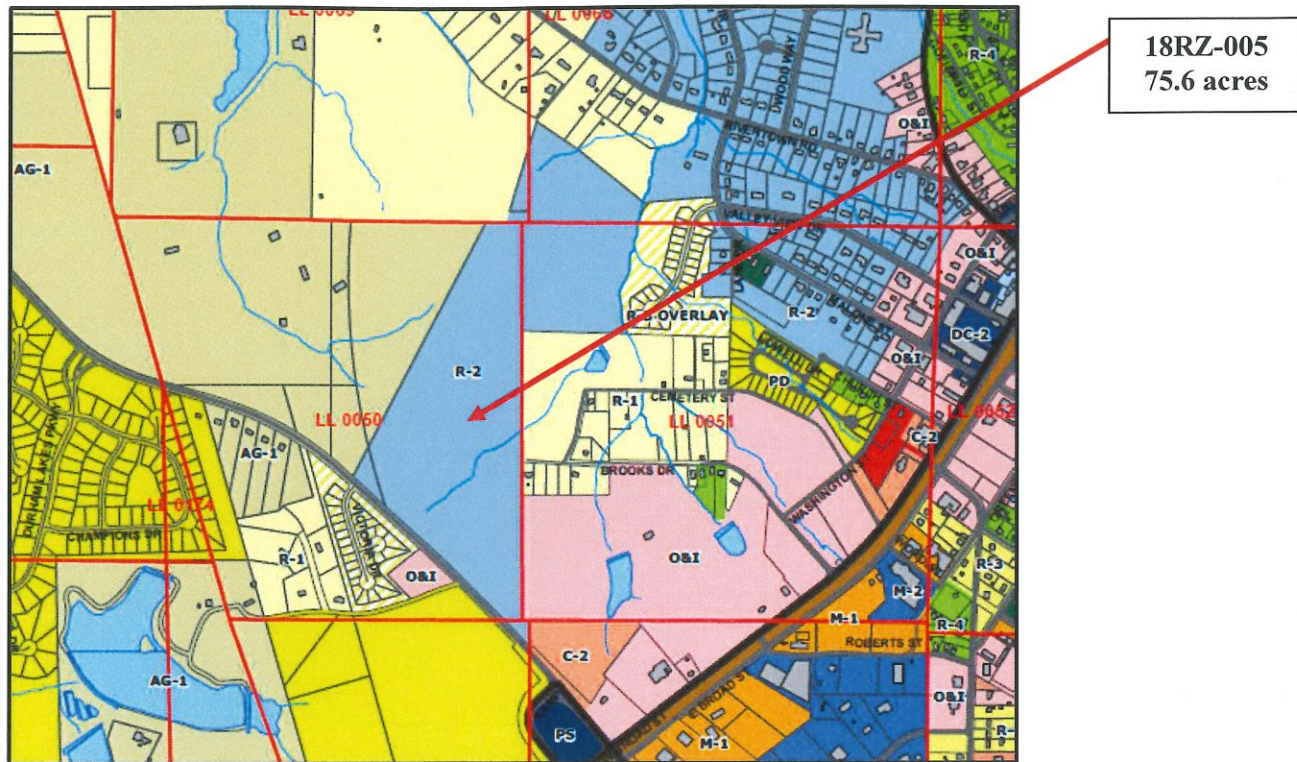
North: R-1 (Single Family Residential District)

East: R-1 (Single Family Residential District), R-3 Overlay (Single Family Residential District) and O&I (Office Institutional District)

South: PD (Planned Development District), R-3 Overlay (Single Family Residential District) and O&I (Office Institutional District)

West: AG-1 (Agricultural District and R-1 (Single Family Residential 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: R-1 (Single Family Residential District) to the north, R-1 (Single Family Residential District), R-3 Overlay (Single-Family Residential District), O&I (Office Institutional District) and C-2 (General Commercial District) to the east, PD (Planned Development District), R-3 Overlay (Single-Family Residential District) and O&I (Office Institutional District) to the south, and AG-1 (Agricultural District and R-1 (Single-Family Residential District) to the west.

The applicant is proposing to develop an upscale townhouse and single-family residential development on the subject property with a clubhouse, swimming pool, playground area and open space. The development will provide sidewalks along Virlyn B. Smith, pedestrian scale lightning on internal roads, and well landscaped front yards. The façade of each unit will be constructed of a minimum of 25% brick or stone.

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 surrounding properties vary from single-family (R-1, R-2, R-3) to office institutional.

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. However, the applicant states in the impact analysis, "Though, R-CT and R-2 are both considered medium density, we have found that development of the property solely single-family detached is not reasonable. The mix use of townhouse

and detached single-family residential provides a more reasonable use when considering the diversity of uses in the neighborhood”.

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. The development will have two access points on Virlyn B. Smith and a pedestrian connection is planned for Brooks Drive which will provide access to downtown Fairburn. Further, an access easement will be provided for future connectivity to Duncan Park. The developer will be required to make roadway improvements such as the installation of turning lanes, commercial driveways, stripping, curb and gutter.

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 not consistent with the Future Development Map, which designates the property as Low Density Residential. However, it is consistent with existing subdivisions and surrounding uses. The applicant is proposing to incorporate a mixture of housing types, 232 attached townhouses (7.3 units/acre) and 86 single-family houses (2.0 units/acre). The land use goals stated in the Comprehensive Plan is to increase activity in downtown by recruiting residential and mixed-use developers to construct loft apartments and townhouses in downtown. The subject property is located less than one mile from central downtown and the close proximity will encourage and support the revitalization of downtown. Two access points are provided on Virlyn B. Smith Road and a pedestrian access on Brooks Drive, which will provide walkable access to downtown Fairburn. The proposed development supports the residential development strategy as stated in the Comprehensive Plan. The development strategies for the Residential character area is as follows:

Residential Development Strategies

- Stable, safe, well maintained neighborhoods that maintain their value over time.
- Allow for a variety of homes styles, materials, and lot sizes.
- Accommodating to pedestrians and cyclists to allow for alternative access to Downtown

Appropriate Land Use

- Single-family residential
- Parks/Playgrounds
- Golf Courses
- Schools
- Churches

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. The developer will be required to adhere to the City’s stream buffer ordinance and best management practices (BMP).

STAFF RECOMENDATION

It is the opinion of staff that the rezoning request is not in conformity with the current Future Development Map, which recommends Low Density Residential. However, it is consistent with the existing subdivisions and the

surrounding uses. Also, the proposal is consistent with the Comprehensive Plan goals to: 1.) create stable, safe, well maintained neighborhoods that maintain their value over time, 2.) allow for a variety of home styles, materials, and lot sizes, and 3.) accommodate pedestrians to allow for alternative access to downtown. 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-2 (Single-Family Residential District) to R-CT (Residential Condominium/Townhouse) 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. Townhouse and Single-Family Residential units at density:

- a. POD A – Townhouses at no greater than 7.3 units per acre or 232 units, whichever is less and
- b. POD B – Single-Family at no greater than 2.0 units per acre or 86 units, whichever is less:

2. The minimum heated floor area for each unit shall be a minimum of 1,200 square feet

B. To the owner's agreement to abide by the following:

- 1. The property shall be developed in substantial conformity with the Zoning Site Plan prepared by Moore Bass Consulting and submitted with the original rezoning application stamped received July 2, 2018, and attached as Exhibit A. Any determination as to "substantial conformity" shall be made by City staff.
- 2. Property maintenance shall be accomplished through a condominium or townhouse association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the owner's agreement to the following site development considerations:

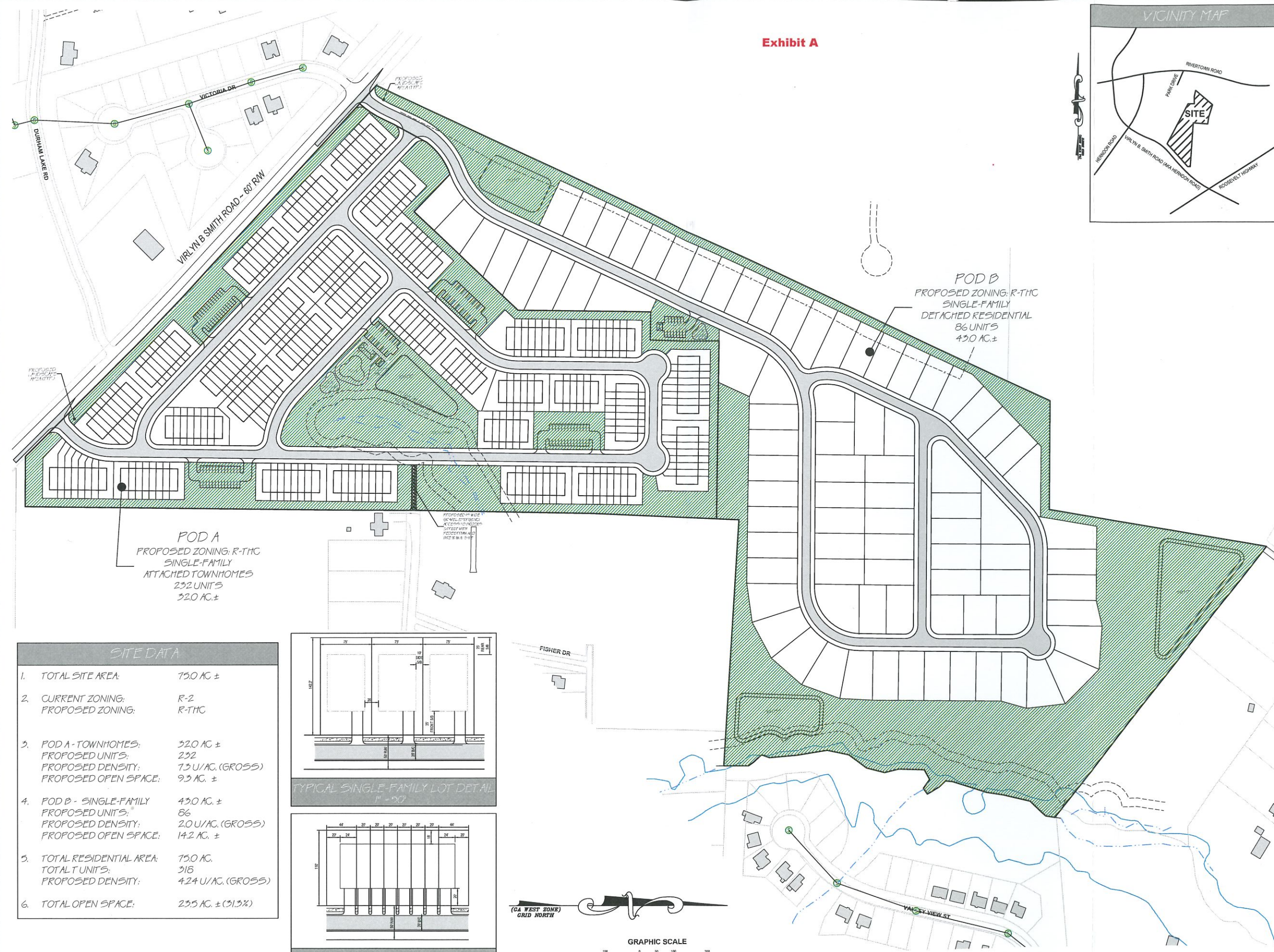
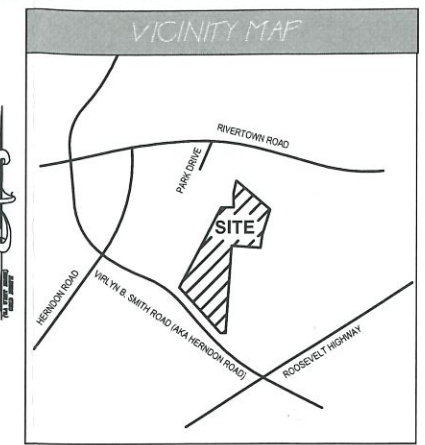
- 1. Full amenity package including recreation area, courtyards, swimming pool, and club house.
- 2. Exterior materials of the front façade shall be a minimum of twenty-five percent (25%). Vinyl siding, aluminum, stucco (EIFS) and veneers shall be prohibited.
- 3. Two car garages shall be provided for 20% of the townhouse units and the remaining 80% of townhouses shall have one car garages. Garages shall be a combination of front and rear alley access.
- 4. A minimum of 20 percent of the total lot area shall be reserved for open space. Detention facilities shall not be included in the open space calculation.
- 5. Sidewalks on all street frontages shall be a minimum of five-feet and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and City of Fairburn development standard. Five-foot sidewalks shall be provided along both sides of internal streets throughout the development and shall be designed to provide inter-connectivity to amenities areas.
- 6. Pedestrian-scale street lightning shall be provided along both sides of internal streets throughout the development.
- 7. All utilities shall be installed underground throughout the project area.

8. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer. When provided, turning lanes shall meet the following criteria:
 - a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
 - b. Provide taper lengths of not less than 100 feet.
 - c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
9. Commercial driveways/Concrete aprons shall be required at entrances to delineate public from private. Commercial drives need to extend a minimum of 12 feet from the edge of pavement or to the right-of-way.
10. A maximum number of 125 residential units shall be allowed per street outlet to a public street.
11. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter and drainage) along the existing road across the entire property frontage at no cost to the city.
12. The Developer shall install a canopy or understory tree in the front yard of each single-family lot. Both front and rear yards shall be sodded.

ATTACHMENTS

Letter of Intent
Impact Analysis
Conceptual Site Plan
Elevations and Renderings

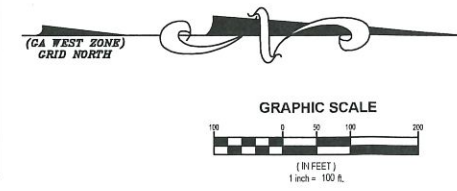
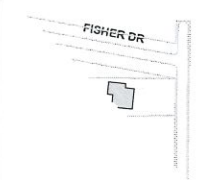
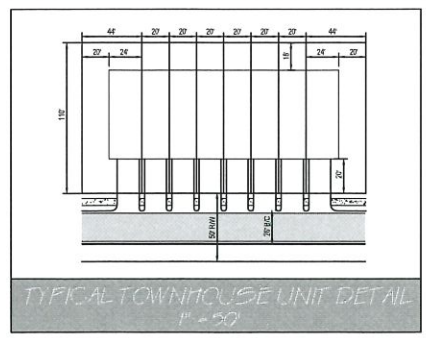
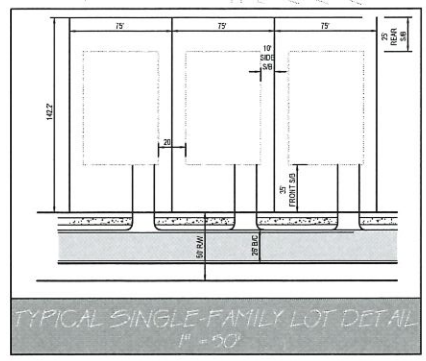
Exhibit A



POD A
PROPOSED ZONING: R-THC
SINGLE-FAMILY
ATTACHED TOWNHOMES
232 UNITS
320 AC. ±

POD B
PROPOSED ZONING: R-THC
SINGLE-FAMILY
DETACHED RESIDENTIAL
86 UNITS
430 AC. ±

SITE DATA	
1. TOTAL SITE AREA:	750 AC ±
2. CURRENT ZONING:	R-2
PROPOSED ZONING:	R-THC
3. POD A - TOWNHOMES:	320 AC ±
PROPOSED UNITS:	232
PROPOSED DENSITY:	7.3 U/AC. (GROSS)
PROPOSED OPEN SPACE:	9.3 AC. ±
4. POD B - SINGLE-FAMILY	430 AC. ±
PROPOSED UNITS:	86
PROPOSED DENSITY:	2.0 U/AC. (GROSS)
PROPOSED OPEN SPACE:	14.2 AC. ±
5. TOTAL RESIDENTIAL AREA:	750 AC.
TOTAL UNITS:	318
PROPOSED DENSITY:	4.24 U/AC. (GROSS)
6. TOTAL OPEN SPACE:	23.5 AC. ± (3.13%)



25 Moore Bass
CONSULTING
TALLAHASSEE, FLORIDA

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

PROJECT NAME
FARBURN TRACTS

REVISIONS
A41.112-CP4

ARCHIVE
DATE 7/2/18
FILE #
CONTRACT #
DRAWN BY
The drawings, specifications and other documents prepared by Moore Bass Consulting, Inc. for the project shown on this drawing are the property of Moore Bass Consulting, Inc. and shall remain the property of Moore Bass Consulting, Inc. and shall not be used for any other project without the written consent of Moore Bass Consulting, Inc. and shall not be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Moore Bass Consulting, Inc.

SEAL
LARRY D. MOORE, P.E.
LDP-10,000

SHEET TITLE
CONCEPTUAL
SITE PLAN

SHEET
1.0

RECEIVED
JUL 02 2018
Initial: _____

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

To: Planning and Zoning Commission
From: Tarika Peeks, Senior Planner/Zoning Administrator
Date: September 11, 2018 Planning and Zoning Commission Meeting
Agenda Item: **18C-007 - F300 Logistics Center Drive Warehouse** - A request to review the conceptual site plan for a 154,000 square foot warehouse.

Background:

The subject properties, approximately 25.068 acres, are located at the northeast corner of Logistics Center Drive and Creekwood Drive. The properties are zoned M-1 (Light Industrial District).

Discussion:

The applicant is proposing to construct a 154,000 square foot warehouse with associated driveways, parking, utilities, landscaping, and stormwater infrastructure. The applicant will be required to meet all parking regulations. The site has existing ingress/egress along Logistics Center Drive and Creekwood Road. Stormwater detention is proposed to be managed on site.

Staff Recommendation:

APPROVAL CONDITIONAL of the conceptual site plan to construct a 154,000 square foot warehouse. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended three wo (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit and a Building 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.

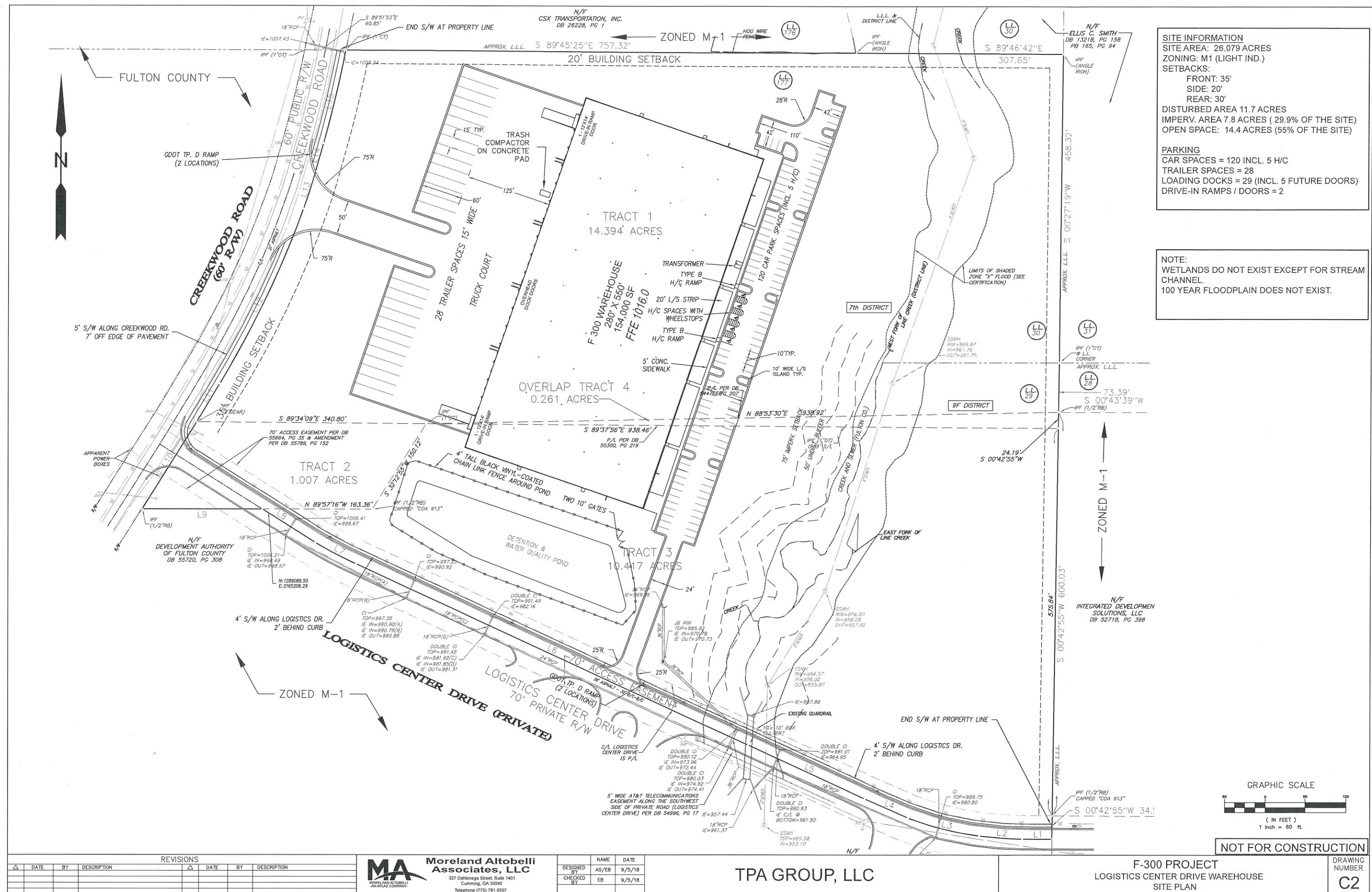
Recommendation Conditions:

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 Conceptual Site Plan submitted to the Department of Community Development dated received August 18, 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 appropriate permits issued prior to construction and authorization.
3. A combination plat shall be approved prior to the issuance of the land disturbance permit.

Attachments:

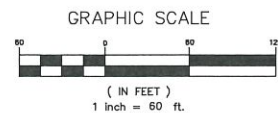
- Site Plan
- Elevation



SITE INFORMATION
SITE AREA: 26.079 ACRES
ZONING: M1 (LIGHT IND.)
SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 30'
DISTURBED AREA 11.7 ACRES
IMPERV. AREA 7.8 ACRES (29.9% OF THE SITE)
OPEN SPACE: 14.4 ACRES (55% OF THE SITE)

PARKING
CAR SPACES = 120 INCL. 5 H/C
TRAILER SPACES = 28
LOADING DOCKS = 29 (INCL. 5 FUTURE DOORS)
DRIVE-IN RAMPS / DOORS = 2

NOTE:
WETLANDS DO NOT EXIST EXCEPT FOR STREAM CHANNEL.
100 YEAR FLOODPLAIN DOES NOT EXIST.



NOT FOR CONSTRUCTION



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

SUBJECT: TEXT AMENDMENT 18TA-002 - Highway 74 Overlay District Site Development Standards - Buffers

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

Planning and Zoning Commission: 09.11.18

Mayor and City Council: 09.24.18

DEPARTMENT: Community Development/Planning and Zoning

BUDGET IMPACT: None

PUBLIC HEARING: () Yes (X) No

PURPOSE: For the Planning and Zoning Commission to review and make a recommendation to the Mayor and City Council on the proposed text amendment to reduce the retail/commercial buffer standard for Highway 74 Overlay District Site.

DISCUSSION: The Highway 74 Overlay District requires retail and commercial developments which adjoin property developed as, or planned as, residential use to maintain a 100-foot buffer. As a result of a multi-family residential development on Highway 74, the 100-foot buffer requirement creates a hardship for adjoining properties zoned C-2 (General Commercial District). The minimum lot size and width for C-2 (General Commercial) district is one-half acre and 100 feet wide, respectively. Most lots on Highway 74/Senoia Road are less than an acre and the few lots that are over an acre could be sub-divided into much smaller lots to accommodate future commercial development. Subsequently, the sizeable 100-foot buffer requirement significantly reduces the buildable area of a lot and ultimately hinders development. Staff is requesting to reduce the required buffer between residential uses and retail/commercial development within the Highway 74 Overlay District to 25-feet.

In 2006, Fairburn Renaissance, a large mixed-use development was planned for Highway 74/Senoia Road, which included 745,705 SF of retail, 21,000 SF of office and 201 residential units. Staff is of the opinion that the 100-foot residential buffer requirement was incorporated into the Highway 74 Overlay District Standards to provide a visual separation between the Fairburn Renaissance development and abutting residential (Fieldstone Manor, Fairhaven and Foxwood subdivisions). The 100-foot buffer would lessen any nuisances (i.e. noise, glare, unsightly buildings and parking areas) that may have been associated with the large-scale retail/commercial development.

RECOMMENDED ACTION: Staff is requesting a **WITHDRAWAL** of text amendment Section 80-90(e)(1) - Highway 74 Overlay District Site Development Standards - Buffers.

Attachment: Mark-up and Amended version of text amendment - Section 80-90(e)(1).

Text Amendment 18TA-002
Highway 74 Overlay District Site Development Standards - Buffers

MARK-UP VERSION

Section 80-90(e)(1)

The following schedule shall control land development as specified:

Retail and commercial services developments shall provide a landscaped buffer with a minimum horizontal dimension of 35 feet adjacent to the Highway 74 right-of-way. A buffer with a minimum horizontal dimension of 75 feet shall be provided where such developments are proposed adjacent to property developed as, or planned as, office use. A ~~100~~ 25-foot buffer shall be provided on retail and commercial services developments which adjoin property developed as, or planned as, residential use.

AMENDED VERSION

Section 80-90(e)(1)

Retail and commercial services developments shall provide a landscaped buffer with a minimum horizontal dimension of 35 feet adjacent to the Highway 74 right-of-way. A buffer with a minimum horizontal dimension of 75 feet shall be provided where such developments are proposed adjacent to property developed as, or planned as, office use. A 25-foot buffer shall be provided on retail and commercial services developments which adjoin property developed as, or planned as, residential use.