

**City of Fairburn  
Planning and Zoning Commission**

**AGENDA**

**Tuesday, March 6, 2018 ♦ 7:00 p.m.**

---

- **Call to Order**
- **Roll Call - Determination of Quorum**
- **Pledge of Allegiance**
- **Election of Officers**
- **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 City Administrator for review. Responses will be provided at a later date.*
- **Agenda for Meeting:** (Additions, Deletions, Adoption)
- **Approval of Minutes:** February 6, 2018
- **Public Hearing(s):** None
- **New Business:**
  - **Final Plat – 18P-005 – OCP/CLG Fairburn:** A request to subdivide one parcel into five parcels.
- **Staff Report**
- **Commission Members Comments**
- **Adjourn**

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

**SUBJECT: 18P-005 FINAL PLAT REVIEW – OCP/CLG Fairburn Final Plat**

( ) AGREEMENT  
( ) ORDINANCE

( ) POLICY / DISCUSSION  
( ) RESOLUTION

( ) CONTRACT  
( X ) OTHER

**Planning and Zoning Commission: 03.06.18**

**Mayor and City Council: 03.26.18**

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

**BUDGET IMPACT:** None

---

**PURPOSE:** for the Planning and Zoning Commission to review and make a recommendation to the Mayor and City Council on the OCP/CLG Fairburn final plat.

**DISCUSSION:** The property is located on the south-east side of Highway 74 (Senoia Road). The property is zoned C-2 (General Commercial) and located in the Highway 74 Overlay District. The applicant is requesting to subdivide the parcel as follows:

| Lot | Acreage |
|-----|---------|
| 1A  | 14.528  |
| 1B  | 0.584   |
| 4A  | 11.544  |
| 4B  | 32.914  |
| 4C  | 3.00    |

The final plat has been reviewed by staff and meets all the current regulations of the City Ordinances.

**RECOMMENDED ACTION:** Staff recommends the **APPROVAL** of the OCP/CLP Fairburn Final Plat.

Attachment: OCP/CLG Fairburn Final Plat



OVERALL LAYOUT

THIS BLOCK RESERVED FOR THE CLERK  
OF SUPERIOR COURT

| LOT            | ACRES     | SQUARE FEET       | ADDRESS          |
|----------------|-----------|-------------------|------------------|
| TRACT 1A -     | 11.544 AC | 502,886 SQ. FT.   | 8040 SEMOIA ROAD |
| TRACT 4B -     | 32.914 AC | 1,433,733 SQ. FT. | 8040 SEMOIA ROAD |
| TRACT 4C -     | 3.00 AC   | 130,680 SQ. FT.   | 8040 SEMOIA ROAD |
| TRACT 1B CLG - | 0.584 AC  | 25,439 SQ. FT.    | 8040 SEMOIA ROAD |
| TRACT 1A CLG - | 14.528 AC | 63,280 SQ. FT.    | 8040 SEMOIA ROAD |

ORIGINAL TRACTS (PLAT BOOK 386, PG 54)  
TRACT 4 - 47.459 ACRES

FLOOD ZONE CALCULATIONS  
TRACT 4A - 0 ACRES IN FLOOD ZONE; 11.544 ACRES OUT  
TRACT 4B - 0 ACRES IN FLOOD ZONE; 35.929 ACRES OUT

ZONING  
HWY 74 OVERLAY DISTRICT  
FRONT - 50' FROM EACH STREET FOR  
CORNER LOTS  
SIDE YARD - 20'  
REAR YARD - 30'

| CURVE TABLE |         |            |        |               |
|-------------|---------|------------|--------|---------------|
| Id          | Radius  | Arc Length | Chord  | Ch. Bear      |
| C1          | 360.00' | 37.90'     | 37.88' | N 13°37'31" W |
| C2          | 440.00' | 46.32'     | 46.30' | S 13°37'31" E |

| EASEMENT |   | Bearing       | Distance |
|----------|---|---------------|----------|
| L1       | 3 | S 16°38'28" E | 80.05'   |
| L2       | 3 | S 16°38'28" E | 80.05'   |
| L3       | 3 | S 16°38'28" E | 80.05'   |
| L4       | 3 | S 16°38'28" W | 80.05'   |
| L5       | 3 | N 75°28'39" E | 80.05'   |

TRACTS 4A TO BE DONATED  
TO THE CITY OF FAIRBURN  
TRACT 4C TO BE DEEDED FROM  
OCP FAIRBURN TO CLG FAIRBURN  
TRACT 1B TO BE DEEDED FROM  
CLG FAIRBURN TO OCP FAIRBURN

A PORTION OF THE PROPERTY IS LOCATED  
WITHIN A SPECIFIC FLOOD HAZARD AREAS OF  
AREA NOTED AS SHOWN ON FEMA MAPS OF  
0.2% ANNUAL CHANCE FLOOD AREAS OF 1%  
ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS  
LESS THAN 1 FOOT OR DRAINAGE AREAS LESS  
THAN 1 SQUARE MILE. AREAS PROTECTED BY  
LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
MAP NO. 13121 C0462F, DATED SEPT 18, 2013

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 thereon. Such  
approvals or affirmations should be confirmed with the appropriate governmental  
bodies by any purchaser or user of this plat as to the appropriateness of any public use  
and regulations, the undersigned land surveyor certifies that this plat complies with the  
minimum technical standards for proper registration in the public records in the rules  
and regulations of the Georgia Board of Registration for Professional Engineers and  
Land Surveyors and is set forth in O.C.G.A. Section 15-6-67.

Surveyor: B. Shari Gray, P.L.S. GA License Number 002879 Date: 2-23-18

The type of equipment used to obtain the linear and angular measurements  
used in the preparation of said map or plat is Topcon GTS-255, RECON TDS  
Data Collector

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION;  
THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"  
AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT  
COMPLIES TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT, BY:

B. Shari Gray  
Registered Georgia Land Surveyor  
Name (Printed) B. Shari Gray Date 2-28-18  
No. 2379

PROPERTY LOCATED IN  
LAND LOT 12, 13, 26, 27  
9TH LAND DISTRICT  
FULTON COUNTY, GEORGIA

SHEET 1 OF 3

COMBINATION PLAT OF  
TRACT 4 OCP FAIRBURN  
AND  
PROPERTY OF  
CLG FAIRBURN

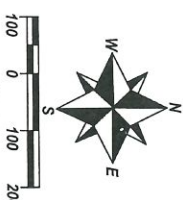


THE FIELD DATA UPON WHICH THIS  
PLAT IS BASED HAS A CLOSURE OF  
ONE FOOT IN 25,000 FEET AND AN  
ANGULAR ERROR OF <2" PER ANGLE  
POINT, AND WAS ADJUSTED USING THE  
COMPOUND RULE. THE PLAT HAS BEEN  
CALCULATED FOR CLOSURE AND  
FOUND TO BE ACCURATE WITHIN ONE  
FOOT IN 10,000 FEET.

NOT A VALID DOCUMENT WITHOUT  
SURVEYOR'S ORIGINAL SIGNATURE

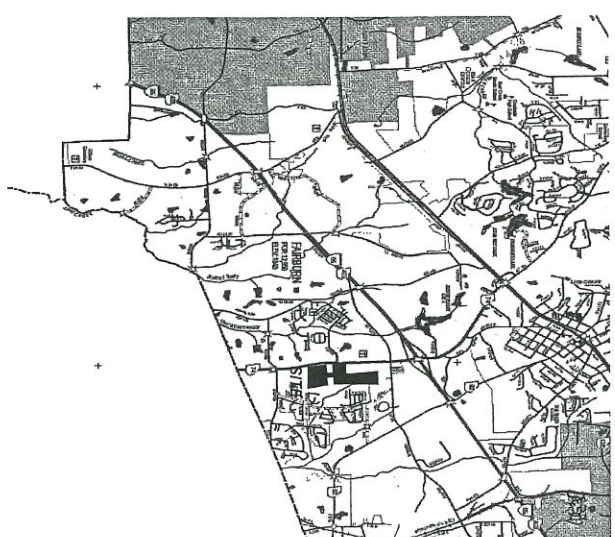


(Seal)



1" = 200'

BEARING BASIS:  
GEORGIA STATE PLANE COORDINATES SYSTEM,  
1983 NORTH AMERICAN DATUM, GEORGIA, WEST ZONE  
VICINITY MAP  
1" = 5000'



THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED  
CONCEPT PLAT THE APPROVED PRELIMINARY PLAT, THE APPROVED  
CONSTRUCTION PLANS, AND THE OTHER 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 of Fairburn - Engineer \_\_\_\_\_ Date \_\_\_\_\_  
City Clerk \_\_\_\_\_ Date \_\_\_\_\_  
Mayor/City Administrator \_\_\_\_\_ Date \_\_\_\_\_

OWNER CERTIFICATION  
I HEREBY SUBMIT THIS PLAT AS THE OWNER OR HIS AUTHORIZED AGENT,  
OF ALL PROPERTY SHOWN THEREON.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ SEAL \_\_\_\_\_

STATE OF GEORGIA

OWNER CERTIFICATION  
I HEREBY SUBMIT THIS PLAT AS THE OWNER OR HIS AUTHORIZED AGENT,  
OF ALL PROPERTY SHOWN THEREON.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ SEAL \_\_\_\_\_

STATE OF GEORGIA

OWNER CERTIFICATION  
I HEREBY SUBMIT THIS PLAT AS THE OWNER OR HIS AUTHORIZED AGENT,  
OF ALL PROPERTY SHOWN THEREON.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ SEAL \_\_\_\_\_

STATE OF GEORGIA

LEGEND OF ABBREVIATIONS

- Iron Pin Set - 1/2" Rebar
- Concrete Monument Found
- ⊕ AC Acre(s)
- ⊖ AC Acre(s)
- ⊕ SEC Section
- ⊖ SEC Section
- ⊕ Town
- ⊖ Town
- ⊕ Range
- ⊖ Range
- ⊕ P.O.B. Point of Beginning
- ⊖ P.O.B. Point of Beginning
- ⊕ Right of Way
- ⊖ Right of Way
- ⊕ Minutes When Used in a Bearing
- ⊖ Minutes When Used in a Bearing
- ⊕ Seconds When Used in a Bearing
- ⊖ Seconds When Used in a Bearing
- ⊕ Feet When Used in Distance
- ⊖ Feet When Used in Distance
- ⊕ Inches When Used in Distance
- ⊖ Inches When Used in Distance
- ⊕ More or Less (or Plus or Minus)
- ⊖ More or Less (or Plus or Minus)
- ⊕ East
- ⊖ East
- ⊕ Line Not To Scale
- ⊖ Line Not To Scale