

**City of Fairburn
Planning and Zoning Commission**

AGENDA

Tuesday, February 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:** October 10, 2017
- **Public Hearing(s):** None
- **New Business:**
 - **Conceptual Plan 18C-004-Sherwin Williams:** A request to construct a 4,052 square foot retail store on Senoia Road (Hwy 74) with associated driveways, parking, utilities, landscaping, and stormwater infrastructure.
- **Staff Report**
- **Commission Members Comments**
- **Adjourn**

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

To: Planning and Zoning Commission

From: Tarika Peeks, Senior Planner/Zoning Administrator

Date: February 6, 2018 Planning and Zoning Commission Meeting

Agenda Item: **18C-004 - Sherwin Williams - 0 Senoia Road [09F070000260628]** a request to review the conceptual site plan

Background:

The subject property is located at 0 Senoia Road (Hwy 74) on the southeast side of Senoia Road (Hwy 74). The property is currently zoned C-2 (General Commercial District) and is located in the Highway 74 Overlay District. The subject property is approximately 0.864 acres.

Discussion:

The applicant is proposing to construct a 4,052 square foot retail store 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 Senoia Road and the private road located in the rear of the property. Stormwater detention is proposed to be managed in the regional detention pond located to the southeast of the project site. The proposed building front facade will consist of brick.

Staff Recommendation:

APPROVAL CONDITIONAL of the conceptual site plan to construct a 4,052 square foot retail store. 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 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:

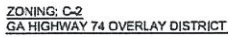
Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated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

1. To the Conceptual Site Plan submitted to the Department of Community Development dated received January 10, 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; and appropriate permits issued prior to construction and authorization.

FOR USE BY CLERKS OF SUPERIOR COURT ONLY

Renaissance Pkwy

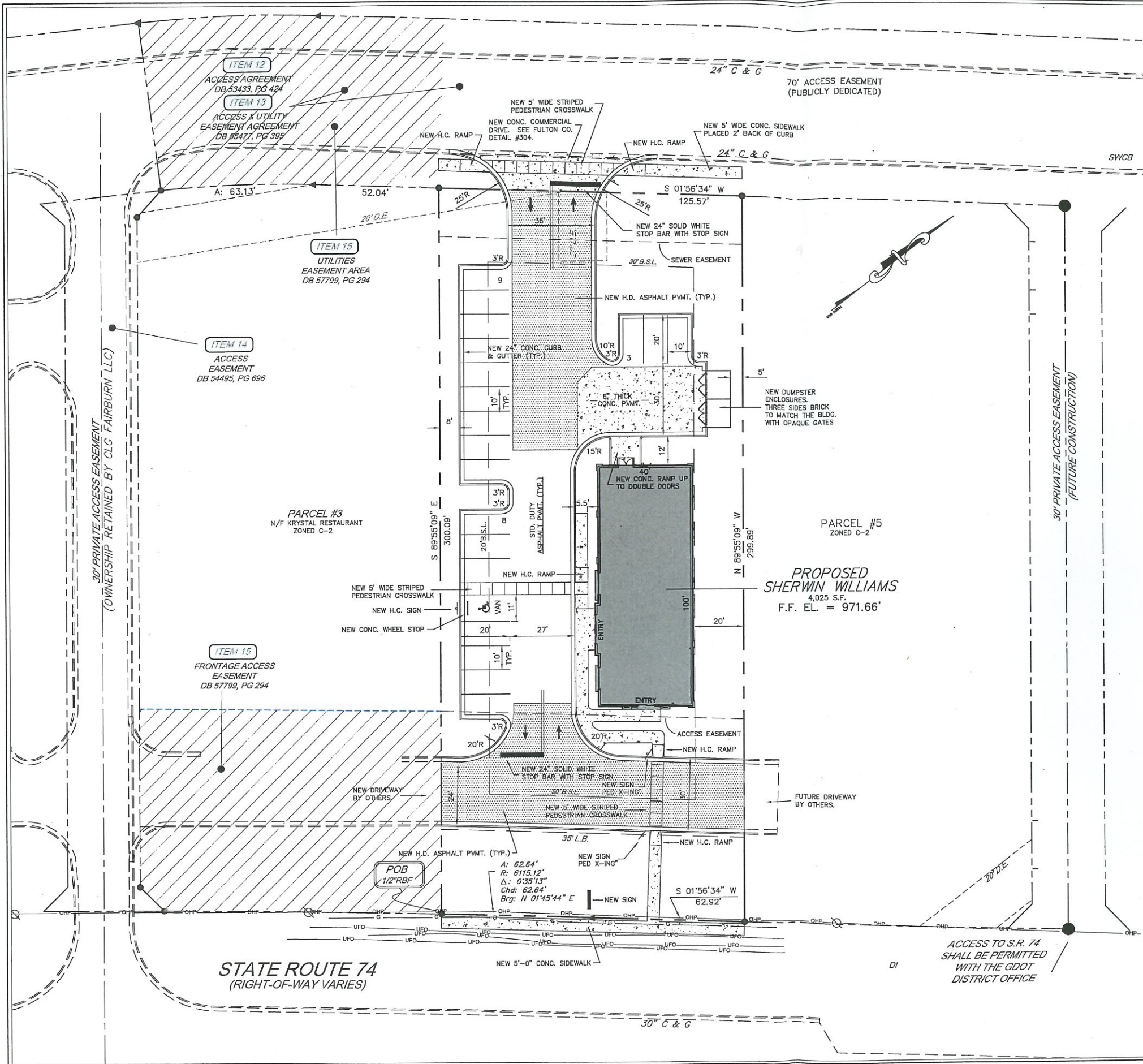
END OF
RELEASE



ACCESS TO SR 74
SHALL BE PERMITTED
WITH THE GOVT
EASEMENT AGREEMENT

CONCRETE
SLAB

- Site Plan
- Elevation



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REVISIONS			
NO.	BY	DESCRIPTION	DATE
3	JBS	CITY COMMENTS	1/25
1	JBS	CITY COMMENTS	1/5

LEGEND

=====	PROPOSED 24" CONCRETE CURB & GUTTER
-----	EXISTING CONCRETE CURB & GUTTER

SITE DATA:

PROPERTY AREA = 0.864 ACRES

NEW BUILDING AREA = 1,847 S.F. PUBLIC SPACES
2,178 S.F. NON PUBLIC SPACES
4,025 S.F. TOTAL

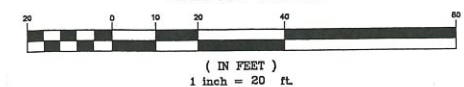
PARKING REQUIRED = 1,847 S.F. @ 1 SPACE PER 200 S.F.
+ 2,178 S.F. @ 1 SPACE PER 1,000 S.F.
= 12 SPACES

PARKING PROVIDED = 20 SPACES INCLUDING 1 HANDICAP

- TOTAL AREA OF THE SITE PROPOSED FOR IMPERVIOUS SURFACE = 22,448 S.F. OR 0.52 ACRES (60.2%)

SITE LAYOUT PLAN

GRAPHIC SCALE



C-5



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SHERWIN WILLIAMS

L.L. 27
STATE ROUTE #74
THE CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

Draw: JBS Des: JBS Chk: RCL Date: 11/6/17 Sheet: 2017-291