



Planning and Zoning Commission  
Meeting Agenda

City Hall: 56 Malone Street,

Fairburn, GA 30213

Tuesday, April 1, 2025

7:00 p.m.

- 
- A. Call to Order
  - B. Determination of a Quorum
  - C. Pledge of Allegiance
  - D. Approval of the Meeting Agenda
  - E. Approval of the Meeting Minutes
  - F. Public Comments
  - G. Old Business: None.
  - H. Public Hearings: None.
  - I. New Business:

- 1. **Final Plat (Mini Storage Depot)**

- Applicant: Lauren Sconyers, Falcon Design Consultants, LLC

- Property Owner: Mini Storage Depot at Fairburn LLC

- Location: 156 Jonesboro Road [Parcel ID: 09F170300661283]

- Request: To approve the final plat.

- 2. **Final Plat (Portman Meadow Glen)**

- Applicant: Chris Harrell, Summit Engineering Consultants

- Property Owner: White Brookwood LLC; 3 Patas Real Estate Investments LLC

- Location: 0 Meadow Glen Circle [Parcel ID: 09F020100121014 and  
09F070000271062]

- Request: To approve the final plat.

- 3. **Concept Plan (Take-5)**

- Applicant: Emma Gibson, AXIS Infrastructure

- Property Owner: Cmsgs Investments LLC

- Location: 7914 Senoia Road [Parcel ID: 09F070300270236]

- Request: To approve the conceptual plan.

- J. Other Business

- K. Adjournment



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, February 4, 2025  
7:00 p.m.

Jason Jones, Vice Chair  
Michelle James  
Lina Parker  
Elizabeth Echols  
Tony Smith  
Kenneth Williams

Planning Director: Denise Brookins  
Planner: Chancellor Felton  
City Attorney: Valerie Ross

- 
- A. Call to Order:** The meeting was called to order by Vice Chairman Jones.
- B. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
- C. Pledge of Allegiance**
- D. Approval of the Meeting Agenda:**
1. Commissioner Echols made a motion to approve the agenda. Commissioner James seconded.  
**THE MOTION CARRIED.**
- E. Approval of the Meeting Minutes:**
1. Commissioner James made a motion to approve the January 7, 2025, minutes. Commissioner Parker seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** None.
- G. Old Business:**
1. **Rezoning & Concurrent Variance**  
Applicant: KBD FAIRBURN, LLC c/o Steven L. Jones, Taylor English Durma LLP  
Property Owner: KBD FAIRBURN, LLC  
Location: 5650 Milam Road (Parcel ID # 09F020200130436)  
Request: 1) To rezone the Subject Parcel from C-2 (General Commercial Zoning District) to PD (Planned Development Zoning District). 2) To reduce the Minimum Parking Spaces from 2 Parking Spaces per Dwelling Unit to 1.5 Parking Spaces per Dwelling Unit (Chapter 80 Zoning, Article IX Off-Street Parking, Loading, and Landscape Requirements, Section 337 Off-street parking requirements, b schedule, 1).
    - a. Vice Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Vice Chairman Jones opened the floor for the Commission to ask Staff questions.
    - b. The applicant presented to the Commission.

- c. Commissioner Parker asked if the Oslo Apartments have one retail space. The applicant said that they have two retail spaces and one is under construction.
- d. Commissioner Parker had concerns about traffic and asked if approved, when would construction start, and if it would be concurrent with the reconstruction of the I-85/GA-74 intersection. The applicant said that the reconstruction of the intersection would alleviate traffic and construction would start within a year.
- e. Commissioner James asked for the reason behind the parking reduction variance. The applicant said that the current and future market supports the parking reduction and other similar developments have requested and been approved for the same variance.
- f. Commissioner Williams asked what provisions are there for electric vehicles. The applicant said that Staff has included a condition that requires alternative fuel stations.

Commissioner James motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

## **H. Public Hearings:**

### **1. Variance**

Applicant: Big Dan's Car Wash LLC

Property Owner: Jarrett Shadday

Location: 7925 Senoia Road (Parcel ID # 09F070300270350)

Request: To reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15' to 0' and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, f).

- a. Vice Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Vice Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Vice Chairman Jones asked if these variance requests are deriving from the I-85/GA-74 intersection reconstruction. Mr. Felton said yes, however, this and the following variance request is due to visibility issues where they moved their sign.

Commissioner James motioned to open the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

- a. The applicant presented to the Commission.

Commissioner James motioned to close the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

Commissioner James motioned to **CONDITIONALLY APPROVE**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

### **2. Variance**

Applicant: Big Dan's Car Wash LLC

Property Owner: Jarrett Shadday

Location: 7925 Senoia Road (Parcel ID # 09F070300270350)

Request: To reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15' to 0' and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, f).

- a. Vice Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Vice Chairman Jones opened the floor for the Commission to ask Staff questions.

Commissioner James motioned to open the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

Commissioner James motioned to close the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

Commissioner Echols motioned to **CONDITIONALLY APPROVE**. Commissioner James seconded.

**THE MOTION CARRIED.**

## **I. New Business:**

### **1. Concept Plan**

Applicant: Tom Cobb, Bohannon Road Industrial Owner, LLC

Property Owner: Porex Technologies Corp

Location: 0 Bohannon Road (Parcel ID # 09F090200490239)

Request: To review the conceptual plan.

- a. Vice Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Vice Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked if the building was just an office building. The applicant said it is a warehouse.
- c. Vice Chairman Jones asked if the concept plan met all of the requirements for the zoning district (M-1 Heavy Industrial). Mr. Felton said yes.

Commissioner Echols motioned to **CONDITIONALLY APPROVE**. Commissioner James seconded.

**THE MOTION CARRIED.**

### **2. Text Amendment**

Applicant: Hepaco, LLC

Property Owner: AG-TREP 121 Roberts Street Property Owner, LLC c/o Triten Real Estate Partners

Request: To review the text amendments.

- a. Vice Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Vice Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Vice Chairman Jones asked if the text amendment impacted every property that is zoned M-2. Mr. Felton said yes.
- c. The applicant presented to the Commission.
- d. Commissioner James asked if the building was just an office building. The applicant said yes, the building serves as an office, however, there will be commercial vehicles on-site.
- e. Commissioner James asked if there would ever be any hazardous waste on-site. The applicant said no.

Commissioner James made a motion to recommend **APPROVAL**. Commissioner Parker seconded.

**THE MOTION CARRIED.**

## **J. Other Business:**

1. Commissioner James made a motion to elect Vice Chairman Jones as Chairman. Commissioner Parker seconded.

**THE MOTION CARRIED.**

**CITY OF FAIRBURN**



2. Vice Chairman Jones made a motion to elect Commissioner James as Vice Chairwoman. Commissioner Parker seconded.

**THE MOTION CARRIED.**

3. The new commissioner, Kenneth Williams, introduced himself.
4. Mr. Felton stated that the Comprehensive Plan Update is underway.

**K. Adjournment:**

1. Commissioner Parker motioned to adjourn the public meeting at 8:16 pm. Commissioner James seconded.

**THE MOTION CARRIED.**



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

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: April 1, 2025

Agenda Item: Mini Storage Depot – 156 Jonesboro Road [Parcel ID: 09F170300661283] – Request to review the subdivision plat.

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**Agent/Applicant/Petitioner Information**

Applicant: Lauren Sconyers, Falcon Design Consultants, LLC

Property Owner: Mini Storage Depot at Fairburn LLC

**Background**

The site is located at 156 Jonesboro Road on the northwest corner at the intersection of Beverly Engram Parkway and Jonesboro. The site is currently zoned M-1 (Light Industrial). The site is approximately 3.1 acres.

**Discussion**

The applicant is proposing a subdivision of the site to reflect the new boundary lines after the expanded right-of-way. An accurate, up-to-date, and certified survey is included. The subdivision plat meets the setback requirements of M-1.

The subdivision plat includes buffer easements, utilities, and other required infrastructure.

**Staff Recommendations**

Staff recommends **APPROVAL** of the subdivision plat with the following condition:

- Any significant modifications as determined by Staff to the approved subdivision plat would necessitate a further review by the Planning and Zoning Commission.

***Attachments:***

- Site Pictures
- Application
- Current Survey and Proposed Subdivision

**SITE PICTURES**



Northeast viewpoint



Northwest viewpoint



# CITY OF FAIRBURN

## Planning & Zoning Department

### Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 2/10/2025

Deadline: \_\_\_\_\_  
(Minimum 5 weeks prior to P & Z Commission meeting)

#### PROJECT INFORMATION

Project Name: 156 Jonesboro Road

Address/Location of Project: 156 Jonesboro Road

Access to Property: Jonesboro Road

Tax Parcel ID #: 09F170300661283

Size of Project: 3.10 Acres

Zoning: M1

No. of Lots (if applicable): \_\_\_\_\_

Zoning & Use of Adjacent Properties: \_\_\_\_\_

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

The purpose of this replat is to show the revised boundary and the existing site as built conditions after a portion of the property was granted to Fulton County for required right of way. The new boundary metes and bounds and parcel area is as shown on the plat.

#### CONTACT INFORMATION

Company Name: Falcon Design Consultants, LLC

Contact Person: Lauren Sconyers

Mailing Address: 235 Corporate Center Drive Ste. 200, Stockbridge, GA 30281

Phone: 770-389-8666

Fax: \_\_\_\_\_

Email Address: lsconyers@fdc-llc.com

#### UTILITY SERVICE PROVIDERS

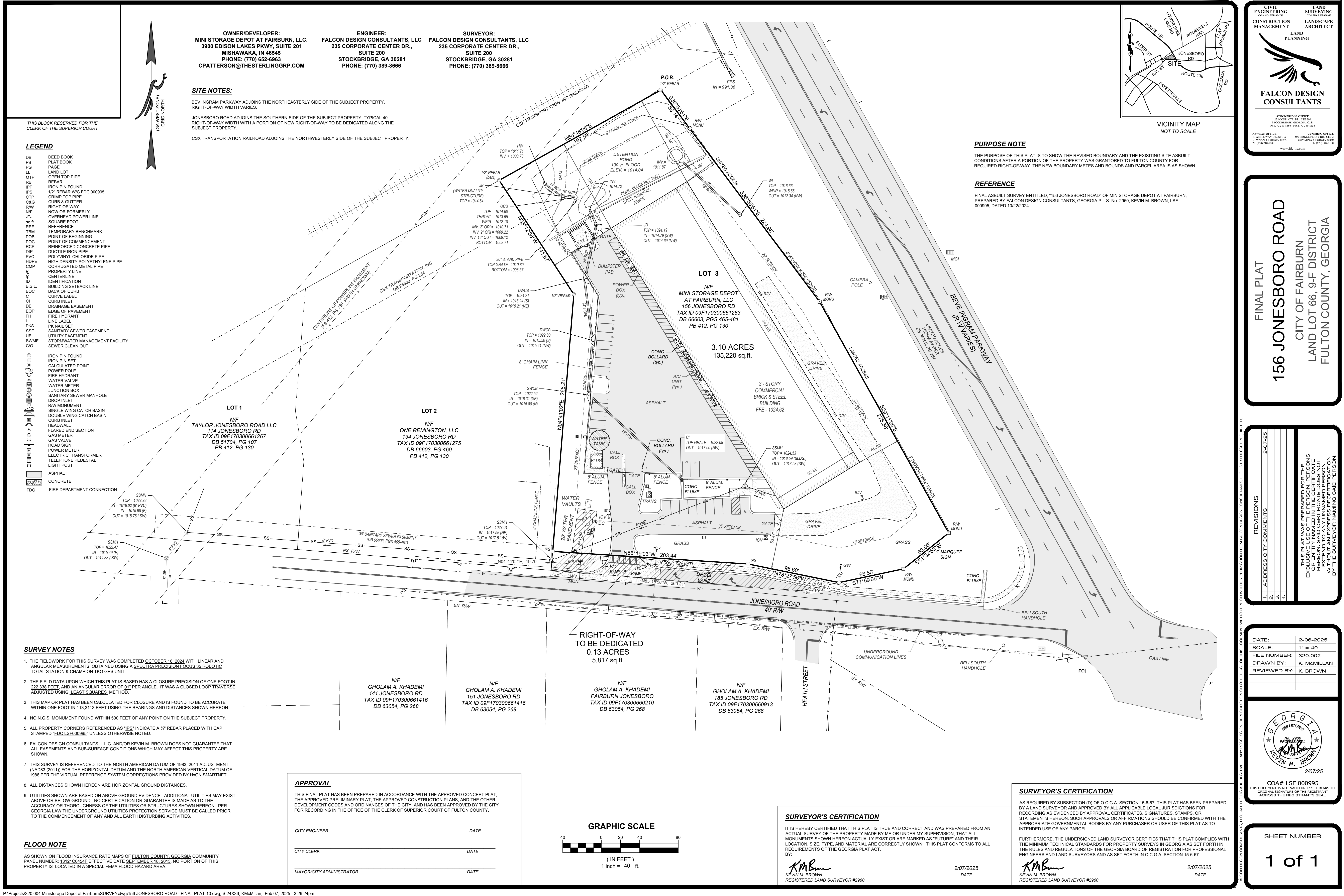
Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Electric: \_\_\_\_\_

Gas: \_\_\_\_\_ Cable: \_\_\_\_\_ Other: \_\_\_\_\_

<u>Concept Plat</u>	<u>Preliminary Plat</u>	<u>Construction Plans</u>	<u>Final Plat</u>	<u>If Applicable-Landscape Plan</u>
<input type="checkbox"/> 1 <sup>st</sup> Submittal \$440 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$460 + \$4/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$600 + \$8/lot <input type="checkbox"/> Resubmittal*	<input checked="" type="checkbox"/> 1 <sup>st</sup> Submittal \$300 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$400 + \$5/lot <input type="checkbox"/> Resubmittal*
7 Copies- Staff Routes to:  ____ Building/Prop. Manager ____ Engineer ____ Landscape Architect ____ Comm. Dev. Director ____ Fire Marshal ____ Planning & Zoning ____ Water & Sewer	7 Copies- Staff Routes to:  ____ Building/Prop. Manager ____ Engineer ____ Landscape Architect ____ Comm. Dev. Director ____ Fire Marshal ____ Planning & Zoning ____ Water & Sewer	7 Copies- Staff Routes to:  ____ Building/Prop. Manager ____ Engineer ____ Landscape Architect ____ Comm. Dev. Director ____ Fire Marshal ____ Planning & Zoning ____ Water & Sewer	7 Copies- Staff Routes to:  ____ Building/ Prop. Manager ____ Engineer ____ Landscape Architect ____ Comm. Dev. Director ____ Fire Marshal ____ Planning & Zoning ____ Water & Sewer	2 Copies- Staff Routes to:  ____ Engineer ____ Landscape Architect

**\* Resubmittals- Each subsequent resubmittal will incur a fee of \$200.**







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

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: April 1, 2025

Agenda Item: Portman Meadow Glen – 0 Meadow Glen Circle [Parcel ID: 09F020100121014 and 09F070000271062] – Request to review the subdivision plat.

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**Agent/Applicant/Petitioner Information**

Applicant: Chris Harrell, Summit Engineering Consultants

Property Owner: White Brookwood LLC; 3 Patas Real Estate Investments LLC

**Background**

The site is located at 0 Meadow Glen Circle behind the Chipotle, Firehouse Subs, and Shane's Rib Shack and next to the Tractor Supply Store. The site is currently zoned PD (Planned Development). The site is approximately 25.66 acres.

**Discussion**

The applicant is proposing a subdivision of the site into four sites: Tract A, Tract B, Tract C, and Tract G. Tract A is 16.01 acres. Tract B is 4.18 acres. Tract C is 2.52 acres. Tract G is 2.95 acres. An accurate, up-to-date, and certified survey is included. The subdivision plat meets the setback requirements of the PD.

The subdivision plat includes buffer easements, utilities, and other required infrastructure.

**Staff Recommendations**

Staff recommends **APPROVAL** of the subdivision plat with the following condition:

- Any significant modifications as determined by Staff to the approved subdivision plat would necessitate a further review by the Planning and Zoning Commission.

**Attachments:**

- Site Pictures
- Application
- Current Survey and Proposed Subdivision



**SITE PICTURES**



West viewpoint (Tract G)



Northeast viewpoint



South viewpoint



West viewpoint

Tracts A, B, & C)





# CITY OF FAIRBURN

## Planning & Zoning Department

### Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 2/12/2025

Deadline: \_\_\_\_\_  
(Minimum 5 weeks prior to P & Z Commission meeting)

### PROJECT INFORMATION

Project Name: Final Plat for Meadow Glen Village  
Address/Location of Project: Meadow Glen Pkwy and Senoia Rd/SR 74 (LL 12 & 27, 9F District) Fairburn, GA  
Access to Property: Senoia Rd/SR 74 or Meadow Glen Pkwy  
Tax Parcel ID #: See Attached Size of Project: See attached  
Zoning: PD No. of Lots (if applicable): See attached  
Zoning & Use of Adjacent Properties: See attached

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

Final Plat for the purpose of subdividing the current parcels.....See attached

### CONTACT INFORMATION

Company Name: Engineer/Applicant: Summit Engineering Consultants Developer: Portman Residential LLC  
Contact Person: Chris Harrell-Summit Engineering Consultants Marc Brambrut-Portman Residential LLC  
Mailing Address: 303 Peachtree Center Ave NE, Ste 575, Atlanta, GA 30303  
Phone: Engineer/Apl-770-667-0094 Developer: 404-934-0293 Fax: \_\_\_\_\_  
Email Address: Engineer/Applicant: charrell@summitcon.net Developer: mbrambrut@portmanresidential.com

### UTILITY SERVICE PROVIDERS

Water: City of Fairburn Sewer: City of Fairburn Electric: Coweta Fayette EMC  
Gas: AGL Cable: Comcast Other: ATT

<u>Concept Plat</u>	<u>Preliminary Plat</u>	<u>Construction Plans</u>	<u>Final Plat</u>	<u>If Applicable-Landscape Plan</u>
<input type="checkbox"/> 1 <sup>st</sup> Submittal \$440 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$460 + \$4/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$600 + \$8/lot <input type="checkbox"/> Resubmittal*	<input checked="" type="checkbox"/> 1 <sup>st</sup> Submittal \$300 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$400 + \$5/lot <input type="checkbox"/> Resubmittal*
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**\* Resubmittals- Each subsequent resubmittal will incur a fee of \$200.**

**Final Plat-Meadow Glen Village-Tracts A, B, C & G**  
**Hwy 74/Senoia Road and Meadow Glen Parkway, Fairburn GA**

## **PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE OVERALL SUBJECT TRACTS A, B, C & G AS SHOWN ON SHEET 2 OF 2.

**TRACTS A, B & C EXPLANATION AND PURPOSE:**

- THE PARENT TRACT CONSISTS OF TRACTS A, B & C.
- TRACT "A" IS THE REMAINDER OF THE PARENT TRACT AND IS TO BE SUBDIVIDED PER THIS PLAT.
- TRACT "B" IS TO BE SUBDIVIDED PER THIS PLAT.
- TRACT "C" HAS BEEN CONVEYED VIA DEED RECORDED IN DB, 66509 PG, 274, TRACT "C" EXISTS PER THE SAID DEED, AND THE INTENT IS TO INCLUDE IT ON THIS PLAT.
- THE OVERALL INTENT IS TO SUBDIVIDE TRACTS A, B & C AS SHOWN ON THIS PLAT.

**TRACT G EXPLANATION AND PURPOSE:**

- TRACT "G" PREVIOUSLY CONSISTED OF THE SUBJECT TRACT "G", AND THE TRACTS TO THE NORTH AND EAST OF TRACT "G" VIA DEED RECORDED IN DEED BOOK 48406, PAGE 44 WHICH DESCRIBES THESE 3 TRACTS.
- THE TRACT TO THE NORTH OF TRACT "G" WAS CONVEYED VIA DEED RECORDED IN DEED BOOK 64843, PAGE 227.
- THE TRACT TO THE EAST OF TRACT "G" WAS CONVEYED VIA DEED RECORDED IN DEED BOOK 67397, PAGE 72.
- THE TRACT TO THE NORTH OF TRACT "G" IS SHOWN AS TRACT 1 VIA PLAT RECORDED IN PLAT BOOK 446, PAGE 84, TRACT "G" AND THE TRACT TO THE EAST OF TRACT "G" ARE SHOWN AS TRACT 2 ON THE SAID PLAT. TRACT "G" AND THE TRACT TO THE EAST HAVE NOT BEEN FURTHER SUBDIVIDED, BUT THE TRACT TO THE EAST HAS BEEN CONVEYED VIA THE DEED MENTIONED ABOVE.
- THE OVERALL INTENT IS TO INCLUDE TRACT "G" AS SHOWN ON THIS PLAT.

**Tract A, B & G:** Tax Parcel ID 09F020100121014 and Tax Parcel ID 09F070000271062  
Current Owner-White Brookwood LLC  
Zoning: PD

**Tract C:** Tax Parcel ID 09F020100121014  
Current Owner-3 Patas Real Estate Investment LLC  
Zoning: PD

**Size of Project:** Tract A-16.0059 ac, Tract B-4.1821 ac, Tract C-2.5179 ac, Tract G-2.9533 ac

**Zoning and Use of Neighboring Properties:**

North: C-2 (General Commercial) and PD (Planned Development) - Commercial

East: PD (Planned Development) - Commercial

South: PD (Planned Development)- Single Family and Multifamily

West: PD (Planned Development)- Single Family and Multifamily

### **Project Contacts**

Chris Harrell with Summit Engineering Consultants, Inc. is the Civil Engineer of record for the project and the applicant/agent for Portman Residential who is the Developer and future owner. Contact information for both Chris Harrell and Portman Residential are listed below.

<b>Engineer/Civil: Contacts for Comments/Questions</b>	<b>Developer:</b>
<b>Summit Engineering Consultants, Inc.</b> 6250 Shiloh Road, Ste 100 Alpharetta, GA 30005  <b>Chris Harrell, P.E.</b> <a href="mailto:charrell@summitcon.net">charrell@summitcon.net</a> Office: 770-667-0094 Cell: 404-401-9695  <b>Angie Butzow</b> <a href="mailto:abutzow@summitcon.net">abutzow@summitcon.net</a> Office: 770-667-0094 Cell: 404-314-6251	<b>Portman Residential</b> <b>303 Peachtree Center Ave NE</b> <b>Suite 575</b> <b>Atlanta, GA 30303</b>  Marc Brambrut <a href="mailto:mbrambrut@portmanresidential.com">mbrambrut@portmanresidential.com</a> direct: 404-934-0293

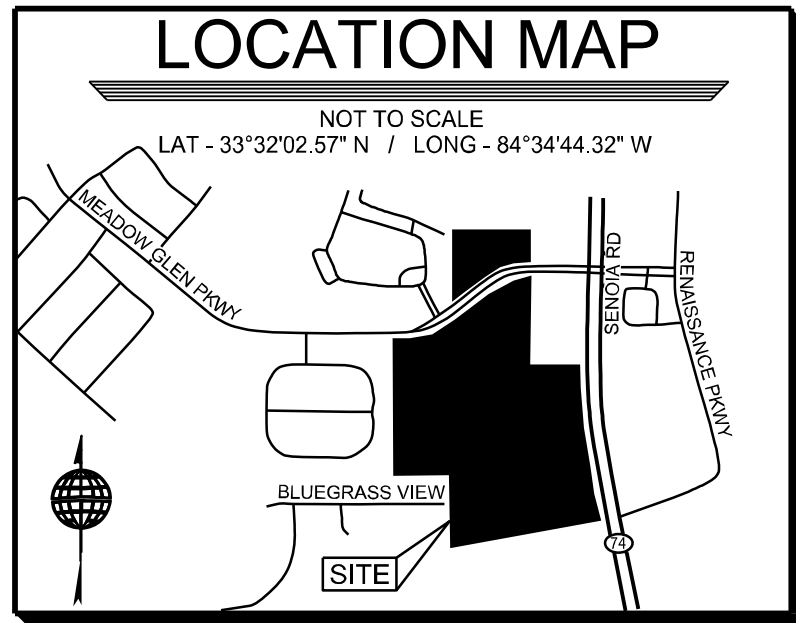
6250 SHILOH ROAD, SUITE 100 • ALPHARETTA • GEORGIA 30005

PHONE 770-667-0094

[WWW.SUMMITCON.NET](http://WWW.SUMMITCON.NET)



FINAL PLAT  
FOR  
PORTMAN RESIDENTIAL, LLC  
(MEADOW GLEN VILLAGE - TRACTS A, B, C & G)  
LOCATED IN  
LAND LOTS 12 & 27, 9F DISTRICT  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA



THIS BLOCK RESERVED FOR THE CLERK OF  
THE SUPERIOR COURT.

## PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE OVERALL SUBJECT TRACTS  
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- TRACT "B" IS TO BE SUBDIVIDED PER THIS PLAT.
- TRACT "C" HAS BEEN CONVEYED VIA DEED RECORDED IN DB. 66509 PG. 274.
- TRACT "C" EXISTS PER THE SAID DEED, AND THE INTENT IS TO INCLUDE IT ON THIS PLAT.
- THE OVERALL INTENT IS TO SUBDIVIDE TRACTS A, B & C AS SHOWN ON THIS PLAT.

### TRACT G EXPLANATION AND PURPOSE:

- TRACT "G" PREVIOUSLY CONSISTED OF THE SUBJECT TRACT "G", AND THE TRACTS TO THE NORTH AND EAST OF TRACT "G" VIA DEED RECORDED IN DEED BOOK 48406, PAGE 44 WHICH DESCRIBES THESE 3 TRACTS.
- THE TRACT TO THE NORTH OF TRACT "G" WAS CONVEYED VIA DEED RECORDED IN DEED BOOK 64843, PAGE 227.
- THE TRACT TO THE EAST OF TRACT "G" WAS CONVEYED VIA DEED RECORDED IN DEED BOOK 67297, PAGE 72.
- THE TRACT TO THE NORTH OF TRACT "G" IS SHOWN AS TRACT 1 VIA PLAT RECORDED IN PLAT BOOK 446, PAGE 84. TRACT "G" AND THE TRACTS TO THE EAST OF TRACT "G" ARE SHOWN AS TRACT 2 ON THE SAID PLAT. TRACT "G" AND THE TRACT TO THE EAST HAVE NOT BEEN FURTHER SUBDIVIDED, BUT THE TRACT TO THE EAST HAS BEEN CONVEYED VIA THE DEED MENTIONED ABOVE.
- THE OVERALL INTENT IS TO INCLUDE TRACT "G" AS SHOWN ON THIS PLAT.

## SURVEY NOTES

EQUIPMENT USED:  
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-10 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:  
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE. TRACT "A" IS ACCURATE WITHIN ONE FOOT IN 1,039,365 FEET. TRACT "B" IS ACCURATE WITHIN ONE FOOT IN 528,421 FEET. TRACT "C" IS ACCURATE WITHIN ONE FOOT IN 152,532 FEET. TRACT "G" IS ACCURATE WITHIN ONE FOOT IN 279,106 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JUNE 7, 2024.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPITIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE, SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZE AND MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. ABOVE SAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

## REFERENCE MATERIAL

1. GDOT R/W PLANS FOR STATE ROUTE 74  
FEDERAL AID PROJECT CSNHS-0007-00(841)  
P.I. NO. 0007841  
DATED MAY 22, 2018 & LAST REVISED MAY 17, 2019
2. PRELIMINARY SUBDIVISION PLAT OF MEADOW GLEN OUTPARCELS  
PREPARED BY METRO ENGINEERING & SURVEYING CO, INC.  
DATED APRIL 17, 2015
3. ALTA/ACSM LAND TITLE SURVEY FOR WHITE CONSTRUCTION COMPANY  
PREPARED BY ROCHESTER & ASSOCIATES, INC.  
DATED MAY 12, 1999
4. ALTA/NPS LAND TITLE SURVEY FOR BBC INVESTMENT PARTNERS, LLC  
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY  
PREPARED BY GEOSURVEY  
DATED AUGUST 10, 2022
5. SITE PLAN FOR MEADOW GLEN VILLAGE  
PREPARED BY SUMMIT ENGINEERING CONSULTANTS, INC.  
DATED DECEMBER 8, 2024
6. REZONING ORDINANCE 2024-17  
FOR TPID #09F020100121014 & TPID #09F070000271062  
DATED OCTOBER 14, 2024
7. ALTA/NPS LAND TITLE SURVEY FOR PORTMAN RESIDENTIAL, LLC;  
3 PATAS REAL ESTATE INVESTMENTS LLC & FIDELITY NATIONAL  
TITLE INSURANCE COMPANY  
PREPARED BY TERRAMARK LAND SURVEYING, INC.  
DATED JUNE 14, 2024 & LAST REVISED JULY 8, 2024
8. DEEDS AND PLATS AS SHOWN HEREON.

## SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

## TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBER 13121C0462F), DATED SEPTEMBER 18, 2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTIES HAVE ACCESS TO THE PUBLIC RIGHTS OF WAY OF MEADOW GLEN PARKWAY AND GEORGIA STATE ROUTE 74 AS SHOWN HEREON.

ALL REQUIREMENTS OF THE CITY RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PLAT ARE SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO, RECORDED AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA PER THE FOLLOWING DEEDS, WHICH HEREBY BECOME A PART OF THIS PLAT.

DEED BOOK 31172, PAGE 38 (RECORDED ON 10-19-2001)  
DEED BOOK 15405, PAGE 147 (RECORDED ON 09-23-2015)  
DEED BOOK 55430, PAGE 657 (RECORDED ON 10-01-2015)  
DEED BOOK 56056, PAGE 448 (RECORDED ON 04-15-2016)  
DEED BOOK 61886, PAGE 570 (RECORDED ON 07-10-2020)  
DEED BOOK 64843, PAGE 232 (RECORDED ON 11-18-2021)  
DEED BOOK 66309, PAGE 230 (RECORDED ON 11-10-2022)  
DEED BOOK 66509, PAGE 265 (RECORDED ON 01-31-2023)

## CONTACT INFORMATION

**CURRENT OWNER (TRACTS A, B & G):** WHITE BROOKWOOD LLC  
450 ROCKWELL CHURCH ROAD, NE, WINDER, GA. 30080 404-242-6201

**CURRENT OWNER (TRACT C):** 3 PATAS REAL ESTATE INVESTMENTS LLC  
2049 FAIRHAVEN CIRCLE, NE, ATLANTA, GA. 30305 404-784-9258

**SURVEYOR:** TERRAMARK LAND SURVEYING, INC.  
1596 BELLS FERRY ROAD, MARIETTA, GA. 30066 770-421-1927

**ENGINEER:** SUMMIT ENGINEERING CONSULTANTS, INC.  
6201 SHILOH ROAD, SUITE 100, ALPHARETTA, GA. 30005 770-667-0094

**DEVELOPER:** PORTMAN RESIDENTIAL, LLC  
933 PEACHTREE CENTER AVENUE, NE #678, ATLANTA, GA. 30303 404-934-0293

## SITE INFORMATION

**CURRENT OWNER (TRACT A, B & G):** WHITE BROOKWOOD LIMITED LIABILITY COMPANY  
DB. 28556 PG. 114 (TRACTS A & B)  
DB. 48406 PG. 44 (TRACT G)

**CURRENT OWNER (TRACT C):** 3 PATAS REAL ESTATE INVESTMENTS LLC  
DB. 66509 PG. 274

**TAX PARCEL ID # 09F020100121014 (TRACT A & B)**  
**TAX PARCEL ID # 09F020100121014 (TRACT C)**  
**TAX PARCEL ID # 09F070000271062 (TRACT G)**

ADDRESSES: UNASSIGNED

**ZONING:** PD (PLANNED DEVELOPMENT ZONING DISTRICT)  
WITH TWO CONCURRENT VARIANCES - SEE REFERENCE ITEM #6  
**JURISDICTION:** CITY OF FAIRBURN

SETBACKS & LANDSCAPE BUFFERS SHOWN PER REFERENCE ITEM #5 & #6

LOCAL GOVERNING AUTHORITIES SHOULD BE CONSULTED TO VERIFY THE DIMENSIONS OF THE SETBACKS SHOWN HEREON.

NO PARKING SPACES OR BUILDINGS OBSERVED ON SITE.

## APPROVAL CERTIFICATE

ALL REQUIREMENTS OF THE CITY RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAT HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED. THIS APPROVAL EXPIRES IN 180 DAYS FROM THIS DATE IF THE OWNER / DEVELOPER FAILS TO SECURE FINAL PLAT APPROVAL BY THAT TIME.

MAYOR OR CITY ADMINISTRATOR DATE

ACKNOWLEDGED BY:

OWNER / DEVELOPER DATE

## CITY APPROVAL

ALL REQUIREMENTS OF THE CITY RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PLAT HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.

PRINTED NAME SIGNATURE DATE

## OWNER'S CERTIFICATE

I HEREBY SUBMIT THIS FINAL PLAT AS THE OWNER, OR THEIR AUTHORIZED AGENT, OF ALL PROPERTY SHOWN HEREON.

**TRACT A, B & G:** Steven F. Smith 01/31/25

PRINTED NAME SIGNATURE DATE

**TRACT C:** Raul Sergio Sanchez 01/16/25

PRINTED NAME SIGNATURE DATE

## RECORDING CERTIFICATE

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 HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFERRED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



## SURVEYOR'S CERTIFICATE

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 CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.



FINAL PLAT  
FOR  
PORTMAN RESIDENTIAL, LLC  
(MEADOW GLEN VILLAGE - TRACTS A, B, C & G)  
LOCATED IN  
LAND LOTS 12 & 27, 9F DISTRICT  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

SHEET NO.

1/2

DRAWING# TM 24-133



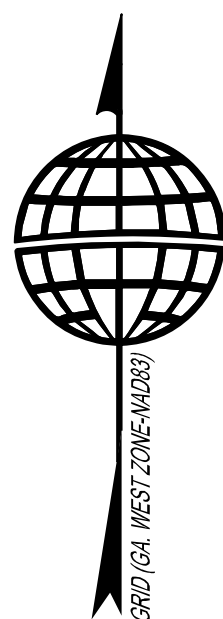
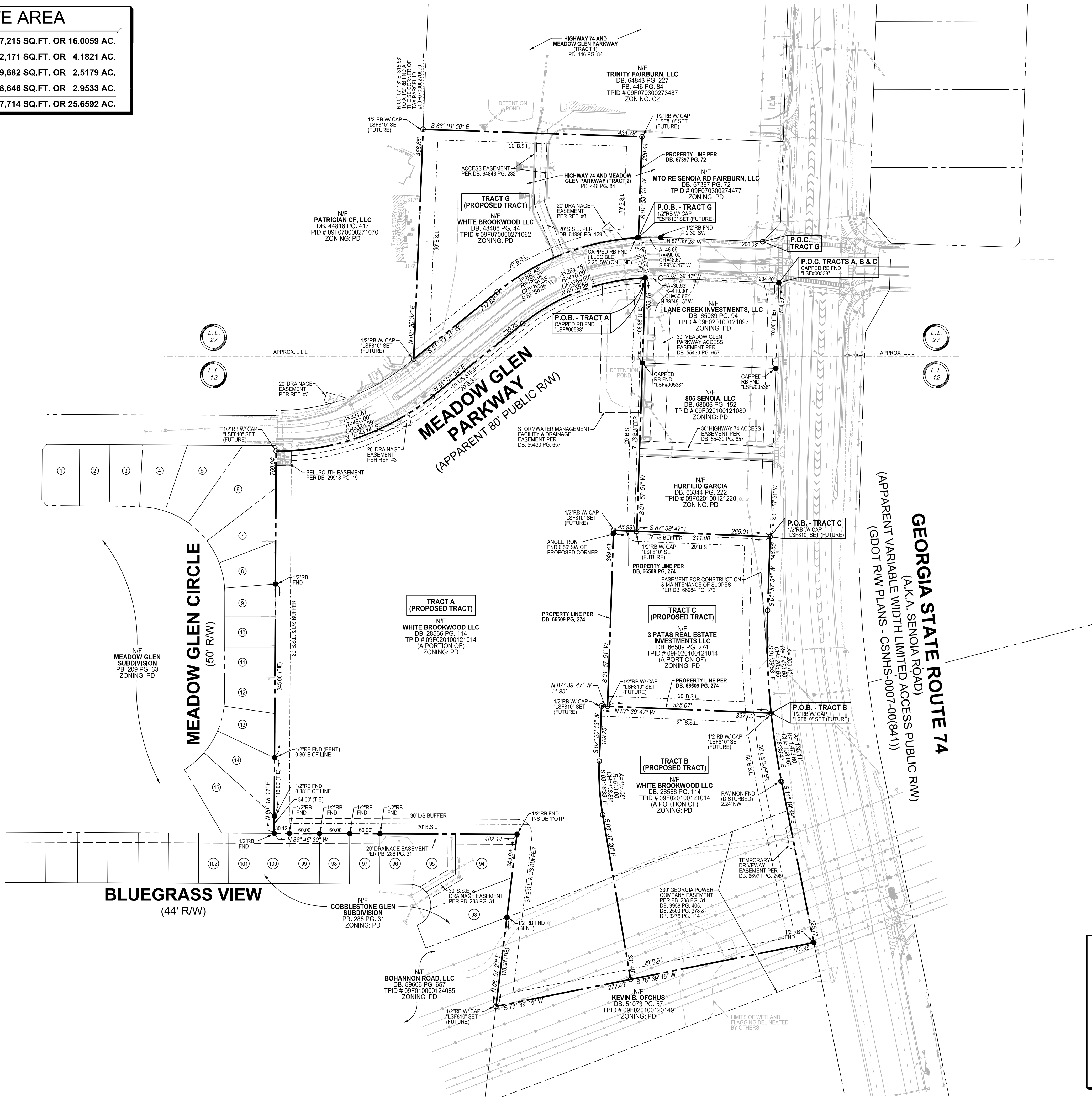
TerraMark  
Geospatial



## SITE AREA

TRACT A:	697,215 SQ.FT. OR 16.0059 AC.
TRACT B:	182,171 SQ.FT. OR 4.1821 AC.
TRACT C:	109,682 SQ.FT. OR 2.5179 AC.
TRACT G:	128,646 SQ.FT. OR 2.9533 AC.
TOTAL:	1,117,714 SQ.FT. OR 25.6592 AC.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



## LEGEND

---	CURB AND GUTTER (C&G)
---	FENCE
---	HANDRAIL
---	STORM DRAIN LINE
---	SANITARY SEWER
---	WATER LINE
---	GAS LINE
---	UNDERGROUND POWER LINE
---	OVERHEAD POWER LINE
---	COMMUNICATION
---	TOPOGRAPHIC CONTOUR
---	PROPERTY LINE
---	CATCH BASIN (DWCB)
---	CATCH BASIN (SWCB)
---	DROP INLET (DI)
---	JUNCTION BOX (JB)
---	HEAD WALL (HW)
---	CURB INLET (CI)
---	FLARED END SECTION (FES)
---	OUTLET CONTROL STRUCTURE
---	YARD DRAIN INLET
---	SS MANHOLE (MH)
---	CLEAN OUT (CO)
---	GREASE TRAP (GT)
---	IRRIGATION CONTROL VALVE
---	FIRE HYDRANT (FH)
---	WATER VALVE (WV)
---	WATER METER (WM)
---	FIRE DEPT. CONNECTION (FDC)
---	TRANSFORMER BOX (TX)
---	AIR CONDITIONER (AC)
---	ELECTRIC METER (EM)
---	ELECTRIC UTILITY
---	LIGHT POLE (LP)
---	POWER POLE WITH LIGHT
---	POWER POLE (PP)
---	UTILITY MANHOLE (UM)
---	SPOTLIGHT
---	GAS METER (GM)
---	GAS VALVE (GV)
---	TELEPHONE PEDESTAL
---	COMMUNICATION BOX
---	TRAFFIC SIGNAL
---	BOLLARD (BO)
---	MAIL BOX
---	SIGN
---	CROSSWALK SIGNAL
---	SPOT ELEVATION
---	CONCRETE AREA
---	OVERHANG AREA
---	RIP-RAP AREA
---	BRICK AREA
---	TREELINE

## ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	LS	LANDSCAPE
AE	ACCESS EASEMENT	N/F	NOW OR FORMERLY
BSL	BUILDING SETBACK LINE	OTP	OPEN TOP PIPE
BW	BARB WIRE	PL	PLAT BOOK
CH	CHORD LENGTH	PG	PAGE
CLF	CHAIN LINK FENCE	POB	POINT OF BEGINNING
CMF	CONCRETE MONUMENT FOUND	POC	POINT OF COMMENCEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS LENGTH
CONC.	CONCRETE	R/W	RIGHT OF WAY
CTP	CRIMP TOP PIPE	R/W MON	REBAR
DB	DEED BOOK	RB	REBAR
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAINAGE EASEMENT
FND	FOUND	SO. FT.	SQUARE FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	WPF	WOOD PRIVACY FENCE

FINAL PLAT

FOR  
PORTMAN RESIDENTIAL, LLC  
(MEADOW GLEN VILLAGE - TRACTS A, B, C & G)  
LOCATED IN  
LAND LOTS 12 & 27, 9F DISTRICT  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

SHEET NO.

2/2

DRAWING# TM 24-133

Phone No. (770) 421-1027  
www.TerraMark.com  
C. O. A. # LSF000810

TerraMark Land Surveying, Inc.  
1398 Bulls Ferry Road  
Marietta, Georgia 30066

Date

Revision

No

Project No.

Survey Crew

Drawn By

Approved By

Date

Scale

1"=100'

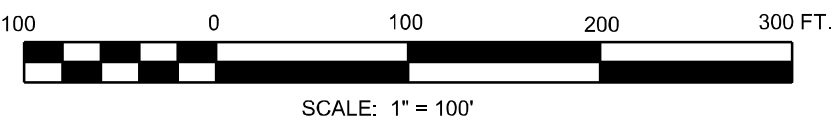
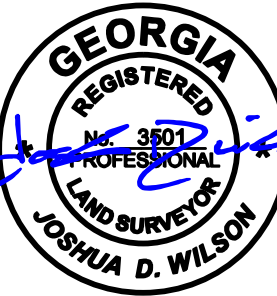
1"=100'

1"=100'

1"=100'

1"=100'

JOB NUMBER 2024-133 PLOT SIZE 24 X 36



SCALE: 1"=100'





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

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: April 1, 2025

Agenda Item: Take-5 – 7914 Senoia Road [Parcel ID: 09F070300270236] – Request to review the conceptual site plan.

---

**Agent/Applicant/Petitioner Information**

Applicant: Emma Gibson, AXIS Infrastructure

Property Owner: Cmsg Investments LLC

**Background**

The site is located at 7914 Senoia Road on the southeast corner of Senoia Road (Highway 74) and Harris Road. The site is currently zoned C-2 (General Commercial) and is located in the Highway 74 Overlay District. The site is approximately 0.88 acres.

**Discussion**

The applicant is proposing a new 2,254-square-foot retail building and a new 1,640-square-foot oil change building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Renaissance Parkway and the driveway of the shopping plaza to the south.

The building will consist of grey and brown masonry with earth-toned accents and a pitched roof. The west elevation will consist of two brown garage doors, a single-entry glass door, and a large window. The east elevation will consist of two brown garage doors and a single-entry metal door. The north elevation will consist of several large windows. The south elevation will consist of a single-entry metal door.

**Staff Recommendations**

Staff recommends **APPROVAL** of the concept plan with the following condition:

- Any significant modifications as determined by Staff to the approved concept plan would necessitate a further review by the Planning and Zoning Commission.



***Attachments:***

- Site Pictures
- Application
- Current Survey
- Proposed Concept Plan
- Proposed Elevations

**SITE PICTURES**



West viewpoint



East viewpoint



## Conceptual Site Plan Checklist

- ☐ An accurate, up-to-date and certified survey of the property on which the project is to be built.
- ☐ A vicinity map showing the property in relation to the general area of the City in which it is located.
- ☐ The name of the proposed project.
- ☐ Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
- ☐ Graphic scale, north arrow, and date of preparation.
- ☐ Zoning of the property with required setbacks shown.
- ☐ Zoning, use, and ownership of all adjoining property.
- ☐ Total area of the site and the area of the site proposed to be devoted to impervious surfaces.
- ☐ Approximate topography of the site.
- ☐ Significant natural features on and adjacent to the site, including the 100 year flood-plain, if appropriate.
- ☐ Existing man-made features on the site.
- ☐ Proposed site layout including buildings, drives, parking, walkways, landscaped areas, buffer easements, utilities and any other features necessary to properly present the concept.
- ☐ Proposed off-site improvements which may be necessary to properly develop site.
- ☐ Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
- ☐ If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
- ☐ Provide vehicular use area landscaping requirements

**CITY OF FAIRBURN**  
Planning & Zoning Department

**Site Plan Review- Submittal Form**

**Submittal Date:** 2/11/2025

**Deadline:** \_\_\_\_\_  
(Minimum 5 weeks prior to P & Z Commission meeting)

**PROJECT INFORMATION**

Project Name: Take 5 Oil/Coffee Shop  
Address/Location of Project: 7914 Senoia Road  
Access to Property: Renaissance Pkwy  
Tax Parcel ID #: 09F07300270236 Size of Project: 0.88 Acres  
Zoning: C-2 No. of Lots (if applicable): \_\_\_\_\_  
Zoning & Use of Adjacent Properties: C-2 Commercial

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

A Take 5 Oil change facility and coffee shop is being proposed for the property listed for parcel 09F07300270236

**CONTACT INFORMATION**

Company Name: Axis Infrastructure  
Contact Person: Emma Gibson  
Mailing Address: 70 Mansell Court Suite 200 Roswell GA 30076  
Phone: 7703775734 Fax: \_\_\_\_\_  
Email Address: emmagibson@axiscompanies.com

**UTILITY SERVICE PROVIDERS**

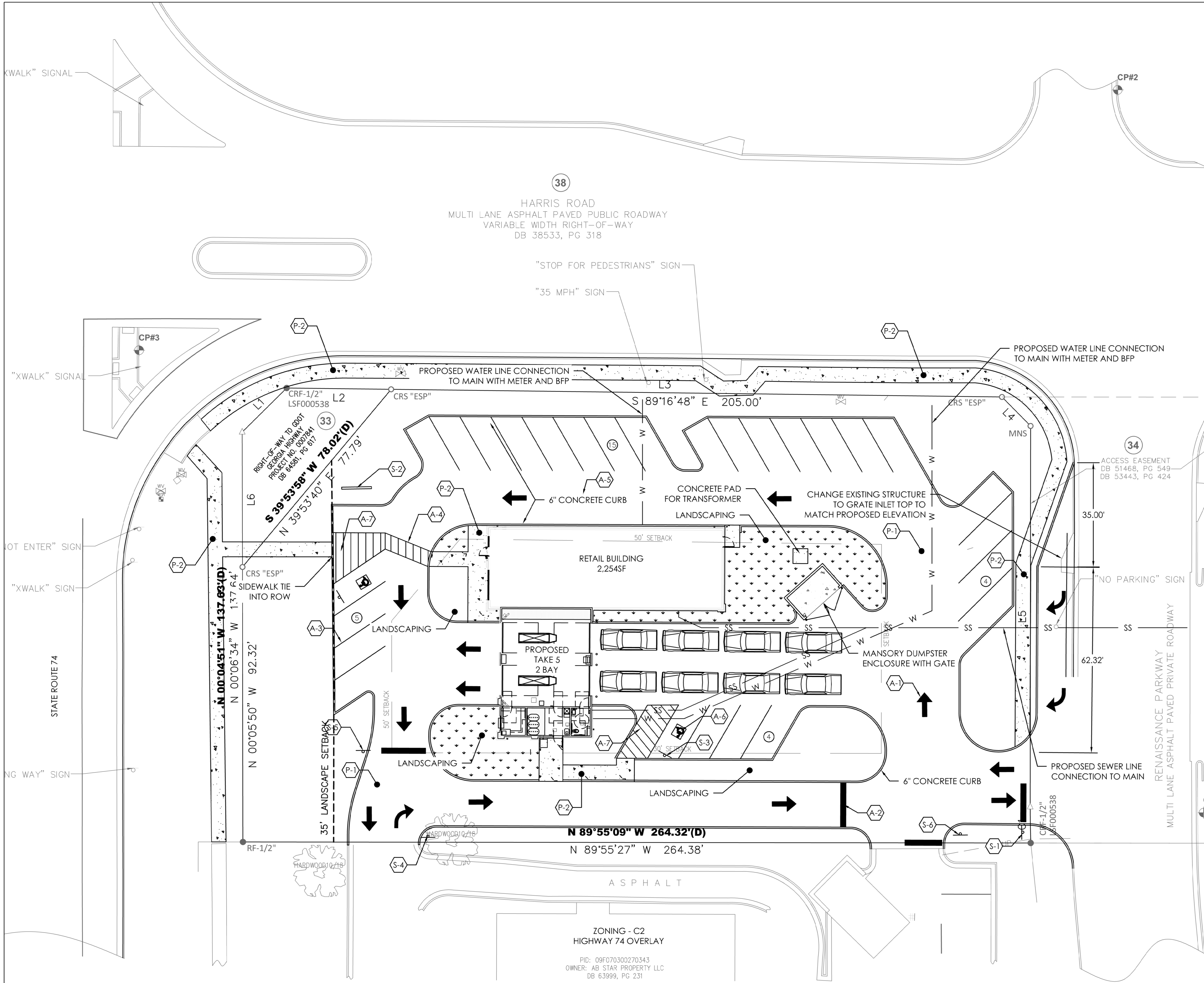
Water: Fairburn Utility  
Electric: Coweta Fayette EMC  
Cable: \_\_\_\_\_  
Sewer: Fairburn Utility  
Gas: Atlanta Gas Light  
Other: \_\_\_\_\_

Sketch Plan	Conceptual Site Plan	Construction Plans w/Hydro	Landscape Plan
<input type="checkbox"/> 1 <sup>st</sup> Submittal- No Fee Submit to P & Z for review	<input checked="" type="checkbox"/> 1 <sup>st</sup> Submittal \$150 + \$20/acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$500 + \$20/ acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 <sup>st</sup> Submittal \$300 + \$20/acre <input type="checkbox"/> Resubmittal*
If necessary, 2 extra copies (If legible, .pdf file is acceptable).  <b>Staff routes to:</b>  <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Planning & Zoning	<b>7 Copies- Staff Routes to:</b>  <input type="checkbox"/> Building/Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	<b>7 Copies- Staff Routes to:</b>  <input type="checkbox"/> Building / Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	<b>2 Copies- Staff Routes to:</b>  <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Landscape Architect

**Resubmittals- Each subsequent resubmittal will incur a fee of \$100.**







- SITE NOTES:**
1. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
  2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
  3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
  4. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
  5. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
  6. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
  7. ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
  8. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
  9. ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER GDOT GUIDELINES AND STANDARD SPECIFICATIONS.
  10. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADII.
  11. ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AQUORON. OR APPROVED EQUIVALENT.
  12. THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
  13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
  14. ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
  15. ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
  16. STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WISE SPECIFIED. SEE GRADING PLAN.
  17. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
  18. CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.
  19. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM ROW.

SITE DATA		
STREET LOCATION: 0 SENOIA ROAD, FAIRBURN, GA 30213		
CURRENT ZONE: C-2 HIGHWAY 74 OVERLAY		
CURRENT SITE AREA: 0.88 A.C. (38,332 S.F.)		
BUILDING TYPE: TAKE-5 PROTOTYPE (1,640 S.F.) & RETAIL (2,254 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	50'	>50'
RIGHT	30'	>30'
LEFT	50'	45' *
REAR	50'	>50'
LANDSCAPE SETBACKS		
FRONT	35'	35'
RIGHT	-	-
LEFT	-	-
REAR	-	-
PARKING REQUIREMENT		
TAKE-5 = 60SF/200SF + 1,580SF/1,000SF	3	
RETAIL = 2,254SF/200SF	12	
TOTAL	15	24
LANDSCAPE REQUIREMENTS		
PERIMETER LANDSCAPE = 1 TREE/250 SF OF LANDSCAPED AREA		
INTERIOR LANDSCAPE = 10% MIN. & 1 TREE/250 SF OF LANDSCAPED AREA		

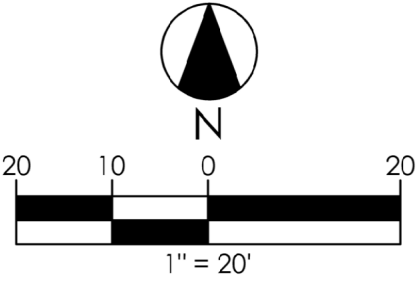
\* ADMINISTRATIVE VARIANCE REQUESTED FOR 10% REDUCTION IN SIDE BUILDING SETBACK

PROPOSED CONCRETE CURBS\GUTTERS, PADS AND PAVING ON SITE		
KEY	DESCRIPTION	SPECIFICATION
P-1	CONCRETE PAVING	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH OVER 6" GRADED AGGREGATE BASE
P-2	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH

PROPOSED SIGNS	
S-1	MUTCD SIGN R1-1 'STOP SIGN'
S-2	FREESTANDING MONUMENT SIGN UNDER SEPARATE PERMIT. MAX HEIGHT: 10'; MAX AREA: 32 SF
S-3	MUTCD SIGN R7-8 & R7-8P - ADA VAN ACCESSIBLE HANDICAP PARKING
S-4	'RIGHT TURN ONLY' SIGN
S-5	'DO NOT ENTER' SIGN
S-6	'NO LEFT TURN' SIGN

STRIPING KEYNOTES	
A-1	INGRESS/EGRESS ARROWS
A-2	THERMOPLASTIC 24" WHITE STOP BAR
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.
A-4	5' WIDE CROSSWALK WITH WHITE 4" STRIPES @ 45°, 2' O.C.
A-5	DRIVE THRU STRIPE
A-6	ADA ACCESSIBLE STALL WHITE STRIPING W/BUE SYMBOL PER ADA REQUIREMENTS
A-7	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.

PERVIOUS AND IMPERVIOUS TABLE		
	PERVIOUS	IMPERVIOUS
EXISTING S.F.	36,675	1,657
PROPOSED S.F.	12,452	25,880



## NEW DEVELOPMENT

**PROJECT ADDRESS:**  
TAKE-5 OIL CHANGE  
7914 SENOIA ROAD, FAIRBURN, GA 30213  
CITY OF FAIRBURN

**PREPARED FOR:**  
QLD2 PROPERTIES  
2199 GLENMORE LANE, SNELLVILLE, GA 30078



**24 HOUR CONTACT:**  
FIRST LAST  
COMPANY NAME  
(XXX) XXX-XXXX

## PROJECT REVISIONS

NO.	DATE	DESCRIPTION

LEVEL II CERTIFIED DESIGN PROFESSIONAL  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
TERESA M. CURRY  
CERT. ID: 0000066176 (EXP. 05/04/27)

DATE

**AXIS INFRASTRUCTURE**  
70 MANSELL CT., STE. 200  
ROSOWELL, GEORGIA 30076  
PHONE: 678.395.4920

P.M.	TC	REV.	0
DRAWN	ZK	REV. DATE	01.30.25
CHECKED	TC	INITIAL DATE	01.30.25

SHEET TITLE

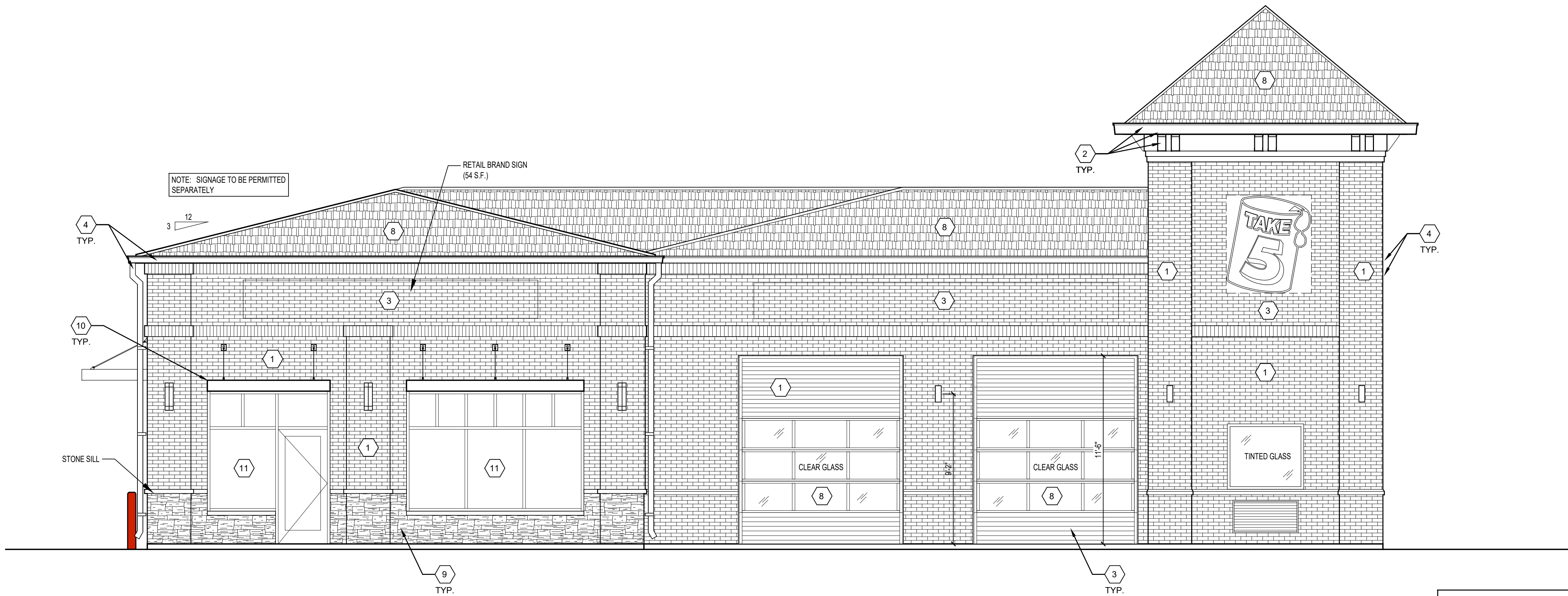
SITE PLAN

SHEET NO.

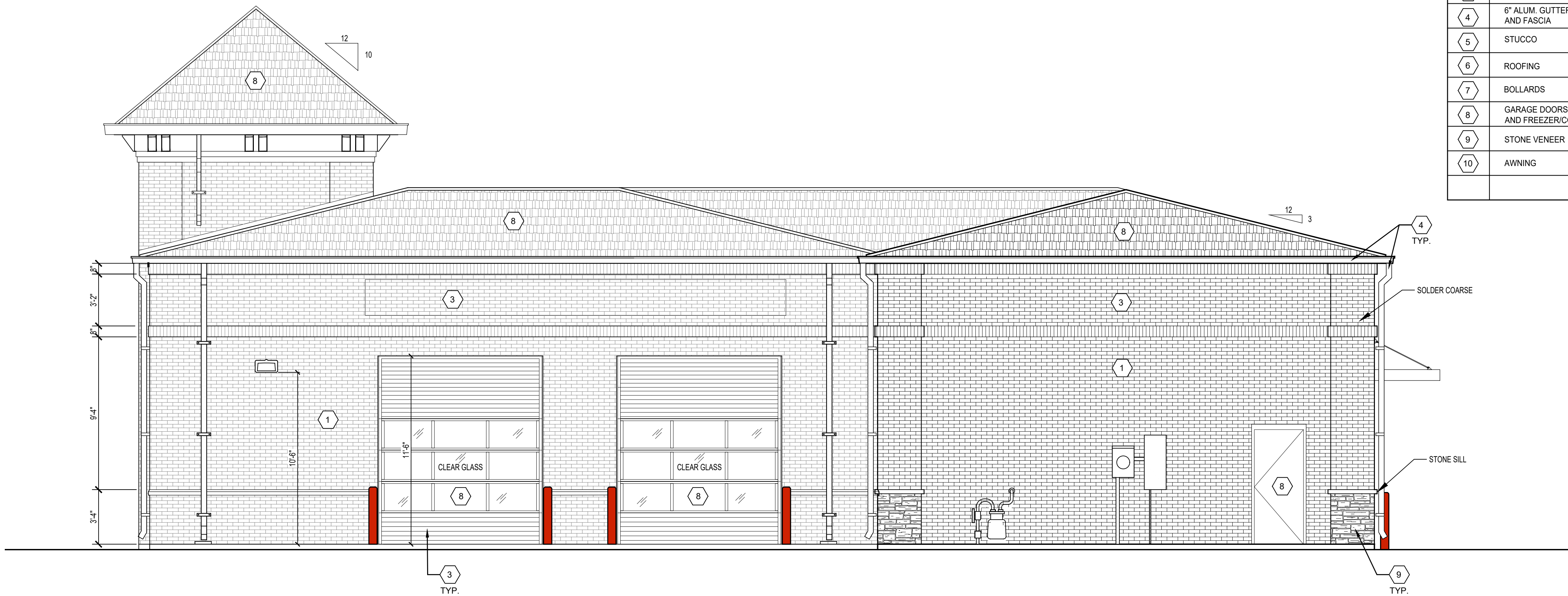
C-2.0







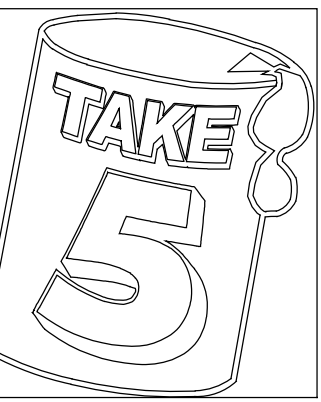
1 FRONT/EXIT ELEVATION  
A200 SCALE: 1/4" = 1'-0"



2 REAR/ENTRY ELEVATION  
A200 SCALE: 1/4" = 1'-0"

## EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	CHEROKEE BRICK - MOCHA LIGHT GREY
2	TRIM BOARD AND BRACKETS	PAINT SW COLOR 9109, NATURAL LINEN
3	BRICK VENEER - SECONDARY	CHEROKEE BRICK - VELOUR BROWN
4	6" ALUM. GUTTER, 4 x 4 DOWNSPOUT, AND FASCIA	PAINT SW COLOR 9109, NATURAL LINEN
5	STUCCO	PAINT SW COLOR 9109, NATURAL LINEN
6	ROOFING	GAF TIMBERLINE HDZ SHINGLES, CHARCOAL
7	BOLLARDS	PAINT SW COLOR #6871, POSITIVE RED
8	GARAGE DOORS, SERVICE DOORS, AND FREEZER/COOLER	GARAGE DOORS - FACTORY FINISH CHOCOLATE, PAINT SERVICE DOORS AND FREEZER/COOLER TO MATCH
9	STONE VENEER	CORONADO COUNTRY RUBBLE - DAKOTA BROWN
10	AWNING	FACTORY FINISH - STATUARY BRONZE



SHEET NO. A200  
EXTERIOR ELEVATIONS

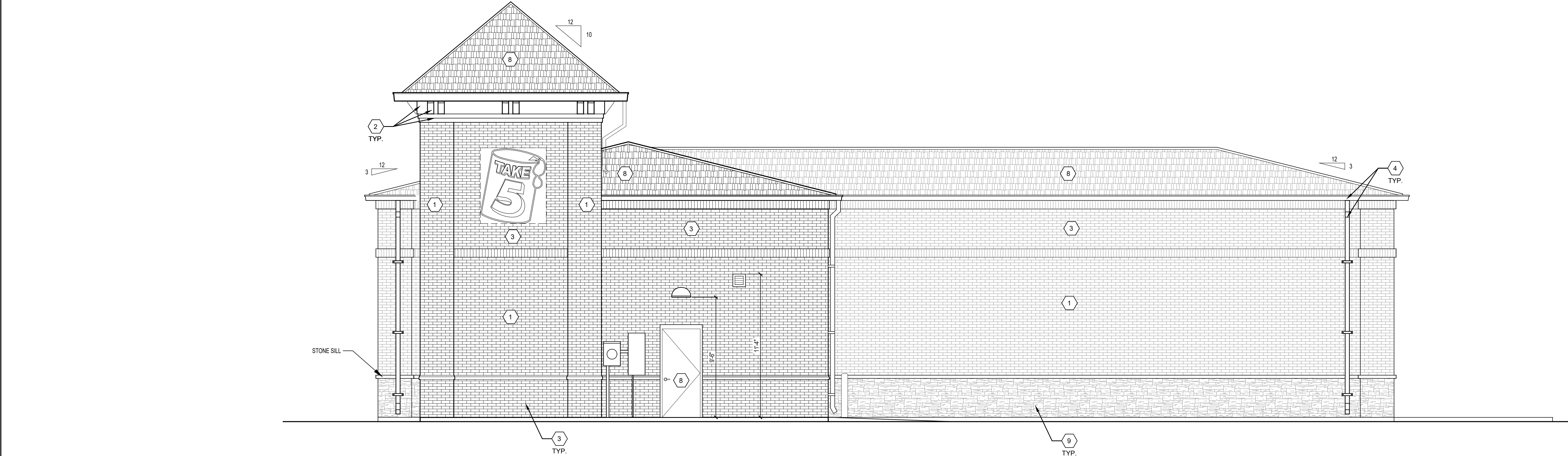
PREPARED FOR:  
**TAKE 5 OIL CHANGE**  
5 Minute Oil Change  
2-BAY PROTOTYPE  
OUR TOWN, USA 00000

DRAWN BY: MS  
ORIG. BUILD DATE:  
REVIEWED BY: AA  
DATE ISSUED: 02/11/2025

PREPARED BY:  
**AXIS INFRASTRUCTURE**  
70 Mansell Ct., Ste. 200  
Roswell, Georgia 30076  
Phone: 678.395.4920

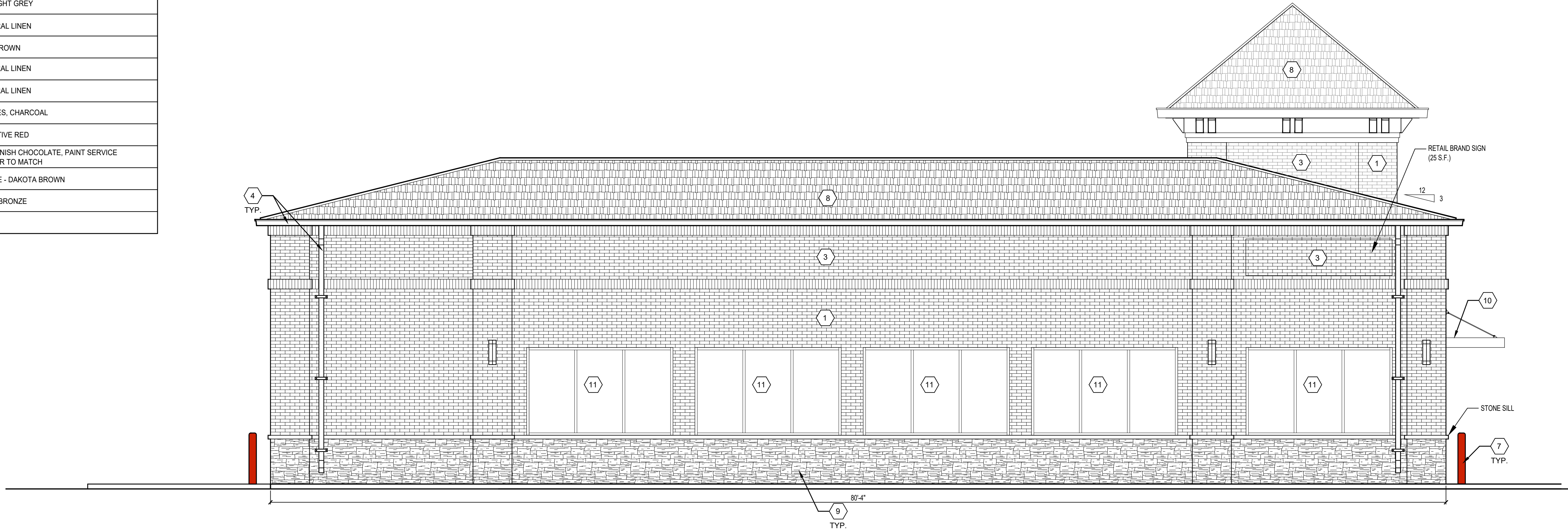
02/05/2025  
DATE

REV. DATE DESCRIPTION BY



1 RIGHT - SIDE ELEVATION  
A201 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	CHEROKEE BRICK - MOCHA LIGHT GREY
2	TRIM BOARD AND BRACKETS	PAINT SW COLOR 9109, NATURAL LINEN
3	BRICK VENEER - SECONDARY	CHEROKEE BRICK - VELOUR BROWN
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9	STONE VENEER	CORONADO COUNTRY RUBBLE - DAKOTA BROWN
10	AWNING	FACTORY FINISH - STATUARY BRONZE



2 LEFT - SIDE ELEVATION  
A201 SCALE: 1/4" = 1'-0"

02/05/2025  
DATE

INFRASTRUCTURE

70 Mansell Ct., Ste. 200  
Roswell, Georgia 30076  
Phone: 678.395.4920

PREPARED BY:

TAKE 5 OIL CHANGE  
5 Minute Oil Change  
2-BAY PROTOTYPE  
OUR TOWN, USA 00000

DRAWN BY: MS

ORG. BUILD DATE

REVIEWED BY: AA

DATE ISSUED: 02/11/2025

TAKE 5

SHEET NO. TAK025000000

A201

EXTERIOR ELEVATIONS