



Planning and Zoning Commission
Agenda
Tuesday, January 09, 2023 | 7:00 p.m.

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Determination of a Quorum**
- 4) **Approval of the Meeting Agenda**
- 5) **Approval of December 2023 - Meeting Minutes**
- 6) **Review of the 2024 – Meeting Dates**
- 7) **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 Director of Planning and Zoning for review. Responses will be provided at a later date.
- 8) **Old Business**
- 9) **New Business**
 - a. **Plat Review - Popeyes** – 8350 Senoia Road [Parcel ID: 09F020200130063] – Request to review the subdivision plat
 - b. **Concept Plan - Strack Office Rebuild** – 105 Laser Industrial Court [Parcel ID: 09F090100480868] Request to review the conceptual site plan
 - c. **Concept Plan - Strack Shop** – 0 Laser Industrial Court [Parcel ID: 09F090100480942] – Request to review the conceptual site plan.
- 10) **Staff Report**
- 11) **Commissioner Comments**
- 12) **Adjournment**



Planning and Zoning Commission
Meeting Minutes

City Hall: 56 Malone Street,

Fairburn, GA 30213

Tuesday, December 5, 2023

7:00 p.m.

LaVone Deavers, Chair
Jason Jones, Vice-Chair
Michelle James
Anthony Stewart
Tony Smith
Elizabeth Echols

Planning Director: Denise Brookins

Planner: Chancellor Felton

City Attorney: Valerie Ross

-
- A. Call to Order:** The meeting was called to order at 7:00 pm by 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 James made a motion to approve the agenda. Commissioner Deavers seconded.
THE MOTION CARRIED.
- E. Approval of the Meeting Minutes:**
1. Commissioner James made a motion to approve the October 3, 2023, minutes. Commissioner Stewart seconded.
THE MOTION CARRIED.
- F. Public Comments:**
1. Chairman Jones opened the floor to general, public comments.
 2. Mr. Brooks, a constituent, wanted to tell the Commission that they are doing a good job and to always consider agricultural uses when reviewing requests.
 3. Chairman Jones closed the floor to general, public comments.
- G. Election of Planning and Zoning Commission Officers:**
1. Commissioner Stewart made a motion to appoint Commissioner Deavers as the Chair of the Planning and Zoning Commission for the Year 2024. Commissioner Smith seconded.
THE MOTION CARRIED.
 2. Commissioner Deavers made a motion to appoint Jason Jones as the Vice-Chair of the Planning and Zoning Commission for the Year 2024. Commissioner Stewart seconded.
THE MOTION CARRIED.
- H. Old Business:** None.
- I. New Business:**
1. **Curry Bend Preliminary Plat**

Applicant: Bartow Properties and Lacy Curry

Address: 0 Bohannon Road, Parcel ID: 07 400001632170 and 6560 Bohannon Road, Parcel ID: 07 400001800462

Request to review the preliminary plat.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked if the applicant was available. Ms. Brookins answered that the applicant was available.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. Commissioner Jones asked if the community was age-restricted. The applicant answered no.
- f. Commissioner James asked if the hospice/assisted living facility was a final place for their patients. The applicant answered no. Patients can check in and out as they please.
- g. Commissioner Smith asked if there will be a designated area for caretaking. The applicant answered yes. Commissioner Smith asked how many units are designated for caretaking. The applicant said that there are to be 70 units and 210 beds at a maximum.
- h. Commissioner Stewart asked if dialysis will be available at the assisted living/hospice facility. The applicant answered no. Commissioner Stewart asked if the caretakers would be taking patients to and from dialysis. The applicant stated that there is a possibility for that.
- i. Commissioner Echols asked if transportation will be provided by the caretakers. The applicant responded that he is not sure.
- j. Commissioner Smith asked how many people will be in one (1) room. The applicant stated that the State dictates such.

Commissioner Jones made a motion to **APPROVE**. Commissioner Stewart seconded.

THE MOTION CARRIED.

2. **Text Amendment: Little Free Libraries**

Applicant: Staff

Request to review the text amendment.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if the Little Free Library structures can be erected by anyone or any organization, not just the Little Free Libraries Nonprofit. Mr. Felton answered yes. Commissioner Jones asked if the Little Free Libraries will be in pedestrian-safe areas. Mr. Felton stated that as it stands, the Little Free Libraries will be in any area that is adjacent to the right-of-way, whether there is a sidewalk or not. Commissioner Jones asked how the Little Free Libraries will be maintained. Mr. Felton said that the person who erects the structure will be in charge of maintaining the structure.

- c. Commissioner Smith asked if the Little Free Libraries will be on private property. Mr. Felton answered yes. Commissioner Smith asked if books are taken and put back. Mr. Felton answered yes. Ms. Brookins stated that you have to have the property owners' consent.
- d. Commissioner James asked how does one gain property owners' consent. Commissioner Stewart concurred. Mr. Felton explained that typically a property owner erects the Little Free Libraries themselves or hires someone else to do such. The property owner allows people to enter and exit their property to access the Little Free Libraries to take out a book and/or put a book back in. Commissioner James asked if it is assumed that anyone trying to access the Little Free Libraries has the property owners' consent. Mr. Felton answered yes.

Commissioner Jones made a motion to recommend **APPROVAL**. Commissioner James seconded.
THE MOTION CARRIED.

3. Text Amendment: Short-Term Rentals and Home Occupation

Applicant: Staff

Request to review the text amendment.

- a. Chairwoman Deavers introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if the text amendments for short-term rentals will affect the ability of homeowner associations to regulate short-term rentals. Ms. Brookins answered no. Commissioner Jones asked who the enforcing body is behind short-term rentals. Ms. Brookins said the Code Enforcement Division.
- c. Commissioner Jones asked if the uses that Ms. Brookins named are prohibited. Ms. Brookins answered yes.
- d. Commissioner Jones asked if carpools are considered dispatch agencies. Ms. Brookins stated that she can make sure that the regulations are clear.
- e. Commissioner Jones asked if the decision made by the Commission was final. Ms. Brookins stated that the decision made by the Commission is a recommendation. Mayor and City Council makes the final decision.

Commissioner Jones made a motion to recommend **APPROVAL**. Commissioner James seconded.
THE MOTION CARRIED.

J. Executive Session:

1. Commissioner James made a motion to enter the executive session. Commissioner Stewart seconded.

THE MOTION CARRIED.

2. Commissioner Jones made a motion to exit the executive session. Commissioner James seconded.

THE MOTION CARRIED.

K. Adjournment:

1. Commissioner Smith motioned to adjourn the public meeting at 7:54 pm. Commissioner Stewart seconded.

THE MOTION CARRIED.

CITY OF FAIRBURN

56 SW Malone Street, Fairburn, GA 30213-1341 | (770) 964-2244 | Fax (770)969-3474 | www.fairburn.com



**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION**

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: January 9, 2024

Agenda Item: Popeyes – 8350 Senoia Road [Parcel ID: 09F020200130063] – Request to review the subdivision plat.

Agent/Applicant/Petitioner Information

Applicant: Pam Hughes, Rowland Engineering, Inc.

Property Owner: Habiba Investments LLC

Background

The site is located at 8350 Senoia Road next to the Meineke Car Care Center. The site is currently zoned C-2 (General Commercial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 1.82 acres.

Discussion

The applicant is proposing a subdivision of the site into two sites: Tract 1 and Tract 2. Tract 1 is 0.96 acres and will remain vacant as of now. Tract 2 is 0.86 acres and is where Popeyes is located. An accurate, up-to-date, and certified survey is included. The subdivision plat meets the setback requirements of C-2 and the Highway 74 Overlay District.

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
- Current Survey and Proposed Subdivision

SITE PICTURES



Northeast viewpoint.



Southeast viewpoint.

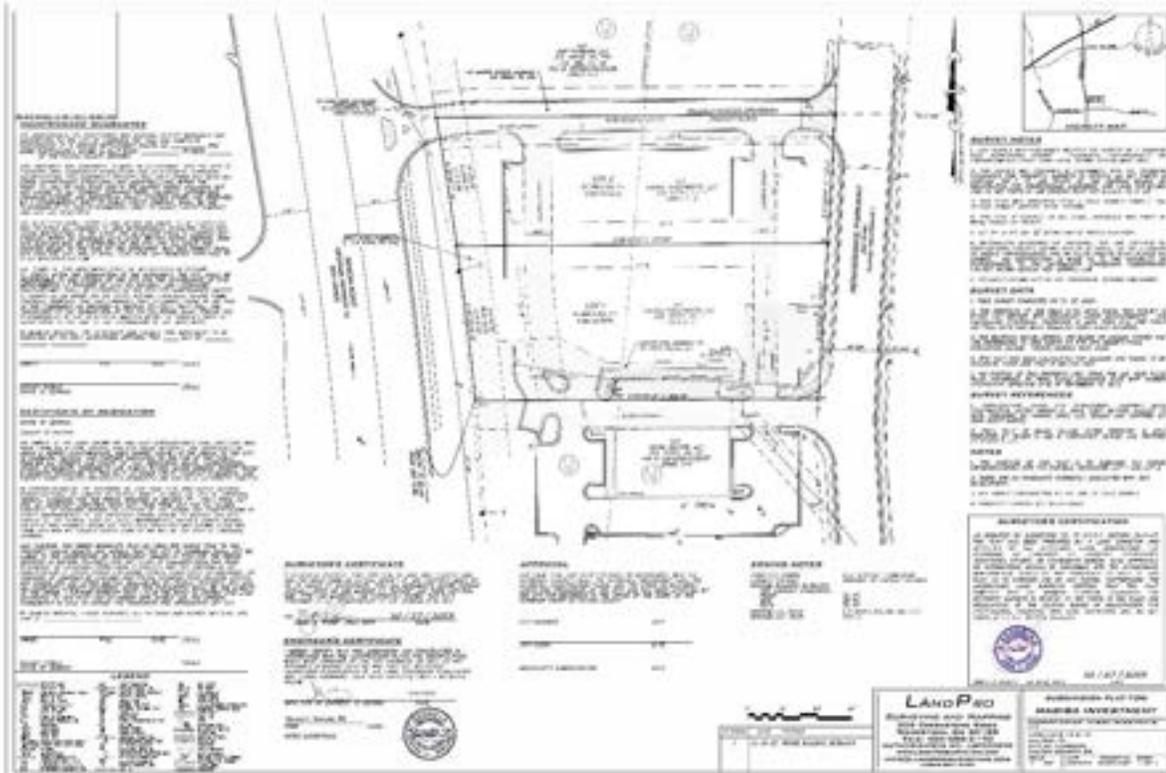


Northwest viewpoint.



Southwest viewpoint.

CURRENT SURVEY





CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 11-28-2023

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

PROJECT INFORMATION

Project Name: Milam Village, Phase 2 (per Concept Plan Approval 2020150)

Address/Location of Project: 8350 Senoia Road/Hwy 74

Access to Property: Shared access driveway connecting Senoia Rd/Hwy 74 to Renaissance Pkwy

Tax Parcel ID #: 09F-02020013-006-3 **Size of Project:** 1.82 acre site

Zoning: C-2 **No. of Lots (if applicable):** 2

Zoning & Use of Adjacent Properties: C-2 (Tire Store adjacent to this development)

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

2,400 s.f. Popeyes Louisiana Restaurant and a 6,300 s.f. building for future development

CONTACT INFORMATION

Company Name: Habiba Investments, LLC (Owner)

Contact Person: Abid Khutliwala

Mailing Address: 118 Century Park Place, Peachtree City, GA 30269

Phone: 770-546-4660 **Fax:** _____

Email Address: abidk@sirerestaurantgroup.com

UTILITY SERVICE PROVIDERS

Water: _____ **Sewer:** _____ **Electric:** _____

Gas: _____ **Cable:** _____ **Other:** _____

Concept Plat	Preliminary Plat	Construction Plans	Final Plat	If Applicable-Landscape Plan
<input type="checkbox"/> 1 st Submittal \$440 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 st Submittal \$460 + \$4/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 st Submittal \$600 + \$8/lot <input type="checkbox"/> Resubmittal*	<input checked="" type="checkbox"/> 1 st Submittal \$300 + \$3/lot <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1 st 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.*

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FAIRBURN THE FULL AND COMPLETE MAINTENANCE OF A CERTAIN IMPROVEMENT KNOWN AS _____ AND MORE PARTICULARLY SHOWN IN PLAT BOOK _____ PAGE(S) _____ OF THE FULTON COUNTY RECORDS.

THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FAIRBURN LAND SUBDIVISION REGULATIONS AND DEVELOPMENT STANDARD SPECIFICATIONS. THIS GUARANTEE INCLUDES NOT ONLY PAVING BUT ALSO ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY OF SAID ROAD AND IN THE BUFFER AREAS, INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCHBASINS, DRAINAGE DITCHES, AND PEDESTRIAN WALKS. UTILITIES OWNED AND OPERATED BY A GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY SHALL BE THE RESPONSIBILITY OF SAID GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY AND NOT THE DEVELOPER.

THE DEVELOPER SHALL CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES WITHIN 30 CALENDAR DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE DEVELOPER. BUT THIS REMEDY SHALL NOT LIMIT THE CITY, AND IT SHALL ALSO HAVE ANY REMEDIES AVAILABLE TO IT AS APPROVED BY LAW.

THE TERMS OF THIS AGREEMENT SHALL BE AS SPECIFIED IN SECTION 77-158(1), AFTER THE TERMINATION OF THE AGREEMENT, THE CITY SHALL BE RESPONSIBLE TO THE CITIZENS OF THE CITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS AS PROVIDED BY LAW. NO ROADWAY AND ASSOCIATED RIGHT-OF-WAY SHALL BE ACCEPTED BY THE CITY FOR MAINTENANCE UNLESS IT SCORES 90 OR ABOVE ON THE CITY'S ASPHALT PAVEMENT RATING FORM; PROVIDED, HOWEVER, THAT ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF THE AGREEMENT AS SPECIFIED IN SECTION 77-158(1) THAT STILL ARE UNREPAIRED AT THE TERMINATION OF THE STATED PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER. WRITTEN NOTICE OF DAMAGES MUST BE GIVEN PRIOR TO THE TIME OF THE TERMINATION OF THE AGREEMENT.

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS _____ DAY OF _____

OWNER TITLE DATE (SEAL)

NOTARY PUBLIC (SEAL)
STATE OF GEORGIA

CERTIFICATE OF DEDICATION

STATE OF GEORGIA

COUNTY OF FULTON

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY IN FEE SIMPLE TO THE CITY OF FAIRBURN, GEORGIA, AND FURTHER DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS-OF-WAY, PEDESTRIAN WALKS, WATERCOURSES, DRAINS, EASEMENTS, GREENBELTS AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS DESIGNATED ON THIS PLAT AS OTHER UTILITY COMPANY EASEMENTS, AND EXCEPT THOSE STREETS SPECIFICALLY DESIGNATED ON THIS PLAT AS PRIVATE STREETS.

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, THE OWNERS DO HEREBY AGREE TO HOLD THE CITY OF FAIRBURN, GEORGIA, HARMLESS FOR THE PERIOD SPECIFIED IN SECTION 77-158(1) FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN TO INCLUDE BUT NOT LIMITED TO, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THAN BY AN ACT OF THE CITY OF FAIRBURN, GEORGIA.

AND FURTHER, THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FAIRBURN SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR THE PERIOD SPECIFIED IN SECTION 77-158(1) FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE DILIGENCE IN THE CONSTRUCTION OF CROSS DRAINS, EXTENSION, DRAINS, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS DAY OF _____

OWNER TITLE DATE (SEAL)

NOTARY PUBLIC (SEAL)
STATE OF GEORGIA

LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for property lines, easements, utilities (gas, water, sewer, power), and other features like manholes and catch basins.

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.

BY: *[Signature]* 10 / 27 / 2023
JAMES H. RADER GRLS 3033 DATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS WHICH WERE APPROVED BY THE CITY ENGINEER, AS WELL AS ANY APPROVED REVISIONS THERETO, AND THAT ALL APPLICABLE ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS AND ZONING ORDINANCE HAVE BEEN FULFILLED, EXCEPT AS NOTED BELOW:

SIGNATURE OF ENGINEER OF RECORD DATE
Steven A. Rowland, PE 12-18-2023

NAME (SEAL)

NOTES EXCEPTIONS:



APPROVAL

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 ENGINEER DATE

CITY CLERK DATE

MAYOR/CITY ADMINISTRATOR DATE

ZONING NOTES

PROPERTY ZONING OVERLAY DISTRICT C-2 GENERAL COMMERCIAL HIGHWAY 74 OVERLAY DISTRICT
MINIMUM BUILDING SETBACKS PER OVERLAY STANDARDS
FRONT 50 FT.
SIDE 20 FT.
REAR 30 FT.
MINIMUM LOT AREA 0.5 ACRES (21,780 SQ. FT.)
MINIMUM LOT WIDTH 100 FT.

Table with 3 columns: REVISION, DATE, PURPOSE. Row 1: 1, 12-18-23, REVISE BUILDING SETBACKS

LAND PRO SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSFO00838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
COPYRIGHT 2023

SUBDIVISION PLAT FOR:
HABIBA INVESTMENT
CURRENT OWNER: HABIBA INVESTMENTS, LLC
LAND LOTS 12 & 13
DISTRICT 9F
CITY OF FAIRBURN
FULTON COUNTY, GA
SCALE 1" = 30'
DATE 10/27/23
PROJECT NO. 20231027
SHEET 1 OF 1

SURVEY NOTES

- 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- 3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- 4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
- 5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- 6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- 7. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- 1. FIELD SURVEY COMPLETED ON 10-03-2023
- 2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
- 4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 887,150 FEET.
- 5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0464F, EFFECTIVE DATE OF SEPTEMBER 18, 2013.

SURVEY REFERENCES

- 1. CONSTRUCTION PLANS FOR RENAISSANCE PARKWAY ROAD CONSTRUCTION, DATED MARCH 9, 2018, LAST REVISED AUGUST 13, 2018, PREPARED BY HARRIS GRAY, LLC, SEALED AND CERTIFIED BY JOHN SCOTT HARRIS.
- 2. FINAL PLAT OF MILAM VILLAGE, DATED FEBRUARY 8, 2016, PREPARED BY ROGER S. LEE & ASSOCIATES, SEALED AND CERTIFIED BY ROGER S. LEE.

NOTES

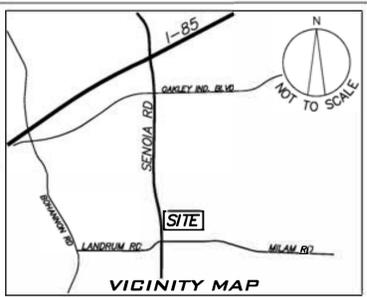
- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 09F020200130063 INTO TWO PARCELS, DESIGNATED LOT 1 AND LOT 2.
- 2. THERE ARE NO COVENANTS CURRENTLY ASSOCIATED WITH THIS DEVELOPMENT.
- 3. SITE UNDER CONSTRUCTION AT THE TIME OF FIELD SURVEY.
- 4. PROPERTY CORNERS SET 10-27-2023.

SURVEYOR'S CERTIFICATION

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 CONFIRMED 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.



JAMES H. RADER GA RLS# 3033 10 / 27 / 2023 DATE



GRID GA-WEST ZONE



CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: January 9, 2024

Agenda Item: Strack Office Rebuild – 105 Laser Industrial Court [Parcel ID: 09F090100480868] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Joe Strack

Property Owner: Strack Family LLC

Background

The site is located at 105 Laser Industrial Court on the south corner of the intersection of Laser Industrial Court and Fairburn Industrial Boulevard. The site is currently zoned M-2 (Heavy Industrial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 1.10 acres.

Discussion

The applicant is proposing a 9,306-square-foot, 2-story office building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, landscaping, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Laser Industrial Court.

The building will consist of various, earth tones of masonry with various, neutral-toned metal accents and a flat roof. The northeast elevation will have a double-entry glass door surrounded by glass paneling, which extends to the second floor; a metal canopy; several windows; and the Strack logo above the double-entry glass door. The southwest elevation will have two silver, single-entry doors; four downspouts; and several windows. The northwest elevation will continue the glass paneling and metal canopy that was shown on the northeast elevation, a minimized Strack logo, and several windows. The southeast elevation will have a single-entry glass door surrounded by glass paneling; a silver, single-entry metal door; and several windows.



Staff Recommendations

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

- 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
- Current Survey and Proposed Concept Plan
- Proposed Elevations

SITE PICTURES



The intersection of Laser Industrial Court (to the left) and Fairburn Industrial Boulevard (to the right)



Heading northeast on Laser Industrial Court

PROPOSED ELEVATIONS



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: _____

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

PROJECT INFORMATION

Project Name: _____

Address/Location of Project: _____

Access to Property: _____

Tax Parcel ID #: _____ Size of Project: _____

Zoning: _____ 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):

CONTACT INFORMATION

Company Name: _____

Contact Person: _____

Mailing Address: _____

Phone: _____ Fax: _____

Email Address: _____

UTILITY SERVICE PROVIDERS

Water: _____

Sewer: _____

Electric: _____

Gas: _____

Cable: _____

Other: _____

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

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

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Hollie S. Hall
 Hollie S. Hall, GA 153368

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: STRACK FAMILY, LLC
 DEED RECORD: D.B. 26002 p. 322
 PLAT RECORD: P.B. 193, p. 19
 TAX RECORD: TAX PARCEL 09F090100480868

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 155,094 FT.

FIELD DATA WAS COLLECTED USING A TRIMBLE SPS986 DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER, A TRIMBLE R750 BASE STATION, & DJI PHANTOM 4 RTK REFERENCING THE TRIMBLE STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.08 FEET.

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2023.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13121C0462F FOR FULTON COUNTY, GEORGIA DATED 9/18/2013.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL: STATE PLANE, WEST ZONE, NAD83. VERTICAL DATUM: NAVD88.

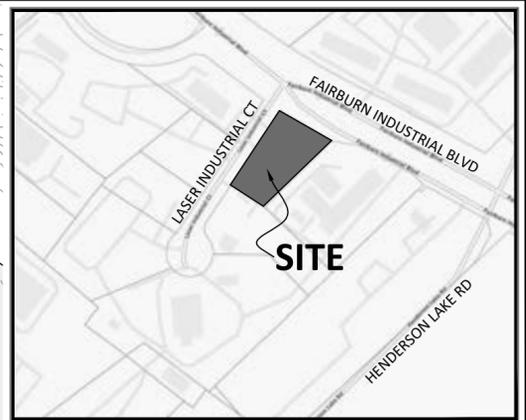
CONTOUR DATA SHOWN WAS TAKEN FROM NOAA LIDAR DATA.

CURRENT ZONING: M-2 HEAVY INDUSTRIAL ZONING DISTRICT
 GEORGIA HIGHWAY 74 OVERLAY DISTRICT

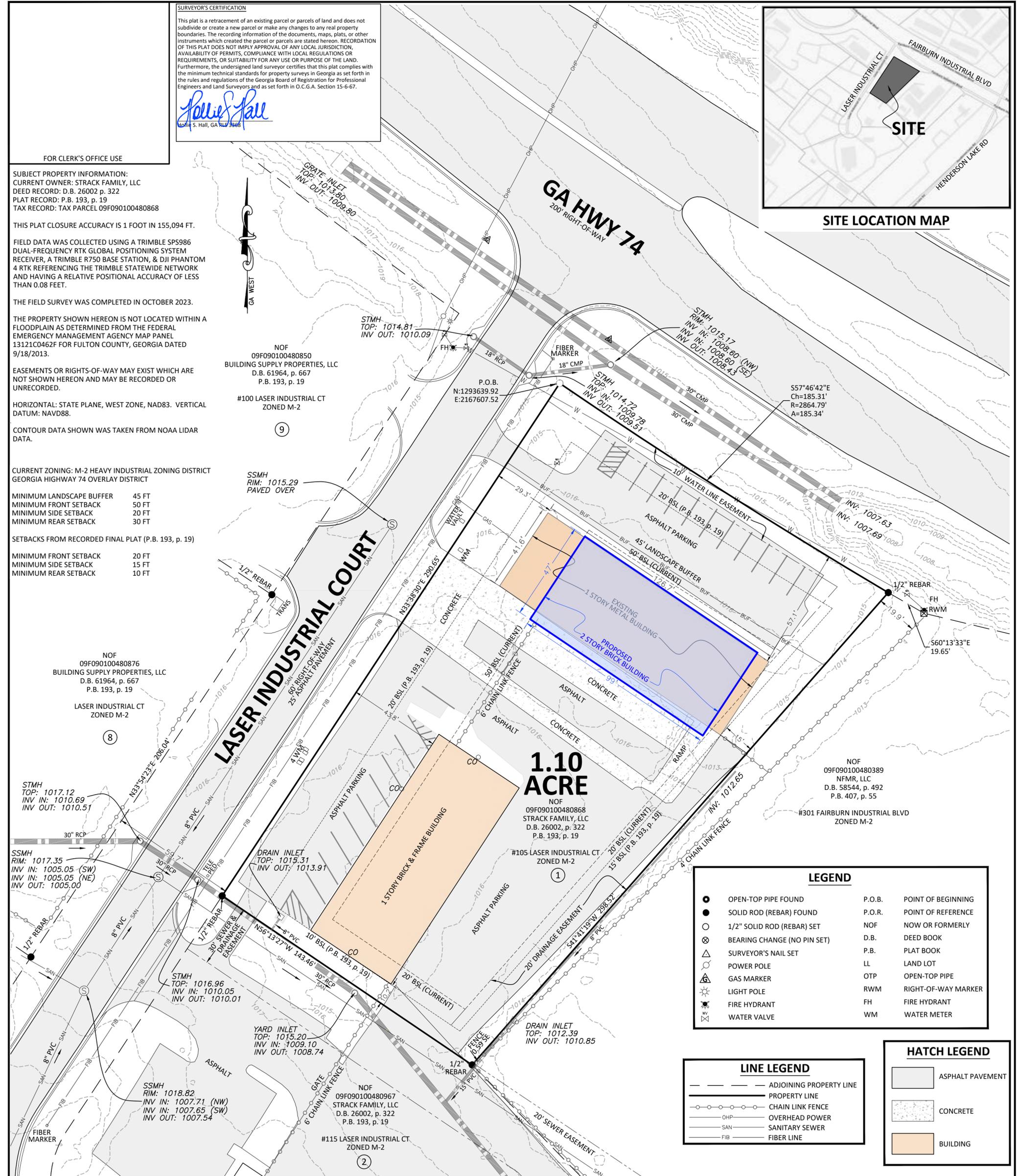
MINIMUM LANDSCAPE BUFFER 45 FT
 MINIMUM FRONT SETBACK 50 FT
 MINIMUM SIDE SETBACK 20 FT
 MINIMUM REAR SETBACK 30 FT

SETBACKS FROM RECORDED FINAL PLAT (P.B. 193, p. 19)

MINIMUM FRONT SETBACK 20 FT
 MINIMUM SIDE SETBACK 15 FT
 MINIMUM REAR SETBACK 10 FT



SITE LOCATION MAP



LEGEND

- | | | | |
|---|-----------------------------|--------|---------------------|
| ● | OPEN-TOP PIPE FOUND | P.O.B. | POINT OF BEGINNING |
| ● | SOLID ROD (REBAR) FOUND | P.O.R. | POINT OF REFERENCE |
| ○ | 1/2" SOLID ROD (REBAR) SET | NOF | NOW OR FORMERLY |
| ⊗ | BEARING CHANGE (NO PIN SET) | D.B. | DEED BOOK |
| △ | SURVEYOR'S NAIL SET | P.B. | PLAT BOOK |
| ○ | POWER POLE | LL | LAND LOT |
| ⊙ | GAS MARKER | OTP | OPEN-TOP PIPE |
| ⊙ | LIGHT POLE | RWM | RIGHT-OF-WAY MARKER |
| ⊙ | FIRE HYDRANT | FH | FIRE HYDRANT |
| ⊙ | WATER VALVE | WM | WATER METER |

LINE LEGEND

- | | |
|-------|-------------------------|
| --- | ADJOINING PROPERTY LINE |
| --- | PROPERTY LINE |
| ○-○-○ | CHAIN LINK FENCE |
| ○-○-○ | OVERHEAD POWER |
| --- | SANITARY SEWER |
| --- | FIBER LINE |

HATCH LEGEND

- | | |
|---------------|------------------|
| [Hatched Box] | ASPHALT PAVEMENT |
| [Dotted Box] | CONCRETE |
| [Solid Box] | BUILDING |

BOUNDARY RETRACEMENT, ASBUILT & TOPOGRAPHIC SURVEY FOR

STRACK FAMILY, LLC

LAND LOT 48, DISTRICT 9F

CITY OF FAIRBURN

FULTON COUNTY, GEORGIA



125 Laser Industrial Ct. Fairburn, GA 30213
 (770) 969-1591 • STRACKINC.COM

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 CURRENT OWNER: STRACK FAMILY, LLC
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CONTOUR DATA SHOWN WAS TAKEN FROM NOAA LIDAR DATA.

CURRENT ZONING: M-2 HEAVY INDUSTRIAL ZONING DISTRICT
 GEORGIA HIGHWAY 74 OVERLAY DISTRICT

MINIMUM LANDSCAPE BUFFER 45 FT
 MINIMUM FRONT SETBACK 50 FT
 MINIMUM SIDE SETBACK 20 FT
 MINIMUM REAR SETBACK 30 FT

SETBACKS FROM RECORDED FINAL PLAT (P.B. 193, p. 19)

MINIMUM FRONT SETBACK 20 FT
 MINIMUM SIDE SETBACK 15 FT
 MINIMUM REAR SETBACK 10 FT

REQUIRED PARKING SPACES 37
 TOTAL PARKING SPACES 39

TOTAL GREENSPACE 9,810 SF

NOF 09F090100480850
 BUILDING SUPPLY PROPERTIES, LLC
 D.B. 61964, p. 667
 P.B. 193, p. 19
 #100 LASER INDUSTRIAL CT
 ZONED M-2

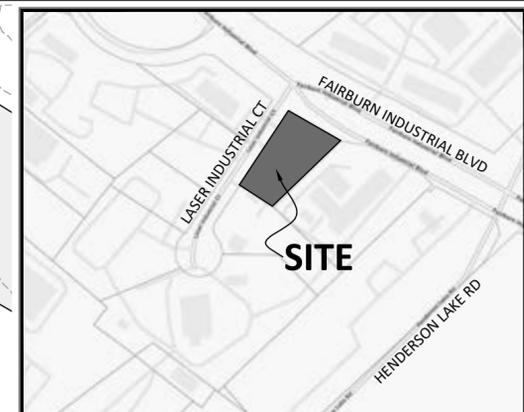
SSMH RIM: 1015.29
 FAVED OVER

NOF 09F090100480876
 BUILDING SUPPLY PROPERTIES, LLC
 D.B. 61964, p. 667
 P.B. 193, p. 19
 LASER INDUSTRIAL CT
 ZONED M-2

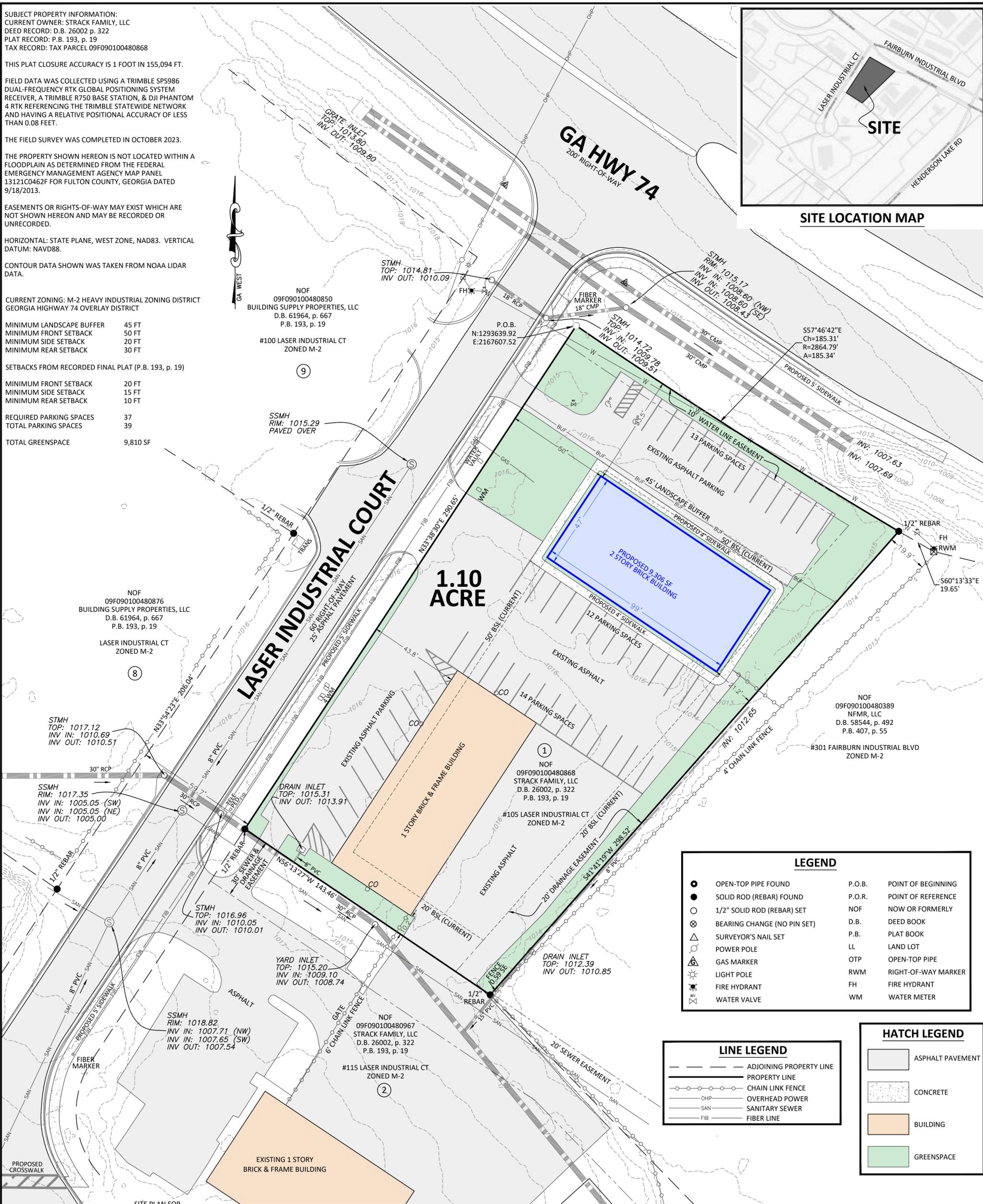
NOF 09F090100480889
 NFMR, LLC
 D.B. 58544, p. 492
 P.B. 407, p. 55
 #301 FAIRBURN INDUSTRIAL BLVD
 ZONED M-2

NOF 09F090100480868
 STRACK FAMILY, LLC
 D.B. 26002, p. 322
 P.B. 193, p. 19
 #105 LASER INDUSTRIAL CT
 ZONED M-2

NOF 09F090100480967
 STRACK FAMILY, LLC
 D.B. 26002, p. 322
 P.B. 193, p. 19
 #115 LASER INDUSTRIAL CT
 ZONED M-2



SITE LOCATION MAP



LEGEND			
●	OPEN-TOP PIPE FOUND	P.O.B.	POINT OF BEGINNING
●	SOLID ROD (REBAR) FOUND	P.O.R.	POINT OF REFERENCE
○	1/2" SOLID ROD (REBAR) SET	NOF	NOW OR FORMERLY
⊗	BEARING CHANGE (NO PIN SET)	D.B.	DEED BOOK
△	SURVEYOR'S NAIL SET	P.B.	PLAT BOOK
⊙	POWER POLE	LL	LAND LOT
⊕	GAS MARKER	OTP	OPEN-TOP PIPE
⊙	LIGHT POLE	RWM	RIGHT-OF-WAY MARKER
⊕	FIRE HYDRANT	FH	FIRE HYDRANT
⊕	WATER VALVE	WM	WATER METER

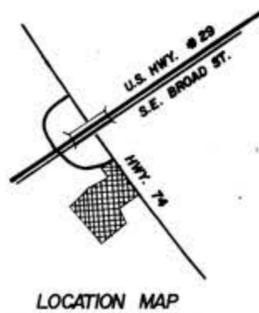
LINE LEGEND	
---	ADJOINING PROPERTY LINE
---	PROPERTY LINE
—○—○—	CHAIN LINK FENCE
—○—○—	OVERHEAD POWER
—○—○—	SANITARY SEWER
—○—○—	FIBER LINE

HATCH LEGEND	
[Hatched Box]	ASPHALT PAVEMENT
[Dotted Box]	CONCRETE
[Orange Box]	BUILDING
[Green Box]	GREENSPACE

SITE PLAN FOR
STRACK FAMILY, LLC
 LAND LOT 48, DISTRICT 9F
 CITY OF FAIRBURN
 FULTON COUNTY, GEORGIA



STRACK, INC. EST. 1948
 125 Laser Industrial Ct. Fairburn, GA 30213
 (770) 969-1591 • STRACKINC.COM



CURVE DATA

LOT NO.	ARC	CHORD	BEARING
2	59.32'	56.11'	S03°15'39"E
2	75.09'	71.99'	S12°20'28"E
3	200.00'	145.79'	N87°15'55"W
5	59.39'	57.85'	S11°48'53"W

Q HWY. 74 D-2°00' R-2864.79'
 Q RAMP D-22°29' R-254.77'

- PLAT NOTES:
- (1.) DATE OF PLAT DRAWING -- JAN. 2, 1990
 - (2.) ALL BEARINGS CONVERTED FROM ANGLES TURNED.
 - (3.) TOTAL AREA -- 11.883 ACRES.
 - (4.) NO. OF LOTS -- 7.
 - (5.) 1/2" REBARS AT ALL CORNERS.
 - (6.) ZONE -- M2



"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 21 JUNE, 1991, WHICH HEREBY BECOME A PART OF THIS PLAT", RECORDED ON 5-12-91 AND SIGNED BY THE OWNER. (DATE)

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; AND THAT ALL ENGINEERING REQUIREMENTS OF THE FAIRBURN SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY Joseph W. Steed Jr.
REGISTERED GA. LAND SURVEYOR # 1205

30000408
GEORGIA, FULTON COUNTY
Filed and Recorded
12/11/1996 09:49A
JUANITA HICKS
Clerk, Superior Ct
PLAT BK 193 PAGE 19

OWNERS ACKNOWLEDGEMENT:
(STATE OF GEORGIA)
(COUNTY OF FULTON)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ANED DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 1.084 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER Bill Reeves Realty DATE 1-23-91
OWNER Lot 2-82 DATE 1-23-91
OWNER LOT 1 Renee K. Smith DATE 5-10-91
OWNER LOT 9 Billy J. Padgett DATE 5-10-91

THIS SUBDIVISION HAS BEEN APPROVED FOR RECORDING BY THE CITY COUNCIL OF FAIRBURN, GEORGIA, AND HAS FIRST BEEN TECHNICALLY EXAMINED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

Abbie C. Langston DATE July 31, 1991
CITY CLERK OF FAIRBURN

Louis F. Heaton DATE July 24, 1991
CHAIRMAN, PLANNING COMMISSION

Rain N. Smith DATE Aug 9, 1991
CITY ENGINEER

THIS REVISED SUBDIVISION HAS BEEN APPROVED BY THE CITY COUNCIL OF FAIRBURN, GEORGIA, AND HAS FIRST BEEN TECHNICALLY EXAMINED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

Abbie C. Langston 11-25-96
CITY CLERK OF FAIRBURN DATE

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C & D, Sewage Disposal and Drinking Water Supply of Fulton County Health Dept. regulations and in accordance with the requirements below.

WATER SUPPLY	SEWAGE DISPOSAL
<input checked="" type="checkbox"/> Public Water Supply	<input checked="" type="checkbox"/> Public Sanitary
<input type="checkbox"/> Individual Water Supplies	<input type="checkbox"/> Individual Onsite Sewage
Service Requirements-S/D Type	Service Requirements-S/D Type
<input type="checkbox"/> Type "A"	<input type="checkbox"/> Type "A"
<input type="checkbox"/> Type "B"	<input type="checkbox"/> Type "B"
6-18-91 Date	<u>Renee K. Smith</u> Fulton County Health Department
Revision Date	Fulton County Health Department

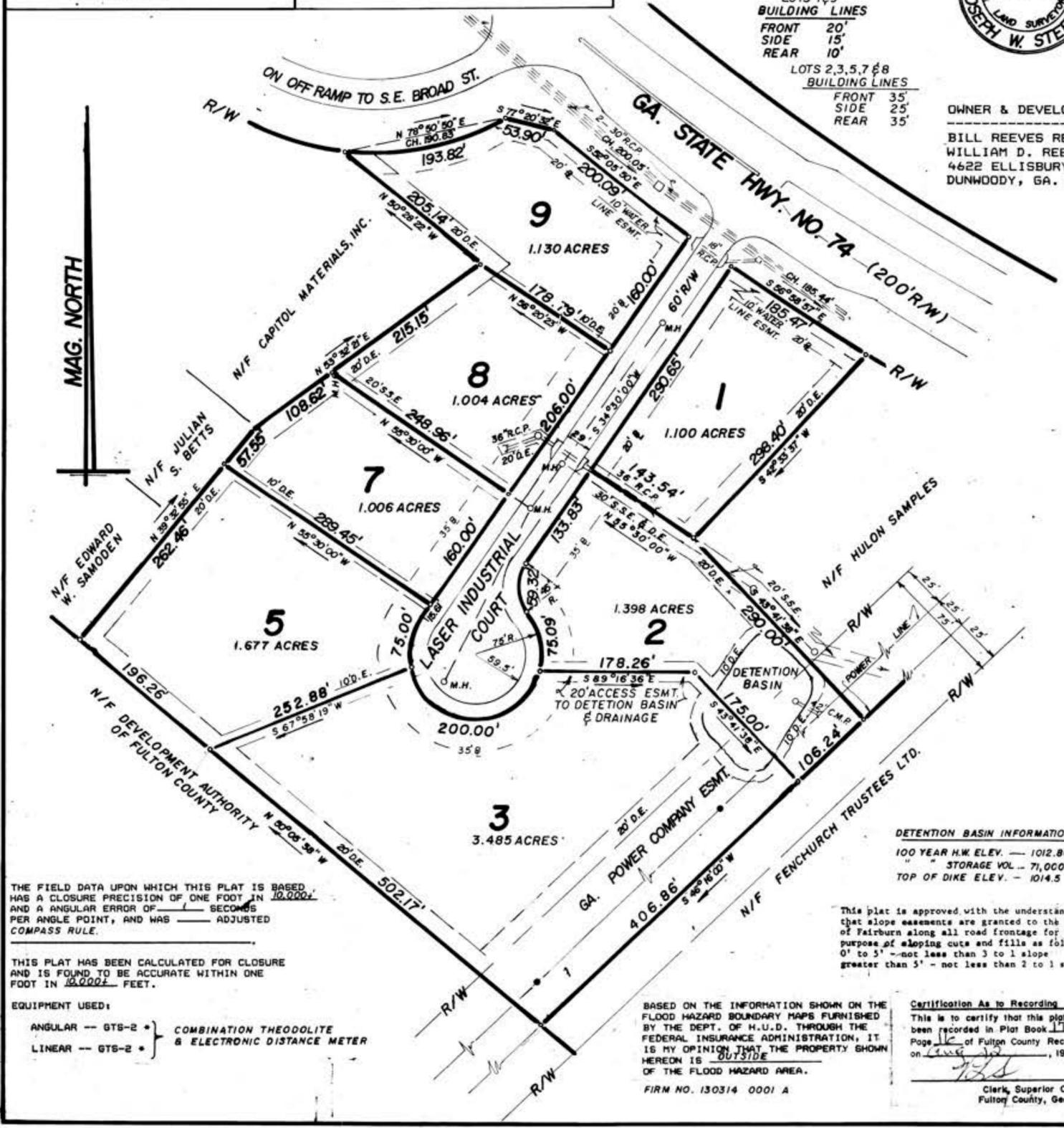
FINAL PLAT FAIRBURN INDUSTRIAL PARK

LAND LOT 48 9F DISTRICT
FULTON COUNTY, GA. CITY OF FAIRBURN

200' 150' 100' 50' 0 100' 200' 300' 400' 500'
GRAPHIC SCALE

JANUARY 2, 1990
REVISED NOVEMBER 6, 1996 TO SHOW RECONFIGURATION OF LOTS 2, 3 AND 5.- LOTS 1 & 9 NOT AFFECTED BY THIS REVISION.

STEED & BOYD LAND SURVEYORS
5361 RIVERDALE ROAD
COLLEGE PARK, GA. 30349
(404) 997-5501



THE FIELD DATA UPON WHICH THIS PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000' AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000' FEET.

EQUIPMENT USED:
ANGULAR -- GTS-2 * } COMBINATION THEODOLITE & ELECTRONIC DISTANCE METER
LINEAR -- GTS-2 *

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.
FIRM NO. 130314 0001 A

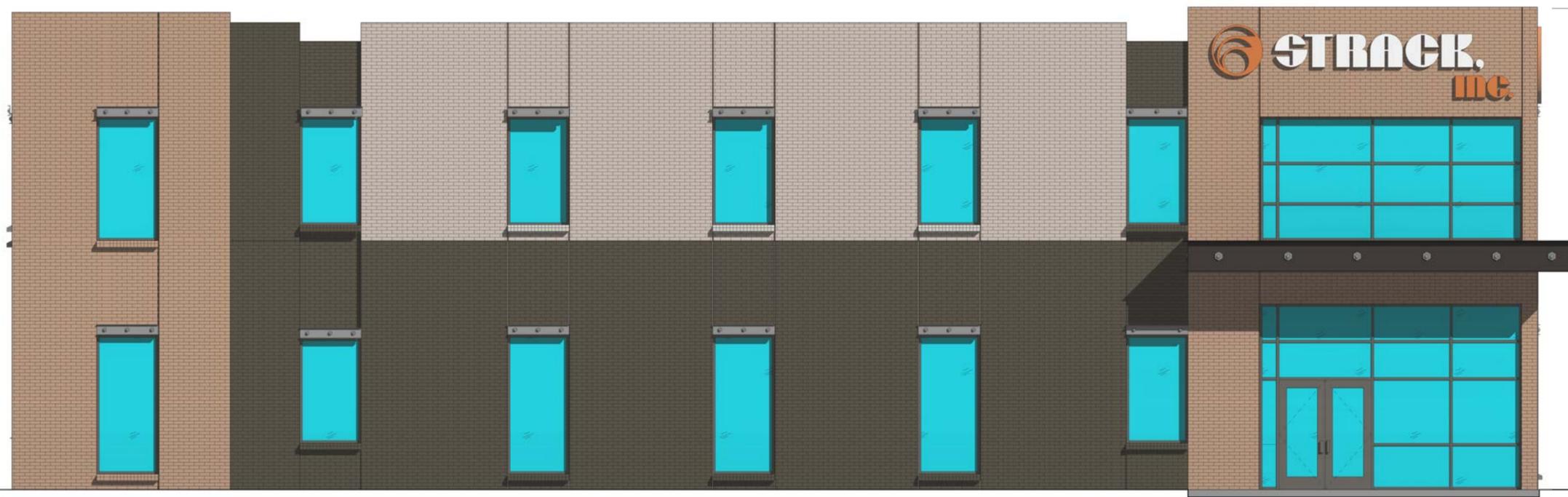
DETENTION BASIN INFORMATION
100 YEAR H.W. ELEV. -- 1012.80
STORAGE VOL. -- 71,000 CU.FT.
TOP OF DIKE ELEV. -- 1014.5

This plat is approved with the understanding that slope easements are granted to the City of Fairburn along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 5' -- not less than 3 to 1 slope
greater than 5' -- not less than 2 to 1 slope.

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 111, Page 16 of Fulton County Records, on 11-25-96, 1996.

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 111, Page 16 of Fulton County Records, on 11-25-96, 1996.

F.B. 166
DISK FILE FAIRPARK



TOP OF PARAPET
31'-1"

01_TOP OF SLAB
0'-0"

① EXTERIOR ELEVATION - PROJECT NORTH - FRONT FACING FAIRBURN IND. BLVD.
1/4" = 1'-0"



TOP OF PARAPET
31'-1"

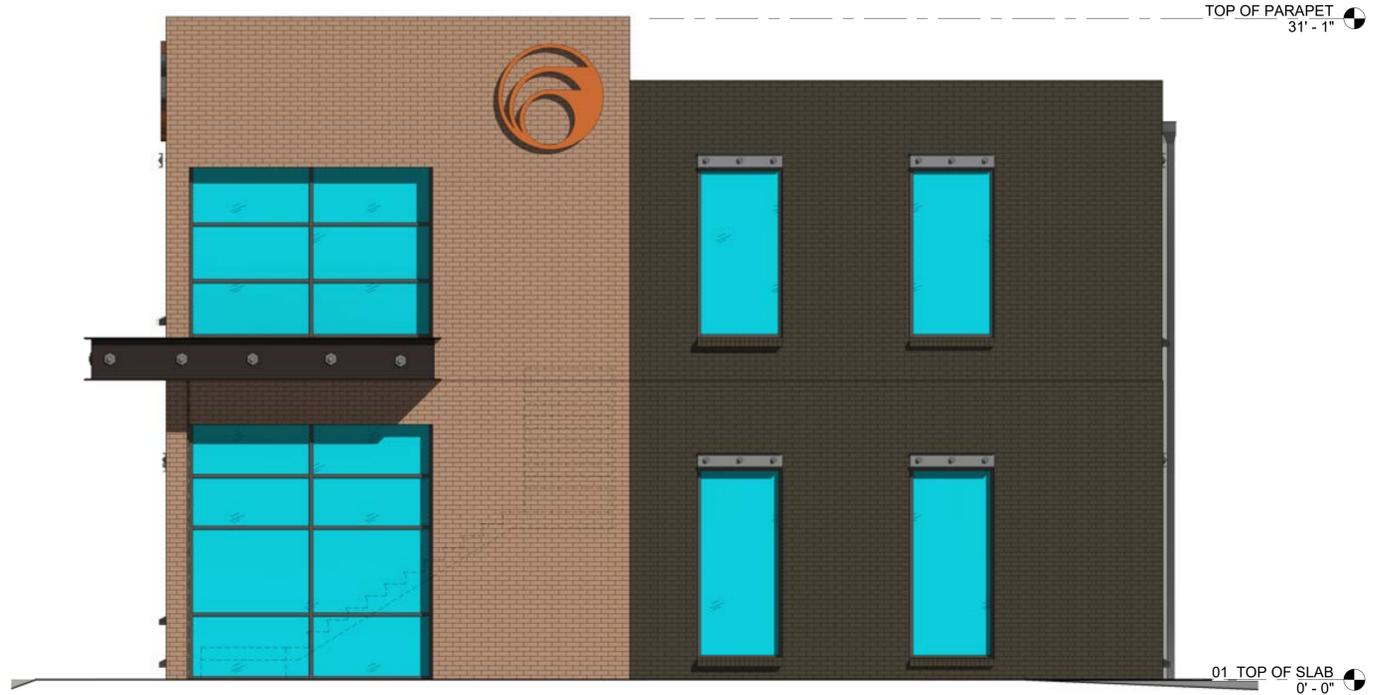
01_TOP OF SLAB
0'-0"

② EXTERIOR ELEVATION - PROJECT SOUTH - REAR
1/4" = 1'-0"

	WALNUT BRICK
	WHITESTONE BRICK
	GREYSTONE .75 BRICK
	MBCI CHARCOAL GRAY - METAL PANELS
	MBCI ASH GRAY - METAL PANELS
	MBCI BURNISHED PLATE - METAL PANELS



① EXTERIOR ELEVATION - PROJECT EAST - SIDE
1/4" = 1'-0"



② EXTERIOR ELEVATION - PROJECT WEST - STREET FACING LASER INDUSTRIAL CT.
1/4" = 1'-0"







CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: January 9, 2024

Agenda Item: Strack Shop – 0 Laser Industrial Court [Parcel ID: 09F090100480942] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Joe Strack

Property Owner: Strack Family LLC

Background

The site is located at 0 Laser Industrial Court on the southwest side of the cul-de-sac of Laser Industrial Court. The site is currently zoned M-2 (Heavy Industrial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 1.68 acres.

Discussion

The applicant is proposing a 9,450-square-foot auto shop. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, landscaping, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Laser Industrial Court.

The building will consist of earth-toned masonry with black metal accents and a slightly pitched, overhanging metal roof. The southeast elevation will have three single-entry doors. The main single-entry door will have a canopy overhanging it and the minimized Strack logo will be above the canopy. The entry to the exterior stairs that lead to the second floor is located on the southeast elevation. There will be a bay with no door; four bays with roll-up, metal doors; and several windows. The southwest elevation will have three, single-entry doors. Two will be on the second floor and one will be on the second floor. Stairs go up to the second-floor entry and a canopy will be above the first-floor entries. The northwest elevation will have three, single-entry doors; four, rear-entry, roll-up metal doors; and a smaller roll-up, metal door. The northeast elevation will have an open bay.



Staff Recommendations

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

- 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
- Current Survey
- Proposed Concept Plan
- Proposed Elevations

SITE PICTURES

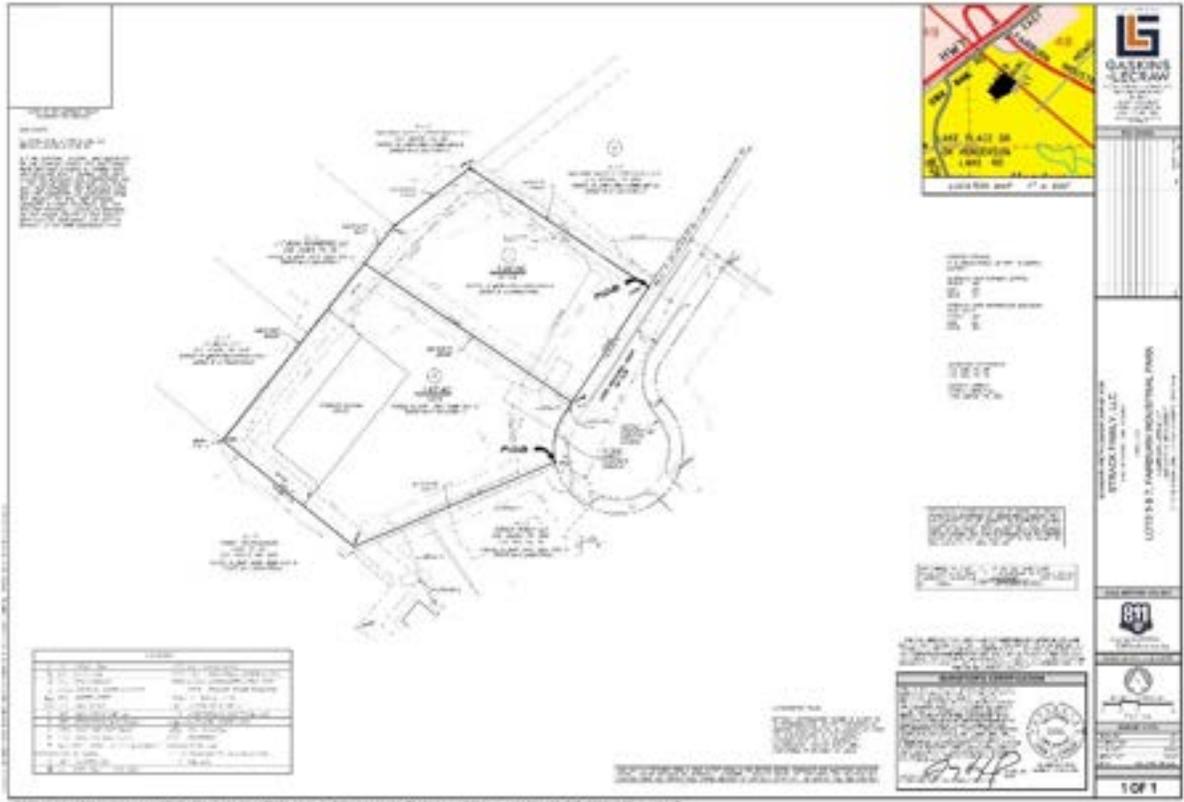


At the cul-de-sac of Laser Industrial Court



A deeper look into the lot

CURRENT SURVEY



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: _____

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

PROJECT INFORMATION

Project Name: _____

Address/Location of Project: _____

Access to Property: _____

Tax Parcel ID #: _____ Size of Project: _____

Zoning: _____ 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):

CONTACT INFORMATION

Company Name: _____

Contact Person: _____

Mailing Address: _____

Phone: _____ Fax: _____

Email Address: _____

UTILITY SERVICE PROVIDERS

Water: _____

Sewer: _____

Electric: _____

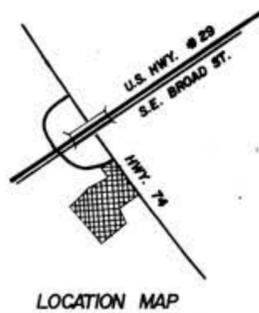
Gas: _____

Cable: _____

Other: _____

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

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



CURVE DATA

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Q HWY. 74 D-2°00' R-2864.79'
Q RAMP D-22°29' R-254.77'

- PLAT NOTES:
- (1.) DATE OF PLAT DRAWING -- JAN. 2, 1990
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 - (6.) ZONE -- M2



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BY Joseph W. Steed Jr.
REGISTERED GA. LAND SURVEYOR # 1205

30000408
GEORGIA, FULTON COUNTY
Filed and Recorded
12/11/1996 09:49A
JUANITA HICKS
Clerk, Superior Ct
PLAT BK 193 PAGE 19

OWNERS ACKNOWLEDGEMENT:
(STATE OF GEORGIA)
(COUNTY OF FULTON)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH DULY AUTHORIZED AGENTS, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ANED DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 1.084 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER Bill Reeves Realty DATE 1-23-91
OWNER LOT 2-82 DATE 1-23-91
OWNER LOT 1 Renee K. Smith DATE 5-10-91
OWNER LOT 9 Billy J. Padgett DATE 5-10-91

THIS SUBDIVISION HAS BEEN APPROVED FOR RECORDING BY THE CITY COUNCIL OF FAIRBURN, GEORGIA, AND HAS FIRST BEEN TECHNICALLY EXAMINED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

Abbie C. Langston DATE July 31, 1991
CITY CLERK OF FAIRBURN

Louis F. Heaton DATE July 24, 1991
CHAIRMAN, PLANNING COMMISSION

Rain N. Smith DATE Aug 9, 1991
CITY ENGINEER

THIS REVISED SUBDIVISION HAS BEEN APPROVED BY THE CITY COUNCIL OF FAIRBURN, GEORGIA, AND HAS FIRST BEEN TECHNICALLY EXAMINED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND APPROVED IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS.

Abbie C. Langston 11-25-96
CITY CLERK OF FAIRBURN DATE

FULTON COUNTY HEALTH DEPARTMENT	
This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C & D, Sewage Disposal and Drinking Water Supply of Fulton County Health Dept. regulations and in accordance with the requirements below.	
WATER SUPPLY	SEWAGE DISPOSAL
<input checked="" type="checkbox"/> Public Water Supply	<input checked="" type="checkbox"/> Public Sanitary
<input type="checkbox"/> Individual Water Supplies	<input type="checkbox"/> Individual Onsite Sewage
Service Requirements-S/D Type	Service Requirements-S/D Type
<input type="checkbox"/> Type "A"	<input type="checkbox"/> Type "C"
<input type="checkbox"/> Type "B"	<input type="checkbox"/> Type "B"
6-18-91 Date	<u>Renee K. Smith</u> Fulton County Health Department
Revision Date	Fulton County Health Department

FINAL PLAT FAIRBURN INDUSTRIAL PARK

LAND LOT 48 9F DISTRICT
FULTON COUNTY, GA. CITY OF FAIRBURN

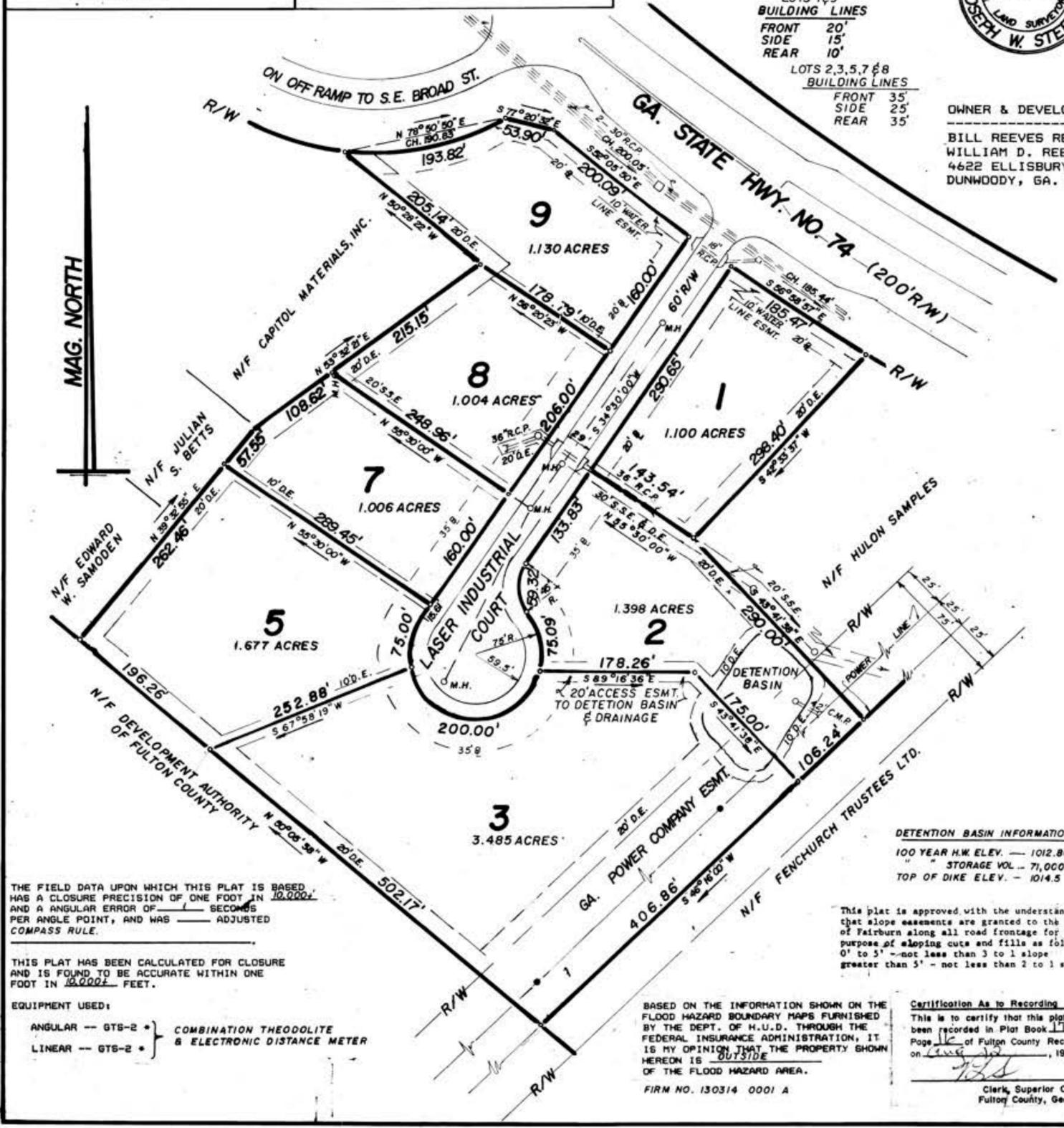
JANUARY 2, 1990
REVISED NOVEMBER 6, 1996 TO SHOW RECONFIGURATION OF LOTS 2, 3 AND 5.- LOTS 1 & 9 NOT AFFECTED BY THIS REVISION.

Certification As to Recording
This is to certify that this plat has been recorded in Plat Book 111, Page 16 of Fulton County Records, on 11-25-96, 1996.

Clerk, Superior Court
Fulton County, Georgia

STEED & BOYD LAND SURVEYORS
5361 RIVERDALE ROAD
COLLEGE PARK, GA. 30349
(404) 997-5501

F.B. 166
DISK FILE
FAIRPARK



THE FIELD DATA UPON WHICH THIS PLAT IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000' AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000' FEET.

EQUIPMENT USED:
ANGULAR -- GTS-2 * } COMBINATION THEODOLITE & ELECTRONIC DISTANCE METER
LINEAR -- GTS-2 *

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA.

FIRM NO. 130314 0001 A

DETENTION BASIN INFORMATION
100 YEAR H.W. ELEV. -- 1012.80
STORAGE VOL. -- 71,000 CU.FT.
TOP OF DIKE ELEV. -- 1014.5

This plat is approved with the understanding that slope easements are granted to the City of Fairburn along all road frontage for the purpose of sloping cuts and fills as follows:
0' to 5' -- not less than 3 to 1 slope
greater than 5' -- not less than 2 to 1 slope.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS:
 TRING PLAT OF FAIRBURN INDUSTRIAL PARK
 BY STEEL & BOND LAND SURVEYORS, DATED 1-10-76,
 REVISED 11-10-76 AND RECORDED IN PLAT BOOK
 171, PAGE 36.

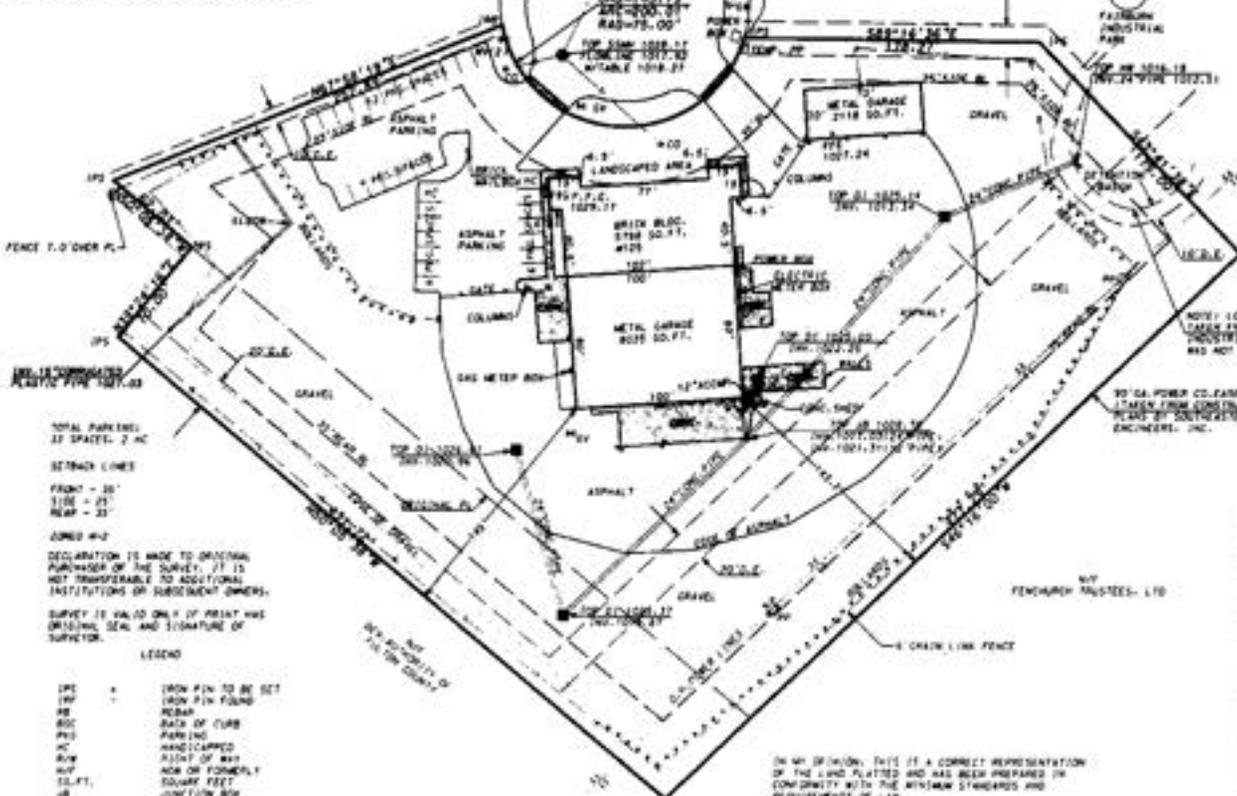
THIS SITE IS NOT IN A FLOOD PLAIN AREA AS
 DEFINED BY THE CITY OF FAIRBURN, FULTON COUNTY
 P.E.M.S. F.U.S.A. COMMUNITY PLANS, NUMBER
 130314 0005 & DATED SEPTEMBER 29, 1975.
 THE FIELD DATA UPON WHICH THIS PLAT IS
 BASED HAS A CLOSE PRECISION OF
 ONE FOOT IN 50,000 FEET AND AN
 ANGULAR ERROR OF 00 SECONDS PER
 ANGLE POINT, AND HAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR
 CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED:

WHEELER - TOPCON 013-003
 LINEAR - TOPCON 075-003 EDM

NO MONUMENT LOCATED WITHIN 500' OF SITE.



TOTAL PARKING:
 37 SPACES - 2 AC

SETBACK LINES:
 FRONT - 30'
 SIDE - 25'
 REAR - 33'

ZONED M-2

DECLARATION IS MADE TO ORIGINAL
 PURCHASER OF THE SURVEY, IT IS
 NOT TRANSFERABLE TO ADDITIONAL
 INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS
 ORIGINAL SEAL AND SIGNATURE OF
 SURVEYOR.

- LEGEND
- 1/2" = IRON PIN TO BE SET
 - 1/4" = IRON PIN FOUND
 - RB = REBAR
 - 2" = BACK OF CURB
 - PS = PARKING
 - HC = HANDICAPPED
 - HW = HIGH TOP
 - HW = HIGH OF CORNER
 - 10, FT. = SQUARE FEET
 - JB = JOINT FLOOR BOX
 - WB = WOOD
 - OT = OIL TANK
 - INVT = INVERT
 - ADMP = ASPHALT COATED CORRUGATED METAL PIPE
 - CMF = CORRUGATED METAL PIPE
 - D.E. = DRAINAGE EASEMENT
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - PK = POWER POLE
 - OH = OVERHEAD
 - OW = OUT WIRE
 - PH = FINE HOUSING
 - CV = GAS VALVE
 - WV = WATER VALVE
 - RCF = REINFORCED CONCRETE PIPE
 - SC = SANITARY SEWER LINE
 - CO = CLEANOUT
 - SSM = SANITARY SEWER MANHOLE
 - S.S.P. = SANITARY SEWER EASEMENT
 - L.I.L. = LAND LOT LINE
 - POB = POINT OF BEGINNING
 - FVE = FINISHED FLOOR ELEVATION
 - = BOLLARD

PRINTED
 FEB 11 1988

LOT 3, FAIRBURN INDUSTRIAL PARK
 AREA - 4.19 ACRES
 ZONED M-2



199-89

GEORGIA, FULTON COUNTY
 FILED JAN 14 1988
 11:41 AM
 CIVIL DIV.
 CLERK, SUPERIOR COURT



LEGAL DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND lying and being in
 Lot 3 of the 4th plat of the 1st district of the 1st
 Georgia and being more particularly described as
 follows:
 Beginning at the intersection of the southern
 200 foot right of way of So. State Hwy. No. 74 and
 the eastern 80 foot right of way of Laser Industrial
 Court and running thence along the easterly 80
 foot right of way of Laser Industrial Court a distance
 of 358.25 feet to an iron pin set, said pin being
 the TRUE POINT OF BEGINNING;
 Thence southerly 80° 15' 50" of arc by way South 27 degrees
 26 minutes 36 seconds East a distance of 178.27 feet
 to an iron pin set;
 Thence South 45 degrees 41 minutes 38 seconds East
 a distance of 175.00 feet to an iron pin set;
 Thence South 76 degrees 18 minutes 00 seconds West
 a distance of 477.25 feet to an iron pin set;
 Thence North 50 degrees 00 minutes 38 seconds West
 a distance of 431.75 feet to an iron pin set;
 Thence North 29 degrees 24 minutes 18 seconds East
 a distance of 70.00 feet to an iron pin set;
 Thence North 55 degrees 05 minutes 38 seconds West
 a distance of 82.00 feet to an iron pin set;
 Thence North 87 degrees 38 minutes 17 seconds East
 a distance of 252.25 feet to an iron pin set on the right of
 way of said Laser Industrial Court;
 Thence along the arc of a curve to the right (said curve
 having a radius of 15.00 feet and being subtended by a
 chord with a bearing of South 47 degrees 18 minutes 50
 seconds East and a length of 19.75 feet) to an iron pin set
 a distance of 250.00 feet to an iron pin set on the right of
 way of said pin being the TRUE POINT OF BEGINNING.
 Together with and subject to covenants, easements and
 restrictions of record.
 Said property contains 4.19 acres, more or less.

NOTICE: LOCATION OF DETENTION BASIN
 LATER THAN CONSTRUCTION
 OF THIS PLAT. SEE 171-10-76 TO 171-10-78
 HAS NOT BEEN LOCATED.

NOTICE: POWER CO. EASEMENT
 TAKEN FROM CONSTRUCTION
 PLANS OF SOUTHERN
 ENGINEERS, INC.

Book 199 page 89
 11-20-78
 Edward
 Clerk

I hereby certify to Strack, Inc., its First American Title
 Insurance Company, and to their successors and assigns,
 that I have surveyed, on the ground, the property, legally
 described herein, and that this plat of survey is a true
 correct and accurate drawing and representation of said
 property and of the size, location, exterior dimensions
 and boundary lines thereof, that the street addresses, locations
 and dimensions of buildings, and the locations of
 survey corners of any other improvements upon said property,
 of record hereon, of visible easements,
 of streets, roads, utility lines, the main points of
 connection with the public systems, and the right of way
 corners of any other improvements upon said property,
 of record hereon, of visible easements,
 of building setback lines which affect said property, are
 correctly and accurately shown hereon, that there are no
 encroachments, violations, gaps, boundary disputes, mortgages
 or other encumbrances or improvements over boundary lines
 that affect said property or upon easements, overlapping of
 improvements, visible easements, overlapping of easements,
 road, street, rights of way or building setback lines which
 affect said property, except as shown hereon, that there
 are no fences, right-of-way or other improvements appurtenant
 to said property which are located within the boundary lines
 of adjoining properties, except as shown hereon, that the
 legal description of said property, as set out hereon, is
 correct, complete and accurate, and that the location of
 said property which is located in a flood plain as described by
 P.E.M.S. F.U.S.A. No. 130314 0005, is shown and identified
 as such hereon.

DATED this 9th day of February, 1988.

W. S. BOORIN, CL. P.L.S. NO. 8080



NO.	REVISION	CD	DATE

SEE BASIS NOTE
 SEE BASIS NOTE

Southeastern ENGINEERS
 ENGINEERING & SURVEYING

BOUNDARY/ASBUILT PLAT FOR:
STRACK, INC.
 LOCATED IN THE CITY OF FAIRBURN

PROJECT NUMBER
 8806

DRAWN BY
 SF

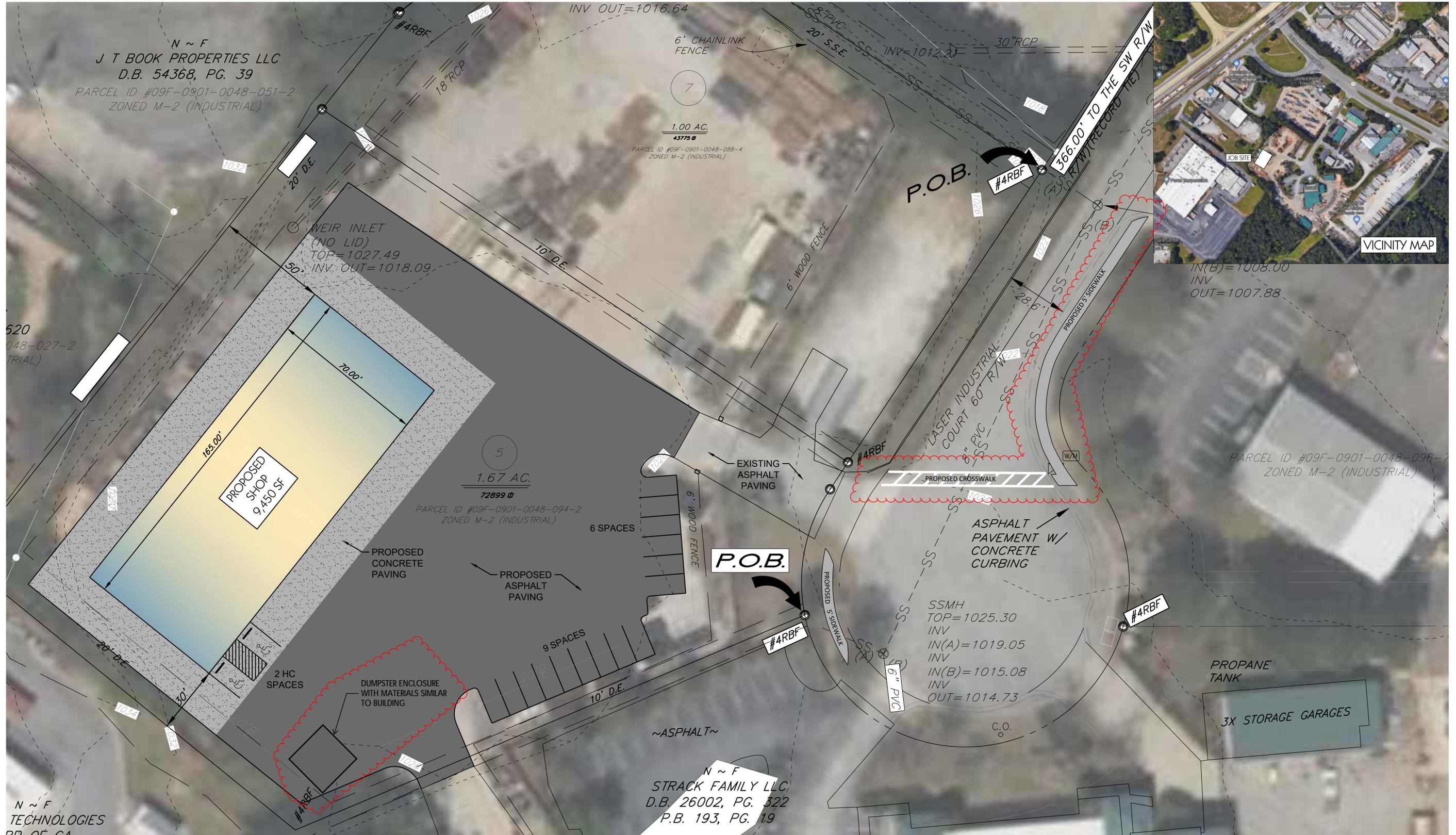
CHECKED BY
 SF

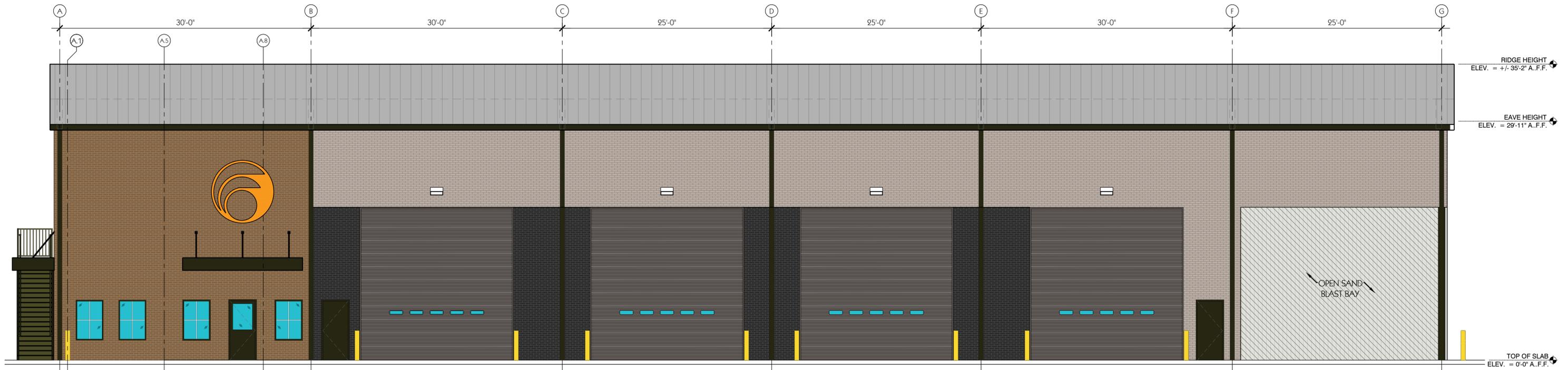
ISSUE DATE
 2/1/88

FILE NUMBER

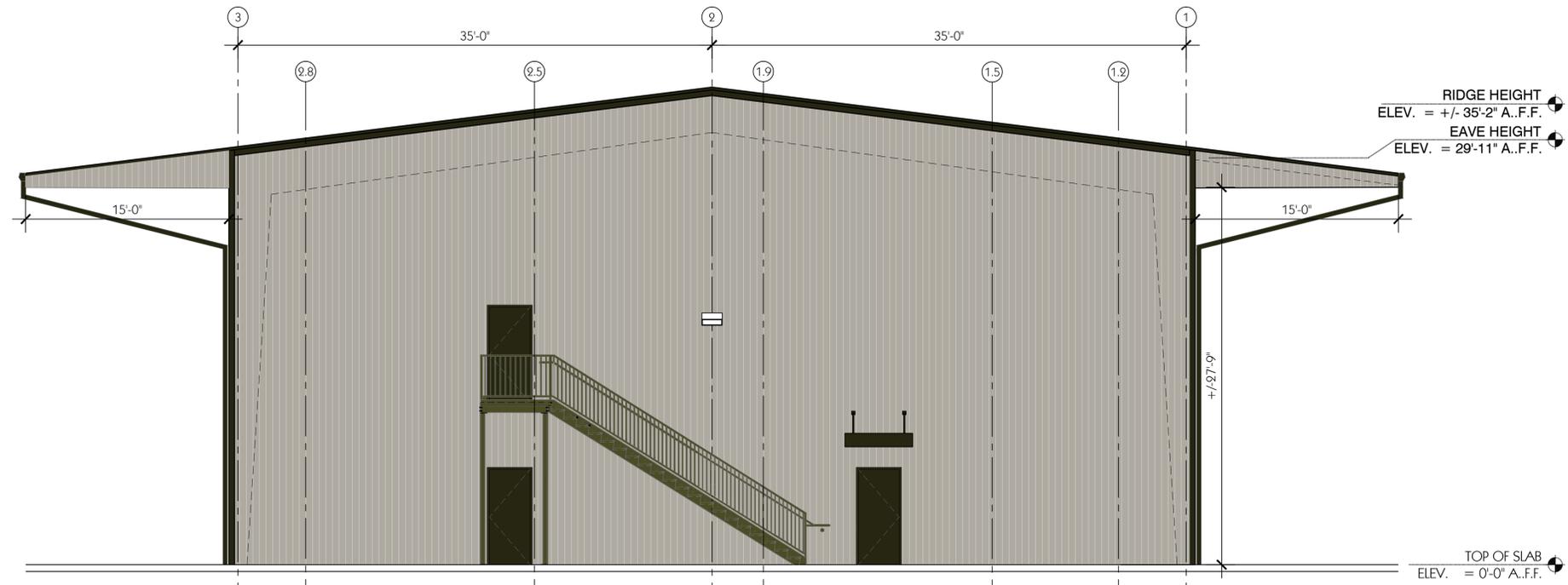
DRAWING NUMBER
 1 OF 1

199-89





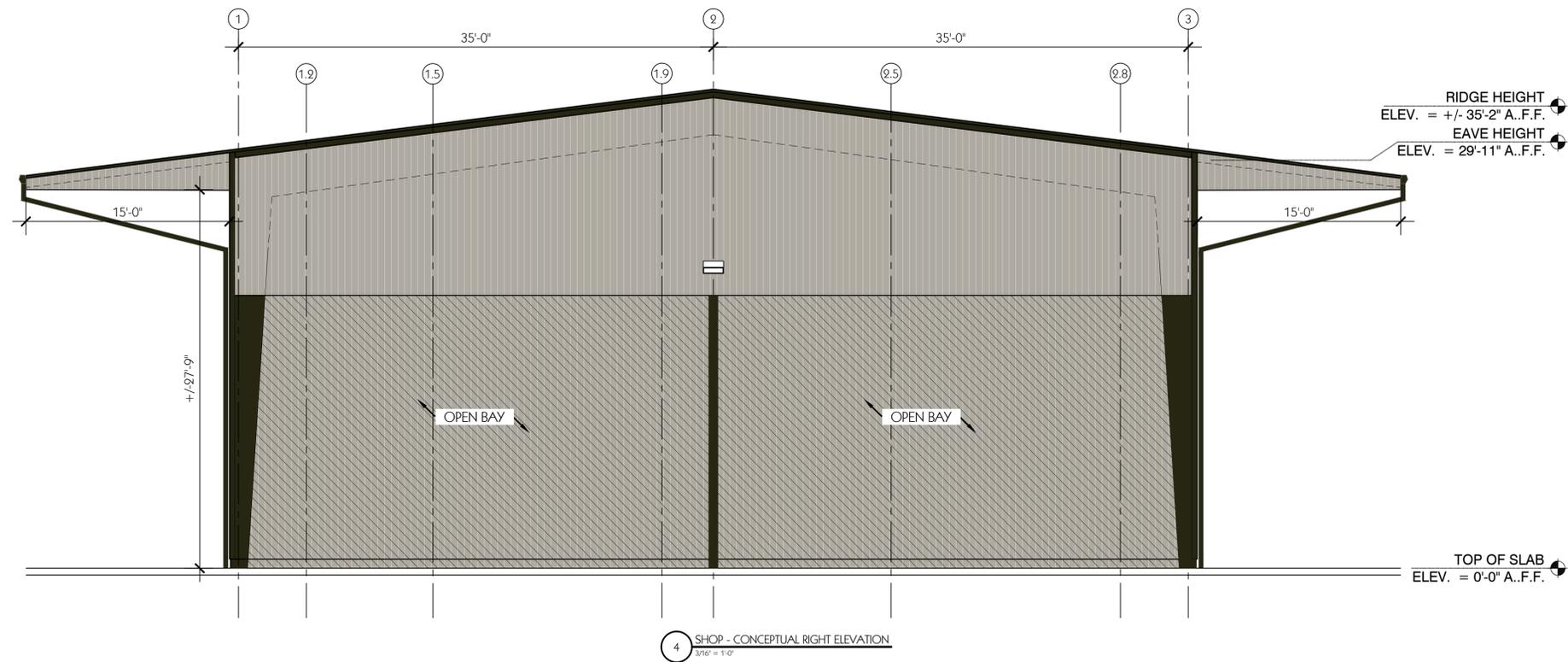
1 SHOP - CONCEPTUAL FRONT ELEVATION
3/16" = 1'-0"



2 SHOP - CONCEPTUAL LEFT ELEVATION
3/16" = 1'-0"

LEGEND

	BRICK VENEER PALMETO BRICK - .75 GREYSTONE MORTAR TO COMPLEMENT BRICK
	BRICK VENEER PALMETO BRICK - WHITE STONE MORTAR TO COMPLEMENT BRICK
	BRICK VENEER PALMETO BRICK - WALNUT MORTAR TO COMPLEMENT BRICK
	METAL BUILDING WALL PANEL PEARL GRAY
	METAL BUILDING TRIM BY PEMB CHARCOAL GRAY
	METAL BUILDING ROOF PANEL BY PEMB REFLECTIVE WHITE



LEGEND

	BRICK VENEER PALMETO BRICK - .75 GREYSTONE MORTAR TO COMPLEMENT BRICK
	BRICK VENEER PALMETO BRICK - WHITE STONE MORTAR TO COMPLEMENT BRICK
	BRICK VENEER PALMETO BRICK - WALNUT BRICK MORTAR TO COMPLEMENT BRICK
	METAL BUILDING WALL PANEL PEARL GRAY
	METAL BUILDING TRIM BY PEMB CHARCOAL GRAY
	METAL BUILDING ROOF PANEL BY PEMB REFLECTIVE WHITE



Reflective White



Walnut



Pearl Gray **



.75 Greystone



Charcoal **



Whitestone

Dark Bronze +



NOTE: SEE WEBSITE FOR MORE SAMPLES. RIVIERA BRICK MORTAR WOULD BE LIGHTER THAN DIGITAL SAMPLE.