



## Planning and Zoning Commission

### AGENDA

Tuesday, January 7, 2020 ♦ 7:00 p.m.

---

- **Call to Order**
- **Determination of a Quorum**
- **Pledge of Allegiance**
- **Election of Officers**
- **Public Comments**

Comments to the Planning and Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the Director of Planning and Zoning for review. Responses will be provided at a later date.
- **Approval of the Meeting Agenda**
- **Approval of December 3, 2019 Meeting Minutes**
- **Public Hearings:**
  - **Primary Variance 2020002 DHL Supply Chain** - A request to allow a third monument sign to be installed on the subject property - Section 80-431(b)(1)(c)
- **Old Business:** None
- **New Business:** None
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



## PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA. 30213  
Tuesday, December 3, 2019  
7:00 P.M.

Elise Stoney, Chairman  
Mark Wade, Vice-Chairman (Absent)  
Elizabeth Echols

Jerry Williams  
Shelby Phillips  
Tony Smith  
Anthony Stewart

Director of Planning and Zoning:  
City Attorney:  
Planner 1:

Tarika Peeks  
Valerie Ross  
Giavani Smith

- I. **MEETING CALLED TO ORDER:** By Chairman Stoney
- II. **ROLL CALL:** All Members of the Planning and Zoning Commission were present except for Vice-Chairman Mark Wade.
- III. **PLEDGE OF ALLEGIANCE:** Recited in unison.
- IV. **PUBLIC COMMENTS:**  
**Schenan Marshall, 30 Nowell Drive, Fairburn, Georgia, 30213**  

Ms. Marshall stated her name and address and asked if there would be anything to accommodate the heavy traffic that was going to be coming through the neighborhood and what was in the plan to accommodate any of the pedestrians that had to walk to the bus stop. She asked if they were taking into a count the additional traffic that would come through and how it would hinder the current residents. Ms. Marshall stated that she wanted Fairburn to prosper and was not opposed to building better housing, but she thought the developers should take into consideration building as if they were coming to live in Fairburn and make it something they would want to come home to as well. She stated that she does not want to stop construction that would be beneficial for the city, but it should be beneficial for everyone and conducive to everyone's day to day living.
- V. **APPROVAL OF AGENDA:** Commissioner Phillips made a motion to **APPROVE** the December 3, 2019 Agenda. Commissioner Echols seconded. **The motion carried.**
- VI. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to **APPROVE** the October 1, 2019 minutes. Commissioner Stewart seconded. **The motion carried.**
- VII. **PUBLIC HEARING:** None

**VIII. OLD BUSINESS: None****IX. NEW BUSINESS:****Rezoning 19RZ-003-Wendover Housing Partners:**

**SUMMARY/STAFF PRESENTATION:** A request to rezoning 6.449 acres located at 0 Brooks Drive (Parcel#09F09400511263) from O&I (Office Institutional) to RM-36 (Multi-Family Residential District) to allow a 78-unit multi-family development.

Ms. Peeks stated that the Commissioners had before them was a rezoning petition for a 78-unit multi-family development on Brooks Drive with three frontages, Brooks Drive, Cemetery Street, and Washington Street. She stated that the project was consistent with the 2035 Comprehensive Plan and the applicant is requesting to rezone from O&I (Office Institutional) to RM-36 (Multi-Family Residential) and staff was recommending approval. She stated that the applicant was proposing to include an amenity package which will include a splash pad, outside sitting area, community center, and sidewalks throughout the development.

Ms. Peeks stated that staff had reviewed the application as well as the Engineering, Fire, and Water and Sewer Departments and some conditions were listed in the staff report. She stated again that staff was recommending approval conditional.

Commissioner Williams asked what the proposed findings of the traffic report. Ms. Peeks replied that they could find the findings on page 5 under section D, and the applicant submitted a trip generational report to staff. Ms. Peeks stated that the traffic coming in and out of the development would be very low and because of the low number of units they do not expect the development to cause a severe impact to the existing transportation system (traffic flow).

Commissioner Philips asked about the rent amounts and was they proposing something different than what was presented in March 2019. Ms. Peeks replied that it was a similar project to the one that had come before them in March 2019 and she was going to defer the question to Mr. Johnson so he could talk about the rent amounts and DCA process.

Commissioner Phillips asked if it would be a lot of traffic coming and going and he stated that he was concerned about the activity around the cemetery. Ms. Peeks replied that there was not a city ordinance that she was aware of that prohibits any type of use near a cemetery.

Mr. Johnson stated his name and passed out some pictures of the property to everyone and gave some information on his company and he spoke about other properties they have in other cities/states. Mr. Johnson also spoke about the 78-unit multi-family development. He stated that potential tenant income requirements are 50% to 60% of their income and explained that the median income for Fairburn was \$43,886 per household.

Mr. Johnson also provided information about what would be in the development of the property and explained that it would have two entrances onto the property; the main entrance would be on Washington Street and secondary entrance would be on Cemetery Street and there would not be a lot of heavy traffic on the cemetery side of the property. He stated that he does not think it would be a lot of heavy traffic onto Cemetery Street because it would be a secondary entrance onto the property. He explained how many bedrooms and bathrooms each unit would have, with most of the units being two bedrooms/two bathrooms. Mr. Johnson explained that he had considered other sites in Fairburn but thought that this location was the best site in the City of Fairburn because of the proximity to downtown Fairburn and the senior center. He also explained that the building would have a total square footage of 105,448 square feet and each floor would have 26,387 square feet.



Commissioner Smith asked what the low end of the rent would be. Mr. Johnson replied that a one bedroom/one bathroom would be \$747.00, two bedrooms/two bathrooms would be \$897.00, and three bedrooms/two bathrooms would \$1,036.00. Commissioner Smith also asked if senior citizen can live there as well. Mr. Johnson replied “yes” there are no restrictions, and anybody can live there.

Commissioner Smith asked would most of the apartments look like the pictures. Mr. Johnson replied “correct”, most of the units would look like the pictures. Commissioner Phillips asked about the tax credit and how would it affect the City of Fairburn. Mr. Johnson replied that it does not affect the city, but it will affect their ability to getting funding for the development and they would have to abide by Georgia laws. Commissioner Phillips asked if they would be subject to property taxes. Mr. Johnson replied “yes”. Commissioner Phillips asked if the company ever go back and follow-up on the properties that they have built. Mr. Johnson replied that all their properties are managed by their company and they conduct background and criminal background checks.

Commissioner Phillips stated even though the water department thought the development would not have a big impact on the city’s water system, he was concerned and wanted to know how much water would be used in the development. Mr. Johnson replied that he does not have an estimate on how many gallons of water would be used per day but he can get that information. Commissioner Phillips asked if the units would be totally independent with washing machines in each unit. Mr. Johnson replied “yes” they would. Commissioner Phillips asked if there would be a car washing station on the property. Mr. Johnson replied if the community would like that then they could provide a car washing station.

**MOTION AND VOTE:** Commissioner Williams made a motion to APPROVAL CONDITIONAL 19RZ-003. Commissioner Stewart seconded. **The motion carried.**

**STAFF REPORT:** Ms. Peeks invited the Commissioners to the Christmas luncheon on Friday, December 7th from 12:00pm-2:00pm at the youth center. She also stated that she will be ordering polo shirts for the Commissioners and asked the Commissioners to complete the shirt order form that was in their packet. She also introduced the new Planner I, Ms. Giavani Smith.

**X. COMMISSION MEMBERS COMMENTS:** Commissioner Williams stated that he was happy to be back. Commissioner Phillips wished everyone a Happy Holiday.

**XI. ADJOURNMENT:** Commissioner Williams made a motion to Adjourn. Commissioner Smith seconded. **The motion carried.**

**Meeting Adjourned at 7:30 p.m.**

<b>Approval Signatures</b>	
<b>Date Approved</b>	
<b>Elise Stoney, Chairman</b>	
<b>Keisha Francis, Recording Secretary</b>	

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

Date: January 7, 2020  
To: Planning and Zoning Commission  
From: Giavani Smith, Planner I  
Agenda Item: **2020002 – DHL Supply Chain** – To allow a third sign to be installed on the subject property. – Section 80-431(b)(1)(c)

---

**AGENT/APPLICANT/PETITIONER INFORMATION**

Applicant: DHL Supply Chain  
Property Owner: FHF I Shugart Farms, LLC

**PROPERTY INFORMATION**

Address: 5000 Bohannon Road, Bldg. B., Suite 100 & 200  
Parcel Number, Land Lot(s) and District: 090F080000280815, Land Lot 31, District 9F  
Size: +/- 65.241 acres  
Current Zoning: M-1 (Light Industrial)  
Overlay District: None  
Comprehensive Plan/Future Land Use: Office Industrial

**INTENT**

The applicant is requesting a primary variance as follows:

- 1.) To allow a third sign to be installed on the subject property. - Section 80-431(b)(1)(c)

The applicant states in the letter of intent that the primary purpose of the variance is to allow DHL to install a sign at the entrance to its building, so that vehicular traffic can locate the DHL building. The property that is the subject of the variance request is a 65.241-acre lot located on 1,400 linear feet of frontage along Bohannon Road. The Duracell distribution facility is located on the subject property. DHL is the owner of the 15.816-acre lot located directly behind the subject property (Duracell) and has no frontage along Bohannon Road. Access to the DHL site from Bohannon Road is provided by an access easement. Due to the DHL property having no frontage on Bohannon Road, the applicant states that the DHL building is not visible and would be difficult to locate if they are not allowed to install a sign on the Duracell site. The owners of the subject property have agreed to allow a third sign to be installed on the subject property contingent upon approval of the primary sign variance request.

**STANDARDS FOR CONSIDERATION**

Section 80-251 of the City's Zoning Ordinance includes one or more criteria which must be met before a variance can be approved by the Planning and Zoning Commission:

- A. *"Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter."*
- B. *"The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public."*



C. *“Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from adjoining public road”.*

### VARIANCE ANALYSIS

DHL is the owner of the 15.813-acre lot which is located directly behind the Duracell distribution center. DHL is requesting a primary sign variance to place a third sign on the Duracell site. If DHL is not granted the primary sign variance, the lack of visibility from the public right-of-way would negatively impact their operations, employees, truck drivers and visitors.

Staff has reviewed the standards for consideration for this variance:

A. *“Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.”*

Granting the primary sign variance would not adversely affect the adjacent properties, nor would it affect visibility to any of the nearby businesses. The sign will be constructed and maintained in a manner that falls within or exceeds the regulations that pertain to the sign ordinance. The sign will be constructed and maintained in accordance with the provisions of the sign ordinance and building code. Also, the sign will be kept clean and neatly painted, and free from all electrical and mechanical hazards.

Additionally, granting the primary sign variance request would not change the character or impair the intent of the sign ordinance. A sign at the entrance on Bohannon Road would provide visible identification of the building location. DHL would have a hardship if the applicant is denied the sign variance due to the public not being able to identify the location of the building. Also, without adequate signage, traffic in the area may be negatively affected because cars and trucks could possibly slow-down to locate the building and hinder the flow of traffic which could worsen traffic and lead to accidents.

B. *“The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.”*

N/A

C. *“Conditions resulting from existing foliage or structure brings about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from adjoining public road”.*

Given the location of the DHL building (behind the Duracell building), staff is of the opinion that there are conditions from existing foliage or structure(s) that brings about a hardship whereby the building cannot be identified due to the lack of frontage along Bohannon Road. Therefore, allowing a third sign on the subject property would allow DHL to identify its building to vehicle traffic along Bohannon Road.

### RECOMMENDATION

Staff has reviewed the request for relief as it pertains to the variance conditions in Sections 80-431(b)(1)(c) of the City of Fairburn Zoning Ordinance. Based upon this review, staff recommends **APPROVAL** of the primary sign variance request to allow a third sign to be installed on the subject project.

### ATTACHMENTS

Letter of Intent  
Variance Consideration  
Site Layout  
Site Photo

## **DHL Supply Chain**

570 Polaris Parkway  
Westerville, OH 43082

December 2, 2019

### **VIA EMAIL**

Giavani Smith  
Planner I  
City of Fairburn  
Community Development Department, Office of Planning and Zoning  
City Hall: 56 Malone Street  
Office: 26 W. Campbellton Street  
Fairburn, GA 30213

**Re: Letter of Intent - Signage Variance – 5000 BOHANNON RD SUITE 100 & 200, Fairburn, Georgia 30213, Parcel ID 09F080000280815**

Dear Ms. Smith:

I am Vice President, Real Estate Development, for Exel Inc., which operates under the name “DHL Supply Chain.” DHL Supply Chain is an operator and developer of industrial warehouse facilities. DHL currently operates 17 facilities in Fairburn, which employ more than 1000 employees.

I am submitting this letter of intent in support of a requested variance to the City of Fairburn’s signage ordinance so that 3 monument signs may be located on the property located at 5000 Bohannon Road, Suite 100 & 200, Fairburn, Georgia 30213 (Parcel ID 09F080000280815) (the “Subject Property”). The primary purpose of the variance is to allow DHL to install a sign at the entrance way to its building, so that vehicular traffic can locate the DHL building.

The property that is the subject of the variance request is a 65.241 acre lot located along Bohannon Road. It is currently owned by FHF I Shugart Farms, LLC, a limited liability company (“Owner”). There is a single, 873,600 square foot warehouse distribution facility located on the property. The property has approximately 1,400 lineal feet of frontage along Bohannon Road.

DHL is the owner of a 15.816 acre lot (09F080000280476) which is located directly behind the Subject Property. A site plan showing the 2 properties is include with our application. The DHL property has no frontage along Bohannon Road. Instead, its access to Bohannon Road is via an access easement. DHL has constructed an approximately 238,700 square foot warehouse distribution center on its property.

Because the DHL property has no frontage along Bohannon Road, DHL’s building will effectively be invisible unless it is allowed to locate a sign on the Subject Property. DHL has an easement to install such a sign (a copy of which is enclosed with our application). However, that right is contingent upon DHL’s obtaining a variance so that the Owner of the Subject Property may still have 2 signs on its property.

Accordingly, unless DHL receives the requested variance, DHL would have no ability to identify its building to traffic along Bohannon Road. This would impose an undue hardship on DHL. The lack of visibility will seriously impact operations, as employees, truck drivers and visitors may be unable to locate the building. This, in turn, could discourage potential tenants from locating within the building.

The lack of signage to the DHL building will also negatively impact neighboring property owners and the City of Fairburn at large. Without adequate signage, traffic in the area may worsen, as vehicles slow in

DHL Supply Chain – Excellence. Simply delivered.

order to locate their destination. Furthermore, cars and trucks that miss their destination will be forced to execute corrective turns, which could further worsen traffic and lead to potential accidents. In contrast, the impact of adding an additional sign is light. The subject property has more than adequate frontage to support the additional sign.

I hope that this letter adequately sets forth the basis for DHL's requested variance. As you will see from our application, DHL has obtained the consent of the Owner to this request. If you have any questions, please do not hesitate to contact me. My phone numbers are 614.865.8646 (office) and 614.209.0713 (cell). My email address is [steve.hess@dhl.com](mailto:steve.hess@dhl.com).

Thank you very much for your consideration.

Yours sincerely,



Steve Hess

CC: (via email)



## VARIANCE CONSIDERATIONS COMMENTS

### Insert 1

Granting the variance would not adversely affect the adjacent properties. The sign will not deny visibility to any nearby businesses or infringe upon their rights to do business.

Granting the variance would not adversely affect health, safety, or welfare of the community. Regarding Sec 80-432 the construction and maintenance of this sign will not hinder vehicle traffic or pedestrians or block any entrances or exits from any sidewalk or building or any windows, doors, fire escapes. The sign shall not be constructed with any type material, finished letters, characters or surface that will reflect sunlight or any other type of light of such an intensity to hinder vehicle traffic or in any way create a nuisance to the surrounding area. The sign shall be constructed in such a manner and fastened in such a way to prevent movement by wind action. The sign shall not be internally lighted and thus not require Underwriters Laboratories (UL), FM Approval tests or similar approval. The sign shall be constructed and maintained in accordance with the provisions of the building code as adopted and from time to time amended by the city. The sign shall not be placed within 15 feet of a right-of-way. The sign shall be kept clean, neatly painted, and free from all electrical and mechanical hazards. The sign is not on the list of prohibited signs within this zoning district.

### Insert 2

Granting the variance would not impair the intent of the zoning ordinance. Granting the variance would not change the character of the zoning district or create a conflict with the continuation of the requirements throughout the community. Granting the variance would not create an unreasonable precedence. Granting the variance would not bestow upon the client a privilege denied to the neighboring community. Granting the variance would not create an over-abundance of signage nor a blight on the community. It simply establishes the entrance to building. Granting the variance does not impede the use or accessory use for the zoning district. Granting the variance does not require alteration to the minimum lot area, minimum lot frontage, nor minimum district size.

Granting the variance does not seek relief from Article 4 (The Appeals Process) nor Article 8 (The Rezoning Process).

Denying the variance would prevent the owner of this property the ability to secure identification for its business.

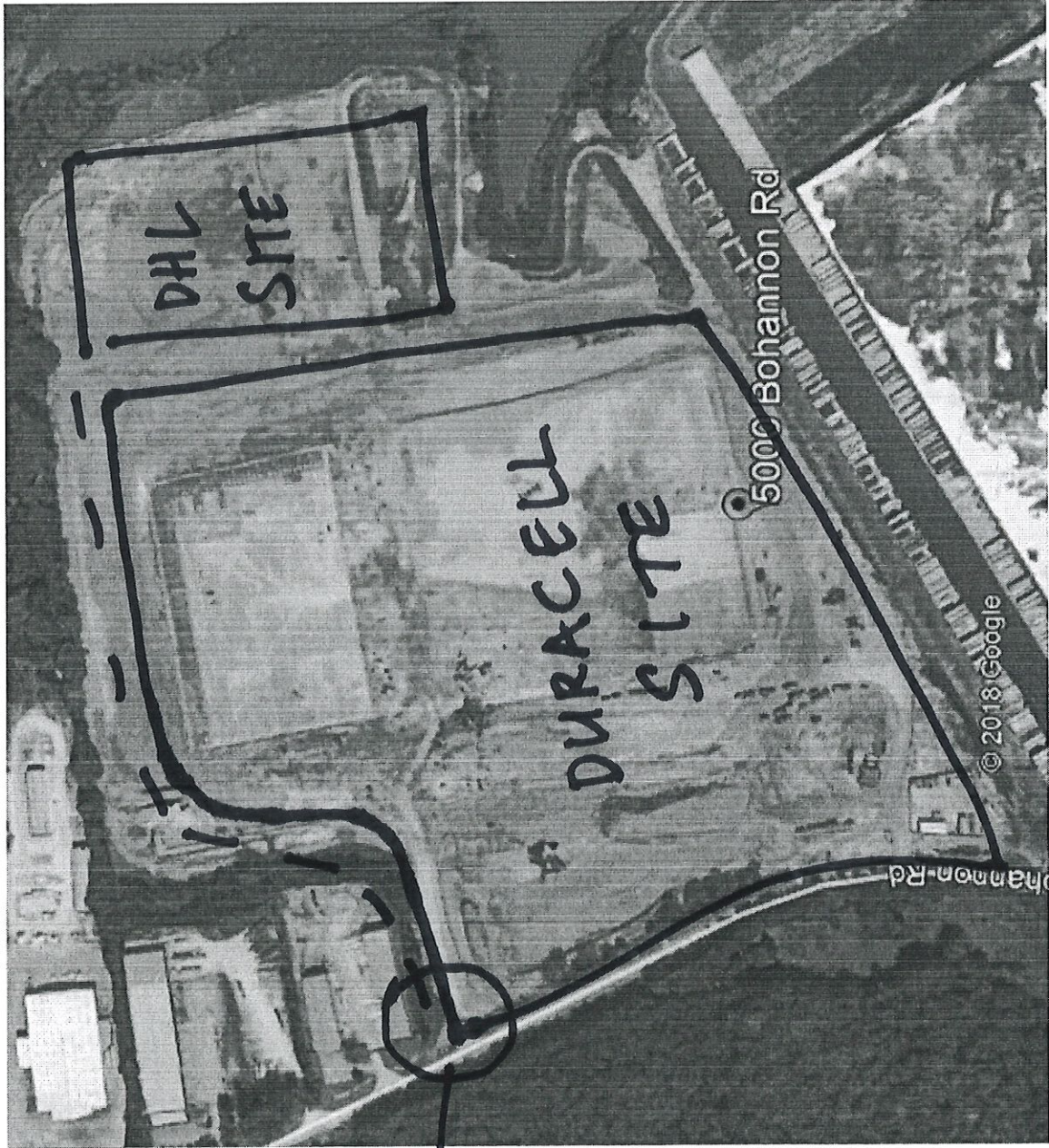
Granting this variance would be in harmony with the general purpose and intent of the ordinance. Conditions resulting from location of the existing structure (the Duracell building) brings about a genuine hardship in identifying the location of the subject building.

### Insert 3

The hardship is not self-imposed. A sign easement was created during the previous development plan of these properties. This easement did not account for the installation of three electrical transformer boxes blocking the most important vehicular site line.

Granting the variance would not adversely affect the adjacent properties. The sign will not deny visibility to any nearby businesses or infringe upon their rights to do business.

This request adheres to all zoning requirements regarding size, square footage, and height of the sign as detailed in sections relating to the City of Fairburn sign ordinance general regulations.

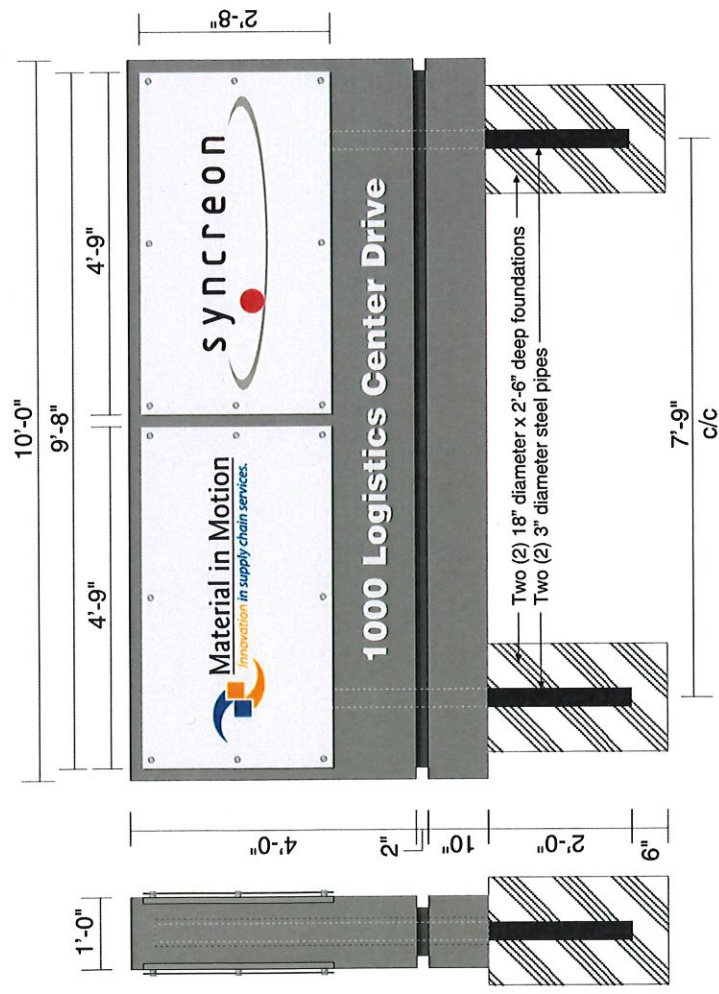


ENTRANCE  
TO  
DHL



model 09 what the DHL sign would look like.

**PCF Model #7**



**Structural Calculations:**  
 Wind Load Factor: 47 pounds  
 Section Modulus: 2.6434  
 Two (2) 3" diameter steel pipes 3.5" O.D., 0.216" wall  
 Steel SM: 1.724  
 Kips: 70.5  
 Two (2) 18" diameter x 2'-6" deep foundations  
 with .33 cubic yards of 3000 PSI concrete

Pac Clad provided a  
 ValSpar Paint Spray  
 Code: 392F106

Two (2) sets of 11" high x 48 7/8" wide acrylic graphics to be added to the second tenant panels.

- Tenant Logo: Black
- Tenant Logo: Pantone Cool Gray #7C
- Tenant Logo: Pantone #200C

**MUNICIPAL CODE**  
 The City of Fairburn Sign Ordinance allows 50 square feet of signage up 6' high for a monument sign. The dimensions include the entire structure.

**SIGN AREA CALCULATIONS**  
 The sign is 50 square feet. The tenant panels are 12.66 square feet each.

**DESCRIPTION**

One (1) double-sided non-illuminated monument sign with Peachtree City Foamcraft body, individual .080" aluminum panels for two tenants, and .25" thick acrylic address numbers. Two (2) sets (each) of .080" thick acrylic letters reading "Materials in Motion" and "Syncreon".

**INSTALLATION**

Install the proposed monument in a concrete foundation as indicated above.

**MATERIALS/COLORS**

- Cabinet: Peachtree City Foamcraft, Color: Match Pac Clad "Slate Gray"
- Tenant Faces: .080" thick Aluminum, Color: Matthews Brushed Aluminum
- Tenant Logo: Black
- Tenant Logo: Pantone #150C
- Tenant Logo: Pantone #294C



3D Sign Services, Inc.

<b>COMPANY</b>	3D Sign Services, Inc.
<b>TPA Group</b>	
<b>LOCATION</b>	1000 Logistics Center Dr
<b>FILENAME</b>	1000 LCD Monument DET rev1
<b>PROJECT NUMBER</b>	500902
<b>PROJECT MANAGER</b>	Roy Mertz
<b>DESIGNER</b>	RM
<b>TYPE</b>	CHECKED
<b>Concept</b>	
<b>SCALE</b>	3/8" = 1'
<b>DESIGN HOURS</b>	1
<b>DATE</b>	02.17.16
<b>REVISIONS</b>	08.02.16 08.19.16
<b>CUSTOMER APPROVAL</b>	
<b>APPROVAL DATE</b>	

**PAGE 1**

© Copyright 2015  
 This custom design and all drawings associated with it are the exclusive property of 3D Sign Services, Inc. and may not be reproduced, published, changed or used in any way without the express written consent of 3D Sign Services, Inc. All rights reserved. All project ideas, and specifications of any project so engaged. These drawings, specifications and described information may not be used in securing pricing comparisons. Violators will be prosecuted to the fullest extent of the law possible.