



## Planning and Zoning Commission

### AGENDA

Tuesday, August 4, 2020 ♦ 7:00 p.m.

<https://zoom.us/j/92763002159>

Dial-in #: (929) 205-6099

Meeting ID: 927 6300 2159

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- **Call to Order**
- **Determination of a Quorum**
- **Approval of the Meeting Agenda**
- **Approval of July 7, 2020 Meeting Minutes**
- **Public Hearing: None**
- **Old Business: None**
- **New Business:**
  - **Conceptual Site Plan 2020101 Package Depot (7895 Senoia Road/Highway 74)** - A request to construct an 8,200 square foot retail building at 7895 Senoia Road/Highway 74.
  - **Preliminary Plat 2020093 Trillium Reserve** (0 Fayetteville Road, parcel ID # 09F110300450097) - A request to subdivide a 34.23 acre tract into 54 single-family lots.
  - **Rezoning 2020090 and Concurrent Variance 2020095 SCP Acquisitions, LLC** (0 Renaissance Pkwy, parcel # 09F020100121204, 09F070300270483) - A request to rezone 14.979 acres from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) to allow a 287 unit multi-family residential development with a concurrent variance to reduce the required parking spaces from 2 spaces per unit to 1.50 spaces.
- **Staff Report**
- **Commissioner Comments**
- **Adjournment**

CITY OF FAIRBURN



**PLANNING AND ZONING COMMISSION MEETING MINUTES**

**City Hall  
56 Malone Street  
Fairburn, GA. 30213  
Tuesday, July 7, 2020  
7:00 P.M.**

**Due to the COVID-19 pandemic, the meeting was held virtually via Zoom video conferencing.**

Elise Stoney, Chairman  
Elizabeth Echols, Vice-Chairman  
Jerry Williams

Shelby Phillips  
Tony Smith  
Anthony Stewart

Director of Planning and Zoning  
City Attorney

Tarika Peeks  
Valerie Ross

- I. MEETING CALLED TO ORDER:** By Chairman Stoney
- II. ROLL CALL:** All members of the Planning and Zoning Commission were present.
- III. APPROVAL OF AGENDA:** Commissioner Williams made a motion to APPROVE the July 7, 2020 agenda. Commissioner Echols seconded. **THE MOTION CARRIED.**
- IV. APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Williams made a motion to APPROVE the January 7, 2020 minutes. Commissioner Stewart seconded. **THE MOTION CARRIED.**
- V. PUBLIC HEARING:**

**PRIMARY VARIANCE 2020053 – HALCYON RENOVATIONS (6810 VIRLYN B. SMITH RD.)**

**SUMMARY/STAFF PRESENTATION:** A request to reduce the side yard setback from 30-ft. to 11.5 ft. to allow for the renovations to the home.

Ms. Peeks stated that the applicant was requesting to reduce the side yard setback from 30-ft. to 11.5-ft. to allow for an addition to the rear of the house. She stated that staff had reviewed the request and staff's recommendation was approval.

Mr. Bryant stated that due to the shape of the current lot and the home being on Virlyn B. Smith it caused the right side of the yard to be much smaller than usual. He stated that he had come to the City of Fairburn for the variance so that he may move forward with the construction on the property.

**MOTION AND VOTE:** Commissioner Williams made the motion to APPROVE primary variance 2020053. Commissioner Stewart seconded. **THE MOTION CARRIED.**

## VI. NEW BUSINESS:

### **CONCEPTUAL SITE PLAN 2020049 FAIRBURN FESTIVAL (8028 SENOIA ROAD)**

**SUMMARY/STAFF PRESENTATION:** A request to construct a 7,700 square foot multi-tenant retail/commercial development on Highway 74/Senoia Road.

Ms. Peeks stated that the applicant was proposing to construct a 7,700 square foot multi-tenant commercial development on Highway 74/Senoia Road and the location of the development would be on southeast corner of Senoia Road and Meadow Glen Parkway. She stated that the address would be 8028 Senoia Road and the site is approximately 1.29 acres. Ms. Peeks also stated that the applicant would be required to meet all parking requirements and the site has proposed ingress and egress on Meadow Glen Parkway and inter parcel access to the adjacent lot.

She stated that the building would consist of an all brick front and stone on the sides as regulated by the Highway 74 Overlay District. Ms. Peeks stated that staff was recommending approval conditional. Commissioner Echols asked if a traffic light would be installed at the new site. Ms. Peeks stated that a traffic light will be installed before any new development is built in the area.

Ms. Peeks stated there would not be any LDP's issues until the traffic light is installed and currently the stripping for the intersection and the light poles have been installed. She stated that they are waiting on the installation of the light and once it is completed there would be a 30-day burn time for the traffic light to be tested. Ms. Peeks stated the traffic lights should be installed within the next 30 to 60 days.

Commissioner Echols asked about the type of establishments that would be at the location. Ms. Peeks replied that there would be an IHop; and she was not clear on the other three tenants that would be at the location. She stated that there would be retail and restaurants for those tenants. Commissioner Echols asked if there was going to be a total of four tenants at the location. Ms. Peeks replied "yes" there would be four tenants.

Ms. Peeks read a comment asked about the Fairburn Festival development. Ms. Peeks stated that the question was previously answered.

**MOTION AND VOTE:** Commissioner Williams made the motion to APPROVE conceptual plan 2020049. Commissioner Echols seconded. **THE MOTION CARRIED.**

### **TEXT AMENDMENT 2020029 SAFEGUARD LANDFILL MANAGEMENT (7700 ROOSEVELT HWY)**

**SUMMARY/STAFF PRESENTATION:** A request to amend Section 80-220 Landfill, solid waste disposal(b)(11)(12) of the Zoning Ordinance.

Ms. Peeks stated the applicant's proposal and staff's recommendation was denial of the petition.

Commissioner Phillips asked if all the items were listed for the petition for the solid land waste disposal. Ms. Peeks replied yes; the ordinance stated that the standards were created in 2012. Commissioner Phillips responded by asking did the applicant expand operations after 2012. Ms. Peeks replied that they had expanded the landfill cells, but they have not expanded outside of their existing boundaries that she had knowledge of.

Commissioner Philips asked Ms. Peeks to explain to him her meaning of the expansion of cells. Ms. Peeks replied that the question should be deferred to the applicant. Commissioner Phillips stated that he would like to go over some of the standards that was listed.

**Doug Dillard:**

Mr. Dillard stated his name and title (Safeguard's Attorney) and introduced several other Safeguard representatives. He stated the two issues one being the text amendment and he stated that it was only for the expansion and not new landfills. Mr. Dillard explained what they wanted to do with the site on Roosevelt Highway. He stated the issue is to expand the use permit into the existing parcels. Mr. Dillard stated that the company had been in the City of Fairburn for over 20 years and they were positive in the community. He stated that to continue their operation in the community Safeguard needs to expand on the addition industrial parcels. He stated that the parcels were away from residential neighborhoods in the area and the parcels fronted Roosevelt Highway.

He explained that with the expansion, Safeguard did not want to increase the activity of the operation and wanted the opportunity to continue the operation as it currently exist. He stated that Safeguard was an active landfill in the City of Fairburn and no other landfill would be impacted by the request. Also, no residential neighborhoods would be impacted by the request. Mr. Dillard stated that they have satisfied the used permit requirements. He asked for approval of the text amendment and for the use permit request.

Larry Dingle (Safeguard's Attorney) stated that Safeguard does not handle solid waste; they only handle construction debris. He stated that the illegal land fill on Bishop Rd. is in the City of South Fulton and Willow Oaks was in the City of Palmetto. He stated that there was only one landfill in the City of Fairburn and that there could only be one landfill in the City of Fairburn and the concessions that they were asking for only applied to Safeguard. He stated that the request was to allow Safeguard to expand on the existing facility to increase its life and the expansion would be on the corner of Bishop Road and Roosevelt Highway.

Mr. Dingle stated that when the landfill was developed the Durham Lakes subdivision was not there and they had contacted with the neighborhood association of Durham Lakes. Also, he stated that he communicated with the property owners to assure them that there would not have a negative impact on their quality of life. He stated that they had concerns about what they were going to see. He stated that they had worked with the neighborhood to create a better viewpoint of the existing landfilled. He explained that Safeguard have daily examinations to measure the odor. He stated that they have worked hard to answer the property owners' questions. Mr. Dingle stated that he hoped the Commissioners would look at the request fairly.

Commissioner Williams talked about the negative impacts the landfill would have on the City of Fairburn and the risk the landfill would have on the citizens of Fairburn. Commissioner Echols asked what they consider construction debris and stated you can smell odors coming from the landfilled. Mr. Dingle replied that they have tested the landfill for odor and have not had any indication that the odor was coming from the site. Commissioner Echols also asked if there was someone standing at the gate to monitor what type of garbage that was entering the site. Mr. Dingle replied no. Commissioner Echols stated that anyone could bring anything into the site to be mixed in with the construction debris. Mr. Dingle replied that they have scale operators that look at what is brought into the site.

Ms. Peeks read the following comments that were submitted to the Planning and Zoning Office via email:

**Jane Storey:**

To Whom it May Concern:

As a concerned citizen of Fairburn, I oppose the expansion of the landfill. The landfill has already affected the property values of nearby homes. I certainly would not buy a house near the landfill. If you travel on Roosevelt Highway, Hobgood Road, or any other roads in that area the odor is awful and will continue to worsen. I don't think you could even enjoy being outside in your own yard. This will add additional traffic and the trucks continue to tear up our roads. I feel that the planning and zoning committee along with the mayor and council need to look after the best interest of the Fairburn citizens of Fairburn.

**Edith Berry:**

In 1988 EPA states all landfills will eventually leak. That means that runoff from landfills, carrying with toxic chemicals from our waste ends up in our water supplies. Come people our communities surrounding landfills have and will end up in our drinking water. I many with that landfill company live within a mile or so live near one. I heard when they started no Durham Lake, well we are Durham Lake now, NO to this expansion. NO

**Michelle James:**

**Vice-President**

**Durham Lakes POA**

We do not want to smell or see any more trash in the city of Fairburn. our Mayor and City council are responsible for maintaining an acceptable standard of living in our fair city and this is not it!!!we will make it our business to vote out any city representatives who support this disgusting proposal. please consider the quality of living for your constituents and yourselves. Thank you.

**Gordan Family:**

Good morning,

Please use this email as a representation of my family and me opposing the expansion of the Safeguard Landfill. The horrendous odor that my family and I have experienced in the last 5 months has been outrageous. The stench worsens after it rains, and my family can't breathe afterward when they go outside. The odor is affecting our health and way of Life. Please VOTE NO!! Thank you.

**Joy Hewitt:**

We are in total OPPOSITION of this. We moved here because we believed Fairburn offered a better-quality lifestyle. It is disappointing to see these signs put up regarding this proposed expansion. We live in Durham Lakes Golf and Country Club. Our POA fees are not cheap and neither are the homes here. The landfill is going to kill our property values and deter people from purchasing property here...the landfill already stinks over here.

Why would the City of Fairburn even entertain this idea? If Fairburn is "situated to succeed", this proposed expansion should not be something to succeed at. We will be attending the July 7, 2020 meeting to publicly voice our OPPOSITION. Hewitt's

**Orlando King:**

NO! NO! NO!

**MOTION AND VOTE:** Commissioner Echols made the motion to **DENY** text amendment 200029. Commissioner Williams seconded. **THE MOTION CARRIED.**

**TEXT AMENDMENT 2020029 SAFEGUARD LANDFILL MANAGEMENT (7700 ROOSEVELT HWY)**

**SUMMARY/STAFF PRESENTATION:** A request to allow the expansion of an existing landfill (Safeguard Landfill).

Ms. Peeks stated because the Safeguard Text Amendment petition was denied; therefore, the use permit petition would need to be denied because the use permit standards restrict the expansion of an existing landfill located within a one-mile radius of residentially zoned or used property and the expansion of an expanded landfill within the parcel boundaries of an existing site or location.

**MOTION AND VOTE:** Commissioner Echols made the motion to **DENY** text amendment 200029. Commissioner Williams seconded. **THE MOTION CARRIED.**

**CONCEPT PLAT 2020073 STRACK DEVELOPMENT AND HENDERSON LAKE (0 BOHANNON RD)**

**SUMMARY/STAFF PRESENTATION:** A request to subdivide 36.53 acres into seven lots.

Ms. Peeks stated the applicant, Strack Family was proposing to subdivide 36.53 acres along the new road (Howell Avenue extension) into seven parcels. She stated that the parcels were zoned M-2 (Heavy-Industrial) and each parcel would be developed independently and the applicant was requesting to subdivide the parcels as following: (Lot 1 - 5.9 acres, Lot 2 - 2.66 acres, Lot 3 - 2.56 acres, Lot 4 - 17.7 acres, Lot 5 - 3.65 acres, Lot 6 - 2.01 acres, and Lot 7 - 2.09 acres. She stated that the concept plat was reviewed by staff and met all the requirements of the ordinances and staff recommendation was approval.

Commissioner Phillips asked why there were no parcel ID numbers on the plat. He stated that he felt that it was incomplete, and he asked what type of heavy industrial use would be at each parcel. Ms. Peeks replied that it was a concept plat and parcel I.D. numbers are assigned by Fulton County once the plat is recorded but because it was a concept plat it does not need to be recorded with the County at this time. Ms. Peeks stated that they would record the plat once it was finalized and then parcel numbers will be assigned.

She stated that the parcel is zoned M-2 and there would be a new road extending from Howell Avenue to Bohannon Road, and the City of Fairburn would receive a \$1.2 million dollar grant from the State of Georgia for the development of the road to reduce the impact of traffic on the surrounding areas. She stated that it would allow additional access to Bohannon Road. She stated at this time there was no proposed users for the lots and that Strack Family owned the 36.53 acres and was subdividing the land for future development.

**Mr. Strack:**

Mr. Strack stated that they had donated 3 acres of the property for the new road, and he did not know who was purchasing the property and 17 acres was going to be for both developments. Commissioner Williams asked if the 17 acres would be for a private lake and the type of projects he would be putting on the lake. Mr. Strack replied it would be used for the roadway (Howell Avenue extension) and his project.

**MOTION AND VOTE:** Commissioner Williams made the motion to **APPROVE** for concept plat 200073. Commissioner Stewart seconded. **THE MOTION CARRIED.**

**PRELIMINARY PLAT 2020075 PROJECT MILES (8400 CREEKWOOD RD)**

**SUMMARY/STAFF PRESENTATION:** A request to subdivide 98.726 acres into three lots.

Ms. Peeks stated the applicant was requesting to subdivide 98.726 acres into three tracks and the first track is 73.430 acres, second track is 20.596 acres, and third tracks is 4.669 acres. She stated the plat was reviewed by staff and met all the requirements of the ordinances and staff recommendation was approval.

Commissioner Phillips asked which lot the warehouses would be on and would they have adequate ingress and egress for the building, Ms. Peeks replied yes; the warehouse would be on lot #1 which was 73, 430 acres and lot #2 would be for truck parking, and lot #3 would be a buffer area and landscaping. She stated that a grading permit was issue for the development and construction had begun. She stated that the LDP (Land Disturbance Permit) would be issued within the next several weeks and she was waiting on the GDOT permit to be submitted and then the LDP would be issued.

Commissioner Phillips asked about the ingress and egress into the facility. Ms. Peeks replied that they would have a private driveway that is parallel to Interstate 85 and it was approved during the rezoning petition. Commissioner Phillips asked if the private driveway would be capable of handling the trucks and the cargo. Ms. Peeks replied yes. They would be required to build the driveway to accommodate truck traffic. She stated the Engineering Department reviewed it to make sure it (driveway) was up to the City of Fairburn standards for truck traffic.

Commissioner Phillips asked if the private driveway were going to run by interstate 85 and what would be the point of origin. Ms. Peeks stated it would be Highway 74 and Interstate 85. She stated the future plans are to extended Oakley Industrial Bouvard and the driveway would eventually become an extension of Oakley Industrial Bouvard.

**MOTION AND VOTE:** Commissioner Stewart made the motion to APPROVE for preliminary plat 200029. Commissioner Echols seconded. Commissioner Phillips OPPOSED. **THE MOTION CARRIED.**

**VII. STAFF REPORT:** Ms. Peeks thanked everyone for attending the meeting and she thought it went very well.

**VIII. COMMISSION MEMBERS COMMENTS:**

Commissioner Smith stated he was glad to see everyone and wanted everyone to be safe. Commissioner Stewart also stated he was glad to see everyone. Commissioner Williams stated that he was glad to see everyone and for everyone to stay safe. Commissioner Phillips also stated that he was glad to see everyone and wanted to know if the meeting would hold up in court. Ms. Ross replied that it does comply with the open meetings act. Commissioner Echols stated that it was good to see everyone and be back to the business of the City of Fairburn. She stated that she thought the meeting went well. Commissioner Stoney agreed with everyone's comments and thanked everyone that attended the meeting.

**IX. ADJOURNMENT:** Commissioner Williams made a motion to ADJOURN. Commissioner Phillips seconded. **THE MOTION CARRIED.**

**MEETING ADJOURNED** at 8:47 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 AND ZONING COMMISSION  
AGENDA ITEM**

Date: August 4, 2020

To: Planning and Zoning Commission

From: Tarika Peeks, Director of Planning Zoning

Agenda Item: Conceptual Site Plan 2020101 – Package Depot [7895 Senoia Road/Highway 74]

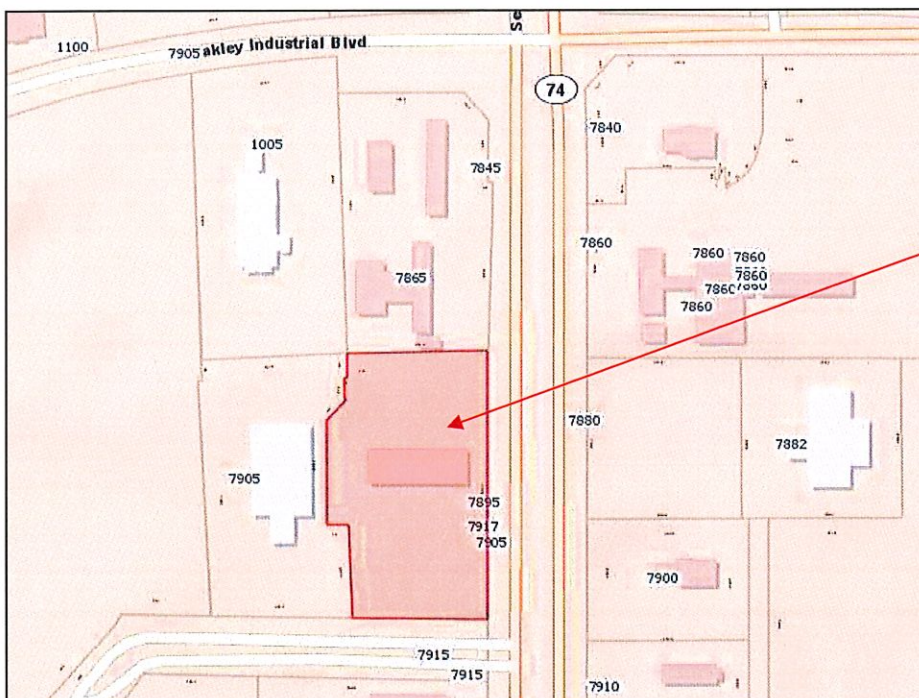
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**PURPOSE:** For the Planning and Zoning Commission to review the conceptual site plan for a proposed 8,200 sq. ft. retail building in the Highway 74 Overlay District.

**BACKGROUND:** The subject property is located at 7895 Senoia Road/Highway 74 on the southwest side of Senoia Road/Highway 74. The site is approximately 2.498 acres. The property is zoned C-2 (General Commercial District) and is in the Georgia Highway 74 Overlay District.

**DISCUSSION:** The applicant is proposing to construct an 8,200 sq. ft. retail building with associated parking, utilities, and landscaping. There is an existing 8,400 sq. ft. multi-tenant building on the site. The site has proposed ingress/egress from an existing driveway on Senoia Road/Highway 74. The applicant will be required to meet all parking regulations. Stormwater detention is proposed by an underground detention facility. The building will be required to have an all brick front facade and the side and rear elevations will consists of brick and stucco as regulated by the Highway 74 Overlay District.

**PARCEL MAP:**



**Package Depot  
7895 Senoia Road  
2.498 acres  
Zoned C-2 (General  
Commercial District)**



**STAFF RECOMMENDATION: APPROVAL CONDITIONAL** of the conceptual site plan to construct an 8,200 sq. ft. retail building. Staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended two (2) conditions.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning and Zoning Commission.

**CONDITIONS:**

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

1. To the Site Plan submitted to the Department of Community Development dated received July 9, 2020. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy. Any major deviation from this site plan is subject to approval by the Planning and Zoning Director or designee.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter-parcel access ways, and sidewalks. All plans for road improvements shall be submitted, reviewed, and approved by the City Engineer and GDOT, if applicable; and appropriate permits issued prior to construction and authorization.

**Attachments:**

Conceptual Site Plan dated July 9, 2020

Elevations dated July 9, 2020













CITY OF FAIRBURN  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM

Date: August 4, 2020  
To: Planning and Zoning Commission  
From: Tarika Peeks, Director of Planning Zoning  
Agenda Item: Preliminary Plat 2020093 – Trillium Reserve Preliminary Plat [0 Fayetteville Road, parcel ID # 09F110300450097]

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**PURPOSE:** For the Planning and Zoning Commission to review the preliminary plat for Trillium Reserve subdivision.

**DISCUSSION:** The rezoning for the 54 lot single-family subdivision was approved by the City Council on August 12, 2019. The applicant is proposing to subdivide the 34.23 acre tract as follows:

**29 Lots (Lots 1-14, 18-20, 28, 35, 44, 46-54)**

Min. Lot Size: 21,780 sq. ft. (1/2 acre)  
Min. Lot Width: 85’  
Min. Front Setback: 45’  
Min. Side Setback: 10’  
Min. Rear Setback: 30’

**25 Lots (Lots 15-17, 21-27, 29-34, 36-43, 45)**

Min. Lot Size: 14,520 sq. ft. (1/3 acre)  
Min. Lot Width: 85’  
Min. Front Setback: 45’  
Min. Side Setback: 10’  
Min. Rear Setback: 30’

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

**RECOMMENDED ACTION:** Staff recommends **APPROVAL** of the Trillium Reserve Preliminary Plat.

Attachment: Trillium Reserve Preliminary Plat



# PRELIMINARY PLAT

## FOR

# TRILLIUM RESERVE

LAND LOTS 45, 46 & 53 DISTRICT 9F  
CITY OF FAIRBURN, GEORGIA

<b>OWNER/DEVELOPER:</b> BRENT HOLDINGS, LLC 270 NORTH JEFF DAVIS DR FAYETTEVILLE, GA 30214 404-539-2124	<b>24 HOUR CONTACT:</b> DANIEL FIELDS PHONE: (404) 539-2124	<b>SURVEYOR:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>ENGINEER:</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
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I hereby submit this preliminary plat as the owner, or his authorized agent, of all property shown thereon.

Signature of Authorized Agent/Owner	Date
Name of Owner/Agent (Printed)	

I hereby certify that the plans for the proposed subdivision shown on this preliminary plat were prepared by me or under my direct supervision.

Signature	Date
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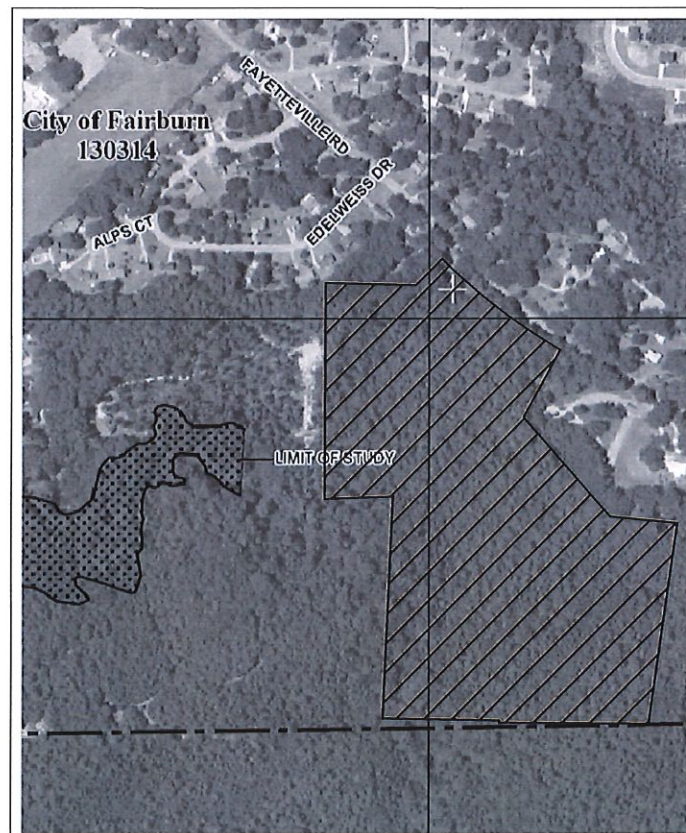
Registered Civil Engineer  
No. \_\_\_\_\_ (Seal)

I hereby certify that this proposed preliminary plat conforms to the approved concept plan and the requirements of the other development codes and ordinances of the city.

Development Coordinator	Date
City Engineer	Date

All requirements of the city relative to the preparation and submission of this preliminary 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



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0462F

### FIRM

FLOOD INSURANCE RATE MAP  
FULTON COUNTY,  
GEORGIA  
AND INCORPORATED AREAS

PANEL 462 OF 490  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

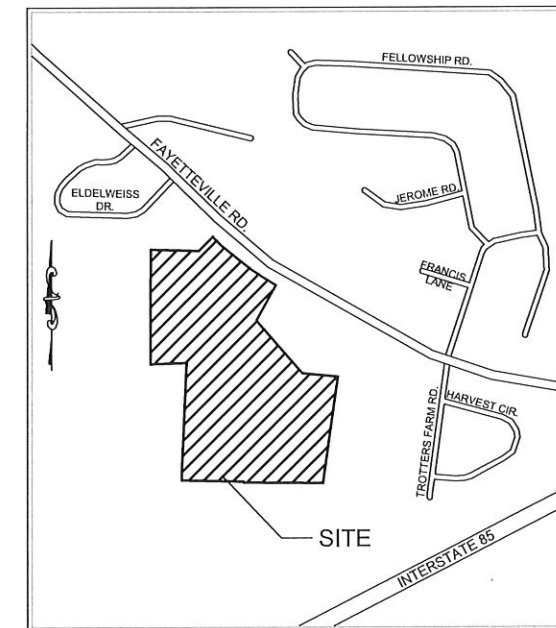
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAIRBURN, CITY OF	130314	0462	F
FULTON COUNTY	135160	0462	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
13121C0462F  
MAP REVISED  
SEPTEMBER 18, 2013

Federal Emergency Management Agency



1.0	COVER
2.0	EXISTING CONDITIONS
3.0	OVERALL SITE

FEMA FLOOD MAP  
N.T.S.

**FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY  
PANEL NUMBER: 13121C0462F & 13121C04170F EFFECTIVE DATE SEPTEMBER 18, 2013. NO PORTION  
OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE  
235 CORPORATE CENTER DR., SUITE 200  
STOCKBRIDGE, GEORGIA 30281  
PHONE: (770) 389-8666

NEWNAN OFFICE  
40 GREENWAY CT., STE. A  
NEWNAN, GEORGIA 30555  
PHONE: (770) 385-7778

CUMMING OFFICE  
500 TRALLE JERRY RD., STE. C  
CUMMING, GEORGIA 30048  
PHONE: (770) 897-2110

www.fdc-llc.com

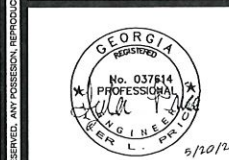
PRELIMINARY PLAT  
FOR  
TRILLIUM RESERVE

LOCATED IN:  
LAND LOTS 45, 46, & 53, DISTRICT 9F  
CITY OF FAIRBURN, GEORGIA

DATE	REVISIONS
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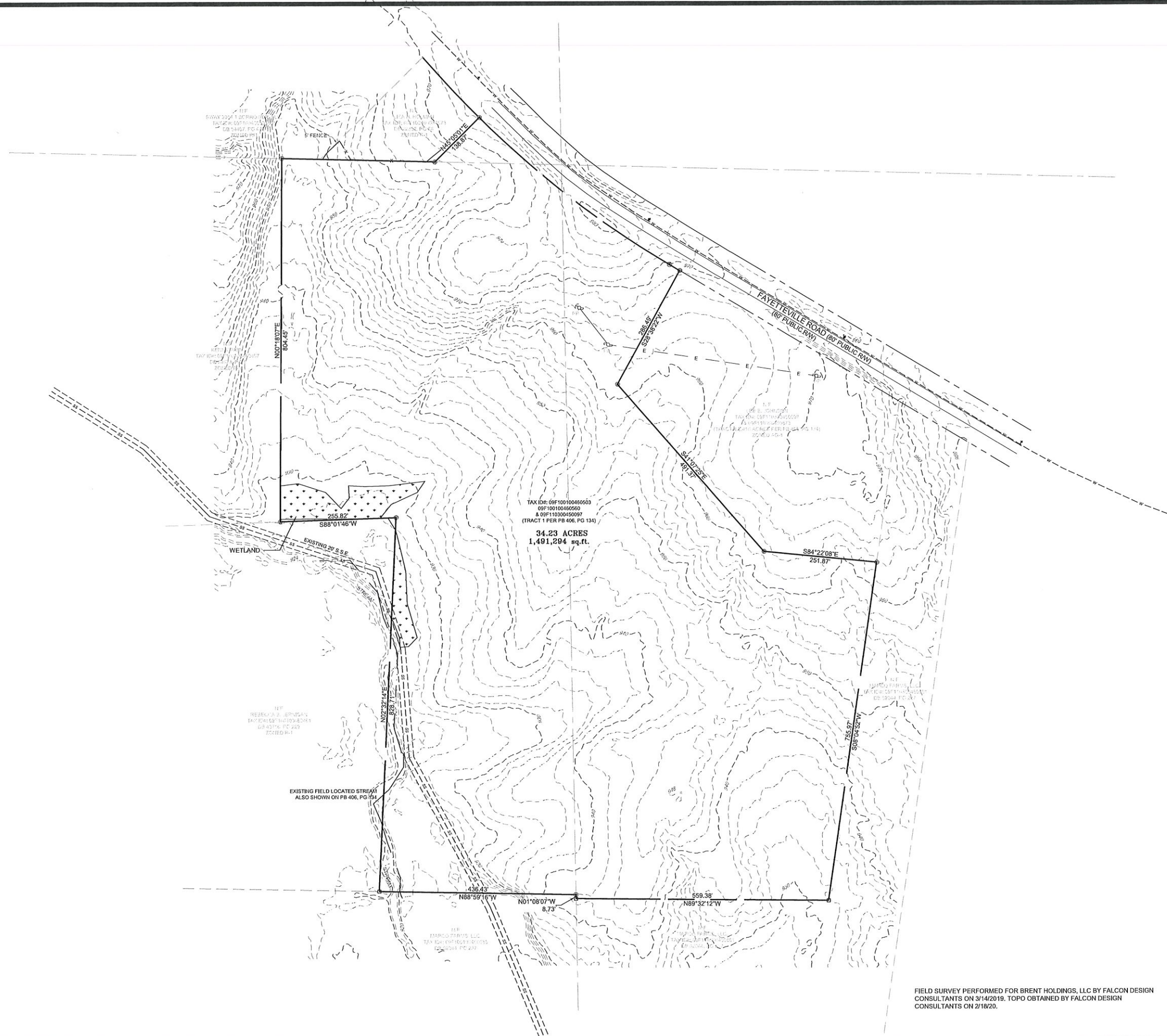
Know what's below.  
Call before you dig.  
UTILITY PROTECTION COORDINATOR  
1-800-4-A-DIG  
OR 811

DATE:	5/20/20
SCALE:	N/A
PROJ NUMBER:	PP10
DRAWN BY:	BL
REVIEWED BY:	JDL
REVISED BY:	



GSWCC# 000069300  
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER  
**1.0**



CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING

**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
311 CREEK CTR. BLDG. 200  
STOCKBRIDGE, GEORGIA 31084  
770.738.8888 FAX 770.738.8884

MEMPHIS OFFICE  
4000 PATENT AVE. STE. A  
MEMPHIS, GEORGIA 31505  
770.535.5793

CLARKSBURG OFFICE  
500 FALLS BLVD. STE. C  
CLARKSBURG, GEORGIA 31804  
770.432.7330

www.fdc-llc.com

PRELIMINARY PLAT  
FOR  
**TRILLIUM RESERVE**

LOCATED IN:  
LAND LOTS 45, 46, & 53, DISTRICT 9F  
CITY OF FAIRBURN, GEORGIA

DATE	REVISIONS
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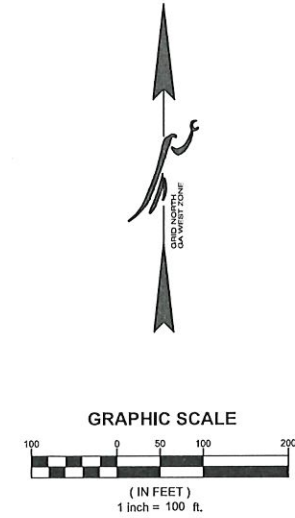
Know what's below.  
Call before you dig.  
UTILITIES PROTECTION CENTER  
1.800.852.4444  
UTILITY locator

DATE:	4/3/20
SCALE:	1" = 100'
PROJ NUMBER:	PP00
DRAWN BY:	BL
REVIEWED BY:	JDL
REVISED BY:	

6/10/20

GSWCC# 0000069300  
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SHEET NUMBER  
**2.0**



FIELD SURVEY PERFORMED FOR BRENT HOLDINGS, LLC BY FALCON DESIGN CONSULTANTS ON 3/14/2019. TOPO OBTAINED BY FALCON DESIGN CONSULTANTS ON 2/18/20.



**Land Use Summary**

**TOTAL SITE AREA : 34.24 ACRES**

**EXISTING ZONING CLASSIFICATION:**  
R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

**TOTAL RESIDENTIAL: 54 LOTS**

**GROSS DENSITY: 1.6 du/ac**

**29 LOTS (Lots 1-14, 18-20, 28, 35, 44, 46-54)**  
MIN. LOT SIZE = 21,780 SF (1/2 acre)  
MIN. LOT WIDTH = 85'  
MIN. FRONT SETBACK = 45'  
MIN. SIDE SETBACK = 10'  
MIN. REAR SETBACK = 30'

**25 LOTS (Lots 15-17, 21-27 29-34, 36-43, 45):**  
MIN. LOT SIZE = 14,520 SF (1/3 acre)  
MIN. LOT WIDTH = 85'  
MIN. FRONT SETBACK = 45'  
MIN. SIDE SETBACK = 10'  
MIN. REAR SETBACK = 30'

**AREA OF IMPERVIOUS SURFACE:**

PAVEMENT = 160,878 SQ FT

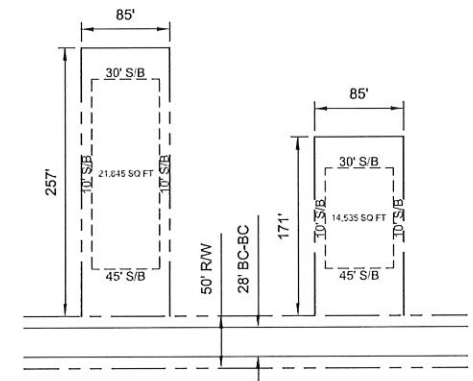
HOMES = 135,000 SQ FT (50' x 50' FOOTPRINT = 2,500 SF;  
2,500 SF x 54 HOMES = 135,000 SF)

TOTAL = 245,138.25 SQ FT (+/- 5.6 ACRES)

TOTAL PERCENTAGE: +/- 5.6 ACRES IMPERVIOUS ACRES = 16.3% OF TOTAL SITE AREA

**Utilities Summary**

- Owner to furnish/install necessary piping and equipment to provide water service to residential units (300 gpd/unit).
- Owner to furnish/install necessary piping and equipment to provide sewer service to residential units (300 gpd/unit).
- Fire protection service to be provided by the Fairburn Fire Department. Owner to furnish/install necessary piping and equipment to provide fire service connections to the development.
- Electrical service will be provided by GreyStone Power Corporation. Electrical service will be underground.
- Stormwater management will be accomplished by means of surface flow and subsurface piping. Water Quality Areas and Stormwater Detention facilities will be provided within the development to ensure that all captured stormwater to be released meets the required state water quality standards.



**TYPICAL LOT NOT TO SCALE**

**Curve Table**

Curve #	Length	Radius
C1	39.72	625.00
C2	82.75	625.00
C3	82.75	625.00
C4	98.55	625.00
C5	19.65	13.00
C6	206.74	140.00
C7	23.06	28.00
C8	43.70	50.00
C9	70.88	50.00
C10	49.23	50.00
C11	51.95	50.00
C12	23.69	50.00
C13	23.06	28.00
C14	31.50	190.00
C15	72.10	190.00
C16	73.04	190.00
C17	72.48	190.00
C18	31.45	190.00
C19	19.97	13.00
C20	11.29	525.00
C21	111.56	525.00

**Curve Table**

Curve #	Length	Radius
C22	3.66	190.00
C23	85.73	190.00
C24	88.89	190.00
C25	81.67	190.00
C26	23.06	28.00
C27	42.60	50.00
C28	36.75	50.00
C29	38.38	50.00
C30	37.31	50.00
C31	45.11	50.00
C32	37.30	50.00
C33	23.06	28.00
C34	20.42	13.00
C35	20.42	13.00
C36	191.54	140.00
C37	21.93	13.00
C38	66.76	140.00
C39	60.79	140.00
C40	104.44	140.00
C41	20.42	13.00
C42	23.06	28.00

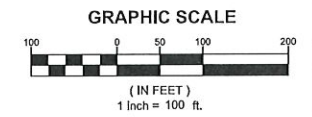
**Curve Table**

Curve #	Length	Radius
C43	61.92	50.00
C44	34.65	50.00
C45	38.20	50.00
C46	41.43	50.00
C47	63.26	50.00
C48	23.06	28.00
C49	20.42	13.00
C50	110.96	195.00
C51	31.39	195.00
C52	66.18	190.00
C53	85.73	190.00
C54	21.21	190.00
C55	21.49	13.00
C56	16.76	475.00
C57	88.92	575.00
C58	147.50	575.00
C59	97.19	575.00
C60	215.26	2208.09
C61	268.83	2208.09

FIELD SURVEY PERFORMED FOR BRENT HOLDINGS, LLC BY FALCON DESIGN CONSULTANTS ON 3/14/2019. TOPO OBTAINED BY FALCON DESIGN CONSULTANTS ON 2/18/20.

**FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0462F & 13121C0470F EFFECTIVE DATE SEPTEMBER 18, 2013, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.



CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE  
335 FORT CTR. DR. STE 200  
STOCKBRIDGE, GEORGIA 30284  
TEL: 770.336.0000 FAX: 770.336.0000

NEWNAN OFFICE  
40 GLENVIEW CT. STE. A  
NEWNAN, GEORGIA 30059  
TEL: 770.336.0000 FAX: 770.336.0000

CHICKING OFFICE  
500 FRENCH RD. STE. C  
CLAYTON, GEORGIA 31125  
TEL: 404.636.1000 FAX: 404.636.1000

www.falcon.com

PRELIMINARY PLAN FOR TRILLIUM RESERVE

LOCATED IN: LAND LOTS 45, 46, & 53, DISTRICT 9F CITY OF FAIRBURN, GEORGIA

REVISIONS

DATE	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1.800.350.4000

DATE:	5/20/20
SCALE:	1" = 100'
PROJ NUMBER:	210.001
DRAWN BY:	BL
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 037814

5/20/20

GSWCC# 0000069300

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

**3.0**



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

**SUBJECT: Rezoning [2020090] with a Concurrent Variance [2020095] – SCP Acquisitions, LLC**

( ) AGREEMENT      ( ) POLICY / DISCUSSION      ( ) CONTRACT  
( ) ORDINANCE      ( ) RESOLUTION      ( X ) OTHER

**Planning and Zoning Commission 08.04.20**

**Mayor and City Council: 09.14.20**

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

**BUDGET IMPACT:** None

**PUBLIC HEARING:** ( ) Yes      ( X ) No

---

SCP Acquisitions, LLC seeks to rezone 14.979 acres from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) to allow a 287 unit multi-family residential development with a concurrent variance to reduce the required parking from 2 spaces per unit to 1.50 spaces.

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**

APPLICATION INFORMATION

Rezoning [2020090] with a Concurrent Variance [2020095] – SCP Acquisitions, LLC

APPLICANT/PETITIONER INFORMATION

Property Owner: CLG Fairburn; Petitioner: SCP Acquisitions, LLC

PROPERTY INFORMATION

Address: 0 Renaissance Pkwy [parcel # 09F020100121204, 09F070300270483]

Land Lot and District: Land Lot 12, 13, 26, 27, District 9F

Frontage: Renaissance Pkwy

Area of Property: +/- 14.979 acres

Existing Zoning and Use: C-2 (General Commercial District) and Vacant

Overlay District: Highway 74 Overlay District

Prior Zoning Cases/History: None

2035 Comprehensive Future Land Use Map Designation: Highway Mixed Use/Commercial Character Area

Compatibility with Fairburn's 2035 Comprehensive Plan: The request to rezone property from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) to allow a 287 unit multi-family residential development is compatible with the Comprehensive Plan and Future Development Map.

Proposed Zoning: RM-36 (Multi-family Residential District)

MEETING AND HEARING DATES

Planning and Zoning Commission Meeting Tuesday, August 4, 2020

Mayor and City Council Public Hearing Monday, September 14, 2019

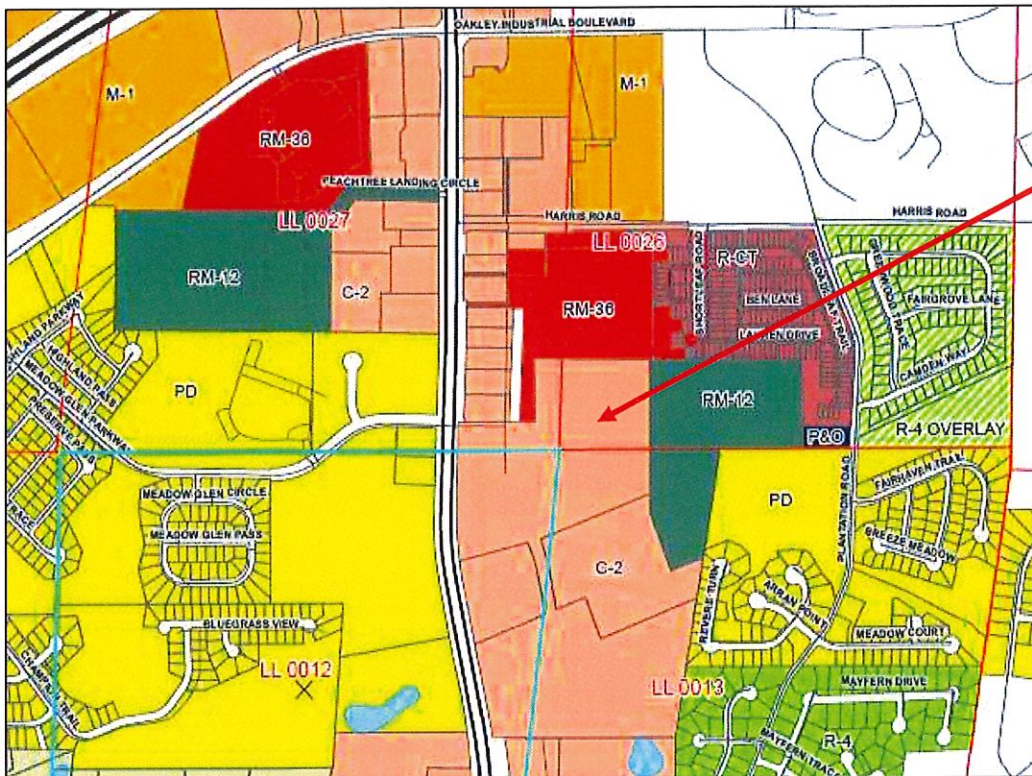
INTENT

A request rezone 14.979 acres from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) to allow a 287 unit multi-family residential development with a concurrent variance to reduce the required parking from 2 spaces per unit to 1.50 spaces.

SURROUNDING ZONING

North: RM-36 (Multi-family Residential District) and C-2 (General Commercial District)
East: RM-12 (Multi-family Residential District), R-CT (Residential Condominium/Townhouse District,) and R-4 Overlay (Single-family Residential District)
South: C-2 (General Commercial District)
West: C-2 (General Commercial District and PD (Planned Development)

## Zoning Map



0 Renaissance Pkwy  
287-unit multi-family  
residential development  
+/- 14.979 acres  
Zoned C-2 (General  
Commercial District)

### PUBLIC PARTICIPATION

The applicant held a public meeting on Wednesday, June 10, 2020 at 1:00 p.m. at Crofthouse Fairburn clubroom located at 6010 Renaissance Pkwy, Fairburn. There were no property owners in attendance at the meeting; therefore, there were no issues or concerns expressed.

### STAFF COMMENTS

Engineering/Public Works: No comments at this time.

Fire: No comments at this time.

Water and Sewer:  
Water and sanitary sewer services exist in the vicinity.

### ZONING IMPACT ANALYSIS

*A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The applicant is proposing to rezone the subject property to from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) for the construction of a 287-unit multi-family development with a concurrent variance to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit. There is a multi-family development adjacent to the proposed site and vacant land to the rear of the site is zone RM-12 (Multi-family Residential District). Also, there are other multi-family developments in the vicinity.

Staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby properties. The surrounding area consists of: RM-36 (Multi-family Residential District) and C-2 (General Commercial

Residential District) to the north, RM-12 (Multi-family Residential District), R-CT (Residential Condominium/Townhouse District) and R-4 Overlay (Single-family Residential District) to the east, C-2 (General Commercial District) to the south, and C-2 (General Commercial District), and PD (Planned Development) to the west.

**B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?**

Staff is of the opinion that the proposal if approved will not have an adverse impact on the use or usability of adjacent or nearby properties. The surrounding properties have a variety of uses, including apartments to the north, single-family residential lots to the east, and commercial to the south and west of the property.

**C. Does the property have a reasonable economic use as currently zoned?**

Staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

**D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

Staff is of the opinion that the proposed development will not cause an excessive or burdensome impact on the existing streets, transportation facilities, utilities, or schools.

Impact on Traffic

A traffic control light has been installed at the intersection of Meadow Glen Parkway and Senoia Road/Highway 74. The newly installed light will create easier and safer access for vehicles to travel onto Renaissance Parkway and Senoia Road/Highway 74. Also, the forthcoming I-85 at SR 74/Senoia Road partial cloverleaf interchange project is expected to reduce congestion and provide capacity on the roadway. The project is currently in the right-of-way phase with an anticipated construction start date of Fall 2021.

Impact on Utilities

There is water and sanitary sewer services in the vicinity of the proposed development.

Impact on Schools

Based on Fulton County Schools rezoning impact statement, the home schools for the proposed development are Oakley Elementary, Bear Creek Middle, and Creekside High School. The forecasted data for the 2020-2021 school year and proposed impact of the multi-family development are as follows:

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT	GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY	
				WITHOUT DEV	WITH DEV
Oakley Elementary	743 to 789	875	11 to 90	-132 to -86	-132 to 4
Bear Creek Middle	1,178 to 1,250	1,075	4 to 25	103 to 175	107 to 200
Creekside	1,787 to 1897	1,875	6 to 51	-88 to 22	-82 to 73
<b>TOTAL</b>			<b>21 to 166</b>		

**POSITIVE** values indicate numbers of students a facility is over state capacity and **NEGATIVE** values indicate number of students a facility is under state capacity.

The capacity indicates space. However, due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.

**E. Is the proposal in conformity with the policies and intent of the land use plan?**

Staff is of the opinion that the proposal is consistent with the Future Development Map, which designates the site as Highway Mixed Use/Commercial Character Area. The surrounding zoning classifications would support the proposed multi-family development. The development strategies for the Highway Mixed Use Character Area, as referenced in the Comprehensive Plan are:

- Vibrant commercial corridors that provide a comprehensive array of goods and services to Fairburn residents as well as Coweta and Fayette County residents.
- Smaller scale, walkable retail centers with a variety of stores and shops.
- Developments that are accessible and safe for pedestrians and cyclists, as well as automobiles.
- To promote a variety of housing types in the area
- Limit multi-family densities to no more than 16 units acre.
- Building height should be limited to three (3) stories.
- Multi-family and townhouse should be used as a transition from the intense commercial use to the residential uses.

The appropriate land use for the Highway Mixed Use Character Area, as referenced in the Comprehensive Plan are:

- Retail Sales of Goods (Clothing, Shoes, Accessories, Gifts, Sporting Goods, etc.)
- Grocery Stores
- Restaurants/Cafés
- Drug Stores/Pharmacies
- Dry Cleaners
- Medical and Professional Offices/Other Service Providers
- Theaters

The appropriate zoning districts in the Highway Mixed Use/Commercial Character area includes C-1 (Neighborhood Commercial), C-2 (General Commercial), O&I (Office Institutional), RM-12 (Multi-family Residential), and RM-36 (Multi-family Residential).

***F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?***

Staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal. However, the applicant states in the letter of intent, "the growth of Atlanta's southern I-85 corridor, coupled with the current development and expansion of Hartsfield-Jackson Airport lead us to believe there will be a continued increase in demand for housing in the immediate future."

***G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?***

Staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resource, environment, or citizens of Fairburn.

**VARIANCE CONSIDERATIONS**

**Section 80-251 Variances Considerations:**

- (1) 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; or
- (2) 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.



The applicant is requesting a concurrent variance as outlined below.

1. Variance from section 80-337(b)(1) to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit. (2020095)

*Findings:*

Staff is of the opinion that the request to reduce the required parking from 2 spaces per unit to 1.50 spaces per unit is in harmony with the intent of the Zoning Ordinance and would not be a detriment to adjacent properties. The proposed 287-unit multi-family residential development would require 574 parking spaces and the applicant is proposing 403 spaces and 30 garage spaces, a difference of 141 spaces. The off-street parking regulations does not provide separate standards for multi-family or single-family development. Both residential uses require 2 parking spaces per dwelling units. The applicant is proposing 186 one-bedroom units, 87 two-bedroom units and 14 three-bedroom units. Majority of the units are one and two bedroom units; therefore, additional parking spaces will not be required to accommodate the number of proposed units. Additionally, the request is consistent with industry standards (1 to 1.5 spaces for 1 bedroom, 1.5 to 2 spaces for 2 bedrooms and 1.75 to 2 spaces for 3 bedrooms). Therefore, based on these reasons, the staff recommends **APPROVAL** of this variance request.

**STAFF RECOMENDATION**

It is the opinion of staff that the rezoning request is in conformity with the Future Development Map, which designates the site as Highway Mixed Use. The rezoning of the property from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) will not adversely affect the surrounding properties. There are multi-family residential uses adjacent to the subject property and in the vicinity. The proposal to develop a multi-family residential development in the Highway 74/Senoia Road corridor is consistent with the goals and objectives of the Comprehensive Plan and the Highway Mixed Use appropriate uses. Also, an increase in residential density will provide a greater opportunity to attract quality retail and commercial development along the corridor. Therefore, based on these reasons staff recommends **APPROVAL CONDITIONAL** of the rezoning petition.

Should the Mayor and City Council decide to rezone the subject property from C-2 (General Commercial District) to RM-36 (Multi-family Residential District) to allow a 287-unit multi-family residential development, staff recommends the following conditions. The applicant's agreement to these conditions would not change staff's recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council:

A. To restrict the use of the subject property as follows:

1. Residential units at density no greater than 20 units per acre or 287 units, whichever is less.

B. To the owner's agreement to abide by the following:

1. The property shall be developed in substantial conformity with the Zoning Site Plan dated received May 28, 2019. Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the City Engineer or designee.

C. To the owner's agreement to the following site development considerations:

- a. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
- b. Full amenity package including recreation area, courtyards, swimming pool, fitness center and club room.
- c. The number of three (3) bedroom units shall be limited to no more than ten percent (10%) of the total number of units.

- d. Exterior materials shall be a minimum of thirty percent (30%) brick or stone and forty percent (40%) stone or other cementitious material. Vinyl siding and veneers shall be prohibited.
- e. All roof mounted equipment shall be screened from the public right-of-way.
- f. Property shall have an entry gate at all access points and a fence surrounding the residential portion of the property. Wood fencing material shall be prohibited. Stream buffers shall be excluded from this requirement.
- g. Garages shall be provided for ten (10) percent of total number of units.
- h. A minimum of two (2) alternative fuel vehicle charging stations.

**ATTACHMENTS**

Letter of Intent

Impact Analysis & Variance Considerations

Conceptual Site Plan dated received May 28, 2020

Building Elevations dated received May 28, 2020



May 28<sup>th</sup>, 2020

Tarika Peeks  
City of Fairburn Planning & Zoning Department  
26 W. Campbellton St.  
Fairburn, Ga 30213

Renaissance Pkwy Site  
Parcel ID# 09F020100121204 & 09F070300270483

Dear Tarika Peeks,

As the potential owner of land lots 12, 13, 26 and 27 in district 9 of the City of Fairburn, we would like to propose a change from the current zoning of C-2 to the zoning of RM-36, with concurrent variances relating to minimum parking spaces, as well as minimum 1 bedroom size. The concurrent variances requested would reduce the minimum parking spaces from 2 spaces per unit to 1.50 spaces per unit, ~~as well as reduce the minimum 1 bedroom size from 700 square feet to a minimum of 625 square feet.~~ *JP* Under the zoning category of RM-36, the property will be used as a multi-family residential development. The site plan we have submitted utilizes the allowable densities under the RM-36 zoning code, for a total of 287 apartment units. The apartment units will be accompanied by manicured park space, extensive resort style amenities, as well as top-of-market unit finishes and design that will continue to improve on the quality of construction in the City of Fairburn.


From our experience in the Fairburn market, after developing and operating both Solstice and Crothouse Fairburn, we have found 1.50 parking spaces per unit provides ample parking for the entire community. The market has also proven both a demand and desire for smaller 1 bedroom floor plan options within the available unit mix, as it provides a more affordable housing option, without compromising the quality of the apartment.

The SR-74 corridor provides a unique opportunity for high density multi-family housing. The locational advantage of SR-74 to I-85 means that many corporate professionals are able to choose this location over neighboring communities such as Peachtree City, Fayetteville, Newnan and Tyrone. With an ongoing 6 billion-dollar Hartsfield-Jackson expansion, as well as expansions by Amazon, Pinewood Studios, Atlanta Metro Studios, Walmart, Procter and Gamble and many others, we believe there is opportunity to continue to cultivate new residents for the Fairburn market. We believe that many of these new Fairburn residents will be young working professionals, many with disposable income. By granting South City Partners RM-36 zoning rights, The City of Fairburn will be able to continue growing its population, which in turn offers the opportunity to continue fostering the growth of restaurants, retail and other small businesses experiencing difficulties outlined in the Fairburn Urban Redevelopment Plan.

The team at South City Partners looks forward to hearing from you.

Sincerely,

South City Partners



Sean A. Rosko

Project Manager

3715 Northside Parkway, STE 1-310, Atlanta, Georgia 30327,  
Tel: 404-287-0063, Fax: 404-855-2845



## IMPACT ANALYSIS

Applicant: SCP Acquisitions, LLC

***Analyze the impact of the proposed rezoning and answer the following questions:***

1. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? The Proposed use for the property as multi-family residential is compatible with the surrounding residential, commercial and industrial businesses.
2. Does the proposal adversely affect the existing use or usability of adjacent or nearby property? The usability of surrounding properties will not be negatively affected. The proposed use will have a more positive affect on surrounding business and residents than the current zoning of C-2.
3. Does the property have a reasonable economic use as currently zoned? There is not a reasonable economic use as currently zoned. With the large abundance of shopping on Senoia Road, we believe multi-family residential is the highest and best use for this property.
4. Will the proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? We do not forecast this property causing a burden to any existing streets, transportation, utilities, or schools.
5. Is the proposal in conformity with the policies and intent of the land use plan? The land use plan calls for this area to be highway mixed use. While our plan does not specifically conform on site, it does conform in the larger sense, as it blends well into the existing residential and commercial surrounding this property.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal? The growth of Atlanta's southern I-85 corridor, coupled with the current development and expansion of Hartsfield-Jackson Airport lead us to believe there will be a continued increase in demand for housing in the immediate future.
7. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of Fairburn? No, this could not be considered environmentally adverse. With park space, and abundant landscaping, the property will be a positive addition to the environment and surrounding areas.

*Attach additional sheets as needed.*



May 28<sup>th</sup>, 2020

Tarika Peeks

City of Fairburn Planning & Zoning Department

26 W. Campbellton St.

Fairburn, Ga 30213

Renaissance Pkwy Site

Parcel ID# 09F020100121204 & 09F070300270483

Dear Tarika Peeks,

As the potential owner of land lots 12, 13, 26 and 27 in district 9 of the City of Fairburn, we would like to request a concurrent variance to coincide with the rezoning of parcel ID# 09F020100121204 & 09F070300270483. Our request is that a reduction be made in the parking requirement from the minimum 2 spaces per unit to a minimum of 1.50 parking spaces per unit.

From our prior experience in the Fairburn market with both Solstice and Crothouse Fairburn, we have found 1.50 parking spaces per unit provides ample parking for the entire community. With this variance granted, it will free up our abilities to provide more usable, amenity, and open space to the future residents.

The team at South City Partners looks forward to hearing from you.

Sincerely,

South City Partners

Sean A. Rosko

Project Manager

**CHECK ONE OF THE FOLLOWING REQUESTED VARIANCE TYPES IN SECTION II.**

**SECTION II VARIANCES REQUIRING PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL**

- 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.
- 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
- 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

**MINOR & ADMINISTRATIVE MINOR VARIANCES**  
**[NO PUBLIC HEARING REQUIRED]**

- 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)
- 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

**VARIANCE CONSIDERATIONS:**

1) 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; or  
\_\_\_\_\_ With relief, the zoning ordinance still serves its purpose.  
\_\_\_\_\_ The intent of the variance is to allow for more usable, open  
\_\_\_\_\_ space for the residents of the community.

2) 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; or  
The application of this particular zoning provision would create unnecessary  
\_\_\_\_\_ hardship for the owner as well as any residents of the development. An over  
\_\_\_\_\_ abundance of parking takes away valuable amenity space instead of adding  
\_\_\_\_\_ value to the property.

3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Site Data:**

Current Zoning: C-2  
Proposed Zoning: RM-36  
Hwy 74 Overlay  
Total Acreage: +/- 14.92 acres  
over 30% open space

**Total Units:**

+/- 287 multi-family units including:  
30 carriage units  
65% 1 bedroom units  
30% 2 bedroom units  
5% 3 bedroom units  
+/- 403 cars I.5/unit including  
30 garage spaces



RECEIVED  
C-2

MAY 28 2020

JP

Initial:  
SCP-Renaissance Park  
Fairburn, Georgia

b+c  
STUDIO  
LANDSCAPE  
ARCHITECTURE,  
DESIGN & PLANNING

summit  
Engineering Consultants, Inc.  
SOUTH CITY  
PARTNERS



Zoning Plan

April 6, 2020

This artist rendering is illustrative and conceptual in nature and subject to change without notice.



# RENAISSANCE PARKWAY

FAIRBURN, GEORGIA  
CONCEPTUAL DESIGN • 04-03-2020

SCP2020-02

RECEIVED

MAY 28 2020

Initial: SP

**DYNAMIK**  
DESIGN





## RENAISSANCE PARKWAY

FAIRBURN, GEORGIA  
CONCEPTUAL DESIGN • 04-03-2020

SCP2020-02



DARK VINYL WINDOWS  
 ASPHALT SHINGLES  
 DARK GRAY CEMENTITIOUS LAP SIDING  
 BEIGE CEMENTITIOUS PANEL  
 DARK GRAY CEMENTITIOUS PANEL



DARK GRAY CEMENTITIOUS PANEL  
 DARK VINYL WINDOWS  
 DARK GRAY CEMENTITIOUS BOARD AND BATTEN  
 ASPHALT SHINGLES  
 DARK GRAY CEMENTITIOUS LAP SIDING  
 STONE (BEIGE)  
 DARK GRAY CEMENTITIOUS TRIM  
 DARK GRAY CEMENTITIOUS PANEL  
 BEIGE CEMENTITIOUS PANEL  
 BLACK STEEL PICKET RAILING



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