City of Fairburn
Planning and Zoning
Agenda

May 5, 2026
7:00 PM

Michelle James, Chairperson

Elizabeth Echols, Commissioner
Lina Parker, Commissioner
Jason Jones, Commissioner

Tony Smith, Commissioner
Kenneth Williams, Commissioner

Mrs. Valerie Ross — City Attorney
Ms. Denise Brookins — Planning & Zoning Director
Mr. Chancellor Felton — City Planner

I. Meeting Called to Order:

II. Determination of a Quorum:

III. Pledge of Allegiance:

IV. Approval of the Meeting Agenda:

V. Approval of the Minutes:

VI. Public Comments:

VII. Old Business:

VIII. Public Hearings:

IX. New Business:

1. Adult Daycare Center Text Amendment:
2. NexMetro Rezoning and Variance:
3. Final Plat - Phase 1 Vickers Point:
4. VIDA Concept Plan:

X. Adjournment:

When an Executive Session is required, one will be called for the following Issues:
(1) Litigation

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Adult Daycare Center Text Amendment

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 05/01/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 05/11/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
To provide a recommendation to the Mayor and City Council regarding proposed amendments to Chapter 80 (Zoning), including Article II (Zoning Districts) and Article IV (Administrative Permits and Use Permits), to incorporate and regulate adult day care centers as a permitted conditional use within specified zoning districts.

HISTORY:
A property owner requested to establish an adult day care center within the City of Fairburn. While the City's zoning ordinance currently includes a definition for adult day care centers, such use is not listed as permitted or conditional in any zoning district. Additionally, no development standards currently exist to regulate this use.

FACTS AND ISSUES:
Adult day care centers address increasing caregiving needs within modern families. However, the absence of zoning classification and development standards presents regulatory gaps. Key considerations include compatibility with residential neighborhoods, compliance with State and Federal regulations, and protection of both adjacent properties and facility clients. Proposed amendments introduce adult day care centers as a conditional use in AG, R-1, R-2, R-3, O&I, and P&O zoning districts, along with supplemental standards addressing location, spacing, operations, site design, and buffering requirements.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends that the Planning and Zoning Commission recommend approval to the Mayor and

City Council for the proposed amendments to Chapter 80 (Zoning), including revisions to Sections 71, 72 (R-1, R-2, R-3), 80 (O&I), Section 87.1 (P&O), and Article IV, to establish adult day care centers as a conditional use with associated development standards.

ATTACHMENTS:

1. Adult Day Care Center Text Amendment Staff Report

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: May 5, 2026

Agenda Item: Adult day care center in AG, R-1, R-2, R-3, O&I, and P&O – Request to review the text amendments.

Purposes

For the Planning and Zoning Commission to make a recommendation to the Mayor and Council on amendments to Chapter 80 (Zoning), Article II (Zoning Districts), Section 71 (AG Agricultural Zoning District), Subsection d (Conditional Uses), Use Permit Uses, 29; Section 72 (R-1 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 16; Section 72 (R-2 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18; Section 72 (R-3 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18; 80 (O&I Office Institutional Zoning District), Subsection e (Conditional Uses), 22; Section 87.1 (P&O Parks and Open Space Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18; and Article IV (Administrative Permits and Use Permits).

Background

A property owner wanted to open an adult day care center in the City of Fairburn. The City of Fairburn has a definition for adult day care centers, but adult day care centers are not listed as a use in any zoning district. There are also no development standards for adult day care centers.

Discussion

Adult day care centers are needed to address caretaking issues in the modern family. To protect the neighbors from any unnecessary hardships in residential zoning districts, make sure that all adult day care centers adhere to State and Federal laws, and protect the clients of the adult day care centers, several supplemental regulations have been recommended to address any future issues that may arise as a result of this permitted use.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend **APPROVAL** to the Mayor and City Council for amendments to Chapter 80 (Zoning), Article II (Zoning Districts), Section 71 (AG Agricultural Zoning District), Subsection d (Conditional Uses), Use Permit Uses, 29; Section 72 (R-1 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 16; Section 72 (R-2 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18;

Section 72 (R-3 Single-family Residential Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18; 80 (O&I Office Institutional Zoning District), Subsection e (Conditional Uses), 22; Section 87.1 (P&O Parks and Open Space Zoning District), Subsection e (Conditional Uses), Use Permit Uses, 18; and Article IV (Administrative Permits and Use Permits).

Summary of the Text Changes:

Sec. 80-242. – Adult day care center.

a) *Allowable districts:* AG, R-1, R-2, R-3, O&I, and P&O.
b) *Standards:*
    1) Only allowed in single-family zoning districts in conjunction with an institutional use such as a church, temple, place of worship, or a hospital.
    2) Facility shall be for adults over the age of 18, excluding staff.
    3) In single-family residential zoning districts, adult day care centers shall be located a minimum of 500 feet from each other as measured from respective property lines.
    4) The use shall comply with all applicable local, State, and Federal requirements for standards, licensing, and inspections provided to the Department of Planning and Zoning prior to the issuance of a certificate of occupancy and occupational tax certificate.
    5) Provide minimum landscape strips, buffers, and improvement setbacks as specified for the O&I Zoning District.
    6) Provide an outdoor recreation area with a minimum of 100 square feet and a minimum of a six-foot-high opaque fence. For adult daycare facilities, at least 150 square feet of outdoor area for seating or exercise shall be provided for each adult under care.
    7) Outdoor recreation areas shall be located within the rear or side yards.
    8) The hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.
    9) No parking allowed in the minimum front yard setback.
    10) Driveway design shall permit vehicles to exit the property in a forward direction.
    11) In single-family residential zoning districts, adult day care centers shall maintain a residential appearance compatible with the neighborhood and not be detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities.

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: NexMetro Rezoning and Variance

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 05/01/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 06/22/2026 (Tentative)

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide a recommendation to the Mayor and City Council regarding a rezoning request from O&I (Office and Institutional) and AG (Agricultural) to PD (Planned Development), including a variance request, for the purpose of developing a mixed-use residential community consisting of attached and detached rental units, amenities, conservation areas, and a public park

HISTORY:

The subject property, approximately 21 acres with frontage on Milam Road, is currently undeveloped and designated as Suburban Neighborhood in the Comprehensive Plan. The applicant proposes a multifamily-focused development with associated amenities and public park dedication. Community engagement included two public meetings and written correspondence, with concerns primarily related to traffic, density, and compatibility with the surrounding area.

FACTS AND ISSUES:

The applicant is proposing a 175-unit residential development consisting of one, two, and three-bedroom rental units supported by a centralized amenity area, internal parking, a conservation area, and a publicly dedicated park. While the development introduces housing diversity and recreational amenities, the proposal raises several planning and policy concerns. The subject property is designated as Suburban Neighborhood in the Comprehensive Plan, which emphasizes lower-density residential development patterns, primarily single-family housing, and does not support multifamily development at the scale proposed.

Additionally, the request includes a variance to permit multifamily units along the perimeter of the development where such placement is otherwise restricted, further intensifying compatibility concerns with adjacent residential uses. Infrastructure capacity has not been fully verified, as the applicant has

not provided detailed documentation demonstrating that water, sewer, and transportation systems can adequately support the development.

Traffic remains a significant issue. Although a traffic impact study was submitted, it does not fully evaluate cumulative impacts from other approved or planned developments in the corridor or account for major transportation improvements, including the I-85 and SR 74 interchange project. As a result, the analysis does not comprehensively address long-term corridor performance, safety, or congestion. Public feedback reflects strong concern regarding increased traffic, density, stormwater runoff, and potential impacts on property values. While the proposal may contribute to housing supply and economic growth, these benefits must be weighed against inconsistencies with adopted planning policies, potential strain on infrastructure, and compatibility with the surrounding community

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends denial of the rezoning and variance request based on inconsistency with the Comprehensive Plan, incompatibility with the Suburban Neighborhood designation, and insufficient analysis of infrastructure and traffic impacts. If approved, staff recommends conditions including updated traffic analysis, infrastructure planning, park design and dedication requirements, phased development, and full developer responsibility for associated improvements.

ATTACHMENTS:

1. Staff Report_Next Metro_05012025
2. Milam Road LOI - v4 - CLEAN
3. 1st Review_Traffic Study_Milam Road Residential TIS
4. Rezoning Application - Executed - public participation
5. CR100_MILAM RD_ZONING PLAN
6. CR100_MILAM RD-RENDERING
7. Variance_Application_
8. Community Meetings - Combined Sign In and Comment Sheets
9. JOB 19125 MCKAGEN JONES LIST MAILED TO FOR ZONING MEETING
10. Public Notice Letter - 3.3.26 meeting
11. Public Notice Letter - 4.23.26 meeting
12. Responses Comm. Participation - final clean
13. USPS PostalOne! ACCEPTANCE RECEIPT - 2nd meeting
14. USPS PostalOne! ACCEPTANCE RECEIPT
15. Resident Comments _Sent to the City_1
16. Resident_Letters_Sent to the City_2

CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM

From: Denise Brookins, Planning and Zoning Director

Date: May 1, 2026

Agenda Item: **NextMetro**
The applicant has requested rezoning of the parcels from the AG-Agricultural and Office and Institutional zoning districts to Planned Development and has also submitted a concurrent variance request.

APPLICANT/PETITIONER INFORMATION		
Property Owner Name	**Address**	**Tax Parcel**
Rivers Family Trust The ET AL	0 Milam RD	09F020400070143
Rivers Family Trust The ET AL	0 Milam RD	09F020400070093

PROPERTY INFORMATION	
Frontage:	Milam Road
Area of Property:	21-/+ acres
Existing Zoning and Use:	Undeveloped
Overlay District:	N/A
Prior Zoning Cases/History:	N/A
Comprehensive Future Land Use Map Designation:	Suburban Neighborhood: This area promotes community-focused neighborhoods with a higher intensity than low-density residential areas. It supports a variety of housing styles to meet the needs of a diverse population, while still maintaining a suburban feel. Development Types: Conservation; parks and recreation; public/ institutional uses (schools, places of worship, and civic facilities); small- to medium-lot single-family detached houses; conservation subdivisions when located in an area with significant tree canopy or presence of water; suburban single-family subdivisions; cottage courts; accessory dwelling units (ADUs).

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES	
North:	R-4 – Single Family Residential District.
East:	Open Space and MHP, Manufactured Home Park District.
South:	R-70, Single-Family Residential District.
West:	O-I -Private School

BACKGROUND

The applicant is seeking to rezone the properties from O&I and AG to PD for the purpose of constructing a mixed-use development consisting of a mix of attached and detached dwelling units for rent with surrounding amenities, a conservation park, and dedicated public community park. The application also includes a variance request for relief from Section 80.87(i)(3) of the Zoning Ordinance, which states: "multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."

The conceptual site plans illustrate the following key features:

- Residential Use, consisting of:
    - 175 dwellings units (consisting of 52 one-bedroom dwellings; 70 two-bedroom dwellings, and 53 three-bedroom dwellings;)
    - A centralized amenity area including a clubhouse/leasing office, resort style pool; community lawn, dog park, walking trail, BBQ grilling pavilion, and fire pit;
- On-street parking, and detached garage/enclosed spaces for residents of the community;
- Community Park proposed to be dedicated to the City for use by the residents of the Development and the surrounding area.
- Conservation use, preserving an area around and near a stream course in the southeastern corner of the Property, which would include a walking trail.

Public Participation:

Several letters were submitted from the community in opposition to the request, and the applicant held two community meetings with significant turnout. The applicant has provided a response to all comments received during these community meetings. The primary concerns raised by residents related to traffic and density.

The applicant has submitted the full set of comments collected during the community meetings.

A summary of each concern and the applicant's response is presented below.

- Comment/Concern: Desire for more public space
- Comment/Concern: Opposition to a parking lot for the park area
- Comment/Concern: Why is NexMetro dedicating a park to the City?
- Comment/Concern: How will the City ensure that NexMetro will dedicate the park?
- Comment/Concern: Existing or increased traffic congestion
- Comment/Concern: There is too much development in the area; the property should remain undeveloped.
- Comment/Concern: Can an entrance be built on Thompson Road in Fayette County?
- Comment/Concern: Desire for owner-occupied dwelling as opposed to for-rent dwellings; opposition to for-rent dwellings
- Comment/Concern: Desire for commercial (e.g., grocery store) as opposed to residential
- Comment/Concern: When will these homes be available for rent? What is the rental rate for these homes?
- Comment/Concern: Concern that the proposed development will decrease home values in the area
- Comment/Concern: Increased stormwater runoff
- Comment/Concern: Desire for sidewalks on Milam Road
- Comment/Concern: A transmission line is proposed through the property.

STAFF COMMENTS

A. Infrastructure Review

The applicant states that public utilities, roadway connections, and service demands associated with the development can be readily accommodated by existing systems without requiring extraordinary upgrades or creating adverse operational impacts. However, utility verification letters or detailed capacity analyses have not been provided to substantiate this assertion.

B. Fire Department Comments:

The Fire Department reported that there are currently no concerns regarding the development at this stage of review.

C. Public Works Comments:

Review Comments:

1. The proposed development does not align with the current zoning or the Future Land Use Map.
2. Every developer of lands within the jurisdiction of this chapter shall provide the public improvements included in this chapter, in accordance with these land development standards and other pertinent ordinances, codes, and regulations of the city. These public improvements, together with associated rights-of-way, easements, and other lands, shall be provided at no cost to the city and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation. [Sec. 71-4]
3. Any developer of land within the incorporated city shall first submit to the city such plans, plats, or construction drawings as may be required by these regulations and receive approval of those documents by the city prior to the initiation of development activities. Approval of plans, plats, or construction drawings by the city shall not imply nor transfer acceptance of responsibility for the application of the principles of engineering, surveying, architecture, landscape architecture, or any other profession from the professional corporation or individual under whose hand or supervision the plans, plats, or construction drawings were prepared and sealed. [Se. 71-5]
4. Nothing in these regulations shall impose any obligation on the city to obtain or assist in obtaining permits, approvals, and/or clearances from other local, state, or federal agencies having jurisdiction over elements of a project. It is solely the developer's responsibility to obtain all such required permits, approvals, and/or clearances. The developer shall furnish the city with copies of all such permits, approvals, and/or clearances before authorization to proceed with development is requested. [Sec. 71-6]
5. Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements [Sec. 71-36 (c)].
6. Please note that when property fronting on a city street is to be developed or when the property is to be accessed from a city street, the developer shall cause to be constructed roadway improvements (pavement, signing, striping, curb and gutter and drainage) which are required along the existing road across the entire property frontage at no cost to the city. Required improvements shall not be less than provided in the regulations for the designated street classification. [Sec. 71-37 (a)]
7. Turning lanes may be required by the city to meet projected traffic demand and/or safe operations, as determined by the city engineer. When provided, turning lanes shall meet the following criteria:

    - Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
    - Provide taper lengths of not less than 100 feet.
    - Longer storage and taper lengths may be required when traffic projections indicate they are justified.

[Sec. 71-38 (4)]

Please ensure that these requirements have been satisfied on the Concept Plan.

8. Traffic control devices consisting of street name signs, traffic control signs, traffic markings, and traffic signals shall be provided by the developer as appropriate to serve each development. [Sec 71-47 (a)] ***Please note that a traffic study, including a trip generation analysis, will be required to be submitted and approved prior to final plan approval.***

9. Milam Road will be required to be overlaid 1" with 9.5mm A.C. in accordance with City of Fairburn Detail No. R012. *However, the 1.5"mill & inlay of access road would also be acceptable and preferred.*
Please ensure that these requirements have been satisfied on the Concept Plan.

10. In the event that a development has access to a substandard street and if that substandard street provides the primary means of access to the development, the substandard street, except as indicated in subsection (c) of this section, shall be fully upgraded and the full width of the roadway overlaid with asphaltic concrete surface course along the entire property frontage and continuing to the nearest standard paved road along the route of primary access. [Sec. 71-39 (a)]
11. Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the state department of transportation Standard Specifications for Road and Bridge Construction, including all amendments [Sec. 71-42].
12. The proposed entrance(s) on Milam Road are subject to the latest edition of the GDOT Regulations for Driveway and Encroachment Control (Sec. 71-42); as such, the first driveway should be aligned with the existing driveway on the opposite side of the street. In addition, the minimum distance between the proposed driveways on Landrum Road is required to be 125' (from radius return to radius return) based on the posted speed limit of 25mph. Lastly, the radius return of proposed driveways must be a minimum of 4' from the property line.
Please ensure that these requirements have been satisfied on the Concept Plan.
13. The installation of commercial driveways will be required at the proposed Milam Road entrances to delineate public from private. In doing so, the proposed driveways should extend a minimum of twelve (12) feet or to the proposed right-of-way line, whichever is furthest.
14. Will a connection to the city park occur here with a gate?
15. Provide Left Turn Deceleration Lanes In Milam Road (Both Entrances) PER CODE SECTION 71-40
16. PI 0007841, I-85 at SR 74/Senoia Road Interchange improvement: Includes reconstruction of interchange, widen 3 miles of I-85, widen SR 74 from City Lake Road to Milam Road, completion Fall 2027. Study should explain why it was not incorporated into analysis OR state whether the study assumed existing geometry / pre-improvements for conservative purposes.
17. Distribution is consistent with observed corridor volumes and regional travel patterns towards SR 74 and I-85 access.
18. While improvements are likely need at this study intersection, the impacts of this development do not worsen any movements or intersections that aren't already failing.
19. Synchro reports do not provide 95% projected queues. The westbound approach likely experiences long queues during AM and PM peaks. A WB right turn lane may be justified to better serve the development traffic. However, this is an existing concern and not greatly impacted by the addition of development traffic.
20. Please provide recommended full storage and taper lengths: FYI - GDOT Standard @45mph - right-turn deceleration lane 175' full storage and 100' taper.

Other: Traffic Study Comments:

- Page 6, Section B.1 Programmed Improvements and Adjacent Developments
    - Study should reference PI 0007841, I-85 at SR 74/Senoia Road Interchange Improvement Project. This project includes reconstruction of the interchange, widening of I-85 for 3 miles, widening of SR 74 from City Lake Road to Milam Road, with an anticipated completion date of Fall 2027. Study should explain why it was not incorporated into the analysis or revise as needed.
        1. Page 6, Figure 8: 2028 Build Year Lane Configurations and Intersection Control
    - Please provide recommended full storage and taper lengths for the proposed right-turn lanes at each of the site driveways. GDOT guidelines at 45 MPH suggest 175' full storage and 100' taper.
        1. General Comment

- Please provide 95th percentile queue lengths for the critical study approaches, particularly at SR 74 at Milam Road, in addition to the 50th percentile values currently included within the synchro output files. Given the reported LOS E/F conditions and v/c ratios approaching 1.00, the 95th percentile queue is more appropriate for evaluating storage adequacy and potential spillback impacts.
    1. Staff Questions:
- Does NV5 address whether the existing and planned transportation infrastructure at Milam / SR 74 is adequate to support this additional multifamily density in the context of other approved projects (e.g., Middleburg), consistent with the balanced-growth goal?
    1. § Not fully. NV5 evaluates the project under Existing, 2028 No-Build, and 2028 Build conditions, but the report expressly states that there are "no known programmed improvements or adjacent developments" expected to significantly alter traffic patterns in the study area. The report therefore does not appear to explicitly account for other corridor projects such as Middleburg or for the major GDOT I-85 / SR 74 interchange project. That matters because Fairburn's own pending development page lists KBD/Middleburg at 5650 Milam Rd as an active mixed-use concept plan, and GDOT is advancing the I-85 at SR 74 interchange improvements, including widening SR 74 from City Lake Road to Milam Road, with completion shown as Fall 2027. As a result, the TIS supports a project-specific finding, but it does not fully establish cumulative corridor adequacy in the context of other approved or active projects.
- If traffic from multiple SR 74 / Milam corridor projects pushes LOS and queues deeper into E/F, does the Comp Plan's balanced-growth policy suggest a need for more mitigation or phasing, rather than just the proposed measures in the study?
    1. § Potentially. NV5's report shows that SR 74 / Milam is already operating poorly on key side street movements in No-Build and continues to do so in Build, but it concludes that no external intersection improvements are required because the project does not create a new failing condition and the site driveways operate acceptably. We concur with this conclusion. However, if Fairburn is evaluating corridor performance under a broader policy lens, and if multiple developments collectively deepen LOS/queues into E/F, then it would be reasonable for the City to consider additional mitigation.
- Has NV5 study sufficiently evaluated safety metrics (conflict points, speed environment, pedestrian exposure) at SR 74 / Milam and along Milam, or only LOS and delay?
    1. § Mostly LOS/delay, plus driveway turn-lane warrants. The report describes roadway classification and posted speeds, but does not document crash analysis, conflict analysis, speed study, pedestrian/bicycle exposure assessment, sight-distance review, or multimodal safety assessment. If Fairburn wants a broader safety finding, the current TIS does not fully provide it.
    2. The NV5 TIS is generally sufficient as a conventional project traffic impact study, but does not fully address the City's broader policy questions related to cumulative corridor adequacy, balanced growth in the context of other active projects, and multimodal/safety performance

21. The installation of ADA ramps with truncated domes and crosswalks will be required at the proposed entrance(s).
    Please ensure that these requirements have been satisfied on the Concept Plan.
22. All pavement markings installed on asphalt within the public right-of-way shall be thermoplastic material; 1.5-inch black contrast tape shall be installed for crosswalks on concrete.
23. The developer shall provide all necessary street lighting in accordance with the standards of the American National Standard Practice for Roadway Lighting, current edition. The developer shall provide such lighting at no cost to the city. [Sec. 71-48]
24. If existing water mains and/or sanitary sewers must be extended to serve a development, the developer shall install or have installed the necessary extensions at no cost to the city under the existing city policy and procedures at plan approval time. [Sec. 71-74]
25. No open cuts on roadways will be permitted except by special written permission of the city engineer. [Sec. 71-72 (b)]
26. Any proposed utility open cut(s) on Milam Road shall be restored in accordance with City of Fairburn Detail No. R007.
27. Development plans including site grading and drainage plans should be developed to minimize disruption of natural drainage patterns on properties. Additionally, no increases in stormwater runoff rates shall be allowed at any discharge point on the site. The baseline conditions shall be based on an analysis of the stormwater discharge rates from the site in its existing condition and shall model any depression storage and/or detention storage. [Sec. 65-354 (a)(1)]
28. All stormwater runoff generated from a site shall be adequately treated before discharge. [Sec. 65-112]
29. (a) All utility lines within the city in residential, office and commercial zoning districts shall be placed underground within the following exceptions:
    (1) Those lines that were existing overhead as of January 1, 2003;
    (2) Those lines, temporary in nature, which are intended to provide service to an area for a period not to exceed 180 days, subject to the approval of the city administrator: and
    (3) Major transmission lines which do not provide service to adjoining properties, subject to the approval of the city administrator.
    [Sec. 71-72 (a)]
30. Permanent easements for public electrical, water and sanitary sewer facilities shall be dedicated to the city. The minimum width permanent easements for a single utility shall be 20 feet. Where more than one utility has a common easement, the minimum easement width shall be increased by ten feet for each additional utility. [Sec. 71-73].
31. An executed Stormwater Facility Agreement is required prior to Site DevelopmentPlan approval and the issuance of a Land Disturbance Permit (LDP) in accordance with Section 65-87 of the City of Fairburn' Code of Ordinances.
32. An Erosion Control Bond will be required prior to the issuance of a Land Disturbance Permit in accordance with Section 65-23 (b)(6) of the City of Fairburn's Code of Ordinances.

(a) In ruling upon any application for a zoning map amendment, or any other zoning decision, the mayor and council shall act in the best interest of the health, safety, morals and general welfare of the city. In doing so, they will consider one or more of the following standards of review which are relevant to the application:

(1) Whether the proposal is consistent and/or compatible with the city's plans, goals and objectives reflected in the city's comprehensive plan.

The City of Fairburn defines multifamily housing as: "A dwelling unit within a building or group of buildings on a common lot containing separate living units for four or more families, with separate or shared entrances, including apartments and condominiums. These are specifically distinguished from units defined as single-family attached dwellings (townhouses)."

Per the city ordinance, the applicant is requesting approval to develop a master-planned community consisting of only one type of residential development: multifamily. However, the comprehensive plan explicitly encourages the following development types:

- Conservation; Parks and Recreation;
- Public/Institutional Uses (Schools, Places Of Worship, And Civic Facilities);
- Small- To Medium-Lot Single-Family Detached Houses;
- Conservation Subdivisions When Located In An Area With Significant Tree Canopy
- Or Presence of Water; Suburban Single-Family Subdivisions;
- Cottage Courts; Accessory Dwelling Units (ADU'S).

The approved comprehensive plan encourages multifamily development in the Downtown Core and Highway Mixed-Use areas but does not support this use for the subject properties, which are designated as Suburban Neighborhood. While the recently adopted plan does not specifically define cottage courts, a common industry definition describes them as "a group of small (1 to 1.5-story*), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element, and unit entrances should open onto it. It replaces the function of a rear yard." Although the proposed development includes a large lawn, only about 19% of the units in the concept plan would have an entrance near the shared court or lawn.

Most of the proposed large public park areas are located outside the city limits, so development standards are set by another jurisdiction. The City of Fairburn does not have the authority to change or modify zoning outside its boundaries.

The comprehensive plan encourages traffic-calming measures to improve neighborhood safety along Milam Road. The applicant has not provided details on any proposed improvements. Both the applicant's team and the city's traffic engineers acknowledge that key side-street movements operate poorly in both the No-Build and Build scenarios. They concluded that no external intersection improvements are required because the project does not create a new failing condition and the site driveways are projected to operate acceptably.

City traffic engineers also stated, "NV5 evaluates the project under Existing, 2028 No-Build, and 2028 Build conditions, but the report expressly states that there are 'no known programmed improvements or adjacent developments' expected to significantly alter traffic patterns in the study area." The report does not explicitly account for other corridor projects such as Middleburg or the major GDOT I-85 / SR 74 interchange project. This is important because Fairburn's pending

development page lists KBD/Middleburg at 5650 Milam Rd as an active mixed-use concept plan, and GDOT is advancing the I-85 at SR 74 interchange improvements, including widening SR 74 from City Lake Road to Milam Road, with completion expected in Fall 2027. As a result, the TIS supports a project-specific finding but does not fully establish cumulative corridor adequacy in the context of other approved or active projects.

(2) How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme.

The applicant has provided site plan with sufficient details regarding the proposed development.

(3) How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community.

The PD (Planned Development) Zoning District is established for land areas and projects that include a combination of three or more of the following uses: single-family residential, multifamily residential, commercial, office, institutional, industrial, and conservation. This development site represents one of the last remaining parcels along Milam Road within the city limits. Although the proposed development would introduce additional density that could help support long-term economic development objectives, it may negatively affect existing neighborhoods and schools because of insufficient infrastructure to accommodate the increased demand,

(4) Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts.

There are other planned and approved multifamily developments in the area.

5.How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area.

The development and elevation provided are compatible with the corridor's aesthetic.

(6) Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan.

Compared to existing uses within the city limits, recent development along the corridor primarily consists of traditional single-family homes, commercial properties, and one school. In contrast, approved and pending developments feature higher densities and different development patterns.

(7) How the proposal impacts the public health, safety, and general welfare.

The primary public safety concern is traffic, specifically whether the development will adequately address level of service (LOS), delay, and driveway turn-lane warrants. The submitted traffic report describes roadway classification and posted speeds; however, it does not include crash analysis, conflict analysis, speed study, pedestrian and bicycle exposure assessment, sight-distance review, or a multimodal safety assessment. For a comprehensive public safety evaluation, the traffic analysis should address these broader safety considerations, which the current report does not fully provide.

(8) How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds.

The applicant has not provided detailed information regarding capacity related to water, sewer other public facilities.

(9) How the proposal impacts traffic safety and congestion.

As was mentioned by several residents, traffic safety is major concern, specifically whether the development will adequately address level of service (LOS), delay, and driveway turn-lane warrants. The submitted traffic report describes roadway classification and posted speeds; however, it does not include crash analysis, conflict analysis, speed study, pedestrian and bicycle exposure assessment, sight-distance review, or a multimodal safety assessment. For a comprehensive public safety evaluation, the traffic analysis should address these broader safety considerations, which the current report does not fully provide.

(10) How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity.
There are no concerns related to environmental conditions.

(11) How the proposal impacts the provision of adequate light and air.
There are no concerns regarding adequate light or air, as the development is focused on residential and does not include industrial uses.

(12) How the proposal impacts the value of adjacent property.
The applicant has not provided market data. However, the previously approved Housing Market Study identified potential for one average-sized rental SFD community of 100 units. This request represents more than 50% of the anticipated market demand in a single development.

(13) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations.
The development is not allowed with the current zoning designation.

Variance Standards

The primary variances and concurrent variances shall only be granted upon showing that:

Harmony with General Purpose - Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning chapter

- If granted, the requested variance would not align with the City of Fairburn's adopted Comprehensive Plan. The requested amendment aligns more with the designation of the Downtown Core and Highway Mixed Use areas.

Extraordinary Conditions Creating Hardship - The application of the particular provision of the zoning chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public

- The applicant needs to update the existing survey, the wetland area is illustrated on the concept plan but not the survey, the details are required to illustrate exceptional conditions.

Sign-Specific Hardship - 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

N/A

Staff Recommendation:

The proposed master planned development does not align with the density recommended in the comprehensive plan. The adopted plan specifically states that, with the exception of projects already underway or approved, there should be limited additional development in the SR 74/Senoia Road corridor until a specific area plan is established. This plan must address infrastructure needed to accommodate recent growth, improved streetscapes, and opportunities to create a better sense of place.

The rezoning request does not align with the recommended residential uses and growth policy outlined in the comprehensive plan. Staff has reviewed this application, including details provided, existing zoning on this property and adjacent properties, current property use, level of development occurring in the area, existing infrastructure, and natural resources. Based on this analysis, staff cannot support the rezoning or variance request. If the rezoning request and variance is approved, additional analysis should be conducted to understand traffic impacts and ensure adequate public infrastructure can be provided. Should the request be approved, staff recommend the following conditions:

1. The applicant shall update the traffic study and provide improvements as recommended by the comprehensive plan and/or the Public Works Director
2. Detailed park design plans, including site layout, amenities, landscaping, and grading plans, shall be submitted for review
3. A phasing plan shall be submitted showing the sequence of development and corresponding infrastructure improvements
4. approval by the Parks and Recreation Department and Planning Department prior to land disturbance permit
5. Park design shall comply with ADA accessibility requirements throughout
6. The applicant shall be responsible for all costs associated with park infrastructure, including but not limited to:
    a. Water and sewer line extensions to serve park restroom facilities, irrigation systems, and drinking fountains
    b. Electrical service and distribution for park lighting, outlets, and amenities
    c. Stormwater management systems specific to the park area, including detention/retention facilities
    d. Access roads, parking areas, and internal pathways constructed to city standards
    e. Grading, drainage, and erosion control measure
7. Park plans shall identify all proposed amenities (playground equipment, walking trails, benches, pavilions, sports facilities, restrooms, etc.) with specifications and materials
8. Prior the LDP permit in both Fairburn and Fayette County (if required), all approved park parcels shall be deeded to the City of Fairburn
9. Prior to issuance of any building permits, all parks and public amenities areas must be constructed
10. All park infrastructure shall be inspected and approved by the appropriate city departments prior to dedication and acceptance of the park by the City of Fairburn
11. Developer shall be responsible for all costs associated with utility extensions and upgrades necessitated by this development

Steven L. Jones

MCKAGEN JONES

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Friday, January 23, 2026

Fairburn Mayor and City Council
c/o Ms. Brenda James, City Clerk
56 Malone Street
Fairburn, GA. 30213
bjames@fairburn.com

Fairburn Planning and Zoning Department
c/o Ms. Denise Brookins, Director of Planning and Zoning
314 NW Broad Street
Fairburn, GA. 30213
dbrookins@fairburn.com

RE: Fulton County Tax Assessor Parcel Identification Numbers ("TPNs"): 09F020400070093 and 09F020400070143; collectively totaling 21.89 +/- acres; incorporated herein by this reference (collectively, the "Property");
Rezoning Application regarding the Property (the "Rezoning Application"); and
Variance Application regarding the Property (the "Variance Application" and collectively with the Rezoning Application the "Application").

Fairburn Mayor and City Council:

This law firm represents NexMetro Acquisitions, LLC (the "**Applicant**") which is the proponent of the rezoning and variance applications (collectively the "**Application**"). This letter serves as a letter of intent for the Application which seeks to rezone the Property.

The Variance Application is hereby filed concurrently with the Rezoning Application, and, therefore, the Variance Application is a concurrent variance (as that term is used in O.C.G.A. § 36-66-3(4)(F)). Accordingly, a decision on the Variance Application is a legislative "zoning decision," as that term is defined in O.C.G.A. § 36-66-3. Since the Variance Application is a legislative decision, it must be decided by the Mayor and City Council, not the Planning and Zoning Commission.[1]

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[1] Ga. Const., Art. IX, Sec. II, Para. IV ("The governing authority of each county . . . may exercise the power of zoning."); *e.g.*, *Davis v. Rockdale Art Farm, Inc.*, 354 Ga. App. 82, 85 (2020) (quoting *RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustments*, 260 Ga. App. 355, 361 (2003)) (legislative zoning power is vested in the local government governing authority).

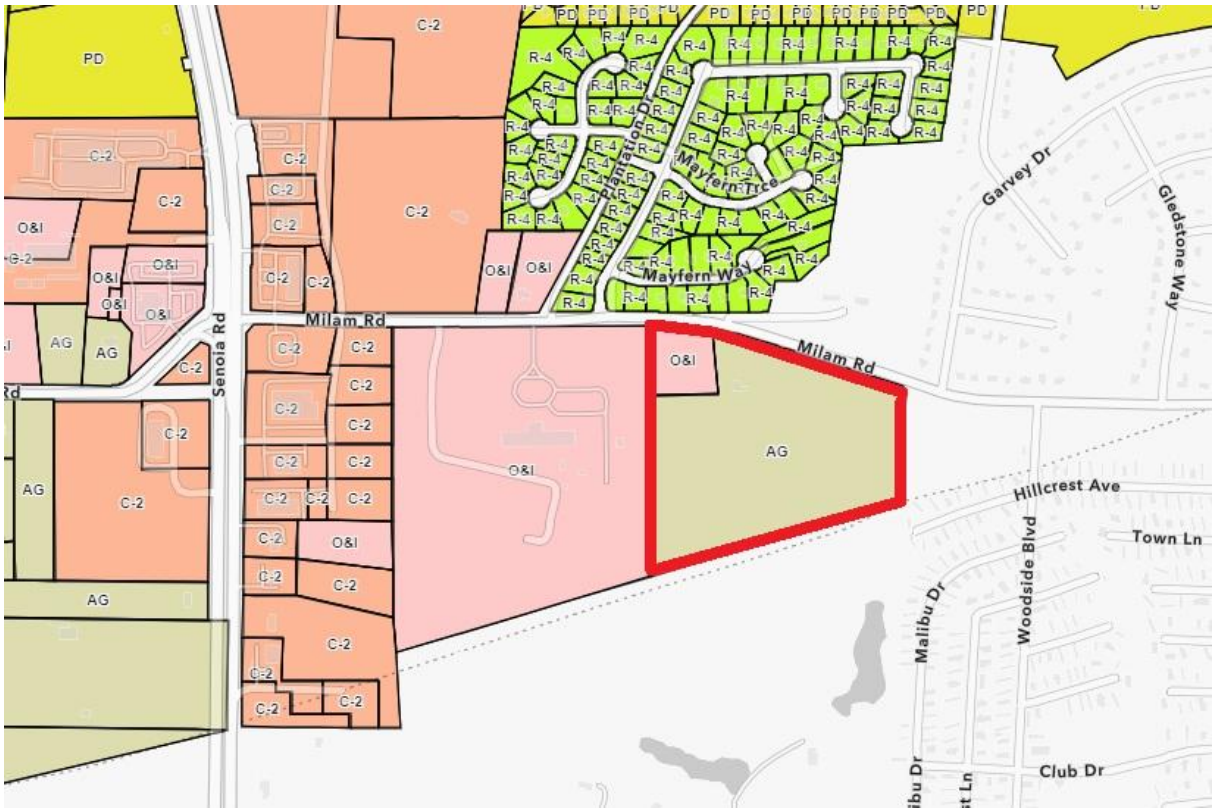
The Property

The Property is composed of two parcels of land and is presently governed by two, dissimilar zoning classifications: O&I—Office Institutional Zoning District ("**O&I**") and the AG—Agricultural Zoning District ("**AG**") under the City of Fairburn Land Development and Related Regulations (the "**Zoning Ordinance**") codified as Chater 80 of Part II of The Code of Ordinances of Fairburn, Georgia (the "**Code**"). Collectively, these parcels consist of approximately 21.89 +/-acres.

Through the Application, the Applicant respectfully seeks to rezone the Property to the PD—Planned Development Zoning District ("**PD**"). The requested PD zoning designation is intended to facilitate the development of a thoughtfully planned residential, civic, and conservation-oriented project that aligns with the City's Zoning Ordinance and long-term land use objectives and supports a cohesive, mixed-use community framework.



Aerial View of the Property



Portion of the Fairburn Zoning Map

NexMetro

NexMetro developments combine the comforts of a single-family home with the maintenance-free lifestyle of apartment living. NexMetro has over a decade of experience developing communities that prioritize luxury, privacy and flexibility.

Residents of NexMetro communities are renters by choice—they have the means to buy a home but choose a maintenance-free, lock-and-leave lifestyle. Fairburn residents that choose the NexMetro community, will find highly-appointed homes and a heavily amenitized neighborhood with ample green and community space.

The quality and caliber of a NexMetro community and its for-lease cottage homes can be seen on the fly-through video of such a community available at the following link—https://tinyurl.com/mszh289r.

The Application

The Application seeks to rezone the Property from O&I and AG to PD for the purpose of constructing a mixed-use development (the "**Development**") consisting of a mix of attached and detached cottages for lease , extensive community amenities, a conservation park, and a to-be-dedicated public, community park. The Application also includes a variance request for relief

from Section 80.87(i)(3) of the Zoning Ordinance which states: "multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."

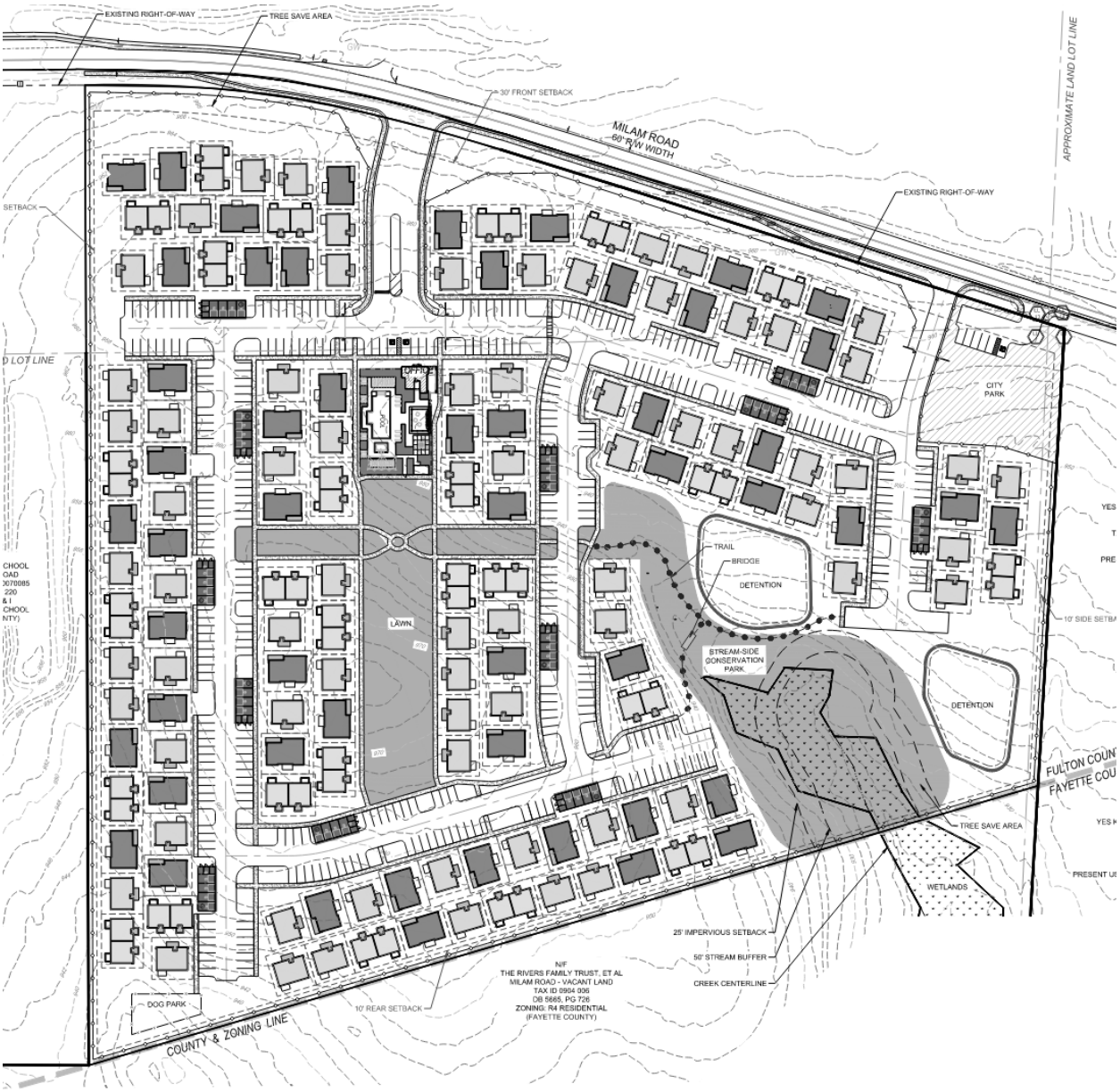
The Development is shown on the conceptual site plan (the "**Concept Plan**") enclosed with the Application and shown on the next page. The Development includes the following key features:

- A Residential Use, consisting of:
    - 175 dwellings with a density of 8 dwelling units per acre and consisting of 52 one-bedroom dwellings; 70 two-bedroom dwellings, and 53 three bedroom dwellings;
    - A centralized amenity area including a clubhouse/leasing office, resort style pool; community lawn, dog park, walking trail, BBQ grilling pavilion, and fire pit;
    - On-street parking that meets or exceeds the parking requirements under the Zoning Ordinance and includes numerous detached garage/enclosed spaces for residents of the community; and
    - Access controlled gates for the entrances to the Development.
- An Institutional Use—a public, community park proposed to be dedicated to the City for use by the residents of the Development and the surrounding area.
- A Conservation Use—an area preserved around and near a stream course on the southeastern corner of the Property which will include a walking trail.

The residences within the Development will be highly appointed with upscale features, spacious indoor and private outdoor areas (consisting of front porches and private, fenced backyards) and 10-foot ceilings. Illustrative pictures of residences typical to the Development are enclosed with the Application.

The Development will have dedicated on-site, professional property management and maintenance that offers residents a truly maintenance-free lifestyle.

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Conceptual Site Plan

Thus, the Development includes 3 uses, in compliance with section 80-87(a) of the Zoning Ordinance. Additionally, the Application and the Development further the intent of the PD zoning district. The Development is designed as a unified, master-planned residential community on sizeable tracts, with internal private streets, coordinated building placement, and a comprehensive amenity network. The Concept Plan envisions a single, cohesive development rather than a series of disconnected parcels. Thus, the Development "[e]ncourage[s] the development of large tracts of land as [a] planned communit[y]." Zoning Ordinance § 80-87(a)(1).

The Development uses private streets, varied building elevations, and a balanced mix of one-, two-, and three-bedroom units to create a flexible layout that responds to the Property's

natural features. The integration of a streamside conservation park, a public community park dedicated to the city, and a large passive recreation lawn reflects a creative approach to blending built and natural environments. Therefore, the rezoning the Property to the PD zoning district will "[e]ncourage flexible and creative concepts in site planning." Zoning Ordinance § 80-87(a)(2).

Additionally, the Development preserves and enhances natural features by establishing a streamside conservation park, maintaining applicable setbacks buffers, and incorporating a large passive recreation lawn. These areas are not leftover spaces—they are intentionally programmed as functional community assets that protect natural resources and provide scenic value. Accordingly, the Development also "[p]reserve[s] the natural amenities of the land by encouraging scenic and functional open areas." Zoning Ordinance § 80-87(a)(3)

At 8 dwellings units per acre, the Development achieves an efficient residential density while still accommodating generous open-space areas and amenities. The use of private streets allows for optimized internal circulation and compact building placement without sacrificing quality or character. As a result, the Development also "[p]rovide[s] for an efficient use of land." Zoning Ordinance § 80-87(a)(4).

Likewise, the luxury, for-lease cottages portion of the Development—with its mix of 52 one-bedroom, 70 two-bedroom, and 53 three-bedroom units—creates a stable, long-term housing environment that complements nearby residential neighborhoods. The amenity package, which includes a resort-style pool and spa, BBQ grill pavilion, walking trails, community greenspace, fire pit, dog park, and recreation lawn, supports resident retention and community cohesion, further reinforcing compatibility. Therefore, the Development "[p]rovide[s] a stable residential environment compatible with surrounding residential areas." Zoning Ordinance § 80-87(a)(5).

Finally, the Concept Plan incorporates meaningful open-space edges, including the conservation park and passive recreation areas, which function as conservation areas, preserving natural features. These features create separation from adjacent properties, soften transitions between land uses, and ensure that the development respects the scale and character of surrounding larger-lot residential areas. Consequently, the Development "[p]rotect[s] neighboring properties . . . ." Zoning Ordinance § 80-87(a)(6)

In summary, the Development, as shown on the Concept Plan, satisfies and furthers the purpose and intent of the PD zoning district by delivering a coordinated mix of land uses, a master-planned layout, and a development program that integrates residential housing, conservation areas, and public, community park. The Concept Plan includes multi-family residential, conservation/open-space areas, and public, community park, thereby meeting the requirement for a combination of three or more PD-eligible uses.

The Rezoning Factors

When requesting a zoning map amendment (rezoning), the application asks the following

seven questions reproduced in bold below followed by the Applicant's response to each:

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

To the north of the Property lies an under developed, single-family residential lot and a single-family detached residential subdivision that is zoned Fairburn R-4. There are also C-2 and O&I zoned properties generally to the north and east. Most importantly, within close proximity to the Property there are numerous mixed-use developments with multi-family residences that were recently rezoned by the Mayor and City Council.

To the south of the Property is Fayette County.

To the east of the Property is a mobile home community.

To the west of the Property is the Bedford School.

Thus, the area surrounding the Property is characterized by a variety of land uses and densities. Additionally, recent PD rezonings in the area surrounding the Property show a zoning and development trend towards mixed-use developments, like that proposed by the Application.

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

The proposed Development will not adversely impact the surrounding area. To the contrary, the introduction of a well-planned private luxury, for-lease cottage product, combined with the inclusion of a publicly accessible park to-be-dedicated to the City, will complement and enhance the area's already diverse mix of land uses. These elements contribute positively to the existing development pattern by adding high-quality housing options, expanding recreational amenities, and strengthening the overall connectivity and functionality of the neighborhood. The Development's design, scale, and amenity offerings are consistent with the character of the surrounding community and will serve to reinforce the area's identity as an eclectic, vibrant, and well-balanced district.

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

The portion of the Property zoned O&I, comprising approximately two acres, could theoretically be developed in accordance with its current zoning classification; however, it has remained vacant for an extended period despite that potential. Its prolonged inactivity indicates limited market demand for office or institutional uses at this location and underscores the practical challenges associated with developing such a small, isolated tract under the existing designation. Accordingly, that portion of the Property lacks a viable economic use.

The remainder of the Property—representing the substantial majority of the overall acreage—is zoned AG and does not possess a reasonable or economically viable use under that

zoning designation. The AG district significantly restricts development intensity and allowable uses, rendering the land functionally undevelopable in a manner that would support contemporary market needs or justify the infrastructure investment required.

As a result, the Property, as a whole, lacks a viable economic use as presently zoned, further supporting the need for rezoning to allow a more appropriate and productive development pattern.

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

No, the proposed uses will not impose a burden on local schools or existing public infrastructure. The residential density, unit mix, and overall scale of the development have been intentionally designed to operate well within the capacity of the surrounding systems. The Development's luxury, for-lease homes generate fewer school-aged children per household than traditional single-family developments, resulting in a minimal impact on school enrollment. Likewise, the internal private street network, on-site amenity areas, and the provision of dedicated open-space facilities reduce reliance on municipal infrastructure and distribute activity within the project itself. Public utilities, roadway connections, and service demands associated with the Development can be readily accommodated by existing systems without requiring extraordinary upgrades or creating adverse operational impacts. As a result, the proposed uses are compatible with current infrastructure conditions and are not expected to strain local public resources.

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

The City of Fairburn's Comprehensive Plan designates the Property's future development strategy as "Suburban Neighborhood," a land-use category intended to support thoughtfully planned, moderately dense residential environments that balance walkability, housing diversity, and a cohesive suburban character. According to Page 122 of the Comprehensive Plan, areas designated as Suburban Neighborhood are appropriate for 3 to 8 dwelling units per acre and are envisioned to promote "walkable, community-focused neighborhoods with a slightly higher intensity than low-density residential areas." The proposed Development, with its planned density of approximately 8 units per acre and its internal system of private streets and shared amenities, aligns directly with this policy direction.

Further, Page 130 of the Comprehensive Plan emphasizes that Suburban Neighborhood areas should provide "a variety of housing styles to meet the needs of a diverse population, while still maintaining a suburban feel." The Development's balanced mix of one-, two-, and three-bedroom luxury, for-lease homes fulfills this objective by offering multiple housing formats that appeal to a broad range of household types, including singles, couples, young families, and downsizing residents. The inclusion of walking trails, resort-style pool and spa, passive recreation lawn, and publicly accessible, community park further reinforce the community-oriented suburban character envisioned by the Application.

The Comprehensive Plan also identifies a "cottage court" development as an appropriate housing type within the Suburban Neighborhood classification. Cottage courts are generally

defined as medium-density residential clusters consisting of small, detached homes organized around shared central courtyards or green space. Cottage courts are widely recognized as a form of "missing middle" housing due to their human-scaled design, modest footprints, and ability to provide attainable housing options without compromising neighborhood character. The proposed Development is in the style of a cottage court; it features a compact, walkable layout, shared open-space amenities, and a community-focused design framework that mirrors the principles underlying cottage court development.

Finally, the Comprehensive Plan identifies R-3, R-4, R-CT, PD, and P&O as the zoning districts appropriate for implementing the Suburban Neighborhood development strategy. The Application proposes to rezone the Property to the PD zoning district and therefore is fully consistent with the City's Comprehensive Pan and provides the flexibility necessary to deliver a high-quality, master-planned residential community that aligns with the long-term vision for this area of Fairburn.

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 surrounding area is experiencing ongoing rezoning and development activity, with a gradual diversification of land uses that reflects the City's long-term growth objectives. The introduction of the proposed project would meaningfully contribute to this evolving pattern by adding a high-quality residential community and public, community park that complement the existing mix of uses. In doing so, the Development will reinforce and advance the City of Fairburn's adopted future land-use vision for this area, which is designated as "Suburban Neighborhood." This designation anticipates a balanced blend of moderately dense residential development, walkable community features, and accessible open-space amenities. The proposed Development aligns with these expectations by providing a thoughtfully planned and purpose-built, luxury cottages for-lease, integrated open-space areas, and recreational facilities that collectively support the continued evolution of the area into a cohesive, well-functioning suburban neighborhood consistent with the Comprehensive Plan's growth strategy.

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, to the contrary, the proposed Development will fully comply with all applicable environmental laws, rules, and regulations, including those governing stormwater management, stream protection, open-space preservation, and overall site disturbance. The Concept Plan has been intentionally designed to respect existing natural features and to incorporate best management practices that ensure long-term environmental stewardship. Beyond merely meeting regulatory requirements, the proposed Development will enhance the Property by providing meaningful, usable green space with walking trails for residents. This includes passive recreation areas, a large central lawn, a streamside conservation park, and a publicly accessible, community park. Collectively, these features create a development that not only protects environmental resources but also elevates the quality of life for future residents through accessible, functional, and well-integrated green spaces.

The Variance Factors

The Variance Application seeks relief from Section 80.87(i)(3) of the Zoning Ordinance which provides that "multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use." If granted, the variance would allow the Property to be developed in a manner consistent with the surrounding area and in-line with the Suburban Neighborhood character area under the City of Fairburn Comprehensive Plan. Additionally, it will allow the Property to be developed in a reasonable and economically feasible manner.

When requesting a variance, the Zoning Ordinance, Section 80-251 "Variance Considerations" asks the following three questions reproduced in bold with Applicant responses below:

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**

If granted, the requested variance would enable the Property to be developed in a manner that is fully aligned with the City of Fairburn's adopted Comprehensive Plan, the proposed PD zoning designation, and the established development pattern of the surrounding area. The variance serves as a necessary mechanism to reconcile the Property's physical constraints with the community's long-term land-use vision, allowing the project to achieve the density, design flexibility, and open-space integration anticipated for properties designated as "Suburban Neighborhood." By permitting the use adjustment, the City would facilitate a cohesive, master-planned residential community that complements nearby uses, supports the area's ongoing transition toward a more walkable and amenity-rich suburban environment, and ensure that the Property can be developed in a manner that is both context-appropriate and consistent with broader policy objectives.

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 lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or**

Not granting this variance request would limit the ability of the Property to be developed in a manner best suited for its size (21.89+/- acres) and geographic location. The Application would allow for a development that meets the goals and intent of the Fairburn Comprehensive Plan and adds needed variety of uses to the surrounding area. The Property's unique characteristic supports the Variance Application. Specifically, the property is contiguous to the west with a private school and to the east with a manufactured home development. To the north, the Property is contiguous with Milam Road, which as noted above, has experienced a rezoning and development trend to mixed-use development. Finally, to the south of the Property is the boundary between Fulton County and Fayette County. This unique position and shape of the Property support the variance as the Property is not directly contiguous with uses that are less

intense than the use proposed by the Application.

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.**

This question is not relevant to the Property or the request.

Georgia law and the procedures of the City of Fairburn require us to raise Federal and State constitutional and other objections during the public hearing application process. While the Applicant anticipates a smooth application process, failure to raise such objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to and hereby raise the objections set forth in Exhibit "A" and Exhibit "B" hereto at this time.

The Applicant and I appreciate the Mayor and City Council's attention to the Application. Should you have any questions or require further information, please let me know.

Sincerely,



Steven L. Jones

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property of Willam G. Rivers, as Trustee of the Rivers Family Trust, Barton Brown, as Trustee of the EDB Revocable Trust, and De Anna Brown, as Trustee of the DAB Revocable Trust (collectively, the "Owner") identified as Fulton County Assessor Parcel Identification Numbers ("TPNs"): 09F020400070093 and 09F020400070143 (collectively, the "Property") and is more particularly described in and the subject of the Rezoning Application and the Variance Application (collectively, the "Application") filed by NexMetro Acquisitions, LLC (together with HFG Development, LLC, the "Applicant")[1] and to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the Applicant, Chapter 80 (the "Zoning Ordinance") of Part II of The Code of Ordinance of Fairburn, Georgia (the "Code") will be unconstitutional (facially and as applied) in that the Applicant's (and/or the Owner's) property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Property, in such case, such action on the Application and/or the Zoning Ordinance (and/or the Zoning Ordinance facially) will deprive the Applicant (and/or the Owner) of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and/or the Due Process Clause and/or Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and/or application of the Zoning Ordinance to the Property (and/or the Zoning Ordinance facially) will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and/or the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant (and/or the Owner) an economically viable use of the Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant (and/or the Owner) to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and/or application of the Zoning Ordinance to the Property (and/or the Zoning Ordinance facially) will constitute arbitrary, capricious, and unreasonable acts by the City of Fairburn, Georgia (the "City"), by and through the City Council of the City of Fairburn (the "City Council"), without any rational basis therefor and/or constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and/or the Due Process Clause and/or Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United

[1] As the context may require, the Applicant may refer individually or collectively to HFG Development, LLC and/or NexMeto Acquisitions, LLC.

States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and/or application of the Zoning Ordinance to the Property (and/or the Zoning Ordinance facially) will be unconstitutional and discriminate against the Property, the Owner, and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Property, the Owner, and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and/or the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

The present zoning applied to the Property imposes a significant detriment on the Property, the Owner, and/or the Applicant insubstantially related to the public health, safety, morality, and general welfare.

WHEREFORE, the Applicant requests that the City Council approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 23rd day of January 2026.

MCKAGEN JONES
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1441 Dunwoody Village Parkway
Suite 100
Atlanta, Georgia 30338
(770) 799-6655
slj@mjlawfirm.com

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Rezoning Application and the Variance Application (collectively, the "Application") concerning the real property (collectively, the "Property") of Willam G. Rivers, as Trustee of the Rivers Family Trust, Barton Brown, as Trustee of the EDB Revocable Trust, and De Anna Brown, as Trustee of the DAB Revocable Trust (collectively, the "Owner") identified as Fulton County Tax Assessor Parcel Identification Numbers ("TPNs") 09F020400070093 and 09F020400070143 and more particularly described in the Application to which this objection is attached and filed by NexMetro Acquisitions, LLC (collectively with HFG Development, LLC, the "Applicant"),[1] any and every public and/or other meeting and/or hearing regarding, and any City Council of Fairburn, Georgia (the "City Council") action (including, but not limited, any final action) on, the Application and Chapter 80 (the "Zoning Ordinance") of Part II of The Code of Ordinance of Fairburn, Georgia (the "Code"), are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the "*York* Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58 (2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public and/or other meeting(s) and/or hearing(s) and/or meeting(s) regarding the Application, including, but not limited to, those before the City Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and/or Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public and/or other meeting(s) and/or hearing(s), including, but not limited to, before the City Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the City Council's decision on the Application (*i.e.*, do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the City Council; and/or (h) are not residents of the City of Fairburn, Georgia.

Additionally, the Applicant objects to any City Council action that does not approve the

[1] As the context may require, the Applicant may refer individually or collectively to HFG Development, LLC and/or NexMeto Acquisitions, LLC.

Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the City Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the City Council (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the City Council in its evaluation of the Application; (e) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any and every meeting and hearing, and/or prior to the City Council's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the City Council.

WHEREFORE, the Applicant requests that the City Council approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 23rd day of January 2026.

MCKAGEN JONES
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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Atlanta, Georgia 30338
(770) 799-6655
slj@mjlawfirm.com

TRAFFIC IMPACT STUDY FOR

MILAM ROAD RESIDENTIAL DEVELOPMENT

DATE:
February 25, 2026

LOCATION:
Fairburn, Georgia

PREPARED FOR:
Falcon Design Consultants, LLC

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600

NV5
nv5.com

EXECUTIVE SUMMARY

A new residential development is proposed for construction on Milam Road in Fairburn, Georgia, just east of The Bedford School. The proposed development will consist of 175 multifamily units. The development will have three (3) full-access driveways on Milam Road.

When complete, the site is expected to generate a total of 778 daily trips with 66 occurring during the AM peak hour (15 inbound, 51 outbound) and 66 occurring during the PM peak hour (42 inbound, 24 outbound).

Traffic operations at the study intersection of Lees Lake Road and Milam Road/Rivers Road are adequate in 2026 Existing conditions, but not at the study intersection of SR 74/Senoia Road and Landrum Road/Milam Road, where inadequate LOS are present on both side street approaches. The 2028 No-Build conditions present some additional delays, but the same LOS persist from Existing conditions.

The addition of project traffic is expected to have a slight impact on the traffic operations at the study intersections. In 2028 Build conditions, the same movements and intersections from 2028 No-Build conditions are expected to continue to operate with undesirable LOS. Site Driveway West, Site Driveway Central, and Site Driveway East along Milam Road are expected to operate satisfactorily during the AM and PM peak hours.

Site Driveway West and Site Driveway Central along Milam Road each warrant a right-turn deceleration lane. Site Driveway East along Milam Road does not warrant a right-turn deceleration lane; however, for consistency of access, a right-turn lane is still recommended along Milam Road at Site Driveway East. None of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West, Site Driveway Central, and Site Driveway East.

Based on the analysis prepared, improvements at the external study intersections are not required to mitigate the impact of the proposed development.

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Introduction

A new residential development is proposed for construction on Milam Road in Fairburn, Georgia, just east of The Bedford School. The proposed development will consist of 175 multifamily units. The development will have three (3) full-access driveways on Milam Road. This traffic study analyzes the impact of new traffic added to the local roadways upon the occupancy of the residential development. This study includes analysis of the following scenarios:

- 2026 Existing Conditions,
- 2028 (Opening Year) No-Build Conditions (including background growth and expected traffic from adjacent/nearby developments), and
- 2028 (Opening Year) Build Conditions.

The following are the intersections proposed for study:

1. SR 74/Senoia Road and Landrum Road/Milam Road
2. Lees Lake Road and Milam Road/Rivers Road
3. Milam Road and Site Driveway West
4. Milam Road and Site Driveway Central
5. Milam Road and Site Driveway East

The report summarizes background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS), and conclusions and recommendations from the analysis.

Figure 1 depicts the site location in Fairburn and the study intersections listed above. The site location aerial is depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1. Vicinity Map

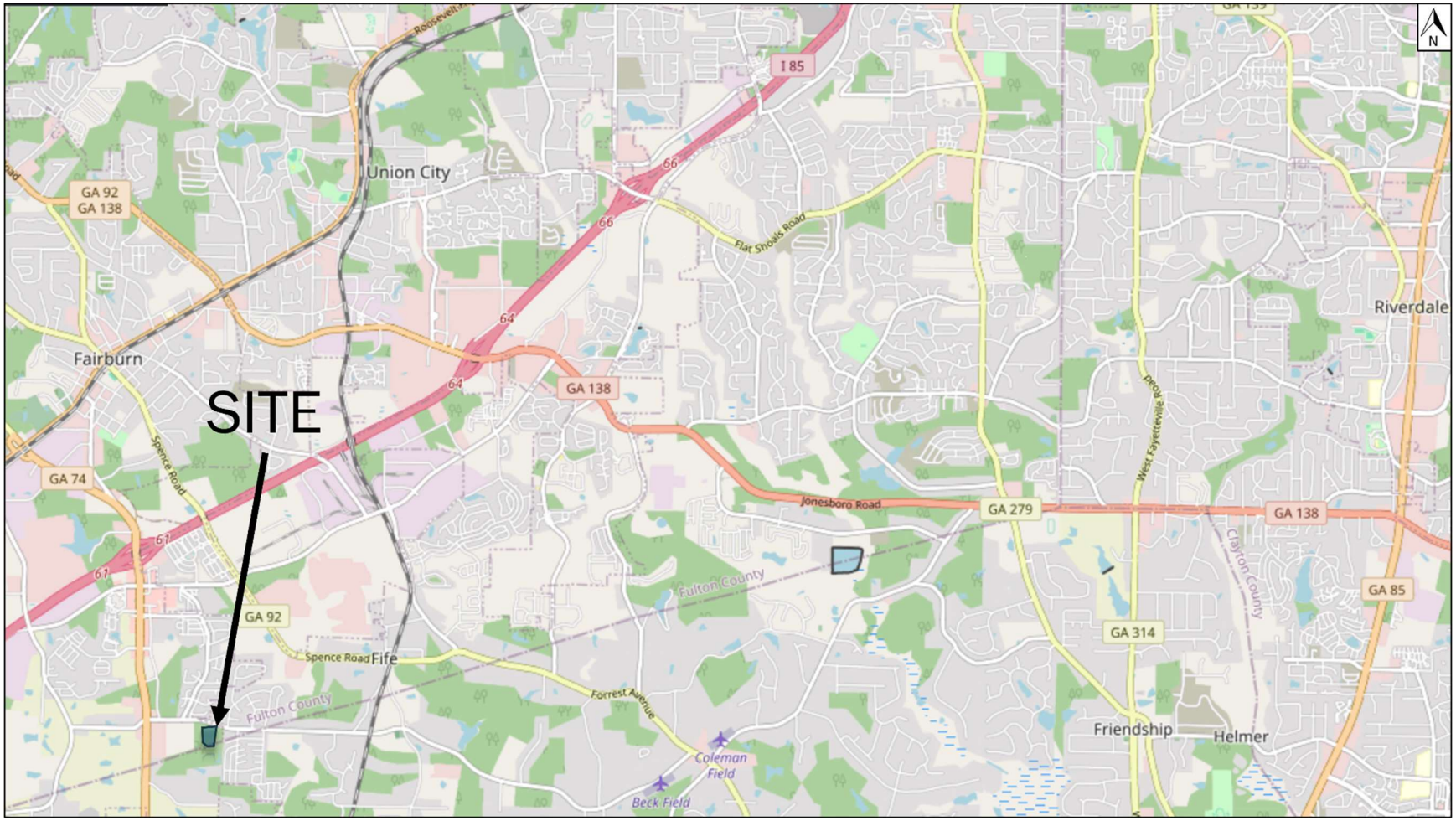
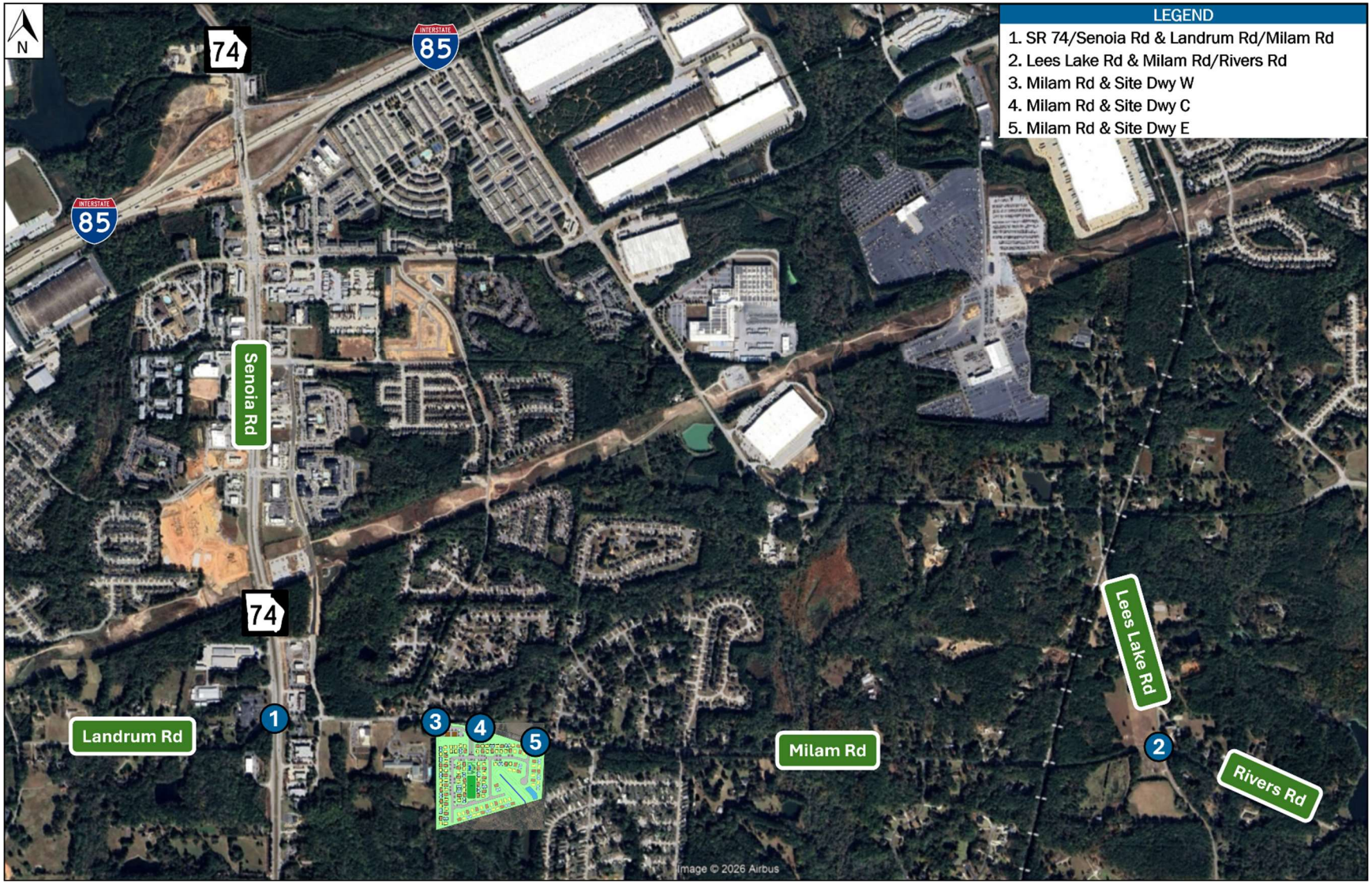


Figure 2. Site Location Aerial



Existing Conditions

A.1. Transportation Facilities

SR 74/Senoia Road is a four-lane median-divided north-south Urban Principal Arterial with a posted speed limit of 55 MPH. SR 74/Senoia Road originates at its interchange with Interstate 75 (I-75) in Macon and heads in a westerly direction until it meets SR 85 in Woodbury, with which it turns north and runs in common with until just south of Peachtree City, where SR 74 turns to the northwest away from SR 85, travels through Peachtree City, through the study area, and through its interchange with Interstate 85 (I-85) before its terminus at SR 14/US 29/Roosevelt Highway. In total, SR 74 has a total length of approximately 108 miles. Land uses along SR 74/Senoia Road within the study area are residential, commercial, and institutional.

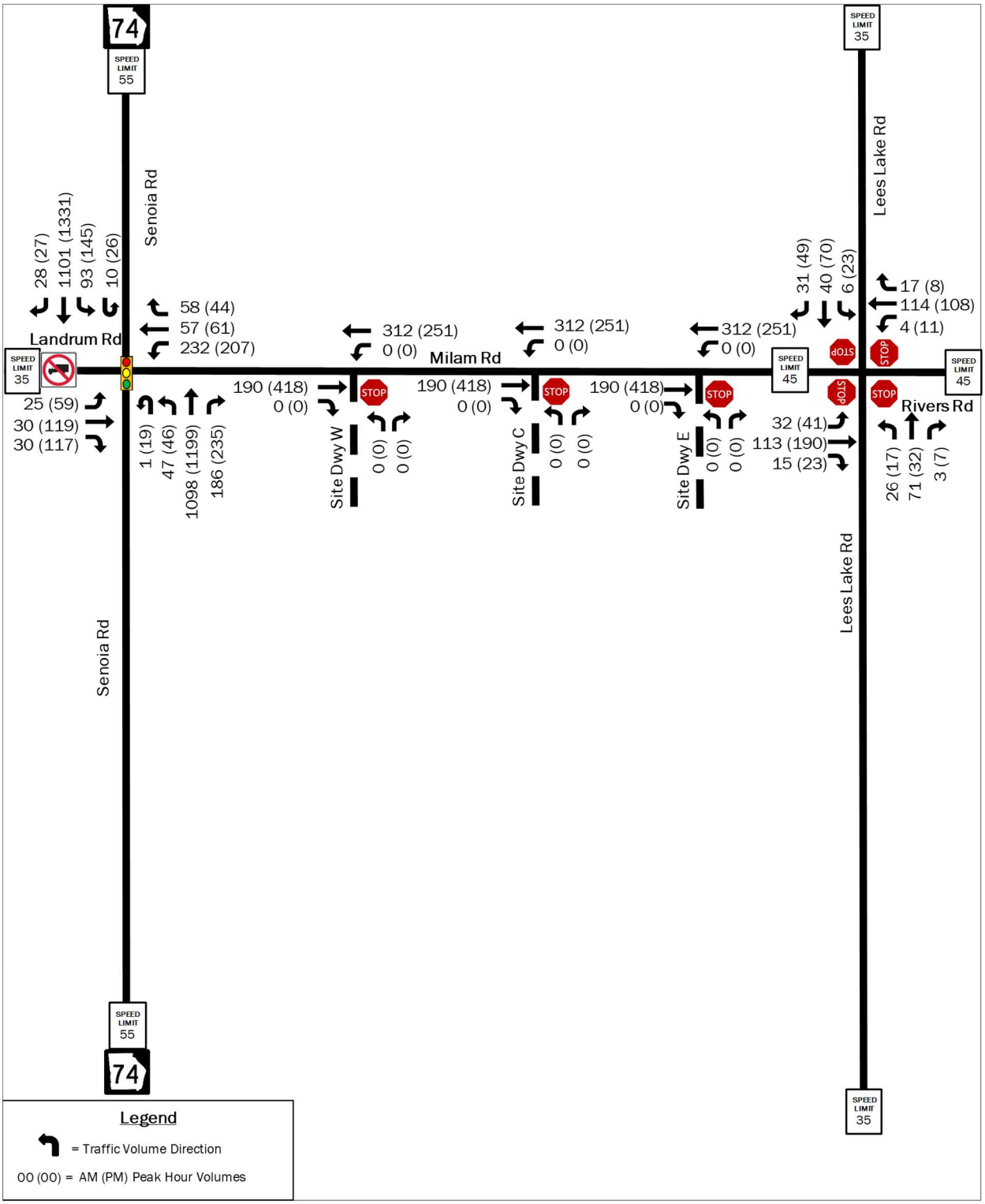
Landrum Road/Milam Road/Rivers Road is a two-lane undivided local road with a posted speed limit of 35 MPH west of Milam Loop and 45 MPH east of Milam Loop. Including the western terminus of Landrum Road at Bohannon Road and the eastern terminus of Rivers Road at SR 92, Landrum Road/Milam Road/Rivers Road extends 4.9 miles in total. Land uses along Milam Road are residential, commercial, and institutional. Trucks are not allowed on Landrum Road west of SR 74/Senoia Road. Milam Road will provide access to and from the proposed development.

Lees Lake Road is a two-lane undivided north-south Urban Major Collector with a posted speed limit of 35 MPH. Lees Lake Road originates at Lees Mill Road and runs north until its terminus at Gordon Street for a total of 3.1 miles. Land uses along Lees Lake Road within the study area are residential and institutional.

A.2. Traffic Counts

Intersection turning movement counts (TMCs) at two (2) of the existing study intersections were collected on Wednesday, February 11, 2026, while schools were in session. In addition to the turning movement counts, a 24-hour bi-directional traffic count was collected on Milam Road west of Garvey Drive on Wednesday, February 11, 2026. The AM peak hour was determined to be 7:30-8:30 AM and the PM peak hour was determined to be 4:30-5:30 PM. The 2026 Existing Traffic Volumes are shown in Figure 3. Traffic count data is included in Appendix B.

Figure 3: Existing Traffic Volumes



Future Conditions

B.1. Programmed Improvements and Adjacent Developments

There are no known programmed improvements or adjacent developments within the study area that would be expected to significantly alter traffic patterns or traffic growth in the area.

B.2. Background Growth

The study uses a growth rate of 1.3% per year from Existing Year 2026 to Opening Year 2028. The growth rate was derived from the GDOT Historical Average Daily Traffic (ADT) data collected in the area from years ranging between 2009 and 2025. Figure 4 depicts the 2028 No-Build volumes with the growth rate applied to the existing volumes shown in Figure 3. The GDOT Historical ADT are included in Appendix B, and the growth rate calculations are included in Appendix C.

B.3. Project Trip Generation

The subject development consists of 175 multifamily units. The anticipated trips generated by the subject development were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025.

Table 1 summarizes the trip generation for the subject development calculated using the ITE Trip Generation rates. The detailed trip generation is included in Appendix D.

Table 1: Project Trip Generation

Land Use (ITE LUC) Density		Total	In	Out
Multifamily Housing (Low-Rise) (220) (175 Dwelling Units (DU))	Daily	**778**	389	389
	AM Peak Hour	**66**	15	51
	PM Peak Hour	**66**	42	24

B.4. Trip Distribution and Assignment

The trips for the subject development were distributed based upon travel patterns evidenced in the existing traffic counts and Historical GDOT ADT counts in the area. The trip distribution is as follows:

- Approximately 40% of the traffic is expected to travel to/from the north on SR 74/Senoia Road,
- Approximately 40% of the traffic is expected to travel to/from the south on SR 74/Senoia Road,
- Approximately 5% of the traffic is expected to travel to/from the west on Landrum Road,
- Approximately 5% of the traffic is expected to travel to/from the east on Rivers Road,
- Approximately 5% of the traffic is expected to travel to/from the north on Lees Lake Road, and
- Approximately 5% of the traffic is expected to travel to/from the south on Lees Lake Road.

New trip distribution is depicted in Figure 5. The net project development trips from the new trips expected from the anticipated trip distribution is depicted in Figure 6. The 2028 Build Volumes (2028 No-Build Volumes + Project Development Volumes) are depicted in Figure 7.

Figure 4: 2028 No-Build Volumes

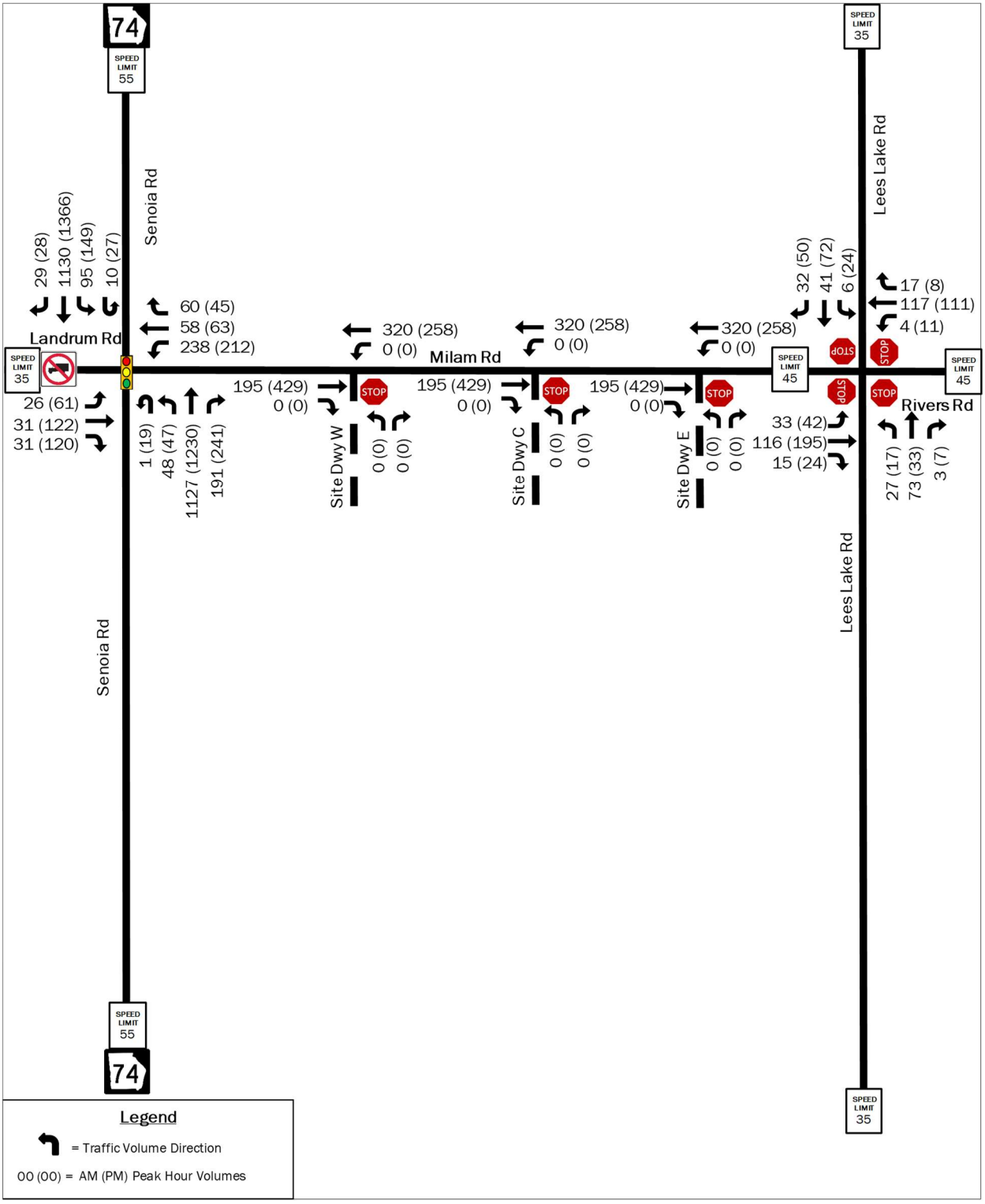


Figure 5: Trip Distribution

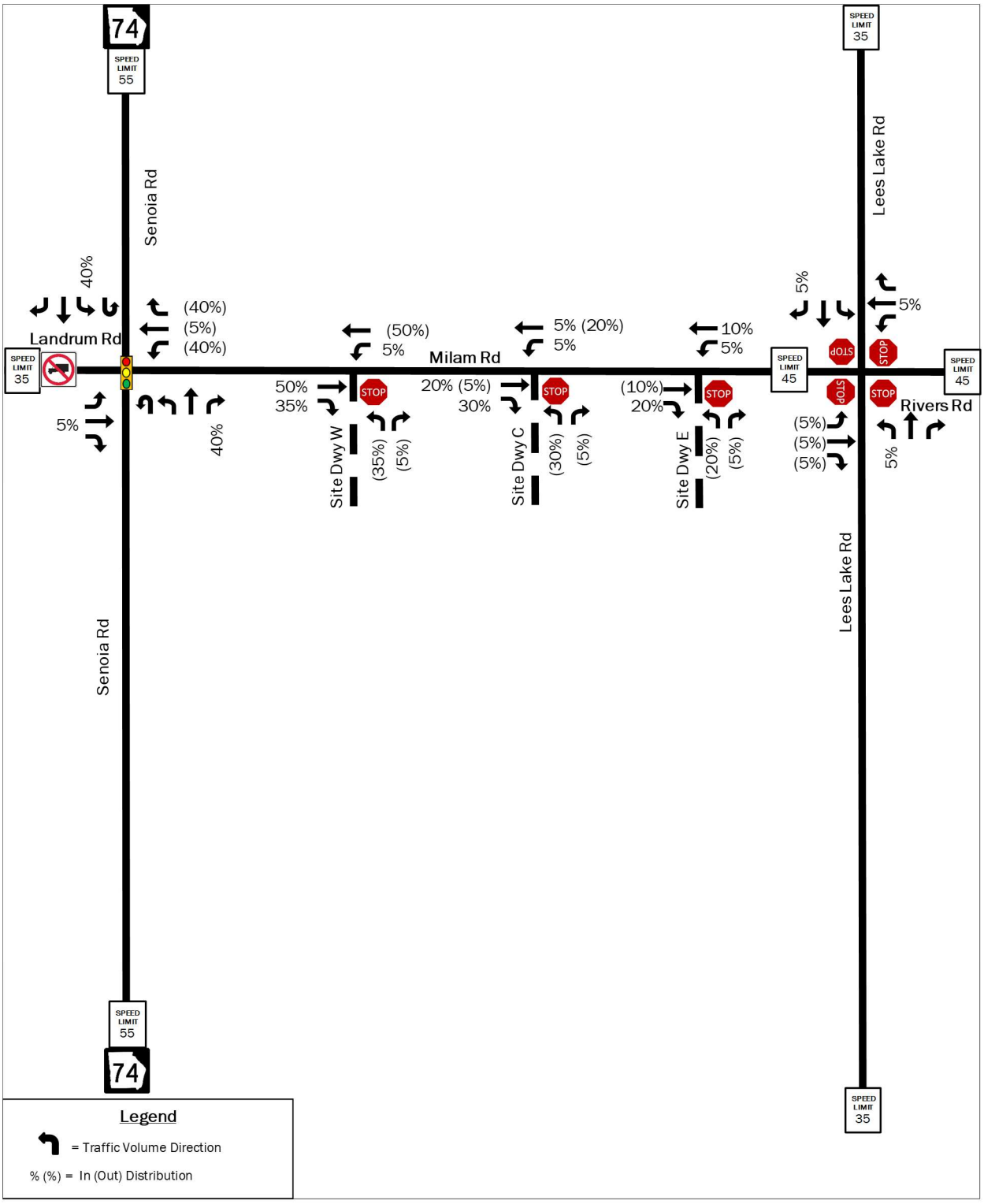


Figure 6: Project Development Volumes

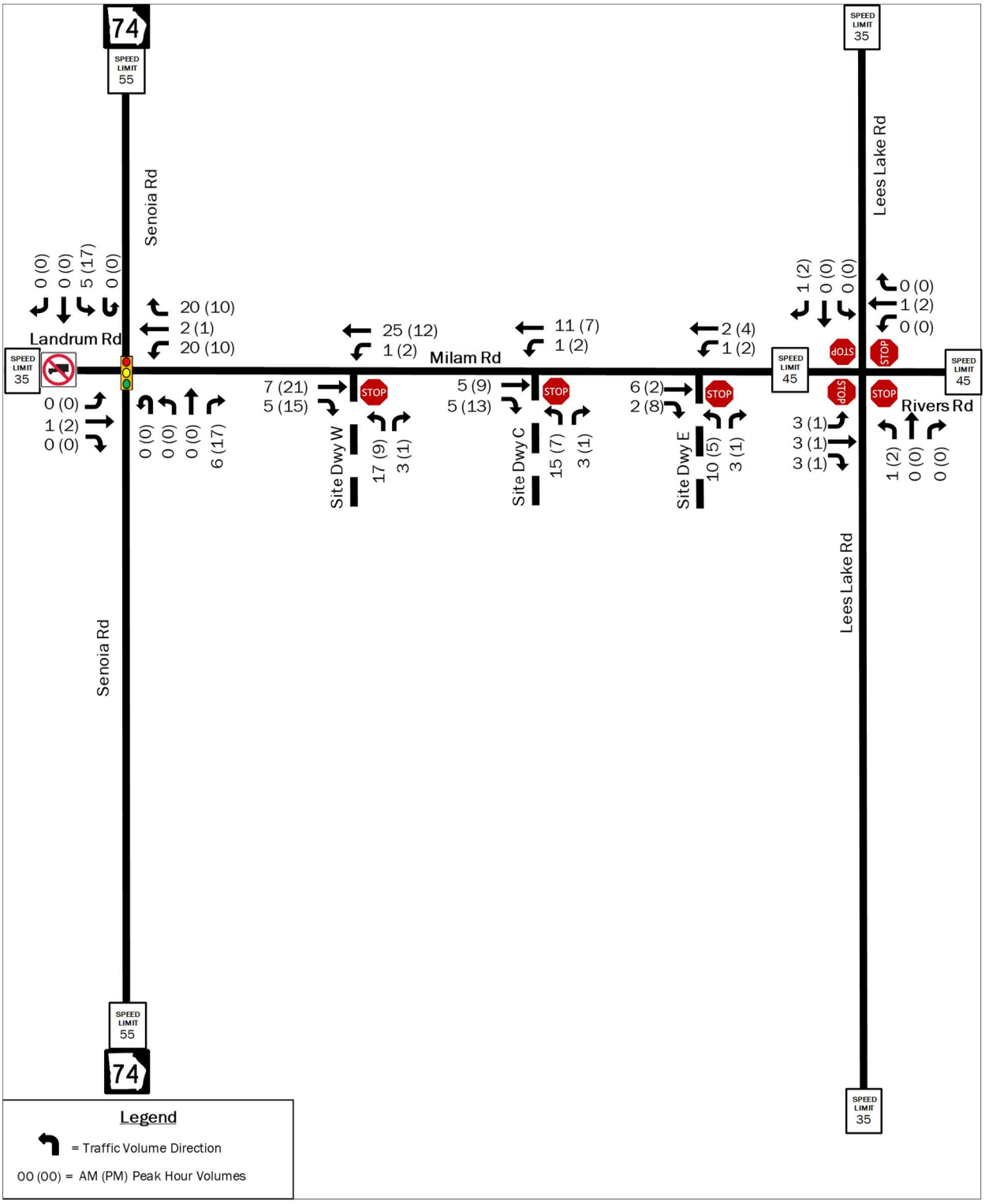
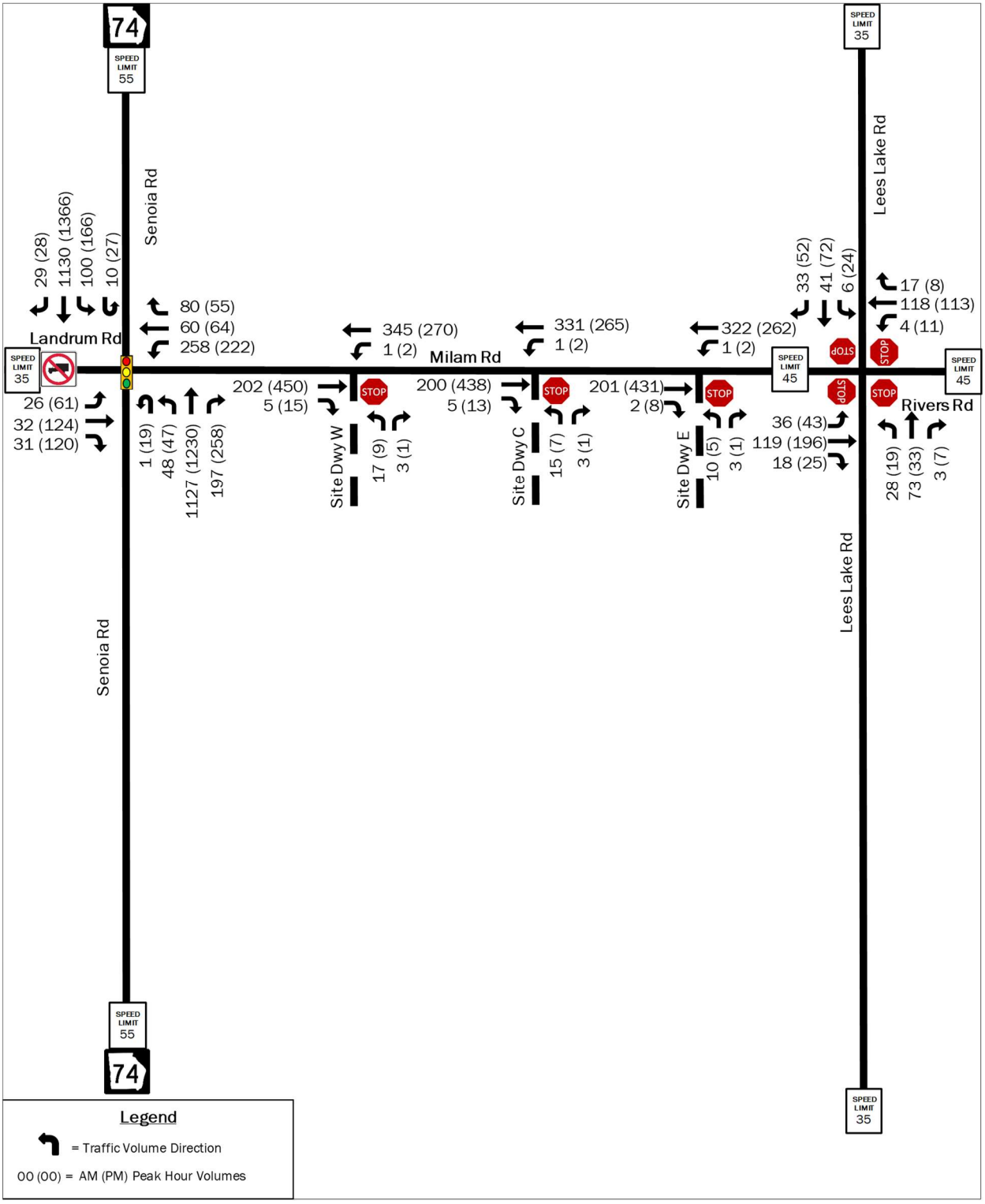


Figure 7: 2028 Build Traffic Volumes



Traffic Impact Analyses

The capacity analysis in each of the scenarios was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual, 7th Edition (HCM 7), where LOS A is best, and LOS F is worst. Optimized signal cycle lengths and splits were used in Existing Conditions and carried through the No-Build and Build scenarios. Capacity analysis worksheets are included in Appendix E.

C.1. Existing Capacity Analysis

The results of Existing capacity analyses are shown in Table 2 and include an analysis of the volumes shown in Figure 3.

Table 2: Existing Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 74/Senoia Rd & Milam Rd	Traffic Signal	**Overall**	**D**	**40.5**	**E**	**66.0**
			EB	D	37.8	F	347.3
			WB	F	127.4	F	125.5
			NB	C	29.1	C	31.4
			SB	C	28.4	C	32.3
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.3**	**A**	**9.5**
			EB	A	9.0	B	10.1
			WB	B	10.6	A	9.3
			NB	A	8.8	A	8.6
			SB	A	8.3	A	9.1

As shown in Table 2, the intersection of Lees Lake Road and Milam Road/Rivers Road and each of its movements are experiencing adequate LOS in Existing conditions; however, at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road, the overall intersection during the PM peak hour, the eastbound approach during the PM peak hour, and the westbound approach during both peak hours are experiencing inadequate LOS.

C.2. 2028 No-Build Conditions Capacity Analysis

The results of the 2028 No-Build conditions intersection capacity analysis are shown in Table 3 for 2028 No-Build volumes (Figure 4).

Table 3: 2028 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 74/Senoia Rd & Milam Rd	Traffic Signal	**Overall**	**D**	**42.1**	**E**	**71.8**
			EB	D	42.4	F	385.3
			WB	F	129.9	F	136.0
			NB	C	30.6	C	33.4
			SB	C	29.7	C	34.5
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.4**	**A**	**9.7**
			EB	A	9.1	B	10.3
			WB	B	10.7	A	9.4
			NB	A	8.8	A	8.7
			SB	A	8.3	A	9.2

As shown in Table 3, the same operations from Existing Conditions persist in the 2028 No-Build scenario.

C.3. 2028 Build Conditions Capacity Analysis

The results of the 2028 Build conditions intersection capacity analysis are shown in Table 4 for 2028 No-Build + Project Trip volumes (Figure 7).

Table 4: 2028 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 74/Senoia Rd & Milam Rd	Traffic Signal	**Overall**	**D**	**46.9**	**E**	**74.7**
			EB	D	42.2	F	398.9
			WB	F	158.6	F	152.8
			NB	C	30.9	C	34.2
			SB	C	29.6	C	34.0
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.4**	**A**	**9.7**
			EB	A	9.2	B	10.4
			WB	B	10.7	A	9.4
			NB	A	8.9	A	8.7
			SB	A	8.4	A	9.2
3	Milam Rd & Site Dwy W	Side Street Stop Control	WB L	A	7.7	A	8.4
			NB	B	12.7	B	14.8
4	Milam Rd & Site Dwy C	Side Street Stop Control	WB L	A	7.7	A	8.3
			NB	B	12.4	B	14.4
5	Milam Rd & Site Dwy E	Side Street Stop Control	WB L	A	7.7	A	8.3
			SB	B	12.1	B	14.1

As shown in Table 4, the addition of project traffic to the study intersections is expected to have an impact on the study intersections; however, no new movements or intersections from the 2028 No-Build conditions are expected to change to undesirable Levels of Service in 2028 Build conditions. The addition of Site Driveway West, Site Driveway Central, and Site Driveway East along Milam Road are not expected to adversely impact the functionality of traffic operations along the roadway.

C.4. Turn Lane Warrant Analysis

Turn lane warrant analysis was conducted for the proposed Site Driveway West, Site Driveway Central, and Site Driveway East along Milam Road using methodologies from the Georgia Department of Transportation (GDOT) Driveway and Encroachment Manual, dated November 4, 2025. The results of the evaluation are summarized in Table 5.

The ADT data collected on Wednesday, February 11, 2026, shows the average weekday traffic to be 7,907 vehicles per day along Milam Road. The speed limit on Milam Road is 35 MPH along the site frontage.

The right-turning traffic into the proposed Site Driveway West along Milam Road is expected to exceed 100 right-turn vehicles per day. The right-turning traffic onto the proposed Site Driveway Central along Milam Road is expected to exceed 100 right-turn vehicles per day. The right-turning traffic into the proposed Site Driveway East along Milam Road is not expected to exceed 100 right-turn vehicles per day.

The left-turning traffic is not expected to exceed 200 left-turn vehicles per day for any of the proposed full-access Site Driveway West, Site Driveway Central, and Site Driveway East along Milam Road.

The turn lane analysis is included in Appendix F.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
3	Milam Rd & Site Dwy W	NB R	136 RT/Day	100 RT/Day	YES
		SB L	19 LT/Day	200 LT/Day	NO
4	Milam Rd & Site Dwy C	NB R	117 RT/Day	100 RT/Day	YES
		SB L	19 LT/Day	200 LT/Day	NO
5	Milam Rd & Site Dwy E	WB R	78 RT/Day	100 RT/Day	NO
		EB L	19 LT/Day	200 LT/Day	NO

As shown in Table 5, a left-turn lane is not warranted on Milam Road at any of the site driveways. A right-turn deceleration lane is warranted on Milam Road at each of Site Driveway West and Site Driveway Central along Milam Road, but not at Site Driveway East along Milam Road; however, for consistency of access, a right-turn deceleration lane is still recommended at Site Driveway East along Milam Road.

Conclusions

Traffic operations at the study intersection of Lees Lake Road and Milam Road/Rivers Road are adequate in 2026 Existing conditions, but not at the study intersection of SR 74/Senoia Road and Landrum Road/Milam Road, where inadequate LOS are present on both side street approaches. The 2028 No-Build conditions present some additional delays, but the same LOS persist from Existing conditions.

The addition of project traffic is expected to have a slight impact on the traffic operations at the study intersections. In 2028 Build conditions, the same movements and intersections from 2028 No-Build conditions are expected to continue to operate with undesirable LOS. Site Driveway West, Site Driveway Central, and Site Driveway East along Milam Road are expected to operate satisfactorily during the AM and PM peak hours.

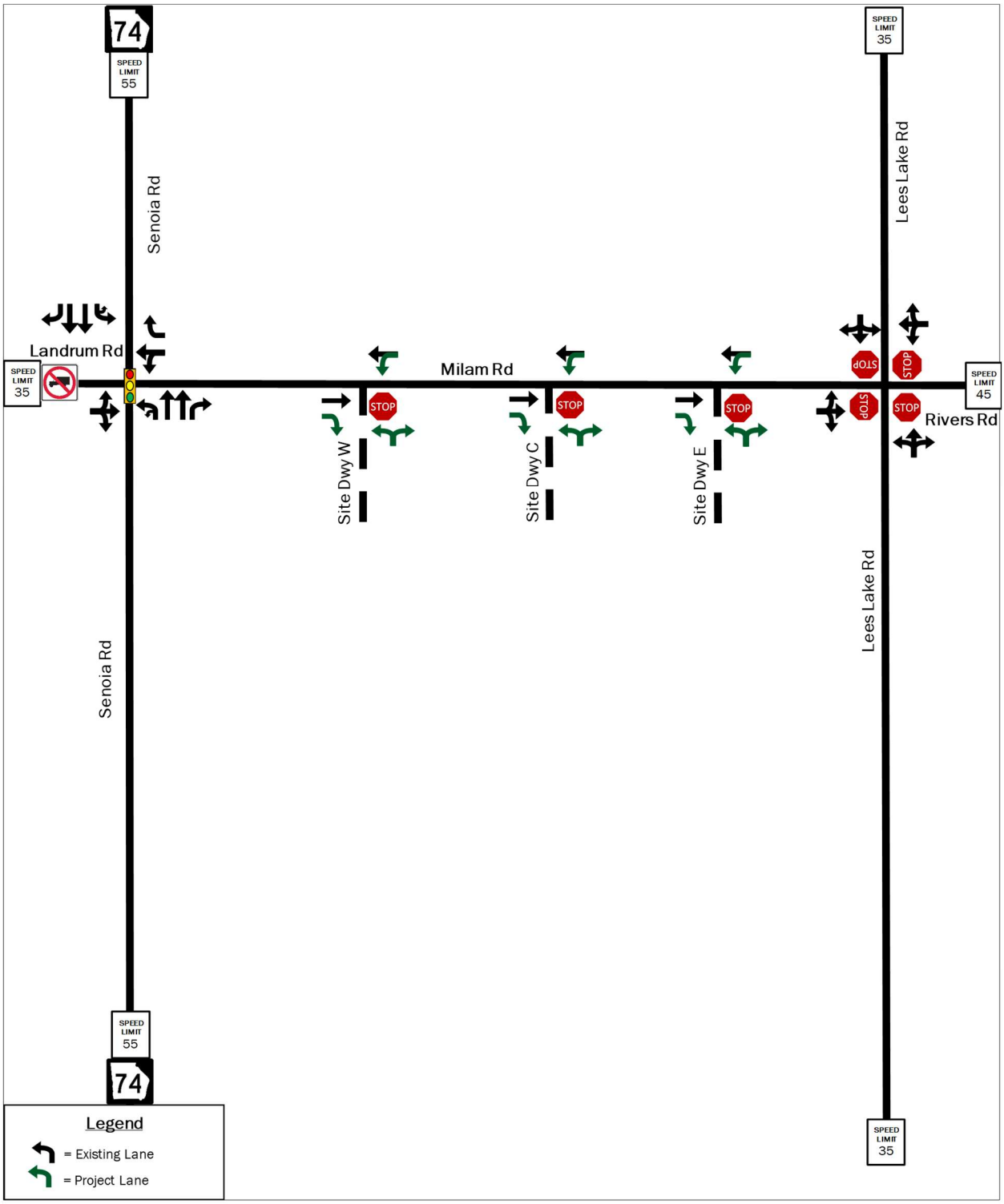
Site Driveway West and Site Driveway Central along Milam Road each warrant a right-turn deceleration lane. Site Driveway East along Milam Road does not warrant a right-turn deceleration lane; however, for consistency of access, a right-turn lane is still recommended along Milam Road at Site Driveway East. None of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West, Site Driveway Central, and Site Driveway East.

Based on the analysis prepared, improvements at the external study intersections are not required to mitigate the impact of the proposed development.

Figure 8 shows the proposed Build scenario lane configurations and intersection control based on the results and recommendations from the turn lane warrant analysis.

Figure 8: 2028 Build Year Lane Configurations and Intersection Control



APPENDIX A: Site Plan



LAND USE SUMMARY

CURRENT ZONING: _____
PROPOSED ZONING: _____

TOTAL SITE AREA: ____ AC

TOTAL UNITS: 168
1 BEDROOM UNITS: 52
2 BEDROOM UNITS: 69
3 BEDROOM UNITS: 47

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

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LAND SURVEYING
COA NO. LSF 000595
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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APPENDIX B: Traffic Count Data

TRAFFIC DATA SERVICES
NV5 TRAFFIC STUDY
FAIRBURN GA ADT CLASSIFICATION COUNTS

Millan Road West of Garvey Drive

Site: #1
2/11/2026
Wednesday

Daily Classification

EB

Interval Start	Total	Motor Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi
12:00 AM	41	0	33	5	0	3	0	0	0	0	0	0	0	0
1:00 AM	24	1	14	4	0	5	0	0	0	0	0	0	0	0
2:00 AM	20	0	16	3	0	1	0	0	0	0	0	0	0	0
3:00 AM	14	0	14	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	13	0	12	1	0	0	0	0	0	0	0	0	0	0
5:00 AM	42	0	29	10	0	3	0	0	0	0	0	0	0	0
6:00 AM	85	0	53	16	4	10	0	0	2	0	0	0	0	0
7:00 AM	159	0	120	21	6	10	1	0	1	0	0	0	0	0
8:00 AM	171	1	129	18	4	14	2	1	2	0	0	0	0	0
9:00 AM	141	0	112	12	1	13	1	0	2	0	0	0	0	0
10:00 AM	152	0	107	24	1	18	0	0	1	1	0	0	0	0
11:00 AM	170	0	125	21	1	21	1	0	0	1	0	0	0	0
12:00 PM	229	0	175	32	2	18	0	0	2	0	0	0	0	0
1:00 PM	195	1	135	34	0	21	1	0	3	0	0	0	0	0
2:00 PM	258	0	197	35	5	19	2	0	0	0	0	0	0	0
3:00 PM	370	1	276	49	6	33	0	0	4	1	0	0	0	0
4:00 PM	426	2	331	59	6	26	1	0	1	0	0	0	0	0
5:00 PM	383	3	305	49	2	23	0	0	1	0	0	0	0	0
6:00 PM	328	1	271	36	0	18	0	1	1	0	0	0	0	0
7:00 PM	280	0	221	35	0	22	0	0	2	0	0	0	0	0
8:00 PM	224	0	185	26	0	12	0	1	0	0	0	0	0	0
9:00 PM	156	1	124	23	0	8	0	0	0	0	0	0	0	0
10:00 PM	79	0	69	8	0	2	0	0	0	0	0	0	0	0
11:00 PM	61	0	53	3	0	5	0	0	0	0	0	0	0	0
Total	4021	11	3106	524	38	305	9	3	22	3	0	0	0	0
%		0.3	77.2	13.0	0.9	7.6	0.2	0.1	0.5	0.1	0.0	0.0	0.0	0.0

TRAFFIC DATA SERVICES
NV5 TRAFFIC STUDY
FAIRBURN GA ADT CLASSIFICATION COUNTS

Millan Road West of Garvey Drive

Site: #1
2/11/2026
Wednesday

Daily Classification

WB

Interval Start	Total	Motor Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi
12:00 AM	28	0	24	4	0	0	0	0	0	0	0	0	0	0
1:00 AM	10	0	8	2	0	0	0	0	0	0	0	0	0	0
2:00 AM	20	0	15	4	0	1	0	0	0	0	0	0	0	0
3:00 AM	22	0	20	2	0	0	0	0	0	0	0	0	0	0
4:00 AM	81	0	71	10	0	0	0	0	0	0	0	0	0	0
5:00 AM	201	0	163	33	0	3	0	0	2	0	0	0	0	0
6:00 AM	238	1	184	41	3	7	0	0	2	0	0	0	0	0
7:00 AM	350	2	294	36	4	12	0	0	2	0	0	0	0	0
8:00 AM	251	1	207	28	4	8	0	0	3	0	0	0	0	0
9:00 AM	196	0	161	22	1	9	3	0	0	0	0	0	0	0
10:00 AM	182	1	140	36	0	4	0	0	1	0	0	0	0	0
11:00 AM	176	0	151	14	0	7	1	0	2	1	0	0	0	0
12:00 PM	191	0	157	29	0	4	1	0	0	0	0	0	0	0
1:00 PM	188	0	146	28	1	9	1	0	2	1	0	0	0	0
2:00 PM	224	1	179	31	3	8	2	0	0	0	0	0	0	0
3:00 PM	274	1	222	36	2	10	2	0	1	0	0	0	0	0
4:00 PM	243	0	203	28	4	5	1	0	2	0	0	0	0	0
5:00 PM	269	2	229	31	1	2	2	1	1	0	0	0	0	0
6:00 PM	209	1	179	24	1	2	1	0	1	0	0	0	0	0
7:00 PM	198	1	167	25	0	4	1	0	0	0	0	0	0	0
8:00 PM	139	0	118	17	0	4	0	0	0	0	0	0	0	0
9:00 PM	101	0	87	10	0	3	1	0	0	0	0	0	0	0
10:00 PM	58	0	54	4	0	0	0	0	0	0	0	0	0	0
11:00 PM	37	0	34	3	0	0	0	0	0	0	0	0	0	0
Total	3886	11	3213	498	24	102	16	1	19	2	0	0	0	0
%		0.3	82.7	12.8	0.6	2.6	0.4	0.0	0.5	0.1	0.0	0.0	0.0	0.0

TRAFFIC DATA SERVICES
NV5 TRAFFIC STUDY
FAIRBURN GA ADT CLASSIFICATION COUNTS

Millan Road West of Garvey Drive

Site: #1
2/11/2026
Wednesday

Daily Volume

Interval Start	EB		WB		Combined		Interval Start	EB		WB		Combined	
12:00 AM	7	41	8	28	15	69	12:00 PM	65	229	35	191	100	420
12:15 AM	11		6		17		12:15 PM	50		54		104	
12:30 AM	10		7		17		12:30 PM	53		42		95	
12:45 AM	13		7		20		12:45 PM	61		60		121	
1:00 AM	5	24	5	10	10	34	1:00 PM	42	195	43	188	85	383
1:15 AM	7		4		11		1:15 PM	55		31		86	
1:30 AM	7		0		7		1:30 PM	41		60		101	
1:45 AM	5		1		6		1:45 PM	57		54		111	
2:00 AM	3	20	8	20	11	40	2:00 PM	47	258	51	224	98	482
2:15 AM	4		0		4		2:15 PM	67		60		127	
2:30 AM	8		8		16		2:30 PM	72		48		120	
2:45 AM	5		4		9		2:45 PM	72		65		137	
3:00 AM	1	14	4	22	5	36	3:00 PM	83	370	67	274	150	644
3:15 AM	5		2		7		3:15 PM	91		64		155	
3:30 AM	3		5		8		3:30 PM	115		84		199	
3:45 AM	5		11		16		3:45 PM	81		59		140	
4:00 AM	3	13	8	81	11	94	4:00 PM	110	426	59	243	169	669
4:15 AM	3		27		30		4:15 PM	97		56		153	
4:30 AM	4		26		30		4:30 PM	108		74		182	
4:45 AM	3		20		23		4:45 PM	111		54		165	
5:00 AM	12	42	32	201	44	243	5:00 PM	96	383	66	269	162	652
5:15 AM	7		58		65		5:15 PM	103		57		160	
5:30 AM	11		57		68		5:30 PM	96		76		172	
5:45 AM	12		54		66		5:45 PM	88		70		158	
6:00 AM	14	85	48	238	62	323	6:00 PM	86	328	57	209	143	537
6:15 AM	23		60		83		6:15 PM	86		47		133	
6:30 AM	22		59		81		6:30 PM	80		55		135	
6:45 AM	26		71		97		6:45 PM	76		50		126	
7:00 AM	26	159	67	350	93	509	7:00 PM	71	280	48	198	119	478
7:15 AM	37		102		139		7:15 PM	68		58		126	
7:30 AM	52		89		141		7:30 PM	74		56		130	
7:45 AM	44		92		136		7:45 PM	67		36		103	
8:00 AM	37	171	71	251	108	422	8:00 PM	45	224	39	139	84	363
8:15 AM	57		60		117		8:15 PM	62		34		96	
8:30 AM	41		59		100		8:30 PM	61		31		92	
8:45 AM	36		61		97		8:45 PM	56		35		91	
9:00 AM	32	141	41	196	73	337	9:00 PM	56	156	30	101	86	257
9:15 AM	34		50		84		9:15 PM	33		27		60	
9:30 AM	37		60		97		9:30 PM	31		23		54	
9:45 AM	38		45		83		9:45 PM	36		21		57	
10:00 AM	29	152	43	182	72	334	10:00 PM	30	79	14	58	44	137
10:15 AM	42		54		96		10:15 PM	18		16		34	
10:30 AM	44		39		83		10:30 PM	18		11		29	
10:45 AM	37		46		83		10:45 PM	13		17		30	
11:00 AM	47	170	37	176	84	346	11:00 PM	17	61	7	37	24	98
11:15 AM	41		30		71		11:15 PM	13		13		26	
11:30 AM	38		47		85		11:30 PM	18		8		26	
11:45 AM	44		62		106		11:45 PM	13		9		22	

Volume Totals

	EB	WB	Combined
12:00 AM - 12:00 PM	1032 (37.0%)	1755 (63.0%)	2787
12:00 PM - 12:00 AM	2989 (58.4%)	2131 (41.6%)	5120
24 Hours	4021 (50.9%)	3886 (49.1%)	7907

Peak Hours

	EB	WB	Combined
12:00 AM - 12:00 PM	7:30 AM	7:15 AM	7:15 AM
Volume	190	354	524
Factor	0.83	0.87	0.93
12:00 PM - 12:00 AM	4:00 PM	2:45 PM	4:00 PM
Volume	426	280	669
Factor	0.96	0.83	0.92

TRAFFIC DATA SERVICES

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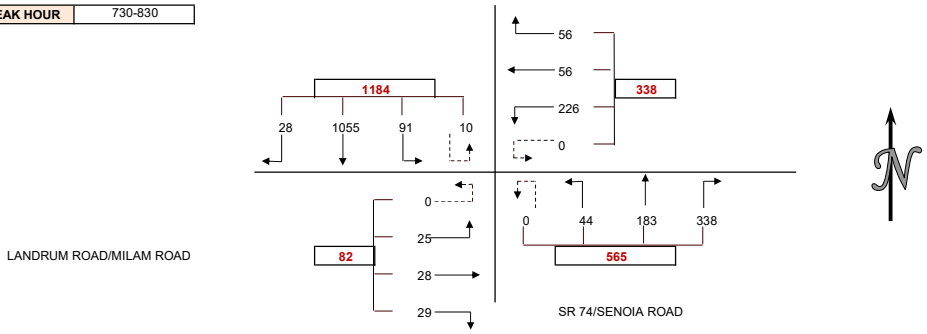
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	6	141	8	0	155	14	11	27	0	52	25	228	6	0	259	5	7	5	0	17	483
715-730	3	155	13	1	172	14	12	63	0	89	47	249	15	2	313	19	11	11	0	41	615
730-745	8	257	26	2	293	17	19	44	0	80	62	247	13	0	322	4	6	7	0	17	712
745-800	9	293	32	1	335	14	17	79	0	110	49	304	18	0	371	3	8	6	0	17	833
800-815	4	277	16	2	299	10	7	54	0	71	37	251	7	0	295	15	6	8	0	29	694
815-830	7	228	17	5	257	15	13	49	0	77	35	248	6	0	289	7	8	4	0	19	642
830-845	4	259	17	2	282	12	7	45	0	64	24	211	4	0	239	11	7	4	0	22	607
845-900	4	272	17	6	299	12	6	36	0	54	23	221	3	1	248	14	4	1	0	19	620
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	26	846	79	4	955	59	59	213	0	331	183	1028	52	2	1265	31	32	29	0	92	2643
715-815	24	982	87	6	1099	55	55	240	0	350	195	1051	53	2	1301	41	31	32	0	104	2854
730-830	28	1055	91	10	1184	56	56	226	0	338	183	1050	44	0	1277	29	28	25	0	82	2881
745-845	24	1057	82	10	1173	51	44	227	0	322	145	1014	35	0	1194	36	29	22	0	87	2776
800-900	19	1036	67	15	1137	49	33	184	0	266	119	931	20	1	1071	47	25	17	0	89	2563
PH FACTOR	**0.78**	**0.90**	**0.71**	***0.50***	**0.88**	**0.82**	**0.74**	***0.72***	**0.00**	**0.77**	**0.74**	***0.86***	**0.61**	**0.00**	**0.86**	***0.48***	**0.88**	**0.78**	**0.00**	**0.71**	**0.86**

PEAK HOUR 730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	955	1120		331	294		1265	1092		92	137
715-815	1099	1144		350	313		1301	1265		104	132
730-830	1184	1141		338	302		1277	1310		82	128
745-845	1173	1097		322	256		1194	1320		87	103
800-900	1137	1012		266	211		1071	1268		89	72

TRAFFIC DATA SERVICES

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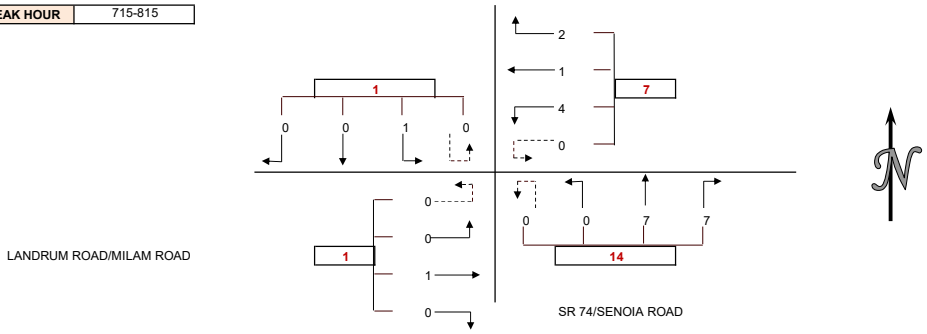
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E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2
715-730	0	0	1	0	1	0	0	0	0	0	4	0	0	0	4	0	0	0	0	0	5
730-745	0	0	0	0	0	1	1	2	0	4	1	1	0	0	2	0	0	0	0	0	6
745-800	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
800-815	0	0	0	0	0	1	0	1	0	2	2	0	0	0	2	0	1	0	0	1	5
815-830	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	2
830-845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
845-900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	1	0	1	0	2	1	1	4	0	6	5	1	0	0	6	0	0	0	0	0	14
715-815	0	0	1	0	1	2	1	4	0	7	7	1	0	0	8	0	1	0	0	1	17
730-830	0	0	0	0	0	2	1	6	0	9	3	1	0	0	4	0	1	0	0	1	14
745-845	0	0	0	0	0	1	0	4	0	5	2	0	0	0	2	0	1	0	0	1	8
800-900	0	0	0	0	0	1	0	3	0	4	2	0	0	0	2	0	1	0	0	1	7
PH FACTOR	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.50**	**0.00**	***0.75***	**0.00**	**0.63**	**0.44**	***0.00***	**0.00**	**0.00**	**0.50**	***0.00***	**0.25**	**0.00**	**0.00**	**0.25**	**0.71**

PEAK HOUR	715-815



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	2	2		6	6		6	4		0	2
715-815	1	3		7	9		8	4		1	1
730-830	0	3		9	4		4	6		1	1
745-845	0	1		5	3		2	4		1	0
800-900	0	1		4	3		2	3		1	0

TRAFFIC DATA SERVICES

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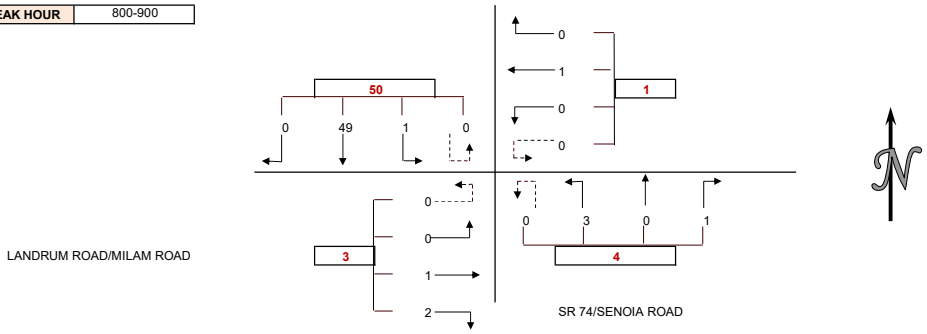
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	0	1	0	0	1	21
715-730	0	7	0	0	7	0	1	1	0	2	0	4	0	0	4	0	0	0	0	0	13
730-745	0	14	1	0	15	0	0	0	0	0	0	14	0	1	15	0	0	0	0	0	30
745-800	0	10	1	0	11	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	16
800-815	0	15	0	0	15	0	0	0	0	0	0	11	1	0	12	1	1	0	0	2	29
815-830	0	7	0	0	7	0	0	0	0	0	0	17	2	0	19	0	0	0	0	0	26
830-845	0	15	1	0	16	0	1	0	0	1	0	8	0	0	8	0	0	0	0	0	25
845-900	0	12	0	0	12	0	0	0	0	0	0	11	0	0	11	1	0	0	0	1	24
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	0	39	2	0	41	0	1	1	0	2	1	34	0	1	36	0	1	0	0	1	80
715-815	0	46	2	0	48	0	1	1	0	2	0	34	1	1	36	1	1	0	0	2	88
730-830	0	46	2	0	48	0	0	0	0	0	0	47	3	1	51	1	1	0	0	2	101
745-845	0	47	2	0	49	0	1	0	0	1	0	41	3	0	44	1	1	0	0	2	96
800-900	0	49	1	0	50	0	1	0	0	1	0	47	3	0	50	2	1	0	0	3	104
PH FACTOR	**0.00**	**0.82**	**0.50**	***0.00***	**0.80**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.69***	**0.00**	**0.00**	**0.67**	***0.00***	**0.25**	**0.00**	**0.00**	**0.38**	**0.90**

PEAK HOUR	800-900



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	41	34		2	4		36	41		1	1
715-815	48	34		2	3		36	49		2	2
730-830	48	47		0	3		51	48		2	3
745-845	49	41		1	3		44	48		2	4
800-900	50	47		1	2		50	51		3	4

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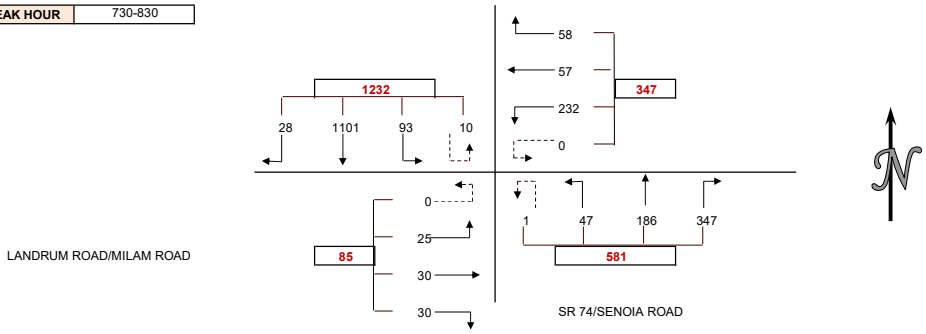
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	7	149	8	0	164	14	11	28	0	53	26	239	6	0	271	5	8	5	0	18	506
715-730	3	162	14	1	180	14	13	64	0	91	51	253	15	2	321	19	11	11	0	41	633
730-745	8	271	27	2	308	18	20	46	0	84	63	262	13	1	339	4	6	7	0	17	748
745-800	9	303	33	1	346	14	17	80	0	111	49	309	18	0	376	3	8	6	0	17	850
800-815	4	292	16	2	314	11	7	55	0	73	39	262	8	0	309	16	8	8	0	32	728
815-830	7	235	17	5	264	15	13	51	0	79	35	265	8	0	308	7	8	4	0	19	670
830-845	4	274	18	2	298	12	8	45	0	65	24	219	4	0	247	11	7	4	0	22	632
845-900	4	284	17	6	311	12	6	36	0	54	23	232	3	1	259	15	4	1	0	20	644
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	27	885	82	4	998	60	61	218	0	339	189	1063	52	3	1307	31	33	29	0	93	2737
715-815	24	1028	90	6	1148	57	57	245	0	359	202	1086	54	3	1345	42	33	32	0	107	2959
730-830	28	1101	93	10	1232	58	57	232	0	347	186	1098	47	1	1332	30	30	25	0	85	2996
745-845	24	1104	84	10	1222	52	45	231	0	328	147	1055	38	0	1240	37	31	22	0	90	2880
800-900	19	1085	68	15	1187	50	34	187	0	271	121	978	23	1	1123	49	27	17	0	93	2674
PH FACTOR	**0.78**	**0.91**	**0.70**	***0.50***	**0.89**	**0.81**	**0.71**	***0.73***	**0.00**	**0.78**	**0.74**	***0.89***	**0.65**	**0.25**	**0.89**	***0.47***	**0.94**	**0.78**	**0.00**	**0.66**	**0.88**

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	998	1156		339	304		1307	1137		93	140
715-815	1148	1181		359	325		1345	1318		107	135
730-830	1232	1191		347	309		1332	1364		85	132
745-845	1222	1139		328	262		1240	1372		90	107
800-900	1187	1060		271	216		1123	1322		93	76

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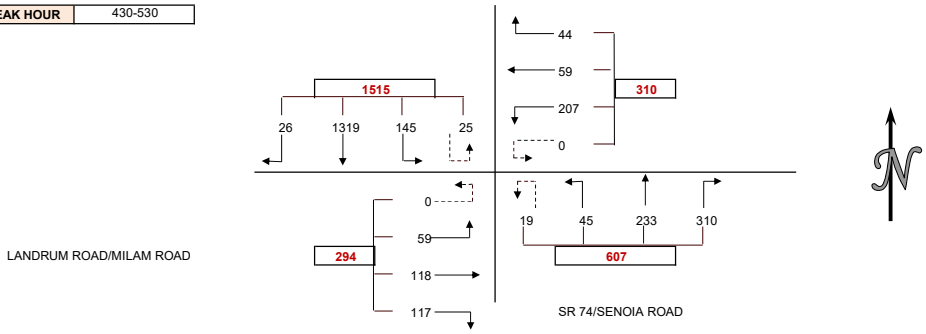
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	4	283	40	7	334	8	9	38	0	55	54	264	6	3	327	15	30	12	0	57	773
415-430	4	288	29	8	329	9	15	31	0	55	51	325	17	3	396	20	19	10	0	49	829
430-445	9	333	35	8	385	14	22	48	0	84	43	294	11	4	352	31	37	11	0	79	900
445-500	5	304	38	5	352	4	15	58	0	77	71	249	9	8	337	34	47	18	0	99	865
500-515	6	328	35	4	373	17	11	59	0	87	48	311	14	5	378	24	19	17	0	60	898
515-530	6	354	37	8	405	9	11	42	0	62	71	324	11	2	408	28	15	13	0	56	931
530-545	6	302	36	7	351	15	19	49	0	83	59	314	10	2	385	21	18	17	0	56	875
545-600	10	307	28	8	353	12	10	43	0	65	51	251	6	4	312	22	13	7	0	42	772
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	22	1208	142	28	1400	35	61	175	0	271	219	1132	43	18	1412	100	133	51	0	284	3367
415-515	24	1253	137	25	1439	44	63	196	0	303	213	1179	51	20	1463	109	122	56	0	287	3492
430-530	26	1319	145	25	1515	44	59	207	0	310	233	1178	45	19	1475	117	118	59	0	294	3594
445-545	23	1288	146	24	1481	45	56	208	0	309	249	1198	44	17	1508	107	99	65	0	271	3569
500-600	28	1291	136	27	1482	53	51	193	0	297	229	1200	41	13	1483	95	65	54	0	214	3476
PH FACTOR	**0.72**	**0.93**	**0.95**	***0.78***	**0.94**	**0.65**	**0.67**	***0.88***	**0.00**	**0.89**	**0.82**	***0.91***	**0.80**	**0.59**	**0.90**	***0.86***	**0.63**	**0.82**	**0.00**	**0.74**	**0.97**

PEAK HOUR 430-530



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	1	0	0	1
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	1	0	0	1
415-515	0	1	0	0	1
430-530	0	1	0	0	1
445-545	0	1	0	0	1
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1400	1246		271	494		1412	1501		284	126
415-515	1439	1304		303	472		1463	1578		287	138
430-530	1515	1306		310	496		1475	1662		294	130
445-545	1481	1332		309	494		1508	1620		271	123
500-600	1482	1334		297	430		1483	1592		214	120

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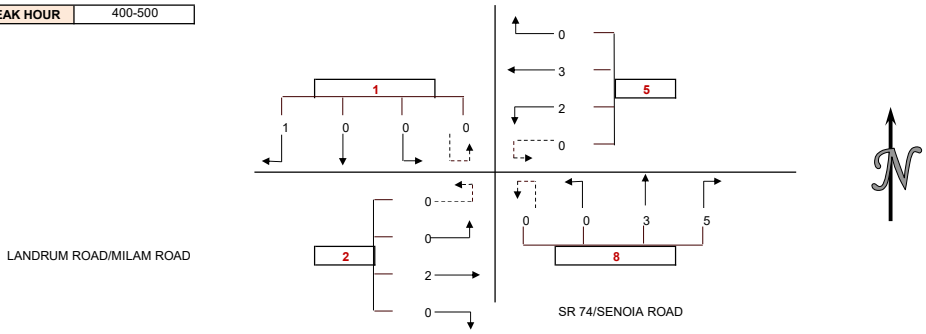
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
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CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
415-430	0	0	0	0	0	0	2	2	0	4	2	0	0	0	2	0	0	0	0	0	6
430-445	1	0	0	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
445-500	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	2
500-515	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
515-530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
530-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545-600	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	1	0	0	0	1	0	3	2	0	5	3	0	0	0	3	0	2	0	0	2	11
415-515	1	0	0	0	1	0	3	2	0	5	3	1	0	0	4	0	1	0	0	1	11
430-530	1	0	0	0	1	0	1	0	0	1	1	1	0	0	2	0	1	0	0	1	5
445-545	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	1	0	0	1	3
500-600	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
PH FACTOR	**0.25**	**0.00**	**0.00**	***0.00***	**0.25**	**0.00**	**0.38**	***0.25***	**0.00**	**0.31**	**0.38**	***0.00***	**0.00**	**0.00**	**0.38**	***0.00***	**0.50**	**0.00**	**0.00**	**0.50**	**0.46**

PEAK HOUR	400-500



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1	0		5	5		3	2		2	4
415-515	1	1		5	4		4	2		1	4
430-530	1	1		1	2		2	0		1	2
445-545	0	1		0	2		2	0		1	0
500-600	0	2		0	0		2	0		0	0

TRAFFIC DATA SERVICES

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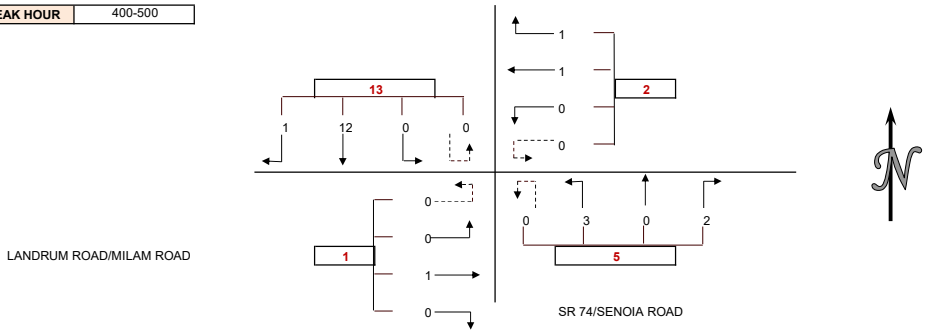
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	1	1	0	0	2	1	0	0	0	1	0	6	1	0	7	0	1	0	0	1	11
415-430	0	6	0	0	6	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	16
430-445	0	3	0	0	3	0	1	0	0	1	0	7	0	0	7	0	0	0	0	0	11
445-500	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	7
500-515	0	3	0	1	4	0	0	0	0	0	0	3	1	0	4	0	0	0	0	0	8
515-530	0	4	0	0	4	0	0	0	0	0	1	5	0	0	6	0	0	0	0	0	10
530-545	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
545-600	0	3	0	0	3	1	0	1	0	2	0	5	0	0	5	0	0	0	0	0	10
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	1	12	0	0	13	1	1	0	0	2	0	26	3	0	29	0	1	0	0	1	45
415-515	0	14	0	1	15	0	1	0	0	1	0	23	3	0	26	0	0	0	0	0	42
430-530	0	12	0	1	13	0	1	0	0	1	1	20	1	0	22	0	0	0	0	0	36
445-545	0	14	0	1	15	0	0	0	0	0	1	13	1	0	15	0	0	0	0	0	30
500-600	0	15	0	1	16	1	0	1	0	2	1	13	1	0	15	0	0	0	0	0	33
PH FACTOR	**0.25**	**0.50**	**0.00**	***0.00***	**0.54**	**0.25**	**0.25**	***0.00***	**0.00**	**0.50**	**0.00**	***0.81***	**0.38**	**0.00**	**0.73**	***0.00***	**0.25**	**0.00**	**0.00**	**0.25**	**0.70**

PEAK HOUR	400-500



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	13	27		2	1		29	12		1	5
415-515	15	24		1	0		26	14		0	4
430-530	13	21		1	1		22	12		0	2
445-545	15	14		0	1		15	14		0	1
500-600	16	15		2	1		15	16		0	1

TRAFFIC DATA SERVICES

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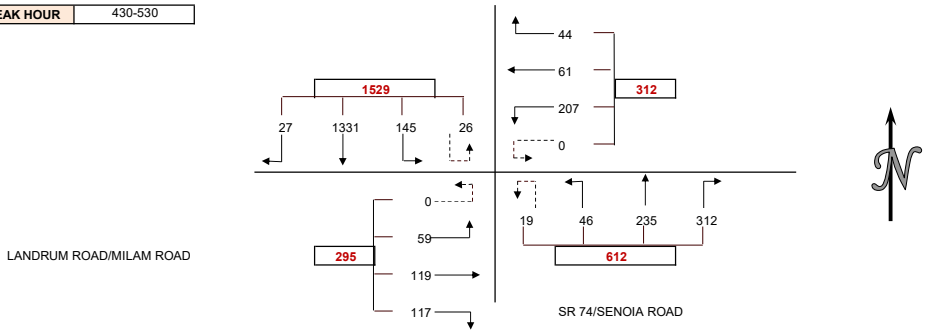
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S SR 74/SENOIA ROAD
E/W LANDRUM ROAD/MILAM ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	5	284	40	7	336	9	9	38	0	56	54	270	7	3	334	15	32	12	0	59	785
415-430	4	294	29	8	335	9	17	33	0	59	53	333	19	3	408	20	19	10	0	49	851
430-445	10	336	35	8	389	14	24	48	0	86	43	301	11	4	359	31	37	11	0	79	913
445-500	5	306	38	5	354	4	15	58	0	77	72	254	9	8	343	34	48	18	0	100	874
500-515	6	331	35	5	377	17	11	59	0	87	48	315	15	5	383	24	19	17	0	60	907
515-530	6	358	37	8	409	9	11	42	0	62	72	329	11	2	414	28	15	13	0	56	941
530-545	6	307	36	7	356	15	19	49	0	83	59	314	10	2	385	21	18	17	0	56	880
545-600	10	310	28	8	356	13	10	44	0	67	51	257	6	4	318	22	13	7	0	42	783
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	24	1220	142	28	1414	36	65	177	0	278	222	1158	46	18	1444	100	136	51	0	287	3423
415-515	25	1267	137	26	1455	44	67	198	0	309	216	1203	54	20	1493	109	123	56	0	288	3545
430-530	27	1331	145	26	1529	44	61	207	0	312	235	1199	46	19	1499	117	119	59	0	295	3635
445-545	23	1302	146	25	1496	45	56	208	0	309	251	1212	45	17	1525	107	100	65	0	272	3602
500-600	28	1306	136	28	1498	54	51	194	0	299	230	1215	42	13	1500	95	65	54	0	214	3511
PH FACTOR	**0.68**	**0.93**	**0.95**	***0.81***	**0.93**	**0.65**	**0.64**	***0.88***	**0.00**	**0.90**	**0.82**	***0.91***	**0.77**	**0.59**	**0.91**	***0.86***	**0.62**	**0.82**	**0.00**	**0.74**	**0.97**

PEAK HOUR	430-530



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	1414	1273		278	500		1444	1515		287	135
415-515	1455	1329		309	476		1493	1594		288	146
430-530	1529	1328		312	499		1499	1674		295	134
445-545	1496	1347		309	497		1525	1634		272	124
500-600	1498	1351		299	431		1500	1608		214	121

TRAFFIC DATA SERVICES

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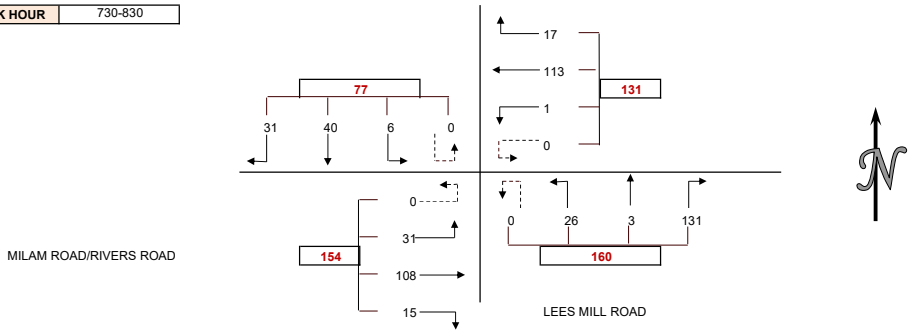
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	4	4	2	0	10	4	28	0	0	32	0	7	0	0	7	3	22	5	0	30	79
715-730	9	12	0	0	21	6	27	1	0	34	0	7	5	0	12	1	30	7	0	38	105
730-745	10	10	1	0	21	3	26	0	0	29	2	21	6	0	29	2	33	10	0	45	124
745-800	13	13	2	0	28	4	31	0	0	35	1	21	7	0	29	1	22	9	0	32	124
800-815	6	7	1	0	14	6	27	1	0	34	0	6	10	0	16	6	16	8	0	30	94
815-830	2	10	2	0	14	4	29	0	0	33	0	15	3	0	18	6	37	4	0	47	112
830-845	4	5	3	0	12	8	20	2	0	30	2	4	2	0	8	5	24	5	0	34	84
845-900	4	7	5	0	16	1	17	3	0	21	1	2	7	0	10	3	19	5	0	27	74
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	36	39	5	0	80	17	112	1	0	130	3	56	18	0	77	7	107	31	0	145	432
715-815	38	42	4	0	84	19	111	2	0	132	3	55	28	0	86	10	101	34	0	145	447
730-830	31	40	6	0	77	17	113	1	0	131	3	63	26	0	92	15	108	31	0	154	454
745-845	25	35	8	0	68	22	107	3	0	132	3	46	22	0	71	18	99	26	0	143	414
800-900	16	29	11	0	56	19	93	6	0	118	3	27	22	0	52	20	96	22	0	138	364
PH FACTOR	**0.60**	**0.77**	**0.75**	***0.00***	**0.69**	**0.71**	**0.91**	***0.25***	**0.00**	**0.94**	**0.38**	***0.75***	**0.65**	**0.00**	**0.79**	***0.63***	**0.73**	**0.78**	**0.00**	**0.82**	**0.92**

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	80	104		130	115		77	47		145	166
715-815	84	108		132	108		86	54		145	177
730-830	77	111		131	117		92	56		154	170
745-845	68	94		132	110		71	56		143	154
800-900	56	68		118	110		52	55		138	131

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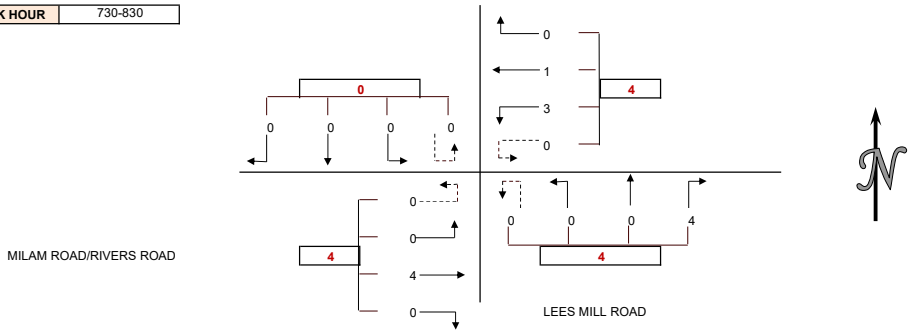
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
715-730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
730-745	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	3	0	0	3	4
745-800	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
800-815	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
815-830	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
830-845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
845-900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	4	0	0	4	6
715-815	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	4	0	0	4	7
730-830	0	0	0	0	0	0	1	3	0	4	0	0	0	0	0	0	4	0	0	4	8
745-845	0	0	0	0	0	0	1	2	0	3	0	0	0	0	0	0	1	0	0	1	4
800-900	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	2
PH FACTOR	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.75***	**0.00**	**1.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.00***	**0.33**	**0.00**	**0.00**	**0.33**	**0.50**

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	0	0		2	4		0	2		4	0
715-815	0	0		3	4		0	3		4	0
730-830	0	0		4	4		0	3		4	1
745-845	0	0		3	1		0	2		1	1
800-900	0	0		2	0		0	1		0	1

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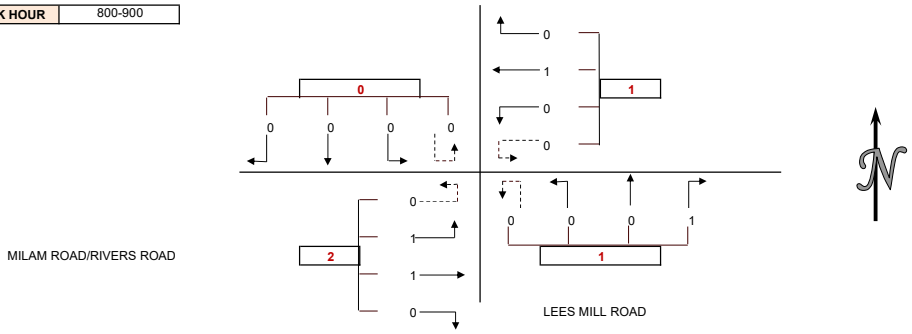
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2
715-730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
730-745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
745-800	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
800-815	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	1	1	0	2	4
815-830	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	4
830-845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
845-900	0	0	0	0	0	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	3
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	0	0	1	0	1	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	4
715-815	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	1	1	0	2	6
730-830	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	1	1	0	2	10
745-845	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	1	1	0	2	10
800-900	0	0	0	0	0	0	1	0	0	1	0	8	0	0	8	0	1	1	0	2	11
PH FACTOR	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.50***	**0.00**	**0.00**	**0.50**	***#DIV/0!***	**0.25**	**0.00**	**0.00**	**0.25**	**0.69**

PEAK HOUR	800-900



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	1	2		0	2		2	0		1	0
715-815	0	5		0	1		4	0		2	0
730-830	0	9		0	1		8	0		2	0
745-845	0	9		0	1		8	0		2	0
800-900	0	9		1	1		8	0		2	1

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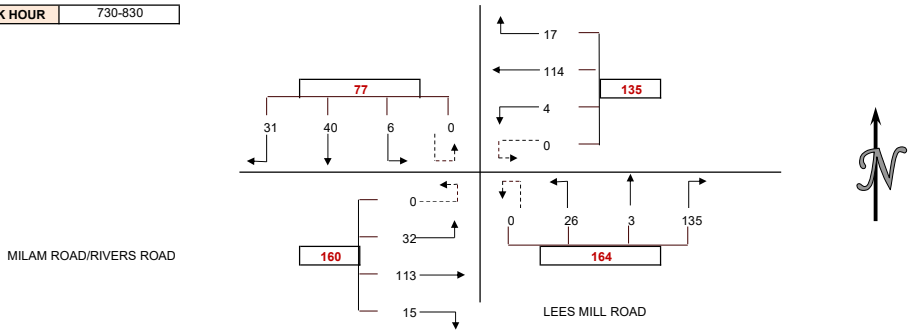
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
700-715	4	4	3	0	11	4	28	0	0	32	0	7	0	0	7	3	23	5	0	31	81
715-730	9	12	0	0	21	6	27	1	0	34	0	7	5	0	12	1	30	7	0	38	105
730-745	10	10	1	0	21	3	26	1	0	30	2	21	6	0	29	2	36	10	0	48	128
745-800	13	13	2	0	28	4	31	1	0	36	1	23	7	0	31	1	23	9	0	33	128
800-815	6	7	1	0	14	6	27	2	0	35	0	8	10	0	18	6	17	9	0	32	99
815-830	2	10	2	0	14	4	30	0	0	34	0	19	3	0	22	6	37	4	0	47	117
830-845	4	5	3	0	12	8	20	2	0	30	2	4	2	0	8	5	24	5	0	34	84
845-900	4	7	5	0	16	1	18	3	0	22	1	4	7	0	12	3	19	5	0	27	77
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
700-800	36	39	6	0	81	17	112	3	0	132	3	58	18	0	79	7	112	31	0	150	442
715-815	38	42	4	0	84	19	111	5	0	135	3	59	28	0	90	10	106	35	0	151	460
730-830	31	40	6	0	77	17	114	4	0	135	3	71	26	0	100	15	113	32	0	160	472
745-845	25	35	8	0	68	22	108	5	0	135	3	54	22	0	79	18	101	27	0	146	428
800-900	16	29	11	0	56	19	95	7	0	121	3	35	22	0	60	20	97	23	0	140	377
PH FACTOR	**0.60**	**0.77**	**0.75**	***0.00***	**0.69**	**0.71**	**0.92**	***0.50***	**0.00**	**0.94**	**0.38**	***0.77***	**0.65**	**0.00**	**0.81**	***0.63***	**0.76**	**0.80**	**0.00**	**0.83**	**0.92**

PEAK HOUR	730-830



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-715	0	0	0	0	0
715-730	0	0	0	0	0
730-745	0	0	0	0	0
745-800	0	0	0	0	0
800-815	0	0	0	0	0
815-830	0	0	0	0	0
830-845	0	0	0	0	0
845-900	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
700-800	0	0	0	0	0
715-815	0	0	0	0	0
730-830	0	0	0	0	0
745-845	0	0	0	0	0
800-900	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
700-800	81	106		132	121		79	49		150	166
715-815	84	113		135	113		90	57		151	177
730-830	77	120		135	122		100	59		160	171
745-845	68	103		135	112		79	58		146	155
800-900	56	77		121	111		60	56		140	133

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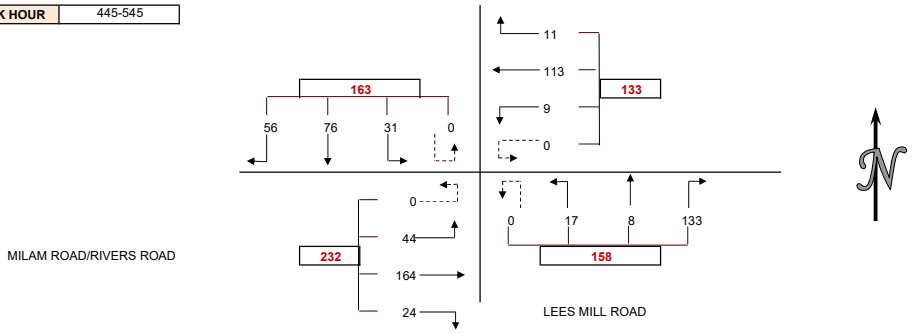
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	5	9	6	0	20	0	22	2	0	24	2	8	3	0	13	2	54	7	0	63	120
415-430	7	10	5	0	22	5	29	1	0	35	2	15	7	0	24	8	37	5	0	50	131
430-445	13	12	3	0	28	0	31	2	0	33	2	7	3	0	12	4	52	7	0	63	136
445-500	9	16	6	0	31	3	34	3	0	40	1	6	5	0	12	4	58	9	0	71	154
500-515	16	22	8	0	46	1	29	2	0	32	2	11	5	0	18	8	41	14	0	63	159
515-530	11	20	6	0	37	4	13	2	0	19	2	8	4	0	14	7	37	11	0	55	125
530-545	20	18	11	0	49	3	37	2	0	42	3	13	3	0	19	5	28	10	0	43	153
545-600	18	17	2	0	37	2	22	1	0	25	0	6	3	0	9	2	39	8	0	49	120
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	34	47	20	0	101	8	116	8	0	132	7	36	18	0	61	18	201	28	0	247	541
415-515	45	60	22	0	127	9	123	8	0	140	7	39	20	0	66	24	188	35	0	247	580
430-530	49	70	23	0	142	8	107	9	0	124	7	32	17	0	56	23	188	41	0	252	574
445-545	56	76	31	0	163	11	113	9	0	133	8	38	17	0	63	24	164	44	0	232	591
500-600	65	77	27	0	169	10	101	7	0	118	7	38	15	0	60	22	145	43	0	210	557
PH FACTOR	**0.70**	**0.86**	**0.70**	***0.00***	**0.83**	**0.69**	**0.76**	***0.75***	**0.00**	**0.79**	**0.67**	***0.73***	**0.85**	**0.00**	**0.83**	***0.75***	**0.71**	**0.79**	**0.00**	**0.82**	**0.93**

PEAK HOUR	445-545



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	101	72		132	228		61	73		247	168
415-515	127	83		140	217		66	92		247	188
430-530	142	81		124	218		56	102		252	173
445-545	163	93		133	203		63	109		232	186
500-600	169	91		118	179		60	106		210	181

TRAFFIC DATA SERVICES

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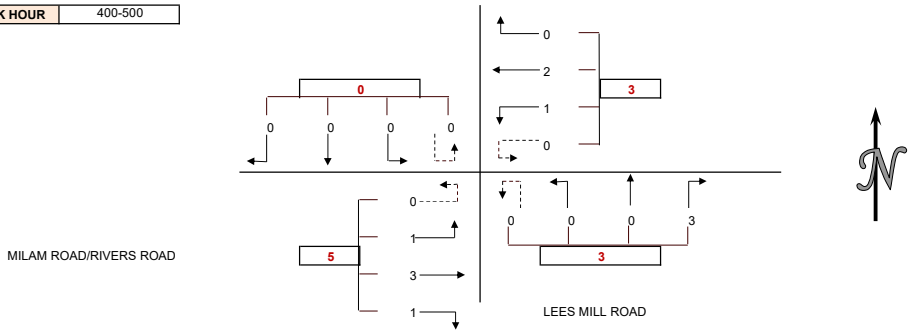
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3
415-430	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	1	0	2	3
430-445	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
445-500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
500-515	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
515-530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
530-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545-600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	1	3	1	0	5	8
415-515	0	0	0	0	0	0	1	2	0	3	0	0	0	0	0	1	2	1	0	4	7
430-530	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	2	0	0	2	4
445-545	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
500-600	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
PH FACTOR	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.50**	***0.25***	**0.00**	**0.75**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.25***	**0.38**	**0.25**	**0.00**	**0.63**	**0.67**

PEAK HOUR	400-500



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	0	1		3	3		0	2		5	2
415-515	0	1		3	2		0	3		4	1
430-530	0	0		2	2		0	2		2	0
445-545	0	0		1	1		0	1		1	0
500-600	0	0		1	1		0	1		1	0

TRAFFIC DATA SERVICES
Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficadataservices.com

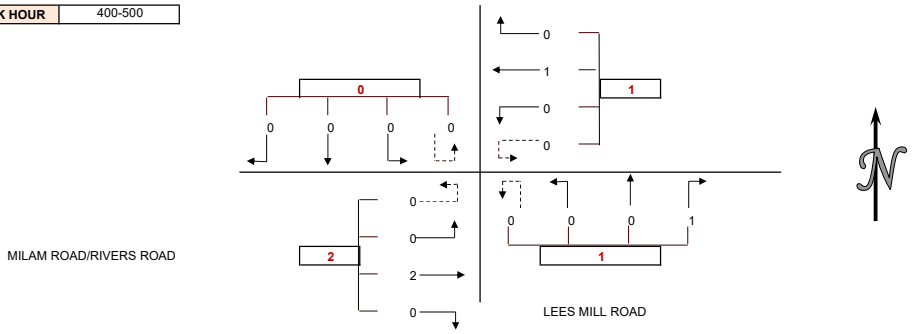
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
415-430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
430-445	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
445-500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
500-515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
515-530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
530-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
545-600	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3
415-515	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
430-530	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
445-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
500-600	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	2
PH FACTOR	**0.00**	**0.00**	**0.00**	***0.00***	**0.00**	**0.00**	**0.25**	***0.00***	**0.00**	**0.25**	**0.00**	***0.00***	**0.00**	**0.00**	**0.00**	***0.00***	**0.25**	**0.00**	**0.00**	**0.25**	**0.38**

PEAK HOUR	400-500



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	0	0		1	2		0	0		2	1
415-515	0	0		1	0		0	0		0	1
430-530	0	0		1	0		0	0		0	1
445-545	0	0		0	0		0	0		0	0
500-600	0	0		1	1		1	0		0	1

TRAFFIC DATA SERVICES
Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficadataservices.com

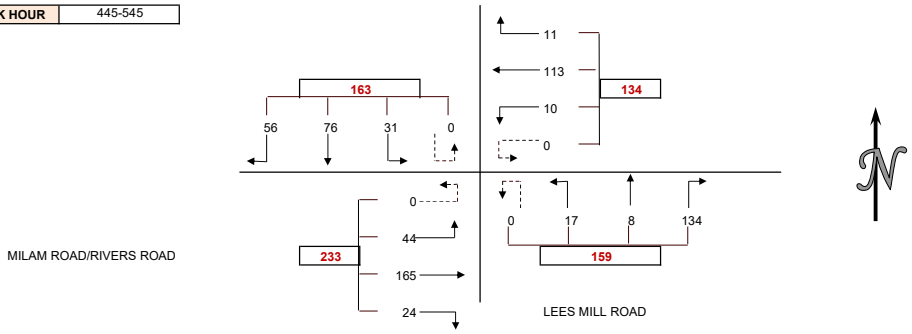
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 4:00 AM TO 6:00 AM
INTERSECTION: N/S LEES MILL ROAD
E/W MILAM ROAD/RIVERS ROAD
CITY: FAIRBURN GA

VEHICLE COUNTS

15 MIN COUNTS	1	2	3	3U	APRCH	4	5	6	6U	APRCH	7	8	9	9U	APRCH	10	11	12	12U	APRCH	
PERIOD	SBRT	SBTH	SBLT	SBUT	TOTALS	WBRT	WBTH	WBLT	WBUT	TOTALS	NBRT	NBTH	NBLT	NBUT	TOTALS	EBRT	EBTH	EBLT	EBUT	TOTALS	TOTAL
400-415	5	9	6	0	20	0	23	2	0	25	2	8	3	0	13	2	58	7	0	67	125
415-430	7	10	5	0	22	5	30	1	0	36	2	15	7	0	24	9	37	6	0	52	134
430-445	13	12	3	0	28	0	32	3	0	35	2	7	3	0	12	4	53	7	0	64	139
445-500	9	16	6	0	31	3	34	3	0	40	1	6	5	0	12	4	58	9	0	71	154
500-515	16	22	8	0	46	1	29	3	0	33	2	11	5	0	18	8	42	14	0	64	161
515-530	11	20	6	0	37	4	13	2	0	19	2	8	4	0	14	7	37	11	0	55	125
530-545	20	18	11	0	49	3	37	2	0	42	3	13	3	0	19	5	28	10	0	43	153
545-600	18	17	2	0	37	2	23	1	0	26	1	6	3	0	10	2	39	8	0	49	122
HOUR TOTALS	1	2	3	3U		4	5	6	6U		7	8	9	9U		10	11	12	12U		
PERIOD	SBRT	SBTH	SBLT	SBUT		WBRT	WBTH	WBLT	WBUT		NBRT	NBTH	NBLT	NBUT		EBRT	EBTH	EBLT	EBUT		TOTAL
400-500	34	47	20	0	101	8	119	9	0	136	7	36	18	0	61	19	206	29	0	254	552
415-515	45	60	22	0	127	9	125	10	0	144	7	39	20	0	66	25	190	36	0	251	588
430-530	49	70	23	0	142	8	108	11	0	127	7	32	17	0	56	23	190	41	0	254	579
445-545	56	76	31	0	163	11	113	10	0	134	8	38	17	0	63	24	165	44	0	233	593
500-600	65	77	27	0	169	10	102	8	0	120	8	38	15	0	61	22	146	43	0	211	561
PH FACTOR	**0.70**	**0.86**	**0.70**	***0.00***	**0.83**	**0.69**	**0.76**	***0.83***	**0.00**	**0.80**	**0.67**	***0.73***	**0.85**	**0.00**	**0.83**	***0.75***	**0.71**	**0.79**	**0.00**	**0.82**	**0.92**

PEAK HOUR	445-545



PEDESTRIAN COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

BICYCLE COUNTS

15 MIN COUNTS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-415	0	0	0	0	0
415-430	0	0	0	0	0
430-445	0	0	0	0	0
445-500	0	0	0	0	0
500-515	0	0	0	0	0
515-530	0	0	0	0	0
530-545	0	0	0	0	0
545-600	0	0	0	0	0
HOUR TOTALS	NORTH	EAST	SOUTH	WEST	TOTAL
PERIOD	LEG	LEG	LEG	LEG	
400-500	0	0	0	0	0
415-515	0	0	0	0	0
430-530	0	0	0	0	0
445-545	0	0	0	0	0
500-600	0	0	0	0	0

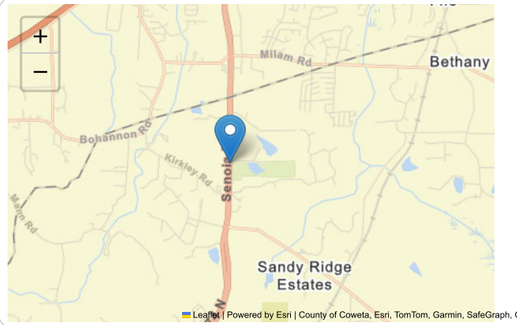
APPROACH SUMMARIES

	NORTH APRCH			EAST APRCH			SOUTH APRCH			WEST APRCH	
	APRCH	EXIT		APRCH	EXIT		APRCH	EXIT		APRCH	EXIT
400-500	101	73		136	233		61	75		254	171
415-515	127	84		144	219		66	95		251	190
430-530	142	81		127	220		56	104		254	174
445-545	163	93		134	204		63	110		233	186
500-600	169	91		120	181		61	107		211	182

0000113_0131 - 113-0131 - BEG FULTON 121

County: FAYETTE
Route number: 00007400
LRS section: 1131007400
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 33.515358899785, -84.5763935758922

Site Data

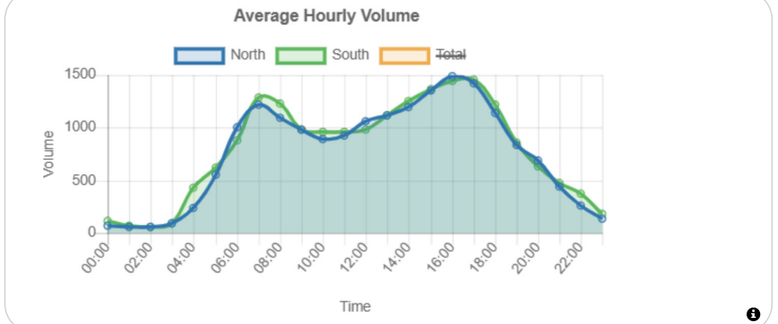


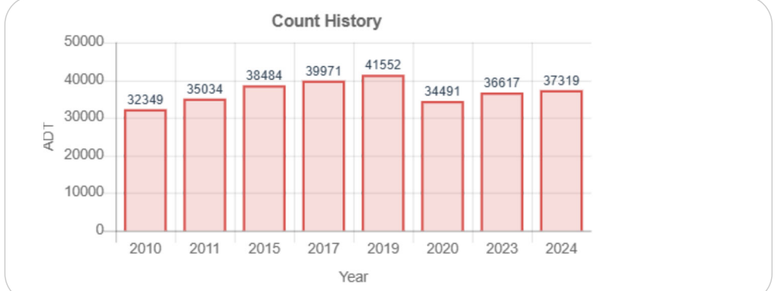
Count History

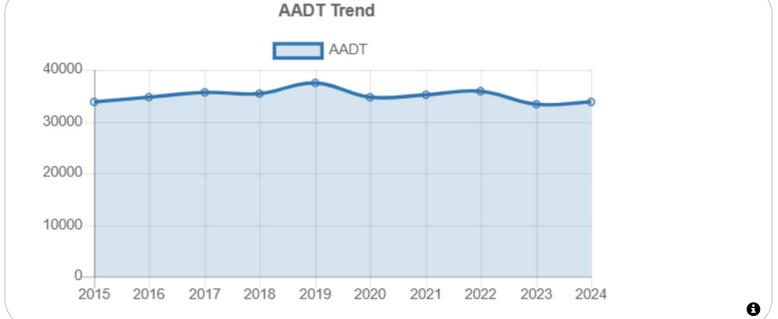
Year	Month	Count type	Duration	ADT	Count
2024	November	Volume	48 hours	37,319	74,638
2023	August	Class	48 hours	36,617	73,234
2020	November	Class	48 hours	34,491	68,982
2019	May	Class	48 hours	41,552	83,105
2017	March	Class	48 hours	39,971	79,942
2015	March	Class	48 hours	38,484	76,969
2011	September	Class	48 hours	35,034	70,068
2010	August	Class	48 hours	32,349	64,698

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimated**
AADT	33,700	34,800	35,600	35,500	37,500	34,600	35,100	35,800	33,400	**33,800**
SU AADT	1,505	1,555	1,438	1,436	1,627	1,500	1,383	1,414	1,847	**1,867**
CU AADT	1,075	1,110	944	942	1,063	980	1,020	1,042	881	**891**
K-Factor	0.105	0.105	0.097	0.097	0.096	0.096	0.086	0.086	0.087	**0.087**
D-Factor	0.600	0.600	0.560	0.560	0.540	0.540	0.510	0.510	0.530	**0.530**
Future AADT	-	39,700	38,200	44,800	49,800	49,800	51,700	46,700	42,100	**42,600**



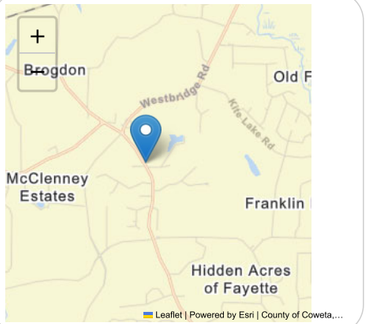




0000113_0256 - 113-0256 - State Route 92

County: FAYETTE
Route number: 00009200
LRS section: 1131009200
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.51995269, -84.50003093

Site Data



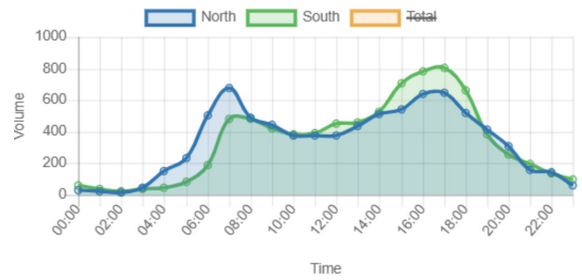
Count History

Year	Month	Count type	Duration	ADT	Count
2024	February	Class	48 hours	16,216	32,433
2022	February	Volume	48 hours	15,056	30,112
2019	November	Volume	48 hours	20,152	40,305
2018	August	Class	48 hours	17,950	35,900
2016	March	Volume	48 hours	17,987	35,974
2014	April	Volume	48 hours	14,660	29,320
2012	May	Volume	48 hours	13,795	27,590
2009	August	Class	48 hours	13,900	27,801

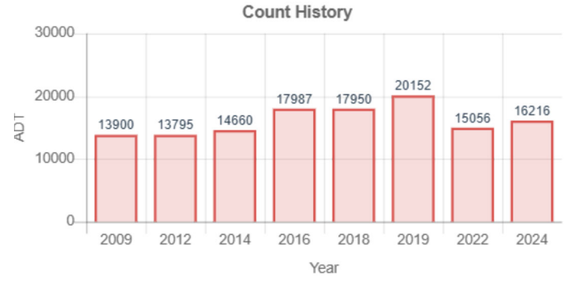
Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	**Actual**
AADT	14,100	15,800	16,700	16,000	16,100	17,400	18,800	12,900	13,000	**15,100**
SU AADT	-	-	-	473	476	514	556	380	384	**628**
CU AADT	-	-	-	112	113	122	132	90	91	**116**
K-Factor	0.111	0.112	-	0.104	0.104	0.111	0.111	0.108	0.108	**0.097**
D-Factor	0.500	0.500	-	0.590	0.590	0.590	0.590	0.580	0.580	**0.550**
Future AADT	-	16,300	21,400	26,700	28,300	28,300	32,300	18,800	16,400	**19,000**

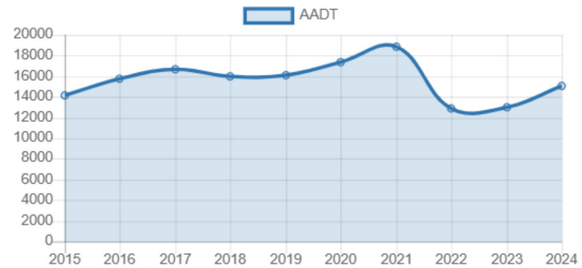
Average Hourly Volume



Count History



AADT Trend



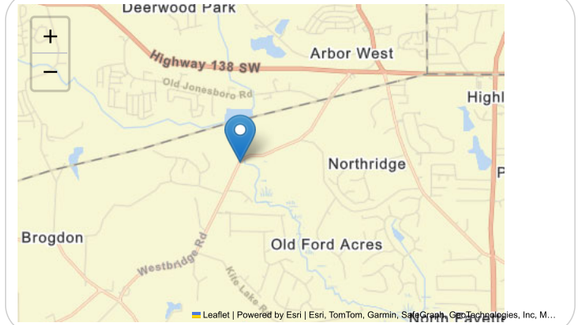
Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.17%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**76.7%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**18.19%**
4. Buses 2- or 3-axle, full length.	**0.34%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**3.21%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.58%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.03%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.52%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.18%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.04%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.02%**

0000113_0288 - 113-0288 - BEG FULTON 121

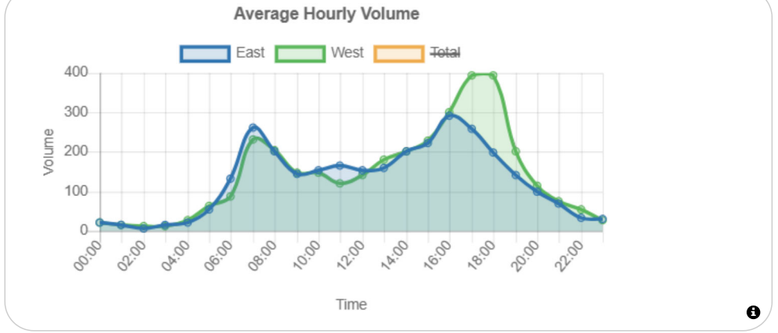
County: FAYETTE
Route number: 00001800
LRS section: 1132001800
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.54018852, -84.48593222

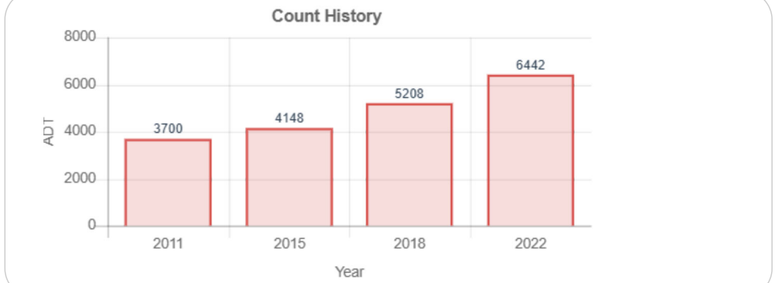
Site Data



Count History

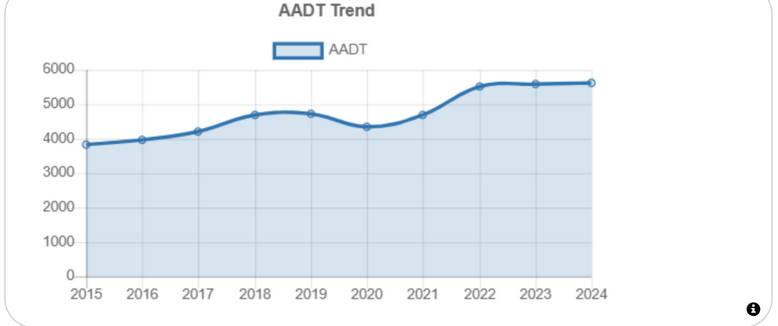
Year	Month	Count type	Duration	ADT	Count
2022	February	Volume	48 hours	6,442	12,883
2018	August	Volume	48 hours	5,208	10,415
2015	March	Class	48 hours	4,148	8,297
2011	March	Volume	48 hours	3,700	7,399





Annual Statistics

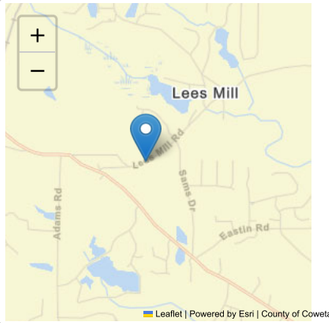
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	**Estimated**
AADT	3,840	3,970	4,200	4,690	4,720	4,350	4,700	5,510	5,570	**5,630**
SU AADT	110	113	-	-	-	-	-	-	-	**-**
CU AADT	14	15	-	-	-	-	-	-	-	**-**
K-Factor	0.106	0.106	-	0.112	0.112	0.112	0.112	0.127	0.127	**0.127**
D-Factor	0.600	0.600	-	0.550	0.550	0.550	0.550	0.710	0.710	**0.710**
Future AADT	-	3,990	5,290	5,910	7,460	7,460	10,600	11,200	10,900	**10,600**



0000113_0348 - 113-0348 - CR 036500 BEG AT

County: FAYETTE
Route number: 00005100
LRS section: 1132005100
Functional class: 5U - Major Collector (Urban)
Coordinates: 33.4942734152993, -84.5356912930138

Site Data

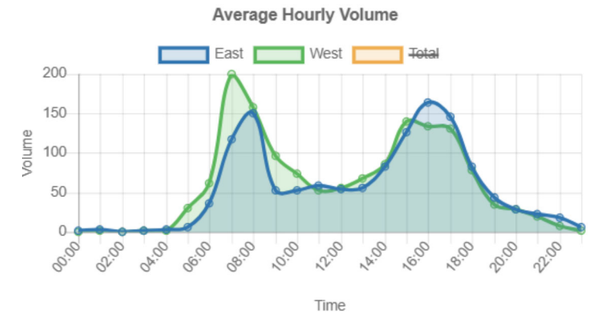


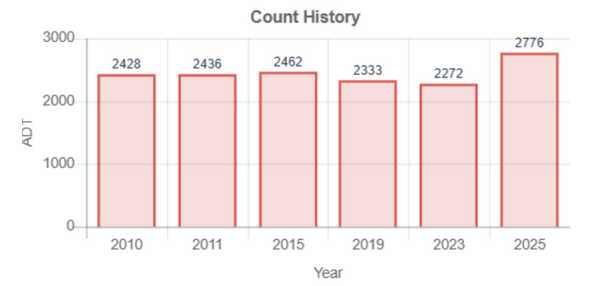
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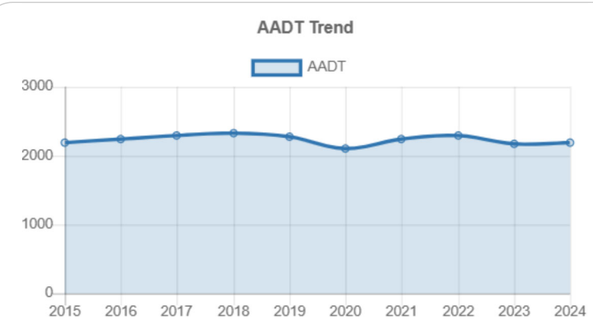
Year	Month	Count type	Duration	ADT	Count
2025	January	Class	48 hours	2,776	5,552
2023	February	Class	48 hours	2,272	4,544
2019	June	Class	48 hours	2,333	4,666
2015	March	Class	48 hours	2,462	4,924
2011	March	Volume	48 hours	2,436	4,871
2010	December	Class	48 hours	2,428	4,856

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	**Estimated**
AADT	2,190	2,240	2,290	2,330	2,270	2,110	2,240	2,300	2,180	**2,190**
SU AADT	110	113	-	-	79	73	78	80	96	**96**
CU AADT	6	6	-	-	17	16	17	17	21	**21**
K-Factor	0.129	0.129	-	-	0.118	0.118	0.118	0.118	0.108	**0.108**
D-Factor	0.500	0.500	-	-	0.600	0.600	0.600	0.600	0.510	**0.510**
Future AADT	-	2,650	2,620	2,930	2,870	2,870	2,900	2,900	2,750	**2,760**







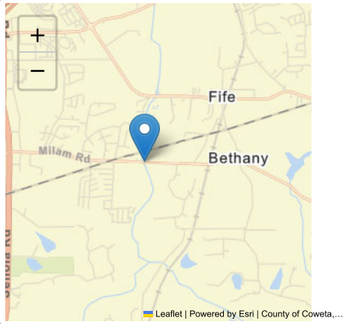
Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.04%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**76.71%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**16.71%**
4. Buses 2- or 3-axle, full length.	**2.4%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**3.39%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.02%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.49%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.04%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

0000113_8108 - 113-8108

County: FAYETTE
Route number: 00005900
LRS section: 1132005900
Functional class: 7U - Local (Urban)
Coordinates: 33.5271098077933, -84.5566022036343

Site Data

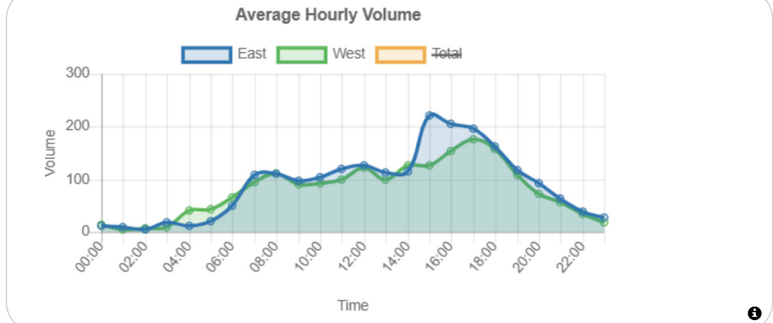


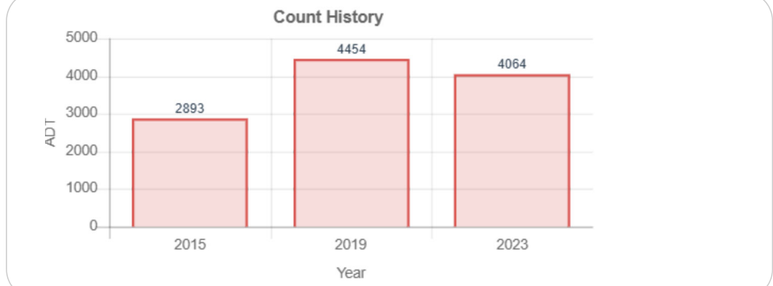
Count History

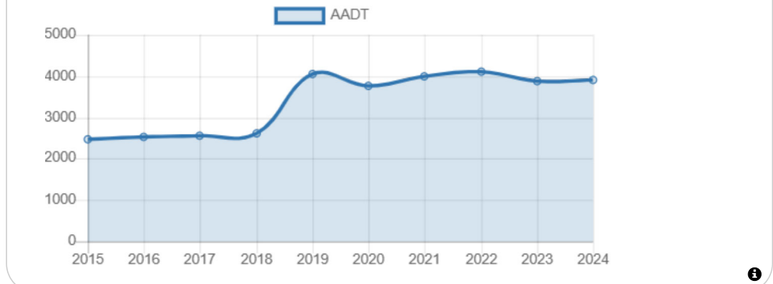
Year	Month	Count type	Duration	ADT	Count
2023	February	Class	48 hours	4,064	8,128
2019	May	Class	48 hours	4,454	8,907
2015	March	Volume	48 hours	2,893	5,786

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	**Estimated**
AADT	2,460	2,520	2,570	2,610	4,060	3,770	4,000	4,100	3,890	**3,910**
SU AADT	-	-	-	-	165	153	163	167	142	**142**
CU AADT	-	-	-	-	20	19	20	20	20	**20**
K-Factor	0.118	0.118	-	-	0.099	0.099	0.099	0.099	0.098	**0.098**
D-Factor	0.500	0.500	-	-	0.560	0.560	0.560	0.560	0.530	**0.530**
Future AADT	-	3,720	3,700	3,610	10,100	10,100	10,700	9,730	8,740	**8,170**







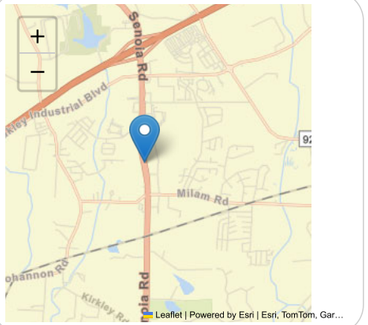
Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.31%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**76.34%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**19.19%**
4. Buses 2- or 3-axle, full length.	**0.14%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**3.26%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.23%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.01%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.44%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.06%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.01%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

0000121_0278 - 121-0278 - RPX 403044LRP4030R

County: FULTON
Route number: 00007400
LRS section: 1211007400
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 33.53213, -84.57663339

Site Data

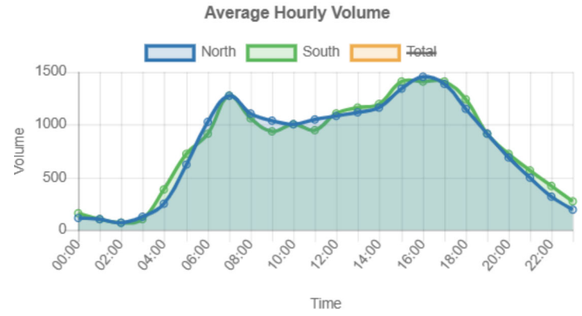


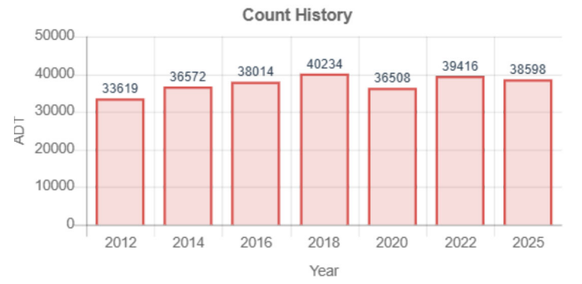
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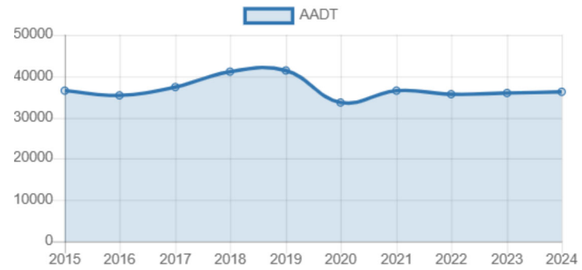
Year	Month	Count type	Duration	ADT	Count
2025	March	Class	48 hours	38,598	77,196
2022	September	Class	48 hours	39,416	78,833
2020	January	Class	48 hours	36,508	73,017
2018	January	Class	48 hours	40,234	80,468
2016	February	Class	48 hours	38,014	76,028
2014	February	Volume	48 hours	36,572	73,144
2012	February	Volume	48 hours	33,619	67,238

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	**Estimated**
AADT	36,600	35,300	37,400	41,200	41,500	33,700	36,400	35,600	35,900	**36,300**
SU AADT	-	1,684	-	1,835	1,848	1,636	1,768	1,997	2,019	**2,041**
CU AADT	-	922	-	1,098	1,106	924	998	957	967	**978**
K-Factor	0.089	0.098	-	0.082	0.082	0.090	0.090	0.087	0.087	**0.087**
D-Factor	0.600	0.600	-	0.570	0.570	0.560	0.560	0.530	0.530	**0.530**
Future AADT	-	64,100	61,500	69,900	73,300	73,300	74,000	51,700	45,200	**45,700**







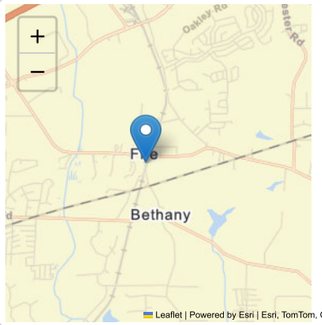
Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.03%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**72.92%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**18.91%**
4. Buses 2- or 3-axle, full length.	**0.72%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**3.44%**
6. Single-unit trucks 3-axle, single-unit trucks.	**1.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.79%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**1.89%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.02%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.01%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.01%**

0000121_7237 - 121-7237 - BEG FAYETTE 113

County: FULTON
Route number: 00152300
LRS section: 1213152300
Functional class: 5U - Major Collector (Urban)
Coordinates: 33.53382634, -84.54533859

Site Data

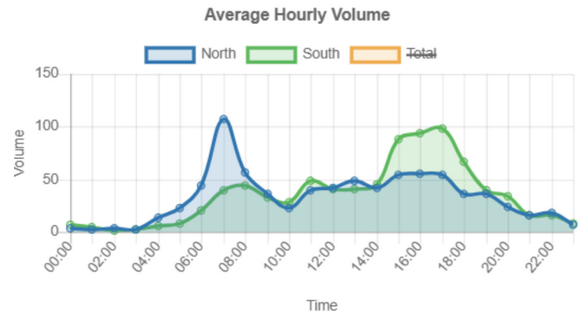


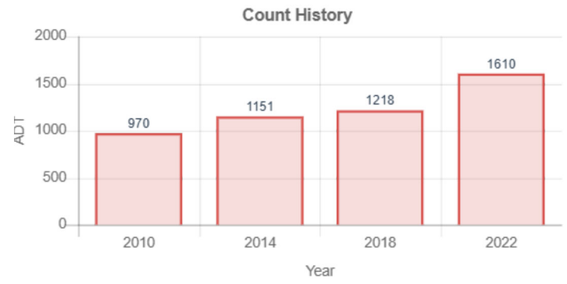
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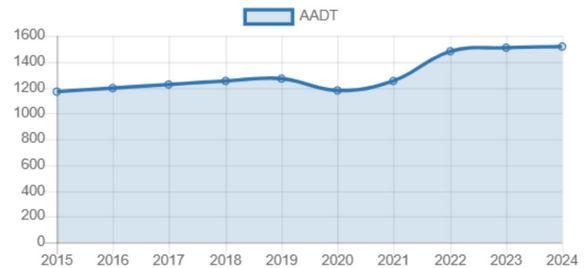
Year	Month	Count type	Duration	ADT	Count
2022	March	Class	48 hours	1,610	3,220
2018	January	Volume	48 hours	1,218	2,437
2014	February	Volume	47 hours	1,151	2,300
2010	January	Class	48 hours	970	1,940

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	**Estimated**
AADT	1,170	1,200	1,220	1,250	1,270	1,180	1,250	1,480	1,510	**1,520**
SU AADT	-	-	-	-	-	-	-	52	54	**54**
CU AADT	-	-	-	-	-	-	-	6	6	**6**
K-Factor	0.130	0.130	-	0.111	0.111	0.111	0.111	0.106	0.106	**0.106**
D-Factor	0.500	0.500	-	0.600	0.600	0.600	0.600	0.590	0.590	**0.590**
Future AADT	-	1,290	1,260	1,840	2,200	2,200	2,400	2,430	2,360	**2,380**







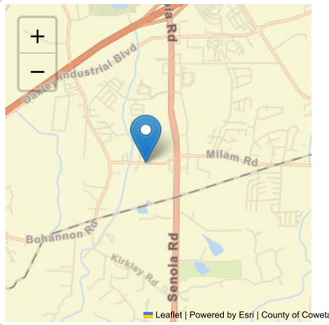
Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.12%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**75.31%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**20.65%**
4. Buses 2- or 3-axle, full length.	**0.31%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**3.11%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.09%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.03%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.25%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.12%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

0000121_8811 - 121-8811 - Landrum Rd

City: Fairburn **County:** FULTON
LRS section: 1213062809
Functional class: 7U - Local (Urban)
Coordinates: 33.527423, -84.580874

Site Data

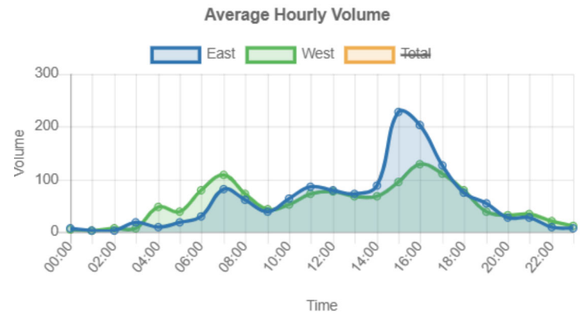


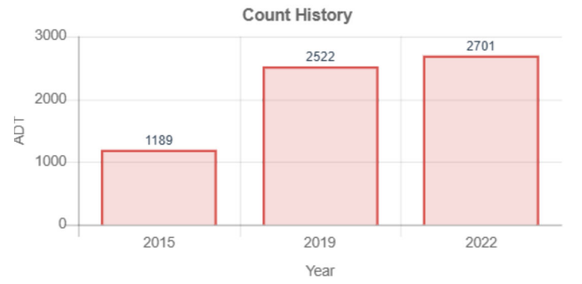
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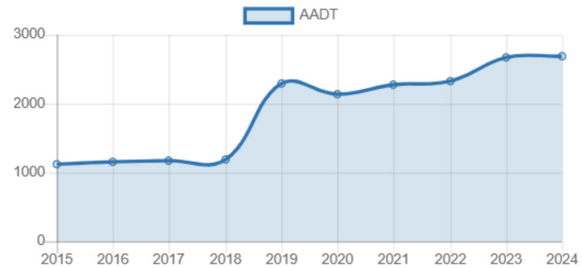
Year	Month	Count type	Duration	ADT	Count
2022	November	Class	48 hours	2,701	5,402
2019	May	Class	48 hours	2,522	5,043
2015	January	Volume	48 hours	1,189	2,378

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	**Estimated**
AADT	1,120	1,150	1,170	1,190	2,300	2,140	2,270	2,320	2,680	**2,690**
SU AADT	-	-	-	-	69	64	68	70	135	**135**
CU AADT	-	-	-	-	10	9	10	10	14	**14**
K-Factor	0.118	0.118	-	-	0.137	0.137	0.137	0.137	0.132	**0.133**
D-Factor	0.500	0.500	-	-	0.790	0.790	0.790	0.790	0.650	**0.650**
Future AADT	-	1,690	1,680	1,640	6,660	6,410	6,810	6,470	6,870	**6,820**







Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.04%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**76.8%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**17.59%**
4. Buses 2- or 3-axle, full length.	**0.33%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.2%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.46%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.28%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.22%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.02%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.02%**

APPENDIX C: Growth Factor(s) Calculations & Analysis

HISTORICAL TRAFFIC COUNTS
Milam Road
Fairburn, Georgia

Location	Counter ID	Georgia DOT AADT																Forecast		Compounded Growth Rate	
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2028	2026-2028	Percent
SR 74 S/O Landrum Rd/Milam Rd	113-0131		32,349	35,034				38,484		39,971		41,552				36,617	37,319		39,882	40,448	0.71%	32.82%
SR 92 S/O Veterans Pkwy/Westbridge Rd	113-0256	13,900			13,795		14,660		17,987		17,950	20,152					16,216		19,413	20,020	1.55%	16.25%
Westbridge Rd N/O Wagon Wheel Trl	113-0288			3,700				4,148			5,208				6,442				7,311	7,824	3.45%	6.35%
Lees Mill Rd E/O Sandy Creek Rd	113-0348		2,428	2,436				2,462				2,333				2,272		2,776	2,521	2,536	0.30%	2.06%
Milam Rd E/O Milam Loop	113-8108							2,893				4,454				4,064			4,828	5,121	2.99%	4.16%
SR 74 N/O Landrum Rd/Milam Rd	121-0278				33,619		36,572		38,014		40,234				39,416			38,598	40,551	41,239	0.84%	33.46%
Lees Lake Rd N/O Old Milam Rd	121-7237		970				1,151				1,218				1,610				1,734	1,833	2.82%	1.49%
Landrum Rd W/O SR 74	121-8811							1,189				2,522			2,701				3,768	4,212	5.73%	3.42%
																			120,008	**123,233**	**1.3%**	**100.00%**

APPENDIX D: Trip Generation

Multifamily Housing (Mid-Rise) (221)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Not Close to Rail Transit Project Land Use		Project Density	Project Trips Total	Inbound	Outbound	ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
Multifamily Housing (Mid-Rise)		175 DU				221	Dwelling Units				
General Urban/Suburban	Daily		**778**	389	389			T = 4.55 * X - 17.52	50%	50%	4.46
Adjacent Street Traffic 7-9 AM	AM Peak Hour		**66**	15	51			T = 0.42 * X - 7.77	23%	77%	0.38
Adjacent Street Traffic 4-6 PM	PM Peak Hour		**66**	42	24			T = 0.36 * X + 3.07	64%	36%	0.38
Reductions for Pass-By Trips											
	Daily		**0**	0	0						
	AM Peak Hour		**0**	0	0						
	PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS											
	Daily		**778**	389	389						
	AM Peak Hour		**66**	15	51						
	PM Peak Hour		**66**	42	24						

Note:

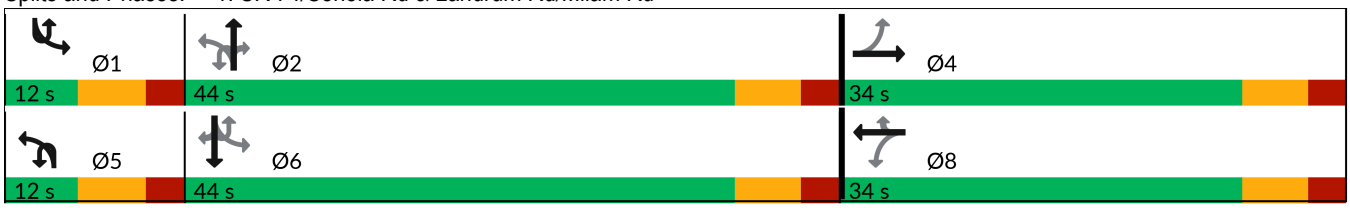
[1] Where: T = Trips; X = Density by Variable

APPENDIX E: Capacity Analyses Reports

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	25	30	232	57	58	1	47	1098	186	10	93	1101
Future Volume (vph)	25	30	232	57	58	1	47	1098	186	10	93	1101
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	44.0	44.0	12.0	12.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	48.9%	48.9%	13.3%	13.3%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		24.8		24.8	24.8		42.1	37.1	37.1		43.6	39.7
Actuated g/C Ratio		0.28		0.28	0.28		0.48	0.42	0.42		0.50	0.45
v/c Ratio		0.24		0.90	0.12		0.31	0.85	0.27		0.64	0.80
Control Delay (s/veh)		18.5		58.8	0.5		15.0	30.6	3.5		30.4	27.4
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		18.5		58.8	0.5		15.0	30.6	3.5		30.4	27.4
LOS		B		E	A		B	C	A		C	C
Approach Delay (s/veh)		18.5		49.0				26.3				27.0
Approach LOS		B		D				C				C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 87.9	
Natural Cycle: 80	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay (s/veh): 29.0	Intersection LOS: C
Intersection Capacity Utilization 76.1%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	28
Future Volume (vph)	28
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.7
Actuated g/C Ratio	0.45
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	25	30	30	232	57	58	1	47	1098	186	10	93
Future Volume (veh/h)	25	30	30	232	57	58	1	47	1098	186	10	93
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1796	1856	1856	1870	1856		1811	1841	1870		1870
Adj Flow Rate, veh/h	28	34	34	264	65	66		53	1248	211		106
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88		0.88	0.88	0.88		0.88
Percent Heavy Veh, %	0	7	3	3	2	3		6	4	2		2
Cap, veh/h	52	59	32	237	41	473		194	1443	654		205
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.41	0.41		0.05
Sat Flow, veh/h	0	194	107	547	135	1572		1725	3497	1585		1781
Grp Volume(v), veh/h	96	0	0	329	0	66		53	1248	211		106
Grp Sat Flow(s),veh/h/ln	301	0	0	682	0	1572		1725	1749	1585		1781
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	2.7		1.6	29.2	8.1		3.0
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	2.7		1.6	29.2	8.1		3.0
Prop In Lane	0.29		0.35	0.80		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	142	0	0	278	0	473		194	1443	654		205
V/C Ratio(X)	0.67	0.00	0.00	1.18	0.00	0.14		0.27	0.86	0.32		0.52
Avail Cap(c_a), veh/h	142	0	0	278	0	473		219	1443	654		211
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	26.0	0.0	0.0	34.9	0.0	22.9		18.7	24.1	17.8		20.1
Incr Delay (d2), s/veh	11.8	0.0	0.0	113.5	0.0	0.1		0.8	7.1	1.3		2.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	0.0	14.8	0.0	1.0		0.6	11.7	2.8		1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	37.8	0.0	0.0	148.3	0.0	23.0		19.5	31.2	19.2		22.2
LnGrp LOS	D			F		C		B	C	B		C
Approach Vol, veh/h		96			395				1512			
Approach Delay, s/veh		37.8			127.4				29.1			
Approach LOS		D			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.7	44.0		34.0	10.7	45.0		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	5.0	37.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	5.0	31.2		29.0	3.6	30.8		29.0				
Green Ext Time (p_c), s	0.0	3.8		0.0	0.0	3.8		0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			40.5									
HCM 7th LOS			D									

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1101	28
Future Volume (veh/h)	1101	28
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1841	1900
Adj Flow Rate, veh/h	1251	32
Peak Hour Factor	0.88	0.88
Percent Heavy Veh, %	4	0
Cap, veh/h	1482	683
Arrive On Green	0.42	0.42
Sat Flow, veh/h	3497	1610
Grp Volume(v), veh/h	1251	32
Grp Sat Flow(s),veh/h/ln	1749	1610
Q Serve(g_s), s	28.8	1.0
Cycle Q Clear(g_c), s	28.8	1.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1482	683
V/C Ratio(X)	0.84	0.05
Avail Cap(c_a), veh/h	1482	683
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	23.2	15.2
Incr Delay (d2), s/veh	6.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.3	0.4
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	29.2	15.3
LnGrp LOS	C	B
Approach Vol, veh/h	1389	
Approach Delay, s/veh	28.4	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	32	113	15	4	114	17	26	71	3	6	40	31
Future Vol, veh/h	32	113	15	4	114	17	26	71	3	6	40	31
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	3	4	0	75	1	0	0	11	0	0	0	0
Mvmt Flow	35	123	16	4	124	18	28	77	3	7	43	34
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

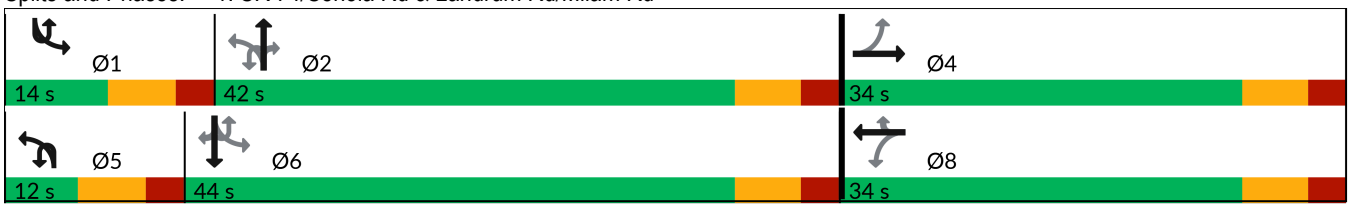
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9	10.6	8.8	8.3
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	20%	3%	8%
Vol Thru, %	71%	71%	84%	52%
Vol Right, %	3%	9%	13%	40%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	100	160	135	77
LT Vol	26	32	4	6
Through Vol	71	113	114	40
RT Vol	3	15	17	31
Lane Flow Rate	109	174	147	84
Geometry Grp	1	1	1	1
Degree of Util (X)	0.147	0.223	0.235	0.108
Departure Headway (Hd)	4.87	4.606	5.769	4.648
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	735	777	621	768
Service Time	2.913	2.649	3.816	2.693
HCM Lane V/C Ratio	0.148	0.224	0.237	0.109
HCM Control Delay, s/veh	8.8	9	10.6	8.3
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.5	0.9	0.9	0.4

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	59	119	207	61	44	19	46	1199	235	26	145	1331
Future Volume (vph)	59	119	207	61	44	19	46	1199	235	26	145	1331
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	42.0	42.0	14.0	14.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	46.7%	46.7%	15.6%	15.6%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		26.3		26.3	26.3		40.0	35.0	35.0		45.0	39.5
Actuated g/C Ratio		0.29		0.29	0.29		0.45	0.39	0.39		0.50	0.44
v/c Ratio		0.71		0.97	0.08		0.37	0.89	0.31		0.79	0.87
Control Delay (s/veh)		35.1		79.8	0.3		16.6	35.3	3.7		43.4	31.4
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		35.1		79.8	0.3		16.6	35.3	3.7		43.4	31.4
LOS		D		E	A		B	D	A		D	C
Approach Delay (s/veh)		35.1		68.6				29.6				32.2
Approach LOS		D		E				C				C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 89.3	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.97	
Intersection Signal Delay (s/veh): 34.5	Intersection LOS: C
Intersection Capacity Utilization 97.3%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	27
Future Volume (vph)	27
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.5
Actuated g/C Ratio	0.44
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	59	119	117	207	61	44	19	46	1199	235	26	145
Future Volume (veh/h)	59	119	117	207	61	44	19	46	1199	235	26	145
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1885	1900	1900	1856	1900		1870	1870	1885		1900
Adj Flow Rate, veh/h	61	123	121	213	63	45		47	1236	242		149
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97
Percent Heavy Veh, %	0	1	0	0	3	0		2	2	1		0
Cap, veh/h	48	82	54	200	38	488		174	1395	627		231
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.39	0.39		0.07
Sat Flow, veh/h	0	269	177	426	126	1610		1781	3554	1598		1810
Grp Volume(v), veh/h	305	0	0	276	0	45		47	1236	242		149
Grp Sat Flow(s),veh/h/ln	447	0	0	552	0	1610		1781	1777	1598		1810
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	1.8		1.4	28.9	9.7		4.3
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	1.8		1.4	28.9	9.7		4.3
Prop In Lane	0.20		0.40	0.77		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	184	0	0	239	0	488		174	1395	627		231
V/C Ratio(X)	1.66	0.00	0.00	1.16	0.00	0.09		0.27	0.89	0.39		0.65
Avail Cap(c_a), veh/h	184	0	0	239	0	488		206	1395	627		248
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	27.2	0.0	0.0	35.1	0.0	22.3		20.3	25.2	19.4		20.4
Incr Delay (d2), s/veh	320.1	0.0	0.0	107.2	0.0	0.1		0.8	8.6	1.8		5.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	19.2	0.0	0.0	12.3	0.0	0.7		0.5	12.1	3.5		1.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	347.3	0.0	0.0	142.3	0.0	22.4		21.1	33.8	21.2		25.6
LnGrp LOS	F			F		C		C	C	C		C
Approach Vol, veh/h		305			321				1525			
Approach Delay, s/veh		347.3			125.5				31.4			
Approach LOS		F			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.2	42.0		34.0	10.4	44.7		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	7.0	35.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	6.3	30.9		29.0	3.4	33.9		29.0				
Green Ext Time (p_c), s	0.0	2.8		0.0	0.0	2.2		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		66.0
HCM 7th LOS		E

Notes
User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1331	27
Future Volume (veh/h)	1331	27
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1885	1841
Adj Flow Rate, veh/h	1372	28
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	1	4
Cap, veh/h	1516	660
Arrive On Green	0.42	0.42
Sat Flow, veh/h	3582	1560
Grp Volume(v), veh/h	1372	28
Grp Sat Flow(s),veh/h/ln	1791	1560
Q Serve(g_s), s	31.9	0.9
Cycle Q Clear(g_c), s	31.9	0.9
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1516	660
V/C Ratio(X)	0.91	0.04
Avail Cap(c_a), veh/h	1516	660
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	24.0	15.1
Incr Delay (d2), s/veh	9.3	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.4	0.3
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	33.4	15.2
LnGrp LOS	C	B
Approach Vol, veh/h	1549	
Approach Delay, s/veh	32.3	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	190	23	11	108	8	17	32	7	23	70	49
Future Vol, veh/h	41	190	23	11	108	8	17	32	7	23	70	49
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	1	0	18	1	0	0	0	0	0	0	0
Mvmt Flow	45	207	25	12	117	9	18	35	8	25	76	53
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

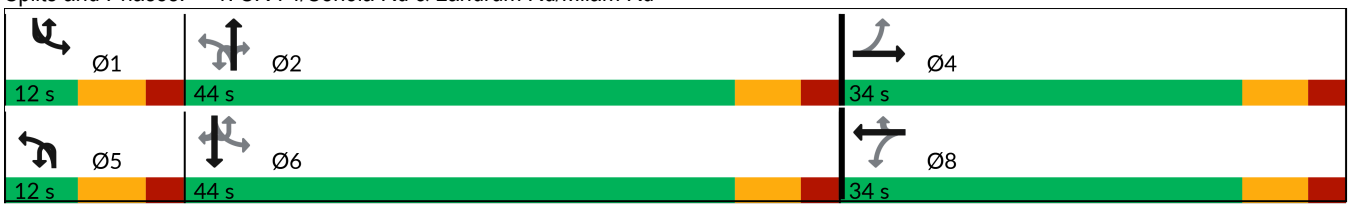
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.1	9.3	8.6	9.1
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	16%	9%	16%
Vol Thru, %	57%	75%	85%	49%
Vol Right, %	13%	9%	6%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	56	254	127	142
LT Vol	17	41	11	23
Through Vol	32	190	108	70
RT Vol	7	23	8	49
Lane Flow Rate	61	276	138	154
Geometry Grp	1	1	1	1
Degree of Util (X)	0.086	0.351	0.193	0.205
Departure Headway (Hd)	5.071	4.577	5.033	4.784
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	702	781	710	746
Service Time	3.138	2.624	3.089	2.841
HCM Lane V/C Ratio	0.087	0.353	0.194	0.206
HCM Control Delay, s/veh	8.6	10.1	9.3	9.1
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.3	1.6	0.7	0.8

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	26	31	238	58	60	1	48	1127	191	10	95	1130
Future Volume (vph)	26	31	238	58	60	1	48	1127	191	10	95	1130
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	44.0	44.0	12.0	12.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	48.9%	48.9%	13.3%	13.3%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		25.2		25.2	25.2		42.0	37.0	37.0		43.5	39.6
Actuated g/C Ratio		0.29		0.29	0.29		0.48	0.42	0.42		0.49	0.45
v/c Ratio		0.25		0.91	0.13		0.33	0.88	0.28		0.65	0.83
Control Delay (s/veh)		18.9		60.6	0.6		15.3	32.7	3.5		31.6	28.7
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		18.9		60.6	0.6		15.3	32.7	3.5		31.6	28.7
LOS		B		E	A		B	C	A		C	C
Approach Delay (s/veh)		18.9		50.5				28.0				28.3
Approach LOS		B		D				C				C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 88.3	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay (s/veh): 30.5	Intersection LOS: C
Intersection Capacity Utilization 77.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	29
Future Volume (vph)	29
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.6
Actuated g/C Ratio	0.45
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	26	31	31	238	58	60	1	48	1127	191	10	95
Future Volume (veh/h)	26	31	31	238	58	60	1	48	1127	191	10	95
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1796	1856	1856	1870	1856		1811	1841	1870		1870
Adj Flow Rate, veh/h	30	35	35	270	66	68		55	1281	217		108
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88		0.88	0.88	0.88		0.88
Percent Heavy Veh, %	0	7	3	3	2	3		6	4	2		2
Cap, veh/h	52	57	31	240	41	473		188	1442	653		200
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.41	0.41		0.05
Sat Flow, veh/h	0	188	101	559	137	1572		1725	3497	1585		1781
Grp Volume(v), veh/h	100	0	0	336	0	68		55	1281	217		108
Grp Sat Flow(s),veh/h/ln	290	0	0	695	0	1572		1725	1749	1585		1781
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	2.8		1.6	30.5	8.4		3.1
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	2.8		1.6	30.5	8.4		3.1
Prop In Lane	0.30		0.35	0.80		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	139	0	0	281	0	473		188	1442	653		200
V/C Ratio(X)	0.72	0.00	0.00	1.19	0.00	0.14		0.29	0.89	0.33		0.54
Avail Cap(c_a), veh/h	139	0	0	281	0	473		212	1442	653		205
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	26.1	0.0	0.0	34.8	0.0	22.9		19.2	24.5	18.0		20.5
Incr Delay (d2), s/veh	16.3	0.0	0.0	116.6	0.0	0.1		0.9	8.5	1.4		2.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	15.3	0.0	1.0		0.6	12.4	2.9		1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.4	0.0	0.0	151.5	0.0	23.1		20.1	33.0	19.3		23.2
LnGrp LOS	D			F		C		C	C	B		C
Approach Vol, veh/h		100			404				1553			
Approach Delay, s/veh		42.4			129.9				30.6			
Approach LOS		D			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	11.8	44.0		34.0	10.7	45.0		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	5.0	37.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	5.1	32.5		29.0	3.6	32.0		29.0				
Green Ext Time (p_c), s	0.0	3.1		0.0	0.0	3.2		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	42.1	
HCM 7th LOS	D	

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1130	29
Future Volume (veh/h)	1130	29
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1841	1900
Adj Flow Rate, veh/h	1284	33
Peak Hour Factor	0.88	0.88
Percent Heavy Veh, %	4	0
Cap, veh/h	1482	682
Arrive On Green	0.42	0.42
Sat Flow, veh/h	3497	1610
Grp Volume(v), veh/h	1284	33
Grp Sat Flow(s),veh/h/ln	1749	1610
Q Serve(g_s), s	30.0	1.1
Cycle Q Clear(g_c), s	30.0	1.1
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1482	682
V/C Ratio(X)	0.87	0.05
Avail Cap(c_a), veh/h	1482	682
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	23.6	15.2
Incr Delay (d2), s/veh	7.1	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.0	0.4
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	30.6	15.4
LnGrp LOS	C	B
Approach Vol, veh/h	1425	
Approach Delay, s/veh	29.7	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	33	116	15	4	117	17	27	73	3	6	41	32
Future Vol, veh/h	33	116	15	4	117	17	27	73	3	6	41	32
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	3	4	0	75	1	0	0	11	0	0	0	0
Mvmt Flow	36	126	16	4	127	18	29	79	3	7	45	35
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

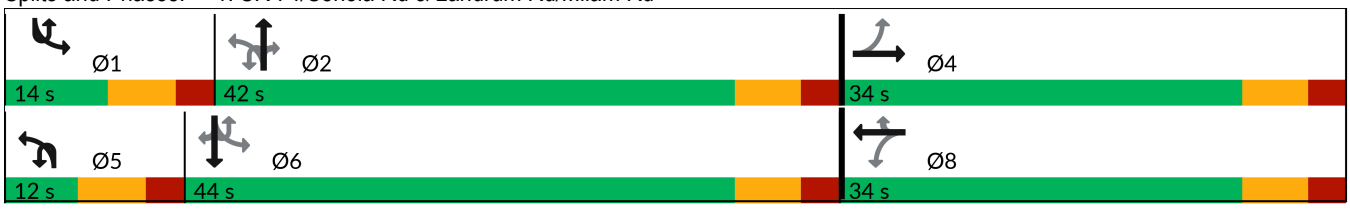
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.1	10.7	8.8	8.3
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	20%	3%	8%
Vol Thru, %	71%	71%	85%	52%
Vol Right, %	3%	9%	12%	41%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	103	164	138	79
LT Vol	27	33	4	6
Through Vol	73	116	117	41
RT Vol	3	15	17	32
Lane Flow Rate	112	178	150	86
Geometry Grp	1	1	1	1
Degree of Util (X)	0.152	0.229	0.241	0.111
Departure Headway (Hd)	4.895	4.629	5.793	4.672
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	731	774	618	764
Service Time	2.939	2.673	3.84	2.719
HCM Lane V/C Ratio	0.153	0.23	0.243	0.113
HCM Control Delay, s/veh	8.8	9.1	10.7	8.3
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.5	0.9	0.9	0.4

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	61	122	212	63	45	19	47	1230	241	27	149	1366
Future Volume (vph)	61	122	212	63	45	19	47	1230	241	27	149	1366
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	42.0	42.0	14.0	14.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	46.7%	46.7%	15.6%	15.6%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		27.0		27.0	27.0		40.0	35.0	35.0		45.0	39.4
Actuated g/C Ratio		0.30		0.30	0.30		0.44	0.39	0.39		0.50	0.44
v/c Ratio		0.73		0.99	0.08		0.38	0.92	0.32		0.83	0.90
Control Delay (s/veh)		36.5		83.8	0.3		16.9	38.6	3.7		47.9	34.1
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		36.5		83.8	0.3		16.9	38.6	3.7		47.9	34.1
LOS		D		F	A		B	D	A		D	C
Approach Delay (s/veh)		36.5		72.2				32.2				35.0
Approach LOS		D		E				C				C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.99	
Intersection Signal Delay (s/veh): 37.2	Intersection LOS: D
Intersection Capacity Utilization 99.3%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	28
Future Volume (vph)	28
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.4
Actuated g/C Ratio	0.44
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

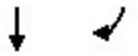
Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	61	122	120	212	63	45	19	47	1230	241	27	149
Future Volume (veh/h)	61	122	120	212	63	45	19	47	1230	241	27	149
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1885	1900	1900	1856	1900		1870	1870	1885		1900
Adj Flow Rate, veh/h	63	126	124	219	65	46		48	1268	248		154
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97
Percent Heavy Veh, %	0	1	0	0	3	0		2	2	1		0
Cap, veh/h	48	79	52	200	38	487		169	1392	626		228
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.39	0.39		0.07
Sat Flow, veh/h	0	261	172	427	127	1610		1781	3554	1598		1810
Grp Volume(v), veh/h	313	0	0	284	0	46		48	1268	248		154
Grp Sat Flow(s),veh/h/ln	433	0	0	554	0	1610		1781	1777	1598		1810
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	1.8		1.4	30.1	10.0		4.5
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	1.8		1.4	30.1	10.0		4.5
Prop In Lane	0.20		0.40	0.77		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	179	0	0	239	0	487		169	1392	626		228
V/C Ratio(X)	1.75	0.00	0.00	1.19	0.00	0.09		0.28	0.91	0.40		0.68
Avail Cap(c_a), veh/h	179	0	0	239	0	487		199	1392	626		241
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	27.4	0.0	0.0	35.2	0.0	22.4		20.8	25.7	19.6		20.6
Incr Delay (d2), s/veh	357.9	0.0	0.0	119.1	0.0	0.1		0.9	10.5	1.9		6.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	20.7	0.0	0.0	13.1	0.0	0.7		0.5	12.9	3.6		2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	385.3	0.0	0.0	154.3	0.0	22.5		21.8	36.2	21.4		27.4
LnGrp LOS	F			F		C		C	D	C		C
Approach Vol, veh/h		313			330				1564			
Approach Delay, s/veh		385.3			136.0				33.4			
Approach LOS		F			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.3	42.0		34.0	10.5	44.9		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	7.0	35.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	6.5	32.1		29.0	3.4	35.3		29.0				
Green Ext Time (p_c), s	0.0	2.1		0.0	0.0	1.3		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		71.8
HCM 7th LOS		E

Notes
User approved ignoring U-Turning movement.



Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1366	28
Future Volume (veh/h)	1366	28
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1885	1841
Adj Flow Rate, veh/h	1408	29
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	1	4
Cap, veh/h	1518	661
Arrive On Green	0.42	0.42
Sat Flow, veh/h	3582	1560
Grp Volume(v), veh/h	1408	29
Grp Sat Flow(s),veh/h/ln	1791	1560
Q Serve(g_s), s	33.3	1.0
Cycle Q Clear(g_c), s	33.3	1.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1518	661
V/C Ratio(X)	0.93	0.04
Avail Cap(c_a), veh/h	1518	661
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	24.4	15.1
Incr Delay (d2), s/veh	11.3	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.3	0.3
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	35.7	15.2
LnGrp LOS	D	B
Approach Vol, veh/h	1591	
Approach Delay, s/veh	34.5	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	195	24	11	111	8	17	33	7	24	72	50
Future Vol, veh/h	42	195	24	11	111	8	17	33	7	24	72	50
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	1	0	18	1	0	0	0	0	0	0	0
Mvmt Flow	46	212	26	12	121	9	18	36	8	26	78	54
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

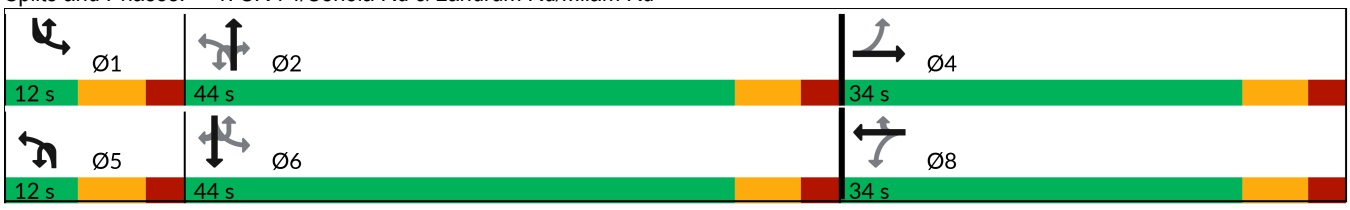
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.3	9.4	8.7	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	16%	8%	16%
Vol Thru, %	58%	75%	85%	49%
Vol Right, %	12%	9%	6%	34%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	57	261	130	146
LT Vol	17	42	11	24
Through Vol	33	195	111	72
RT Vol	7	24	8	50
Lane Flow Rate	62	284	141	159
Geometry Grp	1	1	1	1
Degree of Util (X)	0.088	0.362	0.199	0.212
Departure Headway (Hd)	5.109	4.597	5.061	4.818
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	696	780	705	741
Service Time	3.179	2.647	3.119	2.876
HCM Lane V/C Ratio	0.089	0.364	0.2	0.215
HCM Control Delay, s/veh	8.7	10.3	9.4	9.2
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.3	1.7	0.7	0.8

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	26	32	258	60	80	1	48	1127	197	10	100	1130
Future Volume (vph)	26	32	258	60	80	1	48	1127	197	10	100	1130
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	44.0	44.0	12.0	12.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	48.9%	48.9%	13.3%	13.3%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		26.2		26.2	26.2		42.0	37.0	37.0		43.4	39.5
Actuated g/C Ratio		0.29		0.29	0.29		0.47	0.41	0.41		0.49	0.44
v/c Ratio		0.26		0.94	0.16		0.33	0.89	0.28		0.69	0.84
Control Delay (s/veh)		19.2		66.3	2.4		15.5	33.9	3.5		35.6	29.5
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		19.2		66.3	2.4		15.5	33.9	3.5		35.6	29.5
LOS		B		E	A		B	C	A		D	C
Approach Delay (s/veh)		19.2		53.5				28.8				29.4
Approach LOS		B		D				C				C

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 89.2	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay (s/veh): 31.9	Intersection LOS: C
Intersection Capacity Utilization 78.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	29
Future Volume (vph)	29
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.5
Actuated g/C Ratio	0.44
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	26	32	31	258	60	80	1	48	1127	197	10	100
Future Volume (veh/h)	26	32	31	258	60	80	1	48	1127	197	10	100
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1811	1856	1870	1870	1856		1811	1841	1870		1870
Adj Flow Rate, veh/h	30	36	35	293	68	91		55	1281	224		114
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88		0.88	0.88	0.88		0.88
Percent Heavy Veh, %	0	6	3	2	2	3		6	4	2		2
Cap, veh/h	52	58	31	240	39	472		189	1438	652		203
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.41	0.41		0.06
Sat Flow, veh/h	0	194	103	557	129	1572		1725	3497	1585		1781
Grp Volume(v), veh/h	101	0	0	361	0	91		55	1281	224		114
Grp Sat Flow(s),veh/h/ln	296	0	0	686	0	1572		1725	1749	1585		1781
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	3.9		1.6	30.6	8.7		3.3
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	3.9		1.6	30.6	8.7		3.3
Prop In Lane	0.30		0.35	0.81		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	141	0	0	278	0	472		189	1438	652		203
V/C Ratio(X)	0.72	0.00	0.00	1.30	0.00	0.19		0.29	0.89	0.34		0.56
Avail Cap(c_a), veh/h	141	0	0	278	0	472		213	1438	652		204
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	26.2	0.0	0.0	35.0	0.0	23.4		19.2	24.6	18.2		20.6
Incr Delay (d2), s/veh	16.0	0.0	0.0	157.6	0.0	0.2		0.8	8.7	1.4		3.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	18.3	0.0	1.4		0.6	12.5	3.0		1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	42.2	0.0	0.0	192.6	0.0	23.6		20.1	33.3	19.6		24.0
LnGrp LOS	D			F		C		C	C	B		C
Approach Vol, veh/h		101			452				1560			
Approach Delay, s/veh		42.2			158.6				30.9			
Approach LOS		D			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	12.0	44.0		34.0	10.7	45.2		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	5.0	37.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	5.3	32.6		29.0	3.6	32.0		29.0				
Green Ext Time (p_c), s	0.0	3.1		0.0	0.0	3.2		0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			46.9									
HCM 7th LOS			D									

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1130	29
Future Volume (veh/h)	1130	29
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1841	1900
Adj Flow Rate, veh/h	1284	33
Peak Hour Factor	0.88	0.88
Percent Heavy Veh, %	4	0
Cap, veh/h	1486	684
Arrive On Green	0.43	0.43
Sat Flow, veh/h	3497	1610
Grp Volume(v), veh/h	1284	33
Grp Sat Flow(s),veh/h/ln	1749	1610
Q Serve(g_s), s	30.0	1.1
Cycle Q Clear(g_c), s	30.0	1.1
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1486	684
V/C Ratio(X)	0.86	0.05
Avail Cap(c_a), veh/h	1486	684
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	23.5	15.2
Incr Delay (d2), s/veh	6.9	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	11.9	0.4
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	30.4	15.3
LnGrp LOS	C	B
Approach Vol, veh/h	1431	
Approach Delay, s/veh	29.6	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	36	119	18	4	118	17	28	73	3	6	41	33
Future Vol, veh/h	36	119	18	4	118	17	28	73	3	6	41	33
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	3	4	0	75	1	0	0	11	0	0	0	0
Mvmt Flow	39	129	20	4	128	18	30	79	3	7	45	36
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.2	10.7	8.9	8.4
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	27%	21%	3%	8%
Vol Thru, %	70%	69%	85%	51%
Vol Right, %	3%	10%	12%	41%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	104	173	139	80
LT Vol	28	36	4	6
Through Vol	73	119	118	41
RT Vol	3	18	17	33
Lane Flow Rate	113	188	151	87
Geometry Grp	1	1	1	1
Degree of Util (X)	0.155	0.242	0.244	0.113
Departure Headway (Hd)	4.925	4.633	5.813	4.696
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	726	773	616	759
Service Time	2.973	2.679	3.863	2.748
HCM Lane V/C Ratio	0.156	0.243	0.245	0.115
HCM Control Delay, s/veh	8.9	9.2	10.7	8.4
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.5	0.9	1	0.4

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	202	5	1	345	17	3
Future Vol, veh/h	202	5	1	345	17	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	13	0	0	5	0	0
Mvmt Flow	227	6	1	388	19	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	233	0	617	227
Stage 1	-	-	-	-	227	-
Stage 2	-	-	-	-	390	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1347	-	457	817
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1347	-	456	817
Mov Cap-2 Maneuver	-	-	-	-	456	-
Stage 1	-	-	-	-	815	-
Stage 2	-	-	-	-	688	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.02	12.72
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	489	-	-	5	-
HCM Lane V/C Ratio	0.046	-	-	0.001	-
HCM Ctrl Dly (s/v)	12.7	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	200	5	1	331	15	3
Future Vol, veh/h	200	5	1	331	15	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	13	0	0	5	0	0
Mvmt Flow	225	6	1	372	17	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	230	0	599	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	374	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1349	-	468	820
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	700	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1349	-	467	820
Mov Cap-2 Maneuver	-	-	-	-	467	-
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	699	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.02	12.45
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	503	-	-	5	-
HCM Lane V/C Ratio	0.04	-	-	0.001	-
HCM Ctrl Dly (s/v)	12.4	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	201	2	1	322	10	3
Future Vol, veh/h	201	2	1	322	10	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	13	0	0	5	0	0
Mvmt Flow	226	2	1	362	11	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	228	0	590	226
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	364	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1352	-	474	819
Stage 1	-	-	-	-	816	-
Stage 2	-	-	-	-	707	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1352	-	473	819
Mov Cap-2 Maneuver	-	-	-	-	473	-
Stage 1	-	-	-	-	816	-
Stage 2	-	-	-	-	707	-

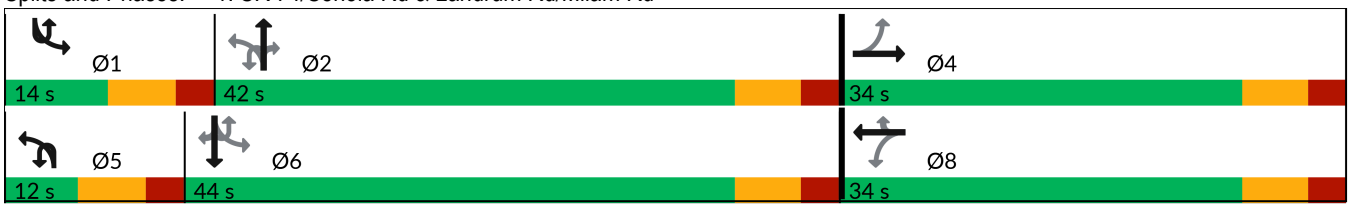
Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.02	12.07
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	524	-	-	6	-
HCM Lane V/C Ratio	0.028	-	-	0.001	-
HCM Ctrl Dly (s/v)	12.1	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBL	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	61	124	222	64	55	19	47	1230	258	27	166	1366
Future Volume (vph)	61	124	222	64	55	19	47	1230	258	27	166	1366
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases		4		8		5	5	2		1	1	6
Permitted Phases	4		8		8	2	2		2	6	6	
Detector Phase	4	4	8	8	8	5	5	2	2	1	1	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	12.0	25.0
Total Split (s)	34.0	34.0	34.0	34.0	34.0	12.0	12.0	42.0	42.0	14.0	14.0	44.0
Total Split (%)	37.8%	37.8%	37.8%	37.8%	37.8%	13.3%	13.3%	46.7%	46.7%	15.6%	15.6%	48.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)		7.0		7.0	7.0		7.0	7.0	7.0		7.0	7.0
Lead/Lag						Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?						Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	Max	Max	None	None	Max
Act Effct Green (s)		27.0		27.0	27.0		40.0	35.0	35.0		45.0	39.4
Actuated g/C Ratio		0.30		0.30	0.30		0.44	0.39	0.39		0.50	0.44
v/c Ratio		0.75		1.04	0.10		0.38	0.92	0.34		0.90	0.90
Control Delay (s/veh)		38.3		96.5	0.3		16.9	38.6	3.7		61.2	34.1
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)		38.3		96.5	0.3		16.9	38.6	3.7		61.2	34.1
LOS		D		F	A		B	D	A		E	C
Approach Delay (s/veh)		38.3		80.9				31.9				36.8
Approach LOS		D		F				C				D

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 1.04	
Intersection Signal Delay (s/veh): 38.9	Intersection LOS: D
Intersection Capacity Utilization 100.9%	ICU Level of Service G
Analysis Period (min) 15	

Splits and Phases: 1: SR 74/Senoia Rd & Landrum Rd/Milam Rd





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	28
Future Volume (vph)	28
Turn Type	Perm
Protected Phases	
Permitted Phases	6
Detector Phase	6
Switch Phase	
Minimum Initial (s)	5.0
Minimum Split (s)	25.0
Total Split (s)	44.0
Total Split (%)	48.9%
Yellow Time (s)	4.5
All-Red Time (s)	2.5
Lost Time Adjust (s)	0.0
Total Lost Time (s)	7.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	Max
Act Effct Green (s)	39.4
Actuated g/C Ratio	0.44
v/c Ratio	0.04
Control Delay (s/veh)	0.1
Queue Delay	0.0
Total Delay (s/veh)	0.1
LOS	A
Approach Delay (s/veh)	
Approach LOS	

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	61	124	120	222	64	55	19	47	1230	258	27	166
Future Volume (veh/h)	61	124	120	222	64	55	19	47	1230	258	27	166
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Work Zone On Approach		No			No				No			
Adj Sat Flow, veh/h/ln	1900	1885	1900	1900	1856	1900		1870	1870	1885		1900
Adj Flow Rate, veh/h	63	128	124	229	66	57		48	1268	266		171
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97
Percent Heavy Veh, %	0	1	0	0	3	0		2	2	1		0
Cap, veh/h	48	78	51	199	37	484		170	1383	622		237
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30		0.04	0.39	0.39		0.08
Sat Flow, veh/h	0	261	169	427	123	1610		1781	3554	1598		1810
Grp Volume(v), veh/h	315	0	0	295	0	57		48	1268	266		171
Grp Sat Flow(s),veh/h/ln	431	0	0	549	0	1610		1781	1777	1598		1810
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	2.3		1.4	30.5	11.0		5.0
Cycle Q Clear(g_c), s	27.0	0.0	0.0	27.0	0.0	2.3		1.4	30.5	11.0		5.0
Prop In Lane	0.20		0.39	0.78		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	177	0	0	236	0	484		170	1383	622		237
V/C Ratio(X)	1.78	0.00	0.00	1.25	0.00	0.12		0.28	0.92	0.43		0.72
Avail Cap(c_a), veh/h	177	0	0	236	0	484		200	1383	622		238
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	27.7	0.0	0.0	35.5	0.0	22.8		20.8	26.1	20.1		20.7
Incr Delay (d2), s/veh	371.2	0.0	0.0	142.3	0.0	0.1		0.9	11.0	2.1		10.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0
%ile BackOfQ(50%),veh/ln	21.1	0.0	0.0	14.5	0.0	0.9		0.5	13.2	4.0		2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	398.9	0.0	0.0	177.8	0.0	22.9		21.7	37.1	22.3		31.0
LnGrp LOS	F			F		C		C	D	C		C
Approach Vol, veh/h		315			352				1582			
Approach Delay, s/veh		398.9			152.8				34.2			
Approach LOS		F			F				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.9	42.0		34.0	10.5	45.4		34.0				
Change Period (Y+Rc), s	7.0	7.0		7.0	7.0	7.0		7.0				
Max Green Setting (Gmax), s	7.0	35.0		27.0	5.0	37.0		27.0				
Max Q Clear Time (g_c+I1), s	7.0	32.5		29.0	3.4	35.4		29.0				
Green Ext Time (p_c), s	0.0	1.9		0.0	0.0	1.3		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	74.7
HCM 7th LOS	E

Notes
User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1366	28
Future Volume (veh/h)	1366	28
Initial Q (Qb), veh	0	0
Lane Width Adj.	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00
Parking Bus, Adj	1.00	1.00
Work Zone On Approach	No	
Adj Sat Flow, veh/h/ln	1885	1841
Adj Flow Rate, veh/h	1408	29
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	1	4
Cap, veh/h	1531	667
Arrive On Green	0.43	0.43
Sat Flow, veh/h	3582	1560
Grp Volume(v), veh/h	1408	29
Grp Sat Flow(s),veh/h/ln	1791	1560
Q Serve(g_s), s	33.4	1.0
Cycle Q Clear(g_c), s	33.4	1.0
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1531	667
V/C Ratio(X)	0.92	0.04
Avail Cap(c_a), veh/h	1531	667
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	24.3	15.0
Incr Delay (d2), s/veh	10.5	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.2	0.3
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	34.8	15.1
LnGrp LOS	C	B
Approach Vol, veh/h	1608	
Approach Delay, s/veh	34.0	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	196	25	11	113	8	19	33	7	24	72	52
Future Vol, veh/h	43	196	25	11	113	8	19	33	7	24	72	52
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	1	0	18	1	0	0	0	0	0	0	0
Mvmt Flow	47	213	27	12	123	9	21	36	8	26	78	57
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.4	9.4	8.7	9.2
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	32%	16%	8%	16%
Vol Thru, %	56%	74%	86%	49%
Vol Right, %	12%	9%	6%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	264	132	148
LT Vol	19	43	11	24
Through Vol	33	196	113	72
RT Vol	7	25	8	52
Lane Flow Rate	64	287	143	161
Geometry Grp	1	1	1	1
Degree of Util (X)	0.091	0.368	0.202	0.216
Departure Headway (Hd)	5.135	4.611	5.077	4.83
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	692	778	703	738
Service Time	3.208	2.663	3.14	2.89
HCM Lane V/C Ratio	0.092	0.369	0.203	0.218
HCM Control Delay, s/veh	8.7	10.4	9.4	9.2
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.3	1.7	0.8	0.8

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	450	15	2	270	9	1
Future Vol, veh/h	450	15	2	270	9	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	8	0	0	3	0	0
Mvmt Flow	489	16	2	293	10	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	505	0	787	489
Stage 1	-	-	-	-	489	-
Stage 2	-	-	-	-	298	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1070	-	363	583
Stage 1	-	-	-	-	621	-
Stage 2	-	-	-	-	758	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1070	-	362	583
Mov Cap-2 Maneuver	-	-	-	-	362	-
Stage 1	-	-	-	-	621	-
Stage 2	-	-	-	-	756	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	14.84
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	377	-	-	13	-
HCM Lane V/C Ratio	0.029	-	-	0.002	-
HCM Ctrl Dly (s/v)	14.8	-	-	8.4	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	438	13	2	265	7	1
Future Vol, veh/h	438	13	2	265	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	8	0	0	3	0	0
Mvmt Flow	476	14	2	288	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	490	0	768	476
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	292	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1084	-	372	593
Stage 1	-	-	-	-	629	-
Stage 2	-	-	-	-	762	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1084	-	372	593
Mov Cap-2 Maneuver	-	-	-	-	372	-
Stage 1	-	-	-	-	629	-
Stage 2	-	-	-	-	760	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	14.45
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	390	-	-	13	-
HCM Lane V/C Ratio	0.022	-	-	0.002	-
HCM Ctrl Dly (s/v)	14.4	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	431	8	2	262	5	1
Future Vol, veh/h	431	8	2	262	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	8	0	0	3	0	0
Mvmt Flow	468	9	2	285	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	477	0	758	468
Stage 1	-	-	-	-	468	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1096	-	378	599
Stage 1	-	-	-	-	634	-
Stage 2	-	-	-	-	765	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1096	-	377	599
Mov Cap-2 Maneuver	-	-	-	-	377	-
Stage 1	-	-	-	-	634	-
Stage 2	-	-	-	-	763	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	14.11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	402	-	-	14	-
HCM Lane V/C Ratio	0.016	-	-	0.002	-
HCM Ctrl Dly (s/v)	14.1	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

APPENDIX F: Turn Lane Evaluations

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

389 Daily Expected IN * 5% Expected LTV on Milam Road = 19 LTV a day
NOT WARRANTED on Site Driveway West

389 Daily Expected IN * 5% Expected LTV on Milam Road = 19 LTV a day
NOT WARRANTED on Site Driveway Central

389 Daily Expected IN * 5% Expected LTV on Milam Road = 19 LTV a day
NOT WARRANTED on Site Driveway East

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

389 Daily Expected IN * 35% Expected RTV on Milam Road = 136 RTV a day
WARRANTED on Site Driveway West

389 Daily Expected IN * 30% Expected RTV on Milam Road = 117 RTV a day
WARRANTED on Site Driveway Central

389 Daily Expected IN * 20% Expected RTV on Milam Road = 78 RTV a day
NOT WARRANTED on Site Driveway East

SPEED (MPH)	FULL WIDTH STORAGE, FT.	TAPER, FT.
25	50	50
30	75	50
35	100	50
40	150	50
45	175	100
50	225	100
55	250	100
60	300	100
65	350	100

Table 4-8 Minimum Right Turn Deceleration Lengths



REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

Applications will not be accepted after 3:00 p.m.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK √
1.	Site Plan Checklist	1 original	☑
2.	Application Form	1 original and 5 copies	☑
3.	Survey	2 copies	☑
4.	Legal Description (8½ "x 11")	2 copies	☑
5.	Deed	2 copies	☑
6.	Letter of Intent	5 copies; plus 1 additional copy if project includes a DRI or MARTA review	☑
7.	Site Plan	5 copies; plus 1 additional copy if project includes a DRI or MARTA review	☑
8.	Disclosure Form(s)	2 copies	☑
9.	Public Participation Program	2 copies of the Report and Plan	☑
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.			
10.	Impact Analysis	5 copies	N/A
11.	Traffic Impact Study	2 copies	N/A
12.	Development of Regional Impact (DRI)	2 copies	N/A
13.	Noise Study Report:	2 copies	N/A

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are encouraged to meet with the Planning and Zoning Office who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting. Call 770-964-2244 to make an appointment.

REQUIRED ITEMS FOR REZONING/USE PERMIT APPLICATIONS:

ITEM 1. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans as specified by Chapter 62, Article V. The Building Process.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Rezoning Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property.

ITEM 4. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 5. **DEED:** A copy of the deed which matches the applicant's name or a copy of the letter indicating a closing and the recordation of a new deed.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested rezoning and use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields. If a rezoning request is for a PD (Planned Development) district, the Letter of Intent should detail the proposed development standards.

ITEM 7. **SITE PLAN:** Site plans must meet the minimum requirements specified by Chapter 62, Article V. The Building Process of the City of Fairburn Ordinance. Refer to Site Plan Checklist.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9: **PUBLIC PARTICIPATION PROGRAM:** Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development, Part 1: The Public Participation Plan and Part 2: The Public Participation Report.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **IMPACT ANALYSIS:** The application must include an Impact Analysis.

ITEM 11. **TRAFFIC IMPACT STUDY:** When a project equals or exceeds the thresholds listed below, a traffic impact study must be submitted. The traffic impact study shall be prepared by a qualified traffic engineer or transportation planner in accordance with professional practices and the guidelines available in the Department of Public Works.

Thresholds for Traffic Impact Study	
Use	**Size**
Single family residential	500 new lots
Multifamily residential	700 new units
Office	300,000 square feet
Hospital	375 beds
Commercial	175,000 square feet
Hotel/Motel	600 rooms
Industrial	500,000 square feet
Any planned developments that exceeds 500 peak hour trips as based on the standards of the Institute of Transportation Engineers (ITE) Handbook.	

ITEM 12. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the

thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Fairburn. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

ITEM 13. **NOISE STUDY REPORT:** Any residential rezoning/use permit located within 1,000 feet of an expressway or within 3,000 feet of an active rail line.

Effective March 1, 2014
DEVELOPMENTS OF REGIONAL IMPACT
Tiers and Development Thresholds

Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000
Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning and Zoning Commission (PZC)** holds a meeting on the first Tuesday of each month at 7:00 PM at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30291. The Planning and Zoning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public hearing on the second and fourth Monday of each month at 7:00 p.m. at Fairburn City Hill located at 56 Malone Street, Fairburn, GA 30213.

PUBLIC NOTICE:

A) **Planning and Zoning Commission Meeting (PZC) and Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezoning notify area residents of the Planning and Zoning Commission meeting and City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 15 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the Planning and Zoning Office at 770-964-2244 to pick up new sign and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 30 days of City Council final action the applicant shall remove and properly dispose of all public hearing/meeting signage.

B) **Adjacent Property Owner Notice:** By U.S. Mail, notices are sent by the applicant to all property owners within 500 feet of properties subject to rezoning. Said notices must be mailed 15 days prior to the City Council public hearing to property owners of record as shown on the current tax records of Fulton County as retrieved by the Geographic Information System.

STAFF ANALYSIS:

A staff analysis for each petition is available on the Friday before each public hearing after 12 noon. Copies are available at the Planning and Zoning Office at 26 West Campbellton Street and on the City's website at **www.fairburn.com**.

APPLICATION FOR REZONING

City of Fairburn
Community Development Department
26 W. Campbellton Street
Fairburn, GA 30213

Date Received: _____

REZONING #:_____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: NexMetro Acquisitions, LLC c/o Steven L. Jones, McKagen Jones

Address: 1441 Dunwoody Village Parkway, Suite 100, Atlanta, Georgia, 30338

Phone: 770-799-6655 Cell: 404-218-2756 Fax: 770-230-7903

Email Address: SLJ@MJLawFirm.com

OWNER INFORMATION (If different from Applicant)

Owner Name: William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%) and De Anna Brown, as Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

Address: 827 Fairways Court, Suite 306, Stockbridge, Georgia, 30281

Phone: 404-328-7897 Cell: 404-218-2756 Fax: 770-230-7903

Email Address: robert@hospitalityfinancialgroup.com

PROPERTY INFORMATION

Address: 0 Milam Road

Parcel ID#: 09F020400070093 & 09F020400070143 Land Lot: 7 & 13 District: 9th

REZONING REQUEST

Current Zoning: AG - Agricultural & O&I - Office Institutional Current Land Use: Suburban Neighborhood

Proposed Zoning: PD - Planned Development Proposed Land Use: Suburban Neighborhood

Proposed Density (Residential Only): 8 dwelling units per acre

SECTION I **REZONING REQUEST**

Office use only:
ZONING CASE #: _____ ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 0 Milam Road (TPNs: 09F020400070093 & 09F020400070143)

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from AG - Agricultural & O&I - Office Institutional to PD - Planned Development

Existing Zoning(s) Proposed Zoning(s)

SECTION IV **OWNER/PETITIONER**

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%) and De Anna Brown, as Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC
TYPE OR PRINT OWNER'S NAME

827 Fairways Court, Suite 306
ADDRESS

Stockbridge, Georgia 30281
CITY & STATE ZIP CODE

By: Steven L. Jones Attorney for HFG Development LLC
OWNER'S SIGNATURE - By: HFG Development LLC, attorney in fact for Owners

robert@hospitalityfinancialgroup.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
23 Day of January 20 26
Susan Goch
NOTARY PUBLIC

404-328-7897
PHONE NUMBER

SUSAN GOCH NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES May 22, 2029

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

NexMetro Acquisitions, LLC
c/o Steven L. Jones, McKagen Jones
TYPE OR PRINT PETITIONER'S NAME

1441 Dunwoody Village Parkway, Suite 100
ADDRESS

Atlanta, Georgia 30338
CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

SLJ@MJLawFirm.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
23 Day of January 20 26
Susan Goch
NOTARY PUBLIC

(404) 218-2756
PHONE NUMBER

SUSAN GOCH NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES May 22, 2029

SECTION V **ATTORNEY / AGENT**

Check One: [X] Attorney [ ] Agent

Steven L. Jones, McKagen Jones
TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

1441 Dunwoody Village Parkway, Suite 100
ADDRESS

Atlanta, Georgia 30338
CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

(404) 218-2756
PHONE

IMPACT ANALYSIS

Applicant: NexMetro Acquisitions, LLC
c/o Steven L. Jones, McKagen Jones

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?
See enclosed letter of intent

2. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
See enclosed letter of intent

3. Does the property have a reasonable economic use as currently zoned?
See enclosed letter of intent

4. Will the proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
See enclosed letter of intent

5. Is the proposal in conformity with the policies and intent of the land use plan?
See enclosed letter of intent

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?
See enclosed letter of intent

7. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of Fairburn?
See enclosed letter of intent

Attach additional sheets as needed.

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** (Party to Petition) In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%), De Anna 9 Brown, as Trustee of the DAB Revocable Trust (25%), HFG Development LLC, NexMetro Acquisitions,LLC

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William G. Rivers, as Trustee of the Rivers Family Trust

Signature: _____ Date: 1/23/26

Attorney for HFG Development LLC,
Attorney-in-fact for ann

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** (Party to Petition) In Opposition to Petition

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2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%), De Anna 9 Brown, as Trustee of the DAB Revocable Trust (25%), HFG Development LLC, NexMetro Acquisitions,LLC

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Barton Brown, as Trustee of the EDB Revocable Trust

Signature: _____ Date: 1/23/26

Attorney for HFG Development LLC,
Attorney-in-fact for ann

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DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

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3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) De Anna Brown, as Trustee of the DAB Revocable Trust

Signature: _____ Date: 1/23/26

Attorney for HFG Development LLC, Attorney-in-fact for owner

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** (Party to Petition) In Opposition to Petition

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3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) HFG Development LLC

Signature: /s/ Steven L. Jones Date: 1/23/2026
attorney for HFG Development

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** (Party to Petition) In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

   William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%), De Anna 9 Brown, as Trustee of the DAB Revocable Trust (25%), 9, NexMetro Acquisitions, LLC

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) NexMetro Acquisitions, LLC

Signature: /s/ Steven L. Jones Date: 1/23/2026
attorney for NexMetro Acquisitions, LLC

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** (Party to Petition) In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

   William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%), De Anna 9 Brown, as Trustee of the DAB Revocable Trust (25%), HFG Development LLC, NexMetro Acquisitions,LLC

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Steven L. Jones, McKagen Jones

Signature: /s/ Steven L. Jones Date: 1/23/2026

PUBLIC PARTICIPATION PROGRAM

Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application and implemented before the first public hearing. The minimum standards for the plan are as follows:

- Identification of all property owners within 500 feet of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review

- Explanation of how interested parties will be informed of rezoning/use permit applications

- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.

- Applicant's schedule for completion of the Public Participation Plan

Part 2 of the Public Participation Program is the Public Participation Report which is due per the attached schedule. The minimum standards for the Report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.

- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)

- Provide the number of people who participated in meetings held to discuss an application. (Attach sign-in sheets)

- A summary of concerns and issues expressed by interested parties.

- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones, McKagen Jones

1. The following individuals (property owners within 500 feet of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified:

See the attached list

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

All property owners' within a 3000' radius of the property and within the City of Fairburn will receive notice of the rezoning application by United States mail.

All property owners' within a 500' radius of the property and NOT within the City of Fairburn will receive notice of the rezoning application by United States mail.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The applicant will host an in-person meeting in February.

The applicant will host 2 in-person community meetings in March and April.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones, McKagen Jones Petition No. _____

Date: _____

1. The following parties were notified of the requested rezoning/use permit:

   The applicant mailed notice of the March 3, 2026 and April 23, 2026 community meetings to all recipients listed on the attached spreadsheet.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

   March 3, 2026 at 6 PM the Holiday Inn Express & Suites, 7905 Senoia Road, Fairburn, GA 30213

   April 23, 2026 at 6 PM the Holiday Inn Express & Suites, 7905 Senoia Road, Fairburn, GA 30213

3. The following issues and concerns were expressed:

   See the attached list of issues and concerns and the Applicant's responses

4. The applicant's response to issues and concerns was as follows:

   See the attached list of issues and concerns and the Applicant's responses

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

SITE PLAN CHECKLIST

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	An accurate, up-to-date and certified survey of the property	☑
2	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	☑
3	Vicinity map with North arrow showing the property in relation to the general area	☑
4	Acreage of subject property	☑
5	Location of land lot lines and identification of land lots	☑
6	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property; Proposed streets on the subject site	☑
7	Current zoning of the subject site with required and/or proposed setbacks and adjoining properties	☑
8	Total are of the site, and the areas of the proposed to be devoted to impervious surfaces	☑
9	Proposed off-site layout including buildings, drives, parking, walkways, landscaped-areas, tree save area, buffers, easements, utilities and any other features necessary to properly present the development	☑
10	Layout and minimum lot size of proposed single family residential lots	☑
11	Topography on subject site	☑
12	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	☑
13	Required and proposed parking spaces; Loading and unloading facilities	☑
14	Wetlands, lakes, streams and other waters on the site and associated buffers including the 100 year flood-plain, if appropriate.	☑
15	Proposed stormwater management facilities	☑
16	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	☑

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Community Development/
Planning and Zoning

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: _____ Date: 1/20/2025

NexMetro Acquisitions, LLC

Applicant printed name: c/o Steven L. Jones, McKagen Jones

FEE SCHEDULE	
REZONING	$350/acre, each rezoning up to $5K
PUBLIC HEARING SIGN	$31/each

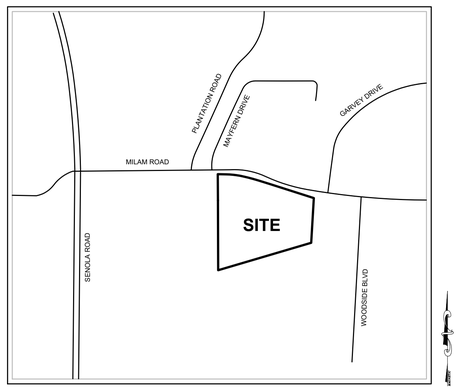
(ALL CHECKS PAYABLE TO THE CITY OF FAIRBURN)

ZONING PLAN
FOR
AVILLA
PINE HOLLOW

LAND LOTS 6,7,13 & 14, 9TH DISTRICT
FAIRBURN, GEORGIA

OWNER:	DEVELOPER:	SURVEYOR:	ENGINEER:
WILLIAM G. RIVERS, AS TRUSTEE OF THE RIVERS FAMILY TRUST (50%), BARTON BROWN, AS TRUSTEE OF THE EDB REVOCABLE TRUST (25%) AND DE ANNA BROWN, AS TRUSTEE OF THE DAB REVOCABLE TRUST (25%) c/o HFG DEVELOPMENT LLC PHONE: (404) 328-7879 FAX: (770) 230-0899	NEXMETRO ACQUISITIONS, LLC c/o STEVEN L. JONES, McKAGEN JONES PHONE: (404) 218-2756 FAX: (770) 230-0899	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	SURVEY
3.0	PD DEVELOPMENT / SITE PLAN
4.0	DEDICATION PLAN



VICINITY MAP
NTS



SITE REFERENCE MAP
NTS

DEVELOPMENT DATA

1. DEVELOPER
NEXMETRO ACQUISITIONS, LLC
c/o STEVEN L. JONES, McKAGEN JONES
PHONE: (404) 218-2756
FAX: (770) 230-0899

2. ENGINEER
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

3. SOURCE OF DATA
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

TOPOGRAPHIC & BOUNDARY SURVEY
PERFORMED BY:
FALCON DESIGN CONSULTANTS, LLC
DATED: JAN. 14, 2026
REVISED:

4. SITE LOCATION DATA
INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE, FAIRBURN GA.

5. SITE REQUIREMENTS

PROJECT AREA

OVERALL DEVELOPMENT	21.89 ACRES
TOTAL NUMBER OF UNITS	175 UNITS
GROSS DENSITY	8.0 DU/AC
BUILDING SETBACKS:	
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	10'
MIN. SPACE BETWEEN BLDGS	10'

6. ZONING: PD

NOTES:

1. THIS DEVELOPMENT CONSISTS OF STAND-ALONE SINGLE-FAMILY AND DUPLEX RESIDENTIAL HOUSING UNITS WHICH ARE TO BE RENTED SIMILAR TO AN APARTMENT COMPLEX. THE PROPERTY AND ALL BUILDING STRUCTURES WILL BE OWNED BY A SINGLE ENTITY AND MAINTAINED AND OPERATED BY A PROPERTY MANAGEMENT COMPANY.

2. ALL ROADS, DRIVEWAYS AND PARKING LOTS, AND DRAINAGE FACILITIES LOCATED WITHIN THE PROPERTY ARE PRIVATE OWNERSHIP AND WILL BE MAINTAINED BY A PROPERTY MANAGEMENT COMPANY. A BLANKET ACCESS EASEMENT OVER THE PRIVATE DRIVES WITHIN THE PROPERTY SHALL BE PROVIDED FOR PURPOSES OF FIRE & EMERGENCY SERVICE ACCESS AND UTILITIES. ALL ENTRANCE GATES SHALL BE PROVIDED WITH A KNOX BOX MEETING THE REQUIREMENTS OF THE LOCAL AHJ.

CIVIL ENGINEERING COA NO. PER 004798
LAND SURVEYING COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
FALCON DESIGN CONSULTANTS
STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656
NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978
CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100
www.fdc-llc.com

COVER SHEET
FOR
AVILLA
PINE HOLLOW
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

DATE
1.
2.
3.
4.
5.
6.
7.
8.

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800)282-7411 (IN GEORGIA)
OR DIAL 811

DATE:	4/23/26
SCALE:	AS SHOWN
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	JDL

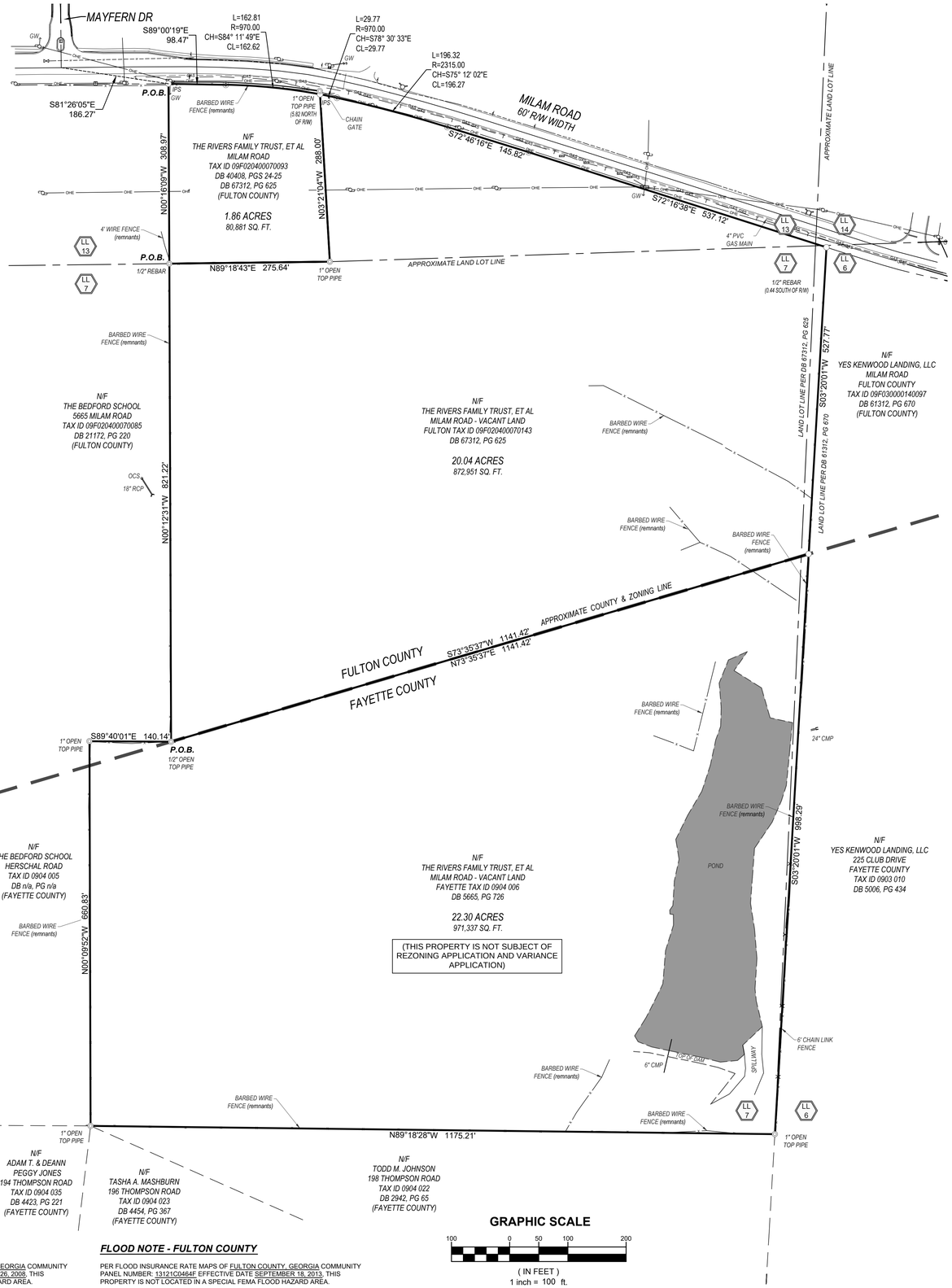
GEORGIA REGISTERED NO. LA001882 LANDSCAPE ARCHITECT GARROD D
4/23/26

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

SHEET NUMBER
1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND

BOC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C	CURVE LABEL
CI	CURB INLET
℄	CENTER LINE
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CO	SEWER CLEAN OUT
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
-E-	OVERHEAD POWER LINE
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
L	LINE LABEL
LL	LAND LOT
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
R	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
REF	REFERENCE
R/W	RIGHT OF WAY
sq ft	SQUARE FOOT
SSE	SANITARY SEWER EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
UE	UTILITY EASEMENT

	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
WM	WATER METER
	JUNCTION BOX
S	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
GM	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
FO	FIBER OPTICS
HH	HAND HOLE
MB	MAIL BOX
	SIGN
CATV	CABLE TV BOX
W	WEIR
Y	YARD INLET

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

FLOOD NOTE - FAYETTE COUNTY

PER FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0014E EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

FLOOD NOTE - FULTON COUNTY

PER FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0464F EFFECTIVE DATE SEPTEMBER 18, 2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

SURVEY DESCRIPTION - FULTON TAX ID 09F020400070093

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH) LOCATED SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET FROM THE CENTERLINE INTERSECTION OF MAYFERN DRIVE AND MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF MILAM ROAD, SOUTH 89 DEGREES 00 MINUTES 19 SECONDS EAST, 98.47 FEET TO A POINT;

THENCE, 162.81 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 11 MINUTES 49 SECONDS EAST, 162.62 FEET) TO 1/2 INCH REBAR AND CAP SET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 21 MINUTES 04 SECONDS EAST, 288.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 89 DEGREES 18 MINUTES 43 SECONDS WEST, 275.64 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 308.97 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***1.86 ACRES (80,881 SQUARE FEET)***.

SURVEY DESCRIPTION - FULTON TAX ID 09F020400070143

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 6, 7, 13, & 14, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE;

THENCE, SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 308.97 FEET TO A 1/2 INCH REBAR AND ***POINT OF BEGINNING***;

THENCE, NORTH 89 DEGREES 18 MINUTES 43 SECONDS EAST, 275.64 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 21 MINUTES 04 SECONDS WEST, 288.00 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, 29.77 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 78 DEGREES 30 MINUTES 33 SECONDS EAST, 29.77 FEET) TO A POINT;

THENCE, 196.32 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,315.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 12 MINUTES 02 SECONDS EAST, 196.27 FEET) TO A POINT;

THENCE, SOUTH 72 DEGREES 46 MINUTES 16 SECONDS EAST, 145.82 FEET TO A POINT;

THENCE, SOUTH 72 DEGREES 16 MINUTES 38 SECONDS EAST, 537.12 FEET TO A POINT WITNESSED BY A 1/2 INCH REBAR FOUND 0.44 FEET SOUTH OF RIGHT-OF-WAY LINE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 20 MINUTES 01 SECONDS WEST, 527.77 FEET TO A POINT;

THENCE, SOUTH 73 DEGREES 35 MINUTES 37 SECONDS WEST, 1,141.42 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, NORTH 00 DEGREES 12 MINUTES 31 SECONDS WEST, 821.22 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***20.04 ACRES (872,951 SQUARE FEET)***.

SURVEY DESCRIPTION - FAYETTE TAX ID 0904 006

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 6 & 7, 9TH DISTRICT, FAYETTE COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE;

THENCE, SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 308.97 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 00 DEGREES 12 MINUTES 31 SECONDS EAST, 821.22 FEET TO A 1/2 INCH OPEN TOP PIPE AND ***POINT OF BEGINNING***;

THENCE, NORTH 73 DEGREES 35 MINUTES 37 SECONDS EAST, 1,141.42 FEET TO A POINT;

THENCE, SOUTH 03 DEGREES 20 MINUTES 01 SECONDS WEST, 998.29 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 89 DEGREES 18 MINUTES 28 SECONDS WEST, 1,175.21 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST, 660.83 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 89 DEGREES 40 MINUTES 01 SECONDS EAST, 140.14 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***22.30 ACRES (971,337 SQUARE FEET)***.

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 24, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.063 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 546,974 FEET - TRACT 1, ONE FOOT IN 194,206 FEET - TRACT 2 USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HvGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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 HEREON.

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.

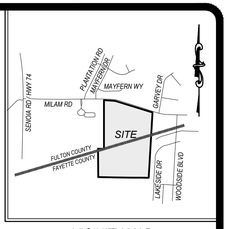
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KMB 1/21/2026

KEVIN M. BROWN *DATE*

REGISTERED LAND SURVEYOR #2960

(GA WEST ZONE) GRID NORTH



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-9666 - Fax (770)389-6656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-8900

CUMMING OFFICE
500 PIRKLE FERRY RD, STE C
CUMMING, GEORGIA 30040
Ph. (678) 957-7100

www.fdc-llc.com

ZONING EXHIBIT
MILAM ROAD
LAND LOTS 6, 7, 13, & 14, 9TH DISTRICT
FULTON COUNTY, GEORGIA
& LAND LOTS 6 & 7, 9TH DISTRICT
FAYETTE COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	01-21-2026
SCALE:	1" = 100'
FILE NUMBER:	403.004
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN

1/21/26

COA# LSF 000995

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SHEET NUMBER

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LAND USE SUMMARY

EXISTING ZONING: AG & O&I
PROPOSED ZONING: PD
TOTAL SITE AREA: 21.89 AC
DENSITY: 8.0 DUA

TOTAL UNITS: 175

1 BEDROOM UNITS: 54
2 BEDROOM UNITS: 71
3 BEDROOM UNITS: 50

USES PROVIDED - 3 PER PD ZONING DISTRICT (Sec. 80-87(a))

RESIDENTIAL
CONSERVATION USE (STREAM-SIDE PARK & TRAIL)
INSTITUTIONAL USE (CITY PARK)

SETBACKS

FRONT: 30'
SIDE: 10'
REAR: 10'
DISTANCE BETWEEN BUILDINGS: 10'

PARKING CALCULATION

2 PARKING SPACES REQUIRED PER UNIT
175 UNITS PROVIDED
175 x 2 = 350 PARKING SPACES REQUIRED
375 SPACES PROVIDED

IMPERVIOUS SURFACE CALCULATION

TOTAL IMPERVIOUS SURFACE: 9.53 AC (415,126.80 SF)
9.53 AC / 21.89 TOTAL AC = 44%

COMMON OUTDOOR AREA CALCULATION

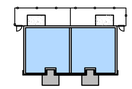
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COMMON OUTDOOR AREA PROVIDED: **6.5 ACRES TOTAL**

NOTES

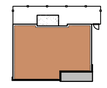
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2. TOTAL AMOUNT OF LAND TO BE DONATED TO THE CITY OF FAIRBURN IS ±3.1 ACRES.



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

PD DEVELOPMENT / SITE PLAN
FOR
AVILLA
PINE HOLLOW
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

DATE
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Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 / PROTECTION GEORGIA
OR DIAL 811

DATE:	4/23/26
SCALE:	1" = 60'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	JDL

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001886
4/23/26

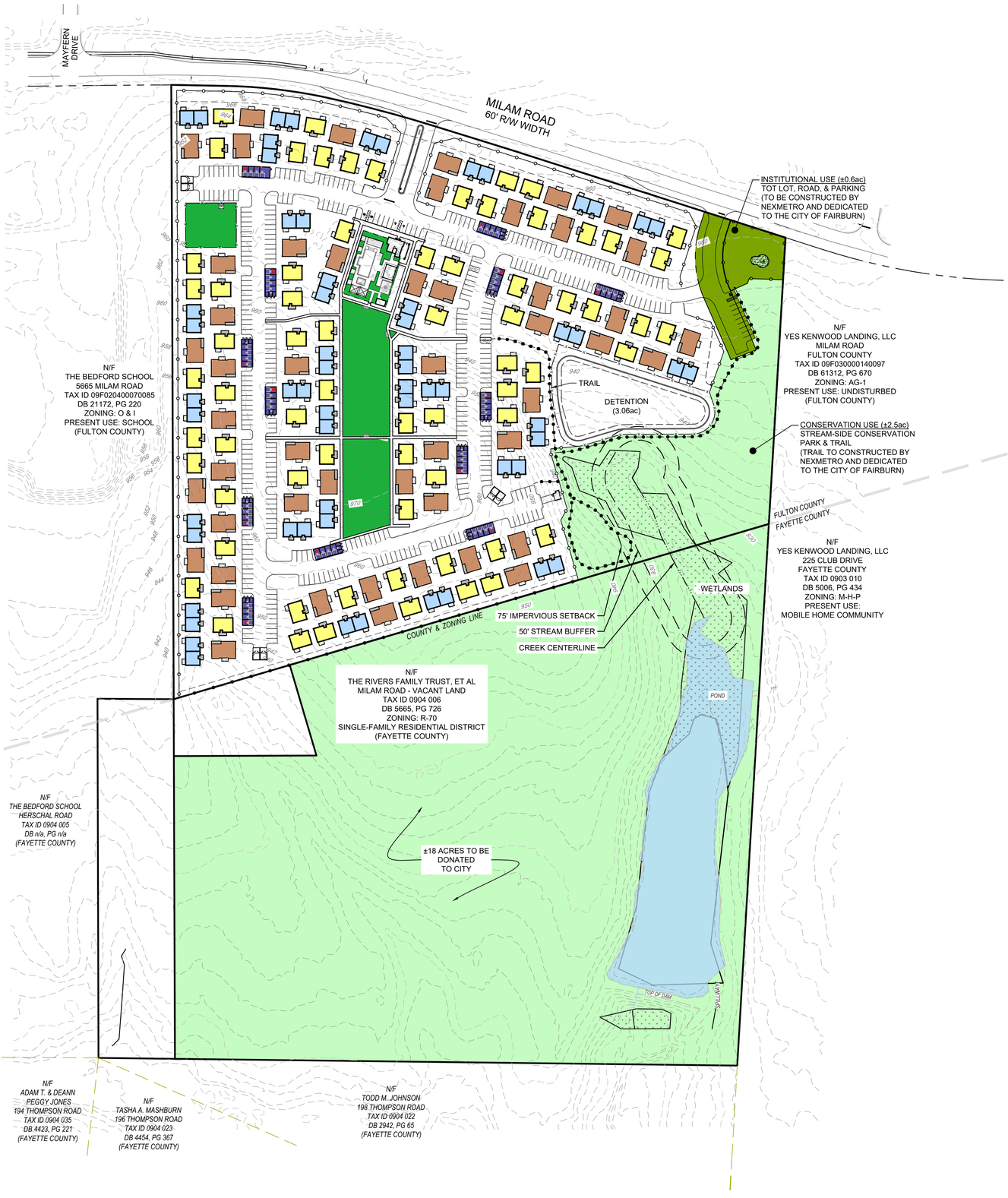
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CONSERVATION USE (STREAM-SIDE PARK & TRAIL)
INSTITUTIONAL USE (CITY PARK)

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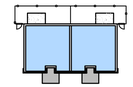
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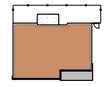
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ONE BEDROOM



TWO BEDROOM



THREE BEDROOM



CIVIL ENGINEERING
COA NO. PER 004798
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DEDICATION PLAN
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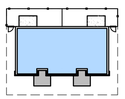
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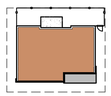
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ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

















DATE: APRIL 23, 2026

Avilla Pine Hollow

Fairburn, Ga



VARIANCE APPLICATION PACKET

PROCEDURES AND INFORMATION FOR FILING A VARIANCE

Applications are available at the Office of Planning and Zoning, 26 West Campbellton Street, Fairburn, GA 30213 or online at www.fairburn.com. **Read the following instructions prior to filing and refer to the included filing schedule.**

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO FILING. To schedule a meeting, please contact the Planning and Zoning Office at 770-964-2244.

TYPES OF VARIANCES:

Listed below are the types of variances. Please identify the type of variance requested and check the appropriate box in Section I or Section II of the VARIANCE APPLICATION.

VARIANCES THAT DO NOT REQUIRE A PUBLIC HEARING:

The following variances are handled administratively by the City's Office of Planning and Zoning.

1. **MINOR VARIANCES:** Administrative relief can only be sought from the minimum yard requirements of the zoning district not to exceed 10% of the setback. (Example: 35-foot front yard = 3.5-foot variance). Letters from adjoining property owners are required at the time of filing.

2. **ADMINISTRATIVE MINOR VARIANCE:** Administrative relief from the minimum yard setback requirements for one foot or less.

VARIANCES THAT REQUIRE A PUBLIC HEARING:

The following variances require a public hearing and action by the Planning and Zoning Commission:

1. **PRIMARY VARIANCE:** Applicant seeks relief from the provisions of the Zoning Ordinance. All such appeals shall be heard by the Planning and Zoning Commission and shall be accompanied with a statement of hardship (See the Variance Considerations below).

2. **SECONDARY VARIANCE:** Applicant seeks to appeal a decision of the Zoning Administrator or seeks to appeal a decision on an Minor Variance or Administrative Minor Variance.

The following variances require a public hearing and action by the City Council:

3. **CONCURRENT VARIANCE:** Applicant seeks a variance in conjunction with a rezoning, use permit or zoning modification request on the same property, based, on the conceptual plan submitted with the petition for the same agenda.

FILING REQUIREMENTS FOR ALL VARIANCES:

1. **APPLICATION CHECKLIST:** See enclosed Variance Application Checklist. **Contact Staff at 770-964-2244 to schedule an appointment for a variance pre-application review meeting.**

2. **APPLICATION FORM:** Variance Applications must have an **original NOTARIZED SIGNATURE** of the property owner(s) of record or a notarized statement by the appellant acting as power of attorney for the property owner. Where there are multiple owners, a notarized signature of each and all owners must be submitted with the application.

1. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Variance Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property. must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.

2. **LEGAL DESCRIPTION:** A legal description of the subject property must be submitted with the Variance Application. Legal Descriptions must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.

3. **WARRANTY DEED:** A copy of the warranty deed must be submitted with the Variance Application.

4. **LEASE AGREEMENT:** When applicable, a copy of the lease agreement between the property owner and the applicant must be included with the Variance Application. The lease must identify the party responsible for the reclamation of the property.

5. **LETTER OF INTENT:** The letter of appeal shall state in detail the proposed project, the variance request, and a hardship statement stating that the granting of a variance will alleviate some demonstrated and unusual hardship for which a variance is warranted.

6. **CONCEPTUAL SITE PLAN:** The conceptual site plan must be drawn in accordance with the *Code of Ordinances, Chapter 62, Article V. The Building Process*. Site plan must include the following items:

1.	An accurate, up-to-date and certified survey of the property on which the project is to be built.
2.	A vicinity map showing the property in relation to the general area of the city in which it is located.
3.	The name of the proposed project.
4.	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
5.	Graphic scale, north arrow, and date of preparation.
6.	Zoning of the property with required setbacks shown.
7.	Zoning, use, and ownership of all adjoining property
8.	Total area of the site, and the area of the site proposed to be devoted to impervious surfaces.
9.	Approximate topography of the site.
10.	Significant natural features on and adjacent to the site, including the 100-year floodplain, if appropriate.
11.	Existing manmade features on the site.

12.	Proposed site layout including buildings, drives, parking, walkways, landscaped-areas, tree save areas, buffers, easements, utilities and any other features necessary to properly present the concept.
13.	Proposed off-site improvements which may be necessary to properly develop the site.
14.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
15.	If the site plan is for an addition to or a change in an existing site plan, the drawings must clearly show the changes that are being proposed.

7. **VARIANCE APPLICATION FEE:**
$350.00, payable by cash, check, money order or credit card (*except American Express*), plus
$31.00 Notice of Public Hearing Sign

ALL CHECKS PAYABLE TO THE "CITY OF FAIRBURN." VARIANCE APPLICATION FEES ARE NON-REFUNDABLE

ALL REQUESTS FOR VARIANCES SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.

VARIANCE CONSIDERATIONS: Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

- 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;
- 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
- 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.

Should a variance request impact approved zoning conditions, a separate Zoning Modification Application may be necessary.

VARIANCE LIMITATIONS: Please note that *no* variances shall be allowed for the following:

- Permitted uses or accessory uses for the zoning district
- Minimum lot area, minimum lot frontage on a street or minimum district size required in each zoning district
- Relief from the standards of Article VI (*The Appeals Process*) or Article VIII (*The Rezoning Process*)

PROCEDURES FOR FILING ALL VARIANCE APPLICATIONS:

1. **PRE-APPLICATION MEETING:** The property owner or applicant should schedule a pre-application meeting with the Zoning Administrator or his/her designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. **APPLICATION SUBMITTAL:** The property owner or applicant shall submit a complete application to the Planning and Zoning Office.

3. **INITIAL STAFF REVIEW:** Completed applications will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Office within 10 business days.

4. **RESUBMITTAL:** Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant should revise plans according to the comments received and resubmit plans to the Planning and Zoning Office.

5. **PUBLIC NOTICE:** The Planning and Zoning Office staff will prepare newspaper ads and property signs to assure proper notice of public hearings. Property signs must be placed on the site between 15 to 45 days before the date of the public hearing.

6. **STAFF EVALUATION:** A staff analysis report with a recommendation to the Planning and Zoning Commission will be prepared.

7. **PLANNING & ZONING COMMISSION:** The Planning and Zoning Commission shall hold a public hearing on the application and make a decision on the request. Conditions may be included as part of the decision. The Planning & Zoning Commission meets on the first Tuesday of each month (as needed) at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213.

8. **APPEALS.** Appeals of primary variance decisions shall be filed with the Fulton County Superior Court within 30 days of the Planning and Zoning Commission decision. Appeals to decisions of the Zoning Administrator (also called secondary variances/interpretations) shall be filed within 30 days of the decision to the Planning and Zoning Commission.

VARIANCE PUBLIC HEARING INFORMATION

Public hearings are required for Primary Variances and Secondary Variances. Public notification is required for Minor Variances.

Public Hearings for Primary Variances and Secondary Variances must be advertised in the manner listed below. Public Hearings for Concurrent Variances must be advertised with their associated rezoning, use permit or zoning modification requests.

POSTING OF PUBLIC HEARING SIGNS:

- **PLANNING AND ZONING COMMISSION PUBLIC HEARING NOTICE SIGN:** Signs posted along the frontages of Properties subject to variances that notify area residents of the Planning and Zoning Commission public hearing. **Applicants are required to post the public hearing sign in a conspicuous place along the property's public street frontage, no later than 20 days before the Planning and Zoning Commission hearing.** *Failure to post the signs by this deadline will result in the administrative removal of the public hearing from the agenda.* The sign must remain posted on-site until final action by the Planning and Zoning Commission. If the sign is mutilated and/or removed, the applicant is responsible for obtaining and re-posting a new sign.

OTHER PUBLIC NOTIFICATION FOR VARIANCES:

- Notice is mailed (via U.S. Mail) by City of Fairburn to all property owners within a 500-foot radius of the subject property. Said notice is postmarked no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Fulton County as retrieved by the County's Geographic Information Systems.

- A published notice in a newspaper of general circulation is done by the City of Fairburn no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing and the location of the property.

- Minor variances require the applicant to notify the immediately adjacent property owners via email and/or certified mail.

PUBLIC HEARING DATES:

- **APPLICATION DEADLINES:** A schedule with deadlines and public hearing dates for all Variances can be found on the final page of this application packet.

- **PLANNING AND ZONING COMMISSION MEETING:** Primary and Secondary Variances are decided by the Planning and Zoning Commission. The Planning and Zoning Commission holds public hearings on the first Tuesday of each month at 7:00 p.m.

IF YOU HAVE ANY QUESTIONS CONCERNING THESE VARIANCE FILING PROCEDURES, PLEASE CONTACT THE PLANNING AND ZONING OFFICE AT 770-964-2244.

VARIANCE APPLICATION CHECKLIST

Please submit one (1) copy of the following documents and information.

ITEM #	REQUIRED ITEM	CHECK √ *(Office Use Only)*
1.	Application Checklist	☑
2.	Application Form	☑
3.	Survey	☑
4.	Legal Description	☑
5.	Warranty Deed	☑
6.	Lease Agreement	N/A
7.	Letter of Intent	☑
8.	Conceptual Site Plan	☑

Fees: $350 per variance application and $31 public hearing sign

For any documents that are larger than 11" x 17," a copy reduced to 11" x 17" shall also be required.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATIONS ARE ACCEPTED MONDAY – FRIDAY FROM 9:00 A.M. TO 3:00 P.M.

APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: NexMetro Acquisitions, LLC c/o Steven L. Jones, McKagen Jones

Address: 1441 Dunwoody Village Parkway, Suite 100, Atlanta, Georgia, 30338

Phone: 770-799-6655 Cell: 404-218-2756 Fax: 770-230-7903

Email Address: SLJ@MJLawFirm.com

OWNER INFORMATION (If different from Applicant)

Owner Name: William G. Rivers, as Trustee of the Rivers Family Trust (50%), Barton Brown, as Trustee of the EDB Revocable Trust (25%) and De Anna Brown, as Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

Address: 827 Fairways Court, Suite 306, Stockbridge, Georgia, 30281

Phone: 404-328-7897 Cell: 404-218-2756 Fax: _____

Email Address: robert@hospitalityfinancialgroup.com

PROPERTY INFORMATION

Address: 0 Milam Road

Parcel ID#: 09F020400070093 & 09F020400070143 Land Lot: 7 & 13 District: 9th Acreage: 21.85 +/-

Request: Vary Section 80-87(i)(3) which provides that "[m]ulti-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."

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.

[X] 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

See enclosed letter of intent

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

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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.

See enclosed letter of intent

SECTION III LEGAL DESCRIPTION OF PROPERTY *(Legal description/survey must match submitted site plan.)*

SUBDIVISION N/A UNIT/PHASE: N/A LOT NO(S): N/A

LAND LOT(S): 7 & 13 DISTRICT: 9th TAX ID: 09F020400070093 & 09F020400070143

PROPERTY ADDRESS 0 Milam Road

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. ***[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]***

William G. Rivers, as Trustee of the Rivers Family Trust (50%),
Barton Brown, as Trustee of the EDB Revocable Trust (25%) and
De Anna Brown, as Trustee of the DAB Revocable Trust (25%)
c/o HFG Development LLC
TYPE OR PRINT OWNER'S NAME

827 Fairways Court, Suite 306
ADDRESS

Stockbridge, Georgia 30281
CITY, STATE & ZIP CODE

OWNER'S SIGNATURE By: HFG Development, LLC, Attorney in Fact for Property Owners

(404) 328-7897
AREA CODE/ PHONE NUMBER

robert@hospitalityfinancialgroup.com
EMAIL ADDRESS

Sworn to and subscribed before me this 23 day of January 20 26

NOTARY PUBLIC

SUSAN GOCH NOTARY PUBLIC EXPIRES GEORGIA May 22, 2029 DEKALB COUNTY

***Part 2.* APPLICANT INFORMATION**

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

NexMetro Acquisitions, LLC
c/o Steven L. Jones, McKagen Jones
TYPE OR PRINT PETITIONER'S NAME

1441 Dunwoody Village Parkway
Suite 100
ADDRESS

Atlanta, Georgia 30338
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

23 Day of January 20 26

NOTARY PUBLIC

SUSAN GOCH NOTARY PUBLIC EXPIRES GEORGIA May 22, 2029 DEKALB COUNTY

PETITIIONER'S SIGNATURE

(404) 218-2756
PHONE NUMBER

SLJ@MJLawFirm.com
EMAIL ADDRESS

***V.* ATTORNEY/AGENT INFORMATION**

CHECK ONE: [X] ATTORNEY [ ] AGENT

Steven L. Jones, McKagen Jones
TYPE OR PRINT ATTORNEY/AGENT NAME

1441 Dunwoody Village Parkway
Suite 100
ADDRESS

Atlanta, Georgia 30338
CITY, STATE & ZIP CODE

[404] 218-2756
AREA CODE/PHONE NUMBER

SLJ@MJLawFirm.com
EMAIL ADDRESS

SIGNATURE OF ATTORNEY/AGENT

Deed Book 42529 Pg 611
Filed and Recorded May-09-2006 09:00am
2006-0138667
Real Estate Transfer Tax $0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

After recording please return to:
GERALD W. FUDGE, ATTORNEY AT LAW
100 Glenridge Point Pkwy.
Suite 150
Atlanta, GA. 30342
(404) 256-0002

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE made the 14TH day of March, in the year two thousand and SIX, between

W. MICHAEL RIVERS

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM G. RIVERS as Trustees of the
RIVERS FAMILY TRUST DATED MARCH 14, 2006

of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD (50-FOOT RIGHT OF WAY), SAID IRON PIN BEING LOCATED 1783.25 FEET FROM GEORGIA STATE HIGHWAY NO. 74 AS MEASURED EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD; FROM THE TRUE POINT OF BEGINNING, NORTH 88°30'08" EAST A DISTANCE OF 87.47 FEET TO A POINT; THENCE SOUTH 86°37'15" EAST A DISTANCE OF 173.05 FEET, SUBTENDED BY A RADIUS OF 1349.93 FEET AND AN ARC DISTANCE OF 173.17 FEET TO AN IRON PIN; THENCE SOUTH 04°55'40" EAST A DISTANCE OF 294.08 FEET TO AN IRON PIN; THENCE SOUTH 87°43'39" WEST A DISTANCE OF 275.57 FEET TO AN IRON PIN; THENCE NORTH 01°51'13" WEST A DISTANCE OF 312.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 1.882 ACRES AS SHOWN ON THAT CERTAIN SURVEY PREPARED FOR BILL RIVERS BY B.G.S., DAVID C. JONES, GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 26, 2004, WHICH SURVEY IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF Grantor has signed and scaled this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

(Unofficial witness)

(Notary Public)

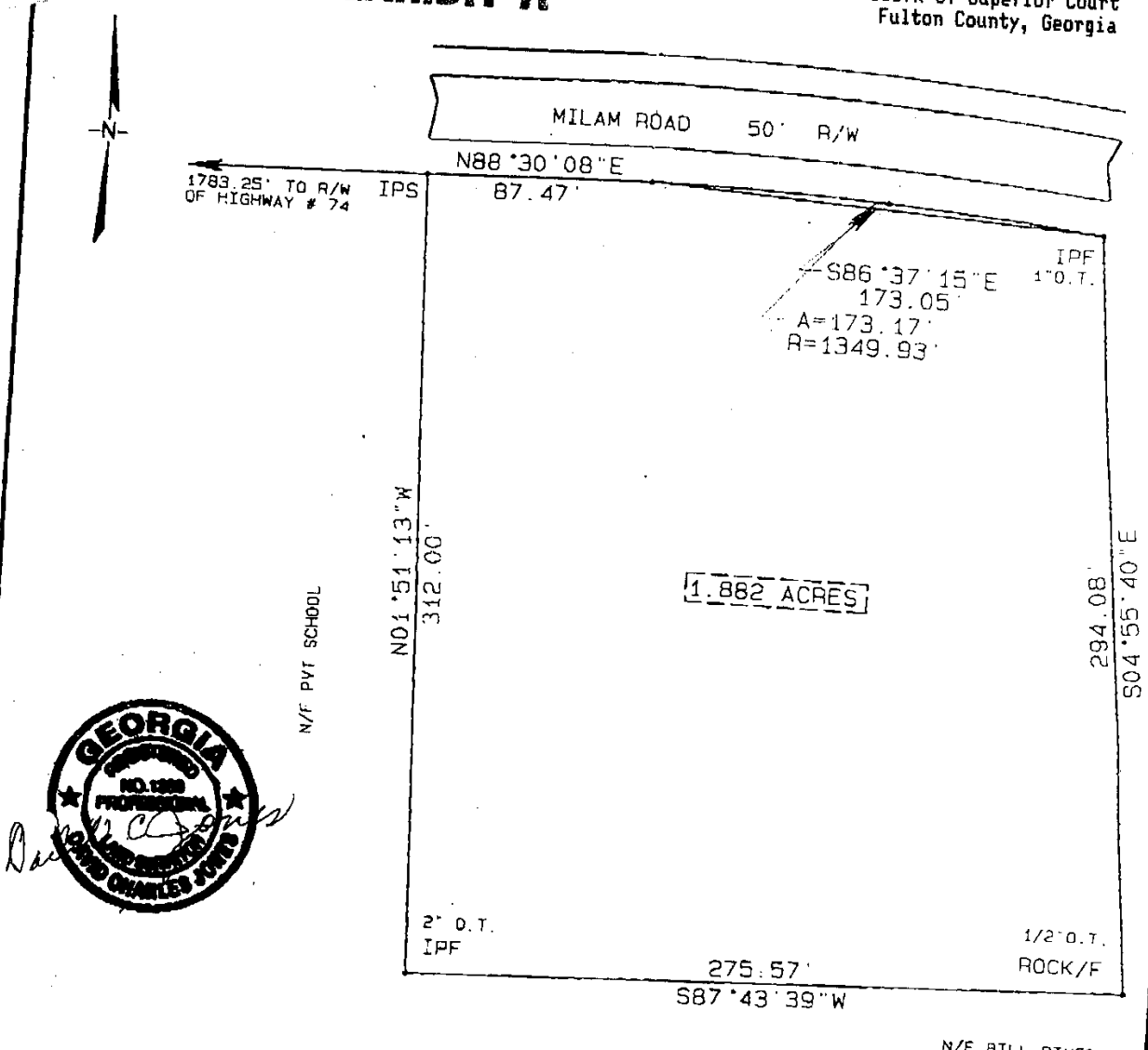
GERALD W. FUDGE
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL
4
2009

W. Michael Rivers (SEAL)
W. MICHAEL RIVERS

mb\Deeds.05\QC\06-RIVERS

EXHIBIT A

Deed Book 42529 Pg 612
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia



GEORGIA REGISTERED NO. 1999 PROFESSIONAL LAND SURVEYOR DAVID CHARLES JONES

LOT SURVEY MILAM ROAD FOR BILL RIVERS	
Scale: 1"=60	LAND LOT 13 - 9 DISTRICT.
Date: 3/26/2004	FULTON COUNTY. GA.
Revised:	Drawn By: B.G.S.
Job: MILAM 2	Surveyor: DAVID C. JONES

EXHIBIT A

Deed Book 40408 Pg 25
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Deed Book 44516 Pg 556
Filed and Recorded Feb-23-2007 12:24pm
2007-0054062
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

After recording please return to:
Gerald W. Fudge
Attorney at Law
100 Glenridge Point Parkway
Suite 150
Atlanta, Georgia 30342

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE made the 7th day of November, in the year two thousand and SIX, between

W. MICHAEL RIVERS, ED BROWN a/k/a EDWARD D BROWN a/k/a EDWARD BROWN, AND WILLIAM G. RIVERS as Trustee of the RIVERS FAMILY TRUST DATED MARCH 14,2006 a/k/a BILL RIVERS

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

FULFAY MILAM ROAD, LLC, A GEORGIA LIMITED LIABILITY COMPANY

of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A':

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 7 & 13 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA, AND ALSO PART OF SAID LAND LYING AND BEING IN LAND LOT 7 OF THE 9TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A':

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF Grantor has signed and sealed this deed, the day and year first above written.

(SIGNATURES ON FOLLOWING PAGE)

Signed, sealed and delivered
in the presence of:

(Unofficial witness)

(Notary Public)

OFFICIAL SEAL
WANDA D. WILLIAMS
NOTARY PUBLIC-GEORGIA
COUNTY OF CLAYTON
My Commission Expires April 21, 2008

W. Michael Rivers (SEAL)
W. MICHAEL RIVERS

(Unofficial witness)

(Notary Public)

Rebecca Green
My Commission Expires
Notary
Public
September 8, 2010
Fulton County, Georgia

Edward D. Brown (SEAL)
ED BROWN a/k/a EDWARD D. BROWN a/k/a
EDWARD BROWN

(Unofficial witness)

(Notary Public)

Rebecca Green
My Commission Expires
Notary
Public
September 8, 2010
Fulton County, Georgia

William G. Rivers (SEAL)
WILLIAM G. RIVERS as Trustee of the RIVERS FAMILY
TRUST DATED MARCH 14, 2006 a/k/a BILL RIVERS

Deed Book 44516 Pg 558
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

TRACT ONE
(1.882 ACRES)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD (50-FOOT RIGHT OF WAY), SAID IRON PIN BEING LOCATED 1783.25 FEET FROM GEORGIA STATE HIGHWAY NO. 74 AS MEASURED EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD; FROM THE TRUE POINT OF BEGINNING, NORTH 88°30'08" EAST A DISTANCE OF 87.47 FEET TO A POINT; THENCE SOUTH 86°37'15" EAST A DISTANCE OF 173.05 FEET, SUBTENDED BY A RADIUS OF 1349.93 FEET AND AN ARC DISTANCE OF 173.17 FEET TO AN IRON PIN; THENCE SOUTH 04°55'40" EAST A DISTANCE OF 294.08 FEET TO AN IRON PIN; THENCE SOUTH 87°43'39" WEST A DISTANCE OF 275.57 FEET TO AN IRON PIN; THENCE NORTH 01°51'13" WEST A DISTANCE OF 312.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 1.882 ACRES AS SHOWN ON THAT CERTAIN SURVEY PREPARED FOR BILL RIVERS BY B.G.S., DAVID C. JONES, GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 26, 2004.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 7 & 13 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA, AND ALSO PART OF SAID LAND LYING AND BEING IN LAND LOT 7 OF THE 9TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LAND LOT 13 OF SAID DISTRICT, RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LAND LOT 13 ONE HUNDRED (100) FEET, MORE OR LESS, TO A POINT WHERE THE EAST LINE OF SAID LAND LOT INTERSECTS THE SOUTHEAST SIDE OF MILAM ROAD; RUNNING THENCE NORTHWESTERLY FOLLOWING THE SOUTHWEST SIDE OF MILAM ROAD AND CONTINUING WESTERLY ALONG THE SOUTHERLY SIDE OF MILAM ROAD EIGHT HUNDRED SIXTY FIVE (865) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 3°40' EAST THREE HUNDRED SIXTEEN (316) FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF LAND LOT 13; RUNNING THENCE SOUTH 87°38' WEST TWO HUNDRED SEVENTY FIVE AND FIVE-TENTHS (275.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 1°46' EAST EIGHT HUNDRED TWENTY ONE AND TWO-TENTHS (821.2) FEET TO A STONE CORNER ON THE FULTON COUNTY AND FAYETTE COUNTY LINE; RUNNING THENCE WEST ONE HUNDRED FORTY (140) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 1°46' EAST SIX HUNDRED SIXTY ONE AND FOUR-TENTHS (661.4) FEET TO AN IRON PIN AT A FENCE LINE; RUNNING THENCE NORTH 89°8' EAST ONE THOUSAND ONE HUNDRED SEVENTY SIX AND TWO-TENTHS (1,176.2) FEET TO A STONE CORNER ON THE EAST LINE OF LAND LOT 7 OF THE 9TH DISTRICT OF FULTON AND FAYETTE COUNTIES; RUNNING THENCE NORTH 1°44' EAST ONE THOUSAND FIVE HUNDRED TWENTY NINE (1,529) FEET TO THE NORTH LINE OF LAND LOT 7; RUNNING THENCE SOUTH 87°38' WEST NINETEEN (19) FEET TO THE POINT OF BEGINNING. TRACT TWO BEING THE SAME PROPERTY AS CONVEYED TO TO W. MICHAEL RIVERS AND EDWARD D. BROWN BY DEED RECORDED IN DEED BOOK 2069, PAGE 577, FAYETTE COUNTY GEORGIA RECORDS AND ALSO RECORDED IN DEED BOOK 34058, PAGE 117, FULTON COUNTY, GEORGIA RECORDS.

mb\Legals.-W. Michael Rivers-Ed Brown-William G. Rivers

Type: QCD
Recorded: 10/25/2023 3:34:00 PM
Fee Amt: $25.00 Page 1 of 3
Transfer Tax: $0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 4987874909

BK 5665 PG 726 - 728

Deed Book 67312 Page 625
Filed and Recorded 10/30/2023 11:46:00 AM
2023-0242908
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 4987874909

Return to: Turner & Lawrence, PC
423 S. Mulberry Street
Jackson, Georgia 30233

FULTON COUNTY MAP/PARCEL #:
09F020400070093 &
09F020400070143

STATE OF GEORGIA
COUNTY OF BUTTS

NTC – DEED PREP ONLY

CORRECTIVE QUITCLAIM DEED

THIS INDENTURE, made the 19th day of September, 2023, between **FULFAY MILAM ROAD, LLC** A Georgia Limited Liability Company, hereinafter called Grantor, and **WILLIAM G. RIVERS, as Trustee of THE RIVERS FAMILY TRUST (50%), BARTON BROWN as Co-Trustees of the EDB REVOCABLE TRUST (25%), and DE ANNA BROWN, as Trustee of the DAB REVOCABLE TRUST (25%)**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of One Dollar and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto said Grantee,

ANY AND ALL INTEREST IN AND TO:

ALL THOSE TRACTS OR PARCELS OF LAND, SITUATE, LYING AND BEING IN FULTON AND FAYETTE COUNTIES, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE TO SAME.

This being the same property as described in that certain Quitclaim Deed dated November 7, 2006, in favor of Grantor herein, same being recorded in Deed Book 44516, Page 556, Fulton Co., Ga. Records and Deed Book 3243, Page 281, Fayette Co., Ga. Records.

This deed is given to correct the Grantees in that certain Quitclaim Deed dated September 19, 2023, recorded in Deed Book 5655, Page 318, Fayette Co., Ga. Records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

FULFAY MILAM ROAD, LLC.

Signed, Sealed and Delivered in
The presence of:

BY: Edward D Brown
EDWARD D. BROWN
MANAGING MEMBER

Witness

Notary Public – State of Georgia
My Commission Exp: 10/13/2025
(Seal)

P MOORE NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMM. EXPIRES 10/13/2025

WILLIAM G. RIVERS, as Trustee of The Rivers Family Trust hereby acknowledges and consents to this CORRECTIVE QUITCLAIM DEED and further states that no acceptance was made under the incorrect conveyance.

THE RIVERS FAMILY TRUST

Signed, Sealed and Delivered in
The presence of:

BY: William D. Rivers
WILLIAM G. RIVERS
TRUSTEE

Witness

Notary Public – State of Georgia
My Commission Exp: 1/29/24
(Seal)

RENEE V MOORE NOTARY PUBLIC BUTTS COUNTY GEORGIA EXPIRES Jan. 29, 2024

SCRIVENER DOES NOT CERTIFY TITLE

EXHIBIT "A"

TRACT ONE
(1.882 ACRES)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD (50-FOOT RIGHT OF WAY), SAID IRON PIN BEING LOCATED 1783.25 FEET FROM GEORGIA STATE HIGHWAY NO. 74 AS MEASURED EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF MILAM ROAD; FROM THE TRUE POINT OF BEGINNING, NORTH 88°30'08" EAST A DISTANCE OF 87.47 FEET TO A POINT; THENCE SOUTH 86°37'15" EAST A DISTANCE OF 173.05 FEET, SUBTENDED BY A RADIUS OF 1349.93 FEET AND AN ARC DISTANCE OF 173.17 FEET TO AN IRON PIN; THENCE SOUTH 04°55'40" EAST A DISTANCE OF 294.08 FEET TO AN IRON PIN; THENCE SOUTH 87°43'39" WEST A DISTANCE OF 275.57 FEET TO AN IRON PIN; THENCE NORTH 01°51'13" WEST A DISTANCE OF 312.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 1.882 ACRES AS SHOWN ON THAT CERTAIN SURVEY PREPARED FOR BILL RIVERS BY B.G.S., DAVID C. JONES, GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 26, 2004.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 7 & 13 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA, AND ALSO PART OF SAID LAND LYING AND BEING IN LAND LOT 7 OF THE 9TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LAND LOT 13 OF SAID DISTRICT, RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LAND LOT 13 ONE HUNDRED (100) FEET, MORE OR LESS, TO A POINT WHERE THE EAST LINE OF SAID LAND LOT INTERSECTS THE SOUTHEAST SIDE OF MILAM ROAD; RUNNING THENCE NORTHWESTERLY FOLLOWING THE SOUTHWEST SIDE OF MILAM ROAD AND CONTINUING WESTERLY ALONG THE SOUTHERLY SIDE OF MILAM ROAD EIGHT HUNDRED SIXTY FIVE (865) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 3°40' EAST THREE HUNDRED SIXTEEN (316) FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF LAND LOT 13; RUNNING THENCE SOUTH 87°38' WEST TWO HUNDRED SEVENTY FIVE AND FIVE-TENTHS (275.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 1°46' EAST EIGHT HUNDRED TWENTY ONE AND TWO-TENTHS (821.2) FEET TO A STONE CORNER ON THE FULTON COUNTY AND FAYETTE COUNTY LINE; RUNNING THENCE WEST ONE HUNDRED FORTY (140) FEET TO AN IRON PIN; RUNNING THENCE SOUTH 1°46' EAST SIX HUNDRED SIXTY ONE AND FOUR-TENTHS (661.4) FEET TO AN IRON PIN AT A FENCE LINE; RUNNING THENCE NORTH 89°8' EAST ONE THOUSAND ONE HUNDRED SEVENTY SIX AND TWO-TENTHS (1,176.2) FEET TO A STONE CORNER ON THE EAST LINE OF LAND LOT 7 OF THE 9TH DISTRICT OF FULTON AND FAYETTE COUNTIES; RUNNING THENCE NORTH 1°44' EAST ONE THOUSAND FIVE HUNDRED TWENTY NINE (1,529) FEET TO THE NORTH LINE OF LAND LOT 7; RUNNING THENCE SOUTH 87°38' WEST NINETEEN (19) FEET TO THE POINT OF BEGINNING. TRACT TWO BEING THE SAME PROPERTY AS CONVEYED TO TO W. MICHAEL RIVERS AND EDWARD D. BROWN BY DEED RECORDED IN DEED BOOK 2069, PAGE 577, FAYETTE COUNTY GEORGIA RECORDS AND ALSO RECORDED IN DEED BOOK 34058, PAGE 117, FULTON COUNTY, GEORGIA RECORDS.

SURVEY DESCRIPTION *- FULTON TAX ID 09F020400070093*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH) LOCATED SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET FROM THE CENTERLINE INTERSECTION OF MAYFERN DRIVE AND MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF MILAM ROAD, SOUTH 89 DEGREES 00 MINUTES 19 SECONDS EAST, 98.47 FEET TO A POINT;

THENCE, 162.81 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 11 MINUTES 49 SECONDS EAST, 162.62 FEET) TO 1/2 INCH REBAR AND CAP SET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 21 MINUTES 04 SECONDS EAST, 288.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 89 DEGREES 18 MINUTES 43 SECONDS WEST, 275.64 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 308.97 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***1.86 ACRES (80,881 SQUARE FEET).***

SURVEY DESCRIPTION *- FULTON TAX ID 09F020400070143*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 6, 7, 13, & 14, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE;

THENCE, SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 308.97 FEET TO A 1/2 INCH REBAR AND ***POINT OF BEGINNING;***

THENCE, NORTH 89 DEGREES 18 MINUTES 43 SECONDS EAST, 275.64 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 21 MINUTES 04 SECONDS WEST, 288.00 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, 29.77 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 78 DEGREES 30 MINUTES 33 SECONDS EAST, 29.77 FEET) TO A POINT;

THENCE, 196.32 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,315.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 12 MINUTES 02 SECONDS EAST, 196.27 FEET) TO A POINT;

THENCE, SOUTH 72 DEGREES 46 MINUTES 16 SECONDS EAST, 145.82 FEET TO A POINT;

THENCE, SOUTH 72 DEGREES 16 MINUTES 38 SECONDS EAST, 537.12 FEET TO A POINT WITNESSED BY A 1/2 INCH REBAR FOUND 0.44 FEET SOUTH OF RIGHT-OF-WAY LINE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 20 MINUTES 01 SECONDS WEST, 527.77 FEET TO A POINT;

THENCE, SOUTH 73 DEGREES 35 MINUTES 37 SECONDS WEST, 1,141.42 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, NORTH 00 DEGREES 12 MINUTES 31 SECONDS WEST, 821.22 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***20.04 ACRES (872,951 SQUARE FEET).***

Steven L. Jones

MCKAGEN JONES

1441 Dunwoody Village Parkway, Suite 100 | Atlanta, Georgia 30338 | MJlawfirm.com
Office: (770) 799-6655 | Cell: (404) 218-2756 | slj@mjlawfirm.com

Friday, February 23, 2026

Fairburn Mayor and City Council
c/o Ms. Brenda James, City Clerk
56 Malone Street
Fairburn, GA. 30213
bjames@fairburn.com

Fairburn Planning and Zoning Department
c/o Ms. Denise Brookins, Director of Planning and Zoning
314 NW Broad Street
Fairburn, GA. 30213
dbrookins@fairburn.com

RE: City of Fairburn Tax Assessor Parcel Identification Numbers ("TPNs"): 09F020400070093 and 09F020400070143; collectively totaling 21.89 +/- acres; incorporated herein by this reference (collectively, the "Property");
Rezoning Application regarding the Property (the "Rezoning Application"); and
Variance Application regarding the Property (the "Variance Application" and collectively with the Rezoning Application the "Application").

Fairburn Mayor and City Council:

This law firm represents NexMetro Acquisitions, LLC (the "**Applicant**") which is the proponent of the rezoning and variance applications (collectively the "**Application**"). This letter serves as a letter of intent for the Application which seeks to rezone the Property.

The Variance Application is hereby filed concurrently with the Rezoning Application, and, therefore, the Variance Application is a concurrent variance (as that term is used in O.C.G.A. § 36-66-3(4)(F)). Accordingly, a decision on the Variance Application is a legislative "zoning decision," as that term is defined in O.C.G.A. § 36-66-3. Since the Variance Application is a legislative decision, it must be decided by the Mayor and City Council, not the Planning and Zoning Commission.[1]

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[1] Ga. Const., Art. IX, Sec. II, Para. IV ("The governing authority of each county . . . may exercise the power of zoning."); *e.g.*, *Davis v. Rockdale Art Farm, Inc.*, 354 Ga. App. 82, 85 (2020) (quoting *RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustments*, 260 Ga. App. 355, 361 (2003)) (legislative zoning power is vested in the local government governing authority).

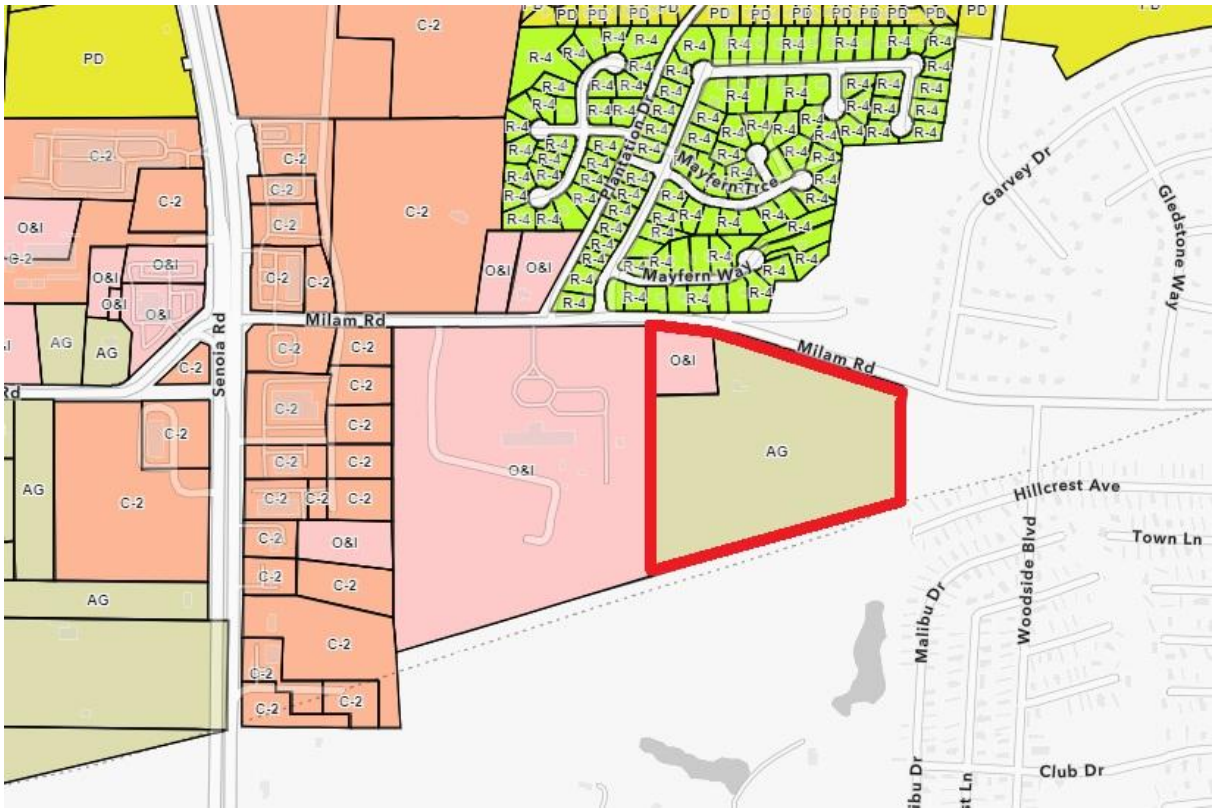
The Property

The Property is composed of two parcels of land and is presently governed by two, dissimilar zoning classifications: O&I—Office Institutional Zoning District ("**O&I**") and the AG—Agricultural Zoning District ("**AG**") under the City of Fairburn Land Development and Related Regulations (the "**Zoning Ordinance**") codified as Chater 80 of Part II of The Code of Ordinances of Fairburn, Georgia (the "**Code**"). Collectively, these parcels consist of approximately 21.89 +/-acres.

Through the Application, the Applicant respectfully seeks to rezone the Property to the PD—Planned Development Zoning District ("**PD**"). The requested PD zoning designation is intended to facilitate the development of a thoughtfully planned residential, civic, and conservation-oriented project that aligns with the City's Zoning Ordinance and long-term land use objectives and supports a cohesive, mixed-use community framework.



Aerial View of the Property



Portion of the Fairburn Zoning Map

NexMetro

NexMetro developments combine the comforts of a single-family home with the maintenance-free lifestyle of apartment living. NexMetro has over a decade of experience developing communities that prioritize luxury, privacy and flexibility.

Residents of NexMetro communities are renters by choice—they have the means to buy a home but choose a maintenance-free, lock-and-leave lifestyle. Fairburn residents that choose the NexMetro community, will find highly-appointed homes and a heavily amenitized neighborhood with ample green and community space.

The quality and caliber of a NexMetro community and its for-lease cottage homes can be seen on the fly-through video of such a community available at the following link—https://tinyurl.com/mszh289r.

The Application

The Application seeks to rezone the Property from O&I and AG to PD for the purpose of constructing a mixed-use development (the "**Development**") consisting of a mix of attached and detached cottages for lease , extensive community amenities, a conservation park, and a to-be-dedicated public, community park. The Application also includes a variance request for relief

from Section 80.87(i)(3) of the Zoning Ordinance which states: "multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use."

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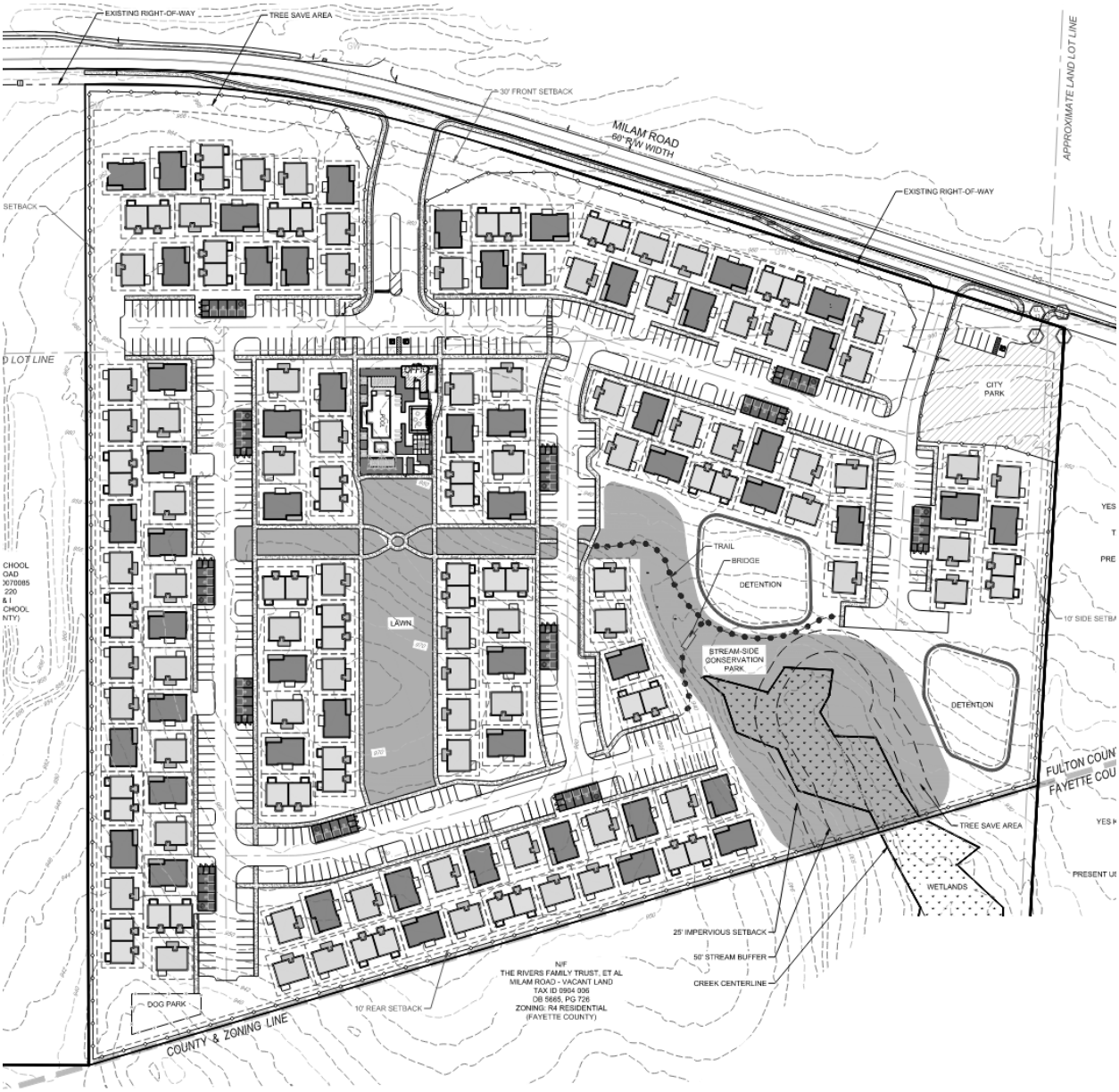
The Development is shown on the conceptual site plan (the "**Concept Plan**") enclosed with the Application and shown on the next page. The Development includes the following key features:

- A Residential Use, consisting of:
    - 175 dwellings with a density of 8 dwelling units per acre and consisting of 52 one-bedroom dwellings; 70 two-bedroom dwellings, and 53 three bedroom dwellings;
    - A centralized amenity area including a clubhouse/leasing office, resort style pool; community lawn, dog park, walking trail, BBQ grilling pavilion, and fire pit;
    - On-street parking that meets or exceeds the parking requirements under the Zoning Ordinance and includes numerous detached garage/enclosed spaces for residents of the community; and
    - Access controlled gates for the entrances to the Development.
- An Institutional Use—a public, community park proposed to be dedicated to the City for use by the residents of the Development and the surrounding area.
- A Conservation Use—an area preserved around and near a stream course on the southeastern corner of the Property which will include a walking trail.

The residences within the Development will be highly appointed with upscale features, spacious indoor and private outdoor areas (consisting of front porches and private, fenced backyards) and 10-foot ceilings. Illustrative pictures of residences typical to the Development are enclosed with the Application.

The Development will have dedicated on-site, professional property management and maintenance that offers residents a truly maintenance-free lifestyle.

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Conceptual Site Plan

Thus, the Development includes 3 uses, in compliance with section 80-87(a) of the Zoning Ordinance. Additionally, the Application and the Development further the intent of the PD zoning district. The Development is designed as a unified, master-planned residential community on sizeable tracts, with internal private streets, coordinated building placement, and a comprehensive amenity network. The Concept Plan envisions a single, cohesive development rather than a series of disconnected parcels. Thus, the Development "[e]ncourage[s] the development of large tracts of land as [a] planned communit[y]." Zoning Ordinance § 80-87(a)(1).

The Development uses private streets, varied building elevations, and a balanced mix of

one-, two-, and three-bedroom units to create a flexible layout that responds to the Property's natural features. The integration of a streamside conservation park, a public community park dedicated to the city, and a large passive recreation lawn reflects a creative approach to blending built and natural environments. Therefore, the rezoning the Property to the PD zoning district will "[e]ncourage flexible and creative concepts in site planning." Zoning Ordinance § 80-87(a)(2).

Additionally, the Development preserves and enhances natural features by establishing a streamside conservation park, maintaining applicable setbacks buffers, and incorporating a large passive recreation lawn. These areas are not leftover spaces—they are intentionally programmed as functional community assets that protect natural resources and provide scenic value. Accordingly, the Development also "[p]reserve[s] the natural amenities of the land by encouraging scenic and functional open areas." Zoning Ordinance § 80-87(a)(3)

At 8 dwellings units per acre, the Development achieves an efficient residential density while still accommodating generous open-space areas and amenities. The use of private streets allows for optimized internal circulation and compact building placement without sacrificing quality or character. As a result, the Development also "[p]rovide[s] for an efficient use of land." Zoning Ordinance § 80-87(a)(4).

Likewise, the luxury, for-lease cottages portion of the Development—with its mix of 52 one-bedroom, 70 two-bedroom, and 53 three-bedroom units—creates a stable, long-term housing environment that complements nearby residential neighborhoods. The amenity package, which includes a resort-style pool and spa, BBQ grill pavilion, walking trails, community greenspace, fire pit, dog park, and recreation lawn, supports resident retention and community cohesion, further reinforcing compatibility. Therefore, the Development "[p]rovide[s] a stable residential environment compatible with surrounding residential areas." Zoning Ordinance § 80-87(a)(5).

Finally, the Concept Plan incorporates meaningful open-space edges, including the conservation park and passive recreation areas, which function as conservation areas, preserving natural features. These features create separation from adjacent properties, soften transitions between land uses, and ensure that the development respects the scale and character of surrounding larger-lot residential areas. Consequently, the Development "[p]rotect[s] neighboring properties . . . ." Zoning Ordinance § 80-87(a)(6)

In summary, the Development, as shown on the Concept Plan, satisfies and furthers the purpose and intent of the PD zoning district by delivering a coordinated mix of land uses, a master-planned layout, and a development program that integrates residential housing, conservation areas, and public, community park. The Concept Plan includes multi-family residential, conservation/open-space areas, and public, community park, thereby meeting the requirement for a combination of three or more PD-eligible uses.

Rezoning Factors

When requesting a zoning map amendment (rezoning), the application asks the following seven questions reproduced in bold below followed by the Applicant's response to each:

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

To the north of the Property lies an under developed, single-family residential lot and a single-family detached residential subdivision that is zoned Fairburn R-4. There are also C-2 and O&I zoned properties generally to the north and east. Most importantly, within close proximity to the Property there are numerous mixed-use developments with multi-family residences that were recently rezoned by the Mayor and City Council.

To the south of the Property is Fayette County.

To the east of the Property is a mobile home community.

To the west of the Property is the Bedford School.

Thus, the area surrounding the Property is characterized by a variety of land uses and densities. Additionally, recent PD rezonings in the area surrounding the Property show a zoning and development trend towards mixed-use developments, like that proposed by the Application.

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

The proposed Development will not adversely impact the surrounding area. To the contrary, the introduction of a well-planned private luxury, for-lease cottage product, combined with the inclusion of a publicly accessible park to-be-dedicated to the City, will complement and enhance the area's already diverse mix of land uses. These elements contribute positively to the existing development pattern by adding high-quality housing options, expanding recreational amenities, and strengthening the overall connectivity and functionality of the neighborhood. The Development's design, scale, and amenity offerings are consistent with the character of the surrounding community and will serve to reinforce the area's identity as an eclectic, vibrant, and well-balanced district.

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

The portion of the Property zoned O&I, comprising approximately two acres, could theoretically be developed in accordance with its current zoning classification; however, it has remained vacant for an extended period despite that potential. Its prolonged inactivity indicates limited market demand for office or institutional uses at this location and underscores the practical challenges associated with developing such a small, isolated tract under the existing designation. Accordingly, that portion of the Property lacks a viable economic use.

The remainder of the Property—representing the substantial majority of the overall

acreage—is zoned AG and does not possess a reasonable or economically viable use under that zoning designation. The AG district significantly restricts development intensity and allowable uses, rendering the land functionally undevelopable in a manner that would support contemporary market needs or justify the infrastructure investment required.

As a result, the Property, as a whole, lacks a viable economic use as presently zoned, further supporting the need for rezoning to allow a more appropriate and productive development pattern.

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

No, the proposed uses will not impose a burden on local schools or existing public infrastructure. The residential density, unit mix, and overall scale of the development have been intentionally designed to operate well within the capacity of the surrounding systems. The Development's luxury, for-lease homes generate fewer school-aged children per household than traditional single-family developments, resulting in a minimal impact on school enrollment. Likewise, the internal private street network, on-site amenity areas, and the provision of dedicated open-space facilities reduce reliance on municipal infrastructure and distribute activity within the project itself. Public utilities, roadway connections, and service demands associated with the Development can be readily accommodated by existing systems without requiring extraordinary upgrades or creating adverse operational impacts. As a result, the proposed uses are compatible with current infrastructure conditions and are not expected to strain local public resources.

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

The City of Fairburn's Comprehensive Plan designates the Property's future development strategy as "Suburban Neighborhood," a land-use category intended to support thoughtfully planned, moderately dense residential environments that balance walkability, housing diversity, and a cohesive suburban character. According to Page 122 of the Comprehensive Plan, areas designated as Suburban Neighborhood are appropriate for 3 to 8 dwelling units per acre and are envisioned to promote "walkable, community-focused neighborhoods with a slightly higher intensity than low-density residential areas." The proposed Development, with its planned density of approximately 8 units per acre and its internal system of private streets and shared amenities, aligns directly with this policy direction.

Further, Page 130 of the Comprehensive Plan emphasizes that Suburban Neighborhood areas should provide "a variety of housing styles to meet the needs of a diverse population, while still maintaining a suburban feel." The Development's balanced mix of one-, two-, and three-bedroom luxury, for-lease homes fulfills this objective by offering multiple housing formats that appeal to a broad range of household types, including singles, couples, young families, and downsizing residents. The inclusion of walking trails, resort-style pool and spa, passive recreation lawn, and publicly accessible, community park further reinforce the community-oriented suburban character envisioned by the Application.

The Comprehensive Plan also identifies a "cottage court" development as an appropriate

housing type within the Suburban Neighborhood classification. Cottage courts are generally defined as medium-density residential clusters consisting of small, detached homes organized around shared central courtyards or green space. Cottage courts are widely recognized as a form of "missing middle" housing due to their human-scaled design, modest footprints, and ability to provide attainable housing options without compromising neighborhood character. The proposed Development is in the style of a cottage court; it features a compact, walkable layout, shared open-space amenities, and a community-focused design framework that mirrors the principles underlying cottage court development.

Finally, the Comprehensive Plan identifies R-3, R-4, R-CT, PD, and P&O as the zoning districts appropriate for implementing the Suburban Neighborhood development strategy. The Application proposes to rezone the Property to the PD zoning district and therefore is fully consistent with the City's Comprehensive Pan and provides the flexibility necessary to deliver a high-quality, master-planned residential community that aligns with the long-term vision for this area of Fairburn.

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 surrounding area is experiencing ongoing rezoning and development activity, with a gradual diversification of land uses that reflects the City's long-term growth objectives. The introduction of the proposed project would meaningfully contribute to this evolving pattern by adding a high-quality residential community and public, community park that complement the existing mix of uses. In doing so, the Development will reinforce and advance the City of Fairburn's adopted future land-use vision for this area, which is designated as "Suburban Neighborhood." This designation anticipates a balanced blend of moderately dense residential development, walkable community features, and accessible open-space amenities. The proposed Development aligns with these expectations by providing a thoughtfully planned and purpose-built, luxury cottages for-lease, integrated open-space areas, and recreational facilities that collectively support the continued evolution of the area into a cohesive, well-functioning suburban neighborhood consistent with the Comprehensive Plan's growth strategy.

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, to the contrary, the proposed Development will fully comply with all applicable environmental laws, rules, and regulations, including those governing stormwater management, stream protection, open-space preservation, and overall site disturbance. The Concept Plan has been intentionally designed to respect existing natural features and to incorporate best management practices that ensure long-term environmental stewardship. Beyond merely meeting regulatory requirements, the proposed Development will enhance the Property by providing meaningful, usable green space with walking trails for residents. This includes passive recreation areas, a large central lawn, a streamside conservation park, and a publicly accessible, community park. Collectively, these features create a development that not only protects environmental resources but also elevates the quality of life for future residents through accessible, functional, and

well-integrated green spaces.

The Variance Application

The Variance Application seeks relief from Section 80.87(i)(3) of the Zoning Ordinance which provides that "multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multi-family or more intense use." If granted, the variance would allow the Property to be developed in a manner consistent with the surrounding area and in-line with the Suburban Neighborhood character area under the City of Fairburn Comprehensive Plan. Additionally, it will allow the Property to be developed in a reasonable and economically feasible manner.

When requesting a variance, the Zoning Ordinance, Section 80-251 "Variance Considerations" asks the following three questions reproduced in bold with Applicant responses below:

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**

If granted, the requested variance would enable the Property to be developed in a manner that is fully aligned with the City of Fairburn's adopted Comprehensive Plan, the proposed PD zoning designation, and the established development pattern of the surrounding area. The variance serves as a necessary mechanism to reconcile the Property's physical constraints with the community's long-term land-use vision, allowing the project to achieve the density, design flexibility, and open-space integration anticipated for properties designated as "Suburban Neighborhood." By permitting the use adjustment, the City would facilitate a cohesive, master-planned residential community that complements nearby uses, supports the area's ongoing transition toward a more walkable and amenity-rich suburban environment, and ensure that the Property can be developed in a manner that is both context-appropriate and consistent with broader policy objectives.

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 lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or**

Not granting this variance request would limit the ability of the Property to be developed in a manner best suited for its size (21.89+/- acres) and geographic location. The Application would allow for a development that meets the goals and intent of the Fairburn Comprehensive Plan and adds needed variety of uses to the surrounding area. The Property's unique characteristic supports the Variance Application. Specifically, the property is contiguous to the west with a private school and to the east with a manufactured home development. To the north, the Property is contiguous with Milam Road, which as noted above, has experienced a rezoning and development trend to mixed-use development. Finally, to the south of the Property is the boundary between Fulton County and Fayette County. This unique position and shape of the

Property support the variance as the Property is not directly contiguous with uses that are less intense than the use proposed by the Application.

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.**

This question is not relevant to the Property or the request.

Georgia law and the procedures of the City of Fairburn require us to raise Federal and State constitutional and other objections during the public hearing application process. While the Applicant anticipates a smooth application process, failure to raise such objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to and hereby raise the objections set forth in Exhibit "A" and Exhibit "B" hereto at this time.

The Applicant and I appreciate the Mayor and City Council's attention to the Application. Should you have any questions or require further information, please let me know.

Sincerely,



Steven L. Jones

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property described City of Fairburn Tax Assessor Parcel Identification Numbers ("TPNs"): 09F020400070093 and 09F020400070143 totaling 21.89 +/- acres; incorporated herein by this reference (collectively, the "Property") and is the subject of the Rezoning Application and the Variance Application (collectively, the "Application") filed by NexMetro Acquisitions, LLC (the "Applicant") to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the Applicant and/or Owner, the City of Fairburn Land Development and Related Regulations (the "Zoning Ordinance") codified as Chater 80 of Part II of The Code of Ordinances of Fairburn, Georgia (the "Code") will be unconstitutional in that the Applicant's (and the Owner's0 property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Property, in such case, such action on the Application as well as the Zoning Ordinance will deprive the Applicant (and the Owner) of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant (and the Owner) an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant (and/or the Owner) to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will constitute arbitrary, capricious, and unreasonable acts by the City of Fairburn, Georgia (the "City"), by and through the City Council of the City of Fairburn (the "City Council"), without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject

EXHIBIT "A"

Property will be unconstitutional and discriminate against the Property, the Owner, and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Property, the Owner, and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

The present zoning applied to the Property imposes a significant detriment on the Property, the Owner, and the Applicant insubstantially related to the public health, safety, morality, and general welfare.

WHEREFORE, the Applicant requests that the City Council of Fairburn, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 23rd day of November 2026.

MCKAGEN JONES
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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Suite 100
Atlanta, Georgia 30338
(770) 799-6655
slj@mjlawfirm.com

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Rezoning Application and the Variance Application (collectively, the "Application") concerning the real property identified as City of Fairburn Tax Assessor Parcel Identification Numbers ("TPNs"): 09F020400070093 and 09F020400070143 totaling 21.89 +/- acres (collectively, the "Property") to which this objection is attached and filed by NexMetro Acquisitions, LLC (the "Applicant"), any and every public hearing regarding, and any Mayor and City Council of Fairburn, Georgia (the "City Council") action (including, but not limited, any final action) on, the Application and the City of Fairburn Land Development and Related Regulations (the "Zoning Ordinance") codified as Chater 80 of Part II of The Code of Ordinances of Fairburn, Georgia (the "Code") facially and as applied to the Property, the Applicant, and the Application, are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the "*York* Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public and other hearing(s) and meeting(s) regarding the Application, including, but not limited to, those before the City Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public hearing(s) and other meetings, including, but not limited to, before the City Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the City Council's decision on the Application (*i.e.*, do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the City Council; and/or (h) are not residents of the County.

Additionally, the Applicant objects to any City Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional,

statutory, and/or ordinance authority of the City Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the City Council(1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the City Council in its evaluation of the Application; (e) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any hearing, and/or prior to the City Council's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the City Council.

WHEREFORE, the Applicant requests that the City Council of Fairburn, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

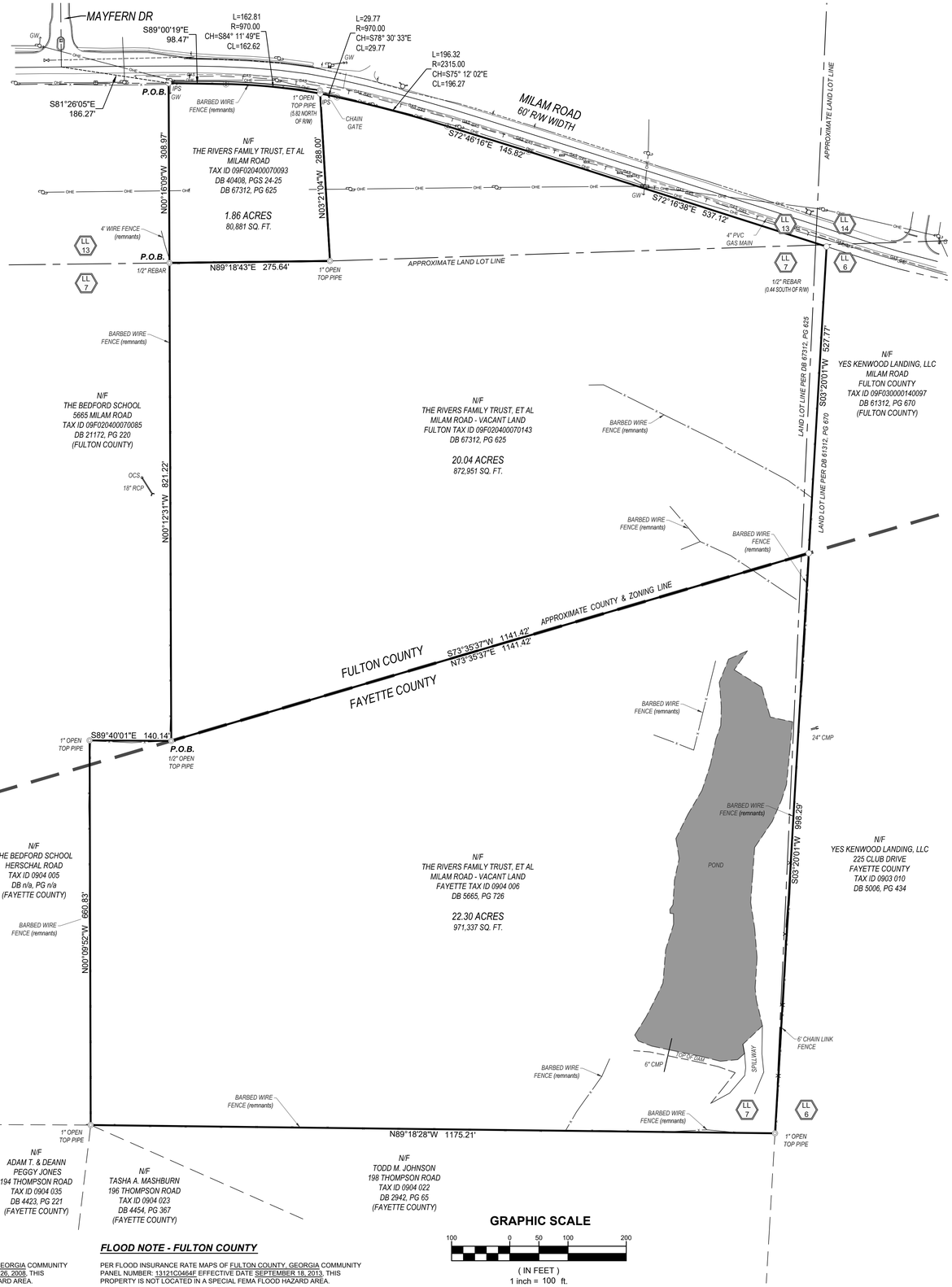
Respectfully submitted this 23rd day of January 2026.

MCKAGEN JONES
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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Suite 100
Atlanta, Georgia 30338
(770) 799-6655
slj@mjlawfirm.com

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

LEGEND

BOC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C	CURVE LABEL
CI	CURB INLET
℄	CENTER LINE
C&G	CURB & GUTTER
CMP	CORRUGATED METAL PIPE
CO	SEWER CLEAN OUT
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
-E-	OVERHEAD POWER LINE
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000995
L	LINE LABEL
LL	LAND LOT
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
℘	PROPERTY LINE
PB	PLAT BOOK
PG	PAGE
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RB	REBAR
REF	REFERENCE
R/W	RIGHT OF WAY
sq ft	SQUARE FOOT
SSE	SANITARY SEWER EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
TBM	TEMPORARY BENCHMARK
UE	UTILITY EASEMENT

	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
FO	FIBER OPTICS
HH	HAND HOLE
MB	MAIL BOX
	SIGN
CATV	CABLE TV BOX
W	WEIR
Y	YARD INLET

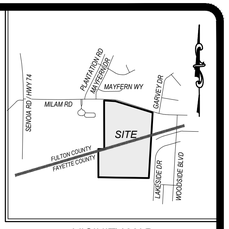
FLOOD NOTE - FAYETTE COUNTY

PER FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0014E EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

FLOOD NOTE - FULTON COUNTY

PER FLOOD INSURANCE RATE MAPS OF FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13121C0464F EFFECTIVE DATE SEPTEMBER 18, 2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

(GA WEST ZONE) GRID NORTH



VICINITY MAP
NOT TO SCALE

SURVEY DESCRIPTION - FULTON TAX ID 09F020400070093

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH) LOCATED SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET FROM THE CENTERLINE INTERSECTION OF MAYFERN DRIVE AND MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE OF MILAM ROAD, SOUTH 89 DEGREES 00 MINUTES 19 SECONDS EAST, 98.47 FEET TO A POINT;

THENCE, 162.81 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 11 MINUTES 49 SECONDS EAST, 162.62 FEET) TO 1/2 INCH REBAR AND CAP SET;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 21 MINUTES 04 SECONDS EAST, 288.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 89 DEGREES 18 MINUTES 43 SECONDS WEST, 275.64 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 308.97 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***1.86 ACRES (80,881 SQUARE FEET)***.

SURVEY DESCRIPTION - FULTON TAX ID 09F020400070143

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 6, 7, 13, & 14, 9TH DISTRICT, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE;

THENCE, SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 308.97 FEET TO A 1/2 INCH REBAR AND ***POINT OF BEGINNING;***

THENCE, NORTH 89 DEGREES 18 MINUTES 43 SECONDS EAST, 275.64 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 03 DEGREES 21 MINUTES 04 SECONDS WEST, 288.00 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, 29.77 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 970.00 FEET AND A CHORD BEARING SOUTH 78 DEGREES 30 MINUTES 33 SECONDS EAST, 29.77 FEET) TO A POINT;

THENCE, 196.32 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,315.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 12 MINUTES 02 SECONDS EAST, 196.27 FEET) TO A POINT;

THENCE, SOUTH 72 DEGREES 46 MINUTES 16 SECONDS EAST, 145.82 FEET TO A POINT;

THENCE, SOUTH 72 DEGREES 16 MINUTES 38 SECONDS EAST, 537.12 FEET TO A POINT WITNESSED BY A 1/2 INCH REBAR FOUND 0.44 FEET SOUTH OF RIGHT-OF-WAY LINE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 03 DEGREES 20 MINUTES 01 SECONDS WEST, 527.77 FEET TO A POINT;

THENCE, SOUTH 73 DEGREES 35 MINUTES 37 SECONDS WEST, 1,141.42 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, NORTH 00 DEGREES 12 MINUTES 31 SECONDS WEST, 821.22 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***20.04 ACRES (872,951 SQUARE FEET)***.

SURVEY DESCRIPTION - FAYETTE TAX ID 0904 006

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOTS 6 & 7, 9TH DISTRICT, FAYETTE COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MILAM ROAD AND MAYFERN DRIVE;

THENCE, SOUTH 81 DEGREES 26 MINUTES 05 SECONDS EAST, 186.27 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILAM ROAD (60 FOOT RIGHT-OF-WAY WIDTH);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 308.97 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 00 DEGREES 12 MINUTES 31 SECONDS EAST, 821.22 FEET TO A 1/2 INCH OPEN TOP PIPE AND ***POINT OF BEGINNING***;

THENCE, NORTH 73 DEGREES 35 MINUTES 37 SECONDS EAST, 1,141.42 FEET TO A POINT;

THENCE, SOUTH 03 DEGREES 20 MINUTES 01 SECONDS WEST, 998.29 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 89 DEGREES 18 MINUTES 28 SECONDS WEST, 1,175.21 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 00 DEGREES 09 MINUTES 52 SECONDS WEST, 660.83 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 89 DEGREES 40 MINUTES 01 SECONDS EAST, 140.14 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***22.30 ACRES (971,337 SQUARE FEET)***.

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 24, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER, USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.063 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 546,974 FEET - TRACT 1, ONE FOOT IN 194,206 FEET - TRACT 2 USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A ½" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HvGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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 HEREON.

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.

KEVIN M. BROWN — *1/21/2026* (DATE)
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING COA NO. PEA 001678
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
49 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-0900

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7200

www.fdc-llc.com

BOUNDARY SURVEY
MILAM ROAD
LAND LOTS 6, 7, 13, & 14, 9TH DISTRICT
FULTON COUNTY, GEORGIA
& LAND LOTS 6 & 7, 9TH DISTRICT
FAYETTE COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

DATE:	01-21-2026
SCALE:	1" = 100'
FILE NUMBER:	403.004
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN
1/21/26

COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1 of 1

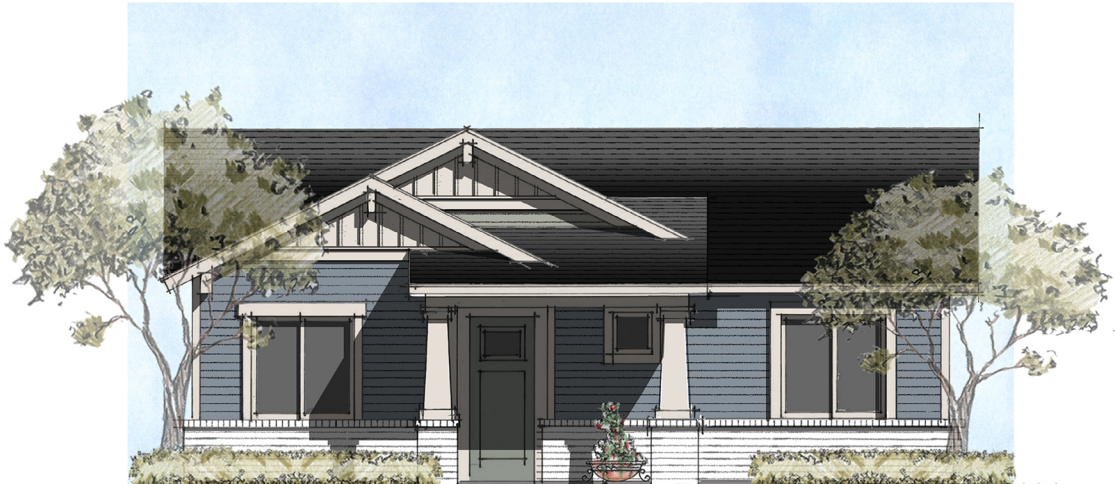
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P:\Projects\403.004 Milam Road\SURVEY\dwg\Milam Road-BNDY-00.dwg, EXHIBIT, KBrown, Jan 22, 2026 - 9:47:14am




5669
Leasing Office
SELF TOUR
OUR LUXURY
LEASED
HOMES TODAY!
AVILLA


1125



PLAN 2 BUNGALOW




PLAN 1 BUNGALOW

LEGAL DESCRIPTION

Tract One:

All that tract or parcel of land lying and being in Land Lot 13, 9th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the South right of way line of Milam Road (50-foot right of way), said iron pin being located 1783.25 feet from Georgia State Highway No. 74 as measured Easterly along the South right of way line of Milam Road: from the true point of beginning, North 88°30'08" East a distance of 87.47 feet to a point; thence South 86°37'15" East a distance of 173.05 feet, subtended by a radius of 1349.93 feet and an arc distance of 173.17 feet to an iron pin; thence South 04°55'40" East a distance of 294.08 feet to an iron pin; thence South 87°43'39" West a distance of 275.57 feet to an iron pin; thence North 01°51'13" west a distance of 312.00 feet to an iron pin and the point of beginning; said property containing 1.882 acres as shown on that certain survey prepared for Bill Rivers by B.G.S., David C. Jones, Georgia Registered Land Surveyor, dated March 26, 2004.

TOGETHER WITH:

Tract Two:

All that tract or parcel of land lying and being in Land Lots 7 & 13 of the 9th District of Fulton County, Georgia, and also part of said land lying and being in Land Lot 7 of the 9th District of Fayette County, Georgia, and being more particularly described as follows:

Beginning at the Southeast corner of Land Lot 13 of said district, running thence North along the East line of said Land Lot 13 one hundred (100) feet, more or less, to a point where the East line of said land lot intersects the Southeast side of Milam Road; running thence Northwesterly following the Southwest side of Milam Road and continuing Westerly along the Southerly side of Milam Road eight hundred sixty five (865) feet to an iron pin; running thence South 3 degrees 40 minutes East three hundred sixteen (316) feet to an iron pin located on the South side of Land Lot 13; running thence South 87 degrees 38 minutes West two hundred seventy five and five-tenths (275.5) feet to an iron pin; running thence South 1 degrees 46 minutes East eight hundred twenty one and two-tenths (821.2) feet to a stone corner on the Fulton County and Fayette County line; running thence West one hundred forty (140) feet to an iron pin; running thence South 1 degrees 46 minutes East six hundred sixty one and four-tenths (661.4) feet to an iron pin at a fence line; running thence North 89 degrees 8 minutes East one thousand one hundred seventy six and two-tenths (1,176.2) feet to a stone corner on the East line of Land Lot 7 of the 9th District of Fulton and Fayette Counties; running thence North 1 degrees 44 minutes East one thousand five hundred twenty nine (1,529) feet to the North line of Land Lot 7; running thence South 87 degrees 38 minutes West nineteen (19) feet to the point of beginning.

Subject Property Address: **0 Milam Road, Fairburn, GA**

Parcel ID: **09F-0204-0007-014-3, 09F-0204-0007-009-3**

Zoning Community Meeting Sign-In Sheet

Project: NexMetro – Fairburn – Milam

Meeting Date: Tuesday, March 3, 2026 @ 6 PM

Location: Holiday Inn Express & Suites, 7905 Senoia Rd., Fairburn, GA 30213

Name	Address	Phone Number	Email Address
Dan Thompson	885 Gateway Dr Fairburn GA 30213		
Cynthia Solomon	251 Hill Pine Rd Fairburn, Ga.		
Roxie Appleberry	6039 Autumn Green Dr Fairburn 30213		
Ciamarael Fears	6063 Autumn Green Dr. Fairburn	678 663 5653	ciamaruelfears@yahoo.com
Tijuana L Callahan	4072 Castle Way Fairburn, GA 30213	678-373-8133	
Sandra Dee Powell			
Shondella André	Milam Loop Fairburn GA 30218	(404)913-1583	info@amariosartacademy.com

Name	Address	Phone #	Email
Carlotta Daugherty	8565 Garvey Dr Fairburn Ga 30213	404-574-2585	Carlottasells@gmail.com
Lina Parker	4076 Castle Way Fairburn, GA. 30213	(678) 637.3106	lina.parker19@gmail.com
Treva Carter	8198 Camphill Ct Fairburn	404-229-8263	CARTERTREVA@gmail.com
Ellie Varela	Milam Rd.	770-851-0311	
Dette Mad	120 Fairlawn Trl	706 523 2998	progression2017@yahoo.com
Crystal	8379 Milam loop	404 2744147	wyche8379@comcast.net
Linda Adams	8258 Autumn Glen	909 240 9092	DOMINION1020@GMAIL
Dedric & Terri Baker	8305 mayfern Drive	(404) 825-1762	DedricBaker70@gmail.com
Monique Leverage	8354 Milam Loop	347 813 3271	mpalache23@gmail.com

Name	Address	Phone #	Email
Felicia Powell	8190 Mayfern Dr. Fairburn 30213	7706532564	fhpowell1404@gmail.com
Carrie Karl	203 Mann Rd Tyrone		
Bob WARDEN	238 MILLARD FAYETTEVILLE	770-778-4026	Dogdad6-6@outlook.com
Lisa Beasley	8240 milam loop Fairburn.	804-731-2827	lisatb2@gmail.com
Sarah Sanford	120 Fairhaven Trl	678.330.8255	finewineenterprises@gmail.com
JIMMIE WYCHE	8379 MILAM LOOP	404 808 0085	
Lee Melvin	6075 Autumn Green Dr Fairburn GA30213	404 805 4081	simpleesweet@hotmail.com
Cassandra Morgan	8200 Mayfair Dr. Fairburn GA 30213	404-644-6827	Cassandra.Morgan17@gmail.com
Connie Harris	115 Muscadine Ct SW	404-290-7452	[illegible]

Michele Philpot	385 Hillcrest Ave 30214 Fayetteville GA	678-793-1441	mvinc64@gmail.com
Jay Horne	105 Muscadine Ct S Fairburn, GA. 30213	770-880-0496	Jkantrel@yahoo.com
John Campbell	150 Muscadine Ct S Fairburn GA 3021	770-871-5386	y2bestilleyahoo.com
Angela Rosser	5575 Milam Rd Fairburn GA. 30210	4-569-6607	patricia_rosser@bellsouth.net
Shun Rosser	5575 Milam Rd Fairburn GA.	"	"

Delton Maddy progression2017@yahoo.com

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: _____

Address: _____

_____

Phone Number: _____

Email Address: _____

Comments on Proposed Rezoning:

_____

_____

_____

_____

_____

_____

_____

_____

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Carlotta Daugherty

Address: 8565 Gardey Dr
Fairburn, Ga 30213

Phone Number: 404-578-2585

Email Address: Carlottasells@gmail.com

Comments on Proposed Rezoning:

To much Traffic, We dont need Any More homes or Apartments in this area. But we know it will be built.

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Cynthia Solomon

Address: 201 Hill Pine Rd.

Fairburn, Ga. 30213

Phone Number: _____

Email Address: _____

Comments on Proposed Rezoning:

I am NOT in favor. Too much traffic.

Need a grocery store. No more fast food.

Need homeowners not renters.

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Ciamarue1 Fears

Address: 16063 Autumn Green Dr.
Fairburn, GA 30213

Phone Number: (678) 663-5653

Email Address: Ciamaruelfears@yahoo.com

Comments on Proposed Rezoning:

I am opposed to the rezoning of the NexMetro development. Some reasons include these are Build to Rent Homes, not for purchase homes, too dense for the area, traffic issues, little to no public space, Not interested in the Planned Development with duplex.

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Angela Rosser

Address: 5575 Milam Rd.
Fairburn GA.

Phone Number: 404-569-6607

Email Address: patricia-rosser@bellsouth.net

Comments on Proposed Rezoning:

Great concept, love the idea!

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Tijuana Callahan

Address: 4072 Castle Way
Fairburn, GA 30213

Phone Number: 678-373-8133

Email Address: ladawn_3@yahoo.com

Comments on Proposed Rezoning:

There are pedestrians walking from the neighboring areas. (Up and down Milam Rd to Senoia Rd (74). A sidewalk with this development would be very helpful in our community. This a 2-lane road; traffic in the area will increase with the development of 175 unit.

There is more and more land development, but no grocery stores. I'm so suprised that of the commercial land - we have no large retail shopping.

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Ellie Varela

Address: 203 Mann Rd.
Family is on Milam Rd.

Phone Number: 770-851-0311

Email Address:

Comments on Proposed Rezoning:

Please see attached page.

- Strongly opposed to the proposed development
  - Please see other page for reasons, such as
    - traffic, infrastructure, duplexes/high-density decreasing character, etc.

Good evening,

My name is Ellie Varela, and I live 2.2 miles from the property proposed for rezoning on Milam Road. I have lived there for the greater amount of my life and witnessed growth beyond sustainability along 74 and into the backroads of Fairburn & Fayette. I also have family who live about 20 paces from the property. I am here tonight to strongly oppose the requested rezoning of this 21.9-acre parcel to Planned Development.

This proposal represents a significant increase in density compared to the current Agricultural and Office/Institutional zoning. Rezoning to Planned Development opens the door to substantially higher residential density. Based on typical Planned Development allowances of 8 to 15 units per acre, this site could then legally support between approximately 175 and 300 housing units.***

Using standard Institute of Transportation Engineers trip-generation data, that scale of development would generate roughly 1,400 to 2,400 additional vehicle trips per day. That is not opinion. That is industry modeling.***

Those trips would funnel directly onto Milam Road and into the already strained intersection at Highway 74.

Right now, Milam Road and the intersection onto highway 74 is already struggling. This road was not built to function as a commercial artery. The pavement is deteriorating. Potholes go unrepaired. Traffic already backs up. Just last week, driving down Milam road at the intersection of 74, cars were backed up past the Bedford School at 2pm. Do you know what is right next to that property? A brand new fire station. Adding hundreds of additional residents + businesses will only compound congestion in an area where emergency response times should be protected, not compromised.

Stormwater runoff is also already an issue when it rains. Residents have an increasing strain on infrastructure. And yet we are being asked to approve a rezoning that could bring hundreds of additional housing units to this exact corridor.

That is placing an additional burden on infrastructure that is already behind and ignored.

Yes, residents already know: The question before us all is not whether development will occur. Under current zoning, lower-intensity uses are already permitted. The question is whether this level of residential density is *appropriate* given the documented infrastructure deficiencies that already exist.
Growth without infrastructure readiness is not responsible planning. Many residents already feel like developers have ruined highway 74. Do not start creeping onto the side streets of the place we call home.

We don't always need to fill the empty spaces. The empty spaces are not underutilized. The empty spaces are where community and nature breathes. This property represents one of the FEW and remaining undeveloped green spaces in this immediate corridor. Once it is paved, it is paved forever.

Once it is rezoned, those who changed the zoning don't care about what is built. I respectfully ask you to protect this community and withdraw your rezoning proposal. Because truly, what specific public benefit justifies Planned Development zoning rather than existing entitlements?
Thank you for your time and your service.

Ellie Varela

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Felicia Powell

Address: 8190 Mayfern Drive
Fairburn, GA 30213

Phone Number: 770-653-2564

Email Address: fhpowell1404@gmail.com

Comments on Proposed Rezoning:

I am opposed to this 175 unit Rental cottage units on/off a two lane road (Milam Road). The NexMetro is not offering to increase property value with no homes for purchase, sidewalks, or grocery store. The area is too dense for the rental units proposed for the area.

Zoning Community Meeting Sign-In Sheet

Project: NexMetro – Fairburn – Milam

Meeting Date: Thursday, April 23, 2026 @ 6 PM

Location: Holiday Inn Express & Suites, 7905 Senoia Rd., Fairburn, GA 30213

Name	Address	Phone Number	Email Address
Charles Powell	8190 Mayfield Dr Fairburn GA 30213	678-457-3718	luxurybycharles@gmail.com
Thelma Paredes Luis Paredes	8219 Camp Hill Ct. Fairburn. GA	404 421 9574	luis30213@Hotmail.com
Charlene Reid	8560 Garvey Dr Fairburn, GA 30213	470-627-9525	mozeickbiz@gmail.com
Ramona Griffin	5235 Harvard Dr. Fairburn, Ga.	770-756-9503	None
Joy Horne	105 Muscadine Cts Fairburn, GA. 30213	(770) 880-0496	Jkentrel@gmail.com
Ciamanuel Fears	10063 Autumn Green Dr Fairburn GA 30213	678 663 5653	Ciamanuelfears@yahoo.com
Wayne Jordan	8310 Mayfern Dr Fairburn Ga 30213	678-313-2125	Jrd70526@bellsouth.net

Carmen M. Arvelo	128 Reserve Turn Fairburn, GA	404-539-3685	carmen.arvelo@hotmail.com
Jose R Cortiguera	128 Reserve Turn Fairburn Ga	404-402 2086	jose.cortiguera@delta.com
Barbara Hope	PO Box 964 Fairburn Ga	404-500-9155	sodlilgal@yahoo
Ellie Varela	203 Mann Rd. Tyrone, GA	770-881-0311	ekvarela@gmail.com
Carrie Klarl	203 Mann Rd Tyrone, GA	678-296-2101	klarl@earthlink.net
Twana Jobarteh	5004 Autumn Green CE Fairburn, GA		
Greg Pryce		678 300 7554	greg_pryce@hotmail.com
Callie Harris	115 mvscadine		Cshalharris@comcast
Mack Amores	6079 Autumn Green Dr. Fairburn	678-754 6010	Mackiservoma@Hotmail.com
Claude Gillespie	7815 Garvey Dr. Fairburn	404 993-8266	LuLu Hammond@Att.net

Kendrick Varela	5380 Milam Rd Fairburn, GA 30213	678-907-3688	KKM13200@gmail.com
Chiquita Barnsell	104 Meadow Ct A Fairburn, GA 30213	678-641-8893	Chiquita.Barnsell@gmail.com
John Campbell	150 Muscadine Ct S. Fairburn GA 30213	770 821 5386	y2bestill@yahoo.com
Michele Philpot	385 Hillcrest Ln Fayetteville Ga	678-793-1144	mvinc14@gmail.com
Tjuana Callahan	4072 Castle Way Fairburn, GA 30213	678-313-8133	ladawn_3@yahoo.com
Lee Melvin	6075 Autumn Green Dr Fairburn GA 30213	404 805 4081	Simpleesweet@hotmail.com

Sean@nexMetro.com

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Charlene Reed

Address: 8560 Harvey Dr, Fairburn, GA 30213

Phone Number: 470-627-9525

Email Address: Mcreedbiz@gmail.com

Comments on Proposed Rezoning:

To much traffic

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Ciamarue1 Fears

Address: 10203 Autumn Green Dr.
Fairburn GA 30213

Phone Number: 678 610 3653

Email Address: Ciamarue1fears@yahoo.com

Comments on Proposed Rezoning:

I am in opposition of the Nex Metro Development!!

Zoning Community Meeting Comment Form

Project: NexMetro – Fairburn – Milam

Attendee Information:

Name: Charles Powell

Address: 8190 Mayfield Dr
Fairburn GA 30213

Phone Number: 678-457-3718

Email Address: luxurybycharles@ymail.com

Comments on Proposed Rezoning:

Do not want it.

LIST	SEQNU	NAME	ADDRESS	CITY	STATE	ZIP
19125	1	REEVES R SCOTT & SAMMY G	5 WOODLAND TRL	NEWNAN	GA	30263-3311
19125	2	TAH HOLDING LP	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705-5426
19125	3	DUNCAN ROSE MARIE F & MANTON A	601 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	4	BEAL GRETA A	8375 MAYFERN DR	FAIRBURN	GA	30213-4206
19125	5	CHOW BAKER TERRI L & BAKER DEDRIC D SR	8305 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	6	MELVIN LEE A	6075 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	7	RESIDENTIAL HOME BUYER ATLANTA LLC	7500 N DOBSON RD STE 300	SCOTTSDALE	AZ	85256-2727
19125	8	SANCHEZ THOMAS & BRABOZA MARTHA E	320 GALENA CT	FAIRBURN	GA	30213-2806
19125	9	AZOUG YOUCEF	258 BEARTOOTH PKWY STE 100 # 1017	DAWSONVILLE	GA	30534-5647
19125	10	SRMZ 3 HOLDINGS LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	11	BRATCHER DAVID E & GAIL A	8400 MAYFERN DR	FAIRBURN	GA	30213-4203
19125	12	FOXWOOD COMMUNITY ASSOCIATION INC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	13	GARCIA ADOLFO D & MARIA C M	5355 MILAM RD	FAIRBURN	GA	30213-2816
19125	14	FOXWOOD COMMUNITY ASSOCIATION INC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	15	DE LA MORA BLANCA SERVIN & DE LA MORA JOSE SERVIN	6770 RIVERTOWN RD	FAIRBURN	GA	30213-2793
19125	16	WOOD CASEY	619 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	17	JONES REGINA	8385 MAYFERN DR	FAIRBURN	GA	30213-4206
19125	18	SAMS JUDITH B	2235 MCNARY BLVD	PITTSBURGH	PA	15221-1261
19125	19	FAIRBURN SHOPS LLC	131 GULF BRIDGE LN	INLET BEACH	FL	32461-8541
19125	20	TARAVELLA SANTO	120 RIDGEWOOD LN	HAWLEY	PA	18428-7931
19125	21	BEATY LANELL M	8135 MAYFERN DR	FAIRBURN	GA	30213-6045
19125	22	RAMIREZ ELIAS ROMERO	8635 GARVEY DR	FAIRBURN	GA	30213-2891
19125	23	REVOCABLE LIVING TRUST OF MICHAEL AKHAVAN & FARIDEH AKHAVAN THE	4441 MARSH RD	MARIETTA	GA	30066-1830
19125	24	MIKA&WU LOVE HUT INC	143 WESTBERRY ST	PEACHTREE CITY	GA	30269-6534
19125	25	GUNN TAMEKA	195 MUSCADINE CT N	FAIRBURN	GA	30213-6067
19125	26	GRAVELY LAURA	306 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	27	THOMAS SHANI T & DARREN J	8345 MAYFERN DR	CASSVILLE	GA	30123
19125	28	PRICE DARRA	8360 GLEDSTONE WAY	FAIRBURN	GA	30213-2881
19125	29	WALDER MARK & VICKI	180 MUSCADINE CT N	FAIRBURN	GA	30213-6067

19125	30	DAVIS MELISSA L	613 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	31	ADAMS LINDA	8250 AUTUMN GREEN DR	FAIRBURN	GA	30213-4217
19125	32	WEBB TAWANA	6071 AUTUMN GREEN DR	ATLANTA	GA	30349
19125	33	COURTOIS CARLINE	140 BUTTERFIELD LN	FAYETTEVILLE	GA	30214-3668
19125	34	WHITE DANIELLE N	8175 AUTUMN GREEN DR	FAIRBURN	GA	30213-4213
19125	35	SWANSON RENIKA JENE	310 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	36	ROMO EDUARDO & MARIA I	315 GALENA CT	FAIRBURN	GA	30213-2806
19125	37	CHILDS FREDERICK A	8220 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	38	BARNUM ERIC P & YULANDA E	205 GAGE CT	FAIRBURN	GA	30213-2843
19125	39	HORTON PARENTHEA R	155 MILAM WAY	FAIRBURN	GA	30213-4732
19125	40	ALAMINSKI ANGELA C	8295 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	41	PARROTT FUNERAL HOME	8355 SENOIA RD	FAIRBURN	GA	30213-4223
19125	42	WOODS JOANN	25 HONEYSUCKLE LN	FAIRBURN	GA	30213-6068
19125	43	TARAVELLA JACK	15903 79TH ST	JAMAICA	NY	11414-2910
19125	44	HUNNICUTT LAKEIDRA Z	765 MAYFERN WAY	FAIRBURN	GA	30213-4204
19125	45	SIMPSON RUSSELL III	740 MAYFERN WAY	FAIRBURN	GA	30213-4205
19125	46	FREEMAN NANCY L	5220 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	47	BULLOCK GEORGE F SR & BARBARA	5796 LANDRUM RD	FAIRBURN	GA	30213-2812
19125	48	CITY OF FAIRBURN GEORGIA	56 MALONE ST SW	FAIRBURN	GA	30213-1341
19125	49	ROGERS DOROTHY LOVAN	8320 MILAM LOOP	FAIRBURN	GA	30213-4713
19125	50	HARRIS TIFFANY	745 MAYFERN WAY	FAIRBURN	GA	30213-4204
19125	51	HONORE GERMINE & LATAILLE WINSBERT	112 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	52	RHODEN CHRISTOPHER JUNIOR	631 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	53	QUIDORT KARIN	2255 E GEORGIA AVE	FAYETTEVILLE	GA	30214
19125	54	KNIGHT GROUP INC THE	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	55	AYALA STEPHANIE OJEDA & LANUZA JOSEFINA AYAIA	5360 GARVEY DR	FAIRBURN	GA	30213-2855
19125	56	FEW VERONICA SAWYER KAMI	167 FAIRHAVEN TRL	FAIRBURN	GA	30213-6048
19125	57	CZX HOLDINGS LLC	950 EAGLES LANDING PKWY PMB 487	STOCKBRIDGE	GA	30281-7343
19125	58	BREAUX ROBERT ALAN	430 GALENA CT	FAIRBURN	GA	30213-2872
19125	59	PARROTT TIMOTHY H & PARROTT MARSHA W	339 TRICKUM CREEK RD	TYRONE	GA	30290-1715
19125	60	FREDDIE HOLLAND & NETTIE HOLLAND LIVING TRUST THE	409 ICICLE CT	HAMPTON	GA	30228-3535
19125	61	COURSE ARCHIE MALIK	115 MEADOW CT	FAIRBURN	GA	30213-6074
19125	62	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	63	AYALA ROSA & OJEDA ROBERTO	5335 GARVEY DR	FAIRBURN	GA	30213-2852
19125	64	PAREDES ROBERTO OJEDA	8485 GARVEY DR	FAIRBURN	GA	30213-4225
19125	65	SAMUELS BRENDA	405 GALENA CT # 1110	FAIRBURN	GA	30213-2872

		MARTIN TARA R & MARTIN				
19125	66	QUENTIN	606 MAYFERN TRCE	FAIRBURN	GA	30213-6004
19125	67	BENNINGS HARDY S III	8285 MAYFERN DR	FAIRBURN	GA	30213-6046
		AMSDELL STORAGE VENTURES	20445 EMERALD PKWY			
19125	68	52 LLC	STE 220	CLEVELAND	OH	44135-6027
19125	69	JACKSON MICHAEL N	8348 MILAM LOOP	FAIRBURN	GA	30213-4713
		DELGADO VINCENT & KENYETTA				
19125	70	M	8495 GARVEY DR	FAIRBURN	GA	30213-4225
19125	71	RICH CLAYTON T	210 GAGE CT	FAIRBURN	GA	30213-2843
19125	72	PARROTT TIMOTHY H & MARSHA	339 TRICKUM CREEK RD	TYRONE	GA	30290-1715
19125	73	SIMPSON ANDREA L	106 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	74	CODY ANNETTE R & MOSES JR	8263 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	75	PLEDGER MARQUITA	8336 MILAM LOOP	FAIRBURN	GA	30213-4713
			7000 GOODSON RD LOT			
19125	76	JIMENEZ ALEJANDRO	183	UNION CITY	GA	30291-1945
19125	77	ELBERT CYNTHIA A	755 MAYFERN WAY	FAIRBURN	GA	30213-4204
19125	78	PAGE CLEMENT	607 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	79	PARROTT TIMOTHY H & MARSHA	339 TRICKUM CREEK RD	TYRONE	GA	30290-1715
19125	80	MURPHY CAMEKA L	2044 HOLTZ LN	ATLANTA	GA	30318-9306
			600 GALLERIA PKWY SE			
19125	81	FKH SFR PROPCO B HLD LP	STE 900	ATLANTA	GA	30339-8121
		EDWARDS JAMELLE & EDWARDS				
19125	82	SHANTIKA LUVINIA	8525 GARVEY DR	FAIRBURN	GA	30213-4200
19125	83	DAVIS NANCY L	100 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
		JACQUELINE MC CARTHY TRUST				
19125	84	THE	3055 FIRESIDE AVE	THE VILLAGES	FL	32163-2607
19125	85	DONALD KYLE	204 HILL PINE RD	FAIRBURN	GA	30213-6052
19125	86	VILLAGOMEZ PEDRO	8255 AUTUMN GREEN DR	FAIRBURN	GA	30213-2897
		NURSE KERWYN ALEXAANDER				
		CLINTON & NANCOO NURSE				
19125	87	SHARO	118 REVERE TURN	FAIRBURN	GA	30213-6081
19125	88	TUCKER VERONICA G	4042 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	89	AYALA MARIA & ROGELIO	8312 MILAM LOOP	FAIRBURN	GA	30213-4713
19125	90	PERKINS GRETCHEN CLAY	8230 AUTUMN GREEN DR	FAIRBURN	GA	30213-4217
19125	91	DO TUAN	316 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	92	BEDFORD SCHOOL THE	5665 MILAM RD	FAIRBURN	GA	30213-2851
19125	93	LIVINGSTON SHIRLEY A	5330 GARVEY DR	FAIRBURN	GA	30213-2855
19125	94	GRIFFIN RAMONA & JERRY D	5285 GARVEY DR	FAIRBURN	GA	30213-4209
19125	95	CITY OF FAIRBURN	PO BOX 145	FAIRBURN	GA	30213-0145
19125	96	GONZALES JOHN A	6067 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	97	USO MAURICE	8324 MILAM LOOP	FAIRBURN	GA	30213-4713

19125	98	US SFE ASSET COMPANY 5 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	99	ANGARITA ELIZABETH & GONZALEZ ANGARITA MARIA ANDREA	8265 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	100	HOLMES ERIC	8355 MAYFERN DR	FAIRBURN	GA	30213-4206
19125	101	SALL DIJIBRIL & SERIGINE	5008 AUTUMN GREEN CT	FAIRBURN	GA	30213-4706
19125	102	LU MICHELLE M	8240 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	103	SFR XII NM ATL OWNER 1 LP	9200 E HAMPTON DR	CAPITOL HEIGHTS	MD	20743-3828
19125	104	STRICKLAND OTIS	5210 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	105	JONES CARLOTTA V	8565 GARVEY DR	FAIRBURN	GA	30213-4200
19125	106	SANTORELLI CHRISTIAN & SANTORELLI MARIE CLAIRE	201 50TH AVE APT 17G	LONG ISLAND CITY	NY	11101-5776
19125	107	SAMNATH RICHARD J & PAULETTE	8235 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	108	BUONPASTORE ROBERT C & DARIA A	69 BARBARA LN	LEVITTOWN	NY	11756-2803
19125	109	RS RENTAL I LLC	31 HUDSON YARDS	NEW YORK	NY	10001-2170
19125	110	MENDOZA JUAN E &	8555 GARVEY DR	FAIRBURN	GA	30213-4200
19125	111	KNOWLES STANLEY	3203 DEMOONEY RD	COLLEGE PARK	GA	30349-1131
19125	112	SANFORD SARAH ELIZABETH	120 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	113	PRICE TAMETREA	5310 GARVEY DR	FAIRBURN	GA	30213-2855
19125	114	HARRIS OMANI	715 MAYFERN WAY	FAIRBURN	GA	30213-4204
19125	115	ANDERSON DEXTER & SONOLA M	4025 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	116	SERVIN DE LA MORA BLANCA & DE LA MORA JOSE S	6770 RIVERTOWN RD	FAIRBURN	GA	30213-2793
19125	117	REID CHARLENE A	8560 GARVEY DR	FAIRBURN	GA	30213-4201
19125	118	SFR JV 2 2024 2 BORROWER LLC PROGRESS RESIDENTIAL	15771 RED HILL AVE STE 100	TUSTIN	CA	92780-7333
19125	119	BORROWER 16 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	120	FERRELL KEVIN N & VERONICA	8395 GLEDSTONE WAY	FAIRBURN	GA	30213-2883
19125	121	SNS HOMES LLC	2774 N COBB PKWY STE 109 # 139	KENNESAW	GA	30152-3497
19125	122	OLAKANYE OLUTOYIN GRACE	8303 MILAM LOOP	FAIRBURN	GA	30213-4733
19125	123	PRIMUS REGINALD D	6051 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	124	HARRISON RONALD V	5340 GARVEY DR	FAIRBURN	GA	30213-2855
19125	125	CHAVEZ LUIS ARMANDO BARBOZA & VASQUEZ ROSA MARIA AGUIRRE	5350 GARVEY DR	FAIRBURN	GA	30213-2855
19125	126	FECKOURY NORMA I	116 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051

19125	127	PARROTT TIMOTHY H & MARSHA W	339 TRICKUM CREEK RD	TYRONE	GA	30290-1715
19125	128	CORTEGUERA JOSE R & ARVELO CARMEN M	128 REVERE TURN	FAIRBURN	GA	30213-6081
19125	129	JOHNSON REGINALD	210 HILL PINE RD	FAIRBURN	GA	30213-6052
19125	130	EDWARD GLENDA L	80 CAMDEN WAY	FAIRBURN	GA	30213-6060
19125	131	MILAM PARK HOMEOWNERS ASSN INC	PO BOX 1677	STOCKBRIDGE	GA	30281-8677
19125	132	PLOOF MATTHEW J & LATASHA B	145 MILAM WAY	FAIRBURN	GA	30213-4732
19125	133	166 FAIRHAVEN TRAIL LLC	15031 12TH AVE APT 112	WHITESTONE	NY	11357-1857
19125	134	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	135	REESE MARTEIA	315 BREEZE MDW	FAIRBURN	GA	30213-6056
19125	136	OROZCO KAREN MICHELLE GARCIA	5385 GARVEY DR	FAIRBURN	GA	30213-2852
19125	137	JACQUELINE MC CARTHY TRUST THE	3055 FIRESIDE AVE	THE VILLAGES	FL	32163-2607
19125	138	JOHNSON STEPHANIE MELNEE	130 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	139	FAIRHAVEN HOMEOWNERS ASSN INC	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	140	ANTE SERGIO	8315 GLEDSTONE WAY	FAIRBURN	GA	30213-2883
19125	141	WALTON CRYSTAL	8379 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	142	MAYFERN TRACE REALTY LLC	60 CUTTERMILL RD STE 310	GREAT NECK	NY	11021-3104
19125	143	WILLIAMS MIKUL J	95 REVERE TURN	FAIRBURN	GA	30213-6078
19125	144	TMR2 GROUP LLC THE	535 RAMBLEWOOD DR	FAYETTEVILLE	GA	30214-2355
19125	145	DAVIS KEVIN L	132 REVERE TURN	FAIRBURN	GA	30213-6081
19125	146	BALDWIN FLOYD L & JACQUELINE	6043 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	147	KIRKLEY IRENE M	114 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	148	SANCHEZ THOMAS & BARBOZA MARTHA E	5235 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	149	NGUYEN TIEP KHAC	6014 AUTUMN GREEN DR	FAIRBURN	GA	30213-4709
19125	150	JONES EFRONZER JR	84 CAMDEN WAY	FAIRBURN	GA	30213-6060
19125	151	CITY OF FAIRBURN GEORGIA	56 MALONE ST SW	FAIRBURN	GA	30213-1341
19125	152	MAYFERN WAY REALTY LLC	60 CUTTERMILL RD STE 310	GREAT NECK	NY	11021-3104
19125	153	GREGORY CHERYL A	112 REVERE TURN	FAIRBURN	GA	30213-6081
19125	154	OWENS DELORIS T	8215 CAMP HILL CT	FAIRBURN	GA	30213-6041
19125	155	SRAM PACK I C L L C	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	156	VAUGHN FRANKLIN	1384 VALLEY RESERVE DR NW	KENNESAW	GA	30152-4847

19125	157	SNEED CAROLYN & ISHALAH	8295 GLEDSTONE WAY	FAIRBURN	GA	30213-4211
19125	158	MNSF T3 SPE LLC	6836 MORRISON BLVD STE 320	CHARLOTTE	NC	28211-4399
19125	159	WARD MARY & DENNIS S	114 MEADOW CT	FAIRBURN	GA	30213-6076
19125	160	MAEDA ATSUKA & NOBUYOSHI	202 MCINTOSH CT	FAIRBURN	GA	30213-6075
19125	161	JIMENEZ MARIA G	8275 AUTUMN GREEN DR	FAIRBURN	GA	30213-2897
19125	162	RH PARTNERS WAREHOUSE OWENERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	163	OKPURUKRE ISOKEN & TARI	8351 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	164	RUDLEY JAMES E & TONYA F	8160 MAYFERN DR	FAIRBURN	GA	30213-6042
19125	165	VENABLE NIA M	8356 MILAM LOOP	FAIRBURN	GA	30213-4713
19125	166	PARKER WANDA E	8180 AUTUMN GREEN DR	FAIRBURN	GA	30213-4214
19125	167	BADY SONYA RENEE IRA SERVICES TRUST COMPANY CFBO TERRENCE EDWARD	320 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	168	BORSARE IRA	5215 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	169	MANN JODI	420 GALENA CT	FAIRBURN	GA	30213-2872
19125	170	BROWN JOHN P	4053 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	171	WHITE BRANDON J	147 FAIRHAVEN TRL	FAIRBURN	GA	30213-6048
19125	172	SFR ACQUISITIONS 1 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606-6995
19125	173	MARTIN EVETTE R	8339 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	174	BURDEN FENICIA I	103 FAIRHAVEN TRL	FAIRBURN	GA	30213-6050
19125	175	K B D FAIRBURN LLC	136 HOOD ST STE C	MCDONOUGH	GA	30253-2307
19125	176	THOMAS DIANNE PROGRESS RESIDENTIAL	104 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	177	BORROWER 19 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	178	APPLEBERRY GINO & ROXIE	6039 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	179	PUETT STEVE D & PAMELA T	6510 WHITE MILL RD	FAIRBURN	GA	30213-2544
19125	180	PVK ENTERPRISES LLC HASSELBERGER FRANK	PO BOX 32	TYRONE	GA	30290-0032
19125	181	HASSELBERGER DOLORES ANDREWS BELL QUOMIKA & BELL	195 LINE CREEK CIR	SHARPSBURG	GA	30277-3296
19125	182	ODAINE R	8625 GARVEY DR	FAIRBURN	GA	30213-2891
19125	183	MC LEOD DESMOND	8291 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	184	CHAVEZ MAGDALENA	5355 GARVEY DR	FAIRBURN	GA	30213-2852
19125	185	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	186	SISCO EARL D & TONI L FEARS CIAMARUEL LAQUINTA &	100 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	187	SORANIO GARCIA GERARDO MILAM PARK HOMEOWNERS	6063 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	188	ASSN INC	PO BOX 1677	STOCKBRIDGE	GA	30281-8677
19125	189	PRITCHETT BYRON T	341 BREEZE MDW	FAIRBURN	GA	30213-6055

19125	190	HALL BARRY	8225 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	191	CARTER KIMBERLY ROGERS	4046 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	192	TOLBERT ROTONDA GASTON	4013 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	193	PEREZ CHRISTOPHER V & GUADARRAMA LAURA P	8240 AUTUMN GREEN DR	FAIRBURN	GA	30213-4217
19125	194	PATILLO VIRGIL & PATILLO CAROL	4045 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	195	2019 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	196	OP GOLD LLC	2150 E GERMANN RD STE 1	CHANDLER	AZ	85286-1662
19125	197	CASTRO ROLANDO A	225 GAGE CT	FAIRBURN	GA	30213-2843
19125	198	TAYLOR CARLITA	350 BURCH RD	FAYETTEVILLE	GA	30215-1843
19125	199	SHELTON ROBERT A	8380 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	200	DO YEN PHUONG	8230 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	201	WOODS BARBARA A	PO BOX 964	FAIRBURN	GA	30213-0964
19125	202	CASTILLO VICTOR & CASTILLO LESLEY	8570 GARVEY DR	FAIRBURN	GA	30213-4201
19125	203	ZARCO MARIA JOSEFINA MACIEL	8595 GARVEY DR	FAIRBURN	GA	30213-4200
19125	204	LINSON KEITH	8299 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	205	FRANKSON JEREMIE DEAN & FRANKSON LOUMECA L	8307 MILAM LOOP	FAIRBURN	GA	30213-4733
19125	206	GREENE MORGAN	5011 AUTUMN GREEN CT	FAIRBURN	GA	30213-4706
19125	207	FIELDS ROSALIND D	340 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	208	CEDENO HERIBERTO & ECHEVERRI CEDENO LILIANA	8340 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	209	WILLIAMS APPRELLE SMITH & TRAVIS BERNARD	140 MILAM WAY	FAIRBURN	GA	30213-4732
19125	210	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	211	MILLIGAN RONETTE	8250 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	212	DIXON NATASHA	8290 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	213	TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	214	FORD REGINA K	175 MUSCADINE CT N	FAIRBURN	GA	30213-6067
19125	215	DUNN URSULA	8285 AUTUMN GREEN DR	FAIRBURN	GA	30213-2897
19125	216	TOVAR ROXANA	415 GALENA CT	FAIRBURN	GA	30213-2872
19125	217	PRISAK NICHOLAS D	98 REVERE TURN	FAIRBURN	GA	30213-6079
19125	218	REEVES BERNICE	206 ARRAN PT	FAIRBURN	GA	30213-6080
19125	219	JORDAN WAYNE O & DEBBIE D	8310 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	220	LEE SQUARED LLC	104 ROSEMONT	PEACHTREE CITY	GA	30269-1453
19125	221	MITCHELL ULANDA	8332 MILAM LOOP	FAIRBURN	GA	30213-4713

19125	222	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	223	HERNANDEZ MARIA & SOLANO ALEXA	8320 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	224	RICKENBACKER KEEL	5305 GARVEY DR	FAIRBURN	GA	30213-2852
19125	225	NANCE TERRY JR	208 HILL PINE RD	FAIRBURN	GA	30213-6052
19125	226	JIMENEZ EUGENIO	8270 AUTUMN GREEN DR	FAIRBURN	GA	30213-4217
19125	227	RIGGINS JAMES D	100 WINDY HILL RD	RIVERDALE	GA	30296
19125	228	PATLEE LLC	8460 SENOIA RD	FAIRBURN	GA	30213-2839
19125	229	AMEY CONTESA M	122 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	230	CRUZ REFUGIO R & CRUZ JUAN CARLOS JIMENEZ	5315 GARVEY DR	FAIRBURN	GA	30213-2852
19125	231	8244 MILAM LOOP LLC	1029 HASTINGS ST	BALDWIN	NY	11510-4740
19125	232	SRP SUB LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE	AZ	85255-7807
19125	233	FULTS TIFFANY M	120 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	234	BRYSON MARIA HENRY	311 BREEZE MDW	FAIRBURN	GA	30213-6056
19125	235	BARNSWELL CHIQUITA S	104 MEADOW CT	FAIRBURN	GA	30213-6076
19125	236	SFR BORROWER 2024 A LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606-6995
19125	237	WILLIAMS ZOLTON	215 GAGE CT	FAIRBURN	GA	30213-2843
19125	238	PEREZ GUSTAVO & MARIA A	8265 AUTUMN GREEN DR	FAIRBURN	GA	30213-2897
19125	239	SRMZ 2 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	240	TAH HOLDING LP	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705-5426
19125	241	PRICE TABATHA M	642 MAYFERN CIR	FAIRBURN	GA	30213-6002
19125	242	PERSON LASHUNDA	45 HONEYSUCKLE LN	FAIRBURN	GA	30213-6068
19125	243	JOBIN 22 LLC	3500 S DUPONT HWY	CAMDEN	DE	19934
19125	244	HALTERMAN CHRISTOPHER J & HALTERMAN JESSICA BLEDSOE	630 MAYFERN CIR	FAIRBURN	GA	30213-6002
19125	245	MILE HIGH BORROWER 1 VALUE LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	246	DAVINCI GA LLC	853 BROADWAY FL 5	NEW YORK	NY	10003-4724
19125	247	MONTANA CARLOS & ABRIL	8325 GLEDSTONE WAY	FAIRBURN	GA	30213-2883
19125	248	CITY OF FAIRBURN GEORGIA	56 MALONE ST SW	FAIRBURN	GA	30213-1341
19125	249	AGOSTO CARLOS JAVIER & LOVINGOOD AUTUMN JEAN	8190 AUTUMN GREEN DR	FAIRBURN	GA	30213-4214
19125	250	HARRIS CONSTANCE	4054 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	251	ADAMS DOMINIQUE	8271 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	252	HURLEY ERSKINE D & BRENDA A	6047 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	253	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650	CHICAGO	IL	60601-6709
19125	254	WILLIS SHAYLA	8256 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	255	WORMLEY TASHA A	30 HONEYSUCKLE LN	FAIRBURN	GA	30213-6069

19125	256	THOMAS SHARETIA	8343 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	257	JIMENEZ GERARDO	8355 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	258	HICKERSON ALICE L	108 REVERE TURN	FAIRBURN	GA	30213-6081
19125	259	PARROTT TIMOTHY H & MARSHA	339 TRICKUM CREEK RD	TYRONE	GA	30290-1715
19125	260	FAIR MARTHA E	275 MILAM RD	FAYETTEVILLE	GA	30214-2808
19125	261	GPI FAIRBURN SENOIA LLC	10301 MONROE RD	MATTHEWS	NC	28105-5448
19125	262	REID ALLEN & PHILLIPS TANGELA	4064 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	263	HUBBARD ELLIOTT F & JOHNSON MARY M	730 MAYFERN WAY	FAIRBURN	GA	30213-4205
19125	264	PVI HOLDINGS LLC	981 S BOLMAR ST STE E	WEST CHESTER	PA	19382-4517
19125	265	KENDRICK JOHN H	6055 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	266	STEWART ANTHONY R SR	8206 CAMP HILL CT	FAIRBURN	GA	30213-6041
19125	267	MAZURE LOUIS JR	525 COUNTY LINE RD	FAYETTEVILLE	GA	30215-4622
19125	268	LOPEZ MARIA GUADALUPE	636 MAYFERN CIR	FAIRBURN	GA	30213-6002
19125	269	ANDERSON ASHUR N & SHATEQUA F	8239 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	270	TORRES BIVIAN MIRIAM ALICIA	8245 GLEDSTONE WAY	FAIRBURN	GA	30213-2882
19125	271	FIDELITY BANK	3490 PIEDMONT RD NE STE 1550	ATLANTA	GA	30305-4800
19125	272	DAVIS DYLECIA	8200 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	273	AMSDELL STORAGE VENTURES 52 LLC	20445 EMERALD PKWY STE 220	CLEVELAND	OH	44135-6027
19125	274	CITY OF FAIRBURN GEORGIA	56 MALONE ST SW	FAIRBURN	GA	30213-1341
19125	275	WANG YI HANG	122 REVERE TURN	FAIRBURN	GA	30213-6081
19125	276	PRESTON BRIDGETT T	120 MEADOW CT	FAIRBURN	GA	30213-6073
19125	277	AKHAVAN FARIDEH & ESHAGHY AZITA	4441 MARSH RD	MARIETTA	GA	30066-1830
19125	278	KOOZEHKANANI PARISA	2315 JAMERSON RD	WOODSTOCK	GA	30188-6337
19125	279	BAF 3 LLC	5001 PLAZA ON THE LK	AUSTIN	TX	78746-1070
19125	280	FULLER WAYNE B	115 MILAM WAY	FAIRBURN	GA	30213-4732
19125	281	MINUS IDA SCOTT	8331 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	282	ALTAMIRNDO MARIA & CHAVEZ JAVIER	780 MAYFERN WAY	FAIRBURN	GA	30213-4205
19125	283	JIMENEZ EUGENIO & PAREDES ROSA BERTHA	8270 AUTUMN GREEN DR	FAIRBURN	GA	30213-4217
19125	284	BARBOZA LUIS A	5350 GARVEY DR	FAIRBURN	GA	30213-2855
19125	285	BRIDGEWATER KEVIN O	6027 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	286	2018 2 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	287	LEE SQUARED LLC	104 ROSEMONT	PEACHTREE CITY	GA	30269-1453
19125	288	MORGAN JENNIFER	8255 MAYFERN DR	FAIRBURN	GA	30213-6046

			3630 PEACHTREE RD NE			
19125	289	RESICAP GEORGIA OWNER II LLC	STE 1500	ATLANTA	GA	30326-1598
19125	290	MANGUM CAROLINE C	8180 MAYFERN DR	FAIRBURN	GA	30213-6042
		MALCOLM YVONNE F & GREGORY				
19125	291	PAUL	8371 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	292	MORGAN CASSANDRA A	8300 MAYFERN DR	FAIRBURN	GA	30213-4207
		MILAM PARK HOMEOWNERS				
19125	293	ASSN INC	PO BOX 1677	STOCKBRIDGE	GA	30281-8677
19125	294	MATHEWS CYNTHIA	5320 GARVEY DR	FAIRBURN	GA	30213-2855
19125	295	JACKSON SHANDRILL S	4026 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	296	AMBROSE DEVONTE & SIMONE	323 BREEZE MDW	FAIRBURN	GA	30213-6056
			16220 N SCOTTSDALE RD			
19125	297	2017 2 IH BORROWER LP	STE 650	SCOTTSDALE	AZ	85254-1806
19125	298	REYNOSO ESTEBAN	8245 MAYFERN DR	FAIRBURN	GA	30213-6046
19125	299	DACOSTA YVETTE	8270 MAYFERN DR	FAIRBURN	GA	30213-6044
			16220 N SCOTTSDALE RD			
19125	300	2019 1 IH BORROWER LP	STE 650	SCOTTSDALE	AZ	85254-1806
		DESANTOS SAMUEL &				
19125	301	GUILLERMINA DESANTOS	5325 GARVEY DR	FAIRBURN	GA	30213-2852
		CONYERS EARL & MACKEY				
19125	302	KARON L	4038 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	303	ALLEN STACIE	6031 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	304	VAZQUEZ CECILIA	8610 GARVEY DR	FAIRBURN	GA	30213-2890
19125	305	DAWKINS TONI L	124 REVERE TURN # 2 28	FAIRBURN	GA	30213-6081
		FOXWOOD COMMUNITY				
19125	306	ASSOCIATION INC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	307	AFRA HOMES LLC	3605 SUMMIT OAKS DR NE	ROSWELL	GA	30075-5281
19125	308	314 BREEZE MEADOW LLC	15031 12TH AVE APT 112	WHITESTONE	NY	11357-1857
19125	309	BROWN WILLIE L & SYLVIA D	170 MUSCADINE CT N	FAIRBURN	GA	30213-6067
			5001 PLAZA ON THE LK			
19125	310	CBAR ASSET COMPANY LLC	STE 200	AUSTIN	TX	78746-1053
19125	311	FRANCO FERNANDO	8335 GLEDSTONE WAY	FAIRBURN	GA	30213-2883
19125	312	BOHANNON ROAD LLC	PO BOX 420367	ATLANTA	GA	30342-0367
19125	313	MINUS IDA S & SHEILA M	8615 GARVEY DR	FAIRBURN	GA	30213-2891
19125	314	FANNIN KEVIN R & SANDRA G	856 STEELE RD	GRIFFIN	GA	30223-8014
19125	315	LYNCH ANGEL M	7830 DALTON AVE	LOS ANGELES	CA	90047-2851
19125	316	WHITE REGINALD BERNARD	86 CAMDEN WAY	FAIRBURN	GA	30213-6060
19125	317	DREAM AMERICA LLC	16192 COASTAL HWY	LEWES	DE	19958-3608
			16220 N SCOTTSDALE RD			
19125	318	IH3 PROPERTY GEORGIA LP	STE 650	SCOTTSDALE	AZ	85254-1806
19125	319	PVI HOLDINGS LLC	981 S BOLMAR ST STE E	WEST CHESTER	PA	19382-4517
19125	320	NALI LLC	6325 RIVERSIDE DR	ATLANTA	GA	30328-3646
19125	321	MOTA FERNANDO RODRIGUEZ	135 FAIRMONT TRCE	FAYETTEVILLE	GA	30214-3928

19125	322	GOULD JARRETT	410 GALENA CT	FAIRBURN	GA	30213-2872
19125	323	FAIRHAVEN HOMEOWNERS ASSN INC	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	324	GILES ALEXANDRIA	8359 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	325	AMSDELL STORAGE VENTURES 52 LLC	20445 EMERALD PKWY STE 220	CLEVELAND	OH	44135-6027
19125	326	2018 4 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	327	ARLETHA HARDAWAY LOOPER REVOCABLE TRUST THE	280 WALTHAM WAY	FAYETTEVILLE	GA	30214-3540
19125	328	SB TWO CAMPBELL LLC	805 GLYNN ST S STE 127	FAYETTEVILLE	GA	30214-2077
19125	329	BROWN LIVING TRUST THE	124 SHELLBARK DR	MCDONOUGH	GA	30252-1606
19125	330	CORE DEV GROUP LLC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	331	COTTRELL CANDI W	643 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	332	EVANS INVESTMENTS 4 LIFE LLC	1140 PARKLAND RUN SE	SMYRNA	GA	30082-4735
19125	333	FOXWOOD COMMUNITY ASSOCIATION INC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	334	CAMARGO FRANCISCO IVAN CORTEZ	5225 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	335	BLANDING WHITE MONIQUE	8235 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	336	ADAMS KAREN S	107 FAIRHAVEN TRL	FAIRBURN	GA	30213-6050
19125	337	2017 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	338	PRICE FLEETWOOD II	6023 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	339	MC COY MIRANDA E	8283 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	340	VISESSONCHOK VICTOR	PO BOX 7440	HUNTINGTON BEACH	CA	92615-7440
19125	341	ALBA ALEJANDRO	350 GALENA CT	FAIRBURN	GA	30213-2806
19125	342	HPA US1 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606-6995
19125	343	POWELL FELICIA H & CHARLES E	8190 MAYFERN DR	FAIRBURN	GA	30213-6042
19125	344	PET CARE PROP LLC	8520 SENOIA RD # 74	FAIRBURN	GA	30213-9737
19125	345	PRATT TRUDY M	500 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	346	HABIBA INVESTMENTS LLC	131 VILLAGE GREEN CIR	TYRONE	GA	30290-1564
19125	347	STOKES KEISHA S	4034 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	348	FIELDSTONE MANOR TOWNHOMEOWNERS ASSOCIATION INC	101 DEVANT ST STE 905	FAYETTEVILLE	GA	30214-2718
19125	349	BROWN FELICIA HAMILTON	120 REVERE TURN	FAIRBURN	GA	30213-6081
19125	350	CURRY JEANETTE	5230 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	351	AYALA ROBERTO OJEDA	5395 GARVEY DR	FAIRBURN	GA	30213-2852
19125	352	FLEN ALEXIS	8400 MILAM LOOP	FAIRBURN	GA	30213-4731
19125	353	HORNE JAWORSKI K	105 MUSCADINE CT S	FAIRBURN	GA	30213-6066

		PROGRESS RESIDENTIAL				
19125	354	BORROWER 14 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	355	ILFA LLC	1416 AVENUE L	BROOKLYN	NY	11230-4824
		GUEST SULLIVAN MAUREEN &				
19125	356	GUEST PATRICIA A	220 GAGE CT	FAIRBURN	GA	30213-2843
19125	357	SWINT MARCUS	1408 KNIGHT DR	STOCKBRIDGE	GA	30281
19125	358	FRAZIER LEE	5265 GARVEY DR	FAIRBURN	GA	30213-4730
19125	359	ANDRE AMARIO & SHONDELLA S	PO BOX 799	FAIRBURN	GA	30213-0799
19125	360	JOHNSON BILLY R	4030 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	361	GREENE JIMMY H SR	6621 ROOSEVELT HWY	FAIRBURN	GA	30213-2836
19125	362	ROLAND TERRELL KING	6035 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
		STROUD DEBBIE & FRANKLIN				
19125	363	TAKISHA TREVAE	8280 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	364	SMITH RODNEY	123 MEADOW CT	FAIRBURN	GA	30213-6074
19125	365	AMPIAW ABIGAIL	8228 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	366	ADJALLO ANTHONY AYIIH	5007 AUTUMN GREEN CT	FAIRBURN	GA	30213-4706
19125	367	TURNER SAMANTHI	277 MILAM RD	FAYETTEVILLE	GA	30214-2808
				HOWARD		
19125	368	GAGLIARDOTTO JOSEPH	15311 79TH ST	BEACH	NY	11414-1723
		ILE BLUEROCK PROGRAM				
19125	369	PORTFOLIO LLC	1159 COTTONWOOD LN	IRVING	TX	75038-6106
19125	370	MENDOZA JOSE	8540 GARVEY DR	FAIRBURN	GA	30213-4201
19125	371	BUFFALOE FAYE	5380 GARVEY DR	FAIRBURN	GA	30213-2855
		ANTHONY ROBERT X ANTHONY				
19125	372	LATASHA RENE	8328 MILAM LOOP	FAIRBURN	GA	30213-4713
19125	373	WHITTAKER MARCIA S	4022 CASTLE WAY	FAIRBURN	GA	30213-4712
		LOTTIE CARLOS & LOTTIE				
19125	374	SHAWNTAE	125 MILAM WAY	FAIRBURN	GA	30213-4732
19125	375	JIMENEZ LUIS	8600 GARVEY DR	FAIRBURN	GA	30213-2890
19125	376	THOMAS TALITHIA	618 MAYFERN CIR	FAIRBURN	GA	30213-6002
19125	377	WATERLINE PROPERTIES LLC	354 SENOIA RD	PEACHTREE CITY	GA	30269-1055
		RODRIGUEZ TREJO DANIEL &				
19125	378	REYNOSO GABRIELA	2925 DELOWE DR	EAST POINT	GA	30344-2307
			60 CUTTERMILL RD STE			
19125	379	128 FAIRHAVEN REALTY LLC	310	GREAT NECK	NY	11021-3104
19125	380	THOMPSON JOAN T	8585 GARVEY DR	FAIRBURN	GA	30213-4200
19125	381	BYARS SHERLOCK A & SHIRLEY E	8330 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	382	HOLLOWAY JESSICA B	120 MILAM WAY	FAIRBURN	GA	30213-4732
		ROBINSON GEORGE XAVIAN III &				
19125	383	CHANDLER OREALIA	6015 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	384	WARE JOHNNY	PO BOX 505	SHARPSBURG	GA	30277-0505

19125	385	FERGUSON JOSEPH P	145 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	386	HARRIS JESSIE L III & KATRINA R	8327 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	387	FKH SFR PROPCO A L P	600 GALLERIA PKWY SE STE 300	ATLANTA	GA	30339-8146
19125	388	CAMP LISA V	125 MEADOW CT	FAIRBURN	GA	30213-6074
19125	389	WILLIAMS SHAMOTRIA	330 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	390	CRUZ JUAN CARLOS JIMENEZ	8355 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	391	LANDRUM ROAD PROPERTY LLC	2963 PIEDMONT RD NE	ATLANTA	GA	30305-2755
19125	392	VAUGHNS CHRISTOPHER F & BERYL	5805 LANDRUM RD	FAIRBURN	GA	30213-2813
19125	393	BARBOSA CHAVEZ BERTHA ALICIA	5205 GLADDEN RD	FAIRBURN	GA	30213-2805
19125	394	FERRELL SPENCER	8368 MILAM LOOP	FAIRBURN	GA	30213-4713
19125	395	TONEY ERIKA	5474 OAKLEY INDUSTRIAL BLVD APT 234	FAIRBURN	GA	30213-4467
19125	396	STARKS WILLIE R & DAVIS GLORIA J	4003 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	397	WILLIAMS RONNIE B JR	8296 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	398	PRYCE GREGORY L & SHENNA J	8367 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	399	GILLIAM JARAD THOMAS & ELIZABETH JEAN	4041 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	400	HALL JUSTIN T	100 TYLER WOODS DR	SHARPSBURG	GA	30277-3479
19125	401	REESE DAWN M & MADISON GAIL L	121 MEADOW CT	FAIRBURN	GA	30213-6074
19125	402	MIRAMONTES SERGIO & BLANCA	4063 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	403	CLARKSON EMILE	113 REVERE TURN	FAIRBURN	GA	30213-6077
19125	404	WILLIAMS DEMETRIUS & JERRICA	7250 CAMPBELLTON RD SW	ATLANTA	GA	30331-8163
19125	405	BEASLEY LISA	8240 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	406	CARTER TREVA	8198 CAMP HILL CT	FAIRBURN	GA	30213-6041
19125	407	CARBAJAL ESTEBAN A & ARACELI L	5445 MILAM RD	FAIRBURN	GA	30213-2818
19125	408	GRANT ROSS CYNTHIA	334 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	409	157 FAIRHAVEN TRAIL LLC	15031 12TH AVE APT 112	WHITESTONE	NY	11357-1857
19125	410	MELLON EDWARD A & J RUTH	7995 SPENCE RD	FAIRBURN	GA	30213-2990
19125	411	ARIAS NANCY	107 MEADOW CT	FAIRBURN	GA	30213-6074
19125	412	WEEMS TERRANCE	94 REVERE TURN	FAIRBURN	GA	30213-6079
19125	413	REVERE TURN REALTY LLC	60 CUTTERMILL RD STE 301	GREAT NECK	NY	11021-3104
19125	414	REED DAVID	131 REVERE TURN	FAIRBURN	GA	30213-6077

19125	415	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	416	HASKIN HOPE M OFCHUS KEVIN B OFCHUS	109 MEADOW CT	FAIRBURN	GA	30213-6074
19125	417	SONYA D	526 HILL ST SE	ATLANTA	GA	30312-3022
19125	418	108 MEADOW COURT LLC	15031 12TH AVE APT 112	WHITESTONE	NY	11357-1857
19125	419	DAVIS STALONE M CAMDON PLACE HOME OWNERS	8311 MILAM LOOP	FAIRBURN	GA	30213-4733
19125	420	ASSOCIATION	500 SUGAR MILL RD	SANDY SPRINGS	GA	30350-2865
19125	421	REEFE JAMES H	112 MEADOW CT	FAIRBURN	GA	30213-6076
19125	422	WALKER NATOYA JOBARTEH TWANA & STANLEY	4037 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	423	CARL LEE SR FAIRHAVEN HOMEOWNERS ASSN	5004 AUTUMN GREEN CT	FAIRBURN	GA	30213-4706
19125	424	INC	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	425	336 BREEZE MEADOW LLC NELSON BERNARD SR & NELSON	15031 12TH AVE APT 112	WHITESTONE	NY	11357-1857
19125	426	BERNARD JR	8383 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	427	GREENE KAWANZA & KENNETH	8275 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	428	MC GEE CONTEH PARANGE	6003 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	429	RODRIGUEZ ESDRAS WEI YUHONG & SHETTERLY	129 REVERE TURN	FAIRBURN	GA	30213-6077
19125	430	CHARLES ALLEN	8252 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	431	SHARP TONY B	15 HONEYSUCKLE LN	FAIRBURN	GA	30213-6065
19125	432	WILLIAMS MS PHILANDRIA	8375 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	433	RIVER DANIELLE	8145 MAYFERN DR	FAIRBURN	GA	30213-6045
19125	434	BYRD KAKITTA	130 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	435	JOHNSON ANDREA	155 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	436	LEHMAN GREGG	217 VILLAGE DR	LAGRANGE	GA	30240-8831
19125	437	GRANVILLE MICHELLE	140 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	438	HARRIS KATHY HARDEN CLAYTON ERNEST & CLAYTON	4033 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	439	FLORA MAE CALLAHAN TJUANA & PEEK	299 MILAM RD	FAYETTEVILLE	GA	30214-2808
19125	440	KATRINA PROGRESS RESIDENTIAL	4072 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	441	BORROWER 17 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	442	RESICAP GEORGIA OWNER LLC IIF SFR LP A DELAWARE LIMITED	3630 PEACHTREE RD NE STE 1500	ATLANTA	GA	30326-1598
19125	443	PARTNERSHI	58 S RIVER DR STE 150	TEMPE	AZ	85288-3774
19125	444	2018 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806

		MILAM PARK HOMEOWNERS				
19125	445	ASSN INC	PO BOX 1677	STOCKBRIDGE	GA	30281-8677
19125	446	JIMENEZ MARIA	8355 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	447	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	448	AUTUMN GREEN LLC	150 GOVERNORS SQ STE E	ATLANTA	GA	30315
19125	449	MC LENDON TORREY & LATRICE S	4080 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	450	WILSON KAYLA A	8505 GARVEY DR	FAIRBURN	GA	30213-4200
19125	451	DAVIS EBONY	35 HONEYSUCKLE LN	FAIRBURN	GA	30213-6068
19125	452	CARROLL BETTY ANN	4663 SMOKEY RD	NEWNAN	GA	30263-4942
19125	453	RIVERS FAMILY TRUST THE ET AL	457 AVIEMORE LOOP	MCDONOUGH	GA	30253-8755
19125	454	JOHNSON NICOLE	332 BREEZE MDW	FAIRBURN	GA	30213-6054
		SECOND AVENUE SFR HOLDINGS				
19125	455	III LLC	71 S WACKER DR STE 2775	CHICAGO	IL	60606-4637
19125	456	PARKER ASHLEY A	135 MUSCADINE CT S	FAIRBURN	GA	30213-6066
		GILLESPIE CLAUDE JR & GARVEY				
19125	457	LULA J	8515 GARVEY DR	FAIRBURN	GA	30213-4200
19125	458	YEN JENNY M	418 ARCADIA WAY	WALNUT	CA	91789-4714
19125	459	VARELA KENDRICK	5390 MILAM RD	FAIRBURN	GA	30213-2817
		JONES JACQUELINE & LIVINGS				
19125	460	ELROY J	5003 AUTUMN GREEN CT	FAIRBURN	GA	30213-4706
19125	461	PARKER LINA L ET AL	4076 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	462	WILSON MICHAEL A	153 FAIRHAVEN TRL	FAIRBURN	GA	30213-6048
19125	463	CARROLL BETTY ANN	4663 SMOKEY RD	NEWNAN	GA	30263-4942
19125	464	FAIRWAY FOODIES LLC	8480 SENOIA RD	FAIRBURN	GA	30213-2870
19125	465	DONERSON ESTELL	104 REVERE TURN	FAIRBURN	GA	30213-6081
19125	466	SUNTRUST MORTGAGE INC	1001 SEMMES AVE	RICHMOND	VA	23224-2245
19125	467	FREEMAN DANIELLE	328 BREEZE MDW	FAIRBURN	GA	30213-6054
		PINE GROVE RESIDENTIAL				
19125	468	FUNDING I LLC	1999 BRYAN ST FL 13	DALLAS	TX	75201-3136
19125	469	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	470	JOSEPH RODRIGUE	965 TROTTERS FARM RD	FAIRBURN	GA	30213-1783
19125	471	SCHOON DAVID S	5345 MILAM RD	FAIRBURN	GA	30213-2816
19125	472	WALKER ANGELA M	107 REVERE TURN	FAIRBURN	GA	30213-6077
19125	473	GAGLIARDOTTO JOSEPH	16144 91ST ST	HOWARD BEACH	NY	11414-3424
19125	474	WALKER WILLIAM B	6019 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	475	BURNS YVETTE RENEE	654 MAYFERN TRCE	FAIRBURN	GA	30213-6005
19125	476	CARROL ROBERT E	PO BOX 940	TYRONE	GA	30290-0940
19125	477	CARTER CHERYLISE	116 MEADOW CT	FAIRBURN	GA	30213-6076
19125	478	DARDEN GLORIA N & FRANK	101 MEADOW CT	FAIRBURN	GA	30213-6074

19125	479	PAYTON ZAKEE A	326 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	480	JAGANA LAMIN & ALIE	4773 WINSTAR LN	FAIRBURN	GA	30213-4832
19125	481	MNSF II ACQUISITIONS LLC	6836 MORRISON BLVD STE 320	CHARLOTTE	NC	28211-4399
19125	482	NGUYEN JAN THANH	6094 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	483	2018 2 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	484	GAGLIARDOTTO JOSEPH	16144 91ST ST	HOWARD BEACH	NY	11414-3424
19125	485	SOYEBO CHRISTIE O & BABAJIDE A	8219 MILAM LOOP	FAIRBURN	GA	30213-4729
19125	486	TRUE NORTH PROPERTY OWNER A, LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	487	LOGAN AMBER BRADLEY & LOGAN OTIS MANUEL JR	8295 MILAM LOOP	FAIRBURN	GA	30213-4728
19125	488	CARROLL BETTY ANN	4363 SMOKEY RD	NEWNAN	GA	30263
19125	489	UKONU BLESSING	4049 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	490	JONES DENNIS D	8248 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	491	MIRA JORGE A & OLGA	14332 FARMERS BLVD	JAMAICA	NY	11434-4742
19125	492	JAMES FRANKESHA C	8280 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	493	TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	494	ALTO ASSET COMPANY 3 LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	495	WILLIAMS OSCAR P & REGINA E	505 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	496	GULF BREEZE VENTURES LLC	1415 HIGHWAY 85 N STE 310 # 272	FAYETTEVILLE	GA	30214-4185
19125	497	GRIMBALL SHARMEL JANAE & ATHON TYRONE	4017 CASTLE WAY	FAIRBURN	GA	30213-4711
19125	498	BEAVERS SHARON A	8387 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	499	CHINWA SEUKUMAR	146 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	500	CHICAS THELMA J & PAREDES LUIS	8219 CAMP HILL CT	FAIRBURN	GA	30213-6041
19125	501	COURTOIS JOEL	PO BOX 142375	FAYETTEVILLE	GA	30214-6514
19125	502	SILVA ROBERT	8260 MAYFERN DR	FAIRBURN	GA	30213-6044
19125	503	2024 1 IH BORROWER LP	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254-1806
19125	504	GRETSKY GA LLC	853 BROADWAY FL 5	NEW YORK	NY	10003-4724
19125	505	FAIRBURN SHOPS LLC	131 GULF BRIDGE LN	INLET BEACH	FL	32461-8541
19125	506	TRICON SFR 2024 3 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780-7333
19125	507	MARTIN BRIDGET L	6074 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	508	LOPEZ JESUS C	520 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	509	WATKINS JOSHUA N	5365 GARVEY DR	FAIRBURN	GA	30213-2852

19125	510	SOUPCAN CAPITAL II LLC	709 EAGLES CHASE DR	TRENTON	NJ	08648-2533
19125	511	MELLON EDWARD A & J RUTH	7995 SPENCE RD	FAIRBURN	GA	30213-2990
19125	512	SOLOMON CYNTHIA J	201 HILL PINE RD	FAIRBURN	GA	30213-6053
19125	513	CEDANO MARIO S & MARIO F	6087 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	514	DUNBAR LORNETTE & NEWSOME N YA	200 MUSCADINE CT N	FAIRBURN	GA	30213-6067
19125	515	JACKSON REMUS	130 MILAM WAY	FAIRBURN	GA	30213-4732
19125	516	PROGRESS RESIDENTIAL BORROWER 24 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	517	HOFF KENNETH & MICHELLE	291 MILAM RD	FAIRBURN	GA	30213
19125	518	WARD DELORES J	144 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	519	RICE MARY	8399 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	520	SALTER SYLVETTE NICOLE	8360 MAYFERN DR	FAIRBURN	GA	30213-4207
19125	521	ALLONCE MARIE ANNE	317 BREEZE MDW	FAIRBURN	GA	30213-6056
19125	522	RAINEY JAMES ET AL TRUSTEES WELCOME GROVE BAPTIST CHURCH	8081 PLANTATION DR	FAIRBURN	GA	30213-6022
19125	523	CORTES CHRISTIAN G	5575 MILAM RD	FAIRBURN	GA	30213-2820
19125	524	EDMONDSON GERALD DOUGLAS	8450 WATKINS RD	PALMETTO	GA	30268-2201
19125	525	MELLON EDWARD A & J RUTH	7995 SPENCE RD	FAIRBURN	GA	30213-2990
19125	526	THORNTON PAULINE	555 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	527	YUSUF NURAENI	110 REVERE TURN	FAIRBURN	GA	30213-6081
19125	528	LUZOLO NLANDU MISIDI & LUZOLO DANIEL	125 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	529	WALKER MELVIN E & GENTRY SONDRA Y	6036 AUTUMN GREEN DR	FAIRBURN	GA	30213-4709
19125	530	LAWRENCE ANN M	1186 MORSE ST NE	WASHINGTON	DC	20002-3806
19125	531	FKH SFR PROPCO B HLD LP	600 GALLERIA PKWY SE STE 900	ATLANTA	GA	30339-8121
19125	532	HUNTER JANET M	207 ARRAN PT	FAIRBURN	GA	30213-6080
19125	533	GEORGIAZ LLC	5800 OLD PINEVILLE RD STE 201	CHARLOTTE	NC	28217-4106
19125	534	LEWIS MELISSA DAE	91 REVERE TURN	FAIRBURN	GA	30213-6078
19125	535	MITCHELL EMMA J	540 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	536	IRVING CLIFFORD & JOHNSON GLORIA	6018 AUTUMN GREEN DR	FAIRBURN	GA	30213-4709
19125	537	KNOWLES TRUCKING CO INC	PO BOX 309	TYRONE	GA	30290-0309
19125	538	AUTUMN GREEN LLC	150 GOVERNORS SQ STE E	PEACHTREE CITY	GA	30269-4855
19125	539	KNIGHT GROUP INC THE	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	540	GALLIEN SHANNON	44 19TH ST	HERMOSA BEACH	CA	90254-2802
19125	541	BURKS TABATHA	207 HILL PINE RD	FAIRBURN	GA	30213-6053

19125	542	PVK ENTERPRISES LLC	PO BOX 32	TYRONE	GA	30290-0032
		GATLIN DEMETRIUS GAVIN SR &				
19125	543	GATLIN CHRISTIAN M	4018 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	544	JONES YOLANDER	6086 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	545	MOSS CHRISTOPHER	129 MEADOW CT	FAIRBURN	GA	30213-6074
19125	546	HUNTER CHRISTINE L	5275 GARVEY DR	FAIRBURN	GA	30213-4209
19125	547	WILLIAMS NATHANIEL	301 BREEZE MDW	FAIRBURN	GA	30213-6056
		WISE LATOSHA MENISE HEARD				
19125	548	RODRICUS DELMERE	5425 MILAM RD	FAIRBURN	GA	30213-2818
19125	549	DIXON WAUKIKEE Y & JESSICA G	8140 MAYFERN DR	FAIRBURN	GA	30213-6042
			600 GALLERIA PKWY SE			
19125	550	FKH SFR PROPCO I LP	STE 300	ATLANTA	GA	30339-8146
			450 ROCKWELL CHURCH			
19125	551	WHITE BROOKWOOD LLC	RD NE	WINDER	GA	30680-3011
19125	552	ELIZABETH DANIEL LLC	3286 MYRTLE ST	HAPEVILLE	GA	30354-1435
19125	553	RAGLIN CECELIA	200 HILL PINE RD	FAIRBURN	GA	30213-6052
19125	554	LAMBERT EMMA SUE	202 ARRAN PT	FAIRBURN	GA	30213-6080
19125	555	DALLAS SHONDA P	324 BREEZE MDW	FAIRBURN	GA	30213-6054
19125	556	ANDERSON TODD	2027 PEACEFUL HILLS RD	WALNUT	CA	91789-4009
19125	557	PACK REED VANDERLISA L	40 HONEYSUCKLE LN	FAIRBURN	GA	30213-6069
19125	558	SB TWO CAMPBELL LLC	805 GLYNN ST S STE 127	FAYETTEVILLE	GA	30214-2077
19125	559	SANTOS MARIA G GUERRERO	8650 GARVEY DR	FAIRBURN	GA	30213-4219
19125	560	STINNER ANTONIO S & ELAINA G	8150 MAYFERN DR	FAIRBURN	GA	30213-6042
19125	561	NEAL TROY	303 BREEZE MDW	FAIRBURN	GA	30213-6056
19125	562	TAH 2017 1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705-5426
19125	563	BAILEY DUANE	6078 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	564	PATTON KIMBERLYN	105 MEADOW CT	FAIRBURN	GA	30213-6074
19125	565	RIVERS FAMILY TRUST THE ET AL	457 AVIEMORE LOOP	MCDONOUGH	GA	30253-8755
19125	566	JONES RONALD E	106 REVERE TURN	FAIRBURN	GA	30213-6081
19125	567	GIBSON CLAY	735 GINGER CAKE RD	FAYETTEVILLE	GA	30214-1047
19125	568	PALACHE LEVRIDGE MONIQUE A	8396 MILAM LOOP	FAIRBURN	GA	30213-4731
19125	569	COOPER ALVIN	93 REVERE TURN	FAIRBURN	GA	30213-6078
19125	570	JEFFERSON TERRIKA D	8223 MILAM LOOP	FAIRBURN	GA	30213-4729
			1415 HIGHWAY 85 N STE			
19125	571	POWELL RICHARD O	310 # 272	FAYETTEVILLE	GA	30214-4185
		SALAS JOANA BETSABE & VALDES				
19125	572	ALEXIS VICTORIA	115 VILLAGE PARK DR	NEWNAN	GA	30265-6257
19125	573	JACKSON LINDA	8395 MILAM LOOP	FAIRBURN	GA	30213-4705
19125	574	JOHNSON CONNIE J.	115 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	575	TERRAVET 8520 SENOIA RD LLC	33 ROCK HILL RD STE 320	BALA CYNWYD	PA	19004-2056
19125	576	CITY OF FAIRBURN	PO BOX 145	FAIRBURN	GA	30213-0145
19125	577	LOG CABIN TRUST THE	205 MUSCADINE CT N	FAIRBURN	GA	30213-6067

19125	578	HOME TRS II LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	579	AUTUMN GREEN LLC	150 GOVERNORS SQ STE E	ATLANTA	GA	30315
19125	580	WILMOT WILLIAM	649 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	581	JIMMIE LOU HOBGOOD LLC	117 W BROAD ST	FAIRBURN	GA	30213-1308
19125	582	NICHOLAS JUSTINO K & PIKE NICHOLAS JENNIFER J	205 ARRAN PT	FAIRBURN	GA	30213-6080
19125	583	HODOUTO AMEN K	6083 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	584	CRUZ GERARDO JIMENEZ	5300 GARVEY DR	FAIRBURN	GA	30213-2855
19125	585	SMITH SHANCIA K	190 MUSCADINE CT N	FAIRBURN	GA	30213-6067
19125	586	FOXWOOD COMMUNITY ASSOCIATION INC	PO BOX 172	FAIRBURN	GA	30213-0172
19125	587	BROWN PEGGY PLUMMER	5405 MILAM RD	FAIRBURN	GA	30213-2818
19125	588	PROGRESS RESIDENTIAL BORROWER 16 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	589	AMORES MACK	6079 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	590	ANDERSON KEISHA	203 ARRAN PT	FAIRBURN	GA	30213-6080
19125	591	SANTORELLI MARIE CLAIRE	134 REVERE TURN	FAIRBURN	GA	30213-6081
19125	592	KSB PROPERTY GROUP LLC	1227 N PEACHTREE PKWY # 125	PEACHTREE CITY	GA	30269-1743
19125	593	SARABIA JOSE SOLEDAD ACOSTA	150 FAIRHAVEN TRL	FAIRBURN	GA	30213-6051
19125	594	STAPLES TIONA C	6082 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	595	SEINI SIRADJI M	6091 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	596	BEARDEN CHAVI M	8195 AUTUMN GREEN DR	FAIRBURN	GA	30213-4213
19125	597	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
19125	598	CELEBRITY PROPERTIES	2035 BROADMOOR WAY	FAIRBURN	GA	30213-2698
19125	599	CHICK FIL A INC	5200 BUFFINGTON RD	ATLANTA	GA	30349-2945
19125	600	IRVIN DEMETRIUS & SHAKEMA	209 HILL PINE RD	FAIRBURN	GA	30213-6053
19125	601	GREEN RALPH S JR	530 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	602	WILLIAMS CATHERINE ANNIECE & ADRIAN	210 ARRAN PT	FAIRBURN	GA	30213-6080
19125	603	CRIBBS BRIAN D	2560 VILLAGE CHASE DR	DULUTH	GA	30096-1007
19125	604	FENIN PAUL & JENNIFER	6054 AUTUMN GREEN DR	FAIRBURN	GA	30213-4709
19125	605	BROOKS ARLENE L	305 MILAM RD	FAIRBURN	GA	30213
19125	606	ANOTHER ALTERNATIVE INC	115 REDFIELD TRCE	FAYETTEVILLE	GA	30214-5715
19125	607	DEVELOPMENT AUTHORITY OF FAIRBURN	26 W CAMPBELLTON ST	FAIRBURN	GA	30213-1366
19125	608	BURNS DOUGLAS E	625 MAYFERN TRCE	FAIRBURN	GA	30213-6003
19125	609	ROBINSON ELIJAH & TRACY	4012 CASTLE WAY	FAIRBURN	GA	30213-4712
19125	610	AASHIRVAD GA LLC	3291 CHESAPEAKE TRL SE	SMYRNA	GA	30082-2445
19125	611	SUTTON KAREN F	8120 MAYFERN DR	FAIRBURN	GA	30213-6042

19125	612	SMITH JOSIE	110 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	613	FAIRHAVEN HOMEOWNERS ASSN INC	9497 THORNTON BLVD	JONESBORO	GA	30236-6179
19125	614	GREEN GERALD D	595 MINIX RD	SHARPSBURG	GA	30277-1706
19125	615	POWERS SANDRA DEER & WILLIAM J	229 MILAM RD	FAYETTEVILLE	GA	30214-2808
19125	616	GOWER DEJANELLE N	103 MEADOW CT	FAIRBURN	GA	30213-6074
19125	617	RIVERS BILLY JR	8130 MAYFERN DR	FAIRBURN	GA	30213-6042
19125	618	GRIFFIN KYETINA	PO BOX 652	ELLENWOOD	GA	30294-0652
19125	619	STERICYCLE ENVIRONMENTAL SOLUTIONS INC	28161 N KEITH DR	LAKE FOREST	IL	60045-4528
19125	620	W & W REALTY CO LLP	PO BOX 127	FAIRBURN	GA	30213-0127
19125	621	TURNER JONIELLE D	6090 AUTUMN GREEN DR	FAIRBURN	GA	30213-4708
19125	622	CITY OF FAIRBURN	PO BOX 145	FAIRBURN	GA	30213-0145
19125	623	WILCOX MELISSA & BOBBY	550 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	624	CARTER MARTINA G	6026 AUTUMN GREEN DR	FAIRBURN	GA	30213-4709
19125	625	JIMENEZ MAYRA TAPIA ET AL	5465 MILAM RD	FAIRBURN	GA	30213-2818
19125	626	WALLEY RONNIE E.	90 REVERE TURN	FAIRBURN	GA	30213-6079
19125	627	ALTO ASSET COMPANY 3 LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	628	ALTO ASSET COMPANY 3 LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	629	VAUGHN FRANKLIN	1384 VALLEY RESERVE DR NW	KENNESAW	GA	30152-4847
19125	630	MEANS DELLICE L	8160 AUTUMN GREEN DR	FAIRBURN	GA	30213-4214
19125	631	PROGRESS RESIDENTIAL BORROWER 18 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	632	ROGERS KENNETH & BRENDA	8272 MILAM LOOP	FAIRBURN	GA	30213-4727
19125	633	WILSON TAMARA	545 BRADLEY CT	FAIRBURN	GA	30213-2894
19125	634	JACKSON REGINA	100 MILAM WAY	FAIRBURN	GA	30213-4732
19125	635	BANZON FAMILY REVOCABLE LIVING TRUST THE	127 MEADOW CT	FAIRBURN	GA	30213-6074
19125	636	MILE HIGH BORROWER 1 VALUE LLC	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
19125	637	RS RENTAL II LLC	1955 S VAL VISTA DR STE 126	MESA	AZ	85204-7372
19125	638	FAIRWAY FOODIES LLC	8480 SENOIA RD	FAIRBURN	GA	30213-2870
19125	639	PATLEE LLC	8460 SENOIA RD	FAIRBURN	GA	30213-2839
19125	640	CLAY PAMELA	6007 AUTUMN GREEN DR	FAIRBURN	GA	30213-4707
19125	641	CARROLL BETTY	PO BOX 940	TYRONE	GA	30290-0940
19125	642	BOWMAN JOYCE A	5 HONEYSUCKLE LN	FAIRBURN	GA	30213-6065
19125	643	JOHNSON CARLETTA L	185 MUSCADINE CT N	FAIRBURN	GA	30213-6067
19125	644	FINLEY RANESHA TORI	2172 GRANT AVE	MCDONOUGH	GA	30252-7698
19125	645	BRADHAM WILLIE	4029 CASTLE WAY	FAIRBURN	GA	30213-4711

19125	646	CRAWLEY JOHNNIE B III	230 GAGE CT	FAIRBURN	GA	30213-2843
19125	647	OCP FAIRBURN LLC	901 3RD AVE	WEST POINT	GA	31833-1213
19125	648	YES KENWOOD LANDING LLC	5050 S SYRACUSE ST STE 1200	DENVER	CO	80237-3388
19125	649	JOHN & TYANN LOUISE CAMPBELL LIVING TRUST THE	150 MUSCADINE CT S	FAIRBURN	GA	30213-6066
19125	650	RH PARTNERS OWNERCO LLC	401 CONGRESS AVE FL 33	AUSTIN	TX	78701-3792
19125	651	MC CLENDON CLARENCE O & THERESA VIERRA	106 MEADOW CT	FAIRBURN	GA	30213-6076
19125	652	RIVERS FAMILY TRUST & EDB REV TRUST & DAB REV TRUST	457 AVIEMORE LOOP	MCDONOUGH	GA	30253-8755
19125	653	RIVERS FAMILY TRUST & EDB REV TRUST & DAB REV TRUST	457 AVIEMORE LOOP	MCDONOUGH	GA	30253-8755
seed	654	MARC SHERMAN 19125	1820 BRIARWOOD INDUSTRIAL CT NE #1	BROOKHAVEN	GA	30329-2198
19125	655	YUNG EQUITY GEORGIA LLC	764 NIAGARA ST	WINNIPEG MB R3N 0W3		CANADA

Steven L. Jones

MCKAGEN JONES

1441 Dunwoody Village Parkway, Suite 100 | Atlanta, Georgia 30338 | MJlawfirm.com
Office: (770) 799-6655 | Cell: (404) 218-2756 | slj@mjlawfirm.com

February 10, 2026

VIA US MAIL

RE: Notice to Interested Parties of Community Meeting Regarding Rezoning and Variance Applications for 0 Milam Road, also identified as Fulton County Tax Parcel Identification Numbers 09F020400070093 and 09F020400070143 on Tuesday, March 3, 2026 from 6:00 PM to 8:00 PM (eastern) at the Holiday Inn Express & Suites, 7905 Senoia Rd., Fairburn, GA 30213.

Dear Neighbor:

NexMetro Acquisitions, LLC ("NexMetro") has proposed a mixed-use development on 21.89 +/- acres (the "Property") located on the south side of Milam Road. NexMetro is requesting the City of Fairburn, Georgia rezone the property to the PD—Planned Development Zoning District. A map showing the property outlined in yellow is below.

Per the Public Participation Program requirements of the City of Fairburn, Georgia, NexMetro will hold a Community Interest Meeting prior to the Public Hearings on NexMetro's Rezoning Application for the purpose of discussing this proposed rezoning with nearby property owners, residents, and organizations. The records of the Tax Commissioner of Fulton County, Georgia indicate that you are an owner of property in Fulton County within 3,000 feet of the Property or the tax records of the Tax Commissioner of Fayette County, Georgia indicate that you are an owner of property in Fayette County within 500 feet of the Property.

Map of Property:



Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

Steven L. Jones

Steven L. Jones

MCKAGEN JONES

1441 Dunwoody Village Parkway, Suite 100 | Atlanta, Georgia 30338 | MJlawfirm.com
Office: (770) 799-6655 | Cell: (404) 218-2756 | slj@mjlawfirm.com

April 7, 2026

VIA US MAIL

RE: Notice to Interested Parties of SECOND Community Meeting Regarding Rezoning and Variance Applications for 0 Milam Road, also identified as Fulton County Tax Parcel Identification Numbers 09F020400070093 and 09F020400070143 on Thursday, April 23, 2026 from 6:00 PM to 8:00 PM (eastern) at the Holiday Inn Express & Suites, 7905 Senoia Rd., Fairburn, GA 30213.

Dear Neighbor:

NexMetro Acquisitions, LLC ("NexMetro") has proposed a mixed-use development on 21.89 +/- acres (the "Property") located on the south side of Milam Road. NexMetro is requesting the City of Fairburn, Georgia rezone the property to the PD—Planned Development Zoning District. A map showing the property outlined in yellow is below.

In addition to the Public Participation Program requirements of the City of Fairburn, Georgia, NexMetro will hold a ***Second Community Interest Meeting*** prior to the Public Hearings on NexMetro's Rezoning Application for the purpose of discussing this proposed rezoning with nearby property owners, residents, and organizations. The records of the Tax Commissioner of Fulton County, Georgia indicate that you are an owner of property in Fulton County within 3,000 feet of the Property or the tax records of the Tax Commissioner of Fayette County, Georgia indicate that you are an owner of property in Fayette County within 500 feet of the Property.

Map of Property:



Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

Steven L. Jones

NexMetro Acquisitions, LLC
Milam Road – Public Participation
Applicant's Responses to Public Comment and Concerns

On March 3, 2026 at 6 PM and on April 23, 2026 at 6 PM, the Applicant hosted Community Participation Meetings at the Holiday Inn Express & Suites, 7905 Senoia Road, Fairburn, GA. Concerns, positive feedback, and comments varied. Concerns included the following which are each followed by the Applicant's response to each.

1. **Comment/Concern**: Desire for more public space

   Applicant Response: The Applicant has proposed to increase the public park area that will be dedicated to the City of Fairburn from 2.2 +/- acres to 21.1 +/- acres. This addresses the concern by providing almost ten times the public space than proposed in the original concept plan. And, within this park, NexMetro will construct a children's playground, walking trail, and parking lot for the benefit of Fairburn residents.

2. **Comment/Concern**: Opposition to a parking lot for the park area

   Applicant Response: All public parks require parking for visitors to the park. NexMetro will construct the parking lot for the public park.

3. **Comment/Concern**: Concern about a children's playground adjacent to Milam Road

   Applicant Response: As part of the construction of the public park, NexMetro will install a fence along Milam Road to ensure the safety of children that visit the park.

4. **Comment/Concern**: Why is NexMetro dedicating a park to the City?

   Applicant Response: NexMetro wants to be a good neighbor and is dedicating the park to address the community's desire for more public space in the area. This park will be an amenity not only for residents of the NexMetro community but for all of Fairburn.

5. **Comment/Concern**: How will the City ensure that NexMetro will dedicate the park?

   Applicant Response: The rezoning application, if approved, will condition approval on the concept plan (as revised) submitted with the Rezoning Application. That concept plan shows the public park space as "to be donated" or "to be dedicated" to the City. Therefore, the rezoning approval will require NexMetro to dedicate to the City the park area.

6. **Comment/Concern**: Existing or increased traffic congestion

   Applicant Response: NV5 Engineers and Consultants, Inc. prepared a Traffic Impact Study for the proposed development. That traffic study studied the intersections of (1) SR 74/Senoia Road and Milam Road/Landrum Road; (2) Lees Lake Road/Rivers Road and Milam Road; and (3) Milam Road and the entrances to the development and the proposed public park. It

concluded that "[t]he addition of . . . traffic [from the proposed development] is expected to have a slight impact on the traffic operations at the study intersection." For that reason, the driveways for the proposed development "each warrant a right-turn deceleration lane," but "improvements at the external study intersections are not required to mitigate the impact of the proposed development."

GDOT has started construction on improvements (Project 0007841) to the SR 74 (Senoia Road)/I-85 interchange and the widening of SR 74/Senoia Road from the interchange to the intersection of SR 74/Senoia Road and Milam Road. This project will alleviate traffic in the area.

Additionally, the developer of the mixed-use development in the northeast quadrant of Renaissance Parkway and Milam Road is constructing a dedicated right turn lane for westbound traffic on Milam Road at its intersection with SR 74/Senoia Road, in advance of GDOT's improvements to SR 74/Senoia Road (which are ongoing).

Further, NexMetro communities generate less traffic than for-sale single-family attached, for-sale single-family detached, and commercial developments because NexMetro homes have fewer bedrooms than for-sale single family homes and, therefore, create fewer traffic/car trips. Specifically, the traffic generated by the proposed NexMetro community would be 778 total trips per day. On the other hand, a commercial development on the property of 32,000 square feet (which is a small development compared to the acreage of the property) would generate 1,580 trips per day; a detached single-family development with 120 homes would generate 1,234 trips per day; and an attached single-family development with 175 homes would generate 1,146 trips per day.

7. **Comment/Concern**: There is too much development in the area; the property should remain undeveloped.

   Applicant Response: As noted in the Constitutional Objection submitted with the Application, the property owners have a constitutional right to develop and use the property for an economically viable use. As presently zoned, the property does not have an economically viable use.

8. **Comment/Concern**: Can an entrance be built on Thompson Road in Fayette County?

   Applicant Response: The property owners do not own any property that fronts on Thompson Road. Additionally, the properties between the property and Thompson Road are developed with single-family homes. Therefore, neither the property owners nor NexMetro has the ability to construct a driveway/entrance that accesses Thompson Road.

9. **Comment/Concern**: Opposition to more apartment communities; concern that there is no market demand for this type of development

   Applicant Response: NexMetro communities are not apartment communities. NexMetro communities provide "missing middle" housing—in other words, NexMetro Communities

offer a step between traditional apartments and for-sale single family homes. NexMetro residents are typically high earners that do not want to live in traditional apartments or are downsizing from for-sale homes. NexMetro, based on its market analysis, is confident that there is a need in Fairburn for the "missing middle" housing that NexMetro communities provide. To cater to these individuals and the need for "missing middle" housing, NexMetro communities provide luxury, for-lease cottages that afford residents the comfort of a single-family home with the convenience and maintenance free lifestyle of an apartment. For example, each home within the proposed community will have its own front door and backyard, which is not true of apartment communities.

10. **Comment/Concern**: Desire for owner-occupied dwelling as opposed to for-rent dwellings; opposition to for-rent dwellings

    Applicant Response: The proposed NexMetro community will provide a key, but missing, housing option within the City of Fairburn. NexMetro residents rent by choice—they have the means to buy a home but choose a maintenance-free, lock-and-leave lifestyle. Fairburn residents that choose Avilla Pine Hollows, will find highly appointed homes and a heavily amenitized neighborhood with ample green and community space.

11. **Comment/Concern**: Concern that renters will bring more crime to the area

    Applicant Response: Nationally, NexMetro residents have an average household income of over $130,000. The residents are generally high earners with incomes higher than the median income in the area. Additionally, NexMetro performs background checks on all residents to ensure the safety of all residents. On the other hand, not all rental communities perform background checks on potential residents, and background checks are not required before the purchase of a single-family home. Thus—unlike some rental communities and all for-sale homes—NexMetro communities provide safeguards that ensure that residents are up-standing members of the community.

12. **Comment/Concern**: Desire for commercial (*e.g.*, grocery store) as opposed to residential

    Applicant Response: The Applicant understands the community's desire for more commercial uses, particularly a grocery store. However, the Property, which fronts only on Milam Road is not a site on which a commercial or grocery store development would be viable. Commercial developers, particularly grocery store developers, demand properties that have frontage on arterial roads that provide visibility to traveling motorists that do not live in the immediate area around the property. Milam Road is a local road. For that reason, a commercial/grocery store development would be more appropriate on an arterial road, such as SR 74/Senoia Road.

    Moreover, the City's revised Comprehensive Plan and Future Land Use Map do not support the rezoning of the property for commercial development.

13. **Comment/Concern**: The proposed development is too dense.

Applicant Response: On October 27, 2025, the City of Fairburn Mayor and City Council adopted the City of Fairburn Comprehensive Plan 2045. As required by law, the Comprehensive Plan was adopted after extensive public involvement. *E.g.,* Comprehensive Plan, pp. 8-9.

The City of Fairburn's Comprehensive Plan designates the Property's future development strategy as "Suburban Neighborhood," a land-use category intended to support thoughtfully planned, moderately dense residential environments that balance walkability, housing diversity, and a cohesive suburban character. Within the Suburban Neighborhood character area appropriate developments have a density of 4 to 8 dwelling units per acre and are envisioned to promote "walkable, community-focused neighborhoods with a slightly higher intensity than low-density residential areas." Comprehensive Plan, p. 122. The proposed NexMetro community, with its planned density of approximately 8 units per acre and its internal system of private streets and shared amenities, aligns directly with this policy direction. Including the 18 +/- acres in Fayette County that NexMetro proposes to dedicate to the City for future park space, the density of the community is approximately 4.4 units per acre. The proposed NexMetro community also includes public walking trails and a public park area, which the Applicant expanded in response to public input, thereby ensuring that the development promotes a "walkable, community-focused neighborhood."

The Comprehensive Plan also emphasizes that Suburban Neighborhood areas should provide "a variety of housing styles to meet the needs of a diverse population, while still maintaining a suburban feel." Comprehensive Plan, p. 130. The Development's balanced mix of one-, two-, and three-bedroom luxury, for-lease homes fulfills this objective by offering multiple housing formats that appeal to a broad range of household types, including singles, couples, young families, and residents seeking to downsize. The inclusion of walking trails, resort-style pool and spa, passive recreation lawn, and publicly accessible, community park further reinforces the community-oriented suburban character envisioned by the Application.

The Comprehensive Plan also identifies a "cottage court" development as an appropriate housing type within the Suburban Neighborhood classification. Comprehensive Plan, p. 130. Cottage courts are generally defined as medium-density residential clusters consisting of small, detached homes organized around shared central courtyards or green space. Cottage courts are widely recognized as a form of "missing middle" housing due to their human-scaled design, modest footprints, and ability to provide attainable housing options without compromising neighborhood character. The proposed NexMetro community is in the style of a cottage court; it features a compact, walkable layout, shared open-space amenities, and a community-focused design that mirrors the principles underlying cottage court development.

Finally, the Comprehensive Plan identifies R-3, R-4, R-CT, PD, and P&O as the zoning districts appropriate for implementing the Suburban Neighborhood development strategy. Comprehensive Plan, p. 130. The Application proposes to rezone the Property to the PD zoning district and therefore is fully consistent with the City's Comprehensive Plan.

14. **Comment/Concern**: When will these homes be available for rent? What is the rental rate for these homes?

    Applicant Response: If construction starts in August 2027, NexMetro anticipates that leasing would begin in approximately November 2028. Assuming that market rents in the area do not significantly change between now and late 2028, the rental rates for the community are anticipated to be $1,660 for 1 bedroom dwellings, $2,220 for 2 bedroom dwellings, and $2,550 for 3-bedroom units.

15. **Comment/Concern**: Concern that the proposed development will decrease home values in the area

    Applicant Response: Nationally, NexMetro residents have average incomes higher than the median income in the area. Thus, the proposed NexMetro community will provide housing to high earners who want to live in Fairburn. If and when those NexMetro residents decide to buy a house, given that they want to live in Fairburn, they may look to buy a home in the area around the development. This will increase demand in the area, and increased demand increases home prices in the area.

    Additionally, the proposed NexMetro community will be one single parcel; the homes will not be platted as individual lots. Therefore, for ad valorem taxes, the community will be valued and assessed as a whole, not on an individual home basis. Although NexMetro plans to own the community for many years to come, if the community were ever sold, due to it being a single parcel, the community would be sold as an entire community. Therefore, the sale of the community could not be used as a comparable sale to establish the value of single-family homes.

16. **Comment/Concern**: Increased stormwater runoff

    Applicant Response: The development will not create additional stormwater runoff in the area or on adjacent properties. State law requires that the development not increase stormwater runoff on adjacent or any other nearby properties. The development will capture, treat, and manage stormwater in compliance with all applicable laws.

17. **Comment/Concern**: Desire for sidewalks on Milam Road

    Applicant Response: Based on this comment NexMetro has voluntarily decided to construct a sidewalk along the frontage of the property facilitating the safety of pedestrians and further sidewalk expansion along Milam Road.

18. **Comment/Concern**: A transmission line is proposed through the property.

    Applicant Response: This is a Georgia Power Company designed transmission line. The applicant has worked with Georgia Power Company to reroute the proposed easement and transmission line in order to provide a useable park for the City of Fairburn as well as benefit

the Bedford School since the original transmission line ran through the school's multi-purpose course/field.

Company Detail

Company Name	ATLANTAPRINTANDMAIL.COM, INC.
Address	1820 BRIARWOOD INDUSTRIAL CT NE STE 1 BROOKHAVEN, GA 30329-2198
Contact Name	MARC SHERMAN
Phone Number	(404)313-6295
Profit Indicator	P

PS Form 3607R - Mailing Transaction Receipt

Account Holder Account Number	9000039873
Account Holder Permit Number	11092
Account Holder Permit Type	MT
Account Holder CRID	4738932
Post Office of Permit	ATLANTA GA 30304-9651
Post Office of Mailing	ATLANTA GA 30304-9651
Post Office of Permit Cost Center	120440-0005
Post Office of Mailing Cost Center	120440-0005
Mailing Agent Name	ATLANTAPRINTANDMAIL COM INC
Mailing Agent CRID	4738932
Mail Owner Name	MCKAGEN JONES
Mail Owner CRID	56346241
JOB ID	Notice of Rezoning Commun
Customer Reference ID	19125 MCKAGEN JONES Notice of Rezoning C
Class of Mail	First-Class Mail and USPS Ground Advantage
Processing Category	Letters (may include Postcards)
Postage Statement ID	682893925
Mailing Group ID	531758582
Mailer's Mailing Date	02/10/2026
Mailer Declared Total Pieces	654 pcs.
Mailer Declared Total Weight	16.5462 lbs.
Mailer Declared Weight of a single-piece	0.0253 lbs.
USPS Determined Total Pieces	654 pcs.
USPS Determined Total Weight	16.5462 lbs.
USPS Determined Weight of a single-piece	0.0253 lbs.
Total Number of Containers	2
Total Adjusted Postage	$ 483.96
Payment Date and Time	02/10/2026 13:24
Payment Transaction Number	202604112242029M0
Adjustment Transaction Number	
Mailer Figures Adjusted?	No
Person authorizing adjustment	
Name	
Phone Number	
Acceptance Site Mailer ID	
Clerk Initials	CES
Mail Arrival Date and Time	02/10/2026 13:22

Company Detail

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Post Office of Permit Cost Center	120440-0005
Post Office of Mailing Cost Center	120440-0005
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Mail Owner Name	MCKAGEN JONES
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Mailer Declared Weight of a single-piece	0.0253 lbs.
USPS Determined Total Pieces	654 pcs.
USPS Determined Total Weight	16.5462 lbs.
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Payment Transaction Number	202604112242029M0
Adjustment Transaction Number	
Mailer Figures Adjusted?	No
Person authorizing adjustment	
Name	
Phone Number	
Acceptance Site Mailer ID	
Clerk Initials	CES
Mail Arrival Date and Time	02/10/2026 13:22

City of Fairburn

PUBLIC COMMENT CARD

Rezoning Request

Location: 0 Milam Road, Fairburn, GA
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development

Proposed Use: 175 stand-alone single-family and duplex residential rental units on 21.89 acres (8.0 du/ac). Unit mix: 52 one-bedroom, 70 two-bedroom, 53 three-bedroom. Also includes a stream-side conservation park, city park, and 2.72 acres of common outdoor area.

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones

Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Ciamarue I Fears **Phone:** 678 663 5653

Address: 6063 Autumn Green Dr. Fairburn **Zip Code:** 30213

Email: CiamarueIfears@yahoo.com ☑ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

I am in opposition of the Proposed NexMetro "Build to Rent" Development. It ~~do~~ is not appropiate for this area, traffic will be overwhelming to area, not optimal ~~fo~~ growth for this area. Prefer Retail / Commercial / Entertainment

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: [signature] **Date:** 3/24/2026

Please return this card to staff at the front table or drop box before the hearing begins. | Comments are part of the public record and subject to disclosure under applicable public records laws.

City of Fairburn

PUBLIC COMMENT CARD

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SECTION 1 — YOUR INFORMATION

Full Name: Tjuana Callahan **Phone:** 678-373-8133

Address: 4072 Castle Way **Zip Code:** 30213

Email: tadawn_3@yahoo.com ☐ Resident ☒ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

There are many different types of rentals from motel, hotel, extended stay, multi-family apartment completed, under construction or now being proposed. Another rental community is not advantageous to the area at large. The area is overcrowded affecting the traffic and infrastructure. I would also like to point out that with this density, there is no grocery or large retail store. Milam Road is a 2 lane road with a soft shoulder and no sidewalks.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Tjuana L Callahan **Date:** 3/24/2026

Please return this card to staff at the front table or drop box before the hearing begins. | Comments are part of the public record and subject to disclosure under applicable public records laws.

Outlook

NexMetro Milam Rd. Project

From Tjuana Callahan <ladawn_3@yahoo.com>
Date Sat 3/21/2026 4:25 PM
To COF Planning & Zoning <PZ@fairburn.com>

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Good Afternoon Ms. Brookins,

Peace. As a resident of Fairburn living in the Milam Manor II subdivision, I would like to express my concerns and opposition to the proposed project for For Rent Only Development on 20 acres of Milam Road adjacent to Bedford School.

The corridor of Fairburn from Hwy 74/Senoia Rd is being flooded with apartments, becoming very congested. I understand that the road is being widened to accommodate the additional residents. But, this overcrowding will tax the infrastructure none the less.

There are many different types of rentals from motel, hotel, extended stay, multi-family apartments completed, under construction or now being proposed. Another rental community is not advantageous to the area at large.

I would also like to point out that with this already large population, is no major grocery store or large retail supplier. This area is being transformed into condense population without the proper suppliers.

Milam Road is a 2 lane road with a soft shoulder and no sidewalks. Residents daily walk from the subdivisions within a mile of this location going to Senoia Rd.

I understand that Fairburn Planning and Development Director will sit down the concerned residents on Tuesday, 03/24/2026. I would like to be in attendance.

Respectfully submitted,

Tjuana Callahan
678-373-8133

Sent from my iPhone

March 23, 2026

Greetings,

I am in *opposition* to the NexMetro Rezoning and Variance at the corner of Milam and Renaissance Parkway at 0 Milam Rd(Tax Parcel Id # 09F020400070093 and 09F020400070143).

The proposed development will be a little over 20 acres(on the Fairburn side) with "RENTAL ONLY" homes, including Single family and duplex style homes. However, on the Fayette side(about 20 acres as well) they have not proposed this type of development. I believe the proposed development would bring down property values(increased rentals), increasing crime, decreasing school quality, and decreasing the desirability of surrounding neighborhoods, impact on homeownership, by replacing for sale housing stock, making it harder for middle class families to achieve ownership, larger investor control with little to no "real ties" or community connection to the community, diminished community feel, due to typical higher turnover of rates in rental communities. Therefore, being an inappropriate development for the area.

I believe that the City of Fairburn has been successful in significantly increasing the need of " per capita" with the extremely rapid growth of apartment complexes on the Hwy 74 corridor. Which I would not agree was the best use of Land development.

The developers seem to not be concerned with residents who would have a "long-term investment" into the City of Fairburn community. The area of the proposed project is mostly owner-occupied residences, which do not align with the proposed "RENT ONLY" development.

The new updated comprehensive plan suggests the future land use as a Suburban Neighborhood. We prefer low/med density development in that area as the current zoning suggests.

If the developers wanted to rezone to PD then I would suggest a combo of SFH, commercial, office and conservation. If we look at other developments such as Trilith and Avalon, that offer high-end retail, chef-driven restaurants, movie theater, entertainment, large green open spaces for the enjoyment of future and current residents. They both offer walkable "live-work-play" experiences, including single-family homes

In addition, the comprehensive plan should not be used as a requirement but rather a suggested guide. When they purchased the property as an Agricultural/R-3 & R-5, they understood the zoning and what they would need to build.

The developers had a resounding no from the 30 plus from the community at the community interest meeting, I hope NexMetro respect and value the residents of Fairburn's input.

The traffic will be extremely congested due to only one entrance onto an already heavily congested Milam Road. We now have a fire department building and another large apartment complex development on Milam Rd in the very near future. . Not to mention the other apartments near the World of Beverage and Shanes that have yet to be built off Landrum(Milam). We currently have an issue with traffic backup on Milam at the Hwy 74 intersection. We have had several accidents in this area due to the increase in traffic, so it has increasingly become more dangerous. Although the Hwy 74 interchange is currently under construction and will widen Hwy 74, and Renaissance Parkway has opened, the increased traffic for the City of Fairburn will be extremely difficult to navigate.

This side of Fairburn is oversaturated with Apartments and large scale rentals, we need more strategic development.

According to the new updated Comprehensive Plan 2025 the Community engagement suggested this "Some of the major themes identified throughout the process include: • A stronger strategy for growth management • A better framework for land use planning • Furthering economic development initiatives, like attracting more retail and grocery options • More investment in infrastructure • More broad-reaching public involvement • A higher quality of life • A greater diversity of housing options". If the community/residents' concerns and resolutions have already been collected and analyzed then, **we ask the City of Fairburn to thoroughly and carefully consider voting in opposition of this type of mixed-used development and rezoning to a Planned Development.**

Currently, the Senate recently passed the 21st Century ROAD to Housing Act, hoping to slow these types of development in many areas.

Do we. the Residents of the City of Fairburn, not deserve the same quality of life and accessibility to better amenities and smart development growth that surrounding communities have.

Thanks,

Ciamaruel Fears
Concerned Fairburn Resident
6063 Autumn Green Drive
Fairburn, GA 30213

Outlook

NexMetro Proposed Milam Development.

From Kristina Sealy <kristinasealy8@gmail.com>
Date Mon 4/6/2026 7:31 PM
To COF Planning & Zoning <PZ@fairburn.com>

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Dear Planning and Zoning Council,

I am writing to express my serious concerns regarding the proposed NexMetro development and its potential impact on our community, particularly in relation to traffic congestion and roadway safety.

My daughter currently attends school on Senoia Road, which is approximately seven minutes from our home under normal conditions. However, due to the existing traffic congestion—especially along Milam Road—this short commute can extend to as much as 45 minutes during peak pickup times especially having the railroad blocking 3 major roads to pass through. This level of delay is already difficult for families, and it highlights the strain that our current infrastructure is under.

Milam Road is significantly congested with limited to no alternative routes available for residents. Additionally, the road lacks proper lighting, creating hazardous conditions, especially during early morning and evening hours. There has been a noticeable increase in accidents in this area, which I believe is directly tied to both the congestion and the inadequate infrastructure.

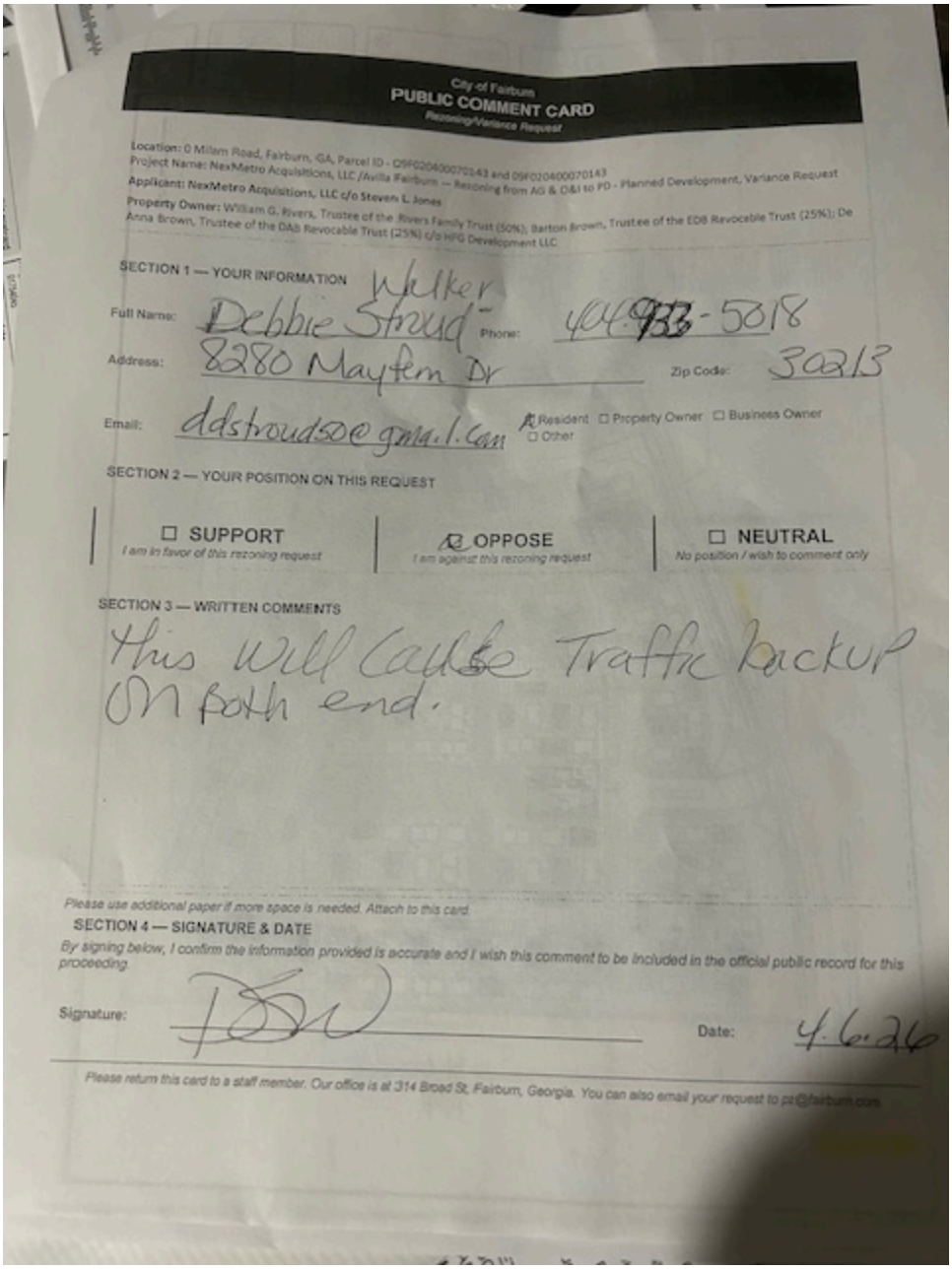
Introducing a large-scale development such as NexMetro into an already overburdened area will only exacerbate these issues. Increased population density without corresponding improvements to road capacity, traffic management, and safety measures will place an even greater strain on daily commutes and put residents at higher risk.

It is critical that infrastructure development keeps pace with population growth. At this time, the current roadways, traffic flow systems, and safety features do not appear sufficient to support additional residential expansion of this scale.

I respectfully urge the council to reconsider approval of this development until comprehensive infrastructure improvements are planned and implemented. Our community's safety and quality of life depend on responsible and sustainable growth.

Thank you for your time and consideration.

Sincerely,
Kristina S Sealy



City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F010400070143
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development, Variance Request
Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones
Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HPG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Debbie Stroud Walker Phone: 404-933-5018

Address: 8280 Mayfem Dr Zip Code: 30213

Email: ddstroud50@gmail.com ☒ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

This will cause Traffic backup on both end.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: [signature] Date: 4.6.26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Treva Carter Phone: 404—229—3263

Address: 8198 Camphill Ct. Fairburn, GA Zip Code: 30213

Email: cartertreva@gmail.com

☐ Resident ☒ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Dear Members of the Planning & Zoning Board,

I strongly oppose the rezoning request for the high density development proposed on Milam Road. This project is not compatible with our community, and the long term consequences would be severe. Milam Road is a low density corridor with limited infrastructure, and forcing a high density development into this area would create overcrowding and overdevelopment that our roads and services simply cannot support.

The traffic impact alone is reason enough to deny this request. Milam Road does not have the capacity, turning lanes, or traffic controls needed to handle the surge in vehicles this development would generate. Approving this rezoning would knowingly create unsafe conditions for residents, school buses, and emergency responders. (continued on next page)

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Treva Carter Date: 4/6/26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

Opposition to rezoning continued

Our public services would also be pushed beyond their limits. Bedford School is already near capacity. The nearby fire department, police, and EMS would face increased call volumes without any mitigation plan from the developer. This is not responsible planning, and it is not in the public interest.

We also cannot ignore the impact on property values and neighborhood stability. High-density rental developments in low-density, owner-occupied areas consistently lead to increased noise, traffic, and transient occupancy—factors that deter future buyers and reduce home values. This project does not promote affordable housing or homeownership; it undermines both.

The bottom line is this: the rezoning request benefits the developer, not the community. The long-term costs—traffic congestion, strained services, reduced home values, and loss of neighborhood character—would be borne entirely by the residents.

For these reasons, I urge the Board to deny this rezoning request and protect the safety, stability, and long-term wellbeing of our community.

Thank you,

Treva Carter
8198 Camphill Ct.
Fairburn, GA 30213

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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SECTION 1 — YOUR INFORMATION

Full Name: Andrea Johnson **Phone:** 401 338 8254

Address: 155 Muscadine Ct. S. Fairburn, GA **Zip Code:** 30213

Email: ramona_ajohnson@yahoo.com ☐ Resident ☑ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

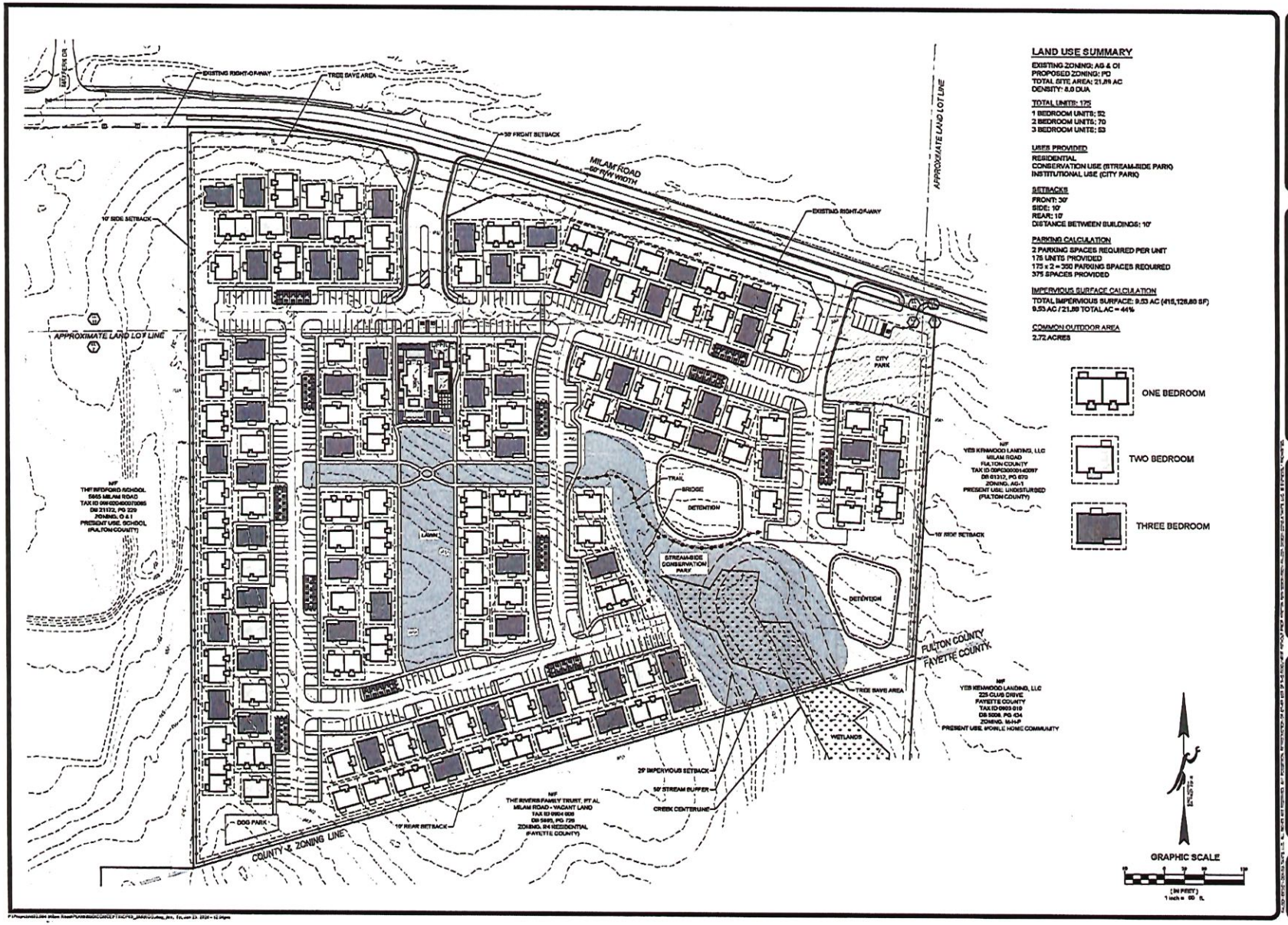
Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: [signature] **Date:** 4/2/2026

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.



FALCON DESIGN CONSULTANTS

CONCEPT PLAN
FOR
AVILLA
FAIRBURN
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

SHEET NUMBER
3.0

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: CASSANDRA MORGAN **Phone:** 404-644-6827

Address: 8300 MAYFERN DRIVE FAIRBURN GA **Zip Code:** 30213

Email: cassandra.morgan17@gmail.com ☐ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ **SUPPORT**
I am in favor of this rezoning request

☐ **OPPOSE**
I am against this rezoning request

☐ **NEUTRAL**
No position / wish to comment only

SECTION 3 — WRITTEN COMMENTS

I'm not happy with the current overflow of traffic currently. This will make matters worse.

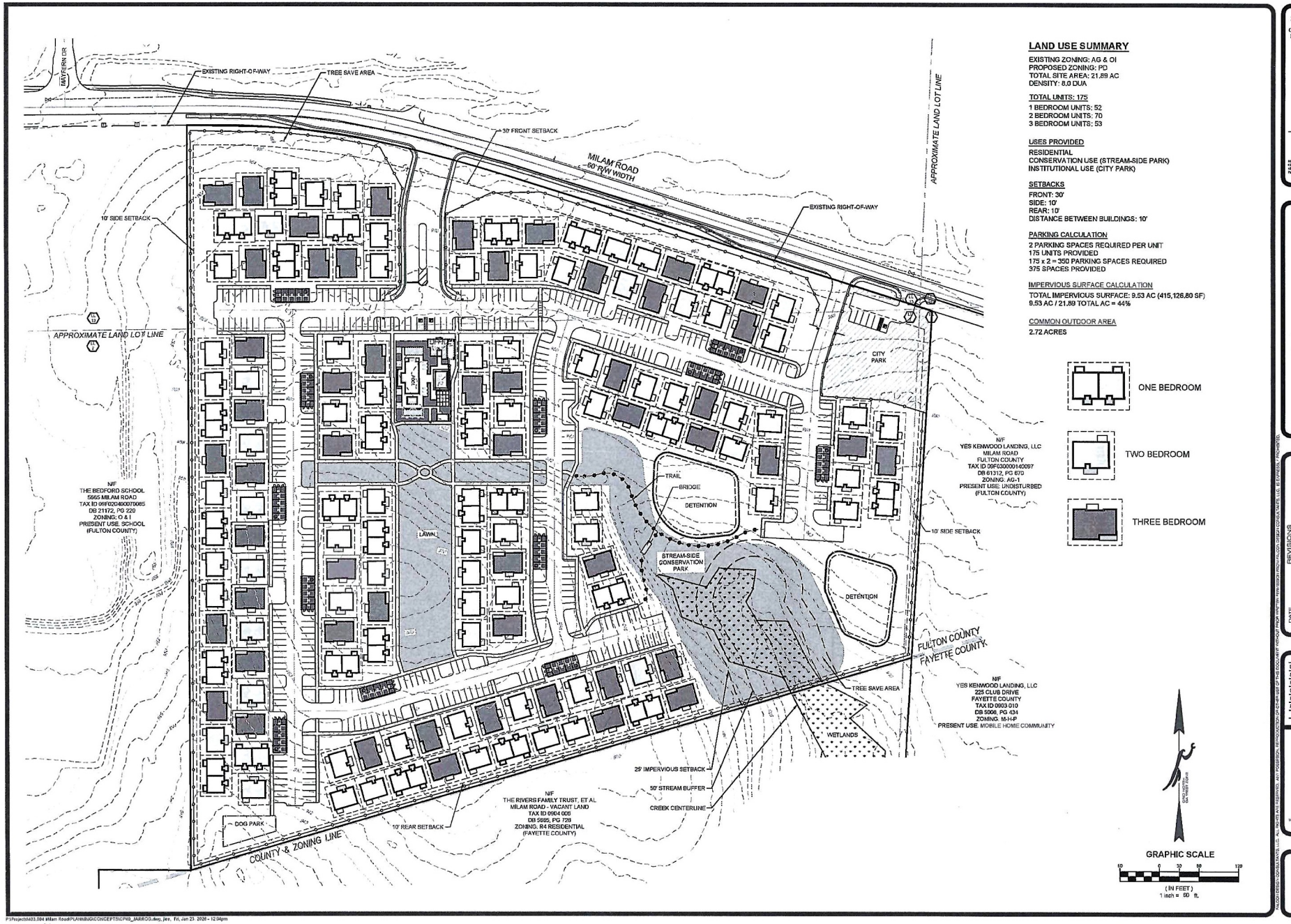
Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: CASSANDRA MORGAN **Date:** 4-3-26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.



P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP40_MARKED.dwg, Jan, Fri, Jan 23, 2026 - 12:04pm

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

CONCEPT PLAN
FOR
AVILLA
FAIRBURN
LOCATED IN:
LAND LOTS 6,7, 13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

DATE
1.
2.
3.
4.
5.
6.
7.

Kenneth Balon
GEORGIA 811
UTILITIES PROTECTION CENTER

DATE:	1/23/26
SCALE:	1" = 50'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED LANDSCAPE ARCHITECT
1/23/26

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

SHEET NUMBER
3.0

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City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

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Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Manton & Rose Marie Duncan **Phone:** 770-703-6524

Address: 601 Mayfern Trace, Fairburn **Zip Code:** 30213

Email: rmfbduncan61@gmail.com

☑ Resident ☐ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

We have lived in Fairburn for over 20 years and the traffic situation is almost unbearable. With the increase in this type of housing, it only gets worse. Additionally, we have seen how our community changed from a safe and enjoyable to one that is on the brink of unsafety and not as secure for the raising of families.

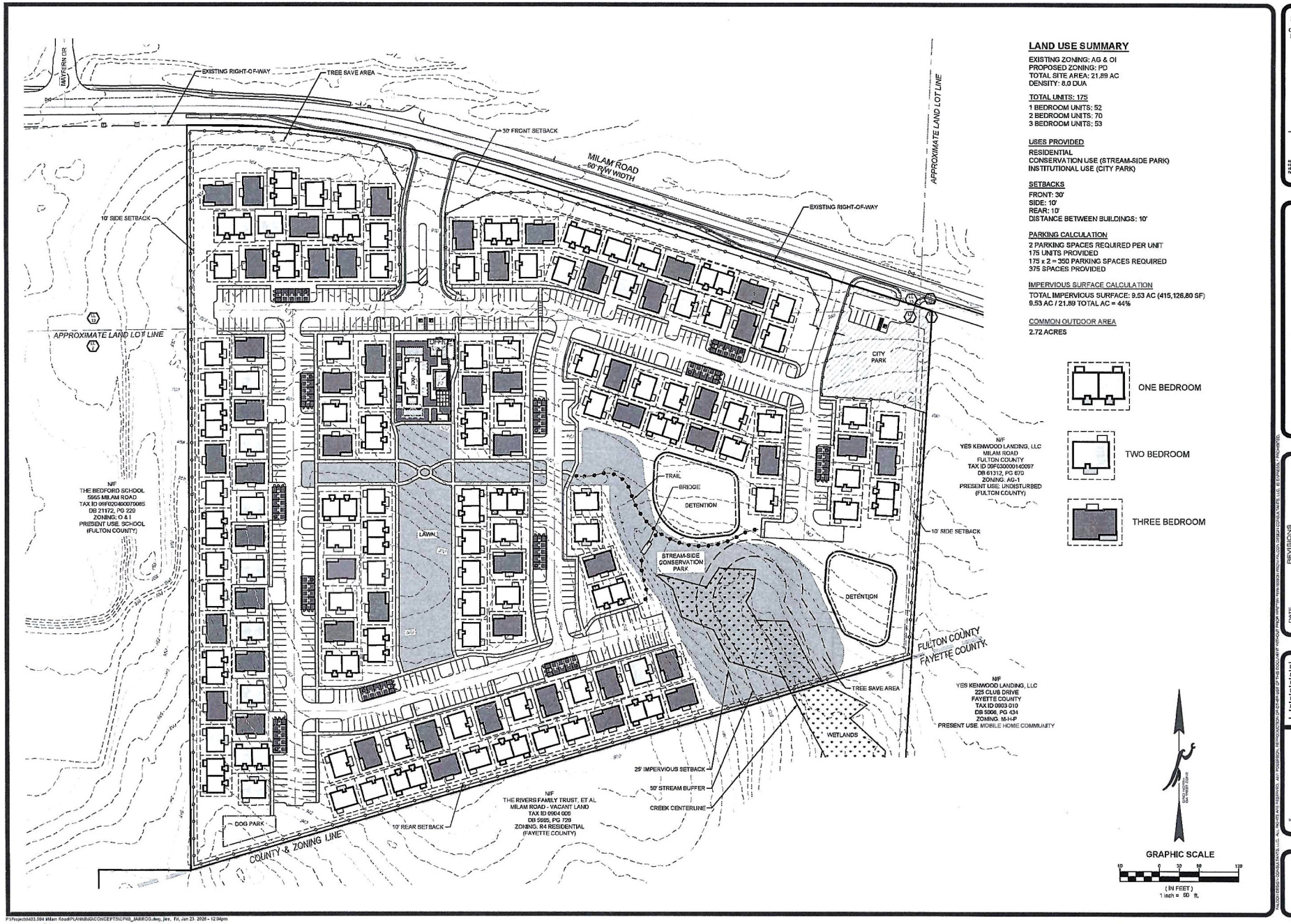
Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Manton & Rose Marie Duncan **Date:** 4/2/2026

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.



LAND USE SUMMARY

EXISTING ZONING: AG & OI
PROPOSED ZONING: PD
TOTAL SITE AREA: 21.89 AC
DENSITY: 8.0 DUA

TOTAL UNITS: 175
1 BEDROOM UNITS: 52
2 BEDROOM UNITS: 70
3 BEDROOM UNITS: 53

USES PROVIDED
RESIDENTIAL
CONSERVATION USE (STREAM-SIDE PARK)
INSTITUTIONAL USE (CITY PARK)

SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 10'
DISTANCE BETWEEN BUILDINGS: 10'

PARKING CALCULATION
2 PARKING SPACES REQUIRED PER UNIT
175 UNITS PROVIDED
175 x 2 = 350 PARKING SPACES REQUIRED
375 SPACES PROVIDED

IMPERVIOUS SURFACE CALCULATION
TOTAL IMPERVIOUS SURFACE: 9.53 AC (415,126.80 SF)
9.53 AC / 21.89 TOTAL AC = 44%

COMMON OUTDOOR AREA
2.72 ACRES

ONE BEDROOM
TWO BEDROOM
THREE BEDROOM

P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP40_MARKED.dwg, jlee, Fri, Jan 23, 2026 - 12:04pm

FALCON DESIGN CONSULTANTS

CONCEPT PLAN
FOR
AVILLA
FAIRBURN
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS
DATE
1
2
3
4
5
6
7

DATE:	1/23/26
SCALE:	1" = 50'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED LANDSCAPE ARCHITECT
1/23/26

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SHEET NUMBER
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City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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SECTION 1 — YOUR INFORMATION

Full Name: Jennifer Morgan Phone: 216 548 9742

Address: 8255 Mayfern Drive Fairburn GA Zip Code: 30213

Email: jennizm1025@gmail.com

☐ Resident ☑ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Jennifer Morgan Date: 4.3.26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

City of Fairburn

PUBLIC COMMENT CARD

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SECTION 1 — YOUR INFORMATION

Full Name: Richard & Paulette Samuels Phone: 678-524-8570/8667

Address: 8235 Mayfern Dr Fairburn GA ~~30213~~ Zip Code: 30213

Email: mpaulette5@Aol.com

☑ Resident ☑ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Too many traffic congestion, noise. excessive strain on existing smaller streets. More power/water issues, more problems for the people that actually live here.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: [signature] Date: 4-4-26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

Outlook

Re: New building on Milam Road in Fairburn

From Denise Brookins <sbrookins@fairburn.com>
Date Tue 3/31/2026 8:58 AM
To Linda Adams <dominion1020@gmail.com>; COF Planning & Zoning <PZ@fairburn.com>

Greetings,

Please provide you address.

Best regards,

Fairburn
Situated to Succeed

Denise Brookins, AICP
Planning and Zoning Director
Department of Planning and Zoning

Tel: 770.964.2244
Cell: 770-843-5718

The City of Fairburn will never request payment by wire transfer. If you receive an email asking you to wire money for permits, zoning, or fees, do not respond or send funds. Instead, contact the City of Fairburn directly using the phone number or website listed on our official site to verify any payment request.

From: Linda Adams <dominion1020@gmail.com>
Sent: Thursday, March 26, 2026 6:45 PM
To: COF Planning & Zoning <PZ@fairburn.com>
Subject: New building on Milam Road in Fairburn

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Dear Miss Brookins,
I am a resident in the area of Fairburn/South Fulton/ and Milan Road, the area of the proposed development. I attended the first meet and greet and acknowledged my reservation then.
While I realize that is a large piece of undeveloped real estate, it stands to reason that the proposed build will create unimaginable traffic issues and overtime attract investor subletting. Will it improve, impact or increase our property???? We already have existing issues. The necessities still exist such as better walking to commercially, friendly stores, better roads in and around specific access points to the 85 freeway. This and more would be necessary to improve the traffic corridor to the 85. The

existing side streets and roads are not adequate. The thoroughfares are already overly congested to the 85 freeway and must be addressed.
I am not in agreement. My reasons are based on the current bottleneck conditions from various neighborhoods to the 74 both east/west of the 85 freeway. Those areas are currently excessively bottlenecked and no mention as to how entrance and exit streets would be aided.
Right now, we deal with daily delays to the main streets. Our over served communities are forced to deal with under developed roads. 2 lanes won't accommodate your proposal. This also poses a danger to those walking to and from commercial areas. The lack of sidewalks on residential streets like Milan Road to commercial area with speed limits 35 and above, in 2026 is archaic and causes such a risk to walkers and to drivers. There are no side walks. We also have trains causing major congestion during the course of the day and night . The 74 only has two lanes to the 85 freeway. What should only take a couple of minutes can sometimes take up to 30 minutes to reach the freeway. With the existing growth, it has increased the volume of traffic with little or no attention paid to these outdated streets. It is mandatory we modernize them to accommodate the obvious growth in our community.
These accesses are our local streets, which creates additional challenges. With no method to control traffic and only one lanes to get in and out onto Milam Road, that is a problem that must be addressed. Your developers must first find solutions that welcome and improve our communities. While the project appears to be an attractive feature, one more apartment addition to the area won't improve our home value, it will present an unpleasant traffic nightmare!
Another concern is rental verses ownership. Apartment rental can depreciate home ownership over time.
I join my fellow concerned community members who oppose the development of another apartment development.
Thank you

Outlook

Rezoning Interest Milan Manor

From WAYNE O JORDAN <jrd7236@bellsouth.net>
Date Tue 3/24/2026 6:10 PM
To COF Planning & Zoning <PZ@fairburn.com>

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Good evening Ms. Brookins,

My name is Debbie Jordan and I am a resident of Foxwood Subdivision .

I am writing to express serious concerns about the proposed townhome / rental property development near our community. This is not simply about opposing growth—it is about ensuring that growth is responsible, safe, and appropriate for the area.

First, traffic and safety are our biggest concerns. Our subdivision already experiences congestion, and the roads in and around our neighborhood were not designed to handle a significant increase in volume. Adding a high-density townhome /rental property development could potentially double the traffic in a small area. This raises real concerns about daily safety, delays for emergency vehicles, and increased risk of accidents. We respectfully request that a formal traffic impact study be completed before any decisions are made.

Second, we are concerned about the strain on public safety services. Our area does not currently have the capacity to absorb a sudden increase in population without impacting response times for police, fire, and emergency services. Growth should not come at the cost of resident safety.

Third, infrastructure must be considered. Water, sewer, drainage, and road capacity were designed for the current density of single-family homes—not for additional large-scale rental townhomes development.

Finally, we ask that you consider the compatibility of this project with the existing character of our community. Our neighborhood is made up of owner-occupied homes, and this proposal represents a significant shift in density and use. Responsible planning means ensuring that new developments align with the surrounding area.

We are not asking you to stop progress—we are asking you to make a thoughtful, informed decision. At a minimum, we urge you to delay approval of this project until thorough studies on traffic, infrastructure, and public safety are completed and shared with the community.

These are the concerns of Wayne and Debbie Jordan we respectfully ask you to protect the safety, stability, and integrity of our neighborhood.

Thank you for your time and consideration.

Get Outlook for iOS

Outlook

Letter of opposition to NexMetro Development

From Ellie <elliekvarela@gmail.com>
Date Mon 3/23/2026 7:07 AM
To COF Planning & Zoning <PZ@fairburn.com>

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Good morning Ms. Brookins,

Thank you so much for your willingness to listen to our concerns on the rezoning of the 21.9 acre parcel of land (which we know is ALSO connected to another ~20 acre parcel in Fayette County). I apologize for the delay in sending these remarks, as I was out of town last week.

Using standard Institute of Transportation Engineers trip-generation data, the scale of development proposed by NexMetro on Milam Rd. **would generate roughly 1,400 to 2,400 additional vehicle trips per day.** Those trips would funnel directly onto Milam Road and into the already strained intersection at Highway 74.

Right now, Milam Road and the intersection onto highway 74 is already struggling. This road was not built to function as such. The pavement is deteriorating. Potholes go unrepaired. Traffic already backs up. Adding hundreds of additional residents will only compound congestion in an area where emergency response times should also be protected, not compromised.

Yes, residents already know: The question before us all is not whether development will occur. Under current zoning, lower-density uses are already permitted. The question is whether this level of residential density is *appropriate* given the documented infrastructure deficiencies that already exist. **Growth without infrastructure readiness is not responsible planning.** I am not against residential development, but the density should align better with the surrounding areas and the Fairburn comprehensive plan and include *larger plots* for each home.

This property on Milam Rd. represents one of the FEW and remaining undeveloped green spaces in this immediate corridor. Once it is paved, it is paved forever. Once it is rezoned, it is open for higher density development forever. It sets another precedent for other plots of commercial land, rather than preserving our community. What specific public benefit justifies Planned Development zoning rather than existing entitlements?

The developers "offer" to add a right turn lane from Milam onto 74 is irrelevant, as people already go into the grass and dirt to make this right turn. **It won't provide the relief they act like it will. What COULD provide relief is an exit from the development on the Fayette County side, but they have not talked about that at all.**

Also, the offer of a "city park" is honestly a bit insulting, as it is clearly just the developers way of just making a peace offering with the city to get this approved. We would not have a say in the **safety measures** made in the park, and this is critical in a public park. As a city, we should have higher standards for our residents.

The developers are calling these "single family homes" which is very deceiving already. **30% are duplexes.** I spoke with the planners at the meeting, and they essentially told me they just had to connect the houses because if they didn't they would be so small and have to be legally considered "tiny homes."

The rezoning and development proposed also does not align at all with the newest Comprehensive Plan for Fairburn or points such as:

- *Preserve green space*
- *Protect trees and open space*

- *Keep rural/ agricultural feel*

These points above are all taken directly from the comprehensive plan, and do not align with the high density property. Thank you for your time and your service to our community.

Warm regards,
Ellie

Outlook

NexMetro Milam Rd. Project

From Tjuana Callahan <ladawn_3@yahoo.com>
Date Sat 3/21/2026 4:25 PM
To COF Planning & Zoning <PZ@fairburn.com>

CAUTION: This email originated from outside of the organization. Do not click any of its links or open any of its attachments unless you recognize the sender and know the contents are safe.

Good Afternoon Ms. Brookins,

Peace. As a resident of Fairburn living in the Milam Manor II subdivision, I would like to express my concerns and opposition to the proposed project for For Rent Only Development on 20 acres of Milam Road adjacent to Bedford School.

The corridor of Fairburn from Hwy 74/Senoia Rd is being flooded with apartments, becoming very congested. I understand that the road is being widened to accommodate the additional residents. But, this overcrowding will tax the infrastructure none the less.

There are many different types of rentals from motel, hotel, extended stay, multi-family apartments completed, under construction or now being proposed. Another rental community is not advantageous to the area at large.

I would also like to point out that with this already large population, is no major grocery store or large retail supplier. This area is being transformed into condense population without the proper suppliers.

Milam Road is a 2 lane road with a soft shoulder and no sidewalks. Residents daily walk from the subdivisions within a mile of this location going to Senoia Rd.

I understand that Fairburn Planning and Development Director will sit down the concerned residents on Tuesday, 03/24/2026. I would like to be in attendance.

Respectfully submitted,

Tjuana Callahan
678-373-8133

Sent from my iPhone

Lee Melvin
6075 Autumn Green Drive
Fairburn, GA 30213

April 5, 2026

Ms. Brookins,

I am writing this letter as a Fairburn resident of 15 years that strongly opposes the proposed NexMetro Development on Milan Road. I did attend the informational session a few weeks ago at the Holiday Inn hotel and I was not pleased with the plan to construct more rental units in our area. I moved to this area because it was not heavily populated, there was less traffic, it was very well maintained and not too far from the interstate. In the past few years, there have been 2 more apartment complexes that have been built and there is another one underway but there have been no significant improvements to our roadways and infrastructure.
The proposed development does not satisfy the current Comprehensive Plans suggested use.
I personally, would like to see something built in our community that we can all benefit from. I would love to see healthier food options and a grocery store that sells fresh produce and quality products.
Adding rental units to our area will lead to overcrowding and infrastructure strain which would reduce our quality of life and increase the traffic congestion.
I respectfully urge you to reconsider this proposal to better align with the needs and character of the neighborhood. I hope that the city will engage more thoroughly with the community input before proceeding.

Thank you for your time and attention to this matter. I appreciate your commitment to making thoughtful decisions that serve both current residents and future growth.

Respectfully,

Lee A Melvin

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development, Variance Request

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones

Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Angela Alaminski Phone: 817.715.9470

Address: 8295 Mayfern Dr. Fairburn GA Zip Code: 30213

Email: aalaminski@gmail.com ☒ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Too many units in a small space. Safety concerns in the tight spaces between all units. Too close to a school for so many units. Mostly too much more traffic. Should be a park or something more sustainable than housing in a small area. Less units and more green space needed but prefer no housing. Leave the last bit of nature in this area alone.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Angela Alaminski Date: 3/31/2026

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

March 2026
Ellie Varela

Dear Ms. Brookins,

Thank you so much for your willingness to listen to our concerns on the rezoning of the 21.9 acre parcel of land (which we know is ALSO connected to another ~20 acre parcel in Fayette County).

Using standard Institute of Transportation Engineers trip-generation data, the scale of development proposed by NexMetro on Milam Rd. **would generate roughly 1,400 to 2,400 additional vehicle trips per day.** Those trips would funnel directly onto Milam Road and into the already strained intersection at Highway 74.

Right now, Milam Road and the intersection onto highway 74 is already struggling. This road was not built to function as such. The pavement is deteriorating. Potholes go unrepaired. Traffic already backs up. Adding hundreds of additional residents will only compound congestion in an area where emergency response times should also be protected, not compromised.

Yes, residents already know: The question before us all is not whether development will occur. Under current zoning, lower-density uses are already permitted. The question is whether this level of residential density is *appropriate* given the documented infrastructure deficiencies that already exist. **Growth without infrastructure readiness is not responsible planning.** I am not against residential development, but the density should align better with the surrounding areas and the Fairburn comprehensive plan and include *larger plots* for each home.

This property on Milam Rd. represents one of the FEW and remaining undeveloped green spaces in this immediate corridor. Once it is paved, it is paved forever. Once it is rezoned, it is open for higher density development forever. It sets another precedent for other plots of commercial land, rather than preserving our community. What specific public benefit justifies Planned Development zoning rather than existing entitlements?

The developers "offer" to add a right turn lane from Milam onto 74 is irrelevant, as people already go into the grass and dirt to make this right turn. **It won't provide the relief they act like it will. What COULD provide relief is an exit from the development on the Fayette County side, but they have not talked about that at all.**

Also, the offer of a "city park" is honestly a bit insulting, as it is clearly just the developers way of just making a peace offering with the city to get this approved. We would not have a say in the **safety measures** made in the park, and this is critical in a public park. As a city, we should have higher standards for our residents.

The developers are calling these "single family homes" which is very deceiving already. **30% are duplexes.** I spoke with the planners at the meeting, and they essentially told me they just had to connect the houses because if they didn't they would be so small and have to be legally considered "tiny homes."

The rezoning and development proposed also does not align at all with the newest Comprehensive Plan for Fairburn or points such as:

- *Preserve green space*
- *Protect trees and open space*
- *Keep rural/ agricultural feel*

These points above are all taken directly from the comprehensive plan, and do not align with the high density property. Thank you for your time and your service to our community.

Thank you,
Ellie Varela

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development, Variance Request

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Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Regina Ford Phone: 770) 964-4278

Address: 175 Muscadine Ct North Zip Code: 30213

Email: ford.regina@aol.com ☒ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Fairburn is getting to congested. What we need is STOP sign on Plantation Rd turning onto Oakley - Industrial.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Regina Ford Date: 4-3-26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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SECTION 1 — YOUR INFORMATION

Full Name: Willie Braun Phone: 678-662-2569

Address: 170 Muscadine Court North Fairburn Zip Code: 30213

Email: sylviabraun@bellsouth.net

☐ Resident ☑ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Willie Braun Date: 4/3/2026

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development, Variance Request

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones

Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: David Boatcher **Phone:** 770 365 3105

Address: 8400 Mayfield Drive **Zip Code:** 30213

Email: dwboatcher ☐ Resident ☐ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☑ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: David E. Boatcher **Date:** 4/2/26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
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SECTION 1 — YOUR INFORMATION

Full Name: Jaworski Horne Phone: (770) 880-0496

Address: 105 Muscadine Ct. S Zip Code: 30213

Email: JKantrel@yahoo.com

☒ Resident ☐ Property Owner ☐ Business Owner
☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	☒ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

Milam Road isnt in need of apartments and the extra traffic would be a major issue for current homeowners.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Jaworski Horne Date: 4/5/26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

Outlook

Rezoning Interest Milan Manor

From WAYNE O JORDAN <jrd7236@bellsouth.net>
Date Tue 3/24/2026 3:10 PM
To pz@fairburn.com <pz@fairburn.com>

Good evening Ms. Brookins,

My name is Debbie Jordan and I am a resident of Foxwood Subdivision .

I am writing to express serious concerns about the proposed townhome / rental property development near our community. This is not simply about opposing growth—it is about ensuring that growth is responsible, safe, and appropriate for the area.

First, traffic and safety are our biggest concerns. Our subdivision already experiences congestion, and the roads in and around our neighborhood were not designed to handle a significant increase in volume. Adding a high-density townhome /rental property development could potentially double the traffic in a small area. This raises real concerns about daily safety, delays for emergency vehicles, and increased risk of accidents. We respectfully request that a formal traffic impact study be completed before any decisions are made.

Second, we are concerned about the strain on public safety services. Our area does not currently have the capacity to absorb a sudden increase in population without impacting response times for police, fire, and emergency services. Growth should not come at the cost of resident safety.

Third, infrastructure must be considered. Water, sewer, drainage, and road capacity were designed for the current density of single-family homes—not for additional large-scale rental townhomes development.

Finally, we ask that you consider the compatibility of this project with the existing character of our community. Our neighborhood is made up of owner-occupied homes, and this proposal represents a significant shift in density and use. Responsible planning means ensuring that new developments align with the surrounding area.

We are not asking you to stop progress—we are asking you to make a thoughtful, informed decision. At a minimum, we urge you to delay approval of this project until thorough studies on traffic, infrastructure, and public safety are completed and shared with the community.

These are the concerns of Wayne and Debbie Jordan we respectfully ask you to protect the safety, stability, and integrity of our neighborhood.

Thank you for your time and consideration.

Get Outlook for iOS

City of Fairburn

PUBLIC COMMENT CARD

Rezoning/Variance Request

Location: 0 Milam Road, Fairburn, GA, Parcel ID - 09F020400070143 and 09F020400070143
Project Name: NexMetro Acquisitions, LLC /Avilla Fairburn — Rezoning from AG & O&I to PD - Planned Development, Variance Request

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones

Property Owner: William G. Rivers, Trustee of the Rivers Family Trust (50%); Barton Brown, Trustee of the EDB Revocable Trust (25%); De Anna Brown, Trustee of the DAB Revocable Trust (25%) c/o HFG Development LLC

SECTION 1 — YOUR INFORMATION

Full Name: Wayne O. Jordan Phone: 678-313-7125

Address: 8310 Mayfern Dr. Fairburn Zip Code: 30213

Email: leery1966.wj@gmail.com

■ Resident ■ Property Owner ☐ Business Owner ☐ Other

SECTION 2 — YOUR POSITION ON THIS REQUEST

☐ SUPPORT	■ OPPOSE	☐ NEUTRAL
I am in favor of this rezoning request	*I am against this rezoning request*	*No position / wish to comment only*

SECTION 3 — WRITTEN COMMENTS

We as a Community have seen more Apartments and People over the past Five years, not include the TRAFFIC that comes through From Peachtree City. Milan Road is Crowded enough with the neighborhoods we have, to have more people does not help. And City not providing us with a drug store or Grocery Store.

Please use additional paper if more space is needed. Attach to this card.

SECTION 4 — SIGNATURE & DATE

By signing below, I confirm the information provided is accurate and I wish this comment to be included in the official public record for this proceeding.

Signature: Wayne O. Jordan Date: 9/02/26

Please return this card to a staff member. Our office is at 314 Broad St, Fairburn, Georgia. You can also email your request to pz@fairburn.com.

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Final Plat - Phase 1 Vickers Point

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 05/01/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 05/11/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide a recommendation to the Mayor and City Council regarding the final plat approval for Phase 1 of the Vickers Point residential development, in accordance with previously approved zoning and variance conditions.

HISTORY:

The subject property was approved by the City Council on January 24, 2022, for conditional rezoning from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse), along with a concurrent variance permitting up to 50 single-family detached lots and 112 townhouse units.

FACTS AND ISSUES:

The applicant has submitted a final plat for Phase 1 of the Vickers Point residential development, which has been reviewed by staff for compliance with the previously approved rezoning conditions and variance. The plat is consistent with the approved development standards, including setbacks for both single-family detached and townhouse units. Specifically, the townhouse portion of Phase 1 includes 112 units and incorporates approximately 5.875 acres of open space distributed throughout the development.

The open space plan includes a range of passive recreational amenities such as a walking trail, playground, dog park, benches, and a passive park area, contributing to the overall livability and design of the community. The development reflects adherence to the conditions established during the 2022 rezoning approval, and no deviations from those conditions have been identified.

All relevant City departments have reviewed the final plat and have indicated that it meets applicable requirements. The request is primarily administrative in nature, focusing on ensuring that the recorded plat aligns with the previously approved zoning entitlements and development standards.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the final plat for the Vickers Point residential development.

ATTACHMENTS:

1. Vickers Road _Staff Report_Phase 1
2. Final_Plat_Vickers Point_Phase1
3. Application_Vickers Point_Plat_

CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
STAFF REPORT

To:	Planning and Zoning Commission
From:	Denise Brookins
Agenda Item:	Vickers Road Residential Development – Final Plat Review/Phase 1
Property Location:	Vickers Road / SR 138 (Beverly Engram Parkway), City of Fairburn, Georgia; approximately 26.438 acres as reflected on the plat

Agent/Applicant/Petitioner Information

Applicant: DCCM
Property Owner: Hybrass Properties LLC

Request Summary

The item before the Planning and Zoning Commission is consideration of the final plat for Phase 1 of the Vickers Road residential development. The subject property was approved by City Council on January 24, 2022, for conditional rezoning from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse), along with a concurrent variance permitting up to 50 single-family detached lots and 112 townhouse units.

Discussion

Staff has reviewed the final plat for consistency with the approved regulations and conditions associated with the January 24, 2022 conditional rezoning and concurrent variance approved by City Council. For the single-family detached units, the approved setbacks are as follows: 20 feet (front), 5 feet (side), 10 feet (side separation), and 10 feet (rear). For the townhouse units, the approved setbacks are 20 feet (front), 0 feet (side), 18 feet (rear), and 25 feet (building separation).

The plat provides for the development of 112 townhouse lots and approximately 5.875 acres of open space within Phase 1. Open space is distributed throughout the development and includes an amenity package consisting of a passive recreational park, walking trail, benches, playground, and dog park.

All relevant departments have reviewed and approved the request.

Relevant Regulations

Relevant regulations for this item include Chapter 80 of the City of Fairburn Code, which establishes zoning districts, development standards, administrative authority, and enforcement provisions. Chapter 80 further stipulates that prior zoning approvals and associated conditions remain binding unless formally amended, and assigns the Director of Planning responsibility for reviewing development and construction plans for compliance with the zoning ordinance. This final plat is also governed by the specific conditions imposed by City Council in the January 24, 2022 approval of Rezoning Case No. 2021-178 and Concurrent Variance No. 2021-178.

Staff Recommendation:

Staff recommends approval of the final plat for the Vickers Road residential development.

FINAL SUBDIVISION PLAT
FOR
VICKERS POINT
PHASE 1
LOCATED IN
LAND LOT 74, 9th DISTRICT CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

PROPOSED DEVELOPMENT BY:
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

OWNER & DEVELOPER:

DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC
780 JOHNSON FERRY ROAD
ATLANTA, GEORGIA 30342
CONTACT: JON BEEN
jon.been@directresidentialhomes.com

24 HOUR CONTACT:

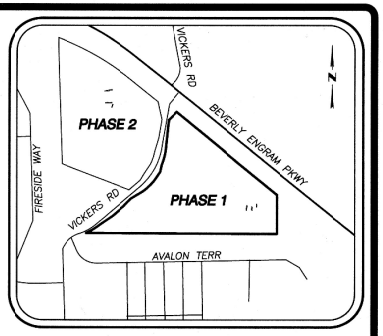
JARED BRODE
LAND DEVELOPMENT MANAGER
DIRECT RESIDENTIAL COMMUNITIES
706.892.6633

ENGINEERING CONTACT:

DCCM
JEREMY FRYDRYCH, P.E.
425 OAK STREET,
NORTHWEST
GAINESVILLE, GA 30501
770.718.0600
jfrydrych@dccm.com

SURVEY CONTACT:

DCCM
BRANDON C. REGISTER, PLS
1240 HWY 54 W, STE 707
FAYETTEVILLE, GA 30214
678.450.5404
bregister@dccm.com



VICINITY MAP
SCALE: 1"=600'

OWNER'S CERTIFICATE

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 and rights-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 specificcally 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 caution in the construction of cross-drains extension, drives, 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 3/10, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/10/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

NOTARY PUBLIC — DATE 3-10-2026
STATE OF GEORGIA

ANTHONY R. LEIGH NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires September 7, 2026

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 and rights-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.

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IN WITNESS WHEREOF, I have hereunto set by hand and affixed my seal this day of March 10 2026

JON BEEN, OWNER/PRESIDENT — DATE 3/10/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3-10-2026
STATE OF GEORGIA

ANTHONY R. LEIGH NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires September 7, 2026

REFERENCE PLAT

1. ALTA/NSPS LAND TITLE SURVEY FOR DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC, PREPARED BY ROCHESTER & ASSOCATES, INC., DATED 4/17/23, LAST REVISED 5/2/25.

FINAL PLAT 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

COVENANTS

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 9/29/25, IN DEED BOOK 69379, PAGE 167 WHICH HEREBY BECOME A PART OF THIS PLAT.

TAX PARCEL ID:
09F170100742374, 09F170100742416, 09F170100742317, 09F170100742341,
ZONING: R-CT
G221067.DRC
9/19/25

NO.	DATE	REVISIONS
1.	3/6/2026	CITY COMMENTS

DCCM Infrastructure, Inc.
1240 Hwy 54 W. Ste 707, Fayetteville, GA 30214
770.718.0600 | DCCM.com

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	VARIANCE, LEGEND, NOTES
SHEETS 3-7	FINAL PLAT
SHEETS 8-9	CHARTS

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 10th day of March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/10/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3-10-26
STATE OF GEORGIA

ANTHONY R. LEIGH NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires September 7, 2026

ENGINEER CERTIFICATION

I hereby certify that this subdivision was constructed in accordance with the approved construction plans and specifications which were approved by the city engineer, as well as with all approved revisions thereto, and that all applicable engineering requirements of the land subdivision regulations and zoning ordinance have been fulfilled, except as noted below:

GEORGIA REGISTERED No 33630 PROFESSIONAL ENGINEER JEREMY FRYDRYCH

JEREMY FRYDRYCH, P.E. #33630 — 3/10/26 DATE

SURVEYOR CERTIFICATION

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.

GEORGIA REGISTERED No. 003135 1/23/26 LAND SURVEYOR BRANDON C. REGISTER

BRANDON C. REGISTER #3135 — 3/10/2026 DATE

OUR FIRM IS IN THE PROCESS OF CHANGING ITS BUSINESS NAME. THE NAME SHOWN IN THE TITLE BLOCK REFLECTS THE NEW BUSINESS NAME; HOWEVER, THE SURVEYOR / ENGINEER CERTIFICATION REMAINS ISSUED UNDER THE CURRENTLY REGISTERED BUSINESS NAME ON FILE WITH THE STATE. BOTH NAMES REFER TO THE SAME FIRM DURING THIS TRANSITION PERIOD.

SURVEYORS 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.

BRANDON C. REGISTER, PLS #3135 — 3/10/2026 DATE
bregister@dccm.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2026
www.rochester.dccm.com

SHEET 1 OF 9

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTES

1. TOTAL SITE AREA: 26.438 ACRES
2. TOTAL SITE AREA PHASE 1: 13.789 ACRES
   OPEN SPACE: 5.968 ACRES
   TOTAL LOT AREA: 5.253 ACRES
   PUBLIC RIGHT-OF-WAY AREA: 2.586 ACRES
3. TOTAL NUMBER OF LOTS: 112 (TOWNHOMES)
4. ZONING PER VARIANCE LETTER (THIS SHEET):
   R-CT (RESIDENTIAL CONDOMINIUM TOWNHOUSE)
5. SETBACKS PER VARIANCE LETTER (THIS SHEET):
   SINGLE-FAMILY DETACHED UNITS:
   - FRONT: 20 FEET
   - SIDE: 5 FEET
   - SIDE SEPARATION: 10 FEET
   - REAR: 10 FEET
   TOWNHOUSE UNITS:
   - FRONT: 20 FEET
   - SIDE: 0 FEET
   - REAR: 18 FEET
   - SEPARATION BETWEEN BUILDINGS: 25 FEET

SURVEY NOTES

1. THE FIELD DATA DATED 06/17/2021-06/18/2021 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,895 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 553,410 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. SAID WETLANDS WERE DELINEATED BY OTHERS AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC. THE OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS SHOWN BASED ON FIELD MARKINGS AND A REPORT BY CORBLU ECOLOGY GROUP, DATED JUNE 4, 2021.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.) PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF FAIRBURN, THE CITY OF UNION CITY AND FULTON COUNTY, GEORGIA. MAP NO. 13121C0454F, REVISED DATE SEPTEMBER 18, 2013.
8. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
9. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
10. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

LEGEND

AKA	–	ALSO KNOWN AS
BC	–	BACK OF CURB
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CBX	–	CABLE BOX
CCN	–	CONCRETE NAIL
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTERLINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
DE	–	DRAINAGE EASEMENT
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DIR.	–	DIRECTION
DWCB	–	DOUBLE-WING CATCH BASIN
EP	–	EDGE OF PAVEMENT
EX.	–	EXISTING
FES	–	FLARED END SECTION
FH	–	FIRE HYDRANT
-G-	–	GAS LINE
GDOT	–	GEORGIA DEPARTMENT OF TRANSPORTATION
GM	–	GAS METER
GW	–	GUY WIRE
HW	–	HEADWALL
HWF	–	HOG WIRE FENCE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LL	–	LAND LOT
LLL	–	LAND LOT LINE
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
-OC-	–	OVERHEAD COMMUNICATION LINE
OCS	–	OUTLET CONTROL STRUCTURE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
-P-	–	POWER LINE
-P/T-	–	POWER & TELEPHONE LINE
PBX	–	POWER BOX
PL	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTLP	–	POWER, TELEPHONE & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RCP	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT OF WAY
-SS-	–	SANITARY SEWER LINE
SR	–	STATE ROUTE
SSE	–	SANITARY SEWER EASEMENT
SWCB	–	SINGLE-WING CATCH BASIN
TBX	–	TELEPHONE BOX
TMH	–	TELEPHONE MANHOLE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
-UC-	–	UNDERGROUND COMMUNICATION
-UE-	–	UNDERGROUND ELECTRIC
WI	–	WEIR INLET
-8"DIP-	–	WATER LINE
WM	–	WATER METER
WMH	–	WATER MANHOLE
WV	–	WATER VALVE

SYMBOLOGY

- BOUNDARY EVIDENCE FOUND
- CURB INLET
- CLEAN OUT STORM
- CLEAN OUT SANITARY
- CMF
- DROP INLET
- DWCB
- FIRE HYDRANT
- FLARED END SECTION
- GAS METER
- GAS REGULATOR
- GAS VALVE
- HEADWALL
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- LIGHT POLE
- MONUMENT
- OVERFLOW CONTROL STRUCTURE
- POWER POLE
- SWCB
- SANITARY MANHOLE
- 8"x8"x8" TEE
- WATER METER
- WATER VALVE
- WATER VAULT
- WEIR INLET

GEORGIA REGISTERED LAND SURVEYOR BRANDON C. REGISTER

January 27, 2022

Lennar Georgia, Inc.
1000 Locomb Woods Parkway
Building 600, Suite 450
Roswell, GA 30076
Attn: Andy Chandler

Re: City Council Decision - Rezoning 2021 178 and Concurrent Variance 2021178 Lennar Georgia

Dear Mr. Chandler:

On Monday, January 24, 2022, the City of Fairburn City Council made the following decision on the Lennar Georgia rezoning petition:

APPROVAL CONDITIONAL to rezone 26.963 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family detached lots and 112 townhouse units with a concurrent variance as follows:

c. Concurrent Variance 2021178: A variance from Chapter 80 Zoning, Article II Section 80-79(f) R-CT Residential Condominium Townhouse District to reduce the lot width of the townhouse (single-family attached) units from 30' to 20' with the following conditions:

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

1. Single-family Residential Detached Lots
   a. A maximum of 50 lots with a maximum density of 3.64 units per acre whichever is less
   b. The lot square footage shall be a minimum of 6,200 square feet
   c. The heated floor area shall be a minimum of 1,400 square feet
2. Single-family Residential Attached Units
   a. A maximum of 112 townhouse units with a maximum density of 8.01 per unit whichever is less
   b. The lot square footage shall be a minimum of 1,800 square feet and no building shall contain no more than eight (8) units
   c. The heated floor area shall be a minimum of 1,200 square feet

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

B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Rochester & Associates, Inc. and attached as Exhibit B. The 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 deviation from the site plan is subject to approval by the City Engineer or designee.
2. Property maintenance for the townhouse units shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual units and all common areas that are contained within the boundaries of the townhouse area. Property maintenance for the detached units shall be accomplished by the individual property owners with the exception of common areas to be maintained by a homeowner's association. Covenants will provide for self-help remedies should the individual property owners not comply with this requirement. A 2% rental cap shall be included in the detached units' by-laws and a 3% rental cap shall be included in the attached units' by-laws. Such associations by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development standards:

1. Building setbacks for the single-family detached units are as follows:
   a. Front: 20 feet
   b. Side: 5 feet
   c. Side separation: 10 feet
   d. Rear: 10 feet
2. Building setbacks for the townhouse units are as follows:
   a. Front: 20 feet
   b. Side: 0 feet
   c. Rear: 18 feet
   d. Separation between buildings: 25 feet
3. Minimum lot widths are as follows:
   a. Single-family lot width shall be thirty (30) feet
   b. Townhouse lot width shall be twenty (20) feet
4. A minimum of 5.33 acres of the total area shall be reserved for open space; an amenity package shall include a passive recreational park, walking trail, benches, playground, and dog park.

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5. Facades of the homes and townhouses shall be constructed with a combination of two or more of the following materials: fiber-cement siding, weatherboard, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front facades shall consist of at least 25% brick or stone.
6. Two-car garages shall be provided for each single-family detached unit and one-car garages shall be provided for each townhouse unit. Upgrades garage doors with architectural elements shall be utilized.
7. Sidewalks shall be installed on both sides of Vickers Road and internal streets within the development and shall be designed to provide interconnectivity to the amenities area and mail kiosk. Sidewalks shall be a minimum of five-feet and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard.
8. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.
9. All utilities shall be installed underground throughout the development area.
10. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projects as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date).
11. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic Study. When provided, turning lanes shall meet the following criteria:
    a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
    b. Provide taper lengths of not less than 100 feet.
    c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.
12. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage). If required, along Vickers Road and SR 138 (Beverly Engram Pkwy), at no costs to the city.
13. The Developer shall install a canopy or understory tree in the front yard of each single-family detached unit. The front and rear yards of the single-family detached units and townhouse units shall be sodded.

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14. The developer shall provide twenty (20) to twenty-five (25) off-street parking spaces within the townhouse development.

Should you have any questions or need any additional information, please contact me at (770) 964-2244 ext. 120 or tpeeks@fairburn.com.

Sincerely,

Tarika Peeks
Director of Planning and Zoning

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

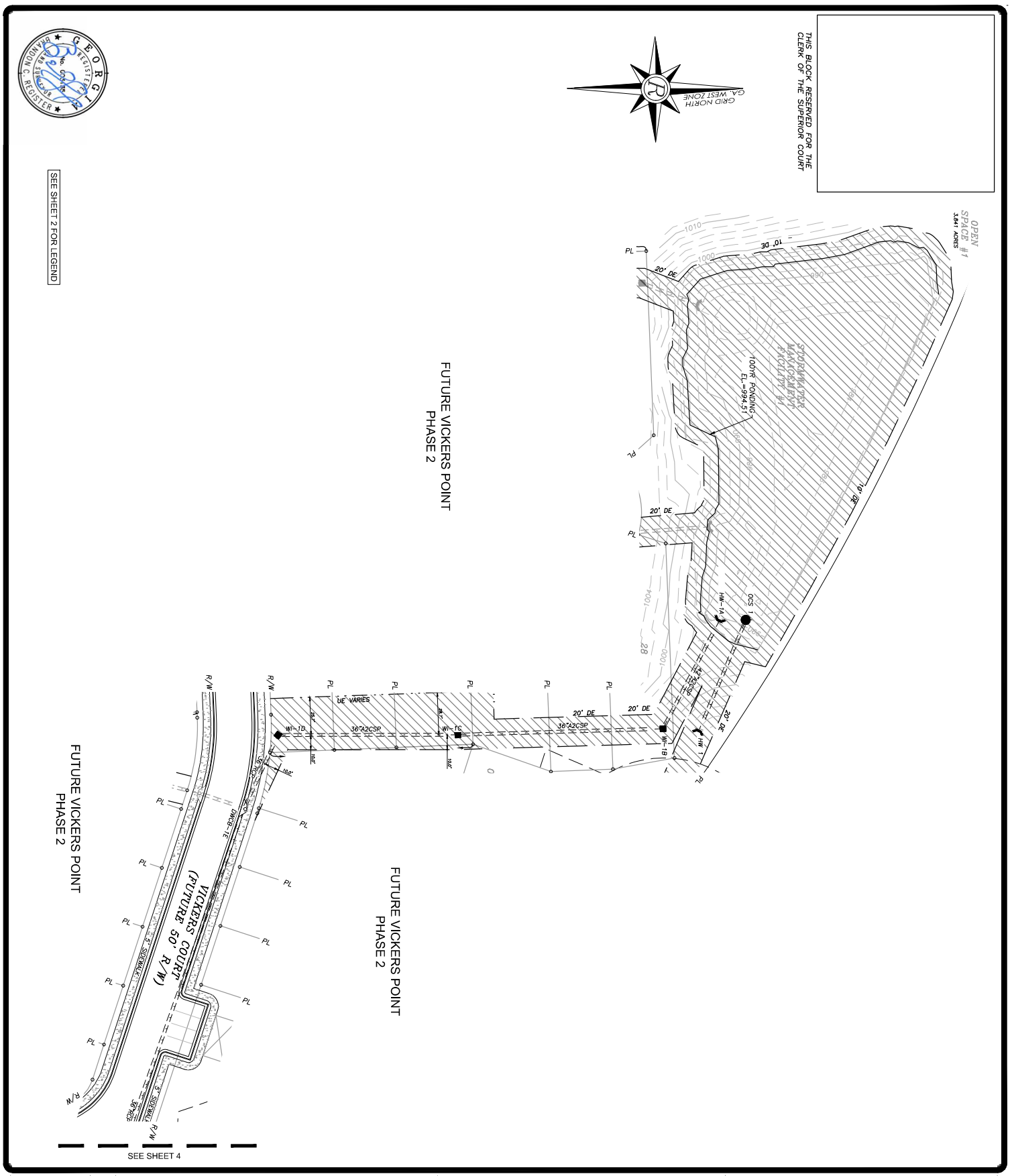
DCCM Infrastructure, Inc.
1240 Hwy 54 W, Ste 707, Fayetteville, GA 30214
770.718.0600 | DCCM.com

FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 1
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1.	3/6/26	CITY COMMENTS
2.	3/31/26	CITY COMMENTS
3.	4/15/26	CITY COMMENTS

REVISIONS

SHEET 2 OF 8
DATE: 9/19/25
SCALE: N/A
JOB NO.: LJG220167
DRAWN BY: LJG
FILE NO.: DRC.FNLP



SHEET 3 OF 8

DATE: 9/19/25
SCALE: 1"=40'
JOB NO.: 0221067
DRAWN BY: LJG
FILE NO.: DRC.FNLP

GRAPHIC SCALE
0' 20' 40' 80'

NO.	DATE	DESCRIPTION
3.	4/15/26	CITY COMMENTS
2.	3/31/26	CITY COMMENTS
1.	3/6/26	CITY COMMENTS

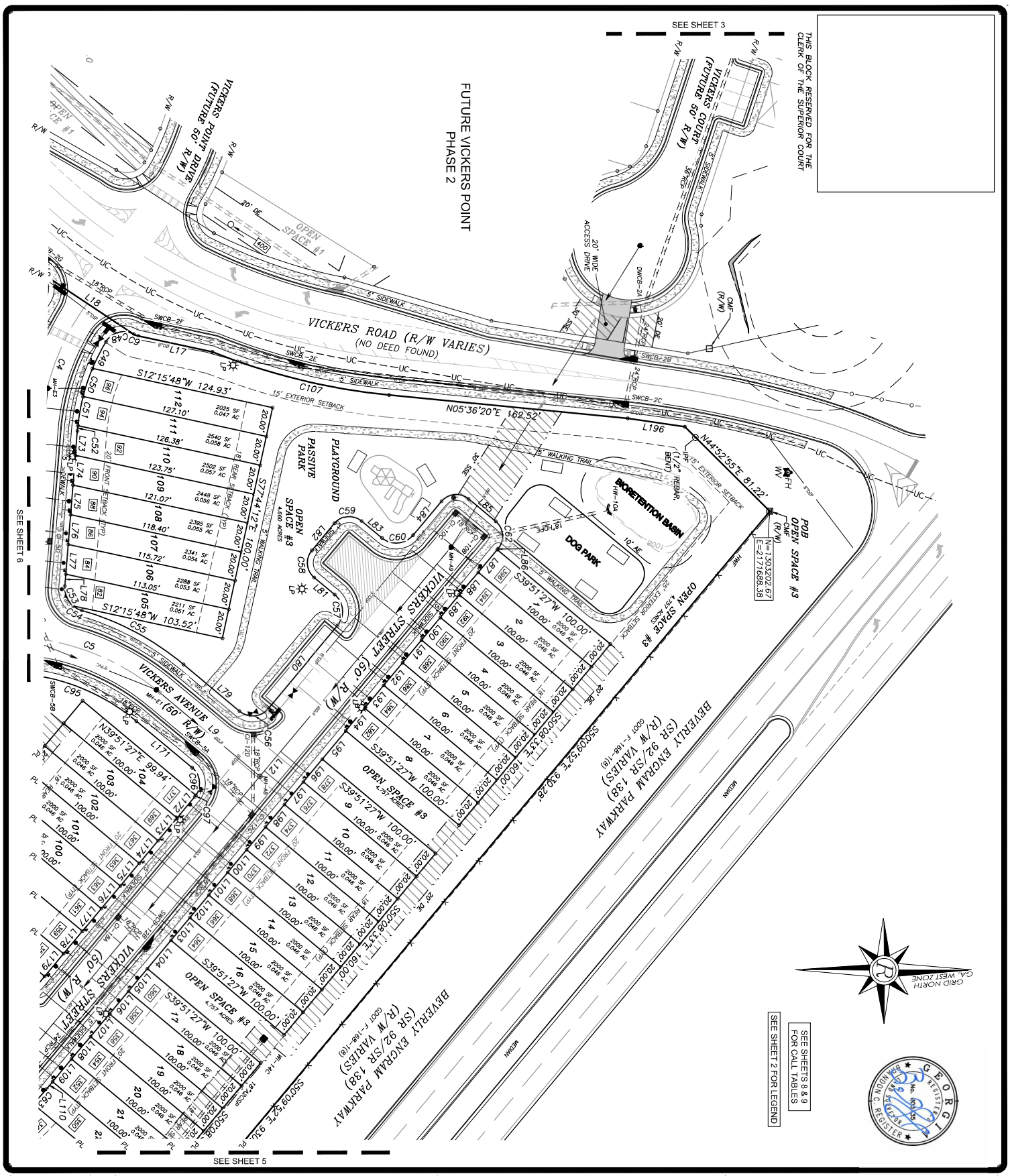
REVISIONS

FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 1

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

DCCM Infrastructure, Inc.
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SHEET 4 OF 9

DATE: 9/19/25
SCALE: 1"=40'
JOB NO.: G221067
DRAWN BY: LJG
FILE NO.: DRC.FNLP

GRAPHIC SCALE
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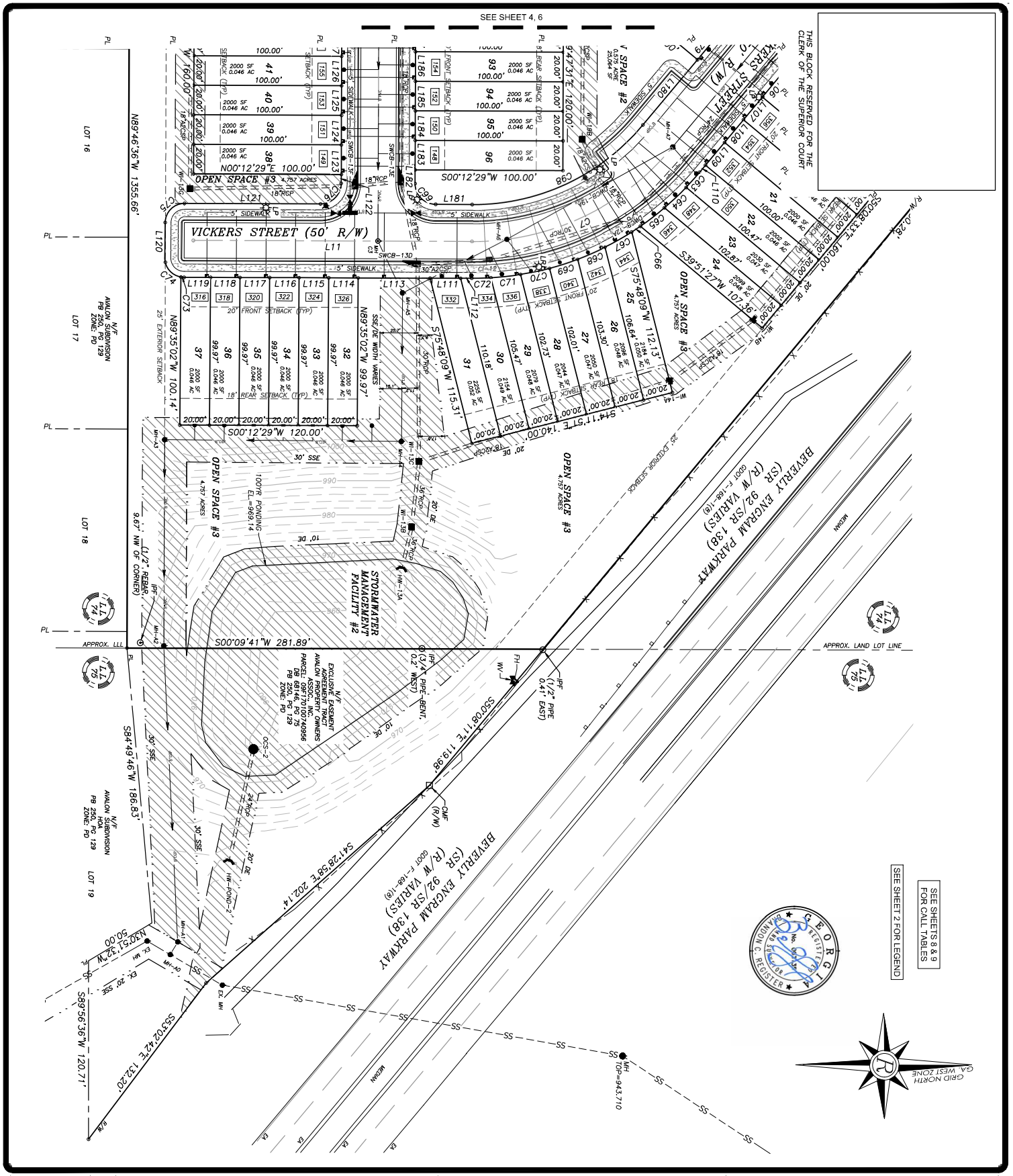
REVISIONS

FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 1

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
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SHEET 5 OF 9

DATE: 9/19/25
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REVISIONS

FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 1

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FULTON COUNTY, GEORGIA

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SHEET	OF
6	9

DATE: 9/19/25
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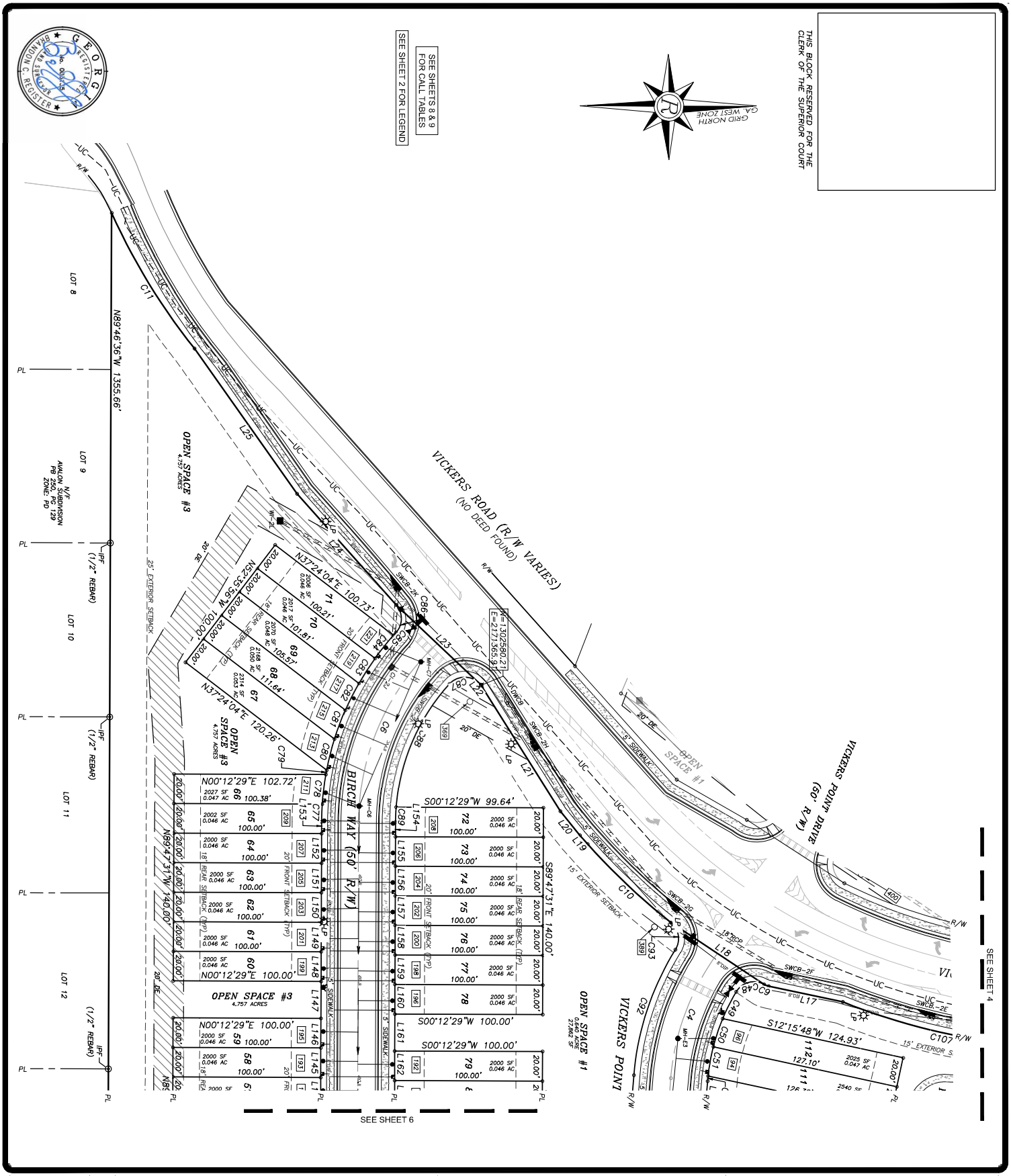
REVISIONS

FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 1

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
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SHEET	OF
7	9

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PHASE 1

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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CENTERLINE CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C4	S69°29'56"E	90.17	91.33	165.00
C5	N20°01'58"E	111.92	114.18	165.00
C6	S66°14'04"E	131.89	135.68	165.00
C7	S24°58'02"E	148.89	153.79	175.00
L7	S85°21'22"E	142.17		
L8	N00°12'29"E	188.09		
L9	N39°51'27"E	88.20		
L10	S89°47'31"E	668.02		
L11	S00°12'29"W	188.67		
L12	S50°08'33"E	477.25		

BOUNDARY CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C9	N20°43'31"E	3.31	3.33	11.00
C10	N43°20'23"E	77.29	77.38	449.00
C11	N58°36'26"E	107.59	107.88	426.19
C107	N13°42'51"E	123.28	123.69	437.00
L17	N12°03'36"E	51.28		
L18	S33°33'28"W	75.85		
L19	N48°16'38"E	7.92		
L20	N51°01'42"E	20.99		
L21	N57°52'16"E	100.72		
L22	N51°01'42"E	0.50		
L23	N43°17'21"E	78.66		
L24	N48°19'49"E	100.73		
L25	N54°44'28"E	120.32		
L196	N08°17'16"E	39.13		

VICKERS POINT DRIVE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C48	S14°51'46"E	19.54	21.63	14.00
C49	S63°17'14"E	20.32	20.34	140.00
C50	S71°34'08"E	20.12	20.13	140.00
C51	S79°47'16"E	20.01	20.03	140.00
C52	S84°37'17"E	3.59	3.59	140.00
C53	N67°12'22"E	14.75	15.32	16.00
C54	N27°56'46"E	6.56	6.60	16.00
C91	N42°34'27"W	19.02	20.91	14.00
C92	N71°43'34"W	89.55	90.40	190.00
C93	S80°09'12"W	18.64	20.40	14.00
L18	S33°33'28"W	75.85		
L73	S85°21'22"E	16.58		
L74	S85°21'22"E	20.18		
L75	S85°21'22"E	20.18		
L76	S85°21'22"E	20.18		
L77	S85°21'22"E	20.18		
L78	S85°21'22"E	8.00		
L169	N85°21'22"W	105.59		

VICKERS STREET CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C57	S84°51'27"W	21.21	23.56	15.00
C58	S84°51'27"W	18.38	20.42	13.00
C59	N05°08'33"W	18.38	20.42	13.00
C60	N05°08'33"W	21.21	23.56	15.00
C62	N84°51'27"E	18.38	20.42	13.00
C63	S48°10'16"E	13.76	13.76	200.00
C64	S43°18'47"E	20.14	20.15	200.00
C65	S37°29'22"E	20.50	20.51	200.00
C66	S33°32'02"E	7.11	7.11	200.00
C67	S29°32'37"E	20.74	20.75	200.00
C68	S23°39'58"E	20.28	20.28	200.00
C69	S17°53'19"E	20.04	20.05	200.00
C70	S12°08'56"E	20.01	20.02	200.00
C71	S06°23'17"E	20.19	20.20	200.00
C72	S01°38'37"E	12.92	12.93	200.00
C73	S04°44'13"W	2.05	2.06	13.00
C74	S49°50'28"W	16.91	18.41	13.00
C75	N44°41'17"W	18.35	20.37	13.00
C97	N52°48'13"W	1.30	1.30	14.00
C98	N24°58'02"W	127.62	131.82	150.00
L80	N50°08'33"W	73.00		
L81	S39°51'27"W	18.00		
L82	N50°08'33"W	24.00		
L83	N39°51'27"E	18.00		
L84	N50°08'33"W	30.00		
L85	N39°51'27"E	24.00		
L86	S50°08'33"E	1.00		
L87	S50°08'33"E	20.00		
L88	S50°08'33"E	20.00		
L89	S50°08'33"E	20.00		
L90	S50°08'33"E	20.00		
L91	S50°08'33"E	20.00		
L92	S50°08'33"E	20.00		
L93	S50°08'33"E	20.00		
L94	S50°08'33"E	20.00		
L95	S50°08'33"E	25.00		

VICKERS STREET CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L96	S50°08'33"E	20.00		
L97	S50°08'33"E	20.00		
L98	S50°08'33"E	20.00		
L99	S50°08'33"E	20.00		
L100	S50°08'33"E	20.00		
L101	S50°08'33"E	20.00		
L102	S50°08'33"E	20.00		
L103	S50°08'33"E	20.00		
L104	S50°08'33"E	25.00		
L105	S50°08'33"E	20.00		
L106	S50°08'33"E	20.00		
L107	S50°08'33"E	20.00		
L108	S50°08'33"E	20.00		
L109	S50°08'33"E	20.00		
L110	S50°08'33"E	6.25		
L111	S00°12'29"W	20.65		
L112	S00°12'29"W	7.62		
L113	S00°12'29"W	48.65		
L114	S00°12'29"W	20.00		
L115	S00°12'29"W	20.00		
L116	S00°12'29"W	20.00		
L117	S00°12'29"W	20.00		
L118	S00°12'29"W	20.00		
L119	S00°12'29"W	17.95		
L120	N89°35'02"W	24.00		
L121	N00°12'29"E	92.12		
L172	N50°08'33"W	18.70		
L173	N50°08'33"W	20.00		
L174	N50°08'33"W	20.00		
L175	N50°08'33"W	20.00		
L176	N50°08'33"W	20.00		
L177	N50°08'33"W	20.00		
L178	N50°08'33"W	20.00		
L179	N50°08'33"W	20.00		
L180	N50°08'34"W	57.55		
L181	N00°12'29"E	24.67		

VICKERS AVENUE CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C55	N27°59'27"E	78.14	78.70	190.00
C56	N05°08'33"W	19.80	21.99	14.00
C90	N45°12'29"E	19.80	21.99	14.00
C94	S44°47'31"E	19.80	21.99	14.00
C95	S20°01'58"W	94.96	96.88	140.00
C96	S82°11'47"W	18.86	20.69	14.00
L79	N39°51'27"E	49.20		
L168	N00°12'29"E	125.79		
L170	S00°12'29"W	149.09		
L171	S39°51'27"W	49.20		

SEE SHEET 9 FOR CONTINUATION OF CALL TABLES

GEORGIA REGISTERED No. 000000 LAND SURVEYOR BRANDON C. REGISTER

DCCM Infrastructure, Inc.
1240 Hwy 54 W, Ste 707, Fayetteville, GA 30214
770.718.0600 | DCCM.com

FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 1
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
3.	4/15/26	CITY COMMENTS
2.	3/31/26	CITY COMMENTS
1.	3/6/26	CITY COMMENTS

REVISIONS

SHEET 8 OF 9

DATE: 9/19/25
SCALE: N/A
JOB NO.: 2211067
DRAWN BY: LJG
FILE NO.: DRC.FNLP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

BIRCH WAY CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C76	N44°47'31"W	19.80	21.99	14.00
C77	N87°59'06"W	11.98	11.98	190.00
C78	N83°08'26"W	20.14	20.14	190.00
C79	N79°39'02"W	3.00	3.00	190.00
C80	N75°54'45"W	21.78	21.79	190.00
C81	N69°28'27"W	20.90	20.91	190.00
C82	N63°15'05"W	20.35	20.36	190.00
C83	N57°09'18"W	20.06	20.07	190.00
C84	N51°06'38"W	20.01	20.02	190.00
C85	N47°43'48"W	2.40	2.40	190.00
C86	N89°31'07"W	18.79	20.60	14.00
C87	S01°38'37"W	21.25	24.13	14.00
C88	S66°42'10"E	90.98	92.66	140.00
C89	S87°43'41"E	10.08	10.09	140.00
C99	N45°12'29"E	19.80	21.99	14.00
L122	N89°47'31"W	6.00		
L123	N89°47'31"W	20.00		
L124	N89°47'31"W	20.00		
L125	N89°47'31"W	20.00		
L126	N89°47'31"W	20.00		
L127	N89°47'31"W	20.00		
L128	N89°47'31"W	20.00		
L129	N89°47'31"W	20.00		
L130	N89°47'31"W	20.00		
L131	N89°47'31"W	25.00		
L132	N89°47'31"W	20.00		
L133	N89°47'31"W	20.00		
L134	N89°47'31"W	20.00		
L135	N89°47'31"W	20.00		
L136	N89°47'31"W	20.00		
L137	N89°47'31"W	20.00		
L138	N89°47'31"W	20.00		
L139	N89°47'27"W	25.00		
L140	N89°47'31"W	20.00		
L141	N89°47'31"W	20.00		
L142	N89°47'31"W	20.00		
L143	N89°47'31"W	20.00		
L144	N89°47'31"W	20.00		

BIRCH WAY CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L145	N89°47'31"W	20.00		
L146	N89°47'31"W	20.00		
L147	N89°47'23"W	25.00		
L148	N89°47'21"W	20.00		
L149	N89°47'21"W	20.00		
L150	N89°47'21"W	20.00		
L151	N89°47'21"W	20.00		
L152	N89°47'21"W	20.00		
L153	N89°47'21"W	8.02		
L154	S89°47'31"E	9.92		
L155	S89°47'31"E	20.00		
L156	S89°47'31"E	20.00		
L157	S89°47'31"E	20.00		
L158	S89°47'31"E	20.00		
L159	S89°47'31"E	20.00		
L160	S89°47'31"E	20.00		
L161	S89°47'31"E	25.00		
L162	S89°47'31"E	20.00		
L163	S89°47'31"E	20.00		
L164	S89°47'31"E	20.00		
L165	S89°47'31"E	20.00		
L166	S89°47'31"E	20.00		
L167	S89°47'31"E	20.00		
L182	S89°47'31"E	9.24		
L183	S89°47'31"E	20.00		
L184	S89°47'31"E	20.00		
L185	S89°47'31"E	20.00		
L186	S89°47'31"E	20.00		
L187	S89°47'31"E	20.00		
L188	S89°47'31"E	20.00		
L189	S89°47'31"E	26.86		
L190	S89°47'31"E	20.00		
L191	S89°47'31"E	20.00		
L192	S89°47'31"E	20.00		
L193	S89°47'31"E	20.00		
L194	S89°47'31"E	20.00		
L195	S89°47'31"E	20.00		

SEE SHEET 8 FOR CONTINUATION OF CALL TABLES

GEORGIA REGISTERED No. 3102 LAND SURVEYOR BRANDON C. REGISTER

DCCM

DCCM Infrastructure, Inc.
1240 Hwy 54 W, Ste 707 | Fayetteville, GA 30214
770.718.0600 | DCCM.com

FINAL SUBDIVISION PLAT FOR
VICKERS POINT
PHASE 1
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS
3.	4/15/26	CITY COMMENTS
2.	3/31/26	CITY COMMENTS
1.	3/6/26	CITY COMMENTS

SHEET 9 OF 9

DATE: 9/19/25
SCALE: N/A
JOB NO.: 2221067
DRAWN BY: LJG
FILE NO.: DRC.FNLP

CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 01/23/2026 **Deadline:** _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Vickers Point Phase 1
Address/Location of Project: Beverly Engram Pkwy/Vickers Rd., Land Lot 74, 9th Dist., Fairburn, GA
Access to Property: Vickers Rd.
Tax Parcel ID #: Various - see plat/asbuilts Size of Project: Total: 26.438, Phase 1: 13.789 acres
Zoning: R-CT No. of Lots (if applicable): 112 townhomes
Zoning & Use of Adjacent Properties: Various - see plat/asbuilts

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
Final platting of 112 townhome lots (Vickers Point, Phase 1) located on Vickers Road at the intersection of Beverly Engram Pkwy.

CONTACT INFORMATION

Company Name: DCCM
Contact Person: Brandon Register, RLS
Mailing Address: 1240 Hwy. 54 W., Suite 707, Fayetteville, GA 30214
Phone: 678-450-5404 Fax: _____
Email Address: bregister@dccm.com (also add Wendy Gallacher, wgallacher@dccm.com)

UTILITY SERVICE PROVIDERS

Water: City of Fairburn Sewer: City of Fairburn Electric: City of Fairburn
Gas: _____ Cable: _____ Other: _____

Concept Plat	Preliminary Plat	Construction Plans	Final Plat	If Applicable-Landscape Plan
☐ 1st Submittal $440 + $3/lot ☐ Resubmittal*	☐ 1st Submittal $460 + $4/ lot ☐ Resubmittal*	☐ 1st Submittal $600 + $8/ lot ☐ Resubmittal*	☑ 1st Submittal $300 + $3/lot ☐ Resubmittal*	☐ 1st Submittal $400 + $5/lot ☐ Resubmittal*
7 Copies- Staff Routes to:	7 Copies- Staff Routes to:	7 Copies- Staff Routes to:	1 ~~X~~ Copies- Staff Routes to:	2 Copies- Staff Routes to:
__Building/Prop. Manager __ Engineer __Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	__Building/Prop. Manager __ Engineer __ Landscape Architect __Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	__ Building/Prop. Manager __ Engineer __ Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	__Building/ Prop. Manager __ Engineer __Landscape Architect ✓ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	__ Engineer __ Landscape Architect

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

*Staff confirmed only 1 hard copy is required at this time, after approval additional copies will be required. Digital PDF copies were provided via email.

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: VIDA Concept Plan

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 05/01/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
To provide a recommendation to the Planning and Zoning Commission regarding the concept plan for a mixed-use development at 0 Senoia Road, in accordance with the approved Planned Development (PD) rezoning conditions.

HISTORY:
The subject property, owned by Knowles Trucking Co Inc and represented by VIDA, was previously approved for rezoning from C-2 (General Commercial) to PD (Planned Development) to allow for a mixed-use development consisting of multifamily residential and commercial uses.

FACTS AND ISSUES:
The applicant has submitted a concept plan for a 10.79-acre mixed-use development consisting of up to 284 multifamily residential units and a minimum of 7,000 square feet of commercial space.

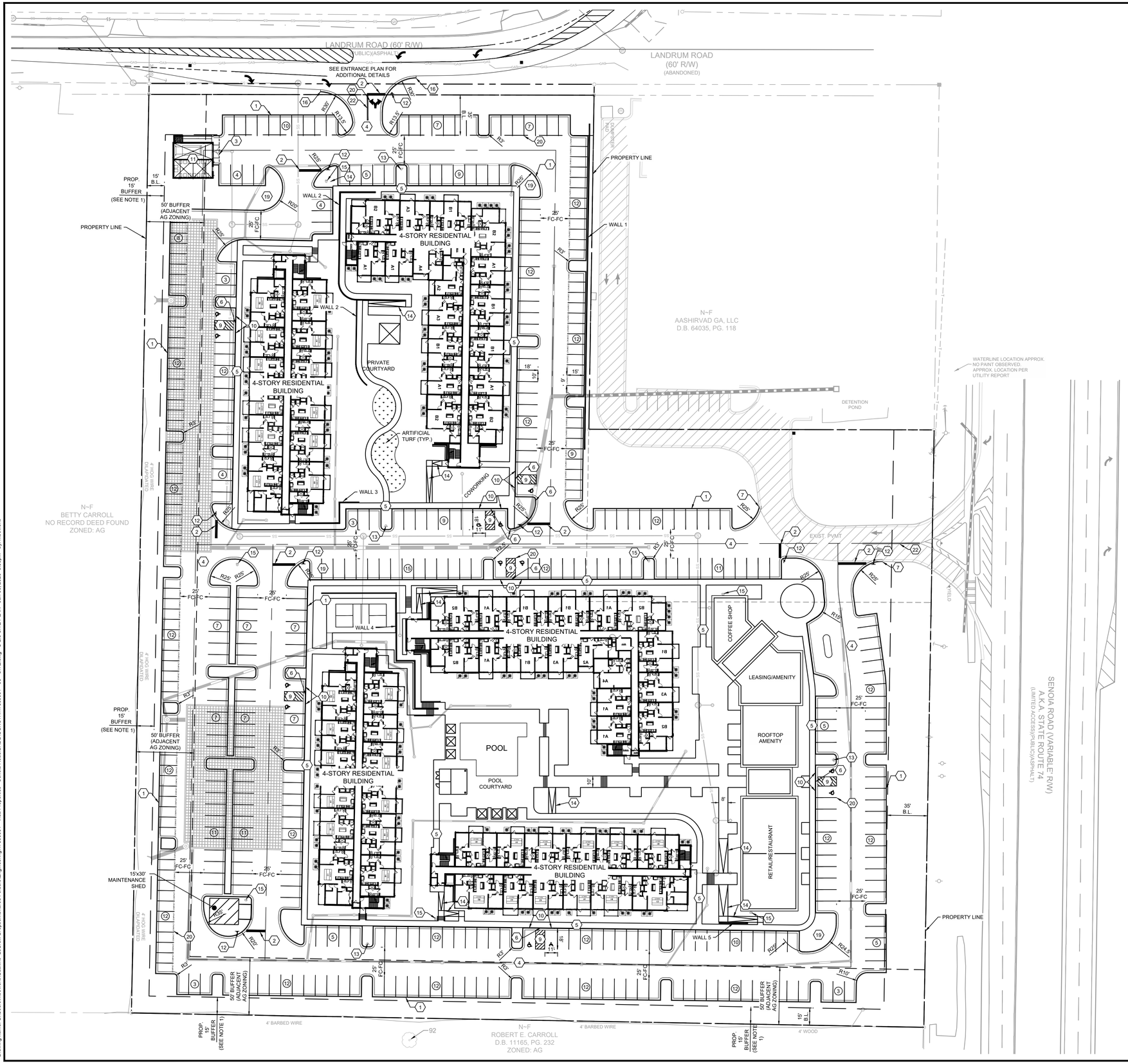
The development includes residential buildings ranging from one to four stories, along with a planned amenity package featuring a clubroom, greenspace, and pool. Development of the site will remain subject to all applicable departmental and site development requirements, including traffic, access, utilities, stormwater management, and frontage improvements. Compliance with approved architectural standards, landscaping, and pedestrian amenities will be required at the time of permitting. No outstanding issues have been identified at this stage of review.

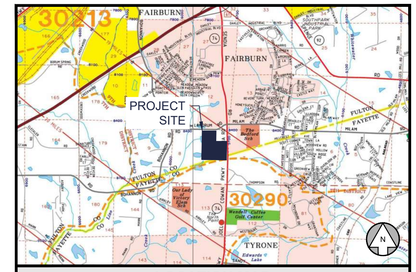
FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the concept plan.

ATTACHMENTS:

1. VIDA_Senoia-Road_Site_Plans
2. Clubhouse_Plans
3. VIDA_ Elevation Plans_





SCALE: 1"=2000'

LOCATION MAP

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY GASKINS + LECRAW, DATED 03/18/2024. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0464F, DATED 09/18/2013.

5) 10 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

KEY NOTES

1	24" CURB & GUTTER, SEE SHEET CD-1.0 FOR DETAIL
2	24" WHITE STOP BAR, SEE SHEET CD-1.0 FOR DETAIL
4	STANDARD DUTY PAVEMENT, SEE GEOTECH FOR PAVEMENT SPECIFICATIONS
5	5' CONCRETE SIDEWALK, SEE SHEET CD-1.0 FOR DETAIL
6	GDOT STANDARD ADA RAMP WITH DETECTABLE WARNING, SEE SHEET CD-1.1 FOR DETAIL
7	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
8	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
9	ADA PARKING AREA, SEE SHEET CD-1.0 FOR DETAIL(S)
10	ADA PARKING SIGN, SEE SHEET CD-1.0 FOR DETAIL
11	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
12	STOP SIGN (R1-1), SEE SHEET CD-1.0 FOR MOUNTING DETAIL
13	PROPOSED FIRE HYDRANT
14	PROPOSED ADA RAMP W/ HANDRAILS
15	PROPOSED REMOTE/WALL MOUNTED F.D.C.
16	TAPER CURB FROM 6" TO 0" OVER 5', SEE SHEET CD-1.0 FOR DETAIL
17	RESERVED
18	RESERVED
19	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
20	TYPICAL PAVEMENT MARKINGS, SEE SHEET CD-1.0 FOR DETAILS
21	RESERVED
22	EXISTING/PROPOSED DOUBLE SOLID YELLOW LINE (DSYL)

SITE SUMMARY

SITE AREA	
SITE AREA:	10.78 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF FAIRBURN
ZONING:	C-2
ADJACENT ZONING:	AG
BUILDING SETBACKS	
FRONT:	35'
SIDE:	N/A
REAR:	15'
PARKING SUMMARY	
PARKING REQ.:	MINIMUM 1.5 SPACES/UNIT (RESIDENTIAL.)
	426 SPACES REQUIRED
PARKING PROV.:	464 SPACES
STANDARD STALL DIMENSIONS:	18' x 10' (349 PROVIDED)
COMPACT STALL DIMENSIONS:	15' x 9' (101 PROVIDED)
HANDICAP STALL DIMENSIONS:	18' x 11' (14 PROVIDED)
MIN. DRIVE WIDTH:	24'

PREPARED IN THE OFFICE OF:

GASKINS +LECRAW

© 2026 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecraw.com

PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
1			

CLIENT

VIDA FAIRBURN, LLC
1579 MONROE DRIVE, SUITE 252, ATLANTA, GA 30324

PROJECT

SENOIA ROAD APARTMENTS
PARCEL NO: 09F020300080267
LOCATED IN L.L. 8 OF THE 9TH DISTRICT
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

SEAL:

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK

1/6/2026

GASWCC LVL II CERT # 93666

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

0' 20' 40' 80'

SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY:	ACC
DESIGNED BY:	---
REVIEWED BY:	DLS
JOB #:	47800001
DATE:	01.06.2026

SITE PLAN

C-2.0

Drawing name: C:\Users\mbowens\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\47800001 - Vida Properties - Senoia Road\CADD\CONSTR\47800001 - 06 - SITE.dwg C-2.0 SITE PLAN Jan 06, 2026 6:36pm by: mbowens

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026



Rendering - View of Clubhouse

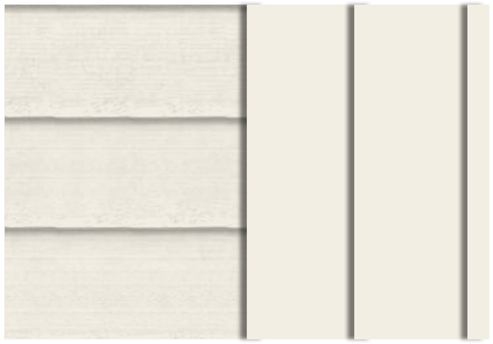


MAS-01
Cherokee Brick, Ansley Park
Mortar: Argos Ivory Buff

MTL-01, MTL-02
Aluminum Storefront Windows, Metal Canopies
Bronze, Dark Bronze or Eq.

MTL-03
Metal Railing
Black

VNL-01
Vinyl Windows
White



CPL-01, CLS-01, CTR-01
Fiber Cement Panel w/ Board & Batten, Lap Siding, Trim
Westhighland White | SW 7566



CPL-02, CTR-02
Fiber Cement Panel w/ Board & Batten,Trim
Sandbar | SW 7547



CPL-03, (CLS-02), CTR-03
Fiber Cement Panel w/ Reveals,Trim
Anonymous | SW 7046



CPL-04, CTR-04
Fiber Cement Panel w/ Reveals,Trim
Porpoise | SW 7047



WD-01
Fiber Cement Wood-look Lap Siding
Woodtone, Aspen Ridge

EXTERIOR FINISH LEGEND

TAG	MATERIAL DESCRIPTION
AS-01	ASPHALT SHINGLE ROOF, COLOR TBD
MAS-01	BRICK VENEER; CHEROKEE BRICK, ANSLEY PARK MORTAR; ARGOS IVORY BUFF
CPL-01	CEMENTITIOUS PANEL W/ BOARD & BATTEN; WESTHIGHLAND WHITE | SW 7566
CPL-02	CEMENTITIOUS PANEL W/ BOARD & BATTEN; SANDBAR | SW 7547
CPL-03	CEMENTITIOUS PANEL W/ REVEALS; ANONYMOUS | SW 7046
CPL-04	CEMENTITIOUS PANEL W/ REVEALS; PORPOISE | SW 7047
CLS-01	CEMENTITIOUS LAP SIDING; WESTHIGHLAND WHITE | SW 7566
CLS-02	CEMENTITIOUS LAP SIDING; ANONYMOUS | SW 7046
CTR-01	CEMENTITIOUS TRIM; WESTHIGHLAND WHITE | SW 7566
CTR-02	CEMENTITIOUS TRIM; SANDBAR | SW 7547
CTR-03	CEMENTITIOUS TRIM; ANONYMOUS | SW 7046
CTR-04	CEMENTITIOUS TRIM; PORPOISE | SW 7047
WD-01	CEMENTITIOUS WOOD-LOOK LAP SIDING; WOOD TONE - ASPEN RIDGE
MTL-01	ALUMINUM STOREFRONT WINDOWS, METAL CANOPIES; BRONZE
MTL-02	ALUMINUM STOREFRONT WINDOWS, METAL CANOPIES; DARK BRONZE
MTL-03	BALCONY METAL RAILING; BLACK
WNL-01	VINYL WINDOWS; WHITE

NOTE:
1. MATERIALS & FINISHES REPRESENT THE OVERALL DESIGN INTENT. PRODUCTS AND FINISHES ARE SUBJECT TO CHANGE WITH APPROVAL OF B.O.A. DEPENDING ON AVAILABILITY & PRICE.
2. REFER TO EXTERIOR FINISHES PACKAGE FOR BASIS OF DESIGN MATERIAL AND COLOR SELECTIONS.

dwell design studio
1280 HIGHTOWER TRAIL
ATLANTA, GA 30350
PHONE: 770.864.1035
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CONSULTANT

DEVELOPER
vida building. community. life.
PROJECT: 2545102

VIDA - SENOIA ROAD
8485 SENOIA ROAD
FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
01/23/2026	PERMIT/ GMP SET	

DESIGN SEAL
STATE OF GEORGIA
JASON R. [illegible]
CERTIFICATE NO. RA027426
REGISTERED ARCHITECT
01/23/2026

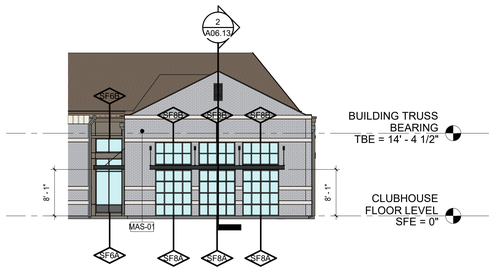
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SHEET NAME
EXTERIOR MATERIAL LEGEND

SHEET NUMBER
A05.00

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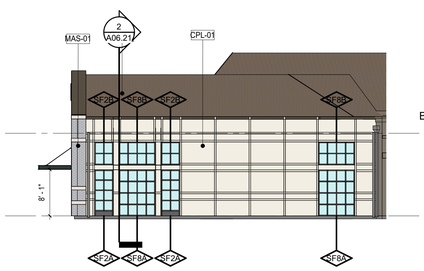
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BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

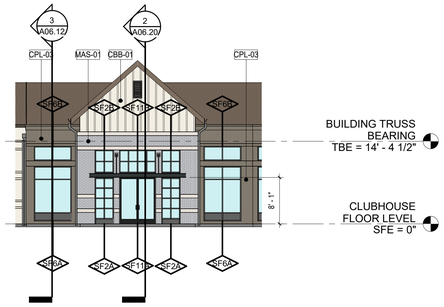
1 CLUBHOUSE - OVERALL ELEVATION 1
3/32" = 1'-0"



BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

2 CLUBHOUSE - OVERALL ELEVATION 2
3/32" = 1'-0"



BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

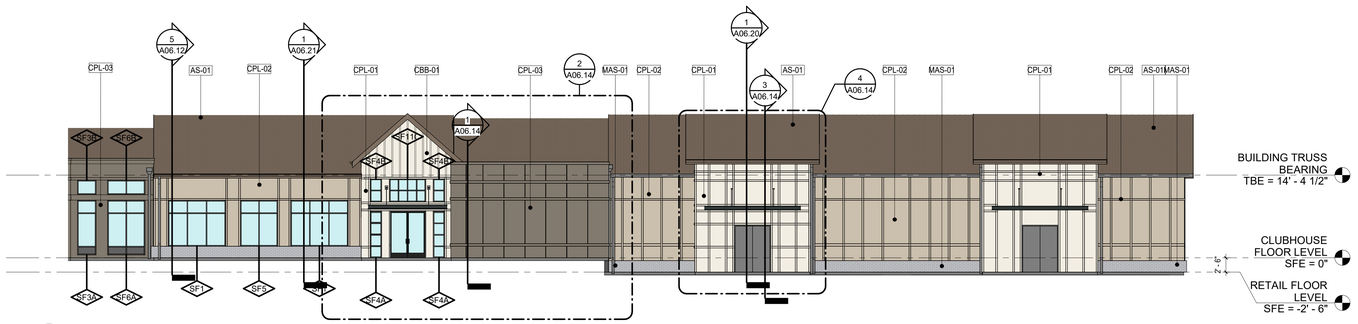
CLUBHOUSE FLOOR LEVEL
SFE = 0"

3 CLUBHOUSE - OVERALL ELEVATION 3
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

TAG	MATERIAL DESCRIPTION
AS-01	ASPHALT SHINGLE ROOF, COLOR TBD
MAS-01	BRICK VENEER; CHEROKEE BRICK, ANSLEY PARK MORTAR; ARGOS IVORY BUFF
CPL-01	CEMENTITIOUS PANEL W/ BOARD & BATTEN; WESTHIGHLAND WHITE | SW 7566
CPL-02	CEMENTITIOUS PANEL W/ BOARD & BATTEN; SANDBAR | SW 7547
CPL-03	CEMENTITIOUS PANEL W/ REVEALS; ANONYMOUS | SW 7046
CPL-04	CEMENTITIOUS PANEL W/ REVEALS; PORPOISE | SW 7047
CLS-01	CEMENTITIOUS LAP SIDING; WESTHIGHLAND WHITE | SW 7566
CLS-02	CEMENTITIOUS LAP SIDING; ANONYMOUS | SW 7046
CTR-01	CEMENTITIOUS TRIM; WESTHIGHLAND WHITE | SW 7566
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CTR-03	CEMENTITIOUS TRIM; ANONYMOUS | SW 7046
CTR-04	CEMENTITIOUS TRIM; PORPOISE | SW 7047
WD-01	CEMENTITIOUS WOOD-LOOK LAP SIDING; WOOD TONE - ASPEN RIDGE
MTL-01	ALUMINUM STOREFRONT WINDOWS, METAL CANOPIES; BRONZE
MTL-02	ALUMINUM STOREFRONT WINDOWS, METAL CANOPIES; DARK BRONZE
MTL-03	BALCONY METAL RAILING; BLACK
WNL-01	VINYL WINDOWS; WHITE

NOTE:
1. MATERIALS & FINISHES REPRESENT THE OVERALL DESIGN INTENT. PRODUCTS AND FINISHES ARE SUBJECT TO CHANGE WITH APPROVAL OF B.O.A. DEPENDING ON AVAILABILITY & PRICE.
2. REFER TO EXTERIOR FINISHES PACKAGE FOR BASIS OF DESIGN MATERIAL AND COLOR SELECTIONS.

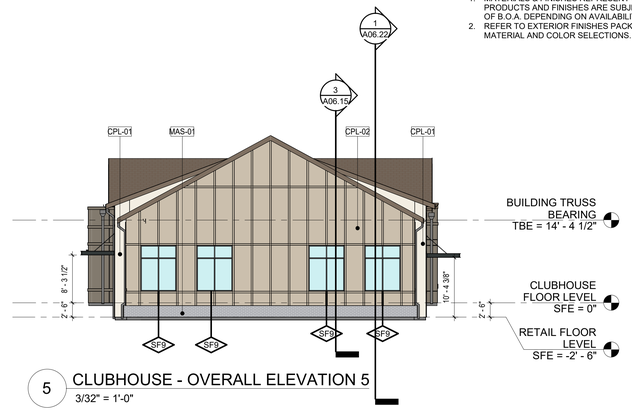


BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

RETAIL FLOOR LEVEL
SFE = -2' - 6"

4 CLUBHOUSE - OVERALL ELEVATION 4
3/32" = 1'-0"

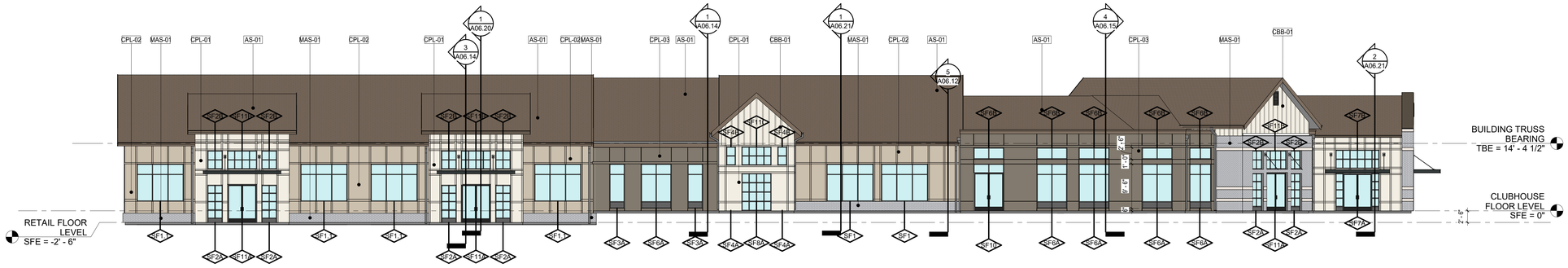


BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

RETAIL FLOOR LEVEL
SFE = -2' - 6"

5 CLUBHOUSE - OVERALL ELEVATION 5
3/32" = 1'-0"

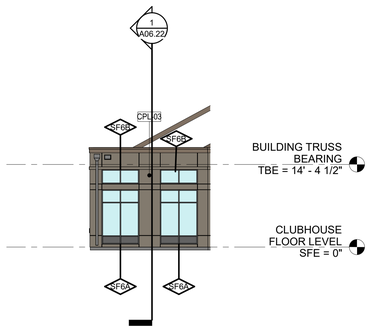


BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

RETAIL FLOOR LEVEL
SFE = -2' - 6"

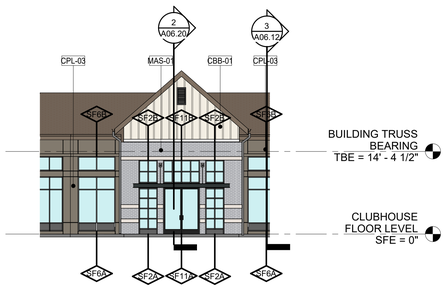
6 CLUBHOUSE - OVERALL ELEVATION 6
3/32" = 1'-0"



BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

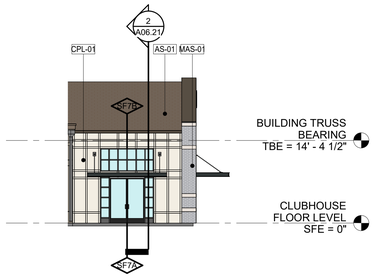
7 CLUBHOUSE - OVERALL ELEVATION 7
3/32" = 1'-0"



BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

8 CLUBHOUSE - OVERALL ELEVATION 8
3/32" = 1'-0"



BUILDING TRUSS BEARING
TBE = 14' - 4 1/2"

CLUBHOUSE FLOOR LEVEL
SFE = 0"

9 CLUBHOUSE - OVERALL ELEVATION 9
3/32" = 1'-0"

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DEVELOPER

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PROJECT: 2545102

VIDA - SENOIA ROAD
8485 SENOIA ROAD
FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
01/23/2026	PERMIT/ GMP SET	
03/06/2026	PERMIT/ GMP SET - CLUBHOUSE	

DESIGN SEAL

STATE OF GEORGIA
JASON FRANKFORD
CERTIFICATE NO. RA013436
REGISTERED ARCHITECT

01/23/2026

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SHEET NAME
OVERALL CLUBHOUSE ELEVATIONS

SHEET NUMBER
A05.10

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DEVELOPER

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PROJECT: 2545102

VIDA - SENOIA ROAD
8485 SENOIA ROAD
FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
03/06/2026	PERMIT/ GMP SET - CLUBHOUSE	

DESIGN SEAL

STATE OF GEORGIA
JASON R. DWELL
CERTIFICATE NO. RA013432
REGISTERED ARCHITECT

01/23/2026

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SHEET NAME
CLUBHOUSE PERSPECTIVES

SHEET NUMBER
A05.41

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ISOMETRIC

PLAN VIEW EXTERIOR

ISOMETRIC

PLAN VIEW EXTERIOR

ISOMETRIC

PLAN VIEW

Ⓐ FINISH 'A' RETURNS
Ⓑ FINISH 'B'
Ⓒ TPO, UNO

EXTERIOR WALL RETURN FINISH DIAGRAM

1 PARAPET RETURN DETAIL
1" = 1'-0"

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DEVELOPER

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PROJECT: 2545102

VIDA - SENOIA ROAD
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FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
01/23/2026	PERMIT/ GMP SET	
03/06/2026	PERMIT/ GMP SET - CLUBHOUSE	

DESIGN SEAL

STATE OF GEORGIA
JASON R. DWELL
CERTIFICATE NO. RA013432
REGISTERED ARCHITECT

01/23/2026

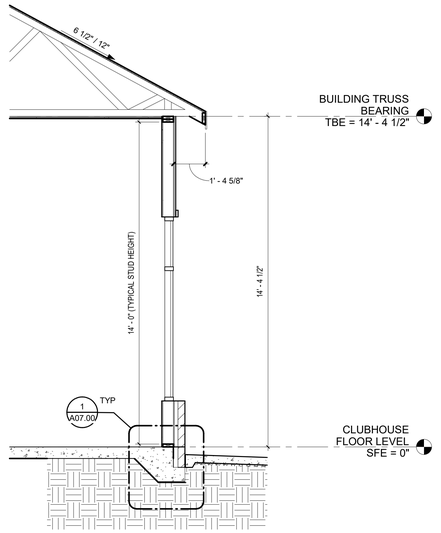
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SHEET NAME
ELEVATION DETAILS

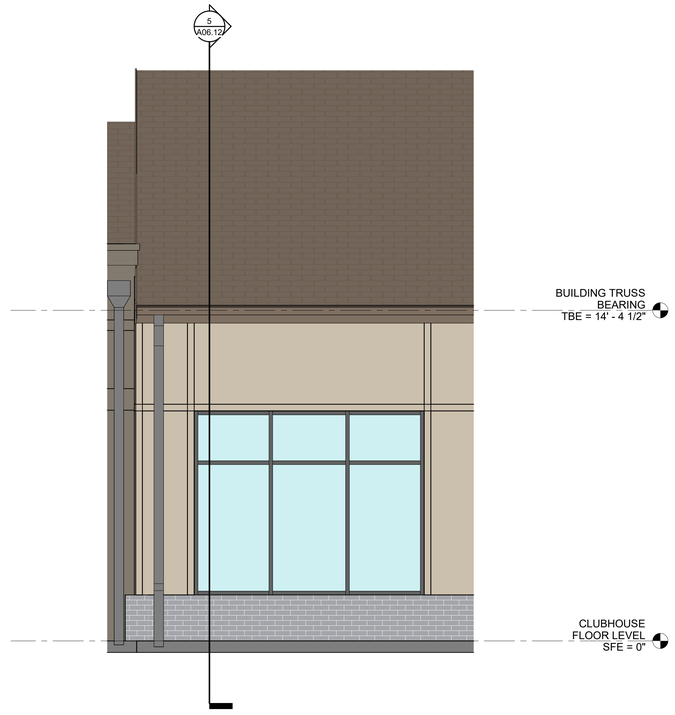
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A05.80

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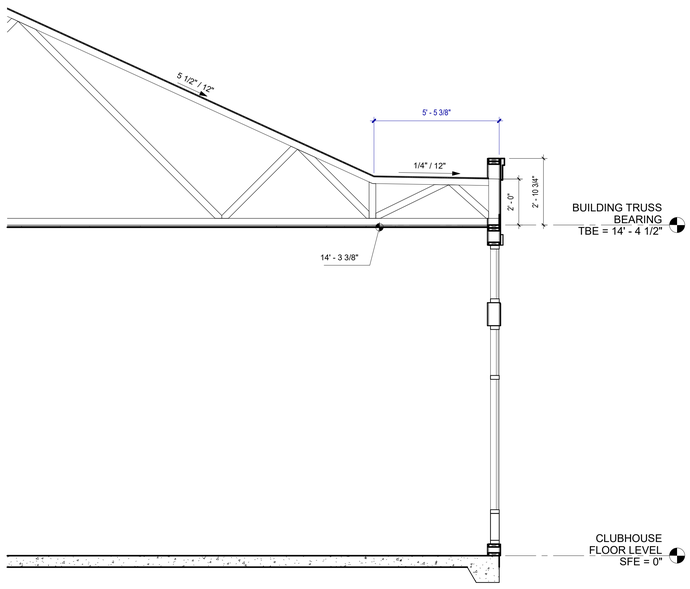
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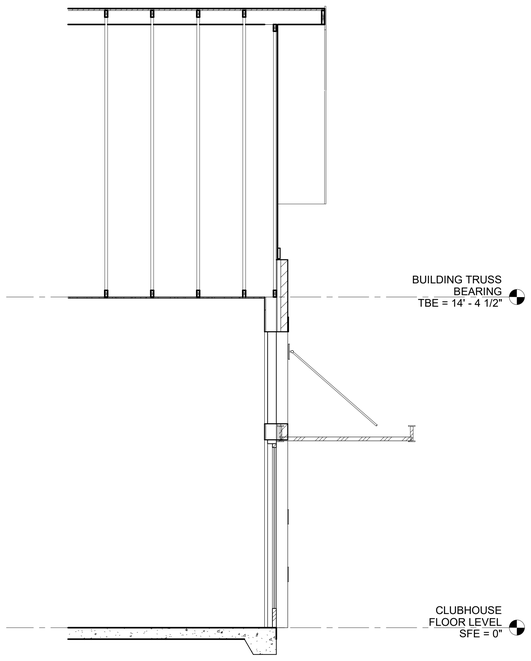
5 CLUBHOUSE - ENLARGED WALL SECTION 3
3/8" = 1'-0"



4 CLUBHOUSE - ENLARGED PARTIAL ELEVATION 3
3/8" = 1'-0"



3 CLUBHOUSE - ENLARGED WALL SECTION 1A
3/8" = 1'-0"



2 CLUBHOUSE - ENLARGED WALL SECTION 1
3/8" = 1'-0"



1 CLUBHOUSE - ENLARGED PARTIAL ELEVATION 1
3/8" = 1'-0"

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CONSULTANT

DEVELOPER

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PROJECT: 2545102

VIDA - SENOIA ROAD
8485 SENOIA ROAD
FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
01/23/2026	PERMIT/ GMP SET	
03/06/2026	PERMIT/ GMP SET - CLUBHOUSE	

DESIGN SEAL

STATE OF GEORGIA
JASON D. DWELLE
CERTIFICATE NO. RA014438
REGISTERED ARCHITECT

01/23/2026

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SHEET NAME

ENLARGED ELEVATIONS & SECTIONS - CLUBHOUSE

SHEET NUMBER

A06.12

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1 BUILDING 200D - OVERALL ELEVATION 1 (BLDG 3000 & 5000)
3/32" = 1'-0"

2 BUILDING 200D - OVERALL ELEVATION 2 (BLDG 3000 & 5000)
3/32" = 1'-0"

EXTERIOR FINISH LEGEND	
TAG	**MATERIAL DESCRIPTION**
AS-01	ASPHALT SHINGLE ROOF, COLOR TBD
MAS-01	BRICK VENEER; CHEROKEE BRICK, ANSLEY PARK MORTAR; ARGOS IVORY BUFF
CPL-01	CEMENTITIOUS PANEL W/ BOARD & BATTEN; WESTHIGHLAND WHITE | SW 7566
CPL-02	CEMENTITIOUS PANEL W/ BOARD & BATTEN; SANDBAR | SW 7547
CPL-03	CEMENTITIOUS PANEL W/ REVEALS; ANONYMOUS | SW 7046
CPL-04	CEMENTITIOUS PANEL W/ REVEALS; PORPOISE | SW 7047
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CLS-02	CEMENTITIOUS LAP SIDING; ANONYMOUS | SW 7046
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WNL-01	VINYL WINDOWS; WHITE

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2. REFER TO EXTERIOR FINISHES PACKAGE FOR BASIS OF DESIGN MATERIAL AND COLOR SELECTIONS.

3 BUILDING 200D - OVERALL ELEVATION 3 (BLDG 3000 & 5000)
3/32" = 1'-0"

4 BUILDING 200D - OVERALL ELEVATION 4 (BLDG 3000 & 5000)
3/32" = 1'-0"

5 BUILDING 200D - OVERALL ELEVATION 5 (BLDG 3000 & 5000)
3/32" = 1'-0"

6 BUILDING 200D - OVERALL ELEVATION 6 (BLDG 3000 & 5000)
3/32" = 1'-0"

BUILDING KEY PLAN

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CONSULTANT

DEVELOPER

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PROJECT: 2545102

VIDA - SENOIA ROAD
8485 SENOIA ROAD
FAIRBURN, GA 30213

SUBMISSION

DATE	DESCRIPTION	REV
01/23/2026	PERMIT/ GMP SET	

DESIGN SEAL

STATE OF GEORGIA
JASON R. SEARS
CERTIFICATE NO. RA017402
REGISTERED ARCHITECT

01/23/2026

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SHEET NAME
OVERALL BUILDING 1000, 2000, & 4000 (TYPE 300D) ELEVATIONS

SHEET NUMBER
A05.12

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