City of Fairburn
Planning and Zoning
Agenda

July 7, 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:

1. NexMetro Rezoning and Variance (Table Request):

VIII. Public Hearings:

2. Primary Variance - Parking: Take 5 (7914 Senoia Road):
3. Primary Variance - Landscaped Buffer: Valvoline (7825 Senoia Road):
4. Primary Variance - Sign Distance: Valvoline (7825 Senoia Road):

IX. New Business:

5. Use Permit - Truck Terminal: RoadOne Logistics (7645 Bishop Road):
6. Elevations: KL Properties LLC (25 Smith Street):
7. Preliminary Plat: Alpha Industrial Oakley Industrial:
8. Concept Plan: Alpha Industrial Oakley Industrial:
9. Vickers Point - Phase 2:

X. Adjournment:

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: NexMetro Rezoning and Variance (Table Request)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** Sept 14, 2026 (tentative)

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
N/A

HISTORY:
At the May 5, 2026, the Planning and Zoning Commission meeting, the Commission voted to table the NexMetro Rezoning and Variance application until the July 2026 meeting to allow additional time to update the Traffic Study.

FACTS AND ISSUES:
On June 29, 2026, the applicant submitted the Milam Road Traffic Impact Study (TIS) Update & Response to Comments. Staff has completed its review of the updated Traffic Impact Study and coordinated with the City's reviewing departments regarding the transportation analysis and recommended roadway improvements.

While the updated Traffic Impact Study addresses the transportation-related comments, the revised Concept Plan does not incorporate the modifications necessary to address outstanding staff and agency comments. As a result, staff is unable to complete its review of the proposed development based on the current submittal.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends the Planning and Zoning Commission table the NexMetro Rezoning and Variance

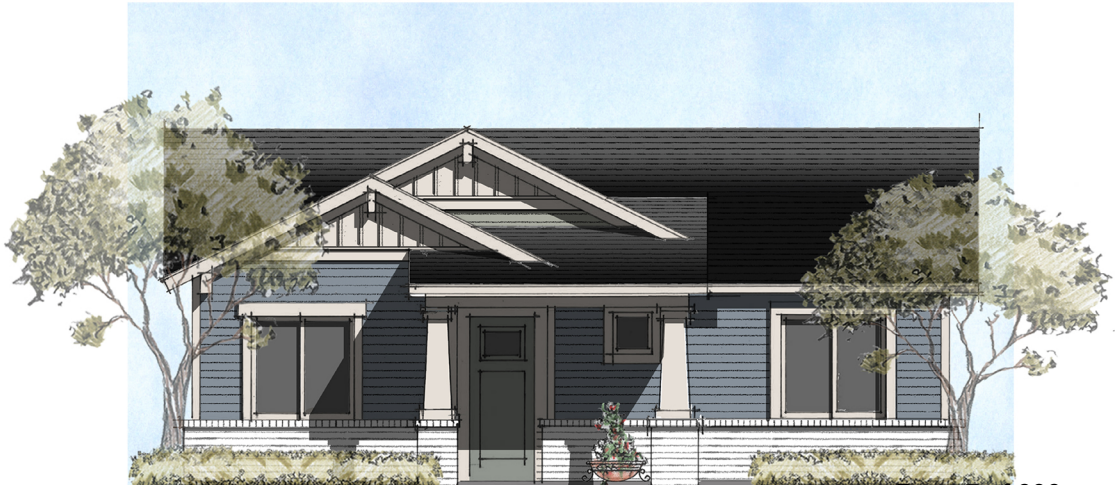
application until the August 2026 Planning and Zoning Commission meeting to allow the applicant sufficient time to revise the Concept Plan, address outstanding staff and agency comments, and submit updated plans for final staff review and consideration.

ATTACHMENTS:

1. 1st Rev_Elevations_Pics. and Renderings - Combined
2. 1st Rev_Milam Concept Plan_rev01
3. FULTON Deed Book 42529 Page 611
4. FULTON Deed Book 44516 Page 556
5. FULTON Deed Book 67312 Page 625
6. Staff Report_Next Metro_05012025 (1)
7. Fulton Legal Description - Parcel 09F020400070093
8. Fulton Legal Description - Parcel 09F020400070143
9. Milam Road LOI - Final_
10. Milam Road-BNDY-00-(2026-01-21)
11. Rezoning Application - Executed
12. Variance Application - Executed
13. Vesting - Title Legal Description
14. 2nd Review Milam Road Residential TIS_2026 06 Update_report only
15. 2nd Review NV5 Response Memo_Milam Traffic Comments_062926
16. 2nd Review_Concept Plan
17. 2nd Review_Milam Road Residential TIS_2026 06 Update
18. Resident_Letters_Sent to the City_2
19. Resident Comments _Sent to the City_1 (1)
20. JOB 19125 MCKAGEN JONES LIST MAILED TO FOR ZONING MEETING
21. Milam Road LOI - v4 - CLEAN
22. Public Notice Letter - 3.3.26 meeting
23. Public Notice Letter - 4.23.26 meeting
24. Responses Comm. Participation - final clean
25. Rezoning Application - Executed - public participation
26. USPS PostalOne! ACCEPTANCE RECEIPT - 2nd meeting
27. USPS PostalOne! ACCEPTANCE RECEIPT
28. Final Letter of Intent_Rezoing_Milam Road LOI - v4 - CLEAN

Future Resident Parking
Future Resident Parking
5669
Leasing Office
SELF TOUR
OUR LUXURY LEASED HOMES TODAY!
AVILLA

1125



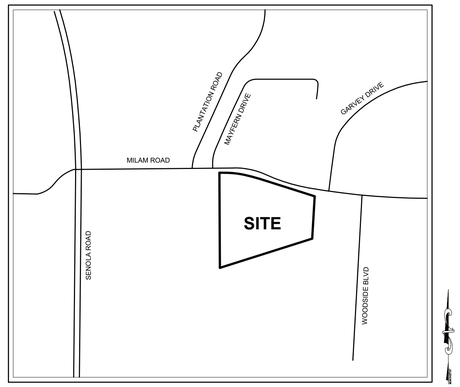
PLAN 2 BUNGALOW

PLAN 1 BUNGALOW

CONCEPT PLAN
FOR
AVILLA FAIRBURN

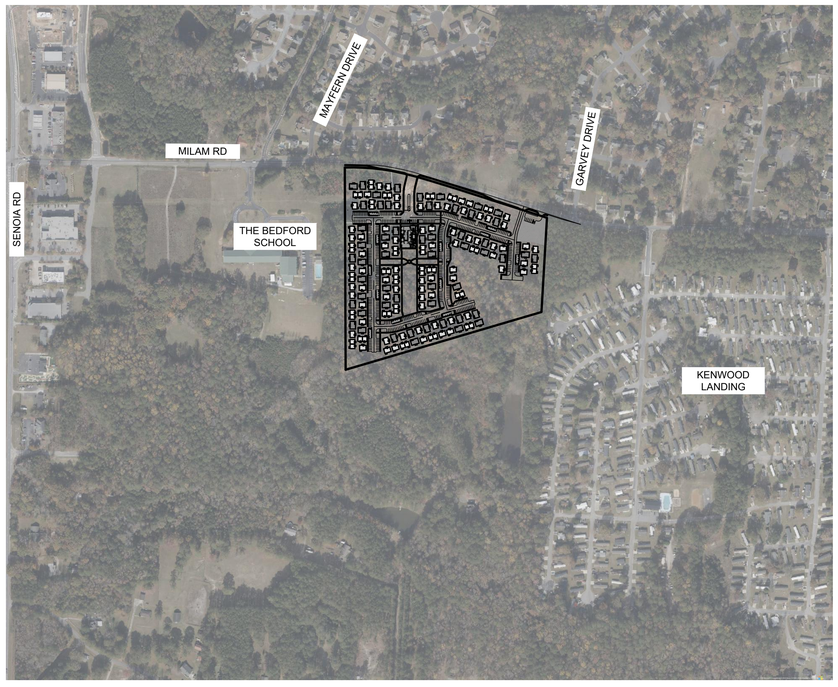
LAND LOTS 6,7,13 & 14, 9TH DISTRICT
FAIRBURN, GEORGIA

OWNER/DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
NEXMETRO 277 HIGHWAY 74 N. SUITE 320 PEACHTREE CITY, GEORGIA 30269	SEAN RUST PHONE: (813) 819-1293	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



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	ZONING EXHIBIT
3.0	CONCEPT PLAN



SITE REFERENCE MAP
NTS

DEVELOPMENT DATA

1. OWNER / DEVELOPER
NEXMETRO
277 HIGHWAY 74 N.
SUITE 320
PEACHTREE CITY, GEORGIA 30269

24 HOUR CONTACT:
SEAN RUST
PHONE: (813) 819-1293

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
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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
FAIRBURN
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

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

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

DATE:	1/23/26
SCALE:	N/A
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED NO. LA001882 LANDSCAPE ARCHITECT GARROD D
1/23/26

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

SHEET NUMBER
1.0

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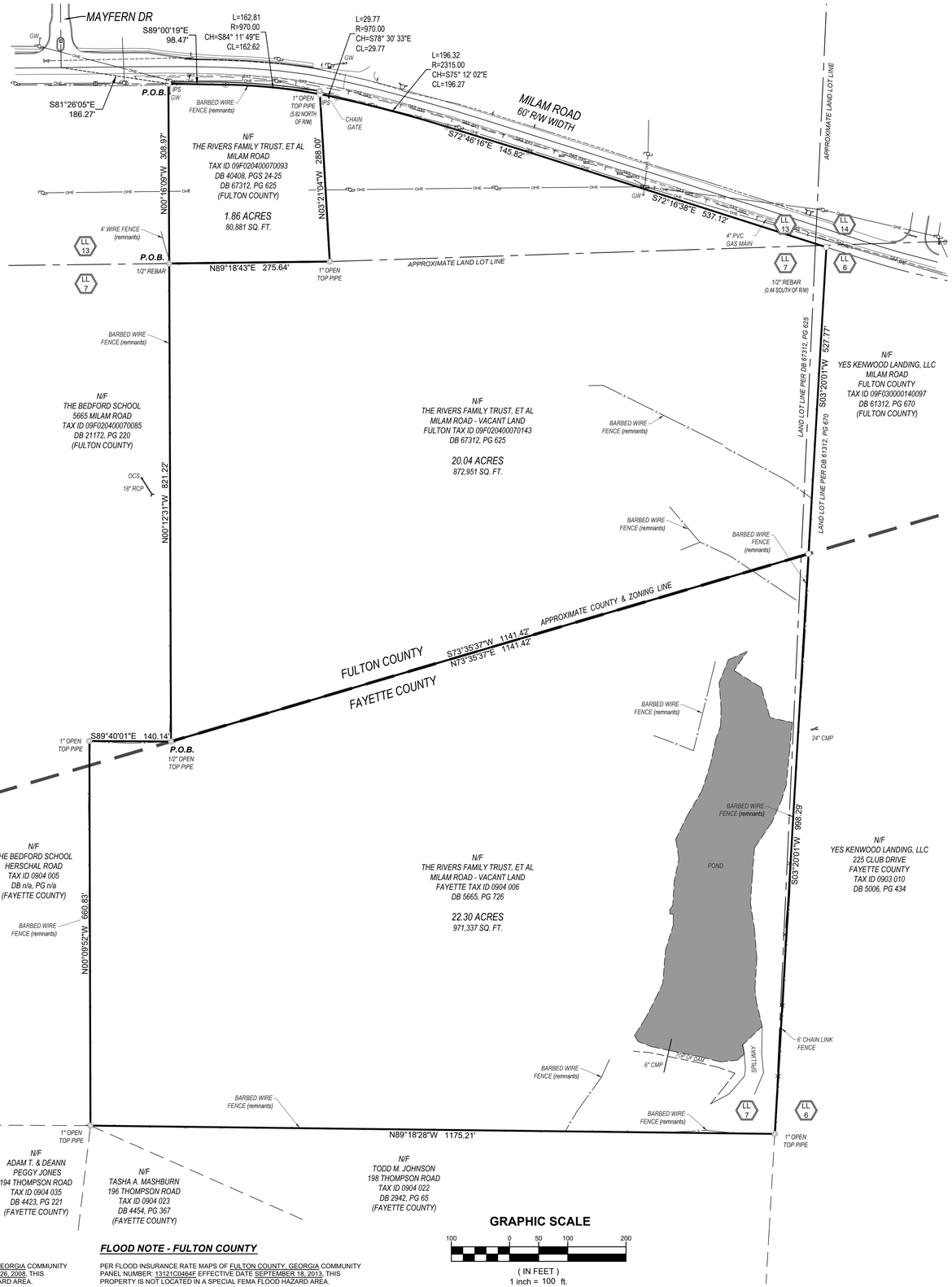
P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP40_JARROD.dwg, AMcDonald, Fri, Jan 23, 2026 - 7:54am

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
	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
	HAND HOLE
	MAIL BOX
	SIGN
CATV	CABLE TV BOX
	WEIR
	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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

(GA WEST ZONE) GRID NORTH

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 HxGN 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

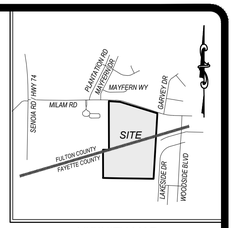
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

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



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEERING COA NO. PLB 001781
LAND SURVEYING COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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STOCKBRIDGE, GEORGIA 30281
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NEWNAN OFFICE
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Ph. (770) 716-8900

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

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 DATA SHOWN 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

2.0

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P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\SURVEY\Milam Concept Survey.dwg, EXHIBIT, AMcDonald, Jan 22, 2026 - 2:50:43pm

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

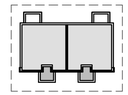
2 PARKING SPACES REQUIRED PER UNIT
175 UNITS PROVIDED
175 x 2 = 350 PARKING SPACES REQUIRED
375 SPACES PROVIDED

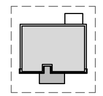
IMPERVIOUS SURFACE CALCULATION

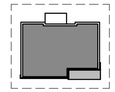
TOTAL IMPERVIOUS SURFACE: 9.53 AC (415,126.80 SF)
9.53 AC / 21.89 TOTAL AC = 44%

COMMON OUTDOOR AREA

2.72 ACRES


ONE BEDROOM


TWO BEDROOM


THREE BEDROOM

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

CIVIL ENGINEERING
COA NO. PER 004790
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) 755-7878

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

www.fdc-llc.com

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.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800)282-7411 (TOLL FREE)
GEORGIA811
OR DIAL 811

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

GEORGIA REGISTERED NO. LA001882 LANDSCAPE ARCHITECT JARROD O. LEE
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

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.

P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP40_JARROD.dwg, jlee, Fri, Jan 23, 2026 - 12:04pm

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)

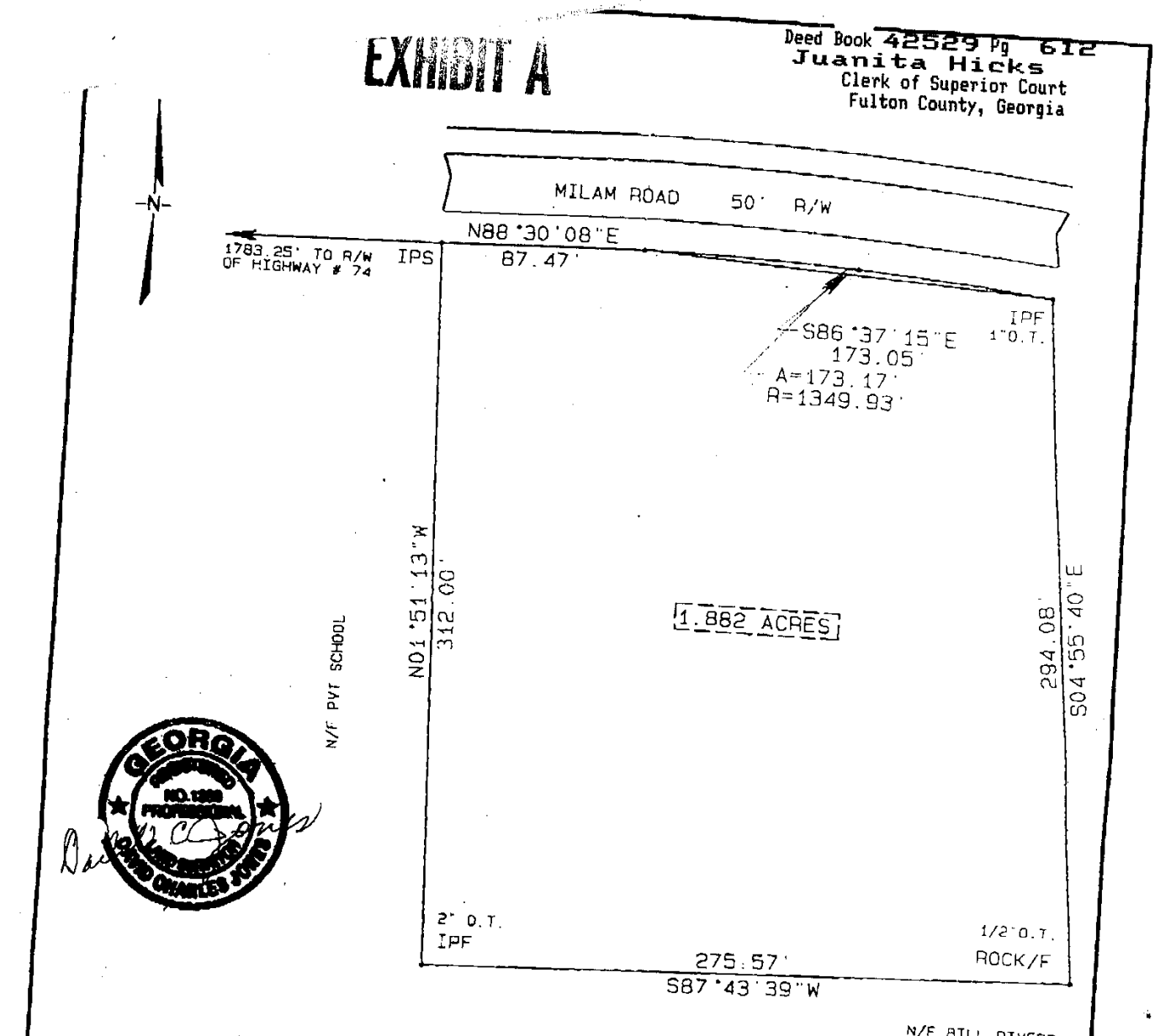
GERALD W. FUDGE
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL
4
2009

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



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

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

EXHIBIT A

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)

(Unofficial witness)

(Notary Public)

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

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

(Unofficial witness)

(Notary Public)

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

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

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:

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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 G. 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)

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TRACT TWO

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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

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

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Office: (770) 799-6655 | Cell: (404) 218-2756 | slj@mjlawfirm.com

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: 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]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

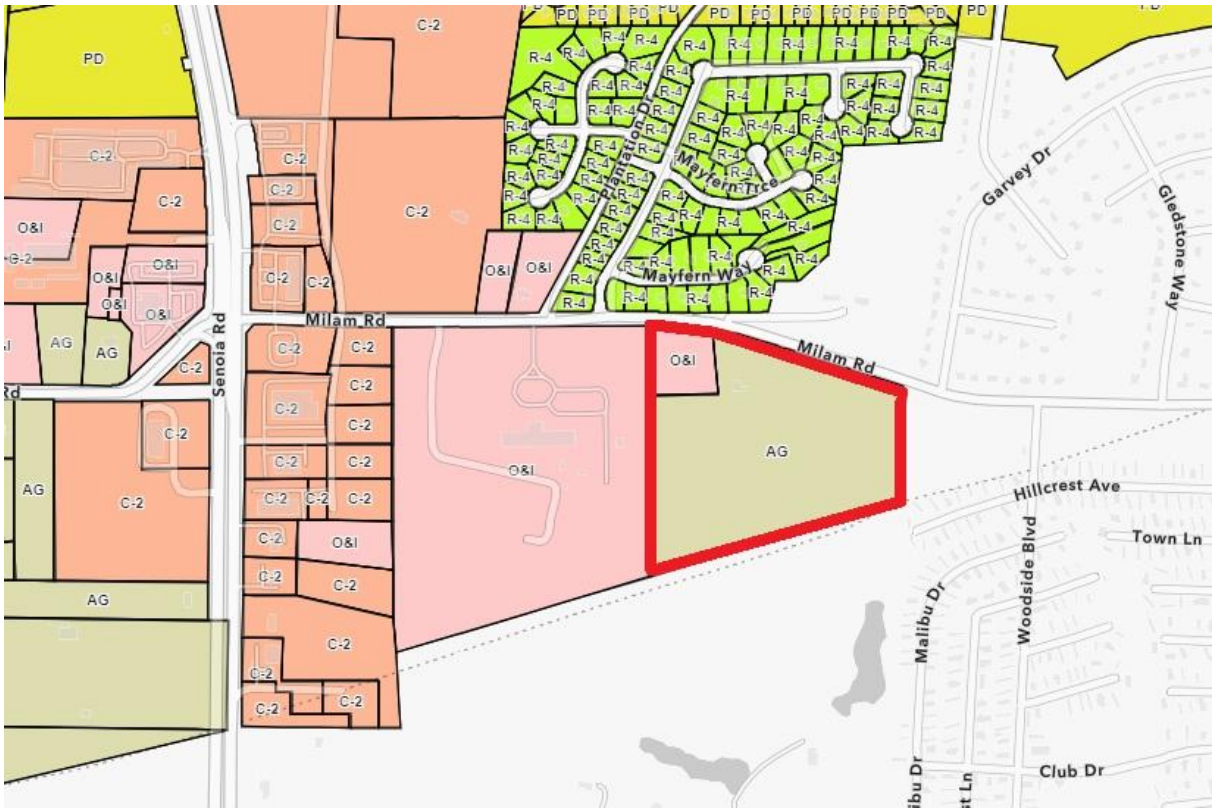
[1] Ga. Const., Art. IX, Sec. II, Para. IV ("The governing authority of each county . . . may exercise the power of zoning."); *e.g.*, *Davis v. Rockdale Art Farm, Inc.*, 354 Ga. App. 82, 85 (2020) (quoting *RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustments*, 260 Ga. App. 355, 361 (2003))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

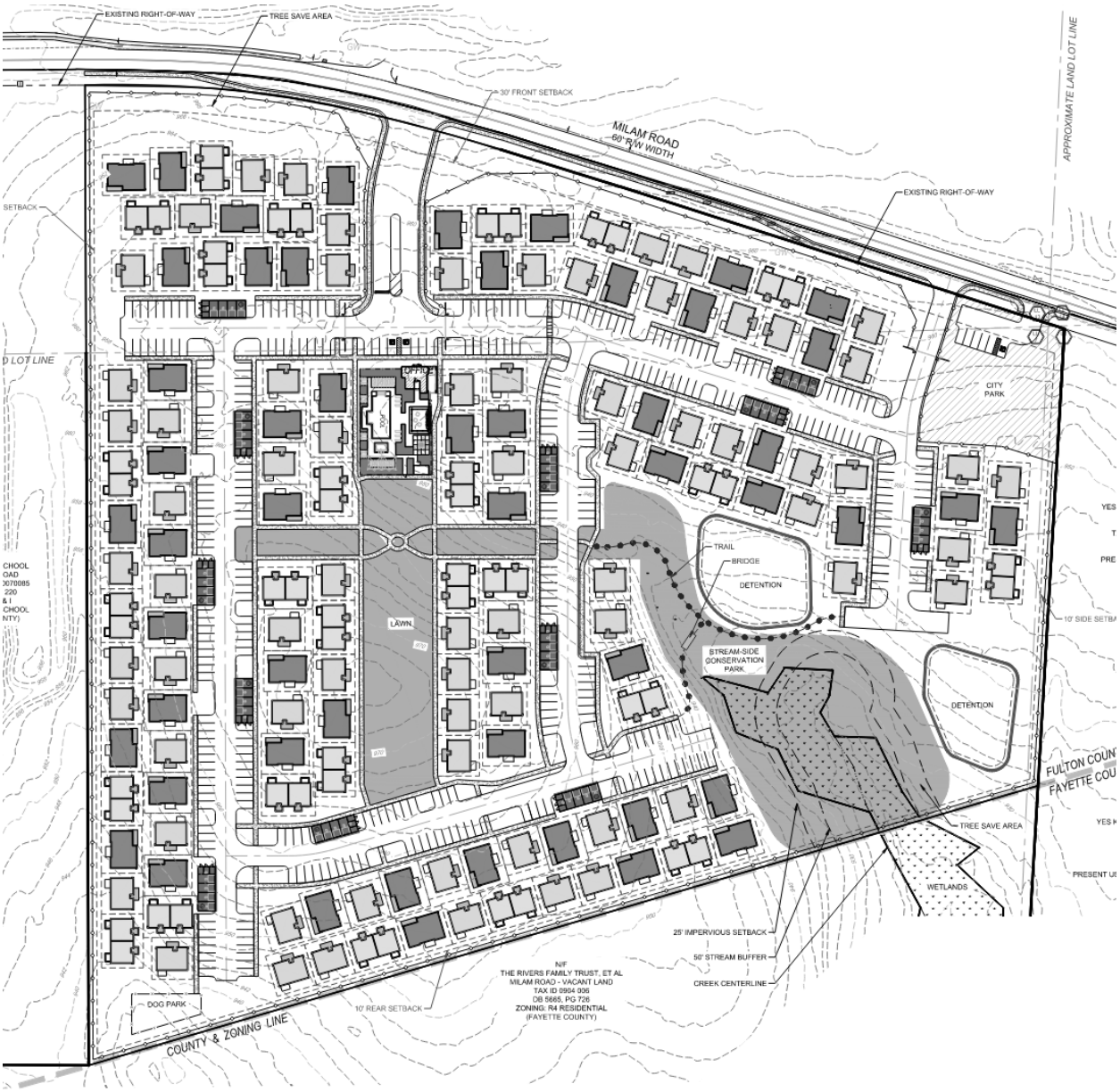
The Development is shown on the conceptual site plan (the "**Concept Plan**") enclosed with the Application and shown on the next page. The Development includes the following key features:

- 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]



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 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

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 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 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
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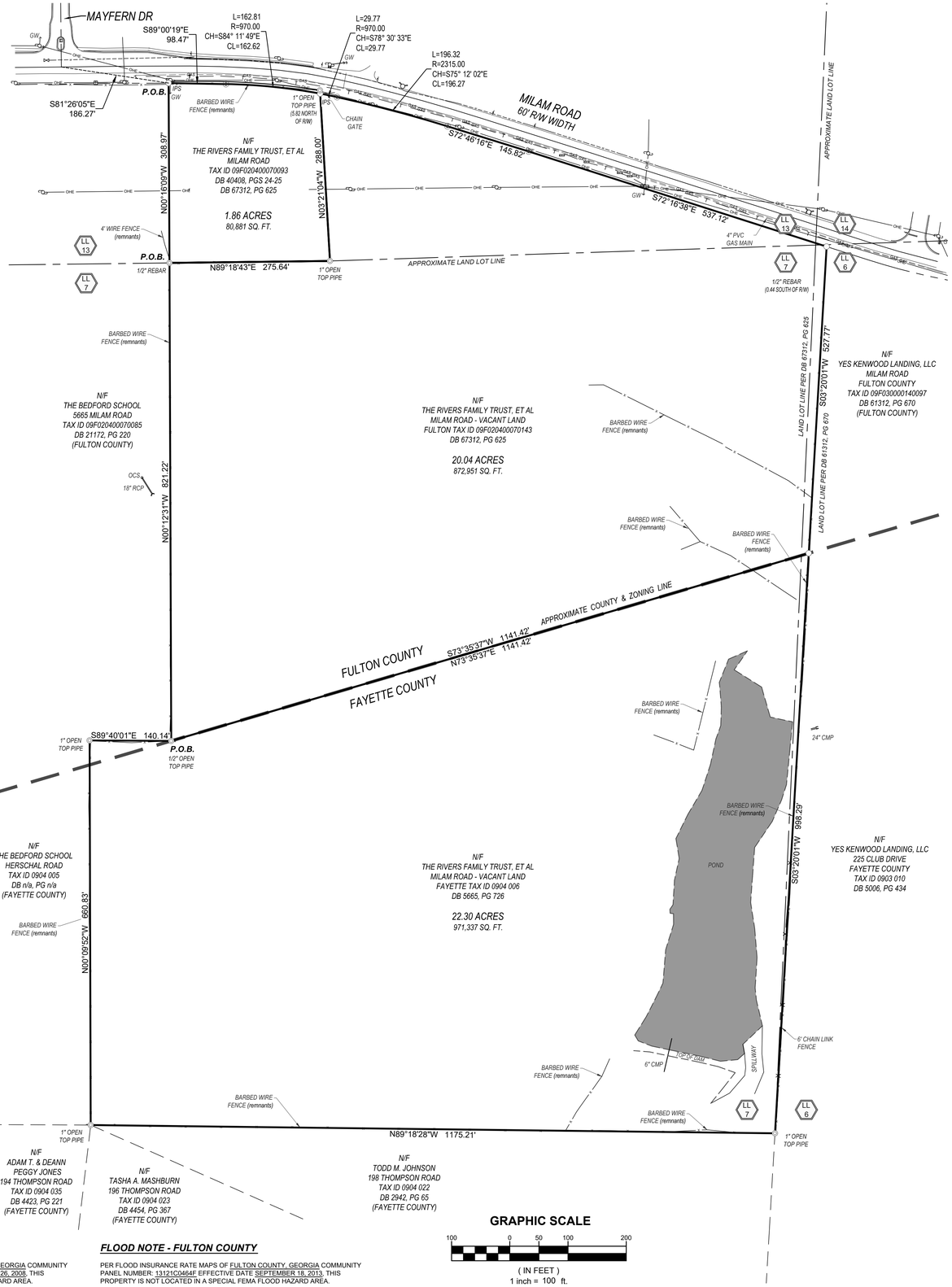


LEGEND

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.

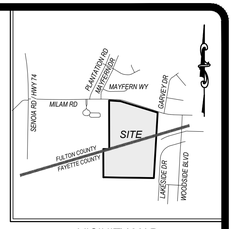
GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

(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

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.

P:\Projects\403.004 Milam Road\SURVEY\dwg\Milam Road-BNDY-00.dwg, EXHIBIT, KBrown, Jan 22, 2026 - 9:47:14am

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

   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) Barton Brown, as Trustee of the EDB Revocable Trust

Signature: _____ Date: 1/23/26

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

10

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

Signature: _____ Date: 1/23/26

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

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.

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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.
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   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.
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   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

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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.

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:

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

3. The following issues and concerns were expressed:

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

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)

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

See enclosed letter of intent

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

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**

TRAFFIC IMPACT STUDY FOR

MILAM ROAD RESIDENTIAL DEVELOPMENT

DATE:
June 29, 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.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 two (2) 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).

On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

The 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below.

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 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 East along Milam Road each warrant a right-turn deceleration lane. Neither of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West 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 two (2) 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 East

The report summarizes existing conditions including crash analysis, speed, and traffic operations, 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, including the sight distance profiles for each of the proposed site driveways, is included in Appendix A.

Figure 1. Vicinity Map

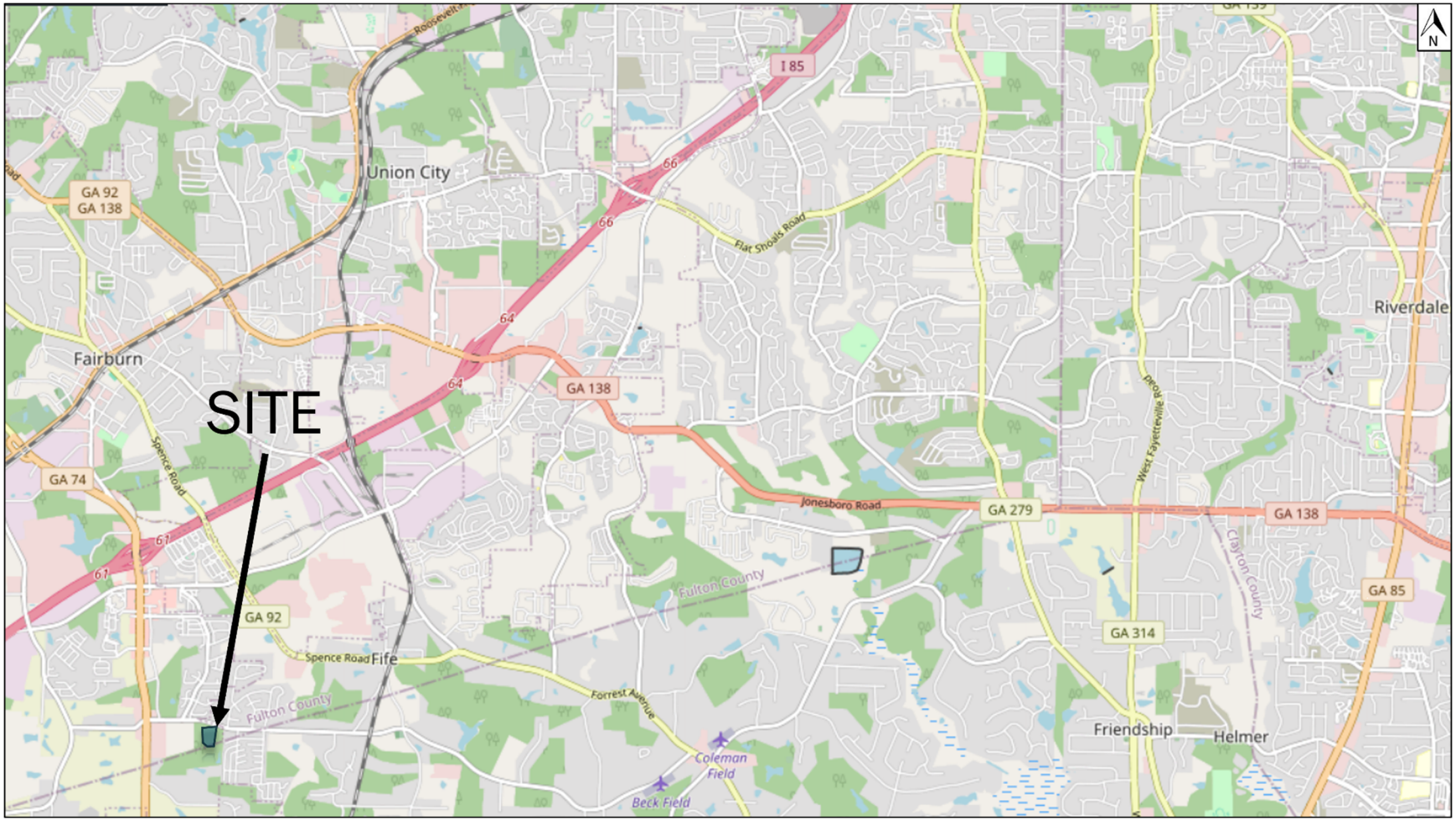
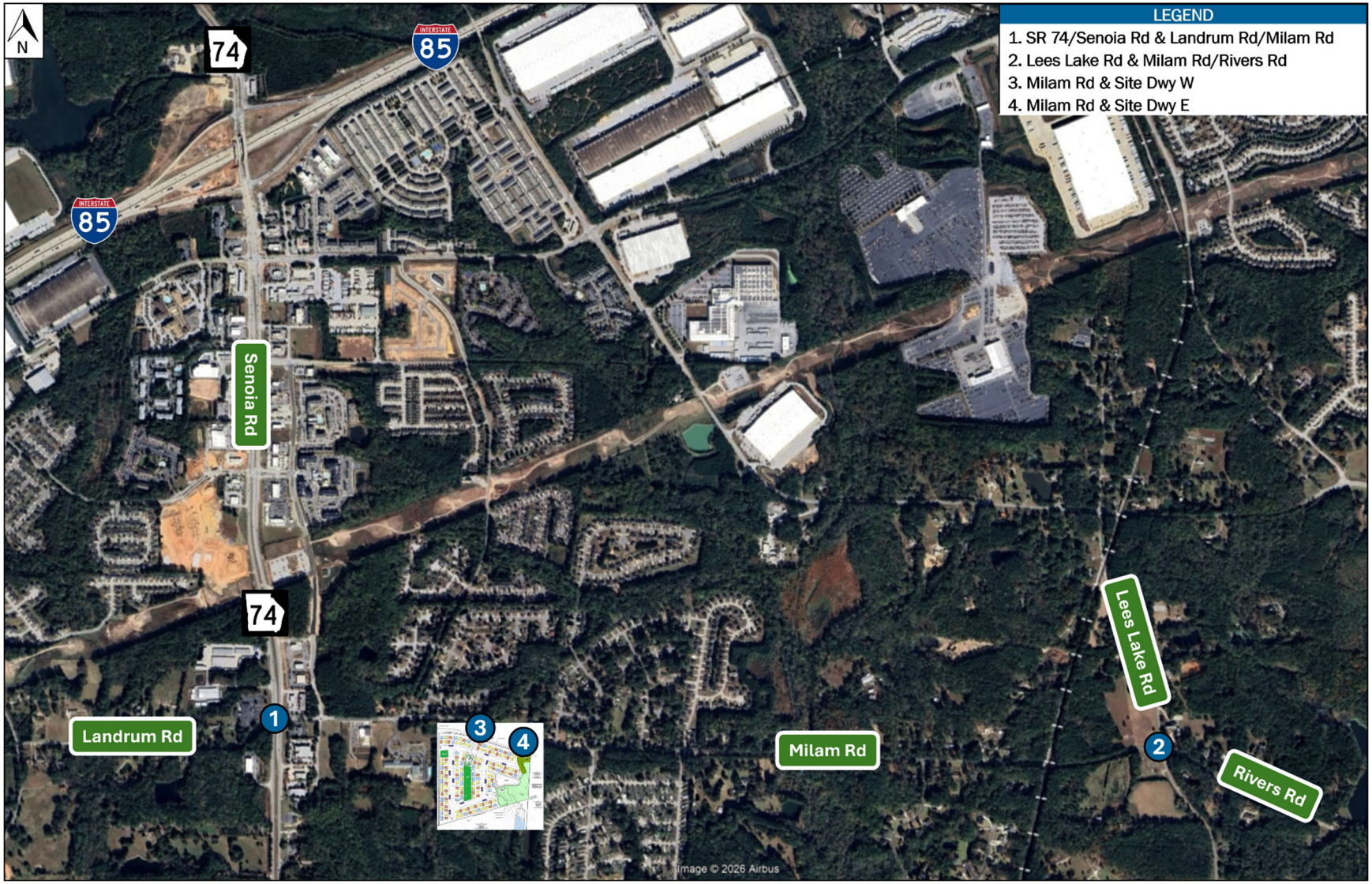


Figure 2. Site Location Aerial



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.

Currently, there are no sidewalks along Milam Road in the study area between SR 74/Senoia Road and Lees Lake Road. SR 74/Senoia Road has sidewalks on its east side starting north of Milam Road; however, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road itself has no crosswalks nor pedestrian ramps on any of its legs. The under-construction Georgia Department of Transportation (GDOT) Project Identification (PI) Number (No.) 0007841 – The I-85 and SR 74/Senoia Road Interchange Improvements also did not design nor will construct pedestrian improvements at the intersection.

A.2. Crash Summary

Crash statistics were obtained from GDOT's AASHTOWare Safety database from the past five (5) years (2021 – 2025) for each of the study intersections as well as the site frontage along Milam Road. The raw crash data is contained in Appendix B.

The crash data shows four (4) crashes at the study intersection of Lees Lake Road and Milam Road/Rivers Road. There was 1 angle crash (25%), and 3 rear-end crashes (75%). There were two (2)

instances of possible injuries or complaints of an injury (50%), and no fatalities. Table 1 summarizes the crash data at the intersection of Lees Lake Road and Milam Road/Rivers Road.

Table 1: Crash Summary – Lees Lake Road and Milam Road/Rivers Road

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury	
								Crashes	%
2021	0	0	0	0	0	0	0	0	0.00
2022	0	0	0	1	0	0	1	0	0.00
2023	1	0	0	0	0	0	1	0	0.00
2024	0	0	0	0	0	0	0	0	0.00
2025	0	0	0	2	0	0	2	2	1.00
Total	1	0	0	3	0	0	4	2	50.0%
Percent (%) All Crashes	25.0%	0.0%	0.0%	75.0%	0.0%	0.0%	100%	50.0%	
Average (crashes/year)	0.2	0.0	0.0	0.6	0.0	0.0	0.8	0.4	

As can be seen in Table 1, there were two years without any crashes (2021 and 2024), and only one year with crashes with injuries (2025).

The crash data shows eighty-three (83) crashes at the study intersection of SR 74/Senoia Road and Landrum Road/Milam Road. There were 33 angle crashes (39.8%), 5 head-on crashes (6.0%), 3 crashes not involving another motor vehicle (3.6%), 33 rear-end crashes (39.8%), 3 crashes that were side-swipes in the opposite direction (3.6%), and 6 crashes that were side-swipes in the same direction (7.2%). There were twenty-eight (28) instances of possible injuries, complaints of an injury, visible injuries, or serious injuries (33.7%), and 1 fatality where reckless driving was a primary contributing factor. Table 2 summarizes the crash data at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

Table 2: Crash Summary – SR 74/Senoia Road and Landrum Road/Milam Road

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury		Fatality	
								Crashes	%	Crashes	%
2021	6	2	0	5	0	2	15	8	53.3%	0	0.0%
2022	9	0	1	3	3	2	18	7	38.9%	1	5.6%
2023	6	1	1	9	0	1	18	7	38.9%	0	0.0%
2024	7	1	0	7	0	1	16	4	25.0%	0	0.0%
2025	5	1	1	9	0	0	16	2	12.5%	0	0.0%
Total	33	5	3	33	3	6	83	28	33.7%	1	1.2%
Percent (%) All Crashes	39.8%	6.0%	3.6%	39.8%	3.6%	7.2%	100%	33.7%		1.2%	
Average (crashes/year)	6.6	1.0	0.6	6.6	0.6	1.2	16.6	5.6		0.2	

The crash data shows two (2) crashes on Milam Road along the site frontage. There was 1 side-swipe in the opposite direction (50%) and one crash not involving another motor vehicle (50%). There were

no instances of possible injuries or complaints of an injury, and no fatalities. Table 3 summarizes the crash data on Milam Road along the site frontage.

Table 3: Crash Summary – Milam Road along the site frontage

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury	
								Crashes	%
2021	0	0	0	0	0	0	0	0	0.00
2022	0	0	0	0	1	0	1	0	0.00
2023	0	0	0	0	0	0	0	0	0.00
2024	0	0	0	0	0	0	0	0	0.00
2025	0	0	1	0	0	0	1	0	0.00
Total	0	0	1	0	1	0	2	0	0.0%
Percent (%) All Crashes	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	100%	0.0%	
Average (crashes/year)	0.0	0.0	0.2	0.0	0.2	0.0	0.4	0.0	

To perform a predictive analysis of the safety of the corridor of Milam Road and each intersection of SR 74/Senoia Road and Landrum Road/Milam Road and Lees Lake Road and Milam Road/Rivers Road, the Highway Safety Manual (HSM) methodology was employed. The methodology incorporates existing parameters, including, but not limited to, roadway functional classification, speed, driveway density, and shoulder standards, among other factors. Table 4 below shows the anticipated crash patterns at each of the study intersections as well as the Milam Road corridor.

Table 4: Predictive Crash Summary – Intersections and Milam Road corridor (Crashes/Year)

Predictive Crash Frequency (Crashes/Year)	SR 74 & Landrum Rd/ Milam Rd	Lees Lake Rd & Milam Rd/ Rivers Rd	Milam Rd Corridor along site frontage
Total	10.6	4.1	0.4
Injury	3.8	1.5	0.1
PDO	6.9	2.6	0.3

As can be seen in Table 4, the total predicted crashes per year at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road is below the actual recorded crashes per year at the intersection from 2021-2025; therefore, the predicted injury and property damage only (PDO) crashes are also below the actual recorded crashes per year at the intersection. The total predicted crashes at the intersection of Lees Lake Road and Milam Road/Rivers Road are above the actual recorded crashes per year at the intersection from 2021-2025; therefore, the predicted injury and PDO crashes are also above the actual recorded crashes per year at the intersection. On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

A.3. Speed Data

Speed data was collected on Milam Road west of Garvey Driev along the site frontage on Wednesday, June 24th, 2026. Table 5 below shows the average speed and 85th percentile speed (the speed at which 85% of drivers are traveling at or below) for the site frontage along Milam Road. The raw speed data collected is contained in Appendix C.

Table 5: Speed Data – Milam Road along Site Frontage

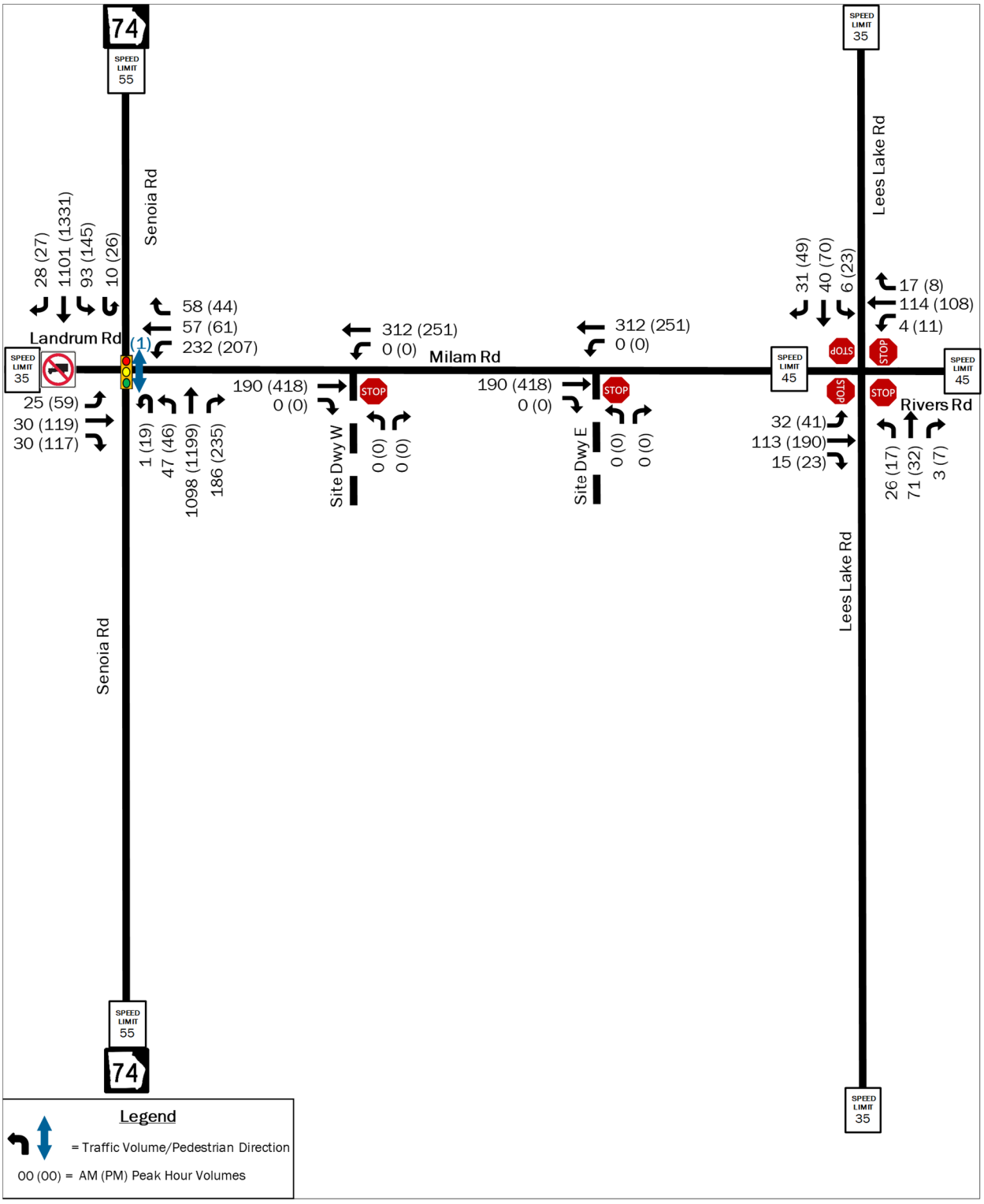
Direction	ADT	Percentiles			
		15th	50th (Average)	85th	95th
Eastbound	4143	35	40	44	48
Westbound	4018	34	39	44	48
TOTAL	8161	35	40	44	48

As can be seen in Table 5, the 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below. The speed limit on Milam Road becomes 45 MPH east of Greenview Boulevard/Milam Loop.

A.4. 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. There was one (1) pedestrian crossing Milam Road on the west leg of the intersection of SR 74/Senoia Road and Landrum Road/Milam Road during the PM peak hour. The 2026 Existing Traffic Volumes are shown in Figure 3. Traffic count data is included in Appendix D.

Figure 3: Existing Traffic Volumes



Future Conditions

B.1. Programmed Improvements and Adjacent Developments

There are two programmed improvements in the area, both along SR 74/Senoia Road. Georgia Department of Transportation (GDOT) Project Identification (PI) Number (No.) 0007841 – The I-85 and SR 74/Senoia Road Interchange Improvements consist of interchange reconstruction and widening of the existing interchange and widening along SR 74 for approximately 1.4 miles from City Lake Road to Milam Road. At Landrum Road/Milam Road, the third outside southbound lane would drop as a right-turn only lane at Landrum Road, and a third northbound lane would be added beginning north of Milam Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with a southbound right-turn drop lane and three receiving northbound lanes in 2028 No-Build and Build conditions.

At the intersection of SR 74/Senoia Road and Landrum Road/Milam Road, left-turn lanes are set to be installed on each of the side streets by or before the subject development opens in 2028. The improvements also call for a protected-only southbound left-turn phase on SR 74/Senoia Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with left-turn lanes on each of the side streets and a southbound protected-only left-turn phase in 2028 No-Build and 2028 Build conditions.

There are two known adjacent developments within the study area that would be expected to significantly alter traffic patterns or traffic growth in the area. One is entitled “Senoia Road Apartments” and would include 280 multifamily dwelling units and approximately 7,000 square feet of retail space and would be located on the southwest quadrant of the intersection of SR 74/Senoia Road and Landrum Road/Milam Road. The other is entitled “Mosby Fairburn” and would include 252 multifamily mid-rise dwelling units and 4,500 square feet of strip retail. The development would have one full-access driveway on Milam Road and one full-access driveway on Renaissance Parkway aligned with the Meineke Car Care driveway.

The total adjacent development trips for each of the adjacent developments are depicted in Figure 4.

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 5 depicts the additional traffic due to the ambient growth rate applied to the existing volumes shown in Figure 3. Figure 6 depicts the 2028 No-Build volumes with the adjacent development trips shown in Figure 4 and the additional traffic from the ambient growth rate shown in Figure 5.

The GDOT Historical ADT is included in Appendix D, and the growth rate calculations are included in Appendix E.

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

Table 6: 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 7. The net project development trips from the new trips expected from the anticipated trip distribution is depicted in Figure 8. The 2028 Build Volumes (2028 No-Build Volumes + Project Development Volumes) are depicted in Figure 9.

Figure 4: Adjacent Development Volumes

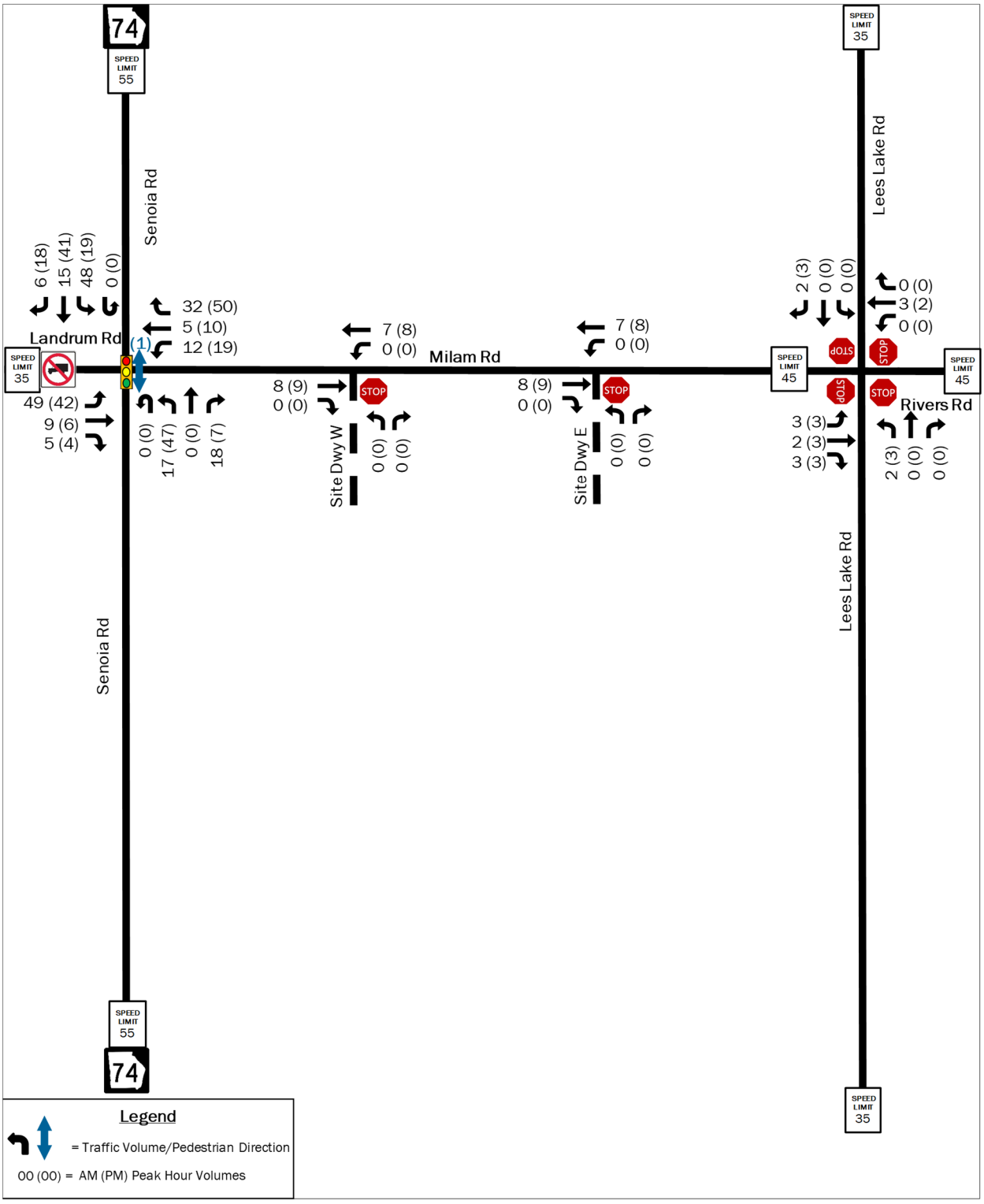


Figure 5: Traffic Growth from Ambient Growth Rate

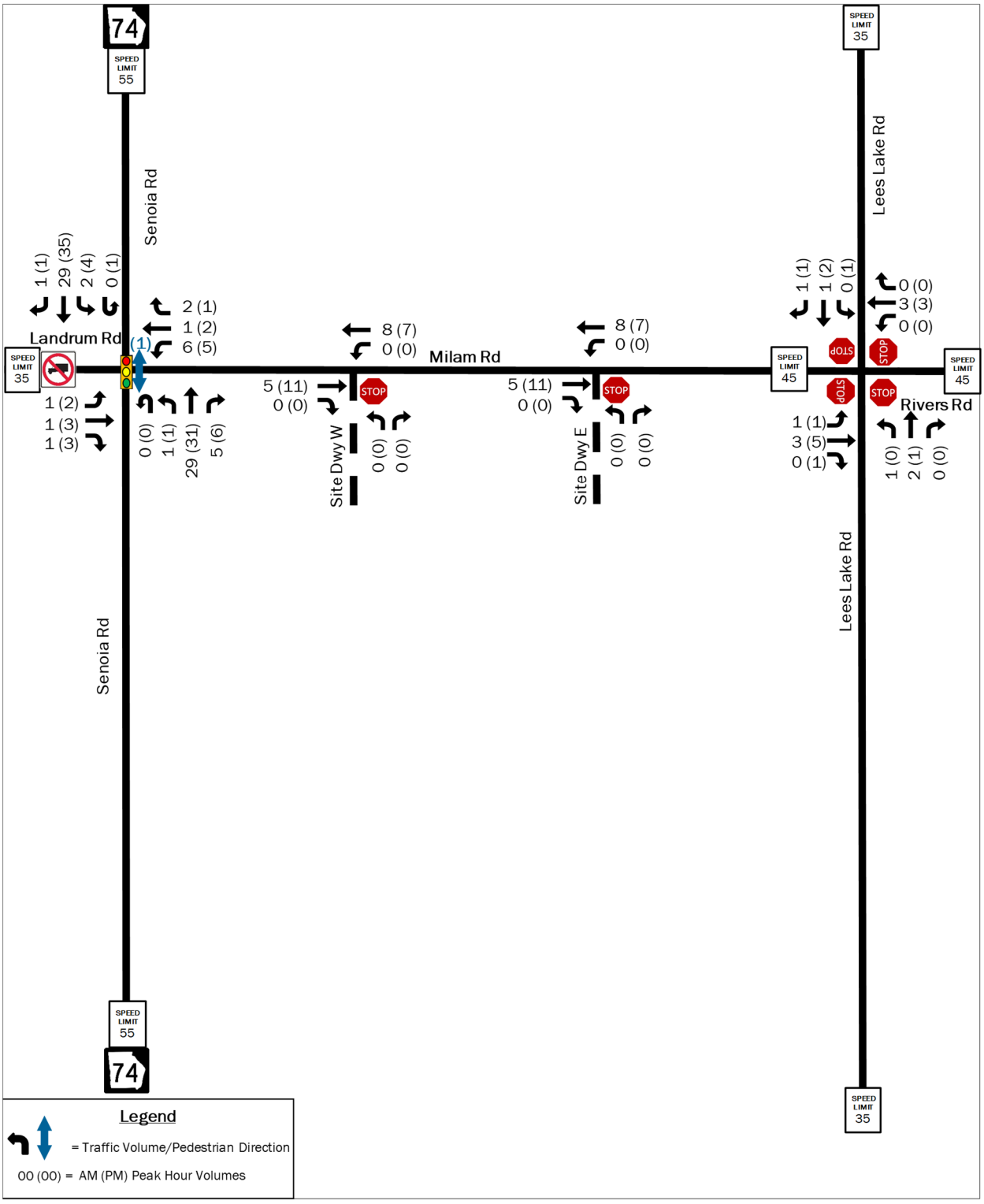


Figure 6: 2028 No-Build Volumes

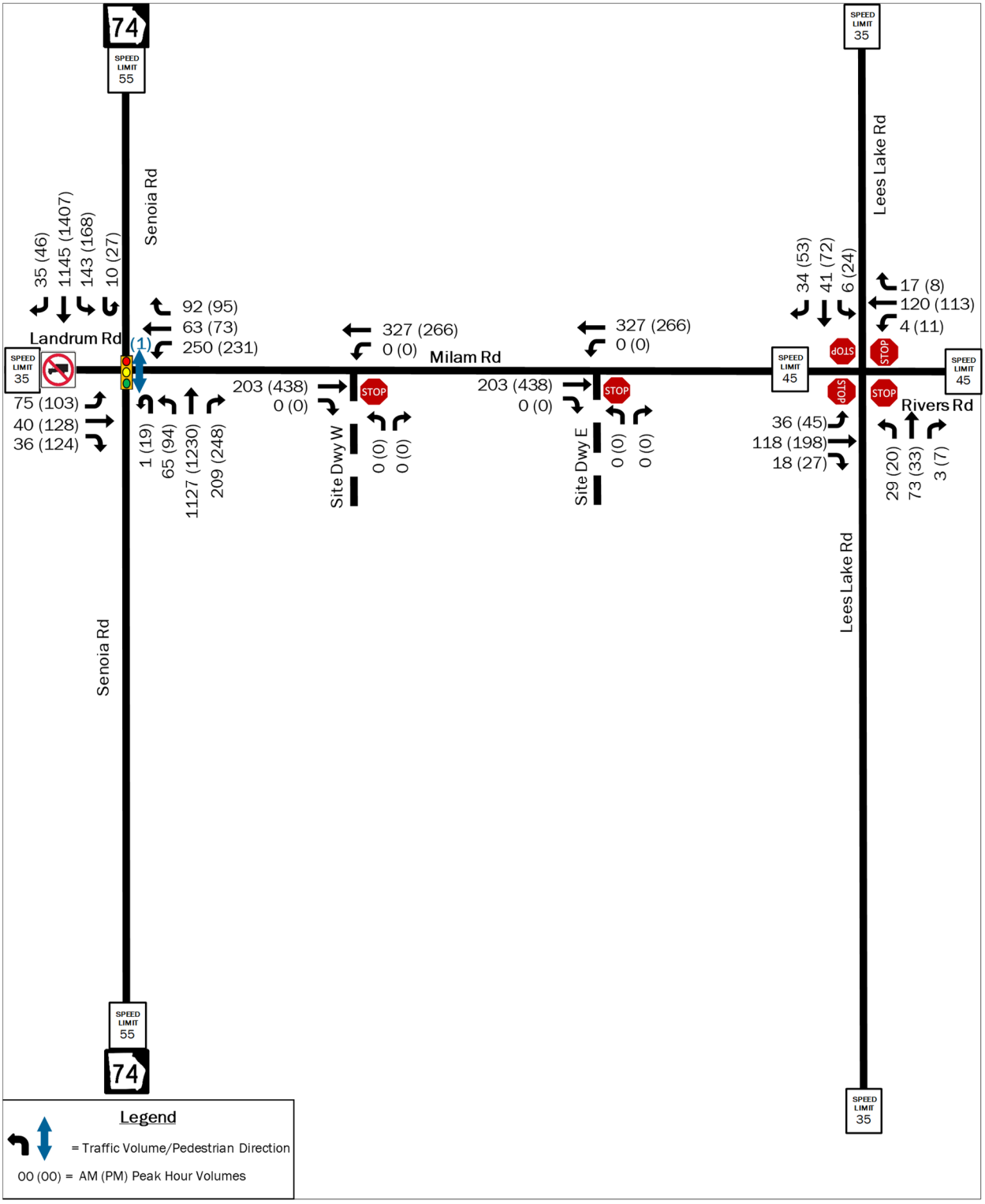


Figure 7: Trip Distribution

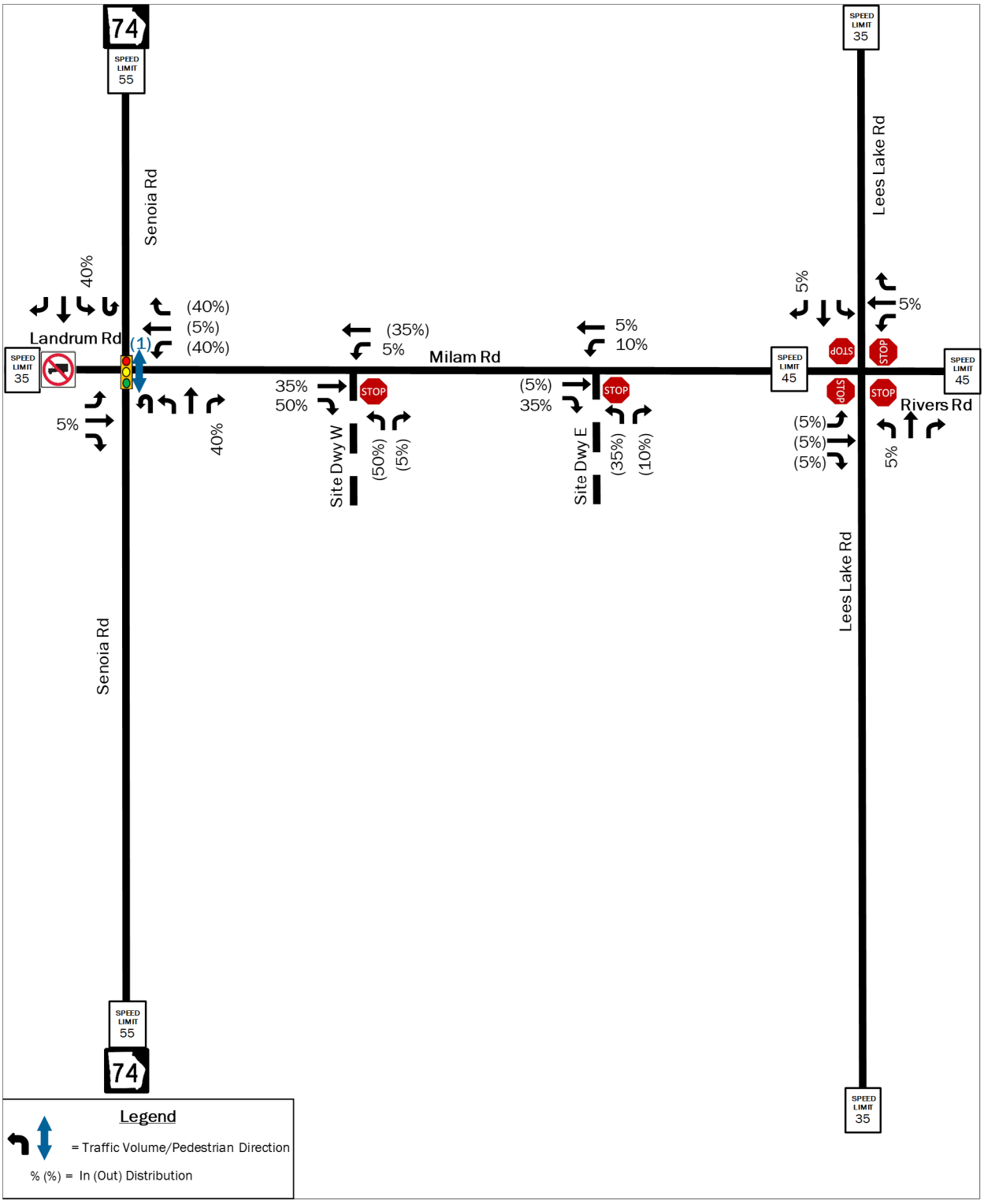


Figure 8: Project Development Volumes

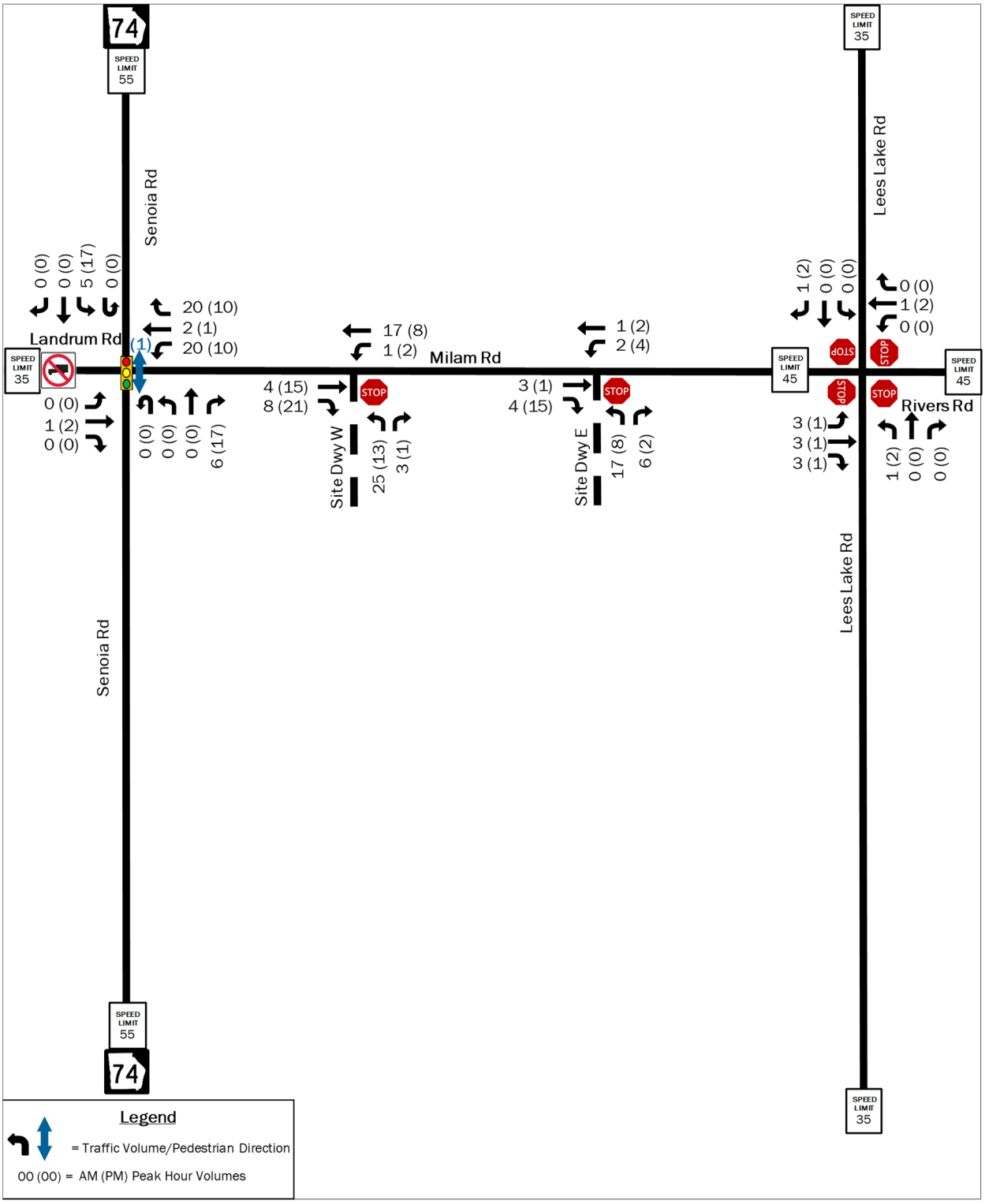
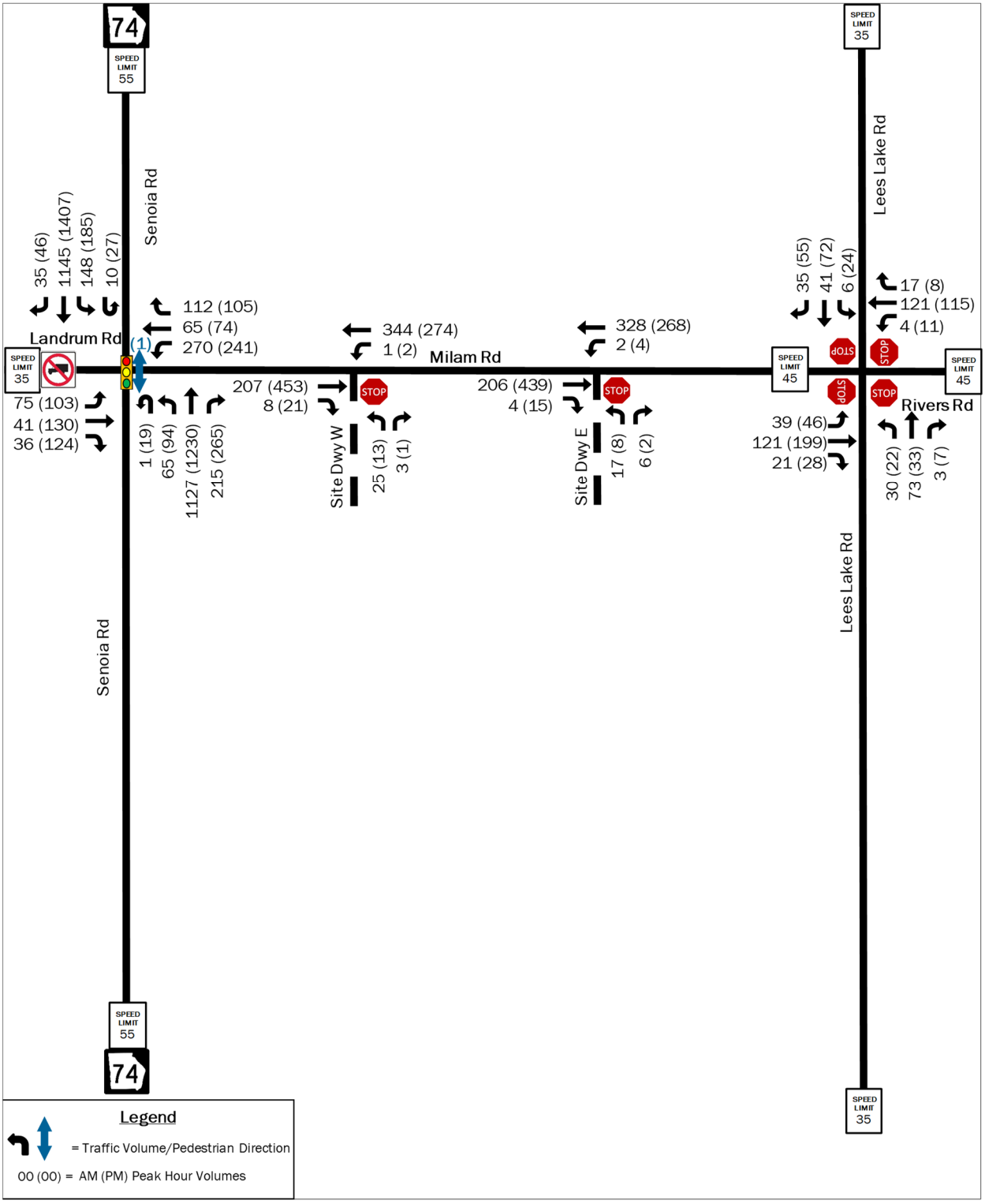


Figure 9: 2028 Build Traffic Volumes



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 G.

C.1. Existing Capacity Analysis

The results of Existing capacity analyses are shown in Table 7 and include an analysis of the volumes shown in Figure 3.

Table 7: 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 7, 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 8 for 2028 No-Build volumes (Figure 6) and include the programmed improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

Table 8: 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**	**C**	**29.3**	**D**	**35.4**
			EB	C	30.3	C	29.9
			WB	D	40.5	E	60.8
			NB	C	28.7	C	33.2
			SB	C	26.4	C	32.5
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.5**	**A**	**9.8**
			EB	A	9.2	B	10.5
			WB	B	10.8	A	9.5
			NB	A	8.9	A	8.8
			SB	A	8.4	A	9.3

As shown in Table 8, the programmed GDOT improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road are expected to restore adequate operations to the intersection, except for the westbound approach during the PM peak hour, which is expected to operate at LOS E.

C.3. 2028 Build Conditions Capacity Analysis

The results of the 2028 Build conditions intersection capacity analysis are shown in Table 9 for 2028 No-Build + Project Trip volumes (Figure 9).

Table 9: 2028 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 74/Senoia Rd & Milam Rd	Traffic Signal	**Overall**	**C**	**30.4**	**D**	**37.4**
			EB	C	31.1	C	30.5
			WB	D	45.5	E	70.8
			NB	C	29.0	D	35.0
			SB	C	26.6	C	32.6
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.5**	**A**	**9.9**
			EB	A	9.3	B	10.6
			WB	B	10.8	A	9.5
			NB	A	9.0	A	8.8
			SB	A	8.4	A	9.3
3	Milam Rd & Site Dwy W	Side Street Stop Control	WB L	A	7.7	A	8.4
			NB	B	13.1	C	15.2
4	Milam Rd & Site Dwy E	Side Street Stop Control	WB L	A	7.7	A	8.3
			NB	B	12.3	B	14.3

As shown in Table 9, 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 additions of Site Driveway West and Site Driveway East along Milam Road are not expected to adversely impact the functionality of traffic operations along the roadway.

C.4. Queuing Analysis

The 95th percentile queuing is shown in Table 10 for all scenarios.

Table 10: 95th Percentile Queue Lengths

ID	Intersection	Traffic Control	Movement	Storage Length	2026 Existing		2028 No-Build		2028 Build	
					AM	PM	AM	PM	AM	PM
1	SR 74/Senoia Rd & Landrum Rd/ Milam Rd	Traffic Signal	EB L	180			79	94	80	95
			EB T+R	-	68	235	59	175	60	176
			WB L	330			298	279	326	294
			WB T+R	-	318	319	100	102	110	107
			NB L+U	365	32	37	34	81	34	81
			NB T	-	430	483	448	510	448	510
			NB R	250	39	45	40	47	41	48
			SB L+U	375	91	161	208	238	215	264
			SB T	-	432	537	405	545	405	545
			SB R	-	0	0	0	0	0	0

As shown in Table 10, the existing queues are contained within the available storage capacity at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

The programmed GDOT improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road are expected to be able to contain the expected queue lengths in 2028 No-Build and Build conditions with both adjacent developments and subject development.

The eastbound left-turn storage is expected to need 180 feet of full-width storage based on expected queue lengths, and the westbound left-turn storage is expected to need 330 feet of full-width storage based on expected queue lengths.

C.5. Turn Lane Warrant Analysis

Turn lane warrant analysis was conducted for the proposed Site Driveway West and Site Driveway East along Milam Road using methodologies from the Georgia Department of Transportation (GDOT) Driveway and Encroachment Manual, dated June 8, 2026. The results of the evaluation are summarized in Table 11.

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 East along Milam Road is 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 either of the proposed full-access Site Driveway West or Site Driveway East along Milam Road.

The turn lane analysis is included in Appendix H.

Table 11: GDOT Turn Lane Warrants

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
3	Milam Rd & Site Dwy W	EB R	195 RT/Day	100 RT/Day	YES
		WB L	19 LT/Day	200 LT/Day	NO
4	Milam Rd & Site Dwy E	EB R	136 RT/Day	100 RT/Day	YES
		WB L	39 LT/Day	200 LT/Day	NO

As shown in Table 11, a left-turn lane is not warranted on Milam Road at either of the site driveways. A right-turn deceleration lane is warranted on Milam Road at each of Site Driveway West and Site Driveway East along Milam Road.

Conclusions

On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

The 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below.

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 and Site Driveway East along Milam Road are expected to operate satisfactorily during the AM and PM peak hours.

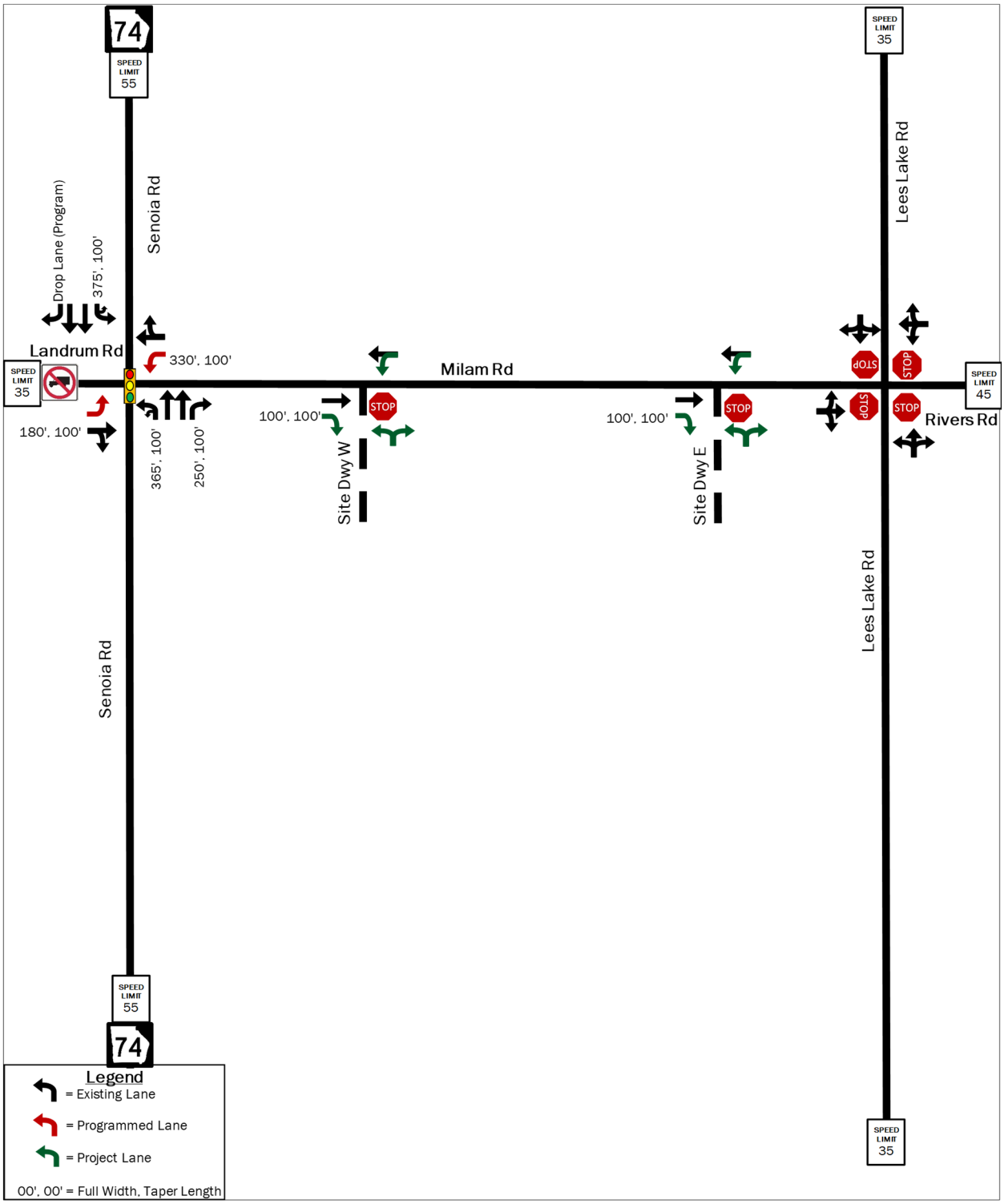
Site Driveway West and Site Driveway East along Milam Road each warrant a right-turn deceleration lane. Neither of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West 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 10 shows the proposed Build scenario lane configurations and intersection control based on the results and recommendations from the turn lane warrant analysis.

Figure 10: 2028 Build Year Lane Configurations and Intersection Control



APPENDIX A: Site Plan

APPENDIX B: Crash Data

APPENDIX C: Speed Data

APPENDIX D: Traffic Count Data

APPENDIX E: Growth Factor(s) Calculations & Analysis

APPENDIX F: Trip Generation

APPENDIX G: Capacity Analyses Reports

APPENDIX H: Turn Lane Evaluations

TECHNICAL MEMORANDUM

To: Denise Brookins, City of Fairburn
Planning and Zoning Director

From: Josh Pruitt, EIT (josh.pruitt@NV5.com)

CC: Erika Becker, AICP (erika.becker@NV5.com

Date: June 29, 2026

Re: Response to Staff Report Comments
Milam Road Residential Development Traffic Impact Study

NV5 Engineers and Consultants has reviewed comments provided in the City of Fairburn Planning and Zoning Commission Staff Report, regarding the Traffic Impact Study (TIS) prepared for the Milam Road Residential Development. NV5's responses to the comments are as follows:

1. Does not fully evaluate cumulative impacts from other approved or planned developments in the corridor or account for major transportation improvements, including GDOT's I-85/SR 74 project.

Per page 9 "Programmed Improvements and Adjacent Developments" of the Milam Road Residential TIS dated June 29, 2026:

There are two known adjacent developments within the study area that would be expected to significantly alter traffic patterns or traffic growth in the area. One is entitled "Senoia Road Apartments" and would include 280 multifamily dwelling units and approximately 7,000 square feet of retail space and would be located on the southwest quadrant of the intersection of SR 74/Senoia Road and Landrum Road/Milam Road. The other is entitled "Mosby Fairburn" and would include 252 multifamily mid-rise dwelling units and 4,500 square feet of strip retail.

2. Incorporate GDOT's I-85/SR 74 project or state that the study assumed existing geometry/pre-improvements for conservative purposes.

Per page 9 "Programmed Improvements and Adjacent Developments" of the Milam Road Residential TIS dated June 29, 2026:

The I-85 and SR 74 Interchange Improvements consist of interchange reconstruction and widening of the existing interchange and widening along SR 74 for approximately 1.4 miles from City Lake Road to Milam Road. At Landrum Road/Milam Road, the third outside southbound lane would drop as a right-turn only lane at Landrum Road, and a third northbound lane would be added beginning north of Milam Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with a southbound right-turn drop lane and three receiving northbound lanes in 2028 No-Build and Build conditions.

At the intersection of SR 74/Senoia Road and Landrum Road/Milam Road, left-turn lanes are set to be installed on each of the side streets by or before the subject development opens in 2028. The

improvements also call for a protected-only southbound left-turn phase on SR 74/Senoia Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with left-turn lanes on each of the side streets and a southbound protected-only left-turn phase in 2028 No-Build and 2028 Build conditions.

3. Provide 95 percentile queue lengths for the critical study approaches, particularly at SR 74 at Milam Road, in addition to the 50th percentile values currently included.

Per page 19 "Queuing Analysis" of the Milam Road Residential TIS dated June 29, 2026:

Table 5: 95th Percentile Queue Lengths

ID	Intersection	Traffic Control	Movement	Storage Length	2026 Existing		2028 No-Build		2028 Build	
					AM	PM	AM	PM	AM	PM
1	SR 74/Senoia Rd & Landrum Rd/ Milam Rd	Traffic Signal	EB L	180			79	94	80	95
			EB T+R	-	68	235	59	175	60	176
			WB L	330			298	279	326	294
			WB T+R	-	318	319	100	102	110	107
			NB L+U	365	32	37	34	81	34	81
			NB T	-	430	483	448	510	448	510
			NB R	250	39	45	40	47	41	48
			SB L+U	375	91	161	208	238	215	264
			SB T	-	432	537	405	545	405	545
			SB R	-	0	0	0	0	0	0

4. 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?

The reviewer notes "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, and that no external intersection improvements are required because the project does not create a new failing condition.

5. The report describes roadway classification and posted speed limits, 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.

The reviewer notes, "the NV5 TIS is generally sufficient as a conventional TIS." However, to address this comment, the following items were addressed in the TIS dated June 26, 2026:

- *Existing and Predictive Crash Analysis, see pages 4 – 6.*
- *Speed Study, see page 7.*
- *Sight Distance Review, see page 1. Sight distance profiles for each site driveway are included on the development concept plan.*
- *Pedestrian/Bicycle Assessment & Multimodal Safety: see page 4 and page 7.*

6. 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.

Cumulative corridor adequacy and balanced growth considerations are addressed on page 9 "Programmed Improvements and Adjacent Developments". The TIS takes into consideration the two programmed improvements in the area, both along SR 74/Senoia Road and the two known adjacent developments within the study area that would be expected to significantly alter traffic patterns or traffic growth in the area.

Multimodal / Safety Performance is addressed on page 4. Specifically, the TIS notes "currently, there are no sidewalks along Milam Road in the study area between SR 74/Senoia Road and Lees Lake Road. SR 74/Senoia Road has sidewalks on its east side starting north of Milam Road; however, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road itself has no crosswalks nor pedestrian ramps on any of its legs. The under-construction Georgia Department of Transportation (GDOT) Project Identification (PI) Number (No.) 0007841 – The I-85 and SR 74/Senoia Road Interchange Improvements also did not design nor will construct pedestrian improvements at the intersection". In addition, traffic data collected during the AM and PM peak periods identified only one (1) pedestrian crossing Milam Road.

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: 62
2 BEDROOM UNITS: 67
3 BEDROOM UNITS: 46

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

RESIDENTIAL COTTAGE COURT
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

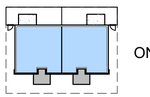
COMMON OUTDOOR AREA REQUIREMENT:

- TWENTY-FIVE (25) PERCENT OF THE TOTAL SITE AREA SHALL BE COMMON OUTDOOR AREA.
- COMMON OUTDOOR AREA CONSISTING OF NOT LESS THAN 550 SQUARE FT. PER UNIT SHALL BE PROVIDED FOR RECREATION IN ALL DEVELOPMENTS OF 15 OR MORE ACRES.
- 25% of 21.89 TOTAL ACRES = **5.47 ACRES REQUIRED**
- 550 SQUARE FT. x 175 UNITS = **2.20 ACRES REQUIRED**

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

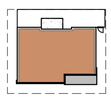
NOTES

1. PLAYGROUND, ROAD, PARKING, TRAIL, AND STREAM-SIDE CONSERVATION AREA WILL BE DONATED TO THE CITY OF FAIRBURN.
2. TOTAL AMOUNT OF LAND TO BE DONATED TO THE CITY OF FAIRBURN IS ±3.1 ACRES.



ONE BEDROOM

TWO BEDROOM



THREE BEDROOM

DATE: JUNE, 3 2026

Avilla Cottage Courtyard Community Fairburn, Ga

TRAFFIC IMPACT STUDY FOR

MILAM ROAD RESIDENTIAL DEVELOPMENT

DATE:
June 29, 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.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 two (2) 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).

On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

The 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below.

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 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 East along Milam Road each warrant a right-turn deceleration lane. Neither of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West 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 two (2) 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 East

The report summarizes existing conditions including crash analysis, speed, and traffic operations, 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, including the sight distance profiles for each of the proposed site driveways, is included in Appendix A.

Figure 1. Vicinity Map

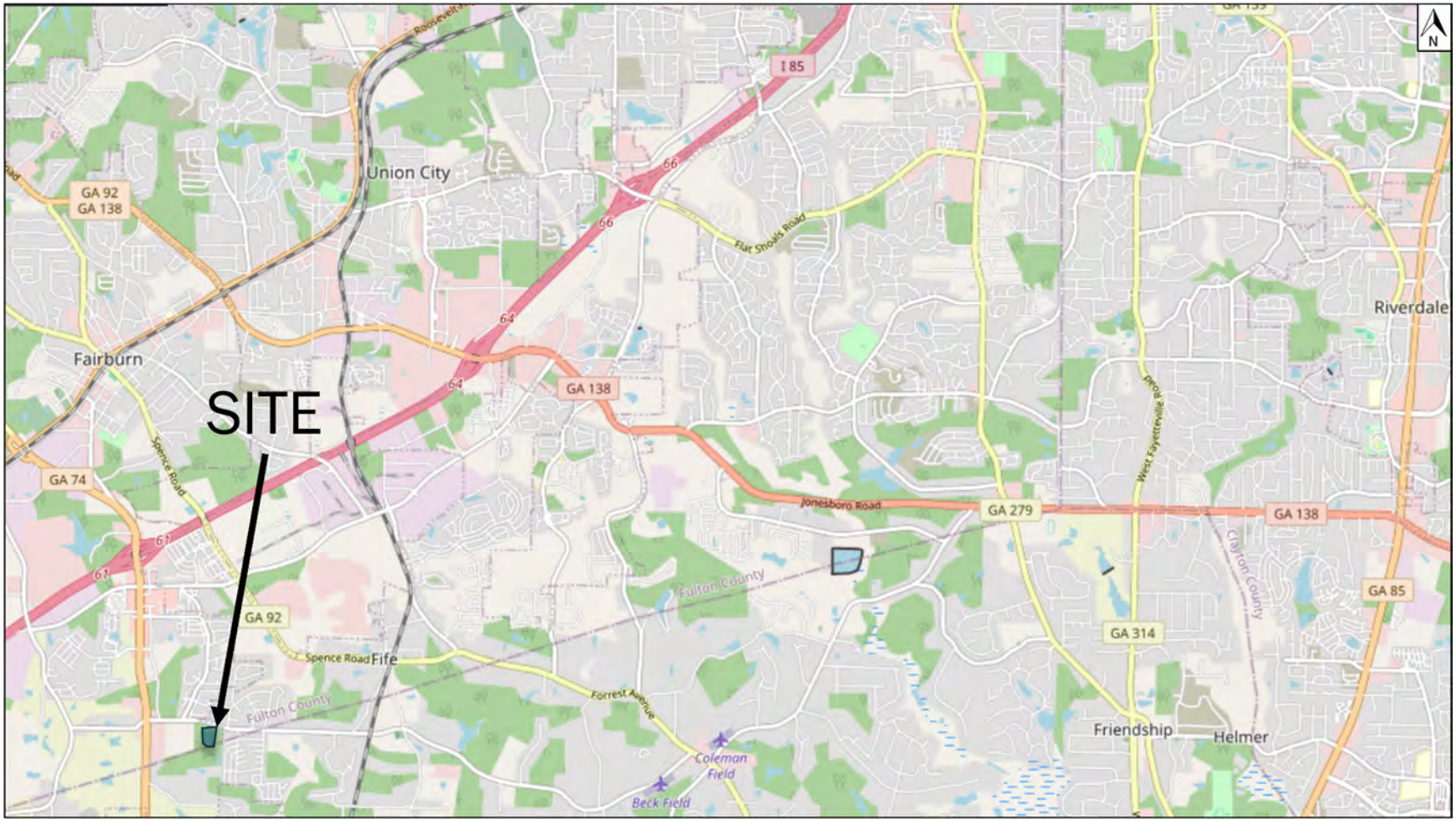
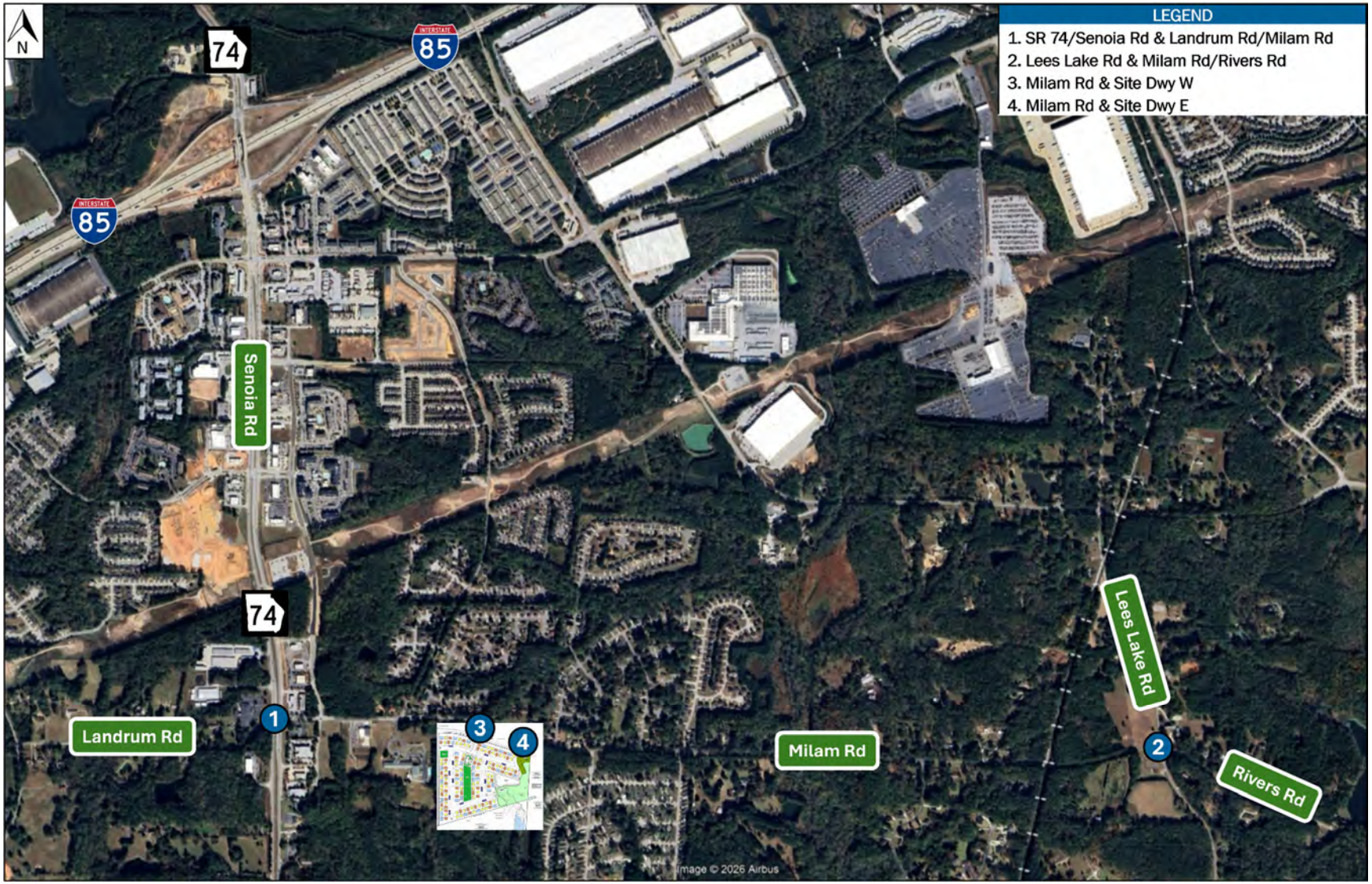


Figure 2. Site Location Aerial



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.

Currently, there are no sidewalks along Milam Road in the study area between SR 74/Senoia Road and Lees Lake Road. SR 74/Senoia Road has sidewalks on its east side starting north of Milam Road; however, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road itself has no crosswalks nor pedestrian ramps on any of its legs. The under-construction Georgia Department of Transportation (GDOT) Project Identification (PI) Number (No.) 0007841 – The I-85 and SR 74/Senoia Road Interchange Improvements also did not design nor will construct pedestrian improvements at the intersection.

A.2. Crash Summary

Crash statistics were obtained from GDOT's AASHTOWare Safety database from the past five (5) years (2021 – 2025) for each of the study intersections as well as the site frontage along Milam Road. The raw crash data is contained in Appendix B.

The crash data shows four (4) crashes at the study intersection of Lees Lake Road and Milam Road/Rivers Road. There was 1 angle crash (25%), and 3 rear-end crashes (75%). There were two (2)

instances of possible injuries or complaints of an injury (50%), and no fatalities. Table 1 summarizes the crash data at the intersection of Lees Lake Road and Milam Road/Rivers Road.

Table 1: Crash Summary – Lees Lake Road and Milam Road/Rivers Road

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury	
								Crashes	%
2021	0	0	0	0	0	0	0	0	0.00
2022	0	0	0	1	0	0	1	0	0.00
2023	1	0	0	0	0	0	1	0	0.00
2024	0	0	0	0	0	0	0	0	0.00
2025	0	0	0	2	0	0	2	2	1.00
Total	1	0	0	3	0	0	4	2	50.0%
Percent (%) All Crashes	25.0%	0.0%	0.0%	75.0%	0.0%	0.0%	100%	50.0%	
Average (crashes/year)	0.2	0.0	0.0	0.6	0.0	0.0	0.8	0.4	

As can be seen in Table 1, there were two years without any crashes (2021 and 2024), and only one year with crashes with injuries (2025).

The crash data shows eighty-three (83) crashes at the study intersection of SR 74/Senoia Road and Landrum Road/Milam Road. There were 33 angle crashes (39.8%), 5 head-on crashes (6.0%), 3 crashes not involving another motor vehicle (3.6%), 33 rear-end crashes (39.8%), 3 crashes that were side-swipes in the opposite direction (3.6%), and 6 crashes that were side-swipes in the same direction (7.2%). There were twenty-eight (28) instances of possible injuries, complaints of an injury, visible injuries, or serious injuries (33.7%), and 1 fatality where reckless driving was a primary contributing factor. Table 2 summarizes the crash data at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

Table 2: Crash Summary – SR 74/Senoia Road and Landrum Road/Milam Road

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury		Fatality	
								Crashes	%	Crashes	%
2021	6	2	0	5	0	2	15	8	53.3%	0	0.0%
2022	9	0	1	3	3	2	18	7	38.9%	1	5.6%
2023	6	1	1	9	0	1	18	7	38.9%	0	0.0%
2024	7	1	0	7	0	1	16	4	25.0%	0	0.0%
2025	5	1	1	9	0	0	16	2	12.5%	0	0.0%
Total	33	5	3	33	3	6	83	28	33.7%	1	1.2%
Percent (%) All Crashes	39.8%	6.0%	3.6%	39.8%	3.6%	7.2%	100%	33.7%		1.2%	
Average (crashes/year)	6.6	1.0	0.6	6.6	0.6	1.2	16.6	5.6		0.2	

The crash data shows two (2) crashes on Milam Road along the site frontage. There was 1 side-swipe in the opposite direction (50%) and one crash not involving another motor vehicle (50%). There were

no instances of possible injuries or complaints of an injury, and no fatalities. Table 3 summarizes the crash data on Milam Road along the site frontage.

Table 3: Crash Summary – Milam Road along the site frontage

Year	Angle	Head On	Not a Collision with Motor Vehicle	Rear End	Side-Swipe Opposite Direction	Side-Swipe Same Direction	Total	Injury	
								Crashes	%
2021	0	0	0	0	0	0	0	0	0.00
2022	0	0	0	0	1	0	1	0	0.00
2023	0	0	0	0	0	0	0	0	0.00
2024	0	0	0	0	0	0	0	0	0.00
2025	0	0	1	0	0	0	1	0	0.00
Total	0	0	1	0	1	0	2	0	0.0%
Percent (%) All Crashes	0.0%	0.0%	50.0%	0.0%	50.0%	0.0%	100%	0.0%	
Average (crashes/year)	0.0	0.0	0.2	0.0	0.2	0.0	0.4	0.0	

To perform a predictive analysis of the safety of the corridor of Milam Road and each intersection of SR 74/Senoia Road and Landrum Road/Milam Road and Lees Lake Road and Milam Road/Rivers Road, the Highway Safety Manual (HSM) methodology was employed. The methodology incorporates existing parameters, including, but not limited to, roadway functional classification, speed, driveway density, and shoulder standards, among other factors. Table 4 below shows the anticipated crash patterns at each of the study intersections as well as the Milam Road corridor.

Table 4: Predictive Crash Summary – Intersections and Milam Road corridor (Crashes/Year)

Predictive Crash Frequency (Crashes/Year)	SR 74 & Landrum Rd/ Milam Rd	Lees Lake Rd & Milam Rd/ Rivers Rd	Milam Rd Corridor along site frontage
Total	10.6	4.1	0.4
Injury	3.8	1.5	0.1
PDO	6.9	2.6	0.3

As can be seen in Table 4, the total predicted crashes per year at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road is below the actual recorded crashes per year at the intersection from 2021-2025; therefore, the predicted injury and property damage only (PDO) crashes are also below the actual recorded crashes per year at the intersection. The total predicted crashes at the intersection of Lees Lake Road and Milam Road/Rivers Road are above the actual recorded crashes per year at the intersection from 2021-2025; therefore, the predicted injury and PDO crashes are also above the actual recorded crashes per year at the intersection. On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

A.3. Speed Data

Speed data was collected on Milam Road west of Garvey Driev along the site frontage on Wednesday, June 24th, 2026. Table 5 below shows the average speed and 85th percentile speed (the speed at which 85% of drivers are traveling at or below) for the site frontage along Milam Road. The raw speed data collected is contained in Appendix C.

Table 5: Speed Data – Milam Road along Site Frontage

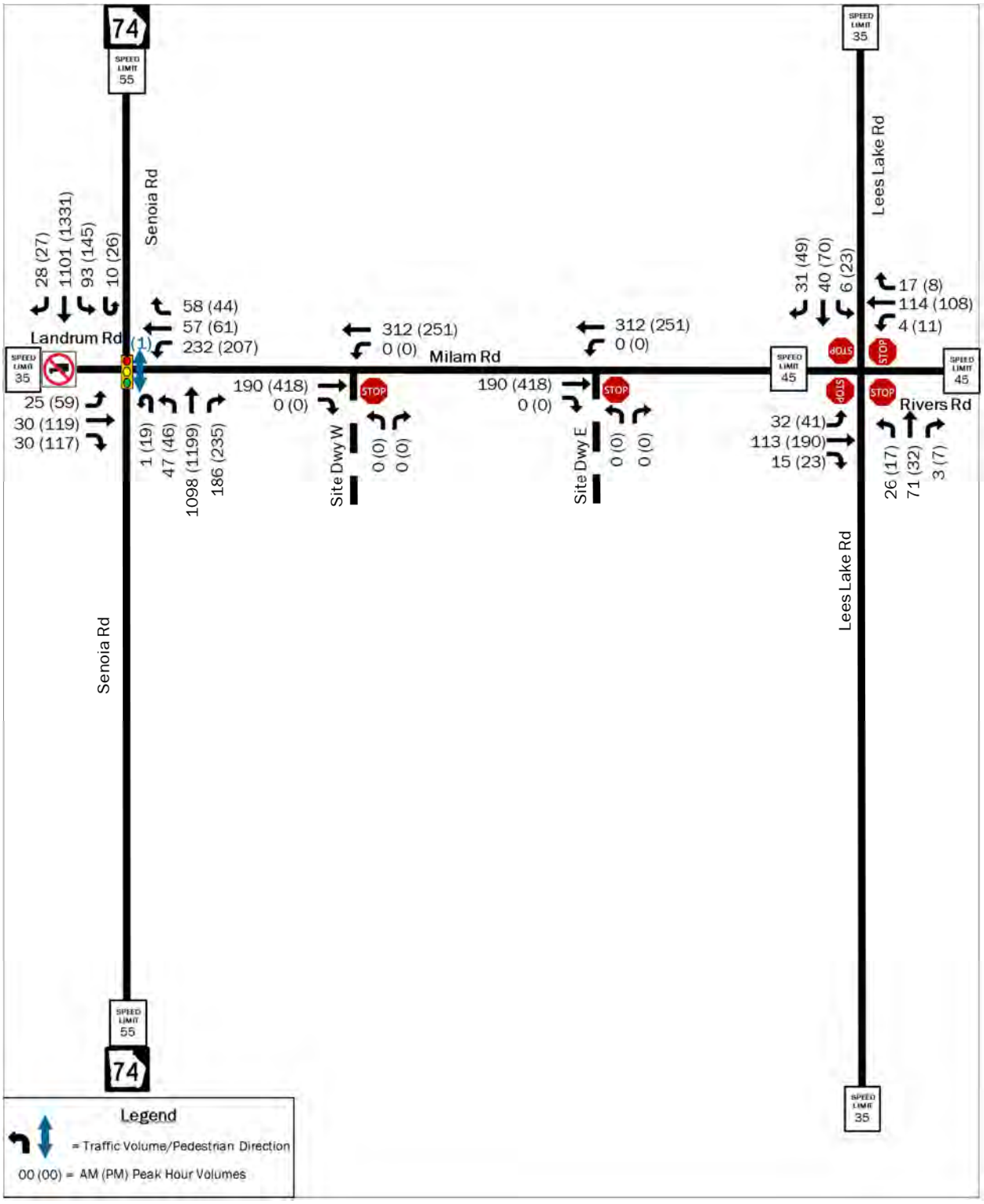
Direction	ADT	Percentiles			
		15th	50th (Average)	85th	95th
Eastbound	4143	35	40	44	48
Westbound	4018	34	39	44	48
TOTAL	8161	35	40	44	48

As can be seen in Table 5, the 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below. The speed limit on Milam Road becomes 45 MPH east of Greenview Boulevard/Milam Loop.

A.4. 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. There was one (1) pedestrian crossing Milam Road on the west leg of the intersection of SR 74/Senoia Road and Landrum Road/Milam Road during the PM peak hour. The 2026 Existing Traffic Volumes are shown in Figure 3. Traffic count data is included in Appendix D.

Figure 3: Existing Traffic Volumes



Future Conditions

B.1. Programmed Improvements and Adjacent Developments

There are two programmed improvements in the area, both along SR 74/Senoia Road. Georgia Department of Transportation (GDOT) Project Identification (PI) Number (No.) 0007841 – The I-85 and SR 74/Senoia Road Interchange Improvements consist of interchange reconstruction and widening of the existing interchange and widening along SR 74 for approximately 1.4 miles from City Lake Road to Milam Road. At Landrum Road/Milam Road, the third outside southbound lane would drop as a right-turn only lane at Landrum Road, and a third northbound lane would be added beginning north of Milam Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with a southbound right-turn drop lane and three receiving northbound lanes in 2028 No-Build and Build conditions.

At the intersection of SR 74/Senoia Road and Landrum Road/Milam Road, left-turn lanes are set to be installed on each of the side streets by or before the subject development opens in 2028. The improvements also call for a protected-only southbound left-turn phase on SR 74/Senoia Road. Therefore, the intersection of SR 74/Senoia Road and Landrum Road/Milam Road was modeled with left-turn lanes on each of the side streets and a southbound protected-only left-turn phase in 2028 No-Build and 2028 Build conditions.

There are two known adjacent developments within the study area that would be expected to significantly alter traffic patterns or traffic growth in the area. One is entitled “Senoia Road Apartments” and would include 280 multifamily dwelling units and approximately 7,000 square feet of retail space and would be located on the southwest quadrant of the intersection of SR 74/Senoia Road and Landrum Road/Milam Road. The other is entitled “Mosby Fairburn” and would include 252 multifamily mid-rise dwelling units and 4,500 square feet of strip retail. The development would have one full-access driveway on Milam Road and one full-access driveway on Renaissance Parkway aligned with the Meineke Car Care driveway.

The total adjacent development trips for each of the adjacent developments are depicted in Figure 4.

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 5 depicts the additional traffic due to the ambient growth rate applied to the existing volumes shown in Figure 3. Figure 6 depicts the 2028 No-Build volumes with the adjacent development trips shown in Figure 4 and the additional traffic from the ambient growth rate shown in Figure 5.

The GDOT Historical ADT is included in Appendix D, and the growth rate calculations are included in Appendix E.

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

Table 6: 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 7. The net project development trips from the new trips expected from the anticipated trip distribution is depicted in Figure 8. The 2028 Build Volumes (2028 No-Build Volumes + Project Development Volumes) are depicted in Figure 9.

Figure 4: Adjacent Development Volumes

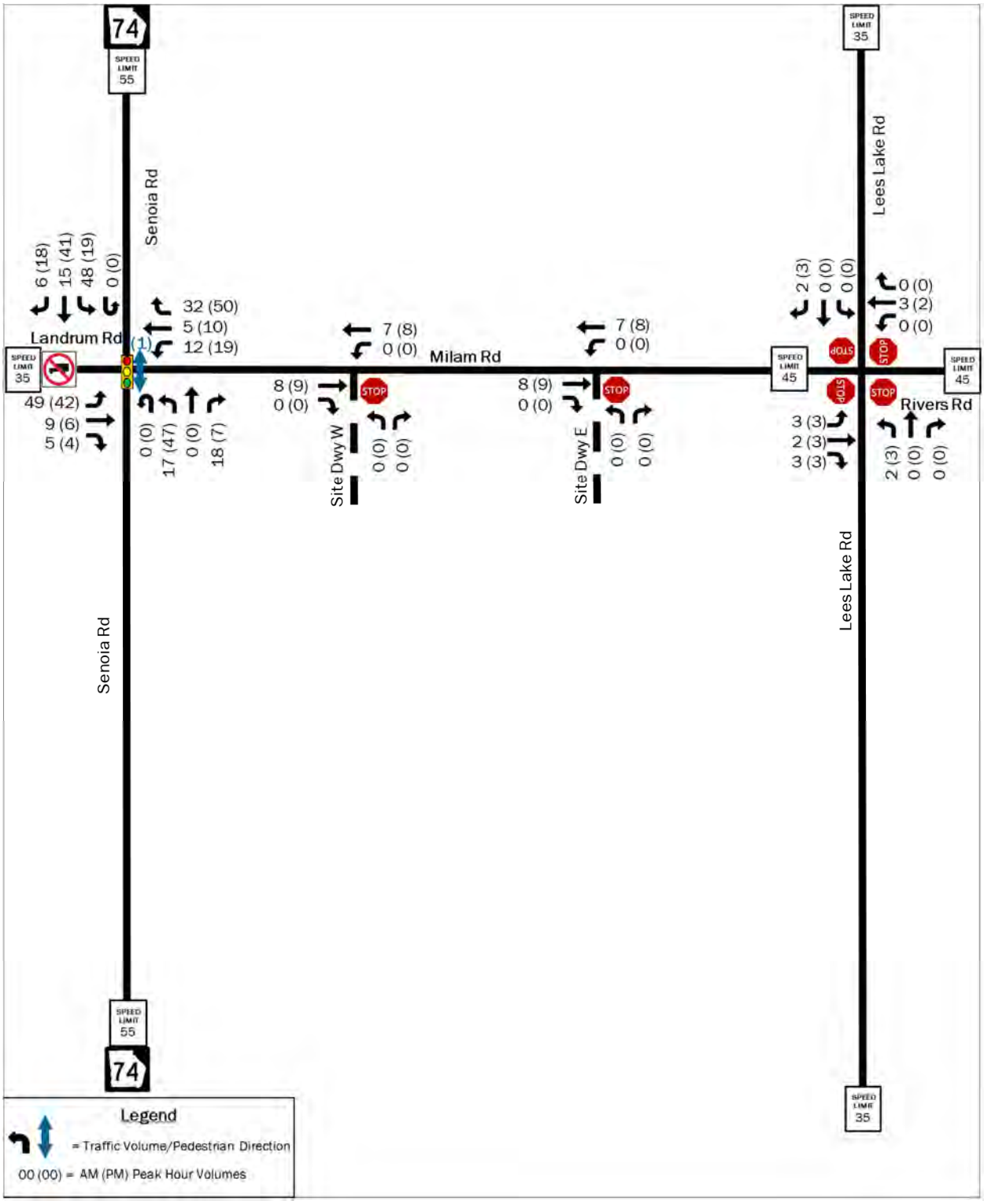


Figure 5: Traffic Growth from Ambient Growth Rate

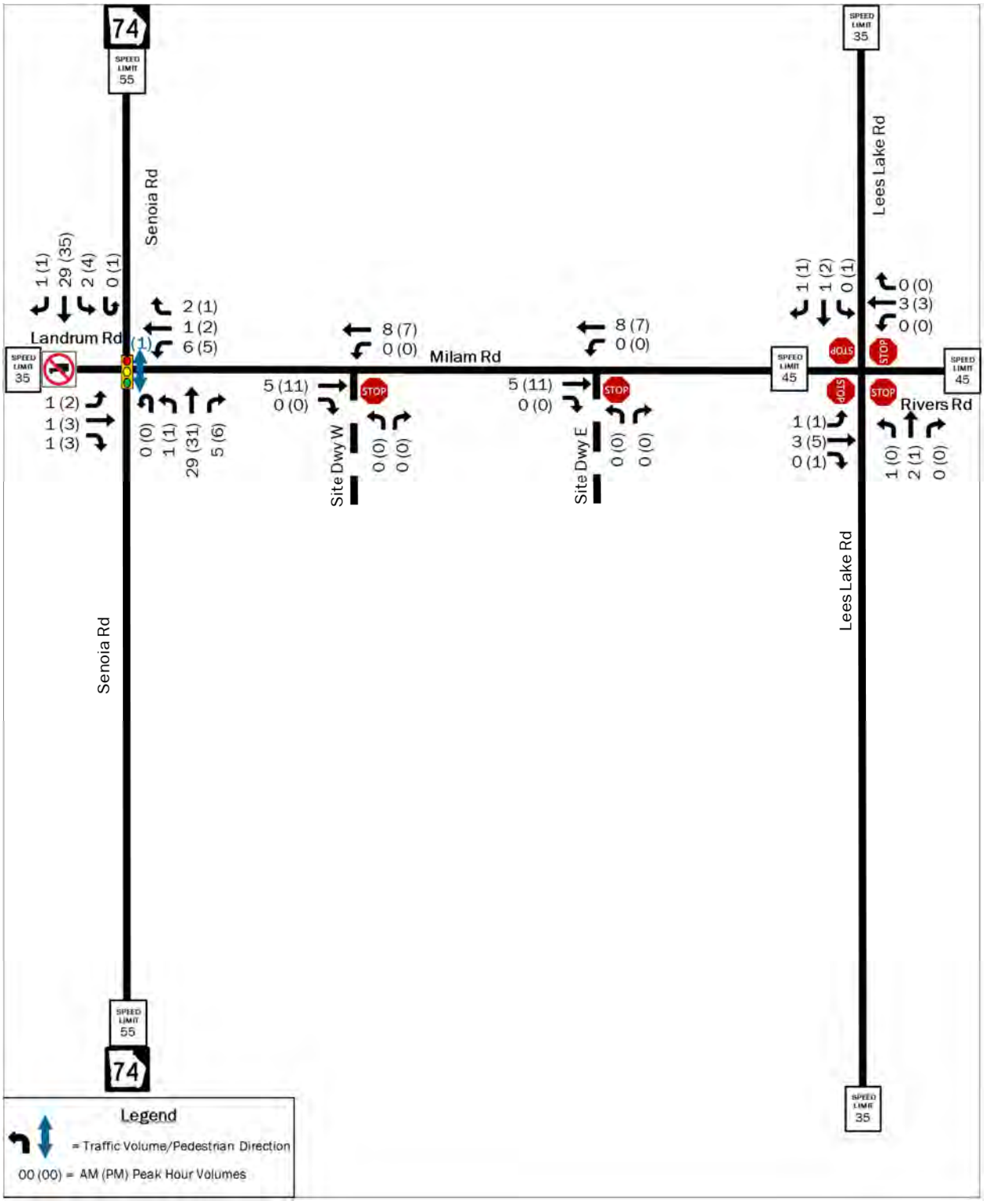


Figure 6: 2028 No-Build Volumes

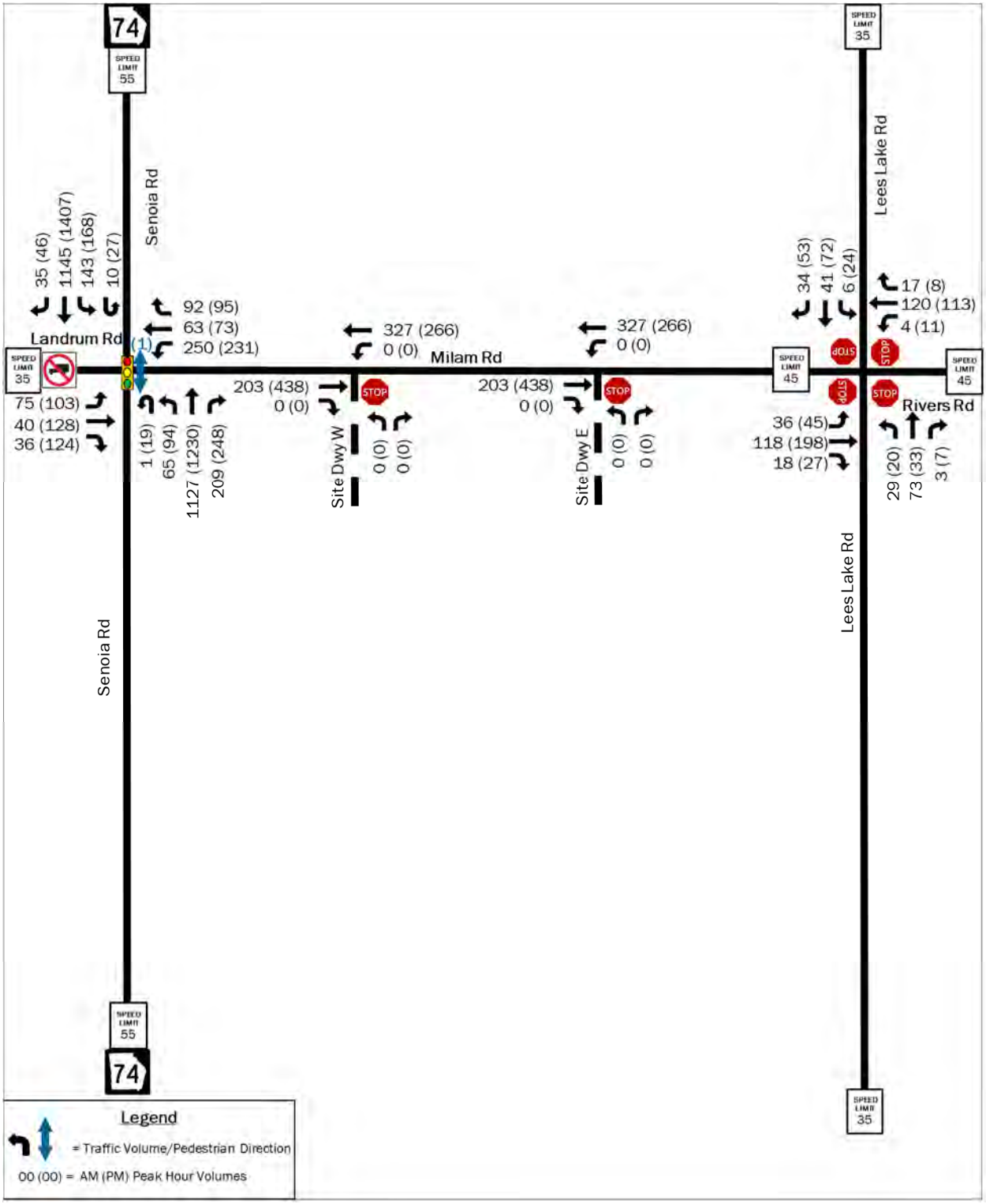


Figure 7: Trip Distribution

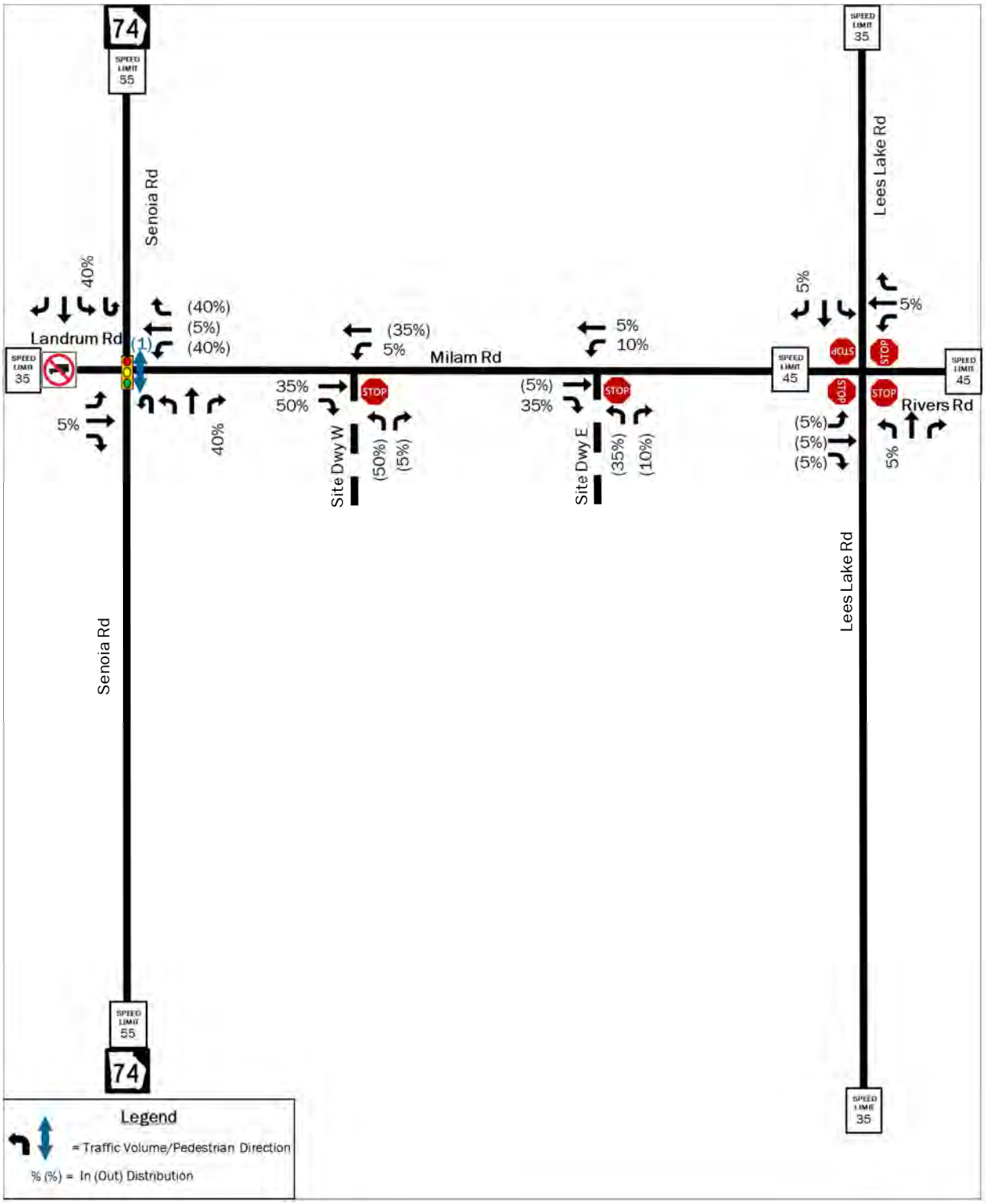


Figure 8: Project Development Volumes

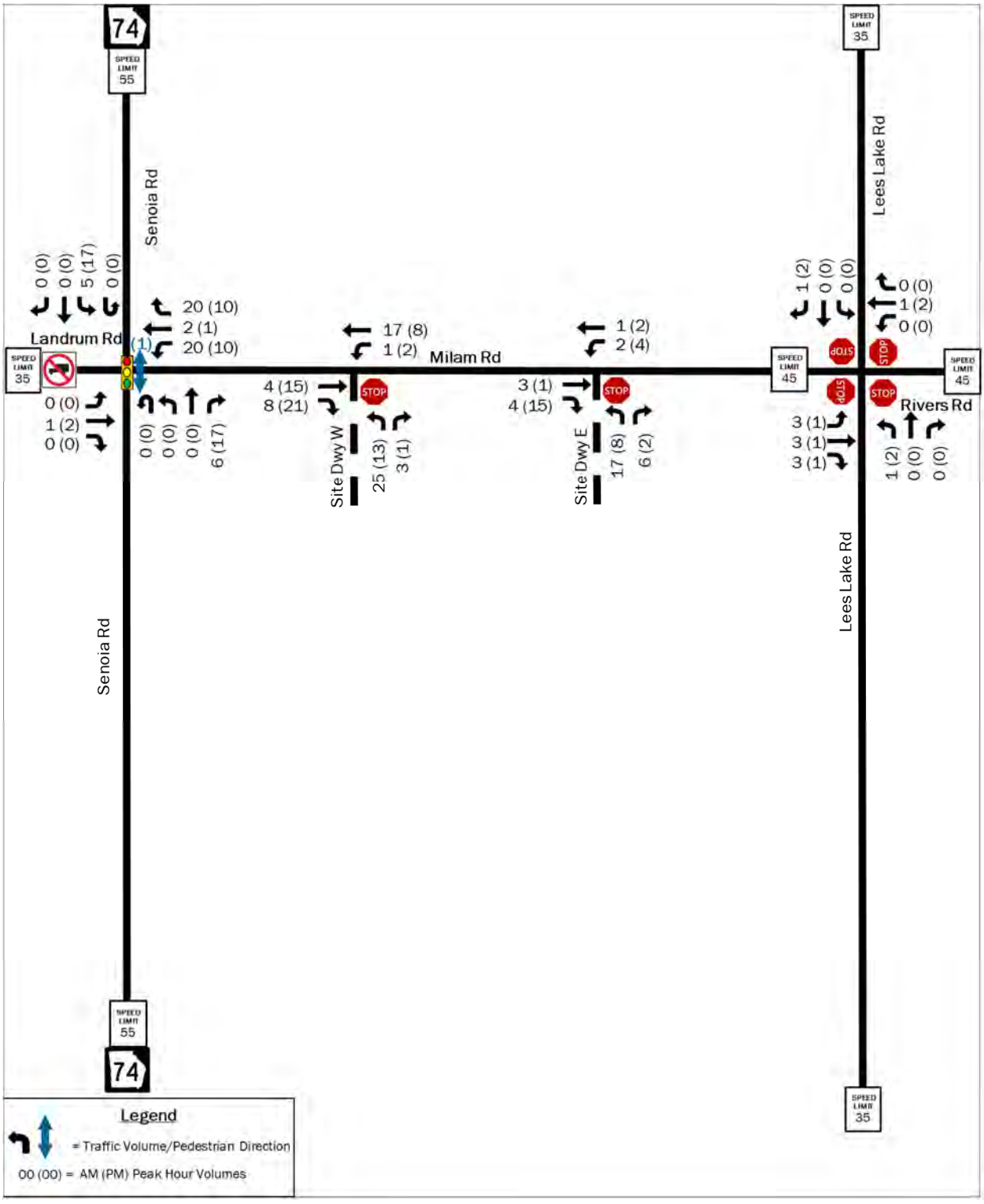
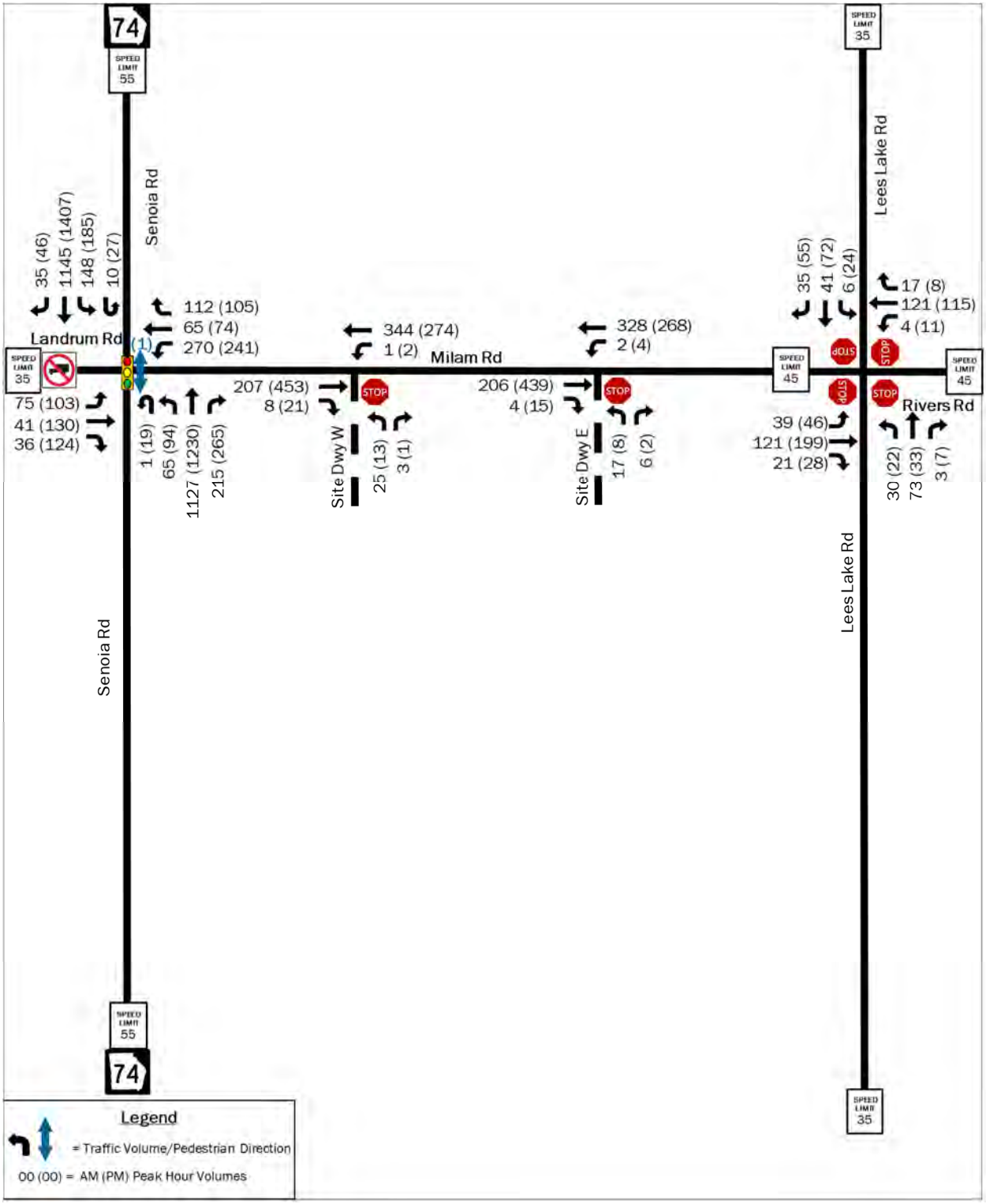


Figure 9: 2028 Build Traffic Volumes



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 G.

C.1. Existing Capacity Analysis

The results of Existing capacity analyses are shown in Table 7 and include an analysis of the volumes shown in Figure 3.

Table 7: 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 7, 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 8 for 2028 No-Build volumes (Figure 6) and include the programmed improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

Table 8: 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**	**C**	**29.3**	**D**	**35.4**
			EB	C	30.3	C	29.9
			WB	D	40.5	E	60.8
			NB	C	28.7	C	33.2
			SB	C	26.4	C	32.5
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.5**	**A**	**9.8**
			EB	A	9.2	B	10.5
			WB	B	10.8	A	9.5
			NB	A	8.9	A	8.8
			SB	A	8.4	A	9.3

As shown in Table 8, the programmed GDOT improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road are expected to restore adequate operations to the intersection, except for the westbound approach during the PM peak hour, which is expected to operate at LOS E.

C.3. 2028 Build Conditions Capacity Analysis

The results of the 2028 Build conditions intersection capacity analysis are shown in Table 9 for 2028 No-Build + Project Trip volumes (Figure 9).

Table 9: 2028 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 74/Senoia Rd & Milam Rd	Traffic Signal	**Overall**	**C**	**30.4**	**D**	**37.4**
			EB	C	31.1	C	30.5
			WB	D	45.5	E	70.8
			NB	C	29.0	D	35.0
			SB	C	26.6	C	32.6
2	Lees Lake Rd & Milam Rd/Rogers Rd	All-Way Stop Control	**Overall**	**A**	**9.5**	**A**	**9.9**
			EB	A	9.3	B	10.6
			WB	B	10.8	A	9.5
			NB	A	9.0	A	8.8
			SB	A	8.4	A	9.3
3	Milam Rd & Site Dwy W	Side Street Stop Control	WB L	A	7.7	A	8.4
			NB	B	13.1	C	15.2
4	Milam Rd & Site Dwy E	Side Street Stop Control	WB L	A	7.7	A	8.3
			NB	B	12.3	B	14.3

As shown in Table 9, 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 additions of Site Driveway West and Site Driveway East along Milam Road are not expected to adversely impact the functionality of traffic operations along the roadway.

C.4. Queuing Analysis

The 95th percentile queuing is shown in Table 10 for all scenarios.

Table 10: 95th Percentile Queue Lengths

ID	Intersection	Traffic Control	Movement	Storage Length	2026 Existing		2028 No-Build		2028 Build	
					AM	PM	AM	PM	AM	PM
1	SR 74/Senoia Rd & Landrum Rd/ Milam Rd	Traffic Signal	EB L	180			79	94	80	95
			EB T+R	-	68	235	59	175	60	176
			WB L	330			298	279	326	294
			WB T+R	-	318	319	100	102	110	107
			NB L+U	365	32	37	34	81	34	81
			NB T	-	430	483	448	510	448	510
			NB R	250	39	45	40	47	41	48
			SB L+U	375	91	161	208	238	215	264
			SB T	-	432	537	405	545	405	545
			SB R	-	0	0	0	0	0	0

As shown in Table 10, the existing queues are contained within the available storage capacity at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road.

The programmed GDOT improvements at the intersection of SR 74/Senoia Road and Landrum Road/Milam Road are expected to be able to contain the expected queue lengths in 2028 No-Build and Build conditions with both adjacent developments and subject development.

The eastbound left-turn storage is expected to need 180 feet of full-width storage based on expected queue lengths, and the westbound left-turn storage is expected to need 330 feet of full-width storage based on expected queue lengths.

C.5. Turn Lane Warrant Analysis

Turn lane warrant analysis was conducted for the proposed Site Driveway West and Site Driveway East along Milam Road using methodologies from the Georgia Department of Transportation (GDOT) Driveway and Encroachment Manual, dated June 8, 2026. The results of the evaluation are summarized in Table 11.

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 East along Milam Road is 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 either of the proposed full-access Site Driveway West or Site Driveway East along Milam Road.

The turn lane analysis is included in Appendix H.

Table 11: GDOT Turn Lane Warrants

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
3	Milam Rd & Site Dwy W	EB R	195 RT/Day	100 RT/Day	YES
		WB L	19 LT/Day	200 LT/Day	NO
4	Milam Rd & Site Dwy E	EB R	136 RT/Day	100 RT/Day	YES
		WB L	39 LT/Day	200 LT/Day	NO

As shown in Table 11, a left-turn lane is not warranted on Milam Road at either of the site driveways. A right-turn deceleration lane is warranted on Milam Road at each of Site Driveway West and Site Driveway East along Milam Road.

Conclusions

On Milam Road along the site frontage, the predicted crashes per year match the actual recorded crashes per year on Milam Road along the site frontage.

The 50th (average), 85th, and 95th percentile speeds are all at or above the posted speed limit of 35 MPH on Milam Road between The Bedford School and Greenview Boulevard/Milam Loop. Fifteen percent (15%) of drivers are traveling at the posted speed limit of 35 MPH or below.

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 and Site Driveway East along Milam Road are expected to operate satisfactorily during the AM and PM peak hours.

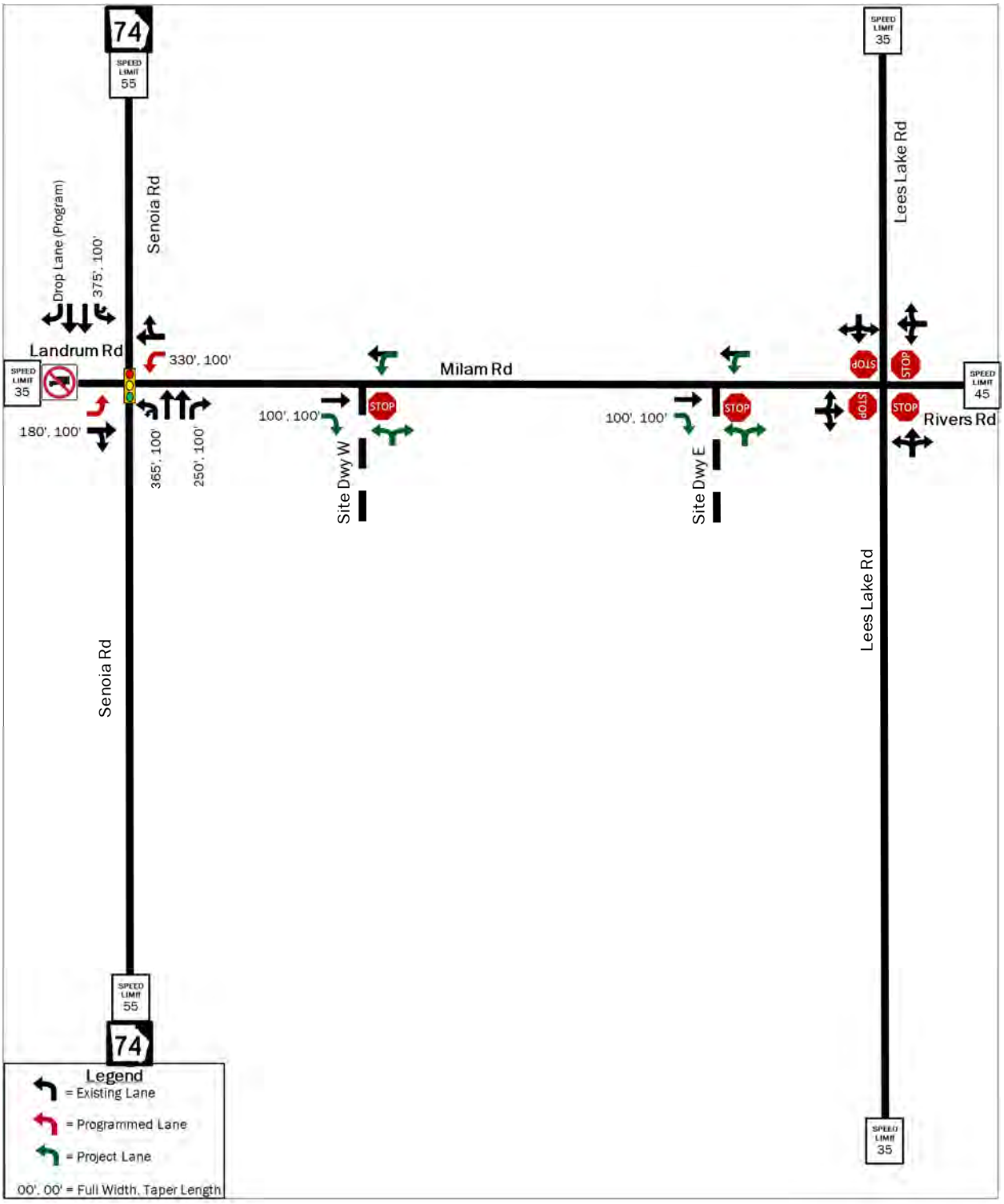
Site Driveway West and Site Driveway East along Milam Road each warrant a right-turn deceleration lane. Neither of the site driveways warrant a left-turn lane.

A single-lane approach is expected to operate adequately for Site Driveway West 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 10 shows the proposed Build scenario lane configurations and intersection control based on the results and recommendations from the turn lane warrant analysis.

Figure 10: 2028 Build Year Lane Configurations and Intersection Control



APPENDIX A: Site Plan

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

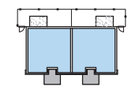
COMMON OUTDOOR AREA REQUIREMENT:

- TWENTY-FIVE (25) PERCENT OF THE TOTAL SITE AREA SHALL BE COMMON OUTDOOR AREA.
- COMMON OUTDOOR AREA CONSISTING OF NOT LESS THAN 550 SQUARE FT. PER UNIT SHALL BE PROVIDED FOR RECREATION IN ALL DEVELOPMENTS OF 15 OR MORE ACRES.
- 25% of 21.89 TOTAL ACRES = **5.47 ACRES REQUIRED**
- 550 SQUARE FT. x 175 UNITS = **2.20 ACRES REQUIRED**

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

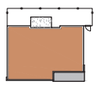
NOTES

1. TOT LOT, ROAD, PARKING, TRAIL, AND STREAM-SIDE CONSERVATION AREA WILL BE DONATED TO THE CITY OF FAIRBURN.
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. PEB 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
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REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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OR DIAL 811

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SCALE:	1" = 60'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	JDL

GEORGIA REGISTERED
No. LA001838
LANDSCAPE ARCHITECT
APPROVED
4/23/26

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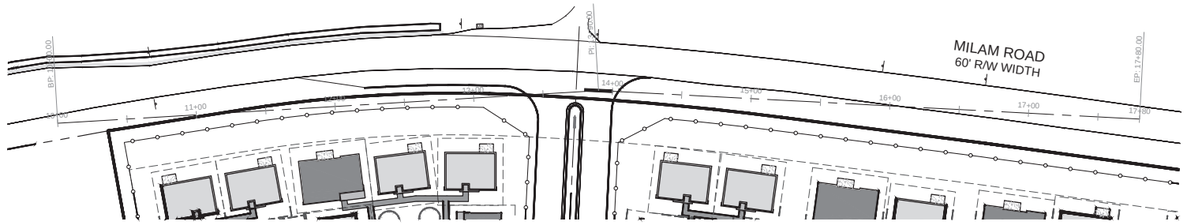
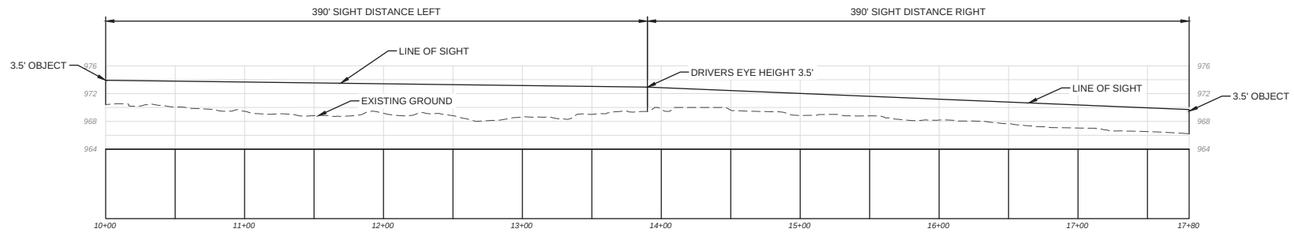
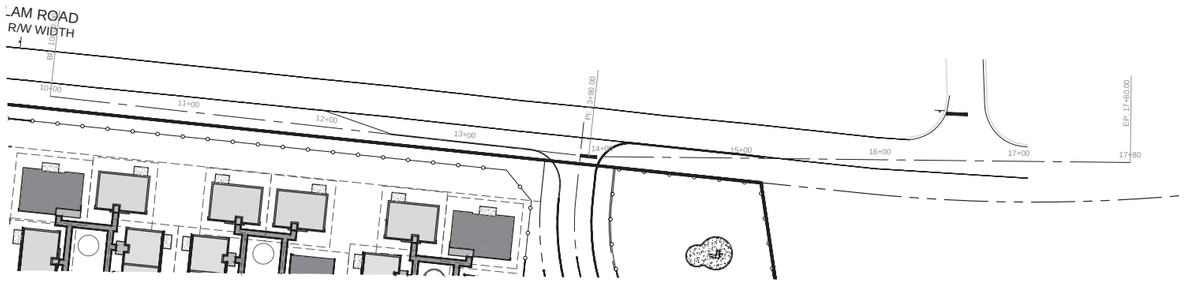
P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP100.dwg, jlee, Thu, Apr 23, 2026 - 12:18pm



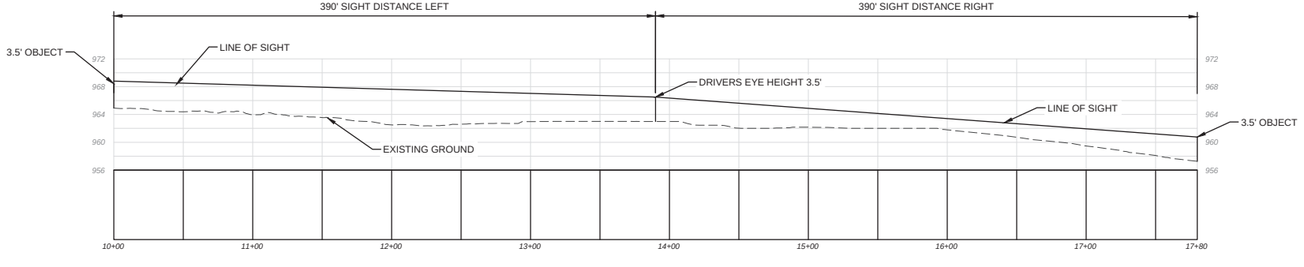
SIGHT DISTANCE LEFT PLAN



SIGHT DISTANCE LEFT PROFILE



SIGHT DISTANCE RIGHT PLAN



SIGHT DISTANCE RIGHT PROFILE

CIVIL ENGINEERING
COA NO. PEB 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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Ph. (770) 755-7978

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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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APPENDIX B: Crash Data

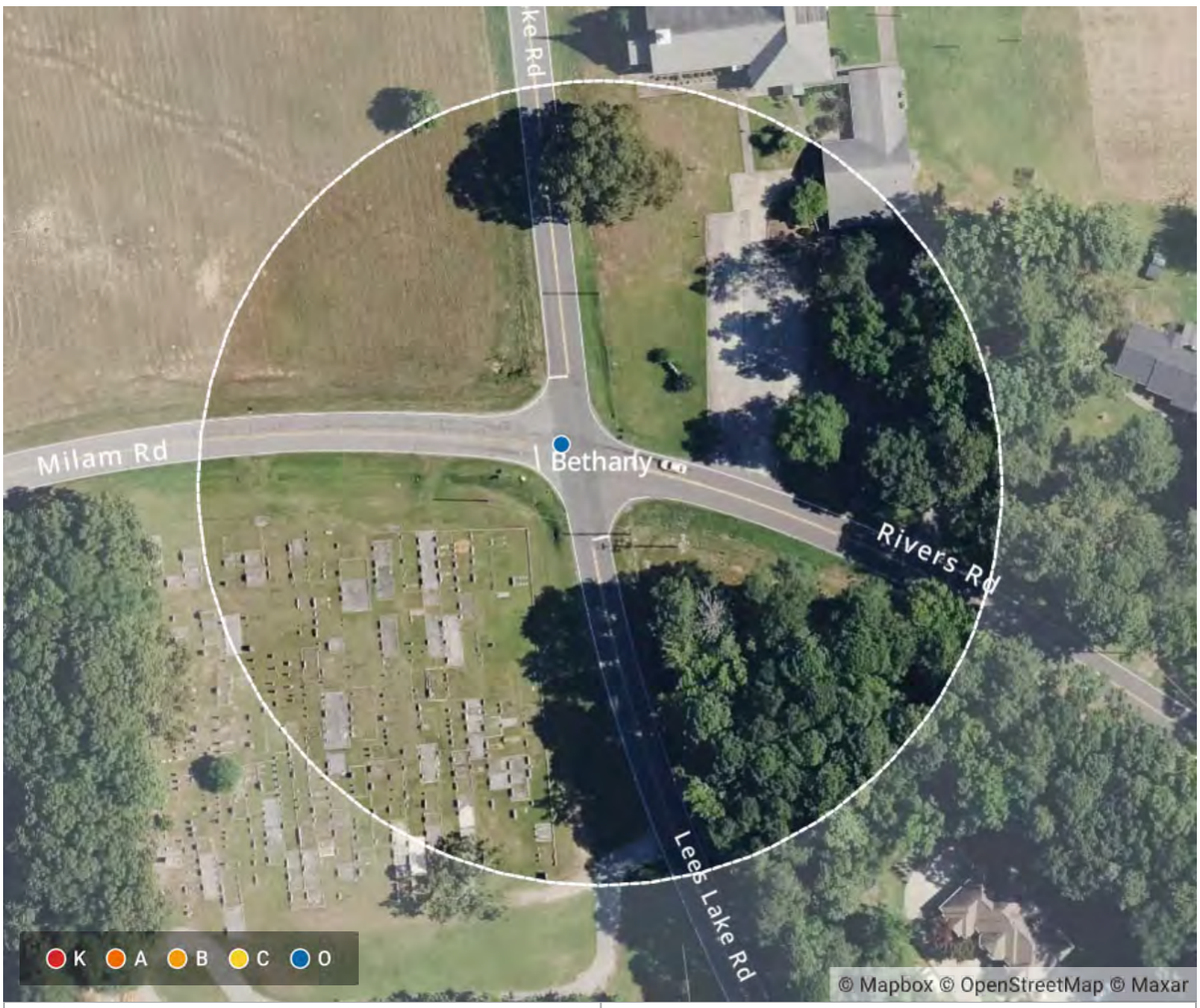
CRASH SUMMARY REPORT

Lees Lake Rd & Milam Rd/Rivers Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Circle 1 | 250 ft | Date and Time (Year) | = | 2022



Total Crashes	1	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	1	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2022	1	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Rear End	1	100.00%
+ 7 more	0	0%

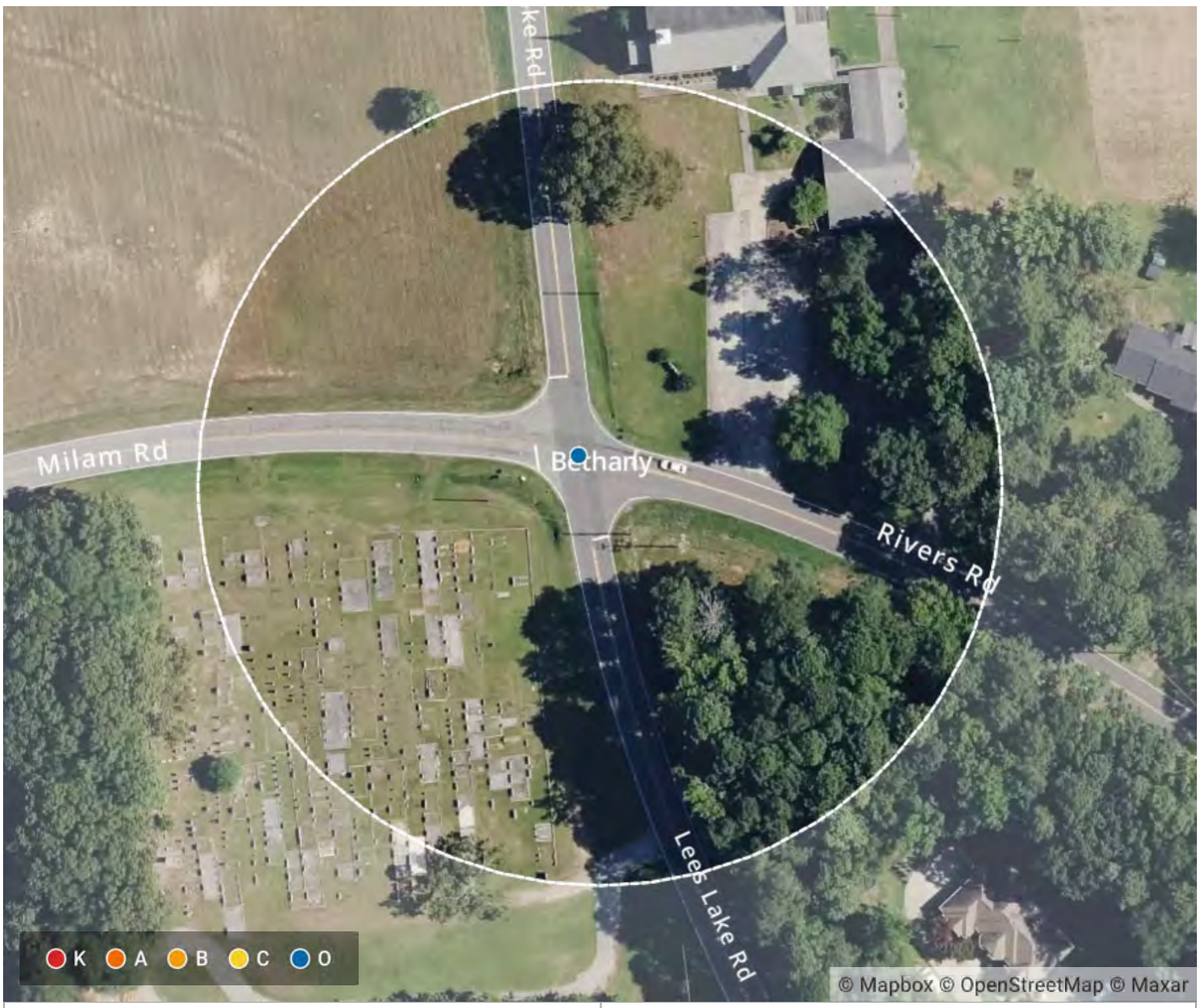
CRASH SUMMARY REPORT

Lees Lake Rd & Milam Rd/Rivers Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Circle 1 | 250 ft | Date and Time (Year) | = | 2023



Total Crashes	1	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	1	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2023	1	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Angle Crash	1	100.00%
+ 7 more	0	0%

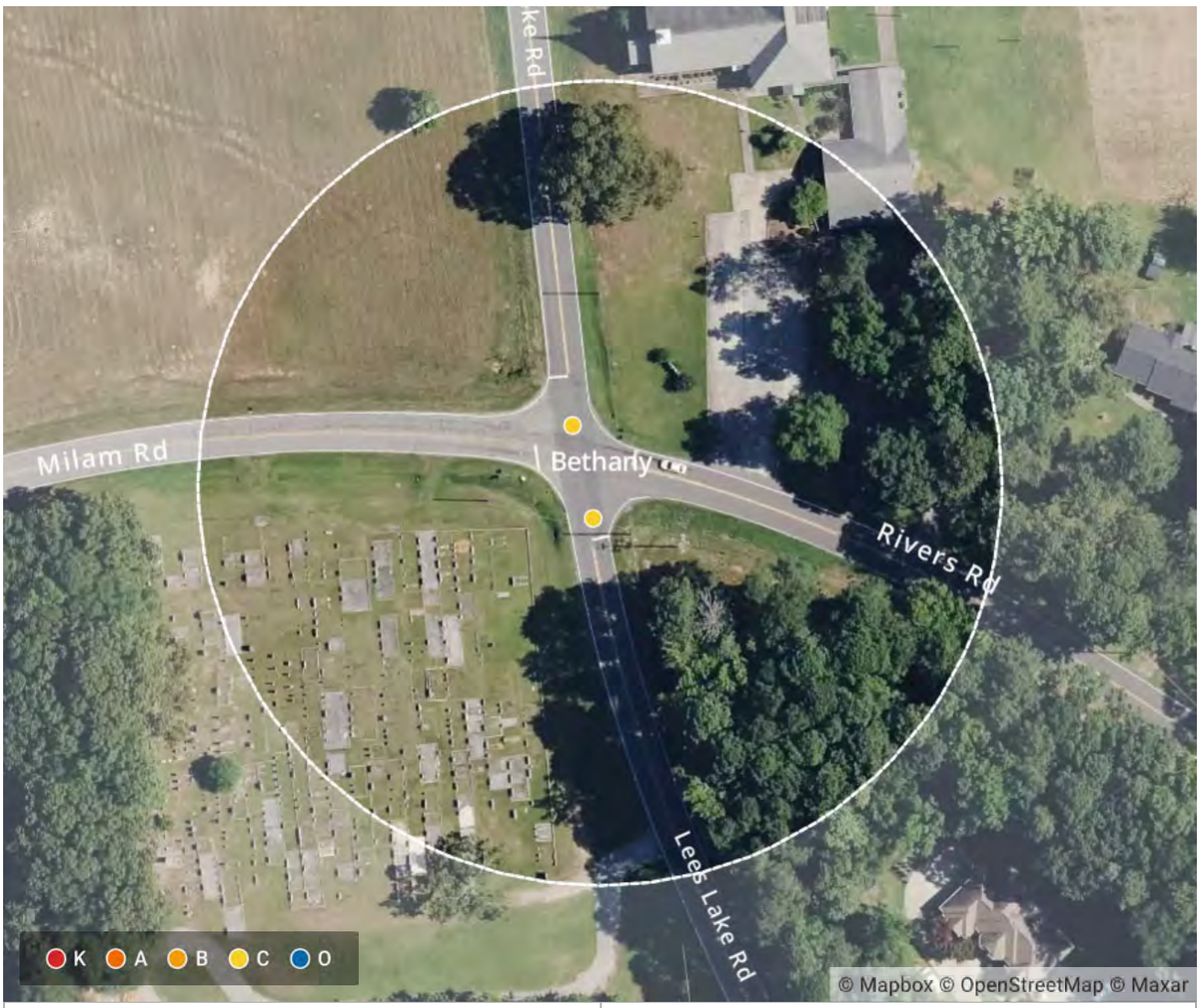
CRASH SUMMARY REPORT

Lees Lake Rd & Milam Rd/Landrum Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Circle 1 | 250 ft | Date and Time (Year) | = | 2025



Total Crashes	2	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(C) Possible Injury / Complaint	2	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2025	2	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Rear End	2	100.00%
+ 7 more	0	0%

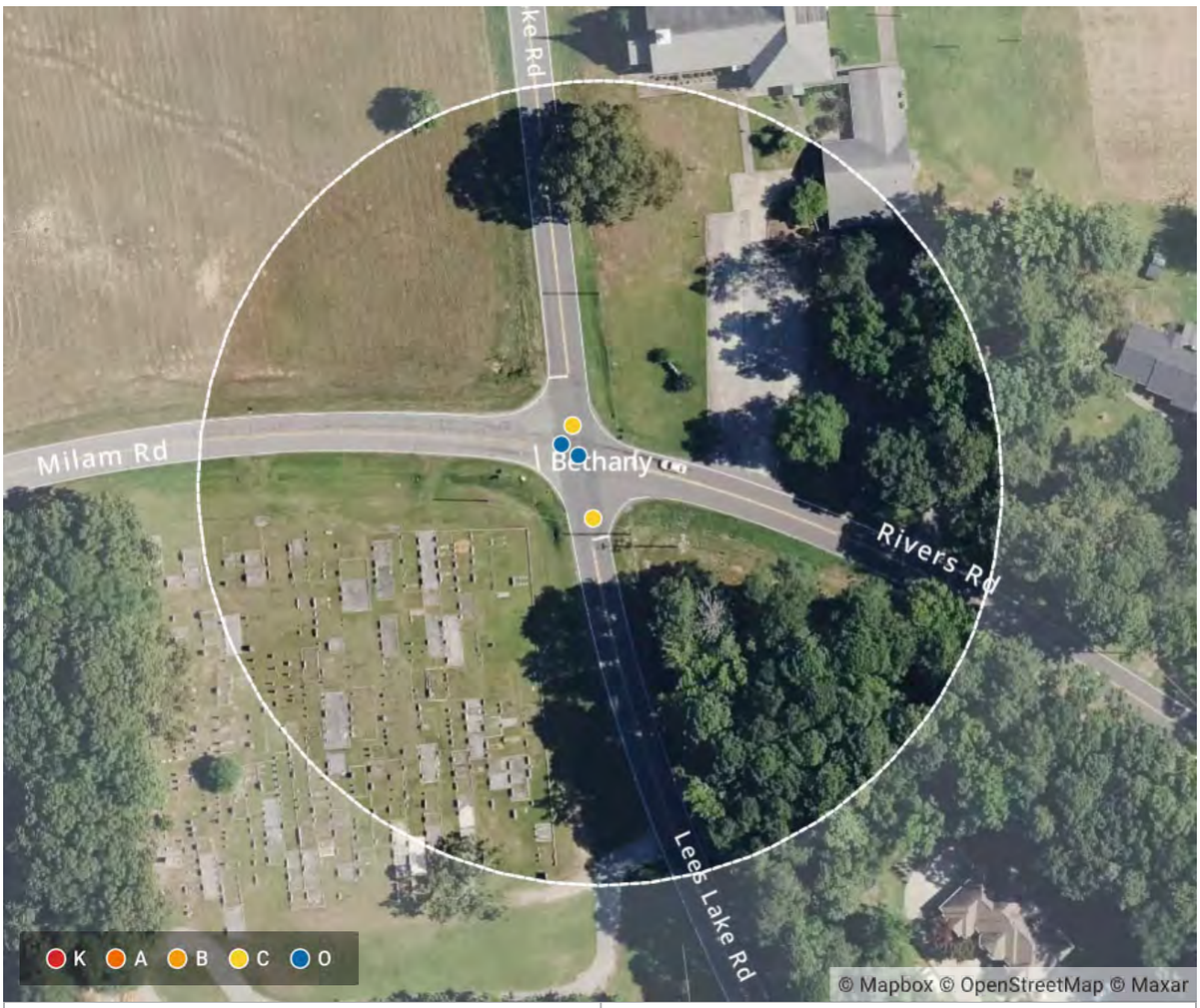
CRASH SUMMARY REPORT

Lees Lake Rd & Milam Rd/Rivers Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Circle 1 | 250 ft | Date and Time (Year) | ≤≥ | 2021 - 2025



Total Crashes	4	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(C) Possible Injury / Complaint	2	50.00%
(O) No Injury	2	50.00%
+ 4 more	0	0%

Date and Time (Year)	Collisions	Dataset
2025	2	50.00%
2023	1	25.00%
2022	1	25.00%
+ 10 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Rear End	3	75.00%
Angle Crash	1	25.00%
+ 6 more	0	0%

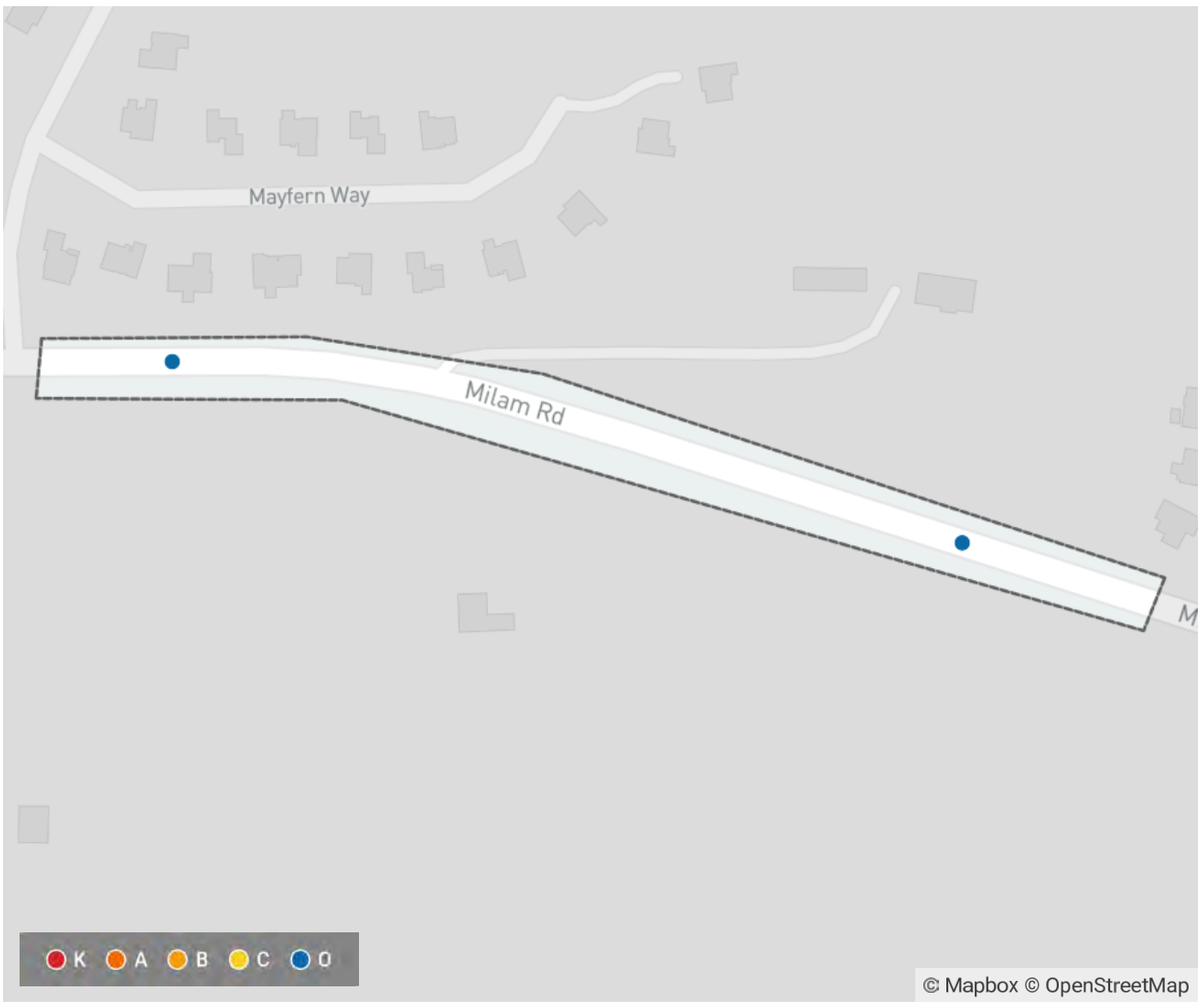
CRASH SUMMARY REPORT

Milam Road along site frontage

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2022 - 2025



Total Crashes	2	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	2	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2025	1	50.00%
2022	1	50.00%
+ 11 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Not a Collision with Motor Vehicle	1	50.00%
Sideswipe-Same Direction	1	50.00%
+ 6 more	0	0%

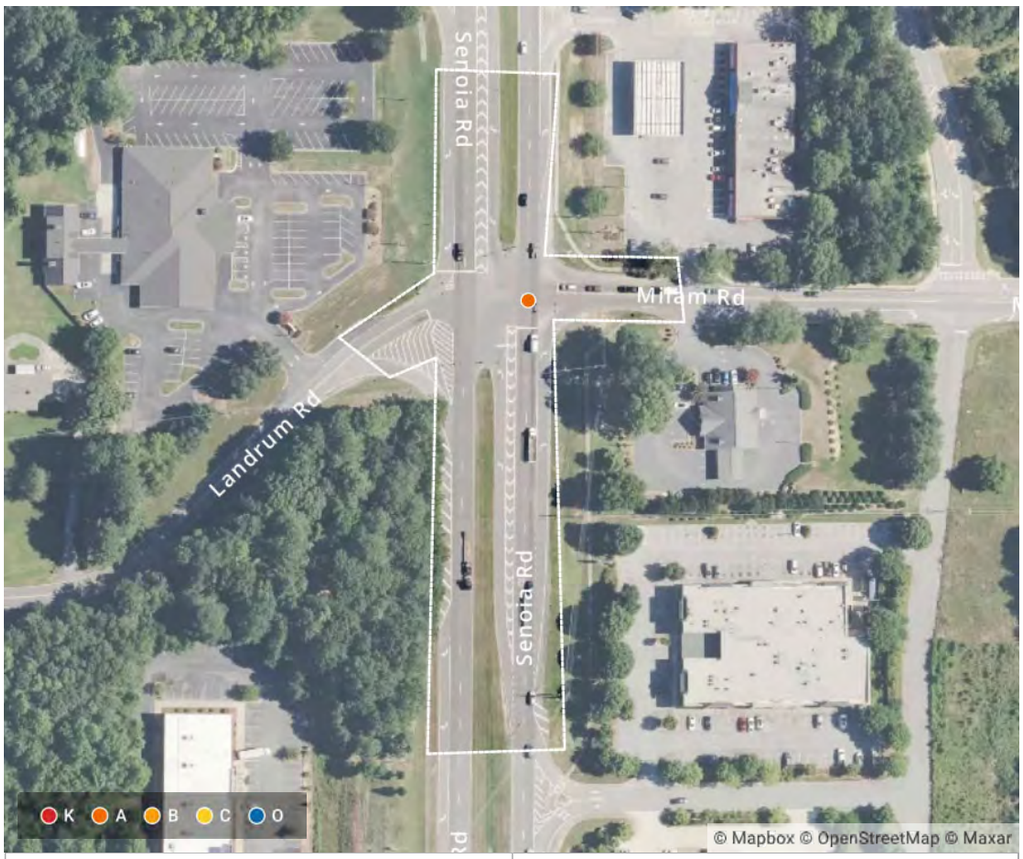
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025 | KABCO Severity | = | (A) Suspected Serious Injury



Total Crashes	1	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(A) Suspected Serious Injury	1	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2022	1	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Sideswipe-Opposite Direction	1	100.00%
+ 7 more	0	0%

CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025 | KABCO Severity | = | (B) Suspected Minor/Visible Injury

Total Crashes	10	Fatal Crashes	0

KABCO Severity		Collisions Dataset
(B) Suspected Minor/Visible Injury	10	100.00%
+ 5 more	0	0%

Date and Time (Year)		Collisions Dataset
2025	1	10.00%
2024	1	10.00%
2022	4	40.00%
2021	4	40.00%
+ 9 more	0	0%

Manner of Collision (Crash Level)		Collisions Dataset
Angle Crash	4	40.00%
Rear End	3	30.00%
Head On	1	10.00%
Not a Collision with Motor Vehicle	1	10.00%
Sideswipe-Opposite Direction	1	10.00%
+ 3 more	0	0%

CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025 | KABCO Severity | = | (C) Possible Injury / Complaint

Total Crashes	17	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(C) Possible Injury / Complaint	17	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2025	1	5.88%
2024	3	17.65%
2023	7	41.18%
2022	2	11.76%
2021	4	23.53%
+ 8 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Angle Crash	7	41.18%
Rear End	5	29.41%
(None)	2	11.76%
Head On	1	5.88%
Not a Collision with Motor Vehicle	1	5.88%
Sideswipe-Same Direction	1	5.88%
+ 2 more	0	0%

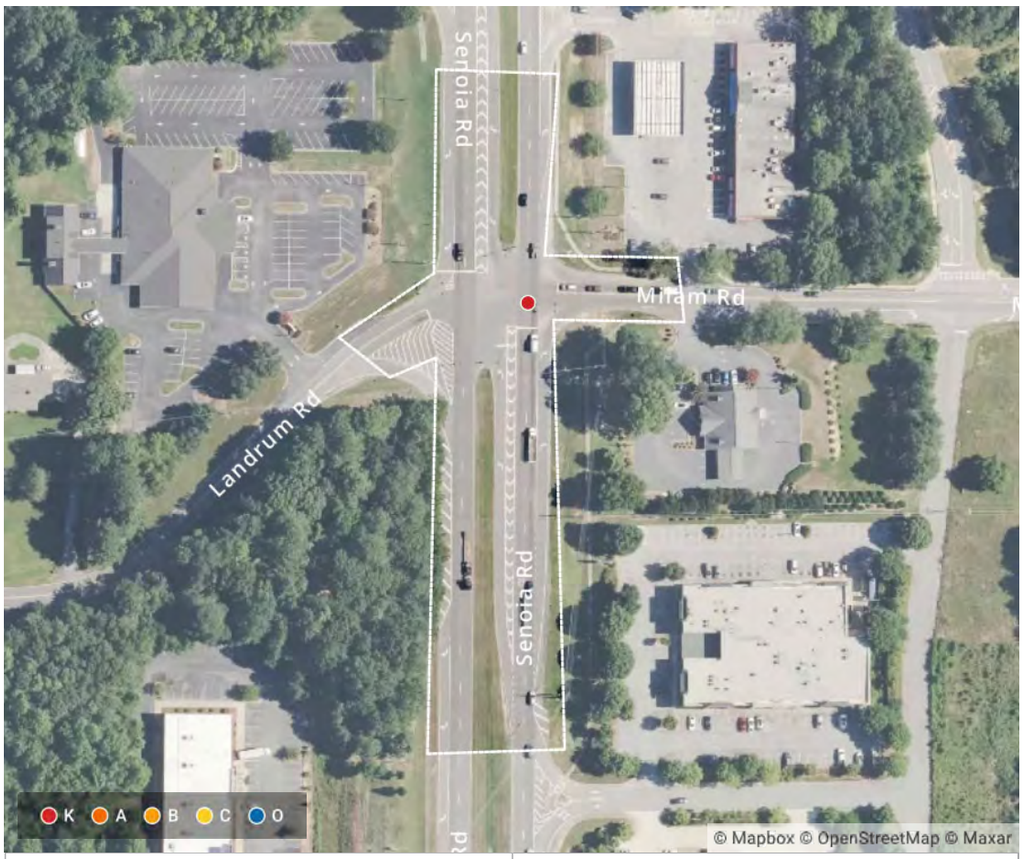
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025 | KABCO Severity | = | (K) Fatal Injury



Total Crashes	1	Fatal Crashes	1

KABCO Severity	Collisions	Dataset
(K) Fatal Injury	1	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2022	1	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Angle Crash	1	100.00%
+ 7 more	0	0%

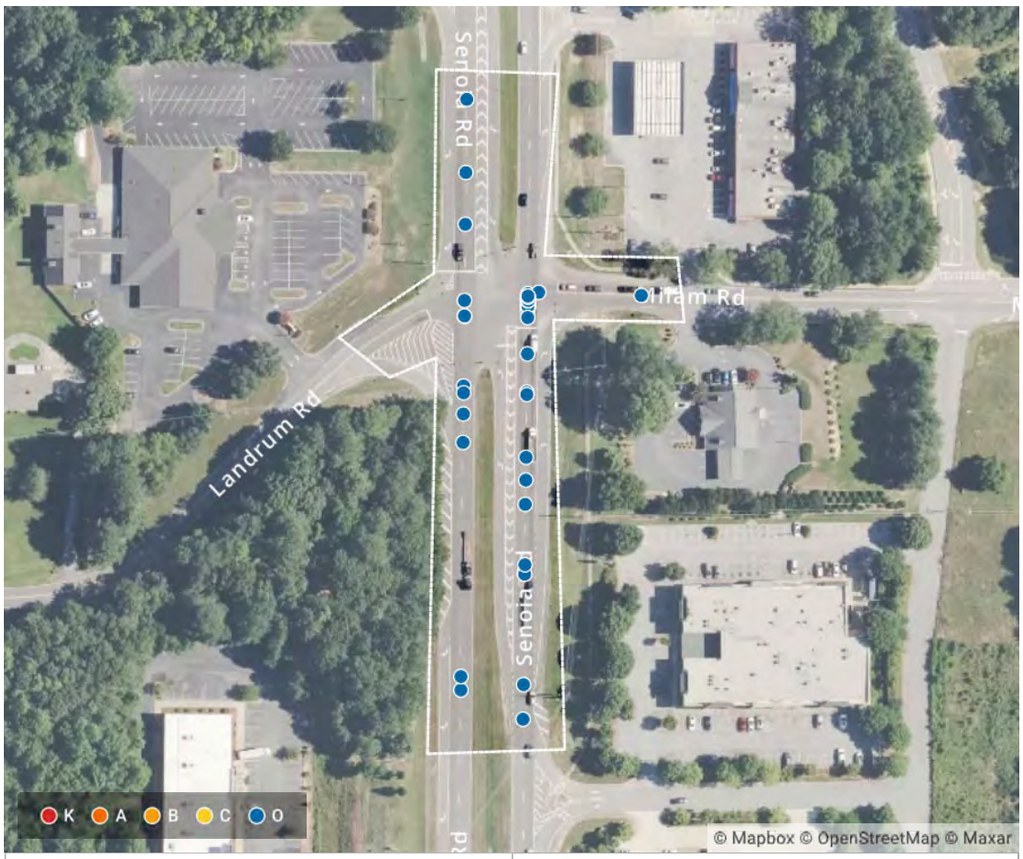
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025 | KABCO Severity | = | (O) No Injury



Total Crashes	54	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	54	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions	Dataset
2025	14	25.93%
2024	12	22.22%
2023	11	20.37%
2022	10	18.52%
2021	7	12.96%
+ 8 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Rear End	24	44.44%
Angle Crash	17	31.48%
Sideswipe-Same Direction	5	9.26%
(None)	3	5.56%
Head On	3	5.56%
Not a Collision with Motor Vehicle	1	1.85%
Sideswipe-Opposite Direction	1	1.85%
Angle	0	0.00%

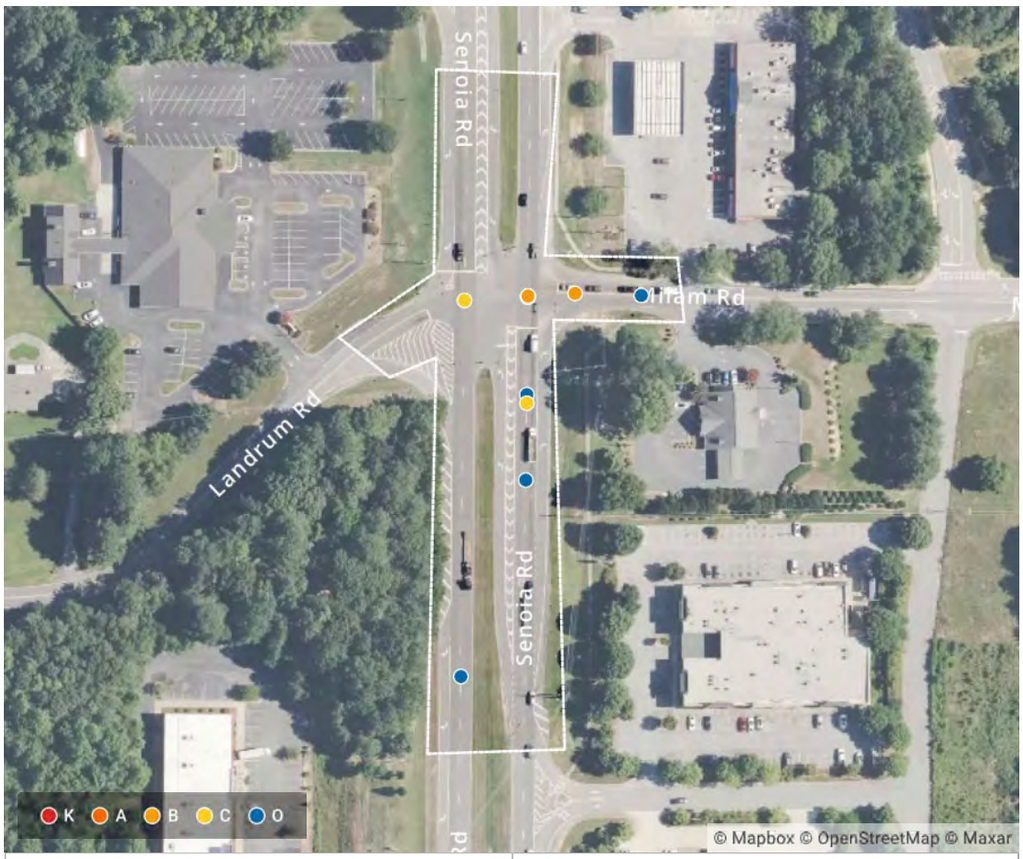
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | = | 2021



Total Crashes	15	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	7	46.67%
(B) Suspected Minor/Visible Injury	4	26.67%
(C) Possible Injury / Complaint	4	26.67%
+ 3 more	0	0%

Date and Time (Year)	Collisions	Dataset
2021	15	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Angle Crash	6	40.00%
Rear End	5	33.33%
Head On	2	13.33%
Sideswipe-Same Direction	2	13.33%
+ 4 more	0	0%

CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | = | 2022

Total Crashes	18	Fatal Crashes	1

KABCO Severity		Collisions Dataset
(O) No Injury	10	55.56%
(B) Suspected Minor/Visible Injury	4	22.22%
(C) Possible Injury / Complaint	2	11.11%
(A) Suspected Serious Injury	1	5.56%
(K) Fatal Injury	1	5.56%
Unknown	0	0.00%

Date and Time (Year)		Collisions Dataset
2022	18	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)		Collisions Dataset
Angle Crash	7	38.89%
Rear End	3	16.67%
Sideswipe-Opposite Direction	3	16.67%
(None)	2	11.11%
Sideswipe-Same Direction	2	11.11%
Not a Collision with Motor Vehicle	1	5.56%
+ 2 more	0	0%

CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

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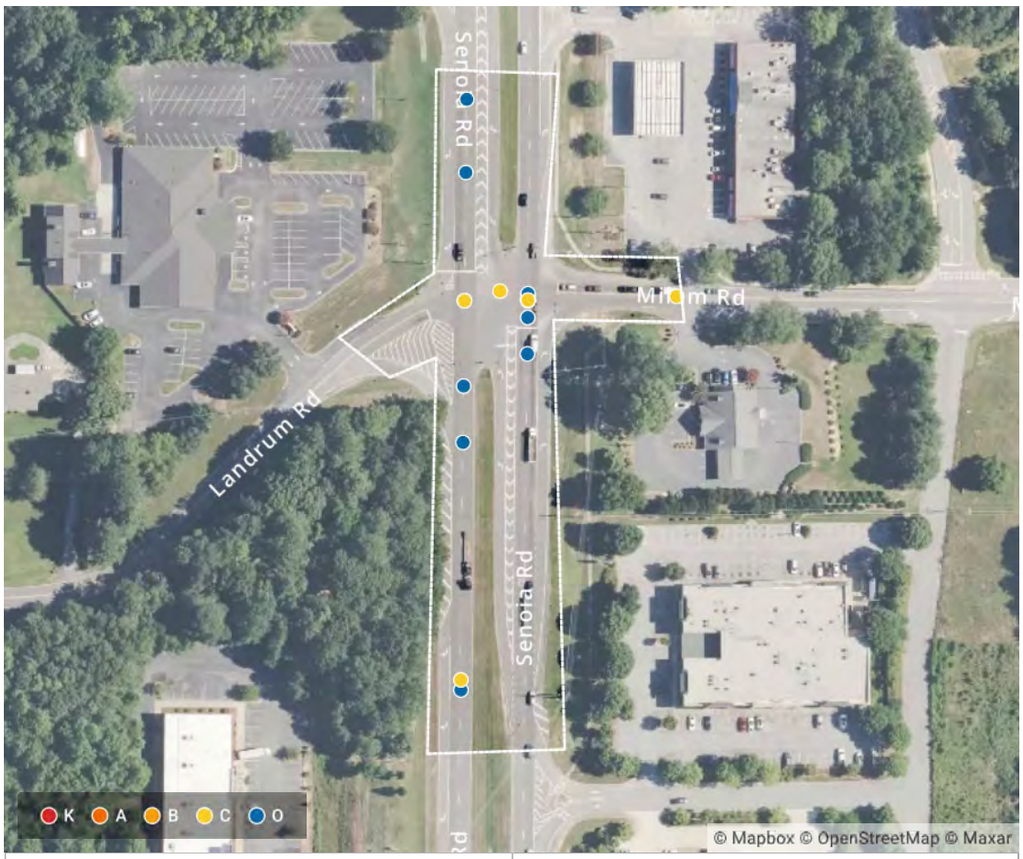
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | = | 2023



Total Crashes	18	Fatal Crashes	0

KABCO Severity		Collisions Dataset
(O) No Injury	11	61.11%
(C) Possible Injury / Complaint	7	38.89%
+ 4 more	0	0%

Date and Time (Year)		Collisions Dataset
2023	18	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)		Collisions Dataset
Rear End	9	50.00%
Angle Crash	5	27.78%
(None)	1	5.56%
Head On	1	5.56%
Not a Collision with Motor Vehicle	1	5.56%
Sideswipe-Same Direction	1	5.56%
+ 2 more	0	0%

CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | = | 2024

Total Crashes	16	Fatal Crashes	0

KABCO Severity	Collisions	Dataset
(O) No Injury	12	75.00%
(C) Possible Injury / Complaint	3	18.75%
(B) Suspected Minor/Visible Injury	1	6.25%
+ 3 more	0	0%

Date and Time (Year)	Collisions	Dataset
2024	16	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Angle Crash	7	43.75%
Rear End	6	37.50%
(None)	1	6.25%
Head On	1	6.25%
Sideswipe-Same Direction	1	6.25%
+ 3 more	0	0%

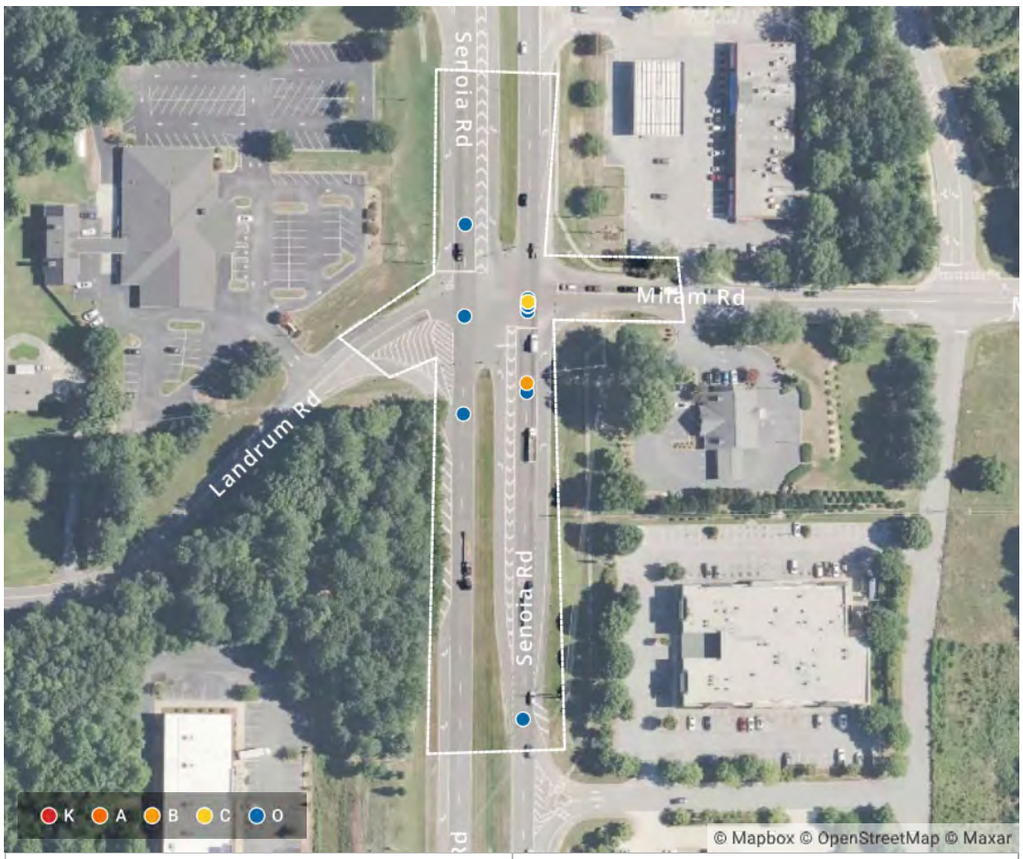
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | = | 2025



Total Crashes	16	Fatal Crashes	0

KABCO Severity		Collisions Dataset
(O) No Injury	14	87.50%
(B) Suspected Minor/Visible Injury	1	6.25%
(C) Possible Injury / Complaint	1	6.25%
+ 3 more	0	0%

Date and Time (Year)		Collisions Dataset
2025	16	100.00%
+ 12 more	0	0%

Manner of Collision (Crash Level)		Collisions Dataset
Rear End	9	56.25%
Angle Crash	4	25.00%
(None)	1	6.25%
Head On	1	6.25%
Not a Collision with Motor Vehicle	1	6.25%
+ 3 more	0	0%

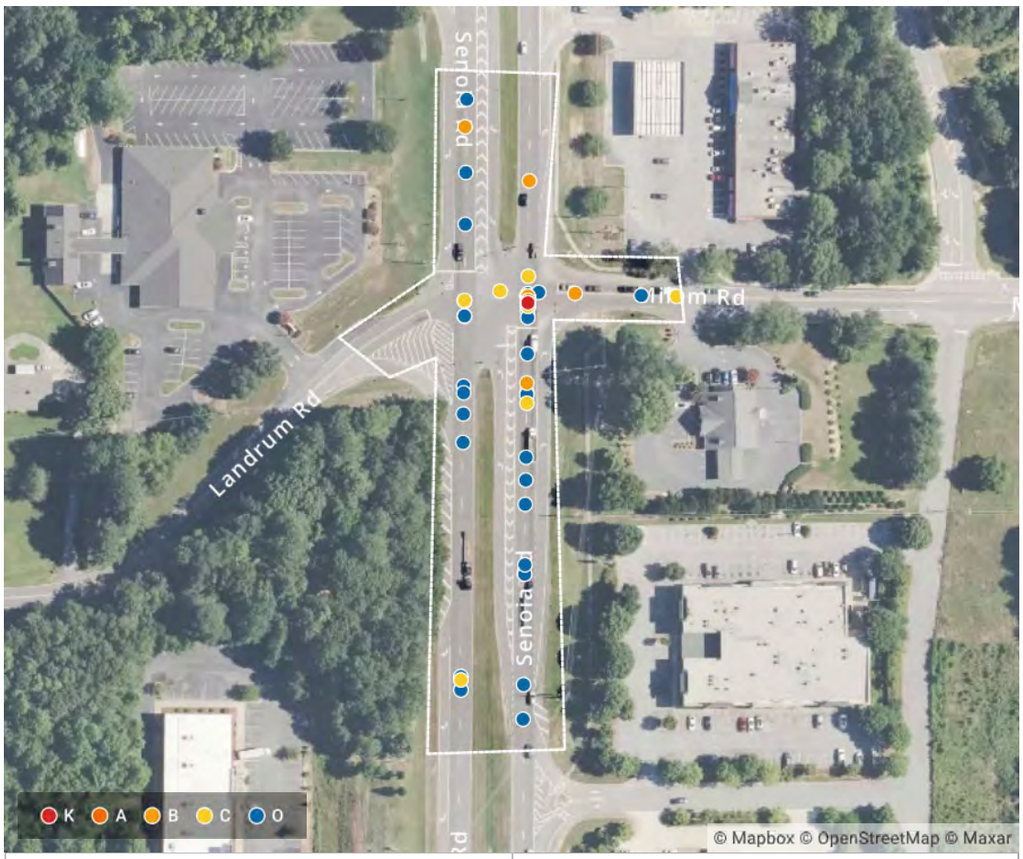
CRASH SUMMARY REPORT

SR 74 & Landrum Rd/Milam Rd

Created on June 25, 2026
Created by NV5 Traffic
Requested by GDOT D7
Data extents: January 1, 2016 to December 31, 2025

Applied Filters

Shape: Polygon 1 | Date and Time (Year) | ≤≥ | 2021 - 2025



Total Crashes	83	Fatal Crashes	1

KABCO Severity	Collisions	Dataset
(O) No Injury	54	65.06%
(C) Possible Injury / Complaint	17	20.48%
(B) Suspected Minor/Visible Injury	10	12.05%
(A) Suspected Serious Injury	1	1.20%
(K) Fatal Injury	1	1.20%
Unknown	0	0.00%

Date and Time (Year)	Collisions	Dataset
2025	16	19.28%
2024	16	19.28%
2023	18	21.69%
2022	18	21.69%
2021	15	18.07%
+ 8 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Rear End	32	38.55%
Angle Crash	29	34.94%
Sideswipe-Same Direction	6	7.23%
(None)	5	6.02%
Head On	5	6.02%
Not a Collision with Motor Vehicle	3	3.61%
Sideswipe-Opposite Direction	3	3.61%

Worksheet 1A -- General Information and Input Data for Urban and Suburban Roadway Segments

General Information		Location Information	
Analyst	JP	Roadway	Milam Road
Agency or Company	NV5	Roadway Section	SR 74 & Landrum Rd/Milam Rd
Date Performed	06/29/26	Jurisdiction	City of Fairburn
		Analysis Year	2026

Input Data		Base Conditions	Site Conditions
Roadway type (2U, 3T, 4U, 4D, ST)		--	2U
Length of segment, L (mi)		--	0.265
AADT (veh/day)	$AADT_{MAX}$ = 32,600 (veh/day)	--	7,907
Type of on-street parking (none/parallel/angle)		None	None
Proportion of curb length with on-street parking		--	0
Median width (ft) - for divided only		15	15
Lighting (present / not present)		Not Present	Not Present
Auto speed enforcement (present / not present)		Not Present	Not Present
Major commercial driveways (number)		--	0
Minor commercial driveways (number)		--	0
Major industrial / institutional driveways (number)		--	0
Minor industrial / institutional driveways (number)		--	0
Major residential driveways (number)		--	0
Minor residential driveways (number)		--	2
Other driveways (number)		--	0
Speed Category		--	Posted Speed Greater than 30 mph
Roadside fixed object density (fixed objects / mi)		0	2
Offset to roadside fixed objects (ft) [If greater than 30 or Not Present, input 30]		30	30
Calibration Factor, Cr		1.00	1.00

Worksheet 1B -- Crash Modification Factors for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)
CMF for On-Street Parking	CMF for Roadside Fixed Objects	CMF for Median Width	CMF for Lighting	CMF for Automated Speed Enforcement	Combined CMF
CMF 1r	*CMF 2r*	*CMF 3r*	*CMF 4r*	*CMF 5r*	*CMF comb*
from Equation 12-32	from Equation 12-33	from Table 12-22	from Equation 12-34	from Section 12.7.1	(1)*(2)*(3)*(4)*(5)
1.00	1.00	1.00	1.00	1.00	1.00

Worksheet 1C -- Multiple-Vehicle Nondriveway Collisions by Severity Level for Urban and Suburban Roadway Segments

(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**		**Overdispersion Parameter, k**	**Initial N_{brmv}**	**Proportion of Total Crashes**	**Adjusted N_{brmv}**	**Combined CMFs**	**Calibration Factor, Cr**	**Predicted N_{brmv}**
	from Table 12-3		from Table 12-3	from Equation 12-10		$(4)_{TOTAL}$*(5)	(6) from Worksheet 1B		(6)*(7)*(8)
	a	b							
Total	-15.22	1.68	0.84	0.230	1.000	0.230	1.00	1.00	0.230
Fatal and Injury (FI)	-16.22	1.66	0.65	0.071	$(4)_{FI}/((4)_{FI}+(4)_{PDO})$ = 0.295	0.068	1.00	1.00	0.068
Property Damage Only (PDO)	-15.62	1.69	0.87	0.169	$(5)_{TOTAL}-(5)_{FI}$ = 0.705	0.162	1.00	1.00	0.162

Worksheet 1D -- Multiple-Vehicle Nondriveway Collisions by Collision Type for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{brmv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{brmv\ (PDO)}$ (crashes/year)**	**Predicted N $_{brmv\ (TOTAL)}$ (crashes/year)**
	from Table 12-4	$(9)_{FI}$ from Worksheet 1C	from Table 12-4	$(9)_{PDO}$ from Worksheet 1C	$(9)_{TOTAL}$ from Worksheet 1C
Total	1.000	0.068	1.000	0.162	0.230
		(2)*$(3)_{FI}$		(4)*$(5)_{PDO}$	(3)+(5)
Rear-end collision	0.730	0.050	0.778	0.126	0.176
Head-on collision	0.068	0.005	0.004	0.001	0.005
Angle collision	0.085	0.006	0.079	0.013	0.019
Sideswipe, same direction	0.015	0.001	0.031	0.005	0.006
Sideswipe, opposite direction	0.073	0.005	0.055	0.009	0.014
Other multiple-vehicle collision	0.029	0.002	0.053	0.009	0.011

Worksheet 1E -- Single-Vehicle Collisions by Severity Level for Urban and Suburban Roadway Segments

(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**		**Overdispersion Parameter, k**	**Initial N_{brsv}**	**Proportion of Total Crashes**	**Adjusted N_{brsv}**	**Combined CMFs**	**Calibration Factor, Cr**	**Predicted N_{brsv}**
	from Table 12-5		from Table 12-5	from Equation 12-13		$(4)_{TOTAL}$*(5)	(6) from Worksheet 1B		(6)*(7)*(8)
	a	b							
Total	-5.47	0.56	0.81	0.170	1.000	0.170	1.00	1.00	0.170
Fatal and Injury (FI)	-3.96	0.23	0.50	0.040	$(4)_{FI}/((4)_{FI}+(4)_{PDO})$ = 0.244	0.042	1.00	1.00	0.042
Property Damage Only (PDO)	-6.51	0.64	0.87	0.123	$(5)_{TOTAL}-(5)_{FI}$ = 0.756	0.129	1.00	1.00	0.129

Worksheet 1F -- Single-Vehicle Collisions by Collision Type for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{brsv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{brsv\ (PDO)}$ (crashes/year)**	**Predicted N $_{brsv\ (TOTAL)}$ (crashes/year)**
	from Table 12-6	$(9)_{FI}$ from Worksheet 1E	from Table 12-6	$(9)_{PDO}$ from Worksheet 1E	$(9)_{TOTAL}$ from Worksheet 1E
Total	1.000	0.042	1.000	0.129	0.170
		(2)*$(3)_{FI}$		(4)*$(5)_{PDO}$	(3)+(5)
Collision with animal	0.026	0.001	0.066	0.008	0.010
Collision with fixed object	0.723	0.030	0.759	0.098	0.128
Collision with other object	0.010	0.000	0.013	0.002	0.002
Other single-vehicle collision	0.241	0.010	0.162	0.021	0.031

Worksheet 1G -- Multiple-Vehicle Driveway-Related Collisions by Driveway Type for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)
Driveway Type	**Number of driveways, n_j**	**Crashes per driveway per year, N_j**	**Coefficient for traffic adjustment, t**	**Initial N_{brdwy}**	**Overdispersion parameter, k**
		from Table 12-7	from Table 12-7	Equation 12-16 $n_j * N_j * (AADT/15,000)^t$	from Table 12-7
Major commercial	0	0.158	1.000	0.000	
Minor commercial	0	0.050	1.000	0.000	
Major industrial/institutional	0	0.172	1.000	0.000	
Minor industrial/institutional	0	0.023	1.000	0.000	--
Major residential	0	0.083	1.000	0.000	
Minor residential	2	0.016	1.000	0.017	
Other	0	0.025	1.000	0.000	
Total	--	--	--	0.017	0.81

Worksheet 1H -- Multiple-Vehicle Driveway-Related Collisions by Severity Level for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Crash Severity Level	**Initial N_{brdwy}**	**Proportion of total crashes (f_{dwy})**	**Adjusted N_{brdwy}**	**Combined CMFs**	**Calibration factor, C_r**	**Predicted N_{brdwy}**
	$(5)_{TOTAL}$ from Worksheet 1G	from Table 12-7	$(2)_{TOTAL}$ * (3)	(6) from Worksheet 1B		(4)*(5)*(6)
Total	0.017	1.000	0.017	1.00	1.00	0.017
Fatal and injury (FI)	--	0.323	0.005	1.00	1.00	0.005
Property damage only (PDO)	--	0.677	0.011	1.00	1.00	0.011

Worksheet 1I -- Vehicle-Pedestrian Collisions for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)	(8)*
Crash Severity Level	**Predicted N_{brmv}**	**Predicted N_{brsv}**	**Predicted N_{brdwy}**	**Predicted N_{br}**	**f_{pedr}**	**Predicted N_{pedr}**
	(9) from Worksheet 1C	(9) from Worksheet 1E	(7) from Worksheet 1H	(2)+(3)+(4)	from Table 12-8	(5)*(6)
Total	0.230	0.170	0.017	0.417	0.005	0.002
Fatal and injury (FI)	--	--	--	--	--	0.002

* Column 7 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-19

Worksheet 1J -- Vehicle-Bicycle Collisions for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)	(5)	(6)	(8)*
Crash Severity Level	**Predicted N_{brmv}**	**Predicted N_{brsv}**	**Predicted N_{brdwy}**	**Predicted N_{br}**	**f_{biker}**	**Predicted N_{biker}**
	(9) from Worksheet 1C	(9) from Worksheet 1E	(7) from Worksheet 1H	(2)+(3)+(4)	from Table 12-9	(5)*(6)
Total	0.230	0.170	0.017	0.417	0.004	0.002
Fatal and injury (FI)	--	--	--	--	--	0.002

* Column 7 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-20

Worksheet 1K -- Crash Severity Distribution for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)
Collision type	**Fatal and injury (FI)**	**Property damage only (PDO)**	**Total**
	(3) from Worksheet 1D and 1F; (7) from Worksheet 1H; and (8) from Worksheet 1I and 1J	(5) from Worksheet 1D and 1F; and (7) from Worksheet 1H	(6) from Worksheet 1D and 1F; (7) from Worksheet 1H; and (8) from Worksheet 1I and 1J
MULTIPLE-VEHICLE			
Rear-end collisions (from Worksheet 1D)	0.050	0.126	0.176
Head-on collisions (from Worksheet 1D)	0.005	0.001	0.005
Angle collisions (from Worksheet 1D)	0.006	0.013	0.019
Sideswipe, same direction (from Worksheet 1D)	0.001	0.005	0.006
Sideswipe, opposite direction (from Worksheet 1D)	0.005	0.009	0.014
Driveway-related collisions (from Worksheet 1H)	0.005	0.011	0.017
Other multiple-vehicle collision (from Worksheet 1D)	0.002	0.009	0.011
Subtotal	0.073	0.174	0.247
SINGLE-VEHICLE			
Collision with animal (from Worksheet 1F)	0.001	0.008	0.010
Collision with fixed object (from Worksheet 1F)	0.030	0.098	0.128
Collision with other object (from Worksheet 1F)	0.000	0.002	0.002
Other single-vehicle collision (from Worksheet 1F)	0.010	0.021	0.031
Collision with pedestrian (from Worksheet 1I)	0.002	0.000	0.002
Collision with bicycle (from Worksheet 1J)	0.002	0.000	0.002
Subtotal	0.045	0.129	0.174
Total	0.119	0.302	0.421

Worksheet 1L -- Summary Results for Urban and Suburban Roadway Segments

(1)	(2)	(3)	(4)
Crash Severity Level	**Predicted average crash frequency, $N_{predicted\ rs}$ (crashes/year)**	**Roadway segment length, L (mi)**	**Crash rate (crashes/mi/year)**
	(Total) from Worksheet 1K		(2) / (3)
Total	0.4	0.27	1.6
Fatal and injury (FI)	0.1	0.27	0.4
Property damage only (PDO)	0.3	0.27	1.1

Worksheet 2A -- General Information and Input Data for Urban and Suburban Arterial Intersections

General Information		Location Information	
Analyst	JP	Roadway	Milam Road
Agency or Company	NV5	Intersection	SR 74 & Landrum Rd/Milam Rd
Date Performed	06/29/26	Jurisdiction	City of Fairburn
		Analysis Year	2026

Input Data		Base Conditions	Site Conditions
Intersection type (3ST, 3SG, 4ST, 4SG)		--	4SG
AADT $_{major}$ (veh/day)	$AADT_{MAX}$ = 67,700 (veh/day)	--	36,300
AADT $_{minor}$ (veh/day)	$AADT_{MAX}$ = 33,400 (veh/day)	--	7,907
Intersection lighting (present/not present)		Not Present	Present
Calibration factor, C_i		1.00	1.56
Data for unsignalized intersections only:		--	--
Number of major-road approaches with left-turn lanes (0,1,2)		0	1
Number of major-road approaches with right-turn lanes (0,1,2)		0	0
Data for signalized intersections only:		--	--
Number of approaches with left-turn lanes (0,1,2,3,4) [for 3SG, use maximum value of 3]		0	2
Number of approaches with right-turn lanes (0,1,2,3,4) [for 3SG, use maximum value of 3]		0	3
Number of approaches with left-turn signal phasing [for 3SG, use maximum value of 3]		--	2
Type of left-turn signal phasing for Leg #1		Permissive	Protected / Permissive
Type of left-turn signal phasing for Leg #2		--	Protected / Permissive
Type of left-turn signal phasing for Leg #3		--	Not Applicable
Type of left-turn signal phasing for Leg #4 (if applicable)		--	Not Applicable
Number of approaches with right-turn-on-red prohibited [for 3SG, use maximum value of 3]		0	0
Intersection red light cameras (present/not present)		Not Present	Not Present
Sum of all pedestrian crossing volumes (PedVol) -- Signalized intersections only			1
Maximum number of lanes crossed by a pedestrian (n_{lanesx})		--	3
Number of bus stops within 300 m (1,000 ft) of the intersection		0	0
Schools within 300 m (1,000 ft) of the intersection (present/not present)		Not Present	Present
Number of alcohol sales establishments within 300 m (1,000 ft) of the intersection		0	0

Worksheet 2B -- Crash Modification Factors for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)	(7)
CMF for Left-Turn Lanes	CMF for Left-Turn Signal Phasing	CMF for Right-Turn Lanes	CMF for Right Turn on Red	CMF for Lighting	CMF for Red Light Cameras	Combined CMF
CMF 1i	*CMF 2i*	*CMF 3i*	*CMF 4i*	*CMF 5i*	*CMF 6i*	*CMF $_{COMB}$*
from Table 12-24	from Table 12-25	from Table 12-26	from Equation 12-35	from Equation 12-36	from Equation 12-37	(1)*(2)*(3)*(4)*(5)*(6)
0.81	0.97	0.88	1.00	0.91	1.00	0.63

Worksheet 2C -- Multiple-Vehicle Collisions by Severity Level for Urban and Suburban Arterial Intersections

(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**			**Overdispersion Parameter, k**	**Initial N_{bimv}**	**Proportion of Total Crashes**	**Adjusted N_{bimv}**	**Combined CMFs**	**Calibration Factor, C_i**	**Predicted N_{bimv}**
	from Table 12-10			from Table 12-10	from Equation 12-21		$(4)_{TOTAL}$*(5)	(7) from Worksheet 2B		(6)*(7)*(8)
	a	b	c							
Total	-10.99	1.07	0.23	0.39	10.063	1.000	10.063	0.63	1.56	9.941
Fatal and Injury (FI)	-13.14	1.18	0.22	0.33	3.401	$(4)_{FI}/((4)_{FI}*(4)_{PDO})$ = 0.350	3.521	0.63	1.56	3.478
Property Damage Only (PDO)	-11.02	1.02	0.24	0.44	6.320	$(5)_{TOTAL}-(5)_{FI}$ = 0.650	6.542	0.63	1.56	6.463

Worksheet 2D -- Multiple-Vehicle Collisions by Collision Type for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{bimv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{bimv\ (PDO)}$ (crashes/year)**	**Predicted N $_{bimv\ (TOTAL)}$ (crashes/year)**
	from Table 12-11	$(9)_{FI}$ from Worksheet 2C	from Table 12-11	$(9)_{PDO}$ from Worksheet 2C	$(9)_{PDO}$ from Worksheet 2C
Total	1.000	3.478	1.000	6.463	9.941
		$(2)*(3)_{FI}$		$(4)*(5)_{PDO}$	(3)+(5)
Rear-end collision	0.450	1.565	0.483	3.122	4.687
Head-on collision	0.049	0.170	0.030	0.194	0.364
Angle collision	0.347	1.207	0.244	1.577	2.784
Sideswipe	0.099	0.344	0.032	0.207	0.551
Other multiple-vehicle collision	0.055	0.191	0.211	1.364	1.555

Worksheet 2E -- Single-Vehicle Collisions by Severity Level for Urban and Suburban Arterial Intersections

(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**			**Overdispersion Parameter, k**	**Initial N_{bisv}**	**Proportion of Total Crashes**	**Adjusted N_{bimv}**	**Combined CMFs**	**Calibration Factor, C_i**	**Predicted N_{bisv}**
	from Table 12-12			from Table 12-12	from Eqn. 12-24; (FI) from Eqn. 12-24 or 12-27		$(4)_{TOTAL}$*(5)	(7) from Worksheet 2B		(6)*(7)*(8)
	a	b	c							
Total	-10.21	0.68	0.27	0.36	0.524	1.000	0.524	0.63	1.56	0.517
Fatal and Injury (FI)	-9.25	0.43	0.29	0.09	0.119	$(4)_{FI}/((4)_{FI}+(4)_{PDO})$ = 0.227	0.119	0.63	1.56	0.117
Property Damage Only (PDO)	-11.34	0.78	0.25	0.44	0.404	$(5)_{TOTAL}-(5)_{FI}$ = 0.773	0.405	0.63	1.56	0.400

Worksheet 2F -- Single-Vehicle Collisions by Collision Type for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{bisv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{bisv\ (PDO)}$ (crashes/year)**	**Predicted N $_{bisv\ (TOTAL)}$ (crashes/year)**
	from Table 12-13	$(9)_{FI}$ from Worksheet 2E	from Table 12-13	$(9)_{PDO}$ from Worksheet 2E	$(9)_{PDO}$ from Worksheet 2E
Total	1.000	0.117	1.000	0.400	0.517
		$(2)*(3)_{FI}$		$(4)*(5)_{PDO}$	(3)+(5)
Collision with parked vehicle	0.001	0.000	0.001	0.000	0.001
Collision with animal	0.002	0.000	0.002	0.001	0.001
Collision with fixed object	0.744	0.087	0.870	0.348	0.435
Collision with other object	0.072	0.008	0.070	0.028	0.036
Other single-vehicle collision	0.040	0.005	0.023	0.009	0.014
Single-vehicle noncollision	0.141	0.017	0.034	0.014	0.030

Worksheet 2G -- Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Stop-Controlled Intersections

(1)	(2)	(3)	(4)	(5)	(7)*
Crash Severity Level	**Predicted N_{bimv}**	**Predicted N_{bisv}**	**Predicted N_{bi}**	**f_{pedi}**	**Predicted N_{pedi}**
	(9) from Worksheet 2C	(9) from Worksheet 2E	(2) + (3)	from Table 12-16	(4)*(5)
Total	--	--	--	--	--
Fatal and injury (FI)	--	--	--	--	--

* Column 6 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-30

Worksheet 2H -- Crash Modification Factors for Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Signalized Intersections

(1)	(2)	(3)	(4)
CMF for Bus Stops	CMF for Schools	CMF for Alcohol Sales Establishments	Combined CMF
CMF_{1p}	CMF_{2p}	CMF_{3p}	
from Table 12-28	from Table 12-29	from Table 12-30	(1)*(2)*(3)
1.00	1.35	1.00	1.35

Worksheet 2I -- Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Signalized Intersections

(1)	(2)					(3)	(4)	(5)	(6)	(7)
Crash Severity Level	**SPF Coefficients**					**Overdispersion Parameter, k**	**$N_{pedbase}$**	**Combined CMF**	**Calibration factor, C_i**	**Predicted N_{pedi}**
	from Table 12-14						from Equation 12-29	(4) from Worksheet 2H		(4)*(5)*(6)
	a	b	c	d	e					
Total	-9.53	0.40	0.26	0.45	0.04	0.24	0.004	1.35	1.56	0.008
Fatal and Injury (FI)	--	--	--	--	--	--	--	--	1.56	0.008

Worksheet 2J -- Vehicle-Bicycle Collisions for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(7)*
Crash Severity Level	**Predicted N_{bimv}**	**Predicted N_{bisv}**	**Predicted N_{bi}**	**f_{bikei}**	**Predicted N_{bikei}**
	(9) from Worksheet 2C	(9) from Worksheet 2E	(2) + (3)	from Table 12-17	(4)*(5)
Total	9.941	0.517	10.459	0.015	0.157
Fatal and injury (FI)	--	--	--	--	0.157

* Column 6 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-31

Worksheet 2K -- Crash Severity Distribution for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)
Collision type	**Fatal and injury (FI)**	**Property damage only (PDO)**	**Total**
	(3) from Worksheet 2D and 2F; (7) from 2G or 2I and 2J	(5) from Worksheet 2D and 2F	(6) from Worksheet 2D and 2F; (7) from 2G or 2I and 2J
MULTIPLE-VEHICLE			
Rear-end collisions (from Worksheet 2D)	1.565	3.122	4.687
Head-on collisions (from Worksheet 2D)	0.170	0.194	0.364
Angle collisions (from Worksheet 2D)	1.207	1.577	2.784
Sideswipe (from Worksheet 2D)	0.344	0.207	0.551
Other multiple-vehicle collision (from Worksheet 2D)	0.191	1.364	1.555
Subtotal	3.478	6.463	9.941
SINGLE-VEHICLE			
Collision with parked vehicle (from Worksheet 2F)	0.000	0.000	0.001
Collision with animal (from Worksheet 2F)	0.000	0.001	0.001
Collision with fixed object (from Worksheet 2F)	0.087	0.348	0.435
Collision with other object (from Worksheet 2F)	0.008	0.028	0.036
Other single-vehicle collision (from Worksheet 2F)	0.005	0.009	0.014
Single-vehicle noncollision (from Worksheet 2F)	0.017	0.014	0.030
Collision with pedestrian (from Worksheet 2G or 2I)	0.008	0.000	0.008
Collision with bicycle (from Worksheet 2J)	0.157	0.000	0.157
Subtotal	0.283	0.400	0.683
Total	3.761	6.863	10.624

Worksheet 2L -- Summary Results for Urban and Suburban Arterial Intersections

(1)	(2)
Crash severity level	**Predicted average crash frequency, $N_{predicted\ int}$ (crashes/year)**
	(Total) from Worksheet 2K
Total	10.6
Fatal and injury (FI)	3.8
Property damage only (PDO)	6.9

Worksheet 2A -- General Information and Input Data for Urban and Suburban Arterial Intersections

General Information		Location Information	
Analyst	JP	Roadway	Milam Road
Agency or Company	NV5	Intersection	Lees Lake Rd & Milam Rd/Rivers Rd
Date Performed	06/29/26	Jurisdiction	City of Fairburn
		Analysis Year	2026

Input Data		Base Conditions	Site Conditions
Intersection type (3ST, 3SG, 4ST, 4SG)		--	4ST
AADT $_{major}$ (veh/day)	$AADT_{MAX}$ = 46,800 (veh/day)	--	7,907
AADT $_{minor}$ (veh/day)	$AADT_{MAX}$ = 5,900 (veh/day)	--	1,520
Intersection lighting (present/not present)		Not Present	Not Present
Calibration factor, C_i		1.00	2.53
Data for unsignalized intersections only:		--	--
Number of major-road approaches with left-turn lanes (0,1,2)		0	0
Number of major-road approaches with right-turn lanes (0,1,2)		0	0
Data for signalized intersections only:		--	--
Number of approaches with left-turn lanes (0,1,2,3,4) [for 3SG, use maximum value of 3]		0	1
Number of approaches with right-turn lanes (0,1,2,3,4) [for 3SG, use maximum value of 3]		0	0
Number of approaches with left-turn signal phasing [for 3SG, use maximum value of 3]		--	0
Type of left-turn signal phasing for Leg #1		Permissive	Permissive
Type of left-turn signal phasing for Leg #2		--	Permissive
Type of left-turn signal phasing for Leg #3		--	Not Applicable
Type of left-turn signal phasing for Leg #4 (if applicable)		--	Not Applicable
Number of approaches with right-turn-on-red prohibited [for 3SG, use maximum value of 3]		0	0
Intersection red light cameras (present/not present)		Not Present	Not Present
Sum of all pedestrian crossing volumes (PedVol) -- Signalized intersections only			10
Maximum number of lanes crossed by a pedestrian (n_{lanesx})		--	2
Number of bus stops within 300 m (1,000 ft) of the intersection		0	1
Schools within 300 m (1,000 ft) of the intersection (present/not present)		Not Present	Not Present
Number of alcohol sales establishments within 300 m (1,000 ft) of the intersection		0	0

Worksheet 2B -- Crash Modification Factors for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)	(7)
CMF for Left-Turn Lanes	CMF for Left-Turn Signal Phasing	CMF for Right-Turn Lanes	CMF for Right Turn on Red	CMF for Lighting	CMF for Red Light Cameras	Combined CMF
CMF 1i	*CMF 2i*	*CMF 3i*	*CMF 4i*	*CMF 5i*	*CMF 6i*	*CMF $_{COMB}$*
from Table 12-24	from Table 12-25	from Table 12-26	from Equation 12-35	from Equation 12-36	from Equation 12-37	(1)*(2)*(3)*(4)*(5)*(6)
1.00	1.00	1.00	1.00	1.00	1.00	1.00

Worksheet 2C -- Multiple-Vehicle Collisions by Severity Level for Urban and Suburban Arterial Intersections

(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**			**Overdispersion Parameter, k**	**Initial N_{bimv}**	**Proportion of Total Crashes**	**Adjusted N_{bimv}**	**Combined CMFs**	**Calibration Factor, C_i**	**Predicted N_{bimv}**
	from Table 12-10			from Table 12-10	from Equation 12-21		$(4)_{TOTAL}$*(5)	(7) from Worksheet 2B		(6)*(7)*(8)
	a	b	c							
Total	-8.90	0.82	0.25	0.40	1.338	1.000	1.338	1.00	2.53	3.386
Fatal and Injury (FI)	-11.13	0.93	0.28	0.48	0.481	$(4)_{FI}/((4)_{FI}*(4)_{PDO})$ = 0.357	0.478	1.00	2.53	1.210
Property Damage Only (PDO)	-8.74	0.77	0.23	0.40	0.866	$(5)_{TOTAL}-(5)_{FI}$ = 0.643	0.860	1.00	2.53	2.177

Worksheet 2D -- Multiple-Vehicle Collisions by Collision Type for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{bimv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{bimv\ (PDO)}$ (crashes/year)**	**Predicted N $_{bimv\ (TOTAL)}$ (crashes/year)**
	from Table 12-11	$(9)_{FI}$ from Worksheet 2C	from Table 12-11	$(9)_{PDO}$ from Worksheet 2C	$(9)_{PDO}$ from Worksheet 2C
Total	1.000	1.210	1.000	2.177	3.386
		$(2)*(3)_{FI}$		$(4)*(5)_{PDO}$	(3)+(5)
Rear-end collision	0.338	0.409	0.374	0.814	1.223
Head-on collision	0.041	0.050	0.030	0.065	0.115
Angle collision	0.440	0.532	0.335	0.729	1.261
Sideswipe	0.121	0.146	0.044	0.096	0.242
Other multiple-vehicle collision	0.060	0.073	0.217	0.472	0.545

Worksheet 2E -- Single-Vehicle Collisions by Severity Level for Urban and Suburban Arterial Intersections

(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(9)
Crash Severity Level	**SPF Coefficients**			**Overdispersion Parameter, k**	**Initial N_{bisv}**	**Proportion of Total Crashes**	**Adjusted N_{bimv}**	**Combined CMFs**	**Calibration Factor, C_i**	**Predicted N_{bisv}**
	from Table 12-12			from Table 12-12	from Eqn. 12-24; (FI) from Eqn. 12-24 or 12-27		$(4)_{TOTAL}$*(5)	(7) from Worksheet 2B		(6)*(7)*(8)
	a	b	c							
Total	-5.33	0.33	0.12	0.65	0.226	1.000	0.226	1.00	2.53	0.571
Fatal and Injury (FI)	--	--	--	--	0.063	$(4)_{FI}/((4)_{FI}+(4)_{PDO})$ = 0.313	0.071	1.00	2.53	0.179
Property Damage Only (PDO)	-7.04	0.36	0.25	0.54	0.138	$(5)_{TOTAL}-(5)_{FI}$ = 0.687	0.155	1.00	2.53	0.392

Worksheet 2F -- Single-Vehicle Collisions by Collision Type for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(6)
Collision Type	**Proportion of Collision Type$_{(FI)}$**	**Predicted N $_{bisv\ (FI)}$ (crashes/year)**	**Proportion of Collision Type $_{(PDO)}$**	**Predicted N $_{bisv\ (PDO)}$ (crashes/year)**	**Predicted N $_{bisv\ (TOTAL)}$ (crashes/year)**
	from Table 12-13	$(9)_{FI}$ from Worksheet 2E	from Table 12-13	$(9)_{PDO}$ from Worksheet 2E	$(9)_{PDO}$ from Worksheet 2E
Total	1.000	0.179	1.000	0.392	0.571
		$(2)*(3)_{FI}$		$(4)*(5)_{PDO}$	(3)+(5)
Collision with parked vehicle	0.001	0.000	0.001	0.000	0.001
Collision with animal	0.001	0.000	0.026	0.010	0.010
Collision with fixed object	0.679	0.121	0.847	0.332	0.453
Collision with other object	0.089	0.016	0.070	0.027	0.043
Other single-vehicle collision	0.051	0.009	0.007	0.003	0.012
Single-vehicle noncollision	0.179	0.032	0.049	0.019	0.051

Worksheet 2G -- Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Stop-Controlled Intersections

(1)	(2)	(3)	(4)	(5)	(7)*
Crash Severity Level	**Predicted N_{bimv}**	**Predicted N_{bisv}**	**Predicted N_{bi}**	**f_{pedi}**	**Predicted N_{pedi}**
	(9) from Worksheet 2C	(9) from Worksheet 2E	(2) + (3)	from Table 12-16	(4)*(5)
Total	3.386	0.571	3.957	0.022	0.087
Fatal and injury (FI)	--	--	--	--	0.087

* Column 6 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-30

Worksheet 2H -- Crash Modification Factors for Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Signalized Intersections

(1)	(2)	(3)	(4)
CMF for Bus Stops	CMF for Schools	CMF for Alcohol Sales Establishments	Combined CMF
CMF_{1p}	CMF_{2p}	CMF_{3p}	
from Table 12-28	from Table 12-29	from Table 12-30	(1)*(2)*(3)
--	--	--	--

Worksheet 2I -- Vehicle-Pedestrian Collisions for Urban and Suburban Arterial Signalized Intersections

(1)	(2)					(3)	(4)	(5)	(6)	(7)
Crash Severity Level	**SPF Coefficients**					**Overdispersion Parameter, k**	**$N_{pedbase}$**	**Combined CMF**	**Calibration factor, C_i**	**Predicted N_{pedi}**
	from Table 12-14						from Equation 12-29	(4) from Worksheet 2H		(4)*(5)*(6)
	a	b	c	d	e					
Total	--	--	--	--	--	--	--	--	2.53	--
Fatal and Injury (FI)	--	--	--	--	--	--	--	--	2.53	--

Worksheet 2J -- Vehicle-Bicycle Collisions for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)	(5)	(7)*
Crash Severity Level	**Predicted N_{bimv}**	**Predicted N_{bisv}**	**Predicted N_{bi}**	**f_{bikei}**	**Predicted N_{bikei}**
	(9) from Worksheet 2C	(9) from Worksheet 2E	(2) + (3)	from Table 12-17	(4)*(5)
Total	3.386	0.571	3.957	0.018	0.071
Fatal and injury (FI)	--	--	--	--	0.071

* Column 6 has been removed due to redundant application of calibration factors and inconsistency with HSM Equation 12-32

Worksheet 2K -- Crash Severity Distribution for Urban and Suburban Arterial Intersections

(1)	(2)	(3)	(4)
Collision type	**Fatal and injury (FI)**	**Property damage only (PDO)**	**Total**
	(3) from Worksheet 2D and 2F; (7) from 2G or 2I and 2J	(5) from Worksheet 2D and 2F	(6) from Worksheet 2D and 2F; (7) from 2G or 2I and 2J
MULTIPLE-VEHICLE			
Rear-end collisions (from Worksheet 2D)	0.409	0.814	1.223
Head-on collisions (from Worksheet 2D)	0.050	0.065	0.115
Angle collisions (from Worksheet 2D)	0.532	0.729	1.261
Sideswipe (from Worksheet 2D)	0.146	0.096	0.242
Other multiple-vehicle collision (from Worksheet 2D)	0.073	0.472	0.545
Subtotal	1.210	2.177	3.386
SINGLE-VEHICLE			
Collision with parked vehicle (from Worksheet 2F)	0.000	0.000	0.001
Collision with animal (from Worksheet 2F)	0.000	0.010	0.010
Collision with fixed object (from Worksheet 2F)	0.121	0.332	0.453
Collision with other object (from Worksheet 2F)	0.016	0.027	0.043
Other single-vehicle collision (from Worksheet 2F)	0.009	0.003	0.012
Single-vehicle noncollision (from Worksheet 2F)	0.032	0.019	0.051
Collision with pedestrian (from Worksheet 2G or 2I)	0.087	0.000	0.087
Collision with bicycle (from Worksheet 2J)	0.071	0.000	0.071
Subtotal	0.337	0.392	0.729
Total	1.547	2.569	4.115

Worksheet 2L -- Summary Results for Urban and Suburban Arterial Intersections

(1)	(2)
Crash severity level	**Predicted average crash frequency, $N_{predicted\ int}$ (crashes/year)**
	(Total) from Worksheet 2K
Total	4.1
Fatal and injury (FI)	1.5
Property damage only (PDO)	2.6

APPENDIX C: Speed Data

Prepared by National Data & Surveying Services

SPEED

Milam Rd W/O Garvey Dr

Day: Wednesday
Date: 6/24/2026

City: Fairburn
Project #: GA26_180129_001

HOURLY BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS													
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	2	15	19	12	0	0	0	0	0	0	48	0	0	0	2	3	14	6	0	0	0	0	0	0	25	0	0	0	4	18	33	18	0	0	0	0	0	0	73
1:00	0	0	1	4	12	12	5	2	0	0	0	0	0	36	0	0	1	0	5	9	4	0	0	0	0	0	0	19	0	0	2	4	17	21	9	2	0	0	0	0	0	55
2:00	0	0	1	0	3	8	3	0	0	0	1	0	0	16	0	0	0	3	1	10	4	1	0	1	0	0	0	20	0	0	1	3	4	18	7	1	0	1	1	0	0	36
3:00	0	0	1	1	6	9	1	4	1	0	1	0	0	24	0	0	0	2	5	13	4	1	0	0	0	0	0	25	0	0	1	3	11	22	5	5	1	0	1	0	0	49
4:00	0	0	0	1	4	12	4	1	1	0	0	0	0	23	0	0	0	3	5	31	26	6	2	1	0	0	0	74	0	0	0	4	9	43	30	7	3	1	0	0	0	97
5:00	0	0	1	1	9	12	8	2	1	0	0	0	0	34	0	0	2	7	28	61	50	15	4	1	2	0	0	170	0	0	3	8	37	73	58	17	5	1	2	0	0	204
6:00	0	0	0	2	16	16	33	6	2	1	0	0	0	76	0	0	0	8	41	98	75	19	3	1	0	0	0	245	0	0	0	10	57	114	108	25	5	2	0	0	0	321
7:00	0	0	1	1	12	30	43	10	5	1	0	0	0	103	0	1	0	8	45	108	85	19	6	1	0	0	0	273	0	1	1	9	57	138	128	29	11	2	0	0	0	376
8:00	0	0	0	2	18	66	56	12	5	0	0	0	0	159	0	0	0	4	33	101	73	16	5	0	0	0	0	232	0	0	0	6	51	167	129	28	10	0	0	0	0	391
9:00	0	0	1	4	22	36	54	17	5	4	0	0	0	143	0	0	5	12	42	77	56	15	8	1	0	0	0	216	0	0	6	16	64	113	110	32	13	5	0	0	0	359
10:00	0	0	0	2	29	56	62	16	4	1	0	0	0	170	0	1	0	2	26	72	57	15	8	1	0	0	0	182	0	1	0	4	55	128	119	31	12	2	0	0	0	352
11:00	0	0	0	8	32	66	59	15	1	0	0	0	0	181	1	0	0	8	32	88	73	11	3	0	0	0	0	216	1	0	0	16	64	154	132	26	4	0	0	0	0	397
12:00	0	0	0	4	35	92	75	22	2	0	0	0	0	230	0	0	2	10	53	79	50	17	4	0	0	0	0	215	0	0	2	14	88	171	125	39	6	0	0	0	0	445
13:00	0	0	1	9	41	89	90	15	4	2	0	0	0	251	0	0	1	7	38	85	69	24	4	1	0	0	0	229	0	0	2	16	79	174	159	39	8	3	0	0	0	480
14:00	0	0	0	6	33	75	88	25	5	1	0	0	0	233	0	0	1	3	33	94	69	12	6	1	0	0	0	219	0	0	1	9	66	169	157	37	11	2	0	0	0	452
15:00	0	0	1	3	47	113	112	28	4	3	0	0	0	311	0	1	4	6	26	94	77	15	5	0	0	0	0	228	0	1	5	9	73	207	189	43	9	3	0	0	0	539
16:00	0	1	0	5	49	165	183	26	4	2	0	0	0	435	0	0	0	8	41	106	74	18	5	4	0	0	0	256	0	1	0	13	90	271	257	44	9	6	0	0	0	691
17:00	0	0	0	1	59	125	146	31	10	0	0	0	0	372	0	0	0	9	45	101	82	24	3	0	0	0	0	264	0	0	0	10	104	226	228	55	13	0	0	0	0	636
18:00	0	0	0	3	27	118	134	28	5	4	0	0	0	319	0	1	1	8	38	105	67	14	7	0	0	0	0	241	0	1	1	11	65	223	201	42	12	4	0	0	0	560
19:00	0	0	0	3	27	115	118	22	8	2	1	0	0	296	0	0	0	12	37	88	58	7	0	1	0	0	0	203	0	0	0	15	64	203	176	29	8	3	1	0	0	499
20:00	0	0	1	7	35	108	89	21	4	1	0	0	0	266	0	0	1	12	45	70	51	12	1	2	0	0	0	194	0	0	2	19	80	178	140	33	5	3	0	0	0	460
21:00	0	0	0	15	53	77	64	4	0	0	0	0	0	213	0	0	1	6	30	56	27	9	2	1	0	0	0	132	0	0	1	21	83	133	91	13	2	1	0	0	0	345
22:00	0	0	2	3	27	45	22	5	2	0	0	0	0	106	0	0	0	3	12	36	22	8	2	0	0	0	0	83	0	0	2	6	39	81	44	13	4	0	0	0	0	189
23:00	0	0	1	5	24	40	22	6	0	0	0	0	0	98	0	0	1	5	8	25	15	2	1	0	0	0	0	57	0	0	2	10	32	65	37	8	1	0	0	0	0	155
Totals	**0**	**1**	**12**	**92**	**635**	**1,504**	**1,483**	**318**	**73**	**22**	**3**	**0**	**0**	**4,143**	**1**	**4**	**20**	**148**	**672**	**1,621**	**1,174**	**280**	**79**	**17**	**2**	**0**	**0**	**4,018**	**1**	**5**	**32**	**240**	**1,307**	**3,125**	**2,657**	**598**	**152**	**39**	**5**	**0**	**0**	**8,161**
% of Totals		0%	0%	2%	15%	36%	36%	8%	2%	1%	0%			100%	0%	0%	0%	4%	17%	40%	29%	7%	2%	0%	0%			100%	0%	0%	0%	3%	16%	38%	33%	7%	2%	0%	0%			100%

STATISTICS

00:00 - 12:00	0	0	6	28	178	342	340	85	25	7	2	0	0	1013	1	2	8	59	266	682	513	118	39	7	2	0	0	1697	1	2	14	87	444	1024	853	203	64	14	4	0	0	2710
%	0%	0%	0%	1%	4%	8%	8%	2%	1%	0%	0%	0%	0%	24%	0%	0%	0%	1%	6%	16%	12%	3%	1%	0%	0%	0%	0%	41%	0%	0%	0%	2%	11%	25%	21%	5%	2%	0%	0%	0%	0%	65%
Peak Hour	0:00	0:00	0:30	11:15	11:30	11:45	11:30	10:45	8:30	8:45	1:15	0:00	0:00	11:30	11:00	7:00	9:00	9:00	7:30	7:15	6:30	6:45	8:45	1:15	5:00	0:00	0:00	7:15	11:00	7:00	9:00	9:00	11:45	11:15	11:30	11:45	8:45	8:45	5:00	0:00	0:00	11:30
Peak Volume	0	0	1	9	38	82	80	21	6	4	1	0	0	222	1	1	5	12	46	116	92	21	9	1	2	0	0	279	1	1	6	16	82	169	150	37	13	5	2	0	0	444
12:00 - 24:00	0	1	6	64	457	1162	1143	233	48	15	1	0	0	3130	0	2	12	89	406	939	661	162	40	10	0	0	0	2321	0	3	18	153	863	2101	1804	395	88	25	1	0	0	5451
%	0%	0%	0%	2%	11%	28%	28%	6%	1%	0%	0%	0%	0%	76%	0%	0%	0%	2%	10%	23%	16%	4%	1%	0%	0%	0%	0%	56%	0%	0%	0%	4%	21%	51%	44%	10%	2%	1%	0%	0%	0%	132%
Peak Hour	12:00	16:00	22:00	21:00	16:45	16:00	16:00	17:45	17:00	18:00	19:00	12:00	12:00	16:00	12:00	14:45	14:15	18:45	12:15	16:30	15:15	17:15	14:15	16:00	12:00	12:00	12:00	16:30	12:00	14:45	14:30	13:30	16:45	16:15	16:00	17:15	14:15	16:00	19:00	12:00	12:00	16:00
Peak Volume	0	1	2	15	60	165	183	33	10	4	1	0	0	435	0	1	5	14	54	115	86	25	7	4	0	0	0	268	0	1	6	22	108	273	257	56	13	6	1	0	0	691
07:00 - 09:00	0	0	1	3	30	96	99	22	10	1	0	0	0	262	0	1	0	12	78	209	158	35	11	1	0	0	0	505	0	1	1	15	108	305	257	57	21	2	0	0	0	767
%	0%	0%	0%	0%	1%	2%	2%	1%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	2%	5%	4%	1%	0%	0%	0%	0%	0%	12%	0%	0%	0%	0%	3%	7%	6%	1%	1%	0%	0%	0%	0%	19%
Peak Hour	7:00	7:00	7:00	7:15	8:00	8:00	8:00	7:30	7:00	7:00	7:00	7:00	7:00	8:00	7:00	7:00	7:00	7:00	7:30	7:15	7:00	7:15	7:15	7:00	7:00	7:00	7:00	7:15	7:00	7:00	7:00	7:00	7:00	8:00	7:15	7:30	7:15	7:00	7:00	7:00	7:00	7:15
Peak Volume	0	0	1	2	18	66	56	14	5	1	0	0	0	159	0	1	0	8	46	116	85	20	7	1	0	0	0	279	0	1	1	9	57	167	129	34	12	2	0	0	0	396
16:00 - 18:00	0	1	0	6	108	290	329	57	14	2	0	0	0	807	0	0	0	17	86	207	156	42	8	4	0	0	0	520	0	1	0	23	194	497	485	99	22	6	0	0	0	1327
%	0%	0%	0%	0%	3%	7%	8%	1%	0%	0%	0%	0%	0%	19%	0%	0%	0%	0%	2%	5%	4%	1%	0%	0%	0%	0%	0%	13%	0%	0%	0%	1%	5%	12%	12%	2%	1%	0%	0%	0%	0%	32%
Peak Hour	16:00	16:00	16:00	16:00	16:45	16:00	16:00	17:00	17:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:00	16:30	16:45	16:30	17:00	16:45	16:00	16:00	16:00	16:00	16:00	16:30	16:00	16:00	16:00	16:00	16:45	16:15	16:00	17:00	16:45	16:00	16:00	16:00	16:00	16:00
Peak Volume	0	1	0	5	60	165	183	31	10	2	0	0	0	435	0	0	0	9	48	115	82	24	5	4	0	0	0	268	0	1	0	13	108	273	257	55	13	6	0	0	0	691

Direction	Percentiles					
	15th	50th	Average	85th	95th	ADT
EASTBOUND	35	40	40	44	48	4143
WESTBOUND	34	39	39	44	48	4018
TOTALS	35	40	40	44	48	8161

Direction	Pace				
	10mph Pace	# in Pace	% in Pace	Number of Vehicles >= 55 MPH	% of Vehicles >= 55 MPH
EASTBOUND	36-45 mph	2987	72%	32	1%
WESTBOUND	35-44 mph	2915	73%	27	1%
TOTALS	35-44 mph	5895	72%	59	1%

Prepared by National Data & Surveying Services

SPEED

Milam Rd W/O Garvey Dr

Day: Wednesday
Date: 6/24/2026

City: Fairburn
Project #: GA26_180129_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND												TOTALS											
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
0:00	0	0	0	1	5	8	3	0	0	0	0	0	0	17	0	0	0	0	1	5	3	0	0	0	0	0	0	9	0	0	0	1	6	13	6	0	0	0	0	0	0	26
0:15	0	0	0	0	4	3	3	0	0	0	0	0	0	10	0	0	0	1	0	5	3	0	0	0	0	0	0	9	0	0	0	1	4	8	6	0	0	0	0	0	0	19
0:30	0	0	0	0	3	5	1	0	0	0	0	0	0	9	0	0	0	0	2	2	0	0	0	0	0	0	0	4	0	0	0	0	5	7	1	0	0	0	0	0	0	13
0:45	0	0	0	1	3	3	5	0	0	0	0	0	0	12	0	0	0	1	0	2	0	0	0	0	0	0	0	3	0	0	0	2	3	5	5	0	0	0	0	0	0	15
1:00	0	0	0	0	4	1	1	1	0	0	0	0	0	7	0	0	1	0	1	3	3	0	0	0	0	0	0	8	0	0	1	0	5	4	4	1	0	0	0	0	0	15
1:15	0	0	1	0	3	3	1	1	0	0	0	0	0	9	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	0	1	0	5	3	1	1	0	0	0	0	0	11
1:30	0	0	0	3	2	3	1	0	0	0	0	0	0	9	0	0	0	0	2	5	1	0	0	0	0	0	0	8	0	0	0	3	4	8	2	0	0	0	0	0	0	17
1:45	0	0	0	1	3	5	2	0	0	0	0	0	0	11	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	3	6	2	0	0	0	0	0	0	12
2:00	0	0	0	0	3	4	0	0	0	0	1	0	0	8	0	0	0	1	0	1	0	0	0	1	0	0	0	3	0	0	0	1	3	5	0	0	0	1	1	0	0	11
2:15	0	0	1	0	0	0	1	0	0	0	0	0	0	2	0	0	0	1	0	2	0	0	0	0	0	0	0	3	0	0	1	1	0	2	1	0	0	0	0	0	0	5
2:30	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	1	1	1	1	0	0	0	0	0	0	4	0	0	0	1	1	3	1	0	0	0	0	0	0	6
2:45	0	0	0	0	0	2	2	0	0	0	0	0	0	4	0	0	0	0	0	6	3	1	0	0	0	0	0	10	0	0	0	0	0	8	5	1	0	0	0	0	0	14
3:00	0	0	0	1	2	0	0	1	1	0	0	0	0	5	0	0	0	0	1	2	0	1	0	0	0	0	0	4	0	0	0	1	3	2	0	2	1	0	0	0	0	9
3:15	0	0	0	0	0	3	0	1	0	0	0	0	0	4	0	0	0	1	1	6	0	0	0	0	0	0	0	8	0	0	0	1	1	9	0	1	0	0	0	0	0	12
3:30	0	0	0	0	2	2	1	1	0	0	1	0	0	7	0	0	0	1	2	4	2	0	0	0	0	0	0	9	0	0	0	1	4	6	3	1	0	0	1	0	0	16
3:45	0	0	1	0	2	4	0	1	0	0	0	0	0	8	0	0	0	0	1	1	2	0	0	0	0	0	0	4	0	0	1	0	3	5	2	1	0	0	0	0	0	12
4:00	0	0	0	0	1	3	0	1	1	0	0	0	0	6	0	0	0	1	0	7	1	0	0	1	0	0	0	10	0	0	0	1	1	10	1	1	1	1	0	0	0	16
4:15	0	0	0	1	1	3	1	0	0	0	0	0	0	6	0	0	0	1	3	6	7	1	0	0	0	0	0	18	0	0	0	2	4	9	8	1	0	0	0	0	0	24
4:30	0	0	0	0	1	2	1	0	0	0	0	0	0	4	0	0	0	0	1	0	7	6	3	2	0	0	0	0	19	0	0	0	1	1	9	7	3	2	0	0	0	23
4:45	0	0	0	0	1	4	2	0	0	0	0	0	0	7	0	0	0	0	0	2	11	12	2	0	0	0	0	0	27	0	0	0	0	3	15	14	2	0	0	0	0	34
5:00	0	0	0	0	2	3	3	1	0	0	0	0	0	9	0	0	0	0	1	8	4	9	3	0	1	0	0	0	26	0	0	0	0	1	10	7	12	4	0	1	0	0	0	35
5:15	0	0	0	0	1	2	0	0	1	0	0	0	0	4	0	0	0	0	1	3	21	16	3	2	0	1	0	0	47	0	0	0	0	1	4	23	16	3	3	0	1	0	0	51
5:30	0	0	1	0	3	5	2	1	0	0	0	0	0	12	0	0	0	1	2	6	22	14	3	2	0	0	0	0	50	0	0	0	2	2	9	27	16	4	2	0	0	0	0	62
5:45	0	0	0	1	3	2	3	0	0	0	0	0	0	9	0	0	1	3	11	14	11	6	0	0	1	0	0	0	47	0	0	1	4	14	16	14	6	0	0	1	0	0	0	56
6:00	0	0	0	0	2	3	3	1	0	0	0	0	0	9	0	0	0	3	14	17	14	6	0	1	0	0	0	0	55	0	0	0	3	16	20	17	7	0	1	0	0	0	0	64
6:15	0	0	0	0	6	8	10	3	1	1	0	0	0	29	0	0	0	0	2	9	27	12	4	1	0	0	0	0	55	0	0	0	0	2	15	35	22	7	2	1	0	0	0	84
6:30	0	0	0	0	2	4	10	1	1	0	0	0	0	18	0	0	0	0	1	10	34	30	2	1	0	0	0	0	78	0	0	0	0	1	12	38	40	3	2	0	0	0	0	96
6:45	0	0	0	2	6	1	10	1	0	0	0	0	0	20	0	0	0	0	2	8	20	19	7	1	0	0	0	0	57	0	0	0	0	4	14	21	29	8	1	0	0	0	0	77
7:00	0	0	0	0	3	4	9	3	1	0	0	0	0	20	0	0	0	0	2	11	21	15	5	2	0	0	0	0	56	0	0	0	0	2	14	25	24	8	3	0	0	0	0	76
7:15	0	0	0	1	3	9	13	2	2	1	0	0	0	31	0	0	0	0	2	9	32	28	4	2	1	0	0	0	78	0	0	0	0	3	12	41	41	6	4	2	0	0	0	109
7:30	0	0	1	0	3	9	6	2	1	0	0	0	0	22	0	0	0	0	4	15	23	25	5	0	0	0	0	0	72	0	0	0	1	4	18	32	31	7	1	0	0	0	0	94
7:45	0	0	0	0	3	8	15	3	1	0	0	0	0	30	0	1	0	0	10	32	17	5	2	0	0	0	0	0	67	0	1	0	0	13	40	32	8	3	0	0	0	0	0	97
8:00	0	0	0	1	1	16	12	3	1	0	0	0	0	34	0	0	0	0	1	10	29	13	6	3	0	0	0	0	62	0	0	0	0	2	11	45	25	9	4	0	0	0	0	96
8:15	0	0	0	0	0	9	9	6	1	0	0	0	0	25	0	0	0	0	1	11	30	20	4	0	0	0	0	0	66	0	0	0	0	1	11	39	29	10	1	0	0	0	0	91
8:30	0	0	0	1	13	18	17	1	2	0	0	0	0	52	0	0	0	0	1	4	19	24	2	0	0	0	0	0	50	0	0	0	0	2	17	37	41	3	2	0	0	0	0	102
8:45	0	0	0	0	4	23	18	2	1	0	0	0	0	48	0	0	0	0	1	8	23	16	4	2	0	0	0	0	54	0	0	0	0	1	12	46	34	6	3	0	0	0	0	102
9:00	0	0	0	0	9	12	9	3	1	1	0	0	0	35	0	0	0	0	2	7	21	20	7	1	1	0	0	0	59	0	0	0	0	2	16	33	29	10	2	2	0	0	0	94
9:15	0	0	0	1	3	9	20	2	2	2	0	0	0	39	0	0	1	0	2	9	16	9	1	2	0	0	0	0	40	0	0	0	1	3	12	25	29	3	4	2	0	0	0	79
9:30	0	0	1	2	4	9	12	6	0	1	0	0	0	35	0	0	0	0	0	11	19	20	1	4	0	0	0	0	55	0	0	0	1	2	15	28	32	7	4	1	0	0	0	90
9:45	0	0	0	1	6	6	13	6	2	0	0	0	0	34	0	0	4	8	15	21	7	6	1	0	0	0	0	0	62	0	0	0	4	9	21	27	20	12	3	0	0	0	0	96
10:00	0	0	0	1	9	11	9	3	1	0	0	0	0	34	0	0	0	0	0	4	18	13	3	0	0	0	0	0	38	0	0	0	0	1	13	29	22	6	1	0	0	0	0	72
10:15	0	0	0	0	7	15	12	4	2	0	0	0	0	40	0	0	0	0	0	6	16	22	2	3	0	0	0	0	49	0	0	0	0	0	13	31	34	6	5	0	0	0	0	89
10:30	0	0	0	1	6	12	23	2	0	1	0	0	0	45	0	0	0	0	2	7	15	12	5	3	0	0	0	0	44	0	0	0	0	3	13	27	35	7	3	1	0	0	0	89
10:45	0	0	0	0	7	18	18	7	1	0	0	0	0	51	0	1	0	0	9	23	10	5	2	1	0	0	0	0	51	0	1	0	0	16	41	28	12	3	1	0	0	0	0	102
11:00	0	0	0	0	4	12	18	6	1	0	0	0	0	41	0	0	0	0	3	9	16	11	5	0	0	0	0	0	44	0	0	0	0	3	13	28	29	11	1	0	0	0	0	85
11:15	0	0	0	5	8	21	9	4	0	0	0	0	0	47	0	0	0	0	2	7	20	25	1	2	0	0	0	0	57	0	0	0	0	7	15	41	34	5	2	0	0	0	0	104
11:30	0	0	0	1	11	18	18	4	0	0	0	0	0	52	0	0	0	0	1	4	28	22	1	1	0	0	0	0	57	0	0	0	0	2	15	46	40	5	1	0	0	0	0	109
11:45	0	0	0	2	9	15	14	1	0	0	0	0	0	41	1	0	0	2	12	24	15	4	0	0	0	0	0	0	58	1	0	0	4	21	39	29	5	0	0	0	0	0	0	99

Prepared by National Data & Surveying Services

SPEED

Milam Rd W/O Garvey Dr

Day: Wednesday
Date: 6/24/2026

City: Fairburn
Project #: GA26_180129_001

15-MINUTE BREAKDOWN

Time	EASTBOUND														WESTBOUND														TOTALS												
	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total	5	15	20	25	30	35	40	45	50	55	60	65	70	Total
	15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99		15	20	25	30	35	40	45	50	55	60	65	70	99	
12:00	0	0	0	1	7	22	17	6	1	0	0	0	0	54	0	0	0	2	8	21	22	5	1	0	0	0	0	59	0	0	0	3	15	43	39	11	2	0	0	0	0	113
12:15	0	0	0	0	11	25	31	8	0	0	0	0	0	75	0	0	1	2	13	15	11	6	0	0	0	0	0	48	0	0	1	2	24	40	42	14	0	0	0	0	0	123
12:30	0	0	0	0	10	20	13	5	1	0	0	0	0	49	0	0	1	3	12	20	10	2	3	0	0	0	0	51	0	0	1	3	22	40	23	7	4	0	0	0	0	100
12:45	0	0	0	3	7	25	14	3	0	0	0	0	0	52	0	0	0	3	20	23	7	4	0	0	0	0	0	57	0	0	0	6	27	48	21	7	0	0	0	0	0	109
13:00	0	0	0	0	6	27	19	3	1	1	0	0	0	57	0	0	0	1	9	18	22	4	2	1	0	0	0	57	0	0	0	1	15	45	41	7	3	2	0	0	0	114
13:15	0	0	0	0	14	18	24	1	0	1	0	0	0	58	0	0	0	0	12	17	15	6	0	0	0	0	0	50	0	0	0	0	26	35	39	7	0	1	0	0	0	108
13:30	0	0	0	6	11	18	26	6	0	0	0	0	0	67	0	0	0	5	8	32	14	8	1	0	0	0	0	68	0	0	0	11	19	50	40	14	1	0	0	0	0	135
13:45	0	0	1	3	10	26	21	5	3	0	0	0	0	69	0	0	1	1	9	18	18	6	1	0	0	0	0	54	0	0	2	4	19	44	39	11	4	0	0	0	0	123
14:00	0	0	0	4	15	18	20	5	1	0	0	0	0	63	0	0	0	1	8	24	16	2	2	1	0	0	0	54	0	0	0	5	23	42	36	7	3	1	0	0	0	117
14:15	0	0	0	1	6	17	26	7	3	1	0	0	0	61	0	0	0	1	15	22	19	1	0	0	0	0	0	58	0	0	0	2	21	39	45	8	3	1	0	0	0	119
14:30	0	0	0	0	10	21	18	3	1	0	0	0	0	53	0	0	0	0	6	29	21	3	1	0	0	0	0	60	0	0	0	0	16	50	39	6	2	0	0	0	0	113
14:45	0	0	0	1	2	19	24	10	0	0	0	0	0	56	0	0	1	1	4	19	13	6	3	0	0	0	0	47	0	0	1	2	6	38	37	16	3	0	0	0	0	103
15:00	0	0	0	3	20	25	25	5	2	2	0	0	0	82	0	0	4	1	6	20	15	3	3	0	0	0	0	52	0	0	4	4	26	45	40	8	5	2	0	0	0	134
15:15	0	0	1	0	10	26	19	8	2	0	0	0	0	66	0	0	0	1	10	15	21	2	0	0	0	0	0	49	0	0	1	1	20	41	40	10	2	0	0	0	0	115
15:30	0	0	0	0	9	31	39	6	0	0	0	0	0	85	0	1	0	0	8	31	19	4	1	0	0	0	0	64	0	1	0	0	17	62	58	10	1	0	0	0	0	149
15:45	0	0	0	0	8	31	29	9	0	1	0	0	0	78	0	0	0	4	2	28	22	6	1	0	0	0	0	63	0	0	0	4	10	59	51	15	1	1	0	0	0	141
16:00	0	0	0	0	10	40	41	8	1	0	0	0	0	100	0	0	0	1	8	19	24	2	1	1	0	0	0	56	0	0	0	1	18	59	65	10	2	1	0	0	0	156
16:15	0	0	0	2	11	42	42	6	2	0	0	0	0	105	0	0	0	1	10	26	17	6	1	2	0	0	0	63	0	0	0	3	21	68	59	12	3	2	0	0	0	168
16:30	0	0	0	2	10	31	59	9	0	0	0	0	0	111	0	0	0	4	12	34	20	2	1	0	0	0	0	73	0	0	0	6	22	65	79	11	1	0	0	0	0	184
16:45	0	1	0	1	18	52	41	3	1	2	0	0	0	119	0	0	0	2	11	27	13	8	2	1	0	0	0	64	0	1	0	3	29	79	54	11	3	3	0	0	0	183
17:00	0	0	0	0	14	35	38	4	1	0	0	0	0	92	0	0	0	0	10	26	21	3	1	0	0	0	0	61	0	0	0	0	24	61	59	7	2	0	0	0	0	153
17:15	0	0	0	0	16	33	37	9	3	0	0	0	0	98	0	0	0	3	11	28	22	6	0	0	0	0	0	70	0	0	0	3	27	61	59	15	3	0	0	0	0	168
17:30	0	0	0	0	12	32	43	6	4	0	0	0	0	97	0	0	0	4	16	22	22	7	1	0	0	0	0	72	0	0	0	4	28	54	65	13	5	0	0	0	0	169
17:45	0	0	0	1	17	25	28	12	2	0	0	0	0	85	0	0	0	2	8	25	17	8	1	0	0	0	0	61	0	0	0	3	25	50	45	20	3	0	0	0	0	146
18:00	0	0	0	0	9	36	28	4	1	0	0	0	0	78	0	0	0	3	14	26	14	4	0	0	0	0	0	61	0	0	0	3	23	62	42	8	1	0	0	0	0	139
18:15	0	0	0	1	4	29	36	8	0	1	0	0	0	79	0	0	0	0	7	23	22	3	3	0	0	0	0	58	0	0	0	1	11	52	58	11	3	1	0	0	0	137
18:30	0	0	0	2	9	33	33	9	2	1	0	0	0	89	0	1	1	0	9	29	17	4	1	0	0	0	0	62	0	1	1	2	18	62	50	13	3	1	0	0	0	151
18:45	0	0	0	0	5	20	37	7	2	2	0	0	0	73	0	0	0	5	8	27	14	3	3	0	0	0	0	60	0	0	0	5	13	47	51	10	5	2	0	0	0	133
19:00	0	0	0	1	8	35	40	2	2	0	0	0	0	88	0	0	0	3	11	28	20	0	0	0	0	0	0	62	0	0	0	4	19	63	60	2	2	0	0	0	0	150
19:15	0	0	0	0	4	26	32	7	2	0	0	0	0	71	0	0	0	1	8	21	12	3	0	0	0	0	0	45	0	0	0	1	12	47	44	10	2	0	0	0	0	116
19:30	0	0	0	1	10	32	17	5	1	1	0	0	0	67	0	0	0	5	10	16	15	1	0	1	0	0	0	48	0	0	0	6	20	48	32	6	1	2	0	0	0	115
19:45	0	0	0	1	5	22	29	8	3	1	1	0	0	70	0	0	0	3	8	23	11	3	0	0	0	0	0	48	0	0	0	4	13	45	40	11	3	1	1	0	0	118
20:00	0	0	0	3	10	42	20	5	1	0	0	0	0	81	0	0	1	4	14	20	12	0	0	0	0	0	0	51	0	0	1	7	24	62	32	5	1	0	0	0	0	132
20:15	0	0	0	2	3	24	28	6	2	0	0	0	0	65	0	0	0	2	13	15	12	3	1	1	0	0	0	47	0	0	0	4	16	39	40	9	3	1	0	0	0	112
20:30	0	0	1	0	12	21	23	6	1	0	0	0	0	64	0	0	0	3	11	18	13	1	0	0	0	0	0	46	0	0	1	3	23	39	36	7	1	0	0	0	0	110
20:45	0	0	0	2	10	21	18	4	0	1	0	0	0	56	0	0	0	3	7	17	14	8	0	1	0	0	0	50	0	0	0	5	17	38	32	12	0	2	0	0	0	106
21:00	0	0	0	2	9	21	25	2	0	0	0	0	0	59	0	0	0	1	6	13	8	4	0	0	0	0	0	32	0	0	0	3	15	34	33	6	0	0	0	0	0	91
21:15	0	0	0	3	15	18	11	1	0	0	0	0	0	48	0	0	0	1	9	13	8	1	1	0	0	0	0	33	0	0	0	4	24	31	19	2	1	0	0	0	0	81
21:30	0	0	0	4	11	23	15	1	0	0	0	0	0	54	0	0	0	2	8	15	2	2	0	1	0	0	0	30	0	0	0	6	19	38	17	3	0	1	0	0	0	84
21:45	0	0	0	6	18	15	13	0	0	0	0	0	0	52	0	0	1	2	7	15	9	2	1	0	0	0	0	37	0	0	1	8	25	30	22	2	1	0	0	0	0	89
22:00	0	0	0	2	8	15	10	4	0	0	0	0	0	39	0	0	0	0	4	12	8	1	0	0	0	0	0	25	0	0	0	2	12	27	18	5	0	0	0	0	0	64
22:15	0	0	0	0	6	12	5	0	1	0	0	0	0	24	0	0	0	3	5	6	6	3	2	0	0	0	0	25	0	0	0	3	11	18	11	3	3	0	0	0	0	49
22:30	0	0	1	0	9	10	4	1	0	0	0	0	0	25	0	0	0	0	0	9	3	2	0	0	0	0	0	14	0	0	1	0	9	19	7	3	0	0	0	0	0	39
22:45	0	0	1	1	4	8	3	0	1	0	0	0	0	18	0	0	0	0	3	9	5	2	0	0	0	0	0	19	0	0	1	1	7	17	8	2	1	0	0	0	0	37
23:00	0	0	0	0	7	16	5	2	0	0	0	0	0	30	0	0	0	0	3	2	10	5	0	0	0	0	0	20	0	0	0	0	3	9	26	10	2	0	0	0	0	50
23:15	0	0	0	3	4	11	6	2	0	0	0	0	0	26	0	0	0	0	0	2	5	4	1	0	0	0	0	12	0	0	0	0	3	6	16	10	3	0	0	0	0	38
23:30	0	0	0	1	6	9	8	2	0	0	0	0	0	26	0	0	1	0	1	6	2	0	1	0	0	0	0	11	0	0	1	1	7	15	10	2	1	0	0	0	0	37
23:45	0	0	1	1	7	4	3	0	0	0	0	0	0	16	0	0	0	2	3	4	4	1	0	0	0	0	0	14	0	0	1	3	10	8	7	1	0	0	0	0	0	30
Totals	**0**	**1**	**12**	**92**	**635**	**1,504**	**1,483**	**318**	**73**	**22**	**3**	**0**	**0**	**4,143**	**1**	**4**	**20**	**148**	**672**	**1,621**	**1,174**	**280**	**79**	**17**	**2**	**0**	**0**	**4,018**	**1**	**5**	**32**	**240**	**1,307**	**3,125**	**2,657**	**598**	**152**	**39**	**5**	**0**	**0**	**8,161**
% of Totals	0%	0%	0%	2%	15%	36%	36%	8%	2%	1%	0%	0%	0%	100%	0%	0%	0%	4%	17%	40%	29%	7%	2%	0%	0%	0%	0%	100%	0%	0%	0%	3%	16%	38%	33%	7%	2%	0%	0%	0%	0%	100%

Prepared by National Data & Surveying Services

VOLUME

Milam Rd W/O Garvey Dr

Day: Wednesday
Date: 6/24/2026

City: Fairburn
Project #: GA26_180129_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	4,143	4,018	8,161

15-Minutes Interval

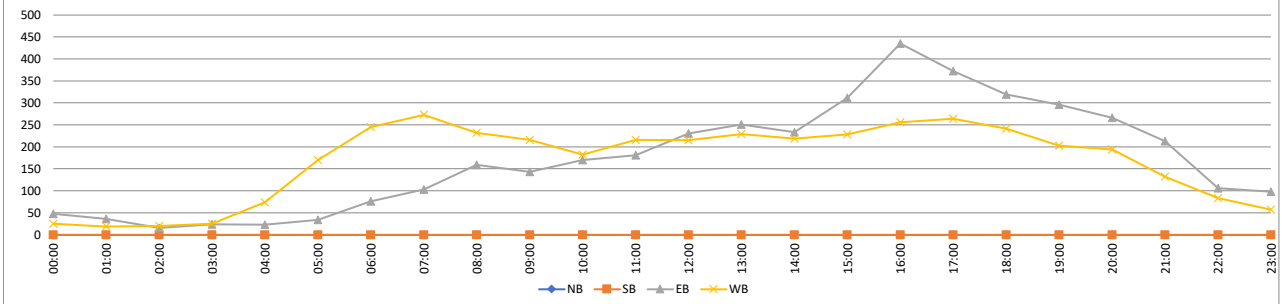
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00			17	9	26	12:00			54	59	113
0:15			10	9	19	12:15			75	48	123
0:30			9	4	13	12:30			49	51	100
0:45			12	3	15	12:45			52	57	109
1:00			7	8	15	13:00			57	57	114
1:15			9	2	11	13:15			58	50	108
1:30			9	8	17	13:30			67	68	135
1:45			11	1	12	13:45			69	54	123
2:00			8	3	11	14:00			63	54	117
2:15			2	3	5	14:15			61	58	119
2:30			2	4	6	14:30			53	60	113
2:45			4	10	14	14:45			56	47	103
3:00			5	4	9	15:00			82	52	134
3:15			4	8	12	15:15			66	49	115
3:30			7	9	16	15:30			85	64	149
3:45			8	4	12	15:45			78	63	141
4:00			6	10	16	16:00			100	56	156
4:15			6	18	24	16:15			105	63	168
4:30			4	19	23	16:30			111	73	184
4:45			7	27	34	16:45			119	64	183
5:00			9	26	35	17:00			92	61	153
5:15			4	47	51	17:15			98	70	168
5:30			12	50	62	17:30			97	72	169
5:45			9	47	56	17:45			85	61	146
6:00			9	55	64	18:00			78	61	139
6:15			29	55	84	18:15			79	58	137
6:30			18	78	96	18:30			89	62	151
6:45			20	57	77	18:45			73	60	133
7:00			20	56	76	19:00			88	62	150
7:15			31	78	109	19:15			71	45	116
7:30			22	72	94	19:30			67	48	115
7:45			30	67	97	19:45			70	48	118
8:00			34	62	96	20:00			81	51	132
8:15			25	66	91	20:15			65	47	112
8:30			52	50	102	20:30			64	46	110
8:45			48	54	102	20:45			56	50	106
9:00			35	59	94	21:00			59	32	91
9:15			39	40	79	21:15			48	33	81
9:30			35	55	90	21:30			54	30	84
9:45			34	62	96	21:45			52	37	89
10:00			34	38	72	22:00			39	25	64
10:15			40	49	89	22:15			24	25	49
10:30			45	44	89	22:30			25	14	39
10:45			51	51	102	22:45			18	19	37
11:00			41	44	85	23:00			30	20	50
11:15			47	57	104	23:15			26	12	38
11:30			52	57	109	23:30			26	11	37
11:45			41	58	99	23:45			16	14	30
TOTALS	0	0	1013	1697	2710	TOTALS	0	0	3130	2321	5451
SPLIT %	0%	0%	37%	63%	33%	SPLIT %	0%	0%	57%	43%	67%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00			48	25	73
01:00	02:00			36	19	55
02:00	03:00			16	20	36
03:00	04:00			24	25	49
04:00	05:00			23	74	97
05:00	06:00			34	170	204
06:00	07:00			76	245	321
07:00	08:00			103	273	376
08:00	09:00			159	232	391
09:00	10:00			143	216	359
10:00	11:00			170	182	352
11:00	12:00			181	216	397
12:00	13:00			230	215	445
13:00	14:00			251	229	480
14:00	15:00			233	219	452
15:00	16:00			311	228	539
16:00	17:00			435	256	691
17:00	18:00			372	264	636
18:00	19:00			319	241	560
19:00	20:00			296	203	499
20:00	21:00			266	194	460
21:00	22:00			213	132	345
22:00	23:00			106	83	189
23:00	00:00			98	57	155

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume			1013	1697	2710
Peak Hour			10:45	7:15	10:45
Peak Volume			191	279	400
Peak Hour Factor			0.918	0.894	0.917
Peak Period	12:00	to	00:00		
Volume			3130	2321	5451
Peak Hour			16:00	16:30	16:00
Peak Volume			435	268	691
Peak Hour Factor			0.914	0.918	0.939
Peak Period	07:00	to	09:00		
Volume			262	505	767
Peak Hour			8:00	7:15	7:15
Peak Volume			159	279	396
Peak Hour Factor			0.764	0.894	0.908
Peak Period	16:00	to	18:00		
Volume			807	520	1327
Peak Hour			16:00	16:30	16:00
Peak Volume			435	268	691
Peak Hour Factor			0.914	0.918	0.939



APPENDIX D: 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

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

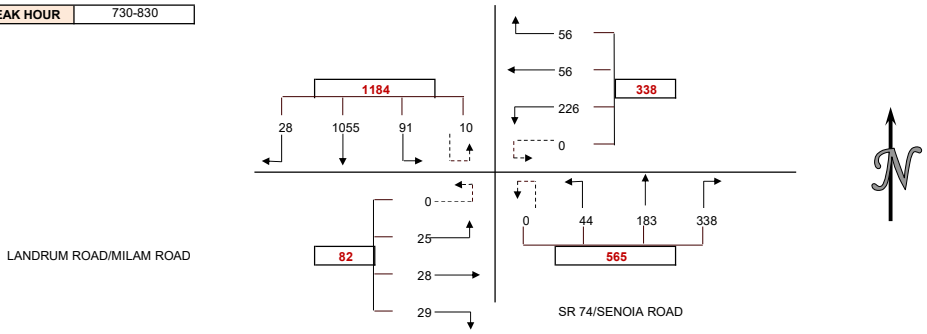
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

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

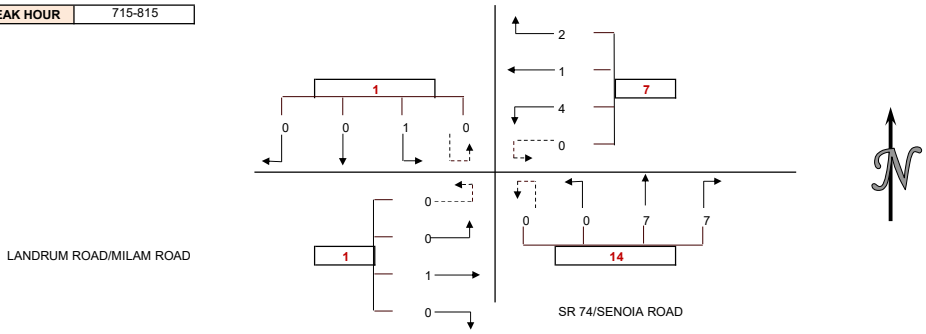
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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	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
Phone: (678) 687-8266 Fax: (404) 294-6122 info@trafficadataservices.com

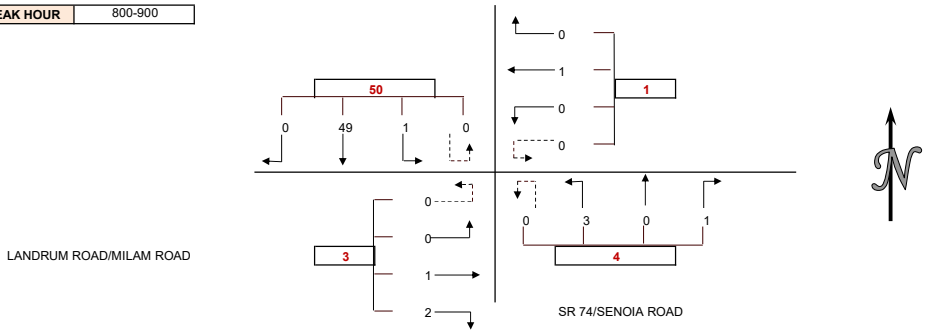
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

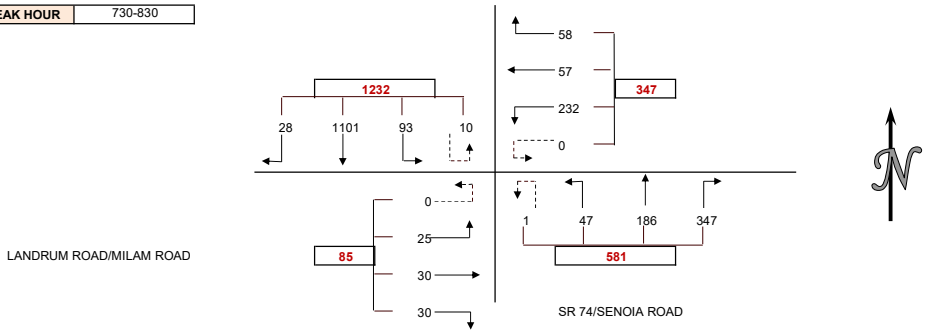
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

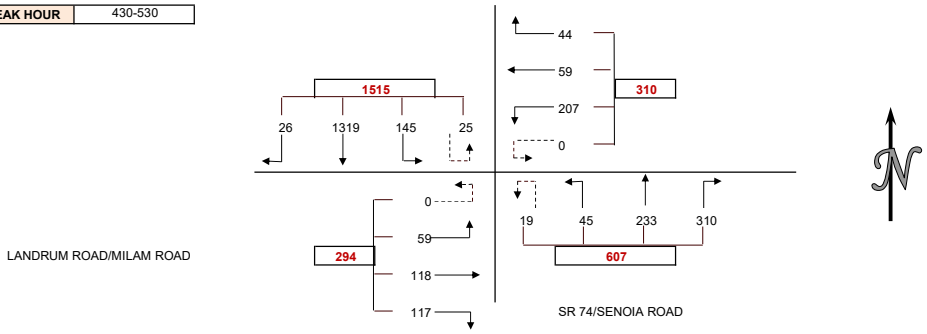
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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 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

TRAFFIC DATA SERVICES

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

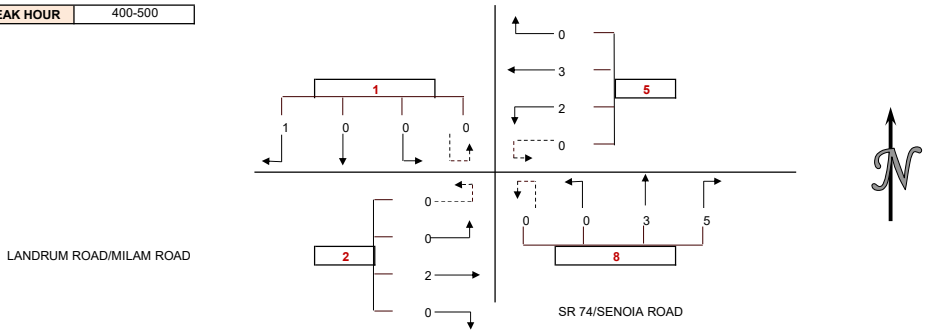
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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 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	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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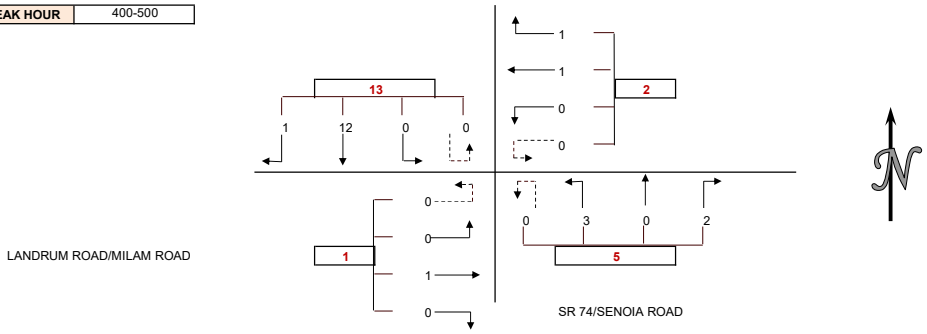
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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

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

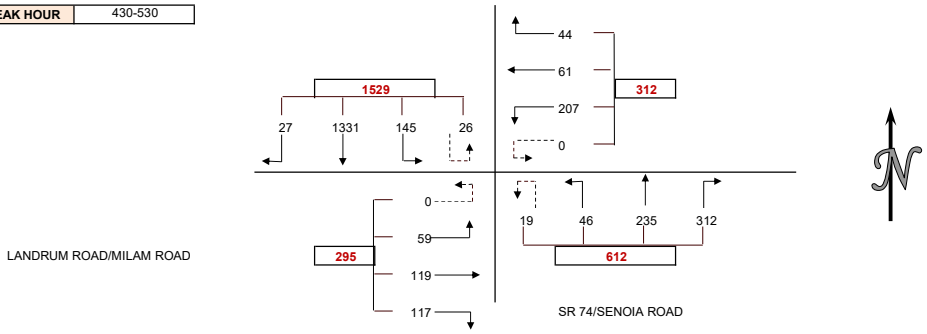
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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 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

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

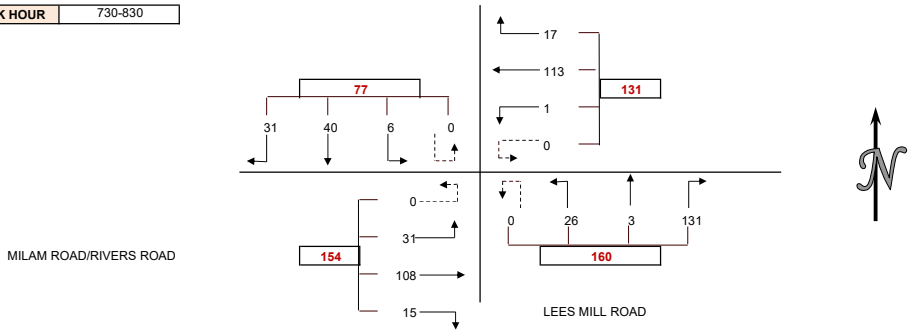
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

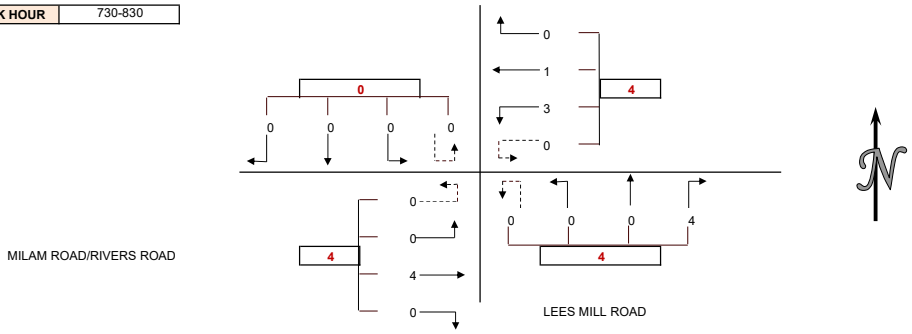
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

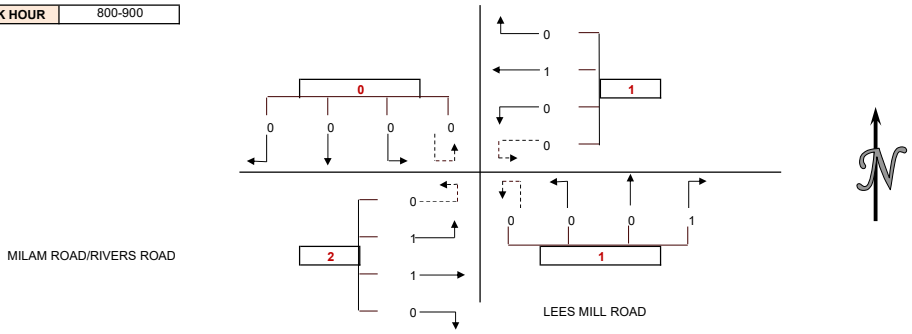
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

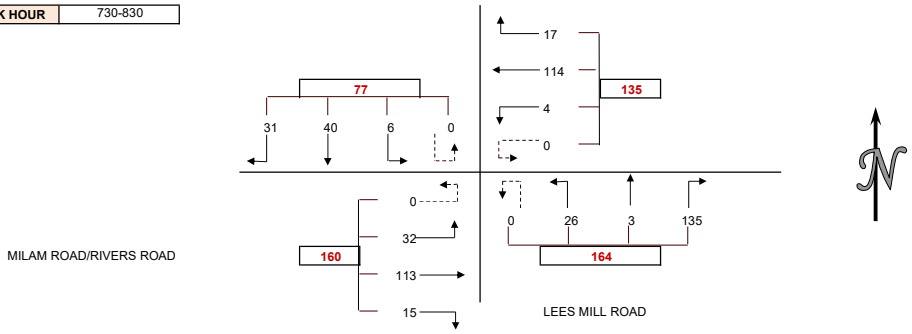
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

CLIENT: NV5
PROJECT: UNION CITY TRAFFIC COUNTS (3125149.00 - 1 - 1A)
DATE: WEDNESDAY FEBRUARY 11, 2026
PERIOD: 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

TRAFFIC DATA SERVICES

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

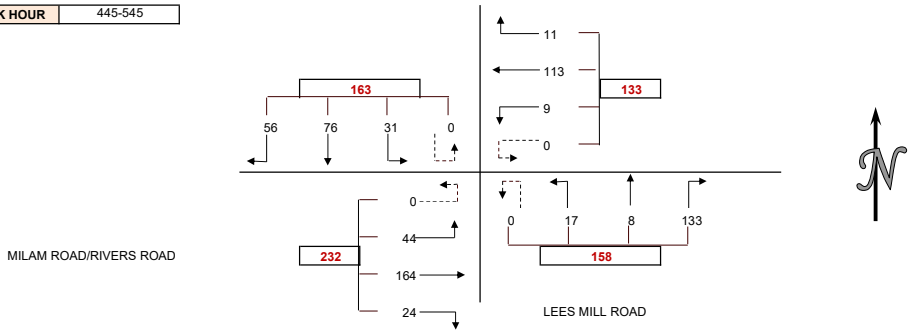
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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

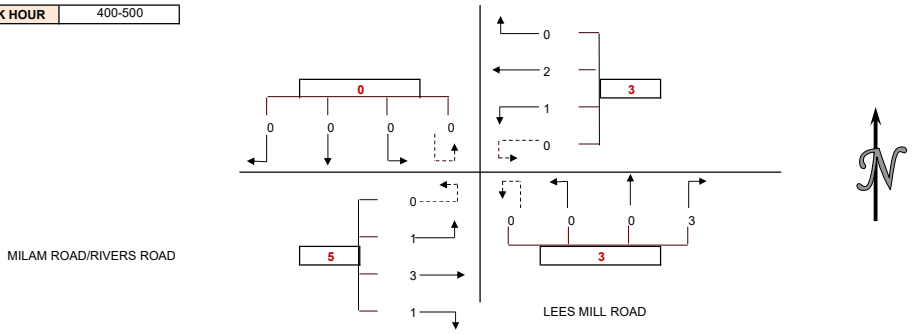
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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	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

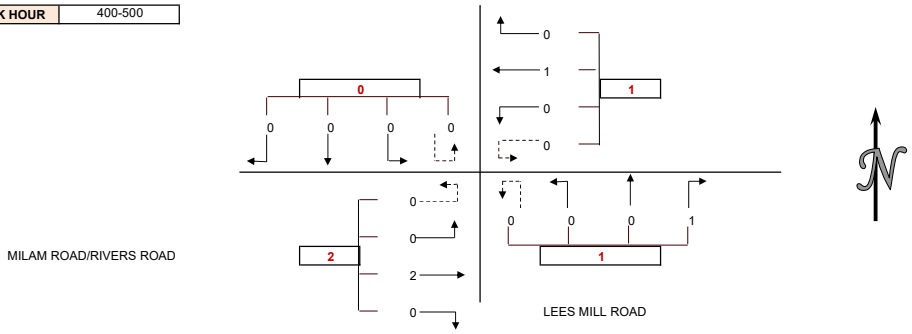
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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

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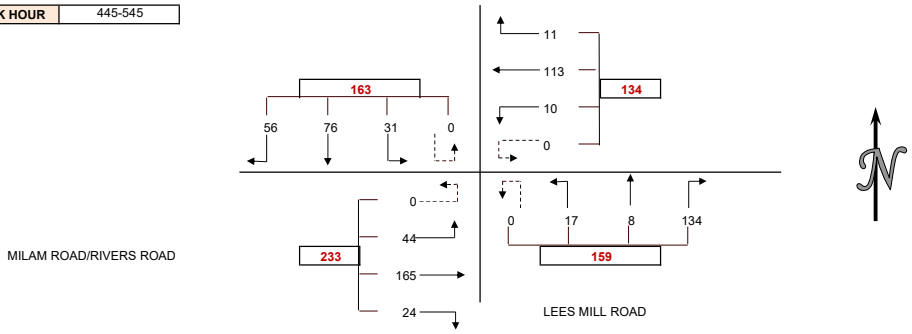
INTERSECTION CAR/PED/BIKE TRAFFIC COUNT RESULTS SUMMARY

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	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

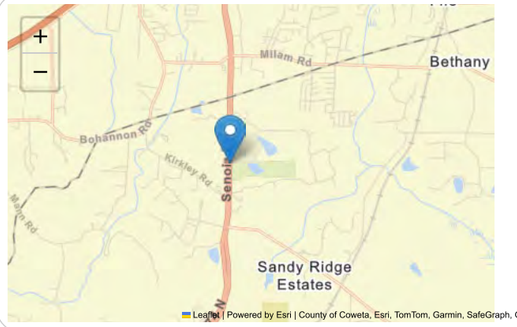
APPROACH SUMMARIES

	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

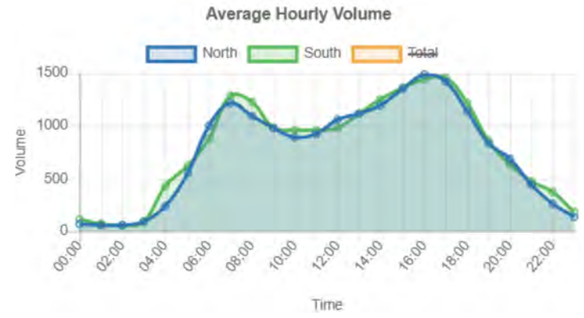


Count History

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

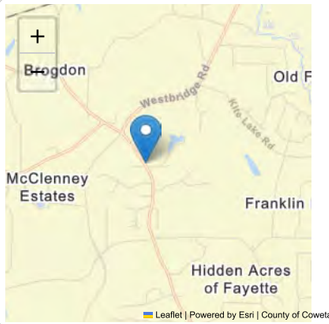
Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimated**
AADT	33,700	34,800	35,600	35,500	37,500	34,600	35,100	35,800	33,400	**33,800**
SU AADT	1,505	1,555	1,438	1,436	1,627	1,500	1,383	1,414	1,847	**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

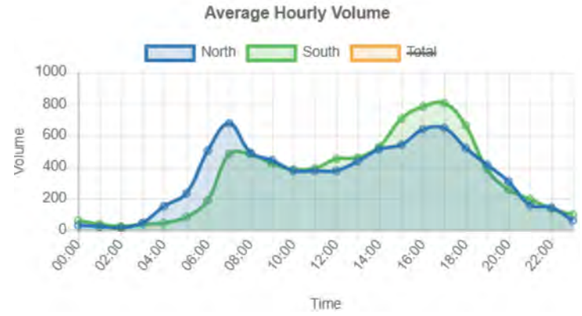


Count History

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**



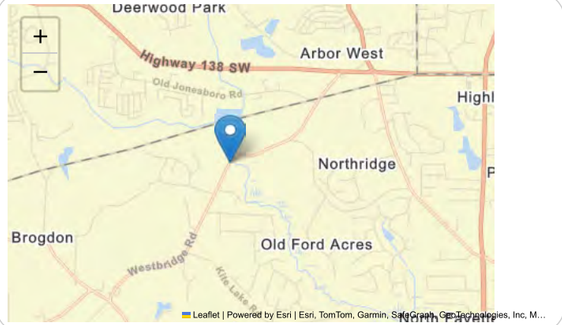
Vehicle Classification 2026

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

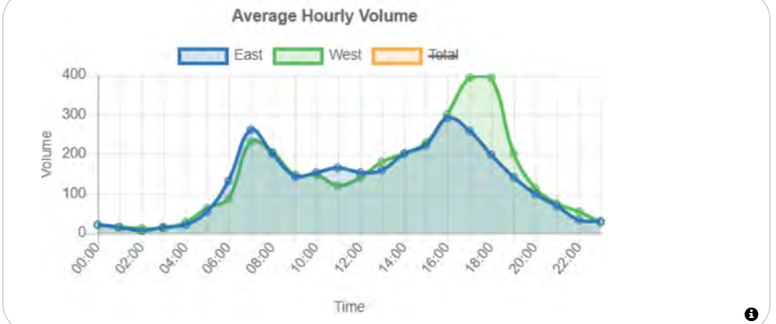


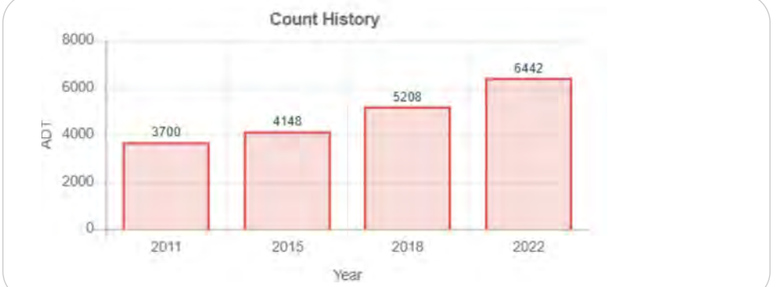
Count History

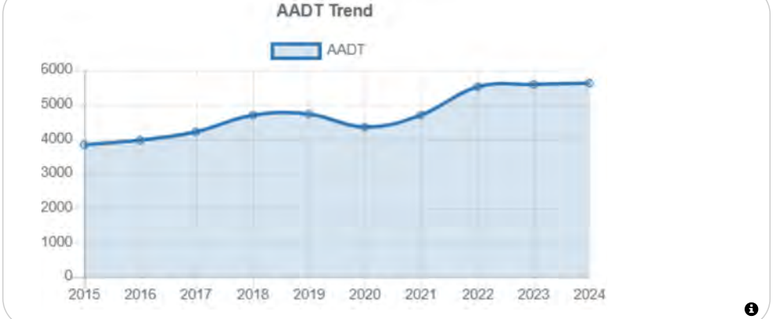
Year	Month	Count type	Duration	ADT	Count
2022	February	Volume	48 hours	6,442	12,883
2018	August	Volume	48 hours	5,208	10,415
2015	March	Class	48 hours	4,148	8,297
2011	March	Volume	48 hours	3,700	7,399

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**



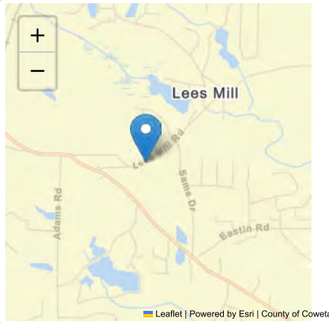




0000113_0348 - 113-0348 - CR 036500 BEG AT

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

Site Data

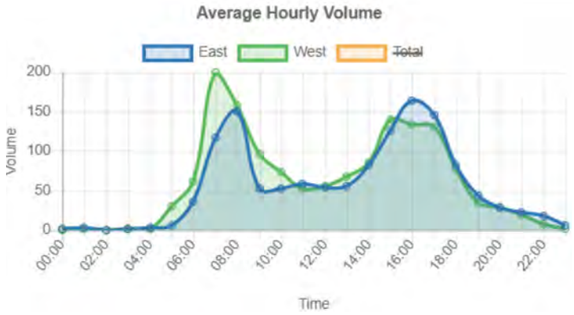


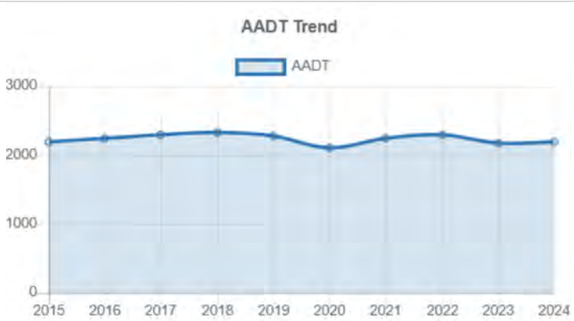
Count History

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

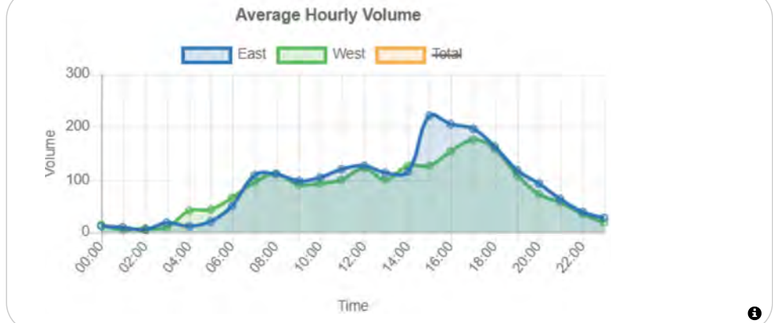
Site Data

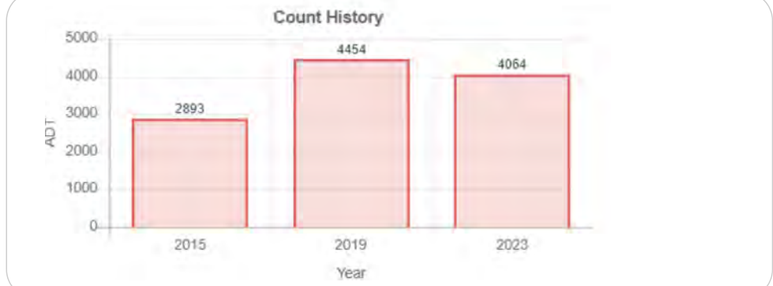
Count History

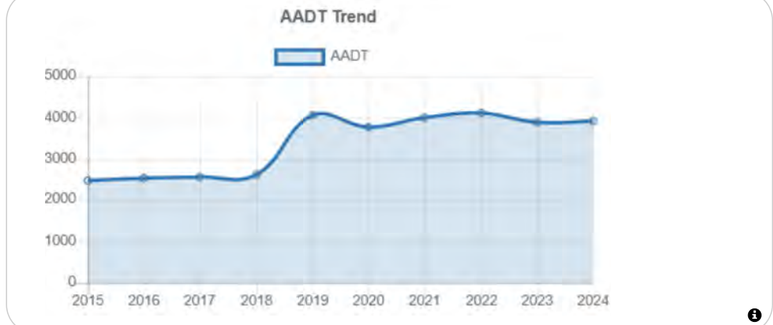
Year	Month	Count type	Duration	ADT	Count
2023	February	Class	48 hours	4,064	8,128
2019	May	Class	48 hours	4,454	8,907
2015	March	Volume	48 hours	2,893	5,786

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**







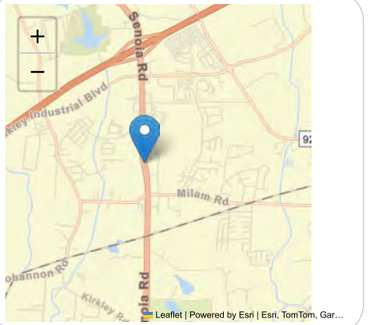
Vehicle Classification 2026

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

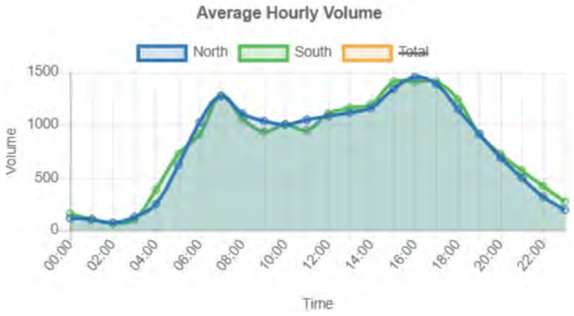


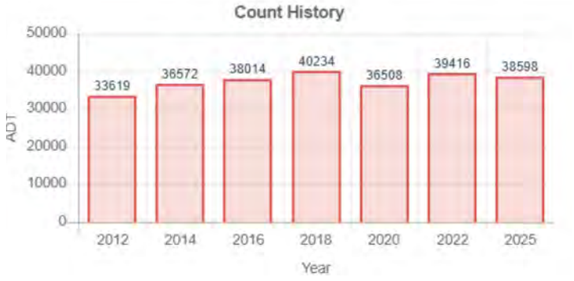
Count History

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**





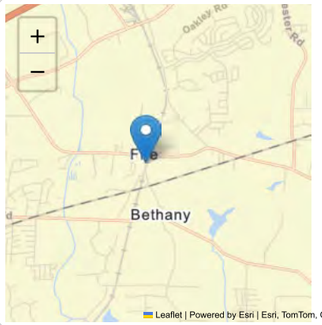
Vehicle Classification 2026

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

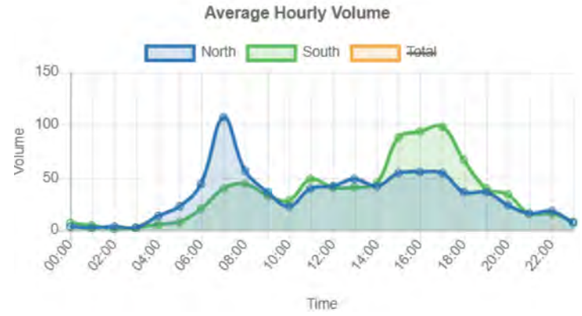


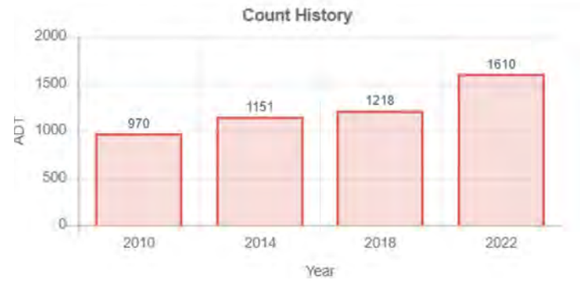
Count History

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**





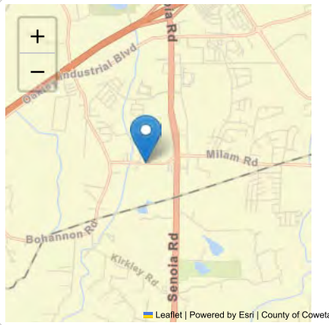
Vehicle Classification 2026

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

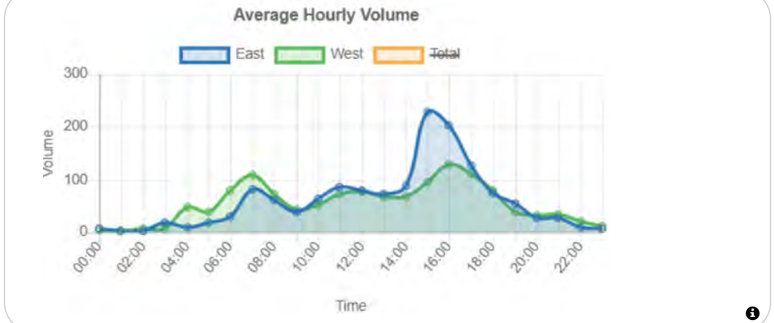


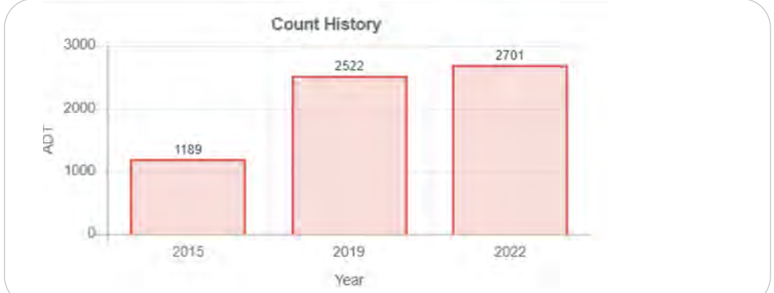
Count History

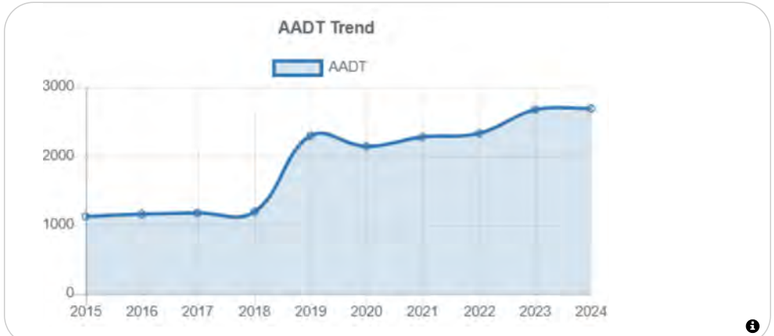
Year	Month	Count type	Duration	ADT	Count
2022	November	Class	48 hours	2,701	5,402
2019	May	Class	48 hours	2,522	5,043
2015	January	Volume	48 hours	1,189	2,378

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 E: 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 F: 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 G: 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

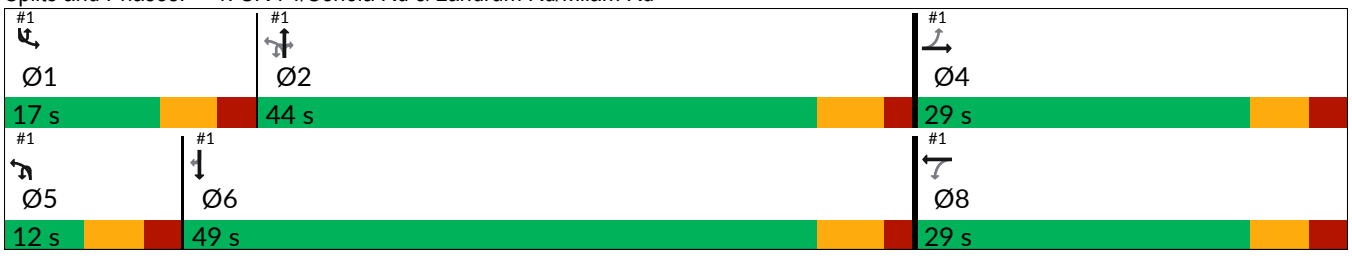
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.1	9.3	8.6	9.1
HCM LOS	B	A	A	A

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	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	75	40	250	63	1	65	1127	209	143	1145	35
Future Volume (vph)	75	40	250	63	1	65	1127	209	143	1145	35
Turn Type	Perm	NA	Perm	NA	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm
Protected Phases		4		8	5	5	2		1	6	
Permitted Phases	4		8		2	2		2			6
Detector Phase	4	4	8	8	5	5	2	2	1	6	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
Minimum Split (s)	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	29.0	29.0	29.0	29.0	12.0	12.0	44.0	44.0	17.0	49.0	49.0
Total Split (%)	32.2%	32.2%	32.2%	32.2%	13.3%	13.3%	48.9%	48.9%	18.9%	54.4%	54.4%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.0	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag					Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	Max	Max	None	Max	Max
Act Effct Green (s)	21.4	21.4	21.4	21.4		43.0	37.5	37.5	10.4	45.0	45.0
Actuated g/C Ratio	0.24	0.24	0.24	0.24		0.48	0.42	0.42	0.12	0.51	0.51
v/c Ratio	0.30	0.20	0.91	0.38		0.37	0.87	0.30	0.84	0.74	0.05
Control Delay (s/veh)	30.9	17.0	67.4	18.3		14.2	32.1	3.4	72.9	21.8	0.1
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.9	17.0	67.4	18.3		14.2	32.1	3.4	72.9	21.8	0.1
LOS	C	B	E	B		B	C	A	E	C	A
Approach Delay (s/veh)		23.9		48.5			27.0			27.1	
Approach LOS		C		D			C			C	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 88.9	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay (s/veh): 29.5	Intersection LOS: C
Intersection Capacity Utilization 79.5%	ICU Level of Service D
Analysis Period (min) 15	

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	75	40	36	250	63	92	1	65	1127	209	10	143
Future Volume (veh/h)	75	40	36	250	63	92	1	65	1127	209	10	143
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	85	45	41	284	72	105		74	1281	238		163
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	282	218	199	355	173	252		231	1468	665		196
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25		0.05	0.42	0.42		0.11
Sat Flow, veh/h	1227	866	789	1301	687	1002		1725	3497	1585		1781
Grp Volume(v), veh/h	85	0	86	284	0	177		74	1281	238		163
Grp Sat Flow(s),veh/h/ln	1227	0	1654	1301	0	1690		1725	1749	1585		1781
Q Serve(g_s), s	5.6	0.0	3.7	18.8	0.0	7.8		2.1	30.0	9.2		8.0
Cycle Q Clear(g_c), s	13.4	0.0	3.7	22.5	0.0	7.8		2.1	30.0	9.2		8.0
Prop In Lane	1.00		0.48	1.00		0.59		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	282	0	417	355	0	426		231	1468	665		196
V/C Ratio(X)	0.30	0.00	0.21	0.80	0.00	0.42		0.32	0.87	0.36		0.83
Avail Cap(c_a), veh/h	282	0	417	355	0	426		256	1468	665		209
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	1.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	33.5	0.0	26.4	35.6	0.0	27.9		16.5	23.7	17.7		38.9
Incr Delay (d2), s/veh	0.6	0.0	0.2	12.3	0.0	0.6		0.8	7.4	1.5		22.6
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	1.7	0.0	1.4	7.2	0.0	3.1		0.8	12.0	3.2		4.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	34.1	0.0	26.6	47.9	0.0	28.6		17.3	31.2	19.2		61.5
LnGrp LOS	C		C	D		C		B	C	B		E
Approach Vol, veh/h		171			461				1593			
Approach Delay, s/veh		30.3			40.5				28.7			
Approach LOS		C			D				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.4	44.0		29.0	10.7	49.6		29.0				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	10.5	37.5		22.5	5.5	42.5		22.5				
Max Q Clear Time (g_c+I1), s	10.0	32.0		15.4	4.1	29.4		24.5				
Green Ext Time (p_c), s	0.0	3.8		0.4	0.0	6.8		0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			29.3									
HCM 7th LOS			C									

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations	↑↑	↱
Traffic Volume (veh/h)	1145	35
Future Volume (veh/h)	1145	35
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	1301	40
Peak Hour Factor	0.88	0.88
Percent Heavy Veh, %	4	0
Cap, veh/h	1689	778
Arrive On Green	0.48	0.48
Sat Flow, veh/h	3497	1610
Grp Volume(v), veh/h	1301	40
Grp Sat Flow(s),veh/h/ln	1749	1610
Q Serve(g_s), s	27.4	1.2
Cycle Q Clear(g_c), s	27.4	1.2
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1689	778
V/C Ratio(X)	0.77	0.05
Avail Cap(c_a), veh/h	1689	778
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	19.0	12.3
Incr Delay (d2), s/veh	3.5	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.0	0.4
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	22.5	12.4
LnGrp LOS	C	B
Approach Vol, veh/h	1504	
Approach Delay, s/veh	26.4	
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	36	118	18	4	120	17	29	73	3	6	41	34
Future Vol, veh/h	36	118	18	4	120	17	29	73	3	6	41	34
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	128	20	4	130	18	32	79	3	7	45	37
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

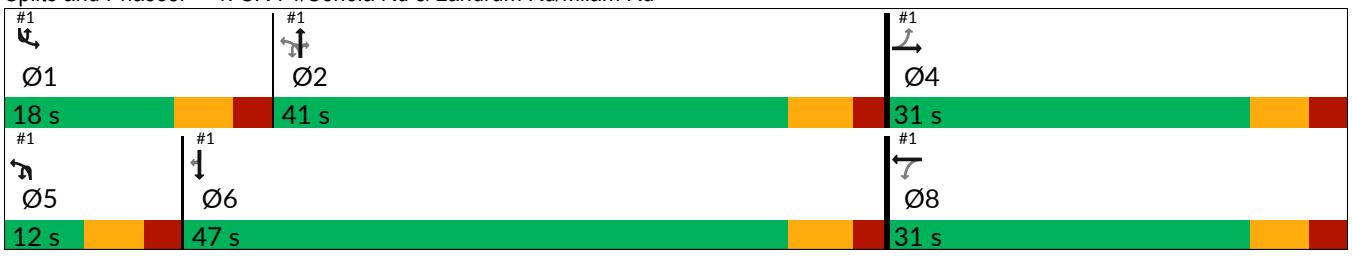
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.2	10.8	8.9	8.4
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	21%	3%	7%
Vol Thru, %	70%	69%	85%	51%
Vol Right, %	3%	10%	12%	42%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	105	172	141	81
LT Vol	29	36	4	6
Through Vol	73	118	120	41
RT Vol	3	18	17	34
Lane Flow Rate	114	187	153	88
Geometry Grp	1	1	1	1
Degree of Util (X)	0.156	0.241	0.248	0.115
Departure Headway (Hd)	4.933	4.642	5.819	4.699
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	725	770	616	759
Service Time	2.983	2.689	3.869	2.75
HCM Lane V/C Ratio	0.157	0.243	0.248	0.116
HCM Control Delay, s/veh	8.9	9.2	10.8	8.4
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.6	0.9	1	0.4

Lane Group	EBL	EBT	WBL	WBT	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	103	128	231	73	19	94	1230	248	168	1407	46
Future Volume (vph)	103	128	231	73	19	94	1230	248	168	1407	46
Turn Type	Perm	NA	Perm	NA	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm
Protected Phases		4		8	5	5	2		1	6	
Permitted Phases	4		8		2	2		2			6
Detector Phase	4	4	8	8	5	5	2	2	1	6	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
Minimum Split (s)	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	31.0	31.0	31.0	31.0	12.0	12.0	41.0	41.0	18.0	47.0	47.0
Total Split (%)	34.4%	34.4%	34.4%	34.4%	13.3%	13.3%	45.6%	45.6%	20.0%	52.2%	52.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.0	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag					Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	Max	Max	None	Max	Max
Act Effct Green (s)	24.2	24.2	24.2	24.2		40.0	34.5	34.5	11.5	40.5	40.5
Actuated g/C Ratio	0.27	0.27	0.27	0.27		0.45	0.38	0.38	0.13	0.45	0.45
v/c Ratio	0.33	0.51	0.96	0.34		0.61	0.93	0.33	0.87	0.90	0.06
Control Delay (s/veh)	29.6	25.8	82.2	17.3		27.5	40.3	3.8	74.7	32.0	0.2
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.6	25.8	82.2	17.3		27.5	40.3	3.8	74.7	32.0	0.2
LOS	C	C	F	B		C	D	A	E	C	A
Approach Delay (s/veh)		26.9		54.9			33.7			36.1	
Approach LOS		C		D			C			D	

Intersection Summary		
Cycle Length: 90		
Actuated Cycle Length: 89.7		
Natural Cycle: 90		
Control Type: Actuated-Uncoordinated		
Maximum v/c Ratio: 0.96		
Intersection Signal Delay (s/veh): 36.2	Intersection LOS: D	
Intersection Capacity Utilization 93.9%	ICU Level of Service F	
Analysis Period (min) 15		

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	103	128	124	231	73	95	19	94	1230	248	27	168
Future Volume (veh/h)	103	128	124	231	73	95	19	94	1230	248	27	168
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	106	132	128	238	75	98		97	1268	256		173
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	317	242	235	248	201	262		201	1389	625		208
Arrive On Green	0.28	0.28	0.28	0.28	0.28	0.28		0.05	0.39	0.39		0.11
Sat Flow, veh/h	1231	879	853	1137	730	954		1781	3554	1598		1810
Grp Volume(v), veh/h	106	0	260	238	0	173		97	1268	256		173
Grp Sat Flow(s),veh/h/ln	1231	0	1732	1137	0	1684		1781	1777	1598		1810
Q Serve(g_s), s	6.8	0.0	11.4	13.1	0.0	7.4		2.9	30.1	10.3		8.3
Cycle Q Clear(g_c), s	14.2	0.0	11.4	24.5	0.0	7.4		2.9	30.1	10.3		8.3
Prop In Lane	1.00		0.49	1.00		0.57		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	317	0	476	248	0	463		201	1389	625		208
V/C Ratio(X)	0.33	0.00	0.55	0.96	0.00	0.37		0.48	0.91	0.41		0.83
Avail Cap(c_a), veh/h	317	0	476	248	0	463		220	1389	625		234
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	1.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	31.8	0.0	27.5	39.9	0.0	26.1		20.3	25.7	19.7		38.6
Incr Delay (d2), s/veh	0.6	0.0	1.3	45.7	0.0	0.5		1.8	10.7	2.0		20.0
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	2.0	0.0	4.7	8.3	0.0	2.9		1.1	13.0	3.7		4.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	32.4	0.0	28.8	85.7	0.0	26.6		22.1	36.3	21.7		58.6
LnGrp LOS	C		C	F		C		C	D	C		E
Approach Vol, veh/h		366			411				1621			
Approach Delay, s/veh		29.9			60.8				33.2			
Approach LOS		C			E				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.7	41.3		31.0	11.0	47.0		31.0				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	34.5		24.5	5.5	40.5		24.5				
Max Q Clear Time (g_c+I1), s	10.3	32.1		16.2	4.9	35.1		26.5				
Green Ext Time (p_c), s	0.0	1.8		1.2	0.0	3.8		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	35.4
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1407	46
Future Volume (veh/h)	1407	46
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	1451	47
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	1	4
Cap, veh/h	1629	709
Arrive On Green	0.45	0.45
Sat Flow, veh/h	3582	1560
Grp Volume(v), veh/h	1451	47
Grp Sat Flow(s),veh/h/ln	1791	1560
Q Serve(g_s), s	33.1	1.5
Cycle Q Clear(g_c), s	33.1	1.5
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1629	709
V/C Ratio(X)	0.89	0.07
Avail Cap(c_a), veh/h	1629	709
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	22.2	13.6
Incr Delay (d2), s/veh	7.8	0.2
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.3	0.5
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	30.0	13.8
LnGrp LOS	C	B
Approach Vol, veh/h	1671	
Approach Delay, s/veh	32.5	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	198	27	11	113	8	20	33	7	24	72	53
Future Vol, veh/h	45	198	27	11	113	8	20	33	7	24	72	53
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	49	215	29	12	123	9	22	36	8	26	78	58
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

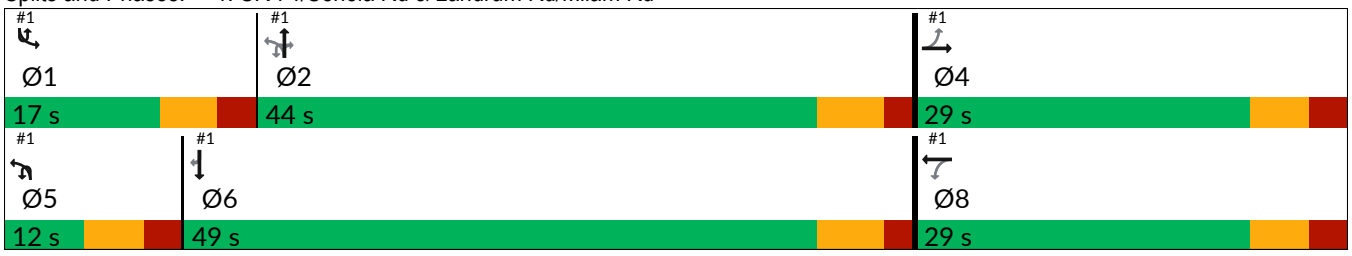
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.5	9.5	8.8	9.3
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	17%	8%	16%
Vol Thru, %	55%	73%	86%	48%
Vol Right, %	12%	10%	6%	36%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	60	270	132	149
LT Vol	20	45	11	24
Through Vol	33	198	113	72
RT Vol	7	27	8	53
Lane Flow Rate	65	293	143	162
Geometry Grp	1	1	1	1
Degree of Util (X)	0.093	0.376	0.203	0.218
Departure Headway (Hd)	5.156	4.617	5.093	4.845
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	689	775	700	735
Service Time	3.231	2.669	3.156	2.907
HCM Lane V/C Ratio	0.094	0.378	0.204	0.22
HCM Control Delay, s/veh	8.8	10.5	9.5	9.3
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.3	1.8	0.8	0.8

Lane Group	EBL	EBT	WBL	WBT	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	75	41	270	65	1	65	1127	215	148	1145	35
Future Volume (vph)	75	41	270	65	1	65	1127	215	148	1145	35
Turn Type	Perm	NA	Perm	NA	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm
Protected Phases		4		8	5	5	2		1	6	
Permitted Phases	4		8		2	2		2			6
Detector Phase	4	4	8	8	5	5	2	2	1	6	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
Minimum Split (s)	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	29.0	29.0	29.0	29.0	12.0	12.0	44.0	44.0	17.0	49.0	49.0
Total Split (%)	32.2%	32.2%	32.2%	32.2%	13.3%	13.3%	48.9%	48.9%	18.9%	54.4%	54.4%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.0	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag					Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	Max	Max	None	Max	Max
Act Effct Green (s)	22.2	22.2	22.2	22.2		43.0	37.5	37.5	10.5	44.9	44.9
Actuated g/C Ratio	0.25	0.25	0.25	0.25		0.48	0.42	0.42	0.12	0.50	0.50
v/c Ratio	0.32	0.20	0.95	0.42		0.38	0.88	0.30	0.86	0.75	0.05
Control Delay (s/veh)	31.5	17.1	74.4	18.1		14.6	33.1	3.4	76.8	22.2	0.1
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.5	17.1	74.4	18.1		14.6	33.1	3.4	76.8	22.2	0.1
LOS	C	B	E	B		B	C	A	E	C	A
Approach Delay (s/veh)		24.2		52.2			27.7			28.0	
Approach LOS		C		D			C			C	

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 89.7	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.95	
Intersection Signal Delay (s/veh): 30.9	Intersection LOS: C
Intersection Capacity Utilization 80.9%	ICU Level of Service D
Analysis Period (min) 15	

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	75	41	36	270	65	112	1	65	1127	215	10	148
Future Volume (veh/h)	75	41	36	270	65	112	1	65	1127	215	10	148
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	85	47	41	307	74	127		74	1281	244		168
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	259	224	195	354	155	266		232	1463	663		201
Arrive On Green	0.25	0.25	0.25	0.25	0.25	0.25		0.05	0.42	0.42		0.11
Sat Flow, veh/h	1200	892	779	1309	618	1061		1725	3497	1585		1781
Grp Volume(v), veh/h	85	0	88	307	0	201		74	1281	244		168
Grp Sat Flow(s),veh/h/ln	1200	0	1671	1309	0	1679		1725	1749	1585		1781
Q Serve(g_s), s	5.8	0.0	3.7	18.8	0.0	9.1		2.1	30.1	9.5		8.3
Cycle Q Clear(g_c), s	14.9	0.0	3.7	22.5	0.0	9.1		2.1	30.1	9.5		8.3
Prop In Lane	1.00		0.47	1.00		0.63		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	259	0	419	354	0	422		232	1463	663		201
V/C Ratio(X)	0.33	0.00	0.21	0.87	0.00	0.48		0.32	0.88	0.37		0.83
Avail Cap(c_a), veh/h	259	0	419	354	0	422		257	1463	663		209
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	1.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	34.9	0.0	26.5	36.4	0.0	28.6		16.5	23.9	17.9		38.9
Incr Delay (d2), s/veh	0.7	0.0	0.2	19.6	0.0	0.8		0.8	7.6	1.6		23.7
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	1.7	0.0	1.5	8.6	0.0	3.6		0.8	12.1	3.3		4.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	35.6	0.0	26.8	56.0	0.0	29.4		17.3	31.5	19.5		62.7
LnGrp LOS	D		C	E		C		B	C	B		E
Approach Vol, veh/h		173			508				1599			
Approach Delay, s/veh		31.1			45.5				29.0			
Approach LOS		C			D				C			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.6	44.0		29.0	10.7	49.9		29.0				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	10.5	37.5		22.5	5.5	42.5		22.5				
Max Q Clear Time (g_c+I1), s	10.3	32.1		16.9	4.1	29.4		24.5				
Green Ext Time (p_c), s	0.0	3.7		0.3	0.0	6.8		0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			30.4									
HCM 7th LOS			C									

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (veh/h)	1145	35
Future Volume (veh/h)	1145	35
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	1301	40
Peak Hour Factor	0.88	0.88
Percent Heavy Veh, %	4	0
Cap, veh/h	1694	780
Arrive On Green	0.48	0.48
Sat Flow, veh/h	3497	1610
Grp Volume(v), veh/h	1301	40
Grp Sat Flow(s),veh/h/ln	1749	1610
Q Serve(g_s), s	27.4	1.2
Cycle Q Clear(g_c), s	27.4	1.2
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1694	780
V/C Ratio(X)	0.77	0.05
Avail Cap(c_a), veh/h	1694	780
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	19.0	12.2
Incr Delay (d2), s/veh	3.4	0.1
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.9	0.4
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	22.4	12.3
LnGrp LOS	C	B
Approach Vol, veh/h	1509	
Approach Delay, s/veh	26.6	
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	39	121	21	4	121	17	30	73	3	6	41	35
Future Vol, veh/h	39	121	21	4	121	17	30	73	3	6	41	35
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	42	132	23	4	132	18	33	79	3	7	45	38
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	9.3	10.8	9	8.4
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	22%	3%	7%
Vol Thru, %	69%	67%	85%	50%
Vol Right, %	3%	12%	12%	43%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	106	181	142	82
LT Vol	30	39	4	6
Through Vol	73	121	121	41
RT Vol	3	21	17	35
Lane Flow Rate	115	197	154	89
Geometry Grp	1	1	1	1
Degree of Util (X)	0.159	0.254	0.25	0.117
Departure Headway (Hd)	4.961	4.647	5.838	4.721
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	720	769	613	755
Service Time	3.014	2.695	3.892	2.777
HCM Lane V/C Ratio	0.16	0.256	0.251	0.118
HCM Control Delay, s/veh	9	9.3	10.8	8.4
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.6	1	1	0.4

Intersection	
Int Delay, s/veh	0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	207	8	1	344	25	3
Future Vol, veh/h	207	8	1	344	25	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	233	9	1	387	28	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	242	0	621	233
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	389	-
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	-	-	1337	-	454	812
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	689	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1337	-	454	812
Mov Cap-2 Maneuver	-	-	-	-	454	-
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.02	13.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	476	-	-	5	-
HCM Lane V/C Ratio	0.066	-	-	0.001	-
HCM Ctrl Dly (s/v)	13.1	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	206	4	2	328	17	6
Future Vol, veh/h	206	4	2	328	17	6
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	231	4	2	369	19	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	236	0	604	231
Stage 1	-	-	-	-	231	-
Stage 2	-	-	-	-	373	-
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	-	-	1343	-	464	813
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	701	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1343	-	463	813
Mov Cap-2 Maneuver	-	-	-	-	463	-
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	701	-

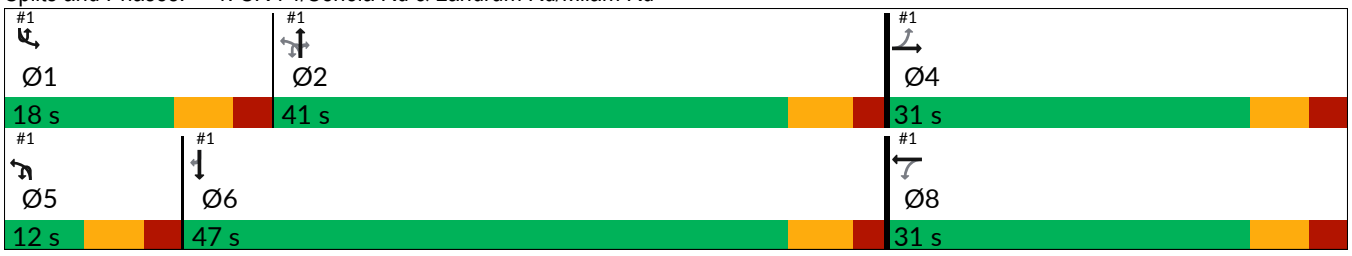
Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.05	12.26
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	522	-	-	11	-
HCM Lane V/C Ratio	0.05	-	-	0.002	-
HCM Ctrl Dly (s/v)	12.3	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Lane Group	EBL	EBT	WBL	WBT	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	103	130	241	74	19	94	1230	265	185	1407	46
Future Volume (vph)	103	130	241	74	19	94	1230	265	185	1407	46
Turn Type	Perm	NA	Perm	NA	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm
Protected Phases		4		8	5	5	2		1	6	
Permitted Phases	4		8		2	2		2			6
Detector Phase	4	4	8	8	5	5	2	2	1	6	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
Minimum Split (s)	25.0	25.0	25.0	25.0	12.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	31.0	31.0	31.0	31.0	12.0	12.0	41.0	41.0	18.0	47.0	47.0
Total Split (%)	34.4%	34.4%	34.4%	34.4%	13.3%	13.3%	45.6%	45.6%	20.0%	52.2%	52.2%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.5	4.5	4.0	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0	2.5	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.5	6.5	6.5	6.5		6.5	6.5	6.5	6.5	6.5	6.5
Lead/Lag					Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	Max	Max	None	Max	Max
Act Effct Green (s)	24.5	24.5	24.5	24.5		40.0	34.5	34.5	11.5	40.5	40.5
Actuated g/C Ratio	0.27	0.27	0.27	0.27		0.44	0.38	0.38	0.13	0.45	0.45
v/c Ratio	0.33	0.51	0.99	0.35		0.61	0.94	0.35	0.96	0.90	0.06
Control Delay (s/veh)	29.8	25.9	90.6	17.2		27.7	40.8	3.8	90.7	32.3	0.2
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.8	25.9	90.6	17.2		27.7	40.8	3.8	90.7	32.3	0.2
LOS	C	C	F	B		C	D	A	F	C	A
Approach Delay (s/veh)		27.0		59.3			33.8			38.9	
Approach LOS		C		E			C			D	

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): 37.9	Intersection LOS: D
Intersection Capacity Utilization 95.2%	ICU Level of Service F
Analysis Period (min) 15	

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (veh/h)	103	130	124	241	74	105	19	94	1230	265	27	185
Future Volume (veh/h)	103	130	124	241	74	105	19	94	1230	265	27	185
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	106	134	128	248	76	108		97	1268	273		191
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	304	242	231	243	189	269		202	1367	615		226
Arrive On Green	0.27	0.27	0.27	0.27	0.27	0.27		0.05	0.38	0.38		0.12
Sat Flow, veh/h	1219	886	847	1135	693	985		1781	3554	1598		1810
Grp Volume(v), veh/h	106	0	262	248	0	184		97	1268	273		191
Grp Sat Flow(s),veh/h/ln	1219	0	1733	1135	0	1678		1781	1777	1598		1810
Q Serve(g_s), s	7.0	0.0	11.6	12.9	0.0	8.0		2.9	30.6	11.4		9.3
Cycle Q Clear(g_c), s	15.0	0.0	11.6	24.5	0.0	8.0		2.9	30.6	11.4		9.3
Prop In Lane	1.00		0.49	1.00		0.59		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	304	0	473	243	0	458		202	1367	615		226
V/C Ratio(X)	0.35	0.00	0.55	1.02	0.00	0.40		0.48	0.93	0.44		0.85
Avail Cap(c_a), veh/h	304	0	473	243	0	458		221	1367	615		232
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	1.00	1.00	0.00	1.00		1.00	1.00	1.00		1.00
Uniform Delay (d), s/veh	32.7	0.0	27.9	40.5	0.0	26.6		20.4	26.4	20.5		38.4
Incr Delay (d2), s/veh	0.7	0.0	1.4	62.6	0.0	0.6		1.8	12.2	2.3		23.7
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	2.1	0.0	4.8	9.5	0.0	3.2		1.1	13.5	4.1		5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	33.4	0.0	29.3	103.1	0.0	27.2		22.2	38.6	22.8		62.1
LnGrp LOS	C		C	F		C		C	D	C		E
Approach Vol, veh/h		368			432				1638			
Approach Delay, s/veh		30.5			70.8				35.0			
Approach LOS		C			E				D			

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	17.7	41.0		31.0	11.1	47.6		31.0				
Change Period (Y+Rc), s	6.5	6.5		6.5	6.5	6.5		6.5				
Max Green Setting (Gmax), s	11.5	34.5		24.5	5.5	40.5		24.5				
Max Q Clear Time (g_c+I1), s	11.3	32.6		17.0	4.9	35.1		26.5				
Green Ext Time (p_c), s	0.0	1.4		1.1	0.0	3.8		0.0				

Intersection Summary												
HCM 7th Control Delay, s/veh			37.4									
HCM 7th LOS			D									

Notes

User approved ignoring U-Turning movement.

Movement	SBT	SBR
Lane Configurations	↑↑	↱
Traffic Volume (veh/h)	1407	46
Future Volume (veh/h)	1407	46
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	1451	47
Peak Hour Factor	0.97	0.97
Percent Heavy Veh, %	1	4
Cap, veh/h	1643	715
Arrive On Green	0.46	0.46
Sat Flow, veh/h	3582	1560
Grp Volume(v), veh/h	1451	47
Grp Sat Flow(s),veh/h/ln	1791	1560
Q Serve(g_s), s	33.1	1.5
Cycle Q Clear(g_c), s	33.1	1.5
Prop In Lane		1.00
Lane Grp Cap(c), veh/h	1643	715
V/C Ratio(X)	0.88	0.07
Avail Cap(c_a), veh/h	1643	715
HCM Platoon Ratio	1.00	1.00
Upstream Filter(I)	1.00	1.00
Uniform Delay (d), s/veh	22.1	13.6
Incr Delay (d2), s/veh	7.3	0.2
Initial Q Delay(d3), s/veh	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.2	0.5
Unsig. Movement Delay, s/veh		
LnGrp Delay(d), s/veh	29.4	13.7
LnGrp LOS	C	B
Approach Vol, veh/h	1689	
Approach Delay, s/veh	32.6	
Approach LOS	C	
Timer - Assigned Phs		

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	199	28	11	115	8	22	33	7	24	72	55
Future Vol, veh/h	46	199	28	11	115	8	22	33	7	24	72	55
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	50	216	30	12	125	9	24	36	8	26	78	60
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	10.6	9.5	8.8	9.3
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	35%	17%	8%	16%
Vol Thru, %	53%	73%	86%	48%
Vol Right, %	11%	10%	6%	36%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	62	273	134	151
LT Vol	22	46	11	24
Through Vol	33	199	115	72
RT Vol	7	28	8	55
Lane Flow Rate	67	297	146	164
Geometry Grp	1	1	1	1
Degree of Util (X)	0.097	0.382	0.207	0.221
Departure Headway (Hd)	5.182	4.63	5.111	4.857
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	685	772	698	734
Service Time	3.261	2.686	3.177	2.924
HCM Lane V/C Ratio	0.098	0.385	0.209	0.223
HCM Control Delay, s/veh	8.8	10.6	9.5	9.3
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.3	1.8	0.8	0.8

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	453	21	2	274	13	1
Future Vol, veh/h	453	21	2	274	13	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	492	23	2	298	14	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	515	0	795	492
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	302	-
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	-	-	1061	-	360	581
Stage 1	-	-	-	-	618	-
Stage 2	-	-	-	-	754	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1061	-	359	581
Mov Cap-2 Maneuver	-	-	-	-	359	-
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	754	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	15.18
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	369	-	-	13	-
HCM Lane V/C Ratio	0.041	-	-	0.002	-
HCM Ctrl Dly (s/v)	15.2	-	-	8.4	0
HCM Lane LOS	C	-	-	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	439	15	4	268	8	2
Future Vol, veh/h	439	15	4	268	8	2
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	477	16	4	291	9	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	493	0	777	477
Stage 1	-	-	-	-	477	-
Stage 2	-	-	-	-	300	-
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	-	-	1081	-	368	592
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	756	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1081	-	366	592
Mov Cap-2 Maneuver	-	-	-	-	366	-
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	756	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.12	14.33
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	397	-	-	26	-
HCM Lane V/C Ratio	0.027	-	-	0.004	-
HCM Ctrl Dly (s/v)	14.3	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBT	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	96	329	66	54	1248	211	117	1251	32
v/c Ratio	0.24	0.90	0.12	0.31	0.85	0.27	0.64	0.80	0.04
Control Delay (s/veh)	18.5	58.8	0.5	15.0	30.6	3.5	30.4	27.4	0.1
Queue Delay	0.0	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	0.1
Queue Length 50th (ft)	29	178	0	14	348	0	31	350	0
Queue Length 95th (ft)	68	#318	0	32	430	39	#91	432	0
Internal Link Dist (ft)	2900	1989			3341			2764	
Turn Bay Length (ft)			65	365		250	375		215
Base Capacity (vph)	436	400	574	172	1463	789	183	1565	801
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.82	0.11	0.31	0.85	0.27	0.64	0.80	0.04

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBT	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	305	276	45	67	1236	242	176	1372	28
v/c Ratio	0.71	0.97	0.08	0.37	0.89	0.31	0.79	0.87	0.04
Control Delay (s/veh)	35.1	79.8	0.3	16.6	35.3	3.7	43.4	31.4	0.1
Queue Delay	0.0	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	0.1
Queue Length 50th (ft)	135	157	0	17	347	0	50	386	0
Queue Length 95th (ft)	#235	#319	0	37	#483	45	#161	#537	0
Internal Link Dist (ft)	2900	1989			3341			2764	
Turn Bay Length (ft)			65	365		250	375		215
Base Capacity (vph)	438	292	580	180	1386	773	222	1579	760
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.95	0.08	0.37	0.89	0.31	0.79	0.87	0.04

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	85	86	284	177	75	1281	238	174	1301	40
v/c Ratio	0.30	0.20	0.91	0.38	0.37	0.87	0.30	0.84	0.74	0.05
Control Delay (s/veh)	30.9	17.0	67.4	18.3	14.2	32.1	3.4	72.9	21.8	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.9	17.0	67.4	18.3	14.2	32.1	3.4	72.9	21.8	0.1
Queue Length 50th (ft)	39	21	160	46	17	358	0	101	327	0
Queue Length 95th (ft)	79	59	#298	100	34	#448	40	#208	405	0
Internal Link Dist (ft)		2900		1989		3341			2764	
Turn Bay Length (ft)	180		330		365		250	375		
Base Capacity (vph)	296	455	327	485	201	1465	805	209	1755	876
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.19	0.87	0.36	0.37	0.87	0.30	0.83	0.74	0.05

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	106	260	238	173	117	1268	256	201	1451	47
v/c Ratio	0.33	0.51	0.96	0.34	0.61	0.93	0.33	0.87	0.90	0.06
Control Delay (s/veh)	29.6	25.8	82.2	17.3	27.5	40.3	3.8	74.7	32.0	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.6	25.8	82.2	17.3	27.5	40.3	3.8	74.7	32.0	0.2
Queue Length 50th (ft)	48	99	133	46	28	364	0	114	393	0
Queue Length 95th (ft)	94	175	#279	102	#81	#510	47	#238	#545	0
Internal Link Dist (ft)		2900		1989		3341			2764	
Turn Bay Length (ft)	180		330		365		250	375		
Base Capacity (vph)	329	517	252	521	192	1361	772	230	1613	767
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.32	0.50	0.94	0.33	0.61	0.93	0.33	0.87	0.90	0.06

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	85	88	307	201	75	1281	244	179	1301	40
v/c Ratio	0.32	0.20	0.95	0.42	0.38	0.88	0.30	0.86	0.75	0.05
Control Delay (s/veh)	31.5	17.1	74.4	18.1	14.6	33.1	3.4	76.8	22.2	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.5	17.1	74.4	18.1	14.6	33.1	3.4	76.8	22.2	0.1
Queue Length 50th (ft)	39	22	175	51	17	358	0	104	327	0
Queue Length 95th (ft)	80	60	#326	110	34	#448	41	#215	405	0
Internal Link Dist (ft)		2900		1989		3341			2764	
Turn Bay Length (ft)	180		330		365		250	375		
Base Capacity (vph)	271	454	327	488	196	1450	803	207	1738	868
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.19	0.94	0.41	0.38	0.88	0.30	0.86	0.75	0.05

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	106	262	248	184	117	1268	273	219	1451	47
v/c Ratio	0.33	0.51	0.99	0.35	0.61	0.94	0.35	0.96	0.90	0.06
Control Delay (s/veh)	29.8	25.9	90.6	17.2	27.7	40.8	3.8	90.7	32.3	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.8	25.9	90.6	17.2	27.7	40.8	3.8	90.7	32.3	0.2
Queue Length 50th (ft)	48	100	140	48	28	364	0	126	393	0
Queue Length 95th (ft)	95	176	#294	107	#81	#510	48	#264	#545	0
Internal Link Dist (ft)		2900		1989		3341			2764	
Turn Bay Length (ft)	180		330		365		250	375		
Base Capacity (vph)	318	515	250	522	191	1356	781	229	1608	765
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.51	0.99	0.35	0.61	0.94	0.35	0.96	0.90	0.06

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

APPENDIX H: 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 * 10% Expected LTV on Milam Road = 39 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 * 50% Expected RTV on Milam Road = 195 RTV a day

WARRANTED on Site Driveway West

389 Daily Expected IN * 35% Expected RTV on Milam Road = 136 RTV a day

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

Per City regulations, install 100’ taper

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

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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: 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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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: 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

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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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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: 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: 8/02/26

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

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

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.
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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: 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.

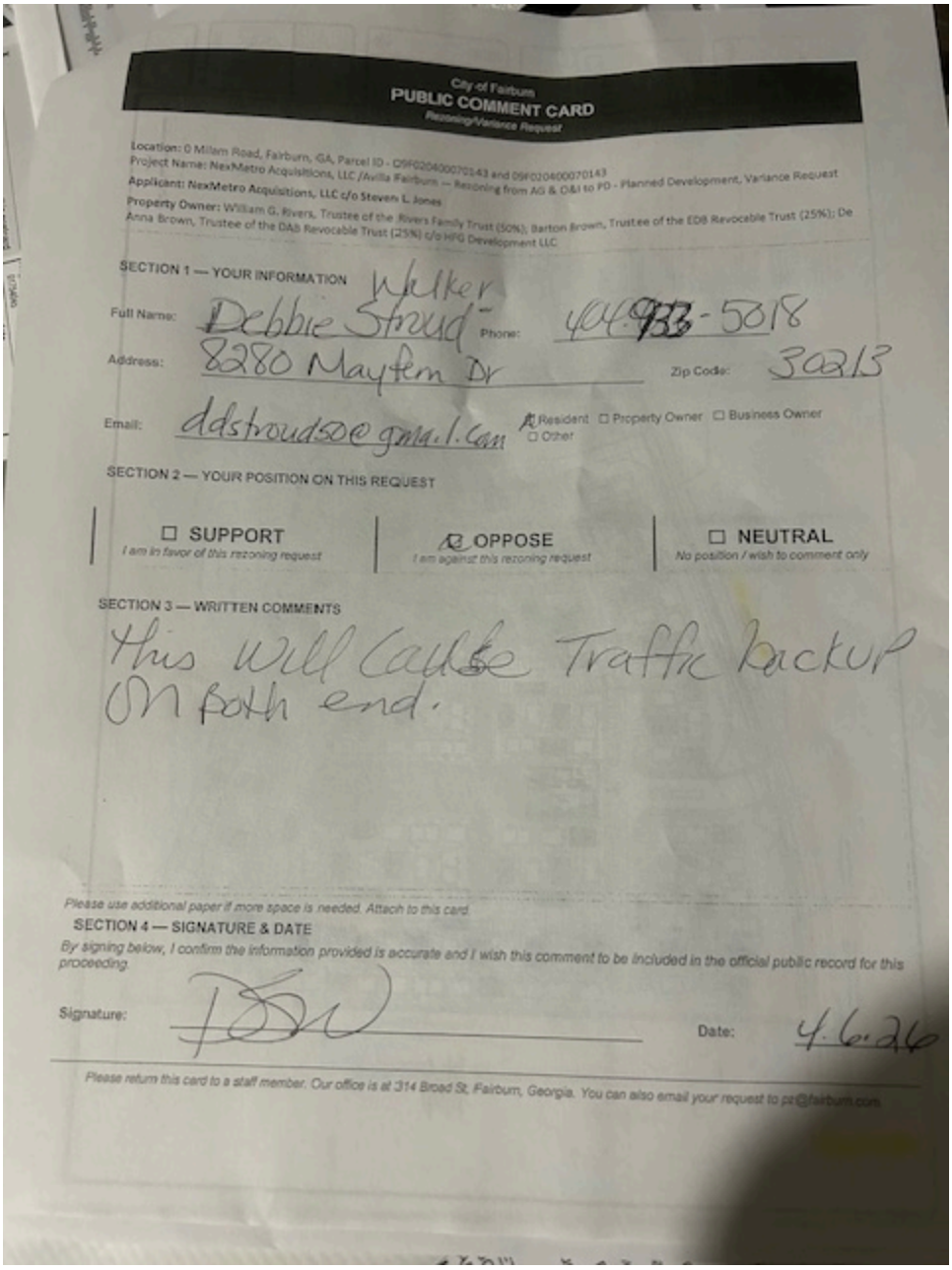
Introducing a large-scale development such as NexMetro into an already overburdened area will only exacerbate these issues. Increased population density without corresponding improvements to road capacity, traffic management, and safety measures will place an even greater strain on daily commutes and 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
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: 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
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: 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

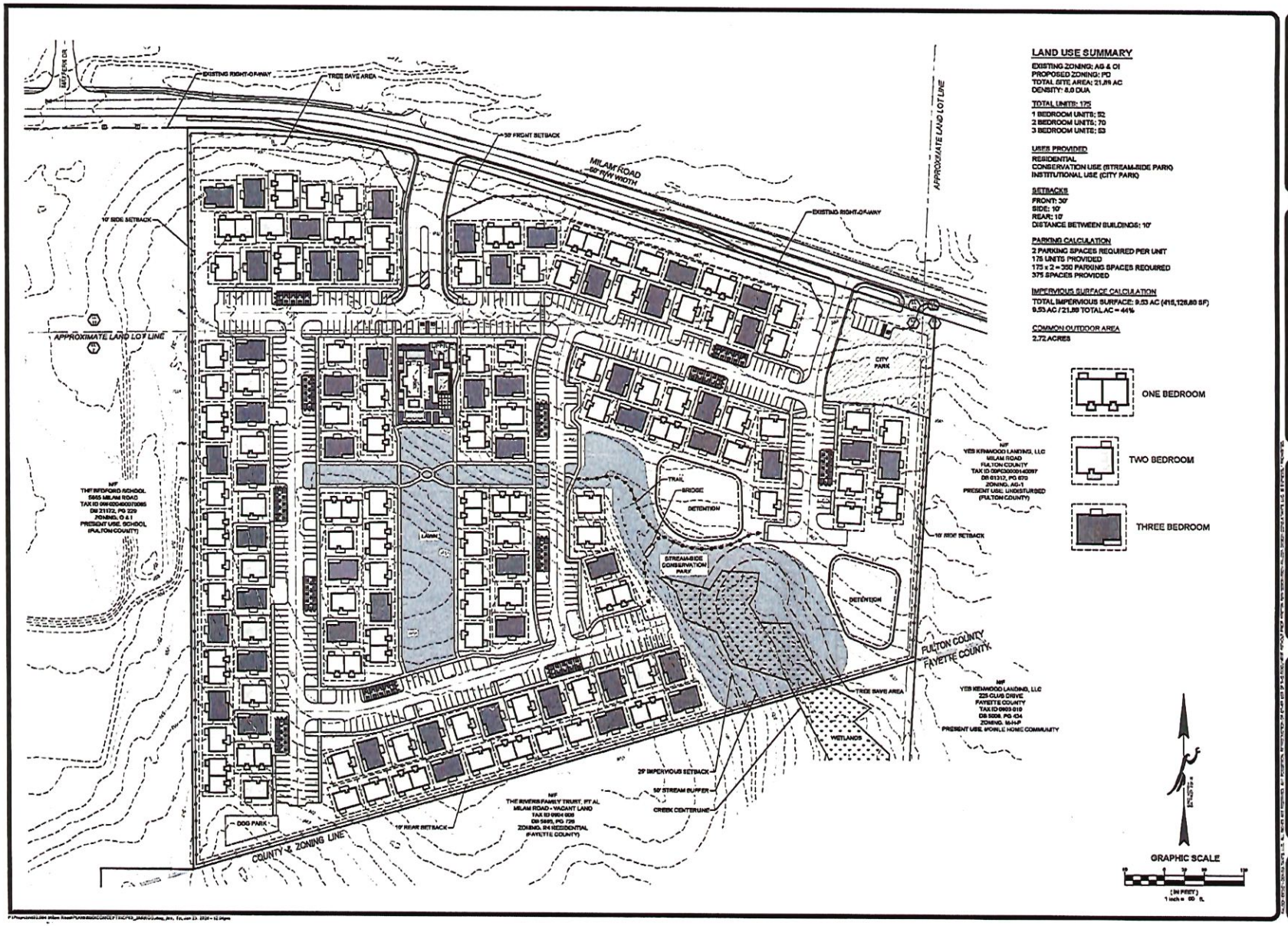
Please use additional paper if more space is needed. Attach to this card.

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
DATE

SHEET NUMBER
3.0

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: 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.

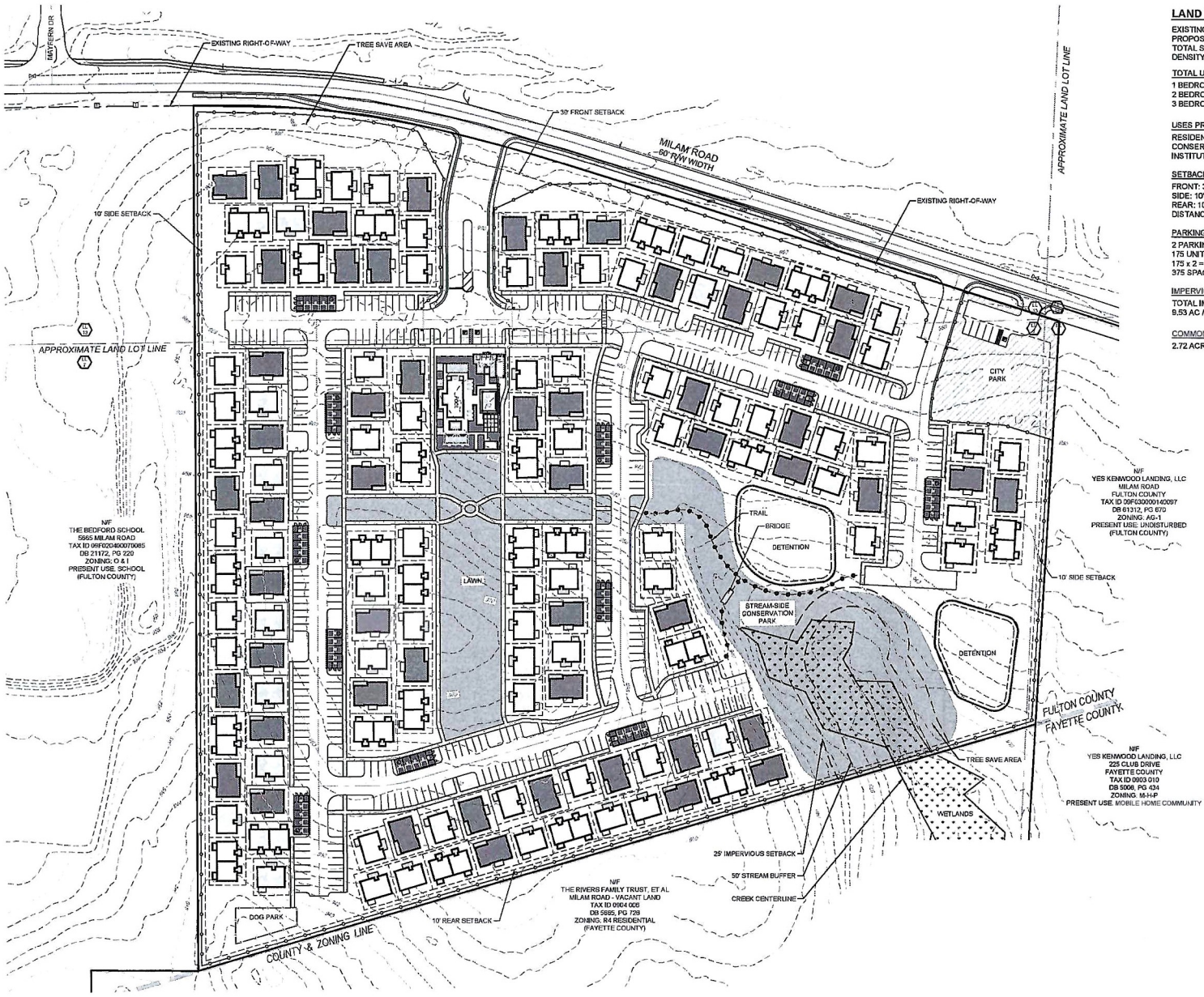
Please use additional paper if more space is needed. Attach to this card.

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.



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

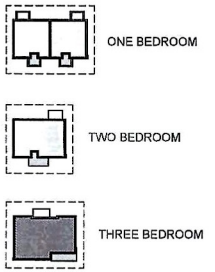
USES PROVIDED
RESIDENTIAL
CONSERVATION USE (STREAM-SIDE PARK)
INSTITUTIONAL USE (CITY PARK)

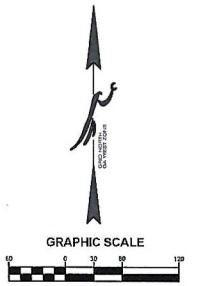
SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 10'
DISTANCE BETWEEN BUILDINGS: 10'

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





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	
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Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
GEORGIA 811

DATE:	1/23/26
SCALE:	1" = 50'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED No. LA001[illegible] LANDSCAPE ARCHITECT GARROD D. LEO
1/23/26

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

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P:\Projects\403.004 Milam Road\PLANNING\CONCEPTS\CP40_JARROD.dwg, jlee, Fri, Jan 23, 2026 - 12:04pm

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: 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.

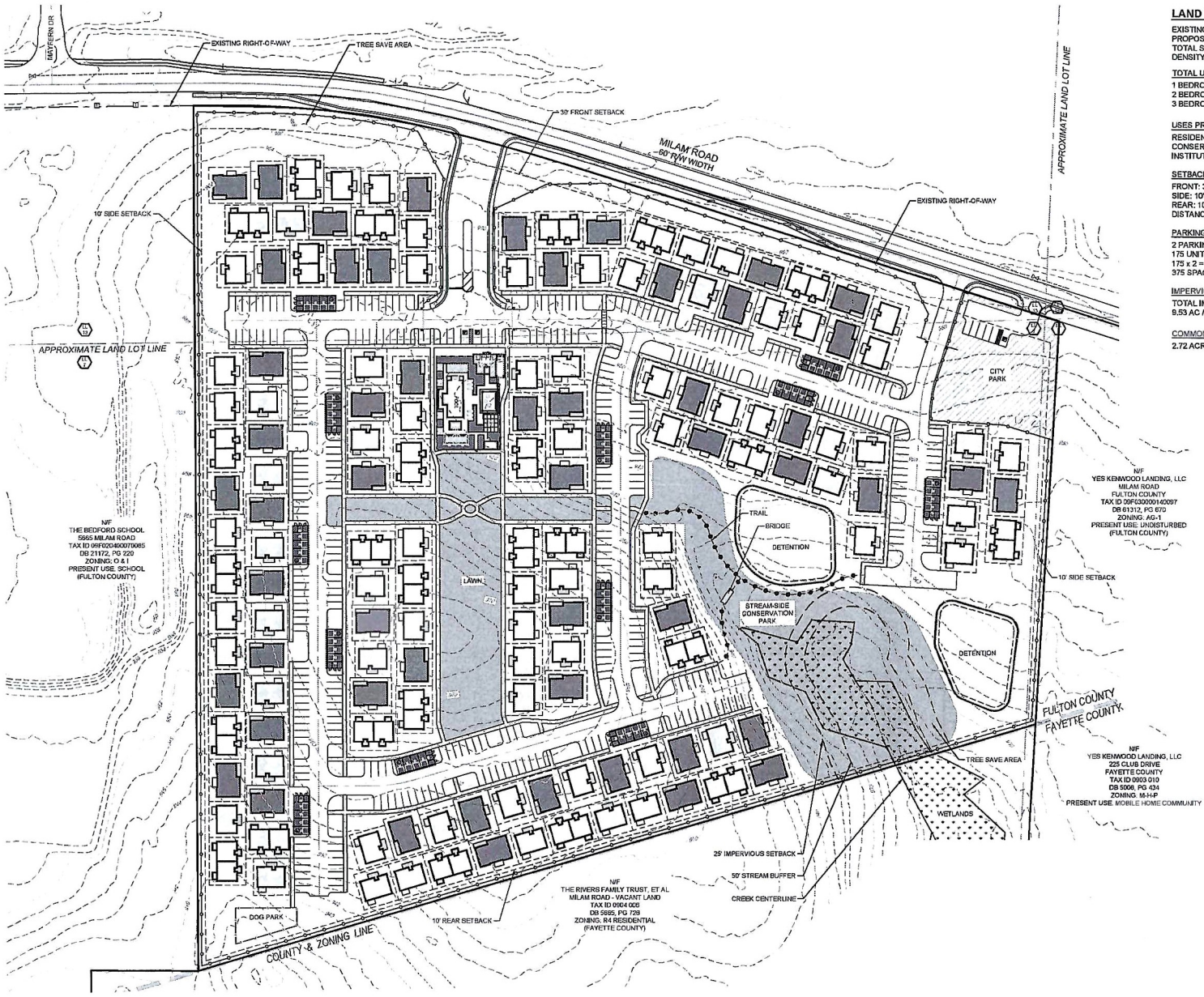
Please use additional paper if more space is needed. Attach to this card.

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.



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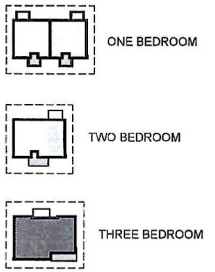

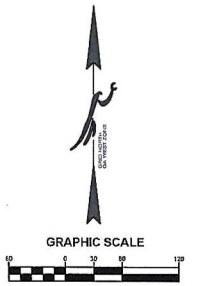

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

CONCEPT PLAN
FOR
AVILLA
FAIRBURN
LOCATED IN:
LAND LOTS 6,7,13, & 14, 9TH DISTRICT
FAIRBURN, GA

REVISIONS

DATE	
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Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
1-800-282-7411 www.georgia-ocs.com
GEORGIA 811

DATE:	1/23/26
SCALE:	1" = 50'
PROJ NUMBER:	403.004
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

GEORGIA REGISTERED No. LA001402 LANDSCAPE ARCHITECT GARROD D. LEO
1/23/26

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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: 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

Rezoning/Variance Request

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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.

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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

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

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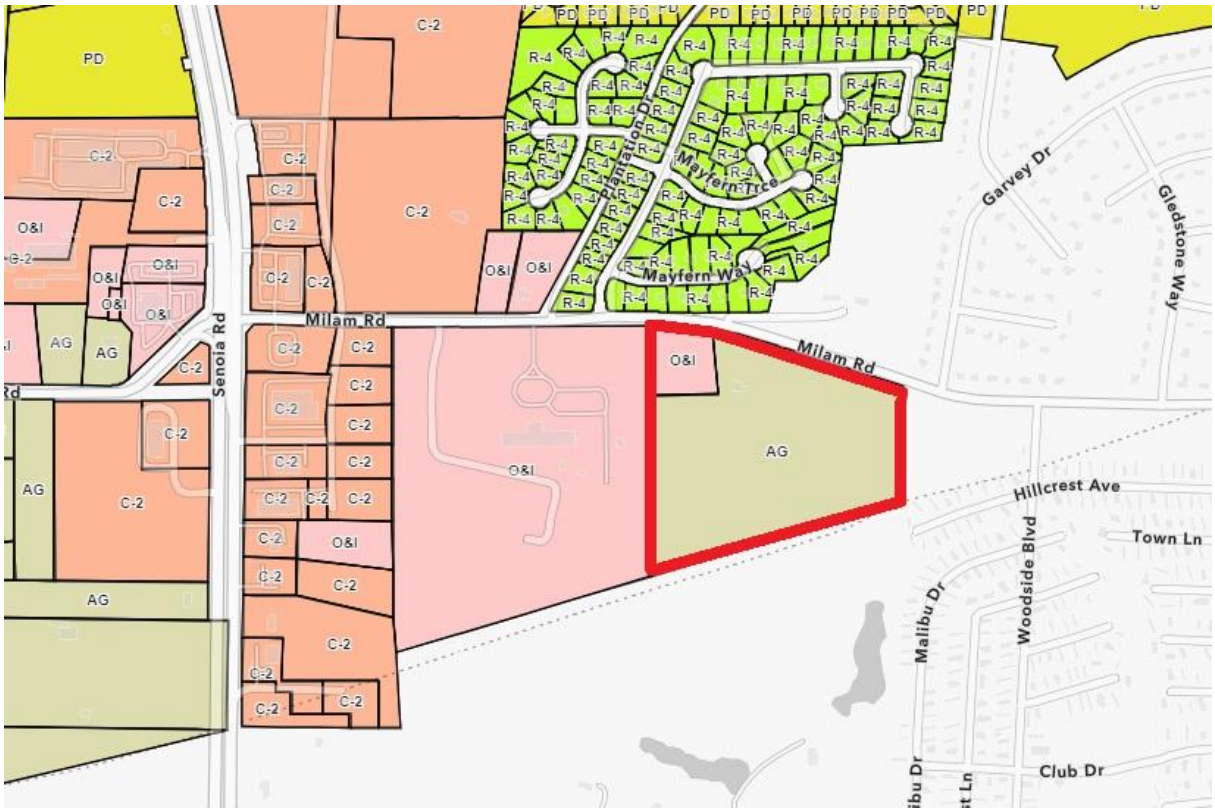
[1] Ga. Const., Art. IX, Sec. II, Para. IV ("The governing authority of each county . . . may exercise the power of zoning."); *e.g.*, *Davis v. Rockdale Art Farm, Inc.*, 354 Ga. App. 82, 85 (2020) (quoting *RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustments*, 260 Ga. App. 355, 361 (2003))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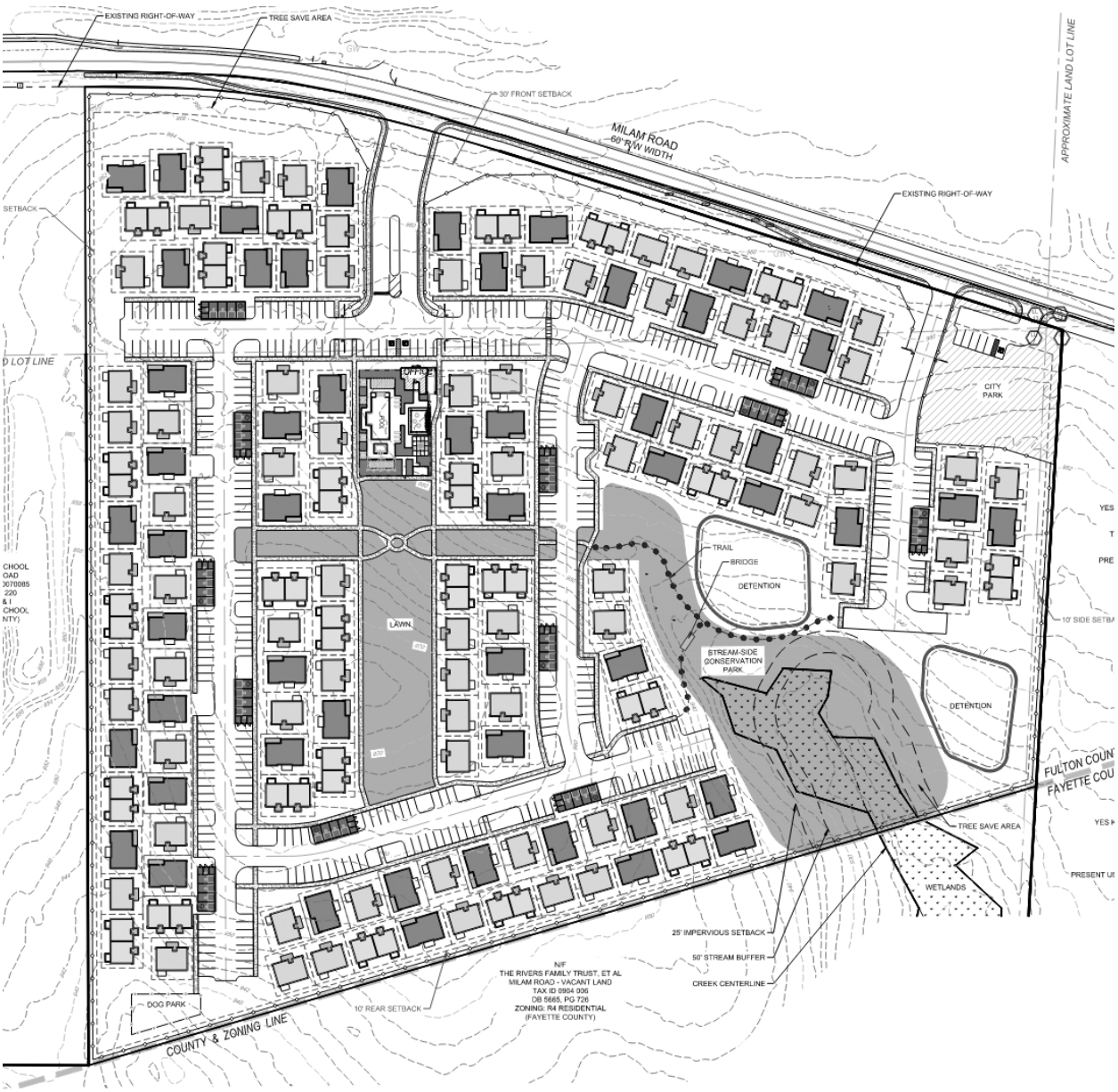

Conceptual Site Plan

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
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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.

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

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CIRCLE ONE: YES (NO)

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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

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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

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CIRCLE ONE: YES (NO)

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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

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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 all

DISCLOSURE REPORT
FORM C

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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

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Name (print) HFG Development LLC

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

DISCLOSURE REPORT
FORM C

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CIRCLE ONE: YES (NO)

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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

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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)

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

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

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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

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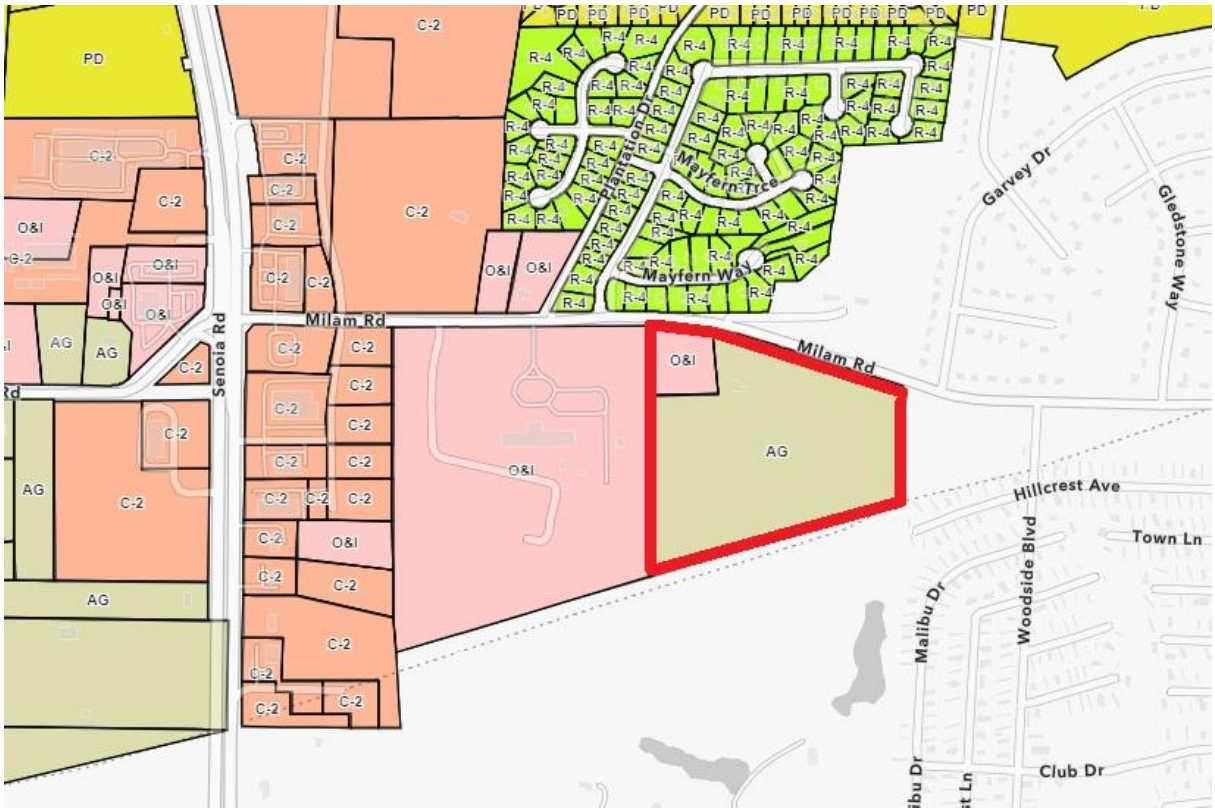
[1] Ga. Const., Art. IX, Sec. II, Para. IV ("The governing authority of each county . . . may exercise the power of zoning."); *e.g.*, *Davis v. Rockdale Art Farm, Inc.*, 354 Ga. App. 82, 85 (2020) (quoting *RCG Props., LLC v. City of Atlanta Bd. of Zoning Adjustments*, 260 Ga. App. 355, 361 (2003))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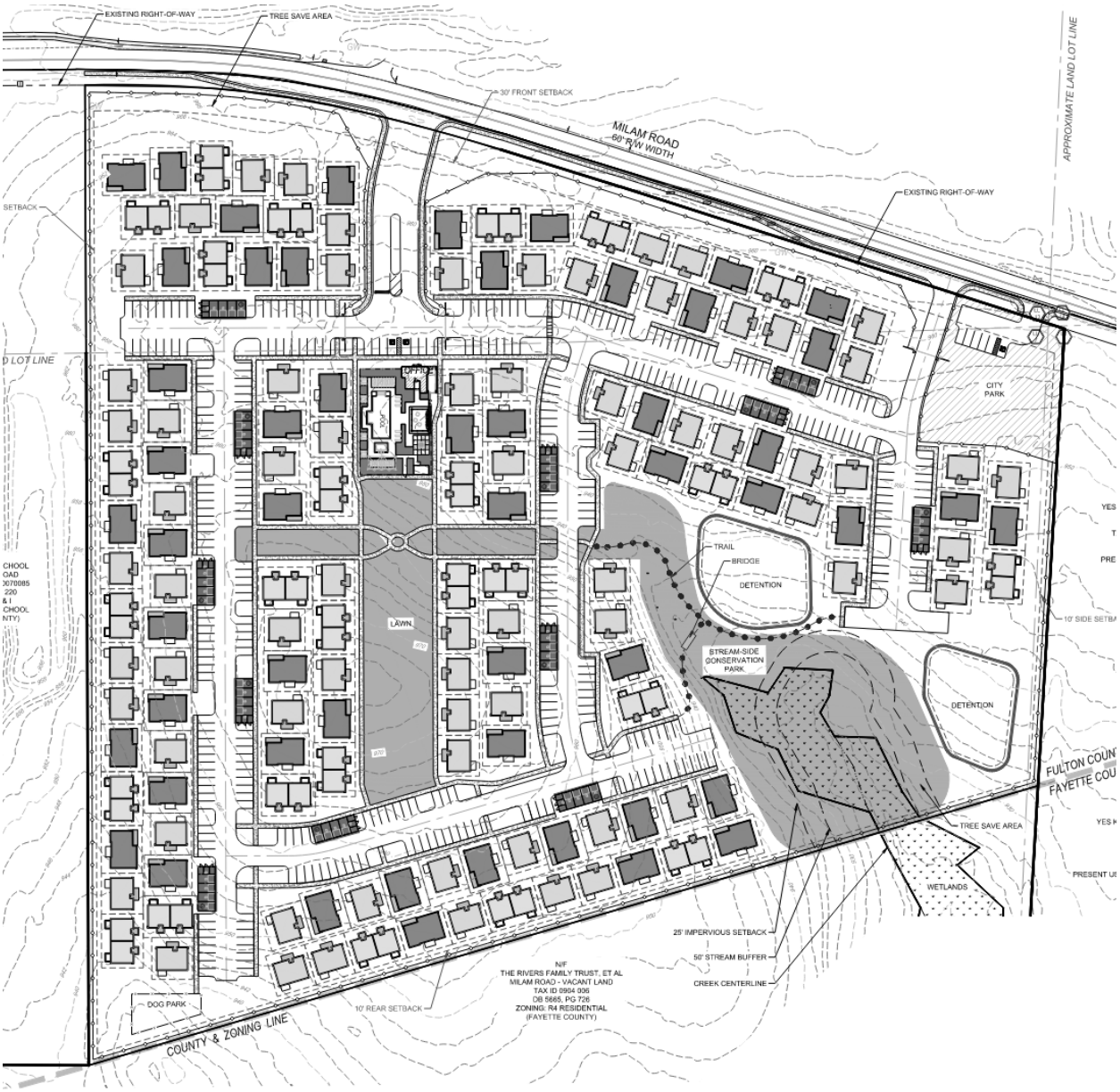

Conceptual Site Plan

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

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

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Primary Variance - Parking: Take 5 (7914 Senoia Road)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: Yes

PURPOSE:
For the Planning and Zoning Commission to review the requested variance to reduce the minimum required parking spaces.

HISTORY:
In 2025, Staff approved a minor variance to reduce the north building setback line from 50' to 45' (Sec. 80-253). On April 1, 2025, the Planning and Zoning Commission reviewed a conceptual site plan for a Take-5 Oil Change/retail development (2,254 sf retail building and 1,640 sf oil change building), which Staff recommended for approval. The current application proposes a revised concept for the same site a 4,014-square-foot drive-through restaurant and 1,265-square-foot oil change building and includes a request for a parking variance to reduce the minimum required spaces from 26 to 19.

FACTS AND ISSUES:
Applicant: Shehzaan Chunara
Property Owner: Shehzaan Chunara
Location/Address: 7914 Senoia Road (southeast corner of Senoia Road/Highway 74 and Harris Road)
Site Size: ±0.88 acres
Zoning District: C-2 (General Commercial), Highway 74 Overlay District

Request: The applicant is requesting a variance to reduce the Minimum Parking Spaces from 26 spaces to 19 spaces to accommodate a proposed 4,014-square-foot drive-through restaurant and 1,265-square-foot oil change building. The applicable variance criteria under Section 80-251 have been reviewed for this request.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the requested parking variance. The enclosed staff report includes the discussion and any recommended conditions.

ATTACHMENTS:

1. Take 5 Parking Variance Staff Report Package

CITY OF FAIRBURN

PLANNING & ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Take 5 – 7914 Senoia Road [Parcel ID: 09F070300270236] – Request to reduce the Minimum Parking Spaces from 26 parking spaces to 19 parking spaces.

Agent/Applicant/Petitioner Information

Applicant: Shehzaan Chunara

Property Owner: Shehzaan Chunara

Background

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

Discussion

The applicant is proposing a new 4,014-square-foot drive-through restaurant and a new 1,265-square-foot oil change building. This development will have 19 parking spaces. The applicant has stated that this is due to the fact that drive-through restaurants do not need as many parking spaces due to the transient nature of customers using the drive-through for service.

The Georgia Highway 74 Overlay Zoning District Off-street Parking regulations require that "all retail and commercial uses shall provide a parking ratio of one space for every 200 square feet of enclosed retail floor area available to the public" and "one parking space shall be provided for every 1,000 square feet of floor area used for storage, assembly, warehousing or other purpose, provided that such areas are not available to the public." That would be **26 parking spaces** (4,014 square feet of accessible space / 200 square feet = ~5 parking spaces plus 1,265 square feet of inaccessible space / 1,000 square feet = ~20 parking spaces.

The applicant is proposing to reduce the Minimum Parking Spaces from 26 parking spaces to 19 parking spaces.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

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.
   This criterion has been satisfied. The purpose and intent of the Georgia Highway 74 Overlay Zoning District is to ensure attractive developments which are complimentary and will promote a mix of uses rather than the undesirable commercial sprawl which has plagued many communities and threatened the very character that attracted such development interests; reinforce and implement a land use plan that features residential, office, personal services, hospitality uses, and retail commercial uses along Georgia Highway 74; and protect the aesthetics of the community, provide for safe travel through, and access to the area and safeguard the welfare of its residents, while encouraging development along the Georgia Highway 74 corridor. Therefore, if relief is granted, the proposed construction would be in harmony with the general purpose and intent of the Georgia Highway 74 Overlay Zoning District.

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.
   <u>This criterion has been satisfied</u>. This property does have extraordinary and exceptional conditions because of its size that would create an unnecessary hardship for the owner while causing no detriment to the public.

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.
   Not applicable.

<u>Staff Recommendations</u>

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed site plan in regard to the Minimum Parking Spaces from 26 parking spaces to 19 parking spaces reduction would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Deed
- Legal Description
- Current Survey
- Proposed Plans

SITE PICTURES

Southeast viewpoint

South viewpoint

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.

3. **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.

4. **LEGAL DESCRIPTION:** A legal description or survey of the subject property must be submitted with the Variance Application. Legal Descriptions or surveys 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.

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

6. **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.

7. **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.

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

9. **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 six (6) copies of the following documents and information.

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

Fees: $350 per variance application

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: Shehzaan Chunara

Address: 2199 Glenmore Lane Snellville, GA 30078

Phone: _____ Cell: 770-377-5734 Fax: _____

Email Address: emmagibson@axiscompanies.com

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 7914 Senoia Road

Parcel ID#: 09F070300270236 Land Lot: _____ District: _____

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**

[X] 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.

[_____] 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.

[_____] 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

MINOR & ADMINISTRATIVE MINOR VARIANCES [NO PUBLIC HEARING REQUIRED]

[_____] 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)

[_____] 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or

The parcel is constrained in overall area and configuration, which significantly limits the ability to accommodate the full code-required parking count while also providing the necessary building footprint, required setbacks, stormwater management, and safe vehicular circulation. Strict adherence to the parking requirement of forty-seven (47) spaces would make the development of the site impractical and would prevent reasonable use of the property consistent with its zoning designation.

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

The proposed nineteen (19) parking spaces are consistent with both the character of the surrounding area and the anticipated operational needs of the site. The corridor is primarily developed with commercial uses that rely heavily on drive-through service and short-duration visits, resulting in reduced demand for traditional parking. The proposed development aligns with this pattern and reflects the evolving nature of similar businesses in the area.

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.

NA

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

SUBDIVISION _____ UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): 27 DISTRICT: 9F TAX ID: _____

PROPERTY ADDRESS 7914 Senoia 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]***

QLD2 Properties, LLC
TYPE OR PRINT OWNER'S NAME

3435 Peachtree Industrial Blvd
ADDRESS

Duluth, GA 30096
CITY, STATE & ZIP CODE

OWNER'S SIGNATURE

(404)936-4621
AREA CODE/ PHONE NUMBER

shehzaan@chunaragroup.com
EMAIL ADDRESS

Sworn to and subscribed before me this 30 day of April 20 26

NOTARY PUBLIC

LORRAINE WYNN
NOTARY PUBLIC
FULTON COUNTY
STATE OF GEORGIA
Commission # W-00531960
My Comm. Expires 10/30/2029

***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").

_____
TYPE OR PRINT PETITIONER'S NAME

_____
ADDRESS

_____
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

_____
NOTARY PUBLIC

PETITIIONER'S SIGNATURE

PHONE NUMBER

EMAIL ADDRESS

V. **ATTORNEY/AGENT INFORMATION**

CHECK ONE: [ ] ATTORNEY [ ] AGENT

TYPE OR PRINT ATTORNEY/AGENT NAME

ADDRESS

CITY, STATE & ZIP CODE

[ ]

AREA CODE/PHONE NUMBER

EMAIL ADDRESS

SIGNATURE OF ATTORNEY/AGENT

SITE PLAN CHECKLIST

ITEM #	DESCRIPTION	CHECK √
1.	An accurate, up-to-date and certified survey of the property on which the project is to be built.	X
2.	A vicinity map showing the property in relation to the general area of the city in which it is located.	X
3.	The name of the proposed project.	X
4.	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	X
5.	Graphic scale, north arrow, and date of preparation.	X
6.	Zoning of the property with required setbacks shown.	X
7.	Zoning, use, and ownership of all adjoining property	X
8.	Total area of the site, and the area of the site proposed to be devoted to impervious surfaces.	X
9.	Approximate topography of the site.	X
10.	Significant natural features on and adjacent to the site, including the 100-year floodplain, if appropriate.	X
11.	Existing manmade features on the site.	X
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.	X
13.	Proposed off-site improvements which may be necessary to properly develop the site.	X
14.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	X
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.	X

CITY OF FAIRBURN, GEORGIA
2018 VARIANCE SCHEDULE

Application Deadline *(1st Monday of the month)*	**Public Notice Sign Posting Deadline** *(20 days, no more than 45 days before public hearing)*	**Meeting Dates for Planning & Zoning Commission** *(Typically, the 1st Tuesday of the month)*
November 6, 2017	December 13, 2017	* January 9, 2018
December 4, 2017	January 17, 2018	February 6, 2018
January 1, 2018	February 14, 2018	March 6, 2018
February 5, 2018	March 14, 2018	April 3, 2018
March 5, 2018	April 11, 2018	May 1, 2018
April 2, 2018	May 16, 2018	June 5, 2018
May 7, 2018	June 13, 2018	* July 10, 2018
June 4, 2018	July 18, 2018	August 7, 2018
July 2, 2018	August 15, 2018	* September 11, 2018
August 6, 2018	September 12, 2018	October 2, 2018
September 3, 2018	October 17, 2018	November 6, 2018
October 1, 2018	November 14, 2018	December 4, 2018
November 5, 2018	December 19, 2018	* January 8, 2019
December 3, 2018	January 16, 2018	February 5, 2019

The **PLANNING AND ZONING COMMISSION MEETING** begins at 7:00pm at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213

Meeting dates and times are subject to change. Call 770-964-2244 to verify the date and time of meetings.

* *Note: Date changed due to a holiday*

Deed Book 69333 Page 695
Filed and Recorded 09/18/2025 09:42:00 AM
2025-0235801
Real Estate Transfer Tax $1,850.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

After recording, please return to:
Baker & Summy, PC
6340 Sugarloaf Pkwy, Suite 200
Duluth, GA 30097

STATE OF GEORGIA
COUNTY OF FULTON

PID: 09F-0703-0027-023-6

LIMITED WARRANTY DEED

THIS INDENTURE made this 25th **day of August, 2025**, between **CMSGS INVESTMENTS LLC, a Georgia limited liability company,** as party or parties of the first part, (hereinafter called "Grantor"), and **QLD2 PROPERTIES, LLC, a Georgia limited liability company**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO. Parcel ID Number: 09F-0703-0027-023-6

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises and those certain "Permitted Exceptions" shown at Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but against none other, except for claims arising under and by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 22nd day **of August, 2025**, in the presence of:

Kelsey Cain (Kelsey Creamy)
Unofficial Witness

A McDonald
Notary Public, My Commission Expires: 10/06/2025

(NOTARY SEAL)

CMSGS INVESTMENTS LLC,
a Georgia limited liability company

Kay Olukayode Oso (Seal)
By: KAY OLUKAYODE OSO
Its: Sole Member

A MCDONALD NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 06, 2025

0125D003

EXHIBIT "A"
Legal Description

BEING ALL THAT TRACT OR PARCEL OF LAND THAT IS LYING IN LAND LOT 27, 9F DISTRICT, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: Beginning at a Point located at the intersection of the easterly right-of-way of State Route 74 (right-of- way varies) and the southerly right-of-way of Harris Road (right-of-way varies), said Point being the POINT OF BEGINNING, THENCE, continuing along Harris Road right-of-way, North 45°17'57" East for a distance of 21.05 feet to a point; THENCE South 89°16'30" East for a distance of 240.04 feet to a point; THENCE, leaving Harris Road right-of-way, South 44°36'17" East for a distance of 13.68 feet to a point; THENCE South 00°03'56" West for a distance of 127.93 feet to a point; THENCE along a curve with a radius of 535.00 feet to the left, said curve having a chord bearing of South 00°53'11" East, a chord length of 12.11 feet, and an arc length of 12.11' to a point; THENCE North 89°55'09" West for a distance of 264.32 feet to a point, said point being located on the easterly right-of-way of State Route 74 (right-of-way varies); THENCE, continuing along State Route 74 right-of-way, North 00°04'51? East for a distance of 137.63 feet to a point; said point being the POINT OF BEGINNING. Said parcel contains 0.91 acres according to a plat of survey prepared for Mr. David Hughes by Roger S. Lee, GA RLS 2234 of Roger S. Lee and Associates, dated December 7, 2015, attached to Limited Warranty Deed in favor of CMSGS INVESTMENTS LLC recorded in Deed Book 56742, Page 224, as Exhibit "B". Together with a non-exclusive easement for ingress/egress on that certain property/road shown on that certain survey for Mr. David Hughes labeled "Private Drive" on Exhibit "B" attached to Limited Warranty Deed in favor of CMSGS INVESTMENTS LLC recorded in Deed Book 56742, Page 224, Fulton County, Georgia records, until such time as that drive is dedicated to the city for maintenance. Less and except any portion of the above described property conveyed by Right of Way Deed recorded in Deed Book 64581, Page 614, Fulton County, Georgia records. Parcel ID Number: 09F-0703-0027-023-6. Subject to any Easements or Restrictions of Record.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for calendar year **2025** and subsequent years, which are not yet due and payable.
2. Rights of upper and lower riparian owner's in and to the waters of any creek or stream which bounds or traverses the land, free from increase, decrease or pollution.
3. All matters as would be disclosed by a current and accurate survey and inspection of the premises, including without limitation, encroachments, easements, measurements, variations in area or content, party walls, or riparian rights. Upon receipt of a survey acceptable to the Company, this item may be replaced with a specific survey Exception.
4. Easements, liens, or encumbrances, or claims thereof, not shown by public records.
5. Covenants, conditions, restrictions and/or servitudes appearing in the Public Records.
6. Any lease, grant, conveyance, exception or reservation of minerals or mineral rights appearing in the Public Records. Nothing herein shall insure against loss or damage resulting from substance.
7. EASEMENT recorded in Deed Book 46265, Page 537, Fulton County Records
8. RIGHT OF WAY DEED. recorded in Deed Book 10134, Page 180, Fulton County Records
9. RIGHT OF WAY DEED. recorded in Deed Book 9933, Page 210, Fulton County Records
10. RIGHT OF WAY DEED. recorded in Deed Book 9933, Page 224, Fulton County Records
11. RIGHT OF WAY DEED. recorded in Deed Book 9743, Page 275, Fulton County Records
12. RIGHT OF WAY DEED. recorded in Deed Book 9743, Page 278, Fulton County Records
13. RIGHT OF WAY DEED. recorded in Deed Book 64581, Page 614, Fulton County Records
14. AGREEMENT recorded in Deed Book 51468, Page 549, Fulton County Records
15. EASEMENT AGREEMENT recorded in Deed Book 55185, Page 530, Fulton County Record.
16. EASEMENT AGREEMENT recorded in Deed Book 46265, Page 532, Fulton County Records
17. EASEMENT AGREEMENT recorded in Deed Book 38027, Page 99, Fulton County Records
18. JUDGMENT recorded in Deed Book 38533, Page 318, Fulton County Records

April 30, 2026

City of Fairburn Planning & Zoning
314 NW Broad Street
Fairburn, GA 30213

RE: Parking Variance Application
Letter of Intent
Commercial Development
SE Corner of Senioa Road and Harris Road

TO WHOM IT MAY CONCERN:

We respectfully submit this Letter of Intent in support of a variance request to reduce the required number of parking spaces for the proposed joint Take 5 Oil Change and Quick Service Restaurant (QSR) development. Per applicable City of Fairburn zoning requirements, the project would typically require forty-seven (47) parking spaces. We are proposing a total of nineteen (19) parking spaces based on the operational characteristics and shared-use nature of the development.

This request is justified by the complementary and low-overlap parking demands of the two uses. The Take 5 Oil Change facility is a drive-through service model where customers remain in their vehicles throughout the duration of the service. As such, the demand for traditional parking spaces is minimal and primarily limited to employees and occasional short-term needs. The majority of vehicle stacking occurs within designated service lanes on-site, not within parking stalls.

Similarly, the proposed QSR component is designed to accommodate a significant portion of its customer base through drive-through service. Industry data and comparable locations demonstrate that modern QSRs generate substantially less parking demand than traditional dine-in restaurants, particularly when designed with limited indoor seating and efficient drive-through operations.

Additionally, peak demand periods for the two uses are staggered. The oil change facility experiences more consistent, moderate demand throughout the day, while the QSR demand is typically concentrated around meal times. This natural distribution further reduces the likelihood of concurrent peak parking demand. The site design has been carefully developed to ensure safe and efficient circulation, including dedicated stacking lanes for both uses that prevent spillback into parking areas or adjacent rights-of-way. The reduced parking count allows for improved internal traffic flow, enhanced safety, and a more efficient use of the site without negatively impacting surrounding properties.

Granting this variance will not be detrimental to the public welfare or injurious to neighboring properties. Rather, it reflects a practical and data-driven approach to parking that aligns with contemporary development patterns and the specific operational characteristics of the proposed uses.
We respectfully request approval of the proposed parking variance. Should you require any additional information or supporting documentation, we would be pleased to provide it.

If you have any further questions or need additional information, please contact me at

lukewemette@axiscompanies.com.

Sincerely,

Luke Wemette, P.E.

70 Mansell Ct. Suite 200 Roswell, GA 30076 | T 678.395.4920 | AXISCOMPANIES.COM

FOR RECORDING PURPOSES

SURVEYOR'S NOTES

Purpose: This is an ALTA/NSPS Land Title Survey made of the "Subject Property" in accordance with the 2021 Minimum Standard Detail Requirements and includes the following numbered items from Table A, thereof. The "Subject Property" is that certain property shown and described hereon. This survey was made on the ground under the supervision of a registered land surveyor and all measurements are field measurements in feet, unless otherwise indicated. The as-surveyed boundaries of the Subject Property are contiguous with the adjoining properties, with no gaps or overlaps, unless otherwise shown hereon, and the as-surveyed boundaries depict the same property described in the title commitment referenced hereon. Procedures: This survey was conducted utilizing a combination of Total-Station and GPS equipment: Trimble S7 Total-Station and Trimble R10 GPS receiver. Covered or obstructed areas were measured with the Total Station and open areas with GPS. Total Station measurements were adjusted in the field through resection procedures from two known backsights with tolerances of less than 0.02 feet x, y and z. A static base station was utilized to run autonomous RTK GPS measurements that, along with the total station measurements, were post-processed and adjusted with an OPUS solution.

1. **Monuments**: Monuments have been set or found in place as indicated hereon. Onsite horizontal and vertical control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution, oriented horizontally to "Grid North" as derived from the State Plane Coordinate System for the State of Georgia, Zone West, North American Datum of 1983 (NAD83), 2011 adjustment, and oriented vertically to the North American Vertical Datum of 1988 (NAVD88), computed using GEOID 18.

2. **Property Address:** The physical property address was not disclosed in documents or observed while conducting the field work.

3. **Flood Zone Designation:** The Subject Property falls within Flood Zone "X" as shown on the Flood Insurance Rate Maps, Map Number 13121C0462F, map effective 9/18/2013. No field work to determine ground elevations was performed in conjunction with this flood zone determination.

4. **Gross Land Areas:** See CURRENT CONDITIONS SUMMARY. Areas based on field survey measurements.

5. **Vertical Relief:** Contours shown hereon are on a one-foot interval. All elevations are in feet and refer to the North American Vertical Datum of 1988 (NAVD88). On-site benchmark is as shown or noted hereon. Onsite vertical control was established through GPS observations.

6. **Zoning Report:** No Zoning Report Provided.

7. **Building Dimensions:**
(a) Exterior dimensions of all buildings at ground level are as shown hereon.
(b) Square footage of: (1) exterior footprint of all buildings at ground level are as shown hereon; (2) other areas as specified by the client, not applicable.
(c) Measured height of all buildings above grade, are shown at the point of measurement as specified hereon.

8. **Substantial Features:** Substantial features observed in the process of conducting the fieldwork are as shown and noted hereon. This surveyor did not observe visible evidence of burial grounds or cemeteries on the Subject Property and no information as to the existence of such has been provided to this surveyor. Trees, shrubs and other minor features that are not plottable at the scale of this map were not located and are not a part of this survey by agreement.

9. **Parking Areas:** See CURRENT CONDITIONS SUMMARY. Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures.

10. **Division or Party Walls:** N/A

11. **Underground Utilities:** Observed evidence of underground utilities is as shown or noted hereon. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey. Only visible and accessible underground utilities have been made a part of this survey with reference to invert elevations, pipe sizes, directions of flow, or other accessible underground utility characteristics. OTHER SOURCES such as plans, reports or utility markings indicating the location of underground utilities that have been arranged for or otherwise provided to the undersigned are as indicated hereon. The undersigned makes no representation as to validity of underground utility locations obtained from such OTHER SOURCES. Minor utility features that are not plottable at the scale of this map (e.g., clean-outs, sprinkler heads, valves, old paint markings, etc.) have not been located and are not a part of this survey by agreement. Notice is hereby given that "Call 811" or other similar or appropriate utility location service should be notified seventy-two (72) hours in advance of any excavation at this site.

12. **Government Agency Requirements:** N/A

13. **Adjoiners:** Adjoining property owners have been identified hereon based on tax roll information obtained from the County's GIS website.

14. **Nearest Intersecting Street:** The subject property is located at the intersection of Georgia State Route 74 and Harris Road, being public roadways as shown hereon.

15. **Remote Sensing:** N/A

16. **Earth Moving Work**: No earth moving activity, building construction activity or on-going building addition(s) activity was observed during the course of conducting the fieldwork.

17. **Right-of-Way Changes:** No information relative to proposed changes in street right-of-way lines has been made available to this surveyor. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.

18. **Offsite Appurtenant Easements:** N/A

19. **Professional Liability Insurance:** ESP Associates AL, Inc., carries professional errors and omission (E&O) liability insurance.

20. The date of field survey is the last time that either field or office personnel were onsite and the last direct knowledge that this surveyor has of site conditions. Date of map or plat preparation and date of signature, have no relationship to actual site conditions as depicted on this map.

NOTES CORRESPONDING TO SCHEDULE B - PART II
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 0125D003-1
Dated: DECEMBER 30, 2024

Items **1 - 23, 25-26 and 39** are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B II; therefore, no opinion is offered herein by the undersigned as to their respective locations or possible affect on the Subject Property. All recording information shown hereon, refers to the public records of the County and State within which the Subject Property is situated. Notice is hereby given that there may be other documentary matters, both public and private, affecting the Subject Property not provided to this surveyor and not reflected hereon.

(24) All matters and exceptions appearing at Plat Book 372 Page 133 Fulton County, Georgia records. [PLOTTED HEREON]

(27) EASEMENT recorded in Deed Book 46265, Page 537, Fulton County Records. [IS NOT ON THE SUBJECT PROPERTY]

(28) RIGHT OF WAY DEED. recorded in Deed Book 10134, Page 180, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

(29) RIGHT OF WAY DEED. recorded in Deed Book 9933, Page 210, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

(30) RIGHT OF WAY DEED. recorded in Deed Book 9933, Page 224, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

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(32) RIGHT OF WAY DEED. recorded in Deed Book 9743, Page 278, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

(33) RIGHT OF WAY DEED. recorded in Deed Book 64581, Page 614, Fulton County Records. [PLOTTED HEREON]

(34) AGREEMENT recorded in Deed Book 51468, Page 549, Fulton County Records. [PLOTTED HEREON]

(35) EASEMENT AGREEMENT recorded in Deed Book 55185, Page 530, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

(36) EASEMENT AGREEMENT recorded in Deed Book 46265, Page 532, Fulton County Records. [IS NOT ON THE SUBJECT PROPERTY]

(37) EASEMENT AGREEMENT recorded in Deed Book 38027, Page 99, Fulton County Records. [IS NOT ON THE SUBJECT PROPERTY]

(38) JUDGMENT recorded in Deed Book 38533, Page 318, Fulton County Records. [DESCRIBES THE RIGHT-OF-WAY OF HARRIS ROAD]

Title Description

The land referred to in this Commitment is described as follows:

BEING ALL THAT TRACT OR PARCEL OF LAND THAT IS LYING IN LAND LOT 27, 9F DISTRICT, OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: Beginning at a Point located at the intersection of the easterly right-of-way of State Route 74 (right-of- way varies) and the southerly right-of-way of Harris Road (right-of-way varies), said Point being the POINT OF BEGINNING, THENCE, continuing along Harris Road right-of-way, North 45°17'57" East for a distance of 21.05 feet to a point; THENCE South 89°16'30" East for a distance of 240.04 feet to a point; THENCE, leaving Harris Road right-of-way, South 44°36'17" East for a distance of 13.68 feet to a point; THENCE South 00°03'56" West for a distance of 127.93 feet to a point; THENCE along a curve with a radius of 535.00 feet to the left, said curve having a chord bearing of South 00°53'11" East, a chord length of 12.11 feet, and an arc length of 12.11' to a point; THENCE North 89°55'09" West for a distance of 264.32 feet to a point, said point being located on the easterly right-of-way of State Route 74 (right-of-way varies); THENCE, continuing along State Route 74 right-of-way, North 00°04'51? East for a distance of 137.63 feet to a point; said point being the POINT OF BEGINNING. Said parcel contains 0.91 acres according to a plat of survey prepared for Mr. David Hughes by Roger S. Lee, GA RLS 2234 of Roger S. Lee and Associates, dated December 7, 2015, attached to Limited Warranty Deed in favor of CMSGS Investments, LLC recorded in Deed Book 56742, Page 224, as Exhibit "B". Together with a non-exclusive easement for ingress/egress on that certain property/road shown on that certain survey for Mr. David Hughes labeled "Private Drive" on Exhibit "B" attached to Limited Warranty Deed in favor of CMSGS Investments, LLC recorded in Deed Book 56742, Page 224, Fulton County, Georgia records, until such time as that drive is dedicated to the city for maintenance. Less and except any portion of the above described property conveyed by Right of Way Deed recorded in Deed Book 64581, Page 614, Fulton County, Georgia records. Parcel ID Number: 09F-0703-0027-023-6. Subject to any Easements or Restrictions of Record.

SURVEYOR'S CERTIFICATION

To: Axis Infrastructure and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on 1/29/2025.

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.

Georgia Certificate of Authorization (COA) LSF003341, Expires: December 31, 2025

GEORGIA REGISTERED No. 003341 LAND SURVEYOR JAMES E. SAFRIT

_____ Date of Signature: 8/4/2025
James E. Safrit, PLS
Georgia Professional Land Surveyor No. LS003341

ESP Associates, Inc.
P.O. Box# 7030
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

ESP

ALTA/NSPS LAND TITLE SURVEY FOR
AXIS INFRASTRUCTURE LLC
HARRIS ROAD
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

MAP DATE	SCALE
2/11/2025	1" = 20'
SURVEY DATE	DRAWN
1/29/2025	CKV
FIELD BOOK	CHECKED
N/A	JNL
CREW CHIEF	
RD	

REVISIONS

No.	DATE	BY	REVIEW

-DESCRIPTION-
ALTA/NSPS LAND TITLE SURVEY

ESP PROJ. NO.
24-00136

SHEET
1 OF 2

FOR RECORDING PURPOSES

RED–ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW–GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE–COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
BLUE–WATER, IRRIGATION AND SLURRY LINES
GREEN–SEWERS AND DRAIN LINES
WHITE–PROPOSED EXCAVATION

811 Georgia 811
1-800-282-7411
Call 3 working days before digging.
It's the Law!

GEORGIA 811 TICKET#
250122-001555

GRID NORTH

0' 20' 40' 60'
SCALE 1" = 20'

LEGEND

(D) – DEEDED MEASUREMENT
CRS – CAPPED REBAR SET
CRF – CAPPED REBAR FOUND
MNS – MAG NAIL SET
RF – REBAR FOUND
CONCRETE WALK OR PAD
△ CALCULATED POINT
CONTROL POINT
FOUND MONUMENT
MONUMENT SET
FIRE HYDRANT
HARDWOOD TREE
PULLBOX
SINGLE POLE SIGN
STORM SEWER MANHOLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL POLE
TRANSFORMER PAD
UTILITY POLE
WATER METER
WATER VALVE
PROPERTY LINE
EASEMENT LINE
1' CONTOUR LINE
5' CONTOUR LINE
G GAS LINE
OP OVERHEAD POWER LINE
UP UNDERGROUND POWER LINE
UT UNDERGROUND TELEPHONE
PT OVERHEAD POWER & PHONE
TSW TRAFFIC SIGNAL WIRE

GEORGIA STATE ROUTE 74 (a.k.a. SENOIA ROAD)
MULTI LANE ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY

GRASS MEDIAN

"DO NOT ENTER" SIGN
"XWALK" SIGNAL
"XWALK" SIGNAL
"DO NOT ENTER" SIGN
"XWALK" SIGN
"WRONG WAY" SIGN
"WORK ZONE" SIGN

CP#3
P.O.B.
CRF-1/2" LSF000538
CRS "ESP"
RIGHT-OF-WAY MONUMENT
GEORGIA HIGHWAY
PROJECT NO. 8120011
DB 54581, PG 617

38 HARRIS ROAD
MULTI LANE ASPHALT PAVED PUBLIC ROADWAY
VARIABLE WIDTH RIGHT-OF-WAY
DB 38533, PG 318

"STOP FOR PEDESTRIANS" SIGN
"35 MPH" SIGN
"YIELD" SIGN
"NO PARKING" SIGN

STORM SEWER MANHOLE
TOP=975.83'
INV=969.38'

STORM SEWER MANHOLE
TOP=976.09'
INV=968.14'

STORM SEWER MANHOLE
TOP=967.98'
INV=960.13'

STORM SEWER MANHOLE
TOP=970.77'
INV=963.32'

STORM SEWER MANHOLE
TOP=970.89'
INV=964.04'

STORM SEWER MANHOLE
TOP=971.55'
INV=965.30'

GRATE INLET
TOP=972.13'
INV=965.83'

18" CMP
16" CMP

L1 L2 L3 L4 L5 L6 C1

S 89°16'48" E 205.00'
N 39°53'59" W 78.02'(D)
S 39°53'40" E 77.79'
N 39°53'40" W 137.64'
N 00°04'51" W 137.63'(D)
N 00°05'50" W 92.32'
N 89°55'09" W 264.32'(D)
N 89°55'27" W 264.38'

35' SETBACK
50' SETBACK

SUBJECT PROPERTY
PID: 09F070300270236
TRACT 4
HARRIS ROAD COMMERCIAL TRACTS SUBDIVISION
PB 362, PG 97
PB 377, PG 133
OWNER: CMSRS INVESTMENTS LLC
38,408 SQ. FT.
0.882 Acres

PID: 09F070300270244
OWNER: S & B GROUP INC
DB 66864, PG 375

PID: 09F070300270343
OWNER: AB STAR PROPERTY LLC
DB 63999, PG 231

34 ACCESS EASEMENT
DB 51468, PG 549
DB 53443, PG 424

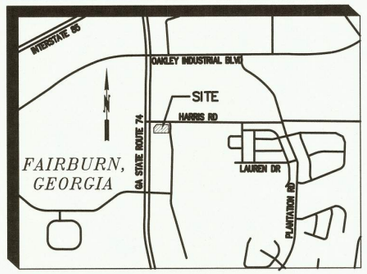
RENAISSANCE PARKWAY
MULTI LANE ASPHALT PAVED PRIVATE ROADWAY

CP#1
CP#2

ASPHALT
CURB/ASPHALT IS SOUTH OF LINE
HARDWOOD10/18
RF-1/2"
CRF-1/2" LSF000538
MNS

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 00°53'29" E	12.11'	535.00'	12.11'
C1(D)	**S 00°53'11" E**	**12.11'**	**535.00'**	**12.11'**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 45°15'34" E	21.03'	**L1(D)**	**N 45°17'57" E**	**21.05'**
L2	S 89°17'37" E	35.07'	**L2(D)**	**S 89°16'30" E**	**35.04'**
L3	S 89°16'55" E	240.07'	**L3(D)**	**S 89°16'30" E**	**240.04'**
L4	S 44°36'35" E	13.68'	**L4(D)**	**S 44°36'17" E**	**13.68'**
L5	S 00°03'38" W	127.93'	**L5(D)**	**S 00°03'56" W**	**127.93'**
L6	N 00°08'04" W	45.31'	**L6(D)**	**N 00°03'31" W**	**45.49'**



VICINITY MAP
NOT TO SCALE

CURRENT CONDITIONS:
PID: 09F070300270236
LAND AREA:
38,408 Sq. Feet
0.882 Acres
PARKING:
Regular: 0
Handicapped: 0
Total: 0

SOURCE BENCHMARK
NOAA Online Position User Service (OPUS) solution.

Point	Northing	Easting	Elevation	Description
CP #1	1287523.3229	2171999.3967	970.44	MAG NAIL SET
CP #2	1287766.0368	2171970.5699	971.12	MAG NAIL SET
CP #3	1287678.6161	2171642.1496	983.85	MAG NAIL SET

GEORGIA REGISTERED No. 003341 LAND SURVEYOR JAMES E. SAFRIT
8/4/2025

ESP Associates, Inc.
P.O. Box# 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

ALTA/NSPS LAND TITLE SURVEY FOR
AXIS INFRASTRUCTURE LLC
HARRIS ROAD
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

MAP DATE	SCALE
2/11/2025	1"=20'
SURVEY DATE	DRAWN
1/29/2025	CKV
FIELD BOOK	CHECKED
N/A	JNL
CREW CHIEF	
RD	

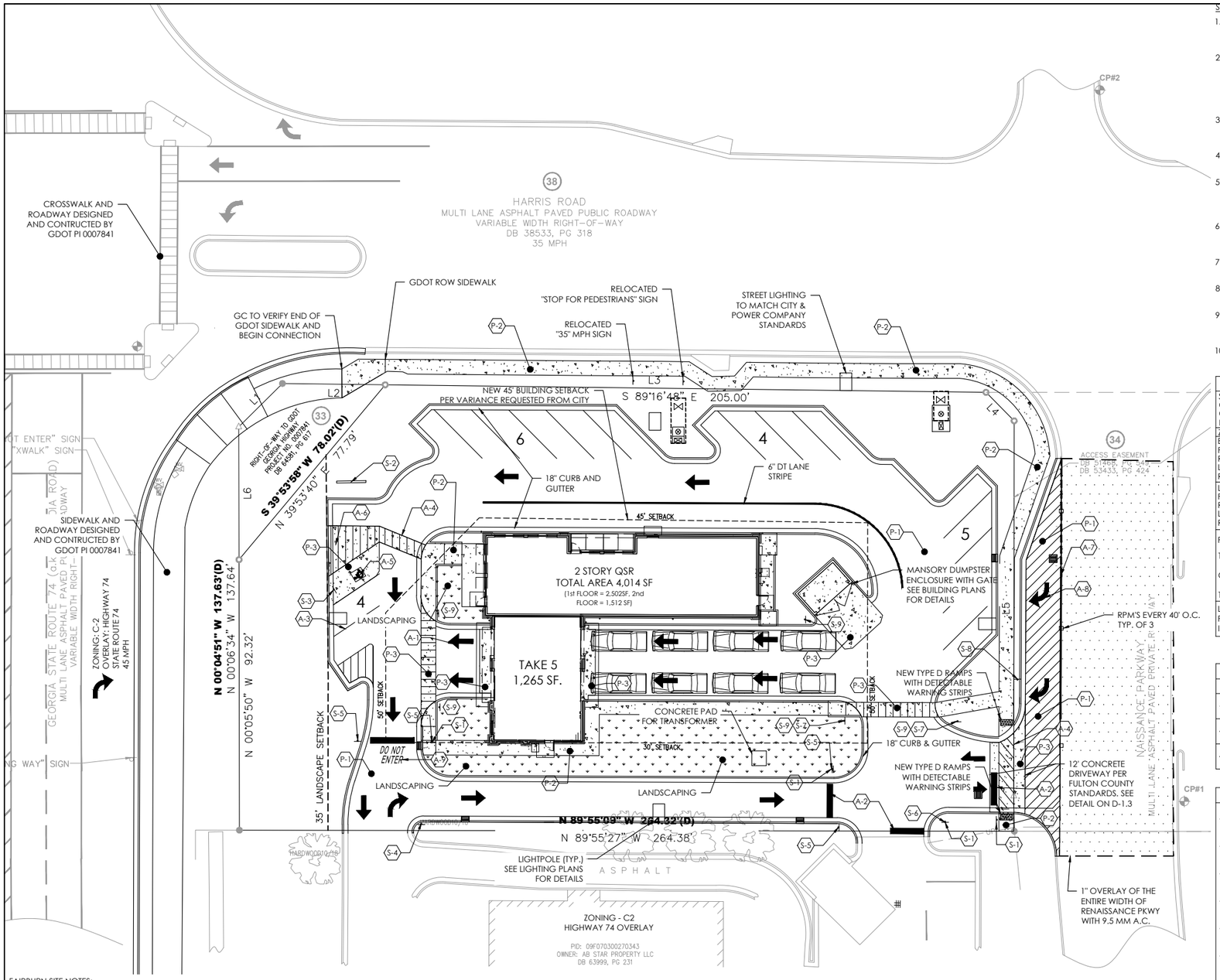
REVISIONS

No.	DATE	BY	REVIEW

-DESCRIPTION-
ALTA/NSPS LAND TITLE SURVEY

ESP PROJ. NO.
25-00136

SHEET
2 OF 2



SITE NOTES:

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

SITE DATA		
STREET LOCATION: 0 SENOIA ROAD, FAIRBURN, GA 30213 CURRENT ZONE: C-2 HIGHWAY 74 OVERLAY CURRENT SITE AREA: 0.88 A.C. (38,332 S.F.) BUILDING TYPE: TAKE-5 PROTOTYPE (1,265 S.F.) & QSR (4,014 S.F.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	50'	>50'
RIGHT	20'	>20'
LEFT	50'	>50
REAR	50'	>50'
LANDSCAPE SETBACKS		
FRONT	35'	35'
RIGHT	-	-
LEFT	-	-
REAR	-	-
PARKING REQUIREMENT		
TAKE-5 = 60SF/200SF + 1,265SF/1,000SF	1.6	
QSR = 4,014SF/100SF + 10EMPLOYEES/2	45.1	
TOTAL	47	19
LANDSCAPE REQUIREMENTS PERIMETER LANDSCAPE = 1 TREE/250 SF OF LANDSCAPED AREA INTERIOR LANDSCAPE = 10% MIN. & 1 TREE/250 SF OF LANDSCAPED AREA		

PROPOSED CONCRETE CURBS\GUTTERS, PADS AND PAVING ON SITE		
KEY	DESCRIPTION	SPECIFICATION
P-1	ASPHALT	8" G.A.B. WITH 2 " 19.5 MM A.C.; 1.5" 9.5 MM A.C.
P-2	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH
P-3	CONCRETE PAVEMENT	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH OVER 6" GRADED AGGREGATE BASE

PROPOSED SIGNS	
S-1	MUTCD SIGN R1-1 'STOP SIGN'
S-2	FREESTANDING MONUMENT SIGN UNDER SEPARATE PERMIT. MAX HEIGHT: 10'; MAX AREA: 32 SF
S-3	MUTCD SIGN R7-8 & R7-8P - ADA VAN ACCESSIBLE HANDICAP PARKING (BOLLARD MOUNTED)
S-4	'RIGHT TURN ONLY' SIGN
S-5	'DO NOT ENTER' SIGN
S-6	'NO LEFT TURN' SIGN
S-7	'ONE WAY ONLY' SIGN
S-8	'NO PARKING' SIGN
S-9	'WATCH FOR PEDESTRIANS' SIGN

STRIPING KEYNOTES	
A-1	INGRESS/EGRESS ARROWS
A-2	THERMOPLASTIC 24" WHITE STOP BAR
A-3	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.
A-4	5' WIDE CROSSWALK WITH WHITE 4" STRIPES @ 45°, 2' O.C.
A-5	ADA ACCESSIBLE STALL WHITE STRIPING W/BLUE SYMBOL PER ADA REQUIREMENTS
A-6	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.
A-7	EDGE LINE PER GDOT STANDARD
A-8	RIGHT TURN ARROW
A-9	'DO NOT ENTER' PAVEMENT MARKING

PERVIOUS AND IMPERVIOUS TABLE		
	PERVIOUS	IMPERVIOUS
EXISTING S.F.	36,675	1,657
PROPOSED S.F.	11,803	26,529

FAIRBURN SITE NOTES:

1. EVERY DEVELOPER OF LAND SHALL PROVIDE THE PUBLIC IMPROVEMENTS INCLUDED IN CHAPTER 71 OF THE CITY OF FAIRBURN'S CODE OF ORDINANCES, IN ACCORDANCE WITH THESE LAND DEVELOPMENT STANDARDS AND OTHER PER- TINENT ORDINANCES, CODES, AND REGULATIONS OF THE CITY. THESE PUBLIC IMPROVEMENTS, TOGETHER WITH ASSO- CIATED 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]
2. 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)]
3. UNLESS OTHERWISE SPECIFICALLY SET FORTH HEREIN, ALL OF THE MATERIALS, METHODS OF CONSTRUCTION, AND WORK- MANSHIP FOR STREET CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPOR- TATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, INCLUDING ALL AMENDMENTS. (SEC. 71- 42)
4. 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.
5. ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.
6. ALL UTILITY LINES WITHIN THE CITY IN RESIDENTIAL, OFFICE AND COMMERCIAL ZONING DISTRICTS SHALL BE PLACED UNDERGROUND. [SEC. 71-72 (A)]
7. 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].
8. IF EXISTING WATER MAINS AND/OR SANITARY SEWERS MUST BE EXTENDED TO SERVE A DEVELOPMENT, THE DEVEL- OPER 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]

N

20 10 0 20

1" = 20'

TAKE 5

NEW TAKE-5 OIL CHANGE AND RETAIL STORE

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

PREPARED FOR:
CHUNARA GROUP
2199 GLENMORE LANE, SNELLVILLE, GA 30078

811 Know what's below Call before you dig

24 HOUR CONTACT:
SHEHZAAN CHUNARA
CHUNARA GROUP
(404)-936-4621

PROJECT REVISIONS

NO.	DATE	DESCRIPTION
1	06.19.25	CITY & GDOT COMMENTS
2	07.30.25	CITY & GDOT COMMENTS
3	09.18.25	CITY COMMENTS
4	09.30.25	CONSTRUCTION SET
5	02.16.26	BANK BUILDING

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

DATE

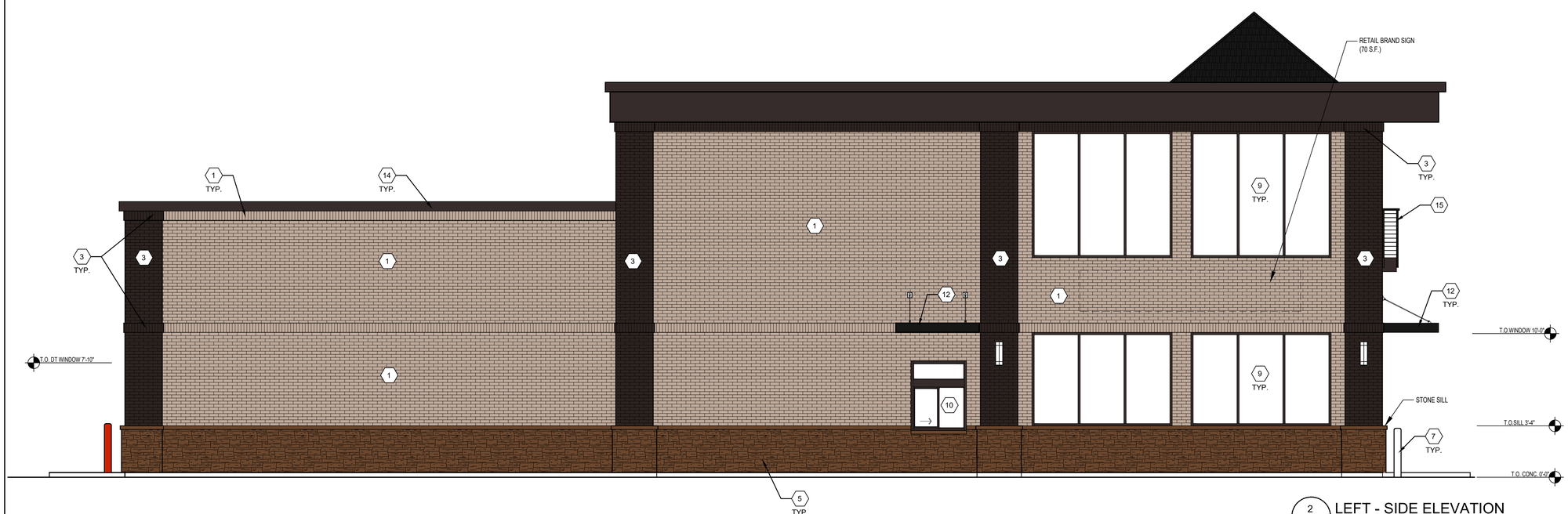
AXIS INFRASTRUCTURE
70 MANSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

P.M.	TC	REV.	5
DRAWN	ZK	REV. DATE	02.16.26
CHECKED	TC	INITIAL DATE	04.22.25

SHEET TITLE
SITE PLAN

SHEET NO.
C-2.0

1 A203 FRONT/EXIT ELEVATION
SCALE: 1/4" = 1'-0"



2 A203 LEFT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEYNOTE	MATERIAL	COLOR
1	BRICK VENEER - PRIMARY	TRIANGLE BRICK - EVELYN BAY
2	TRIM BOARD AND BRACKETS	AZEK 4/4 TRIM BOARD, EIFS - SEE DETAIL 3/200, PAINT COLOR SW 7637 OYSTER WHITE
3	BRICK VENEER - SECONDARY	TRIANGLE BRICK - MIDNIGHT SPECIAL
4	6" ALUM. GUTTER, 3 x 3 DOWNSPOUT, AND FASCIA	METAL ERA DARK BRONZE (OR EQ.)
5	STONE VENEER	CORONADO COUNTRY RUBBLE - DAKOTA BROWN
6	ROOFING	GAF TIMBERLINE HDZ SHINGLES, CHARCOAL
7	BOLLARDS	PAINT SW COLOR #6871, POSITIVE RED
8	OVERHEAD DOORS	GARAGE DOORS - FACTORY FINISH CHOCOLATE
9	KAWNEER 451T ALUM. STOREFRONTS (OR EQ.)	FACTORY FINISH - DARK BRONZE
10	READY ACCESS 4050 DRIVE THRU WINDOW w/TRANSOM (OR EQ.)	FACTORY FINISH - DARK BRONZE
11	AWNEX CANTILEVER COLORADO CANOPY (OR EQ.)	FACTORY FINISH - PSB-6865
12	AWNEX COLORADO CANOPY w/ TIE BACKS (OR EQ.)	FACTORY FINISH - PSB-6865
13	ALUM. COLLECTOR BOX WITH 4 x 4 DOWNSPOUT AND OVERFLOW OUTLET	METAL ERA DARK BRONZE (OR EQ.)
14	METAL PARAPET FASCIA	METAL ERA DARK BRONZE (OR EQ.)
15	ALUM. RAILING w/S.S. CABLES	FACTORY FINISH - BLACK

REV	DATE	DESCRIPTION	BY

04/21/2026
DATE

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

PREPARED FOR:
TAKE 5 OIL CHANGE
5 Minute Oil Change
2-BAY PROTOTYPE
FAIRBURN, GA 30213

DRAWN BY	ORIG. BUILD DATE
MS	
REVIEWED BY	DATE ISSUED
BK	05/29/2025

TAK02500015
SHEET NO. A203
EXTERIOR ELEVATIONS

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Primary Variance - Landscaped Buffer: Valvoline (7825 Senoia Road)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: Yes

PURPOSE:
For the Planning and Zoning Commission to review the requested variance to reduce the required Landscaped Buffer.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Hightower Real Estate Partners, LLC
Property Owner: SVA Fairburn Limited Partnership
Location/Address: 7825 Senoia Road (between Wendy's and Comfort Inn & Suites)
Site Size: ±0.58 acres
Zoning District: C-2 (General Commercial), Highway 74 Overlay District

The applicant is proposing to construct a 1,462-square-foot general automobile repair shop (excluding body repair and overhaul of major components). The regulations require a landscaped buffer with a minimum horizontal dimension of 35 feet adjacent to the Highway 74 right-of-way for retail and commercial services developments. The applicant is requesting a variance to reduce the Landscaped Buffer from 35 feet to 10 feet.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the requested Landscaped Buffer variance, subject to the enclosed conditions.

ATTACHMENTS:

1. Valvoline Landscaped Buffer Variance Staff Report Package

CITY OF FAIRBURN

PLANNING & ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Valvoline – 7825 Senoia Road [Parcel ID: 09F070300270384] – Request to reduce the Landscaped Buffer from 35’ to 10’.

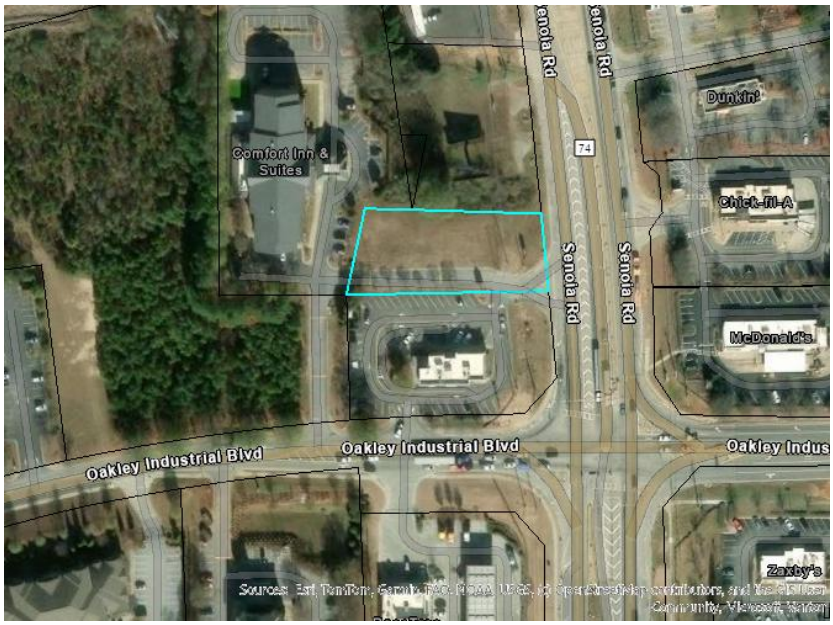
Agent/Applicant/Petitioner Information

Applicant: Hightower Real Estate Partners, LLC

Property Owner: SVA FAIRBURN LIMITED PARTNERSHIP

Background

The site is located at 7825 Senoia Road between Wendy’s and Comfort Inn & Suites. The site is currently zoned C-2 (General Commercial) and is in the Highway 74 Overlay District. The site is approximately 0.58 acres.



Discussion

The applicant is proposing to construct a 1,462-square-foot general automobile repair shop (excluding body repair and overhaul of major components.

The Zoning Code requires that "retail and commercial services developments shall provide a landscaped buffer with a minimum horizontal dimension of 35 feet adjacent to the Highway 74 right-of-way."

The applicant is proposing to reduce the Landscaped Buffer from 35 feet to 10 feet.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

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.
   This criterion has been satisfied. The purpose and intent of the Georgia Highway 74 Overlay Zoning District is to ensure attractive developments which are complimentary and will promote a mix of uses rather than the undesirable commercial sprawl which has plagued many communities and threatened the very character that attracted such development interests; reinforce and implement a land use plan that features residential, office, personal services, hospitality uses, and retail commercial uses along Georgia Highway 74; and protect the aesthetics of the community, provide for safe travel through, and access to the area and safeguard the welfare of its residents, while encouraging development along the Georgia Highway 74 corridor. Therefore, if relief is granted, the proposed construction would be in harmony with the general purpose and intent of the Georgia Highway 74 Overlay Zoning District.

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.
   This criterion has been satisfied. This property does have extraordinary and exceptional conditions because of its size that would create an unnecessary hardship for the owner while causing no detriment to the public.

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.
   Not applicable.

Staff Recommendations

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed site plan in regard to the 35-foot Landscaped Buffer reduction would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Deed
- Legal Description
- Current Survey
- Proposed Plans

SITE PICTURES

West viewpoint

East viewpoint

North viewpoint

APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Hightower Real Estate Partners, LLC

Address: 43 Woodstock Street; Roswell GA 30075

Phone: _____ Cell: 404-849-8984 Fax: _____

Email Address: allen@westbrookre.com

OWNER INFORMATION (If different from Applicant)

Owner Name: SVA Fairburn Limited Partnership (David Arnow)

Address: 1111 W 11th Street; Austin TX 78703

Phone: 512-381-6136 Cell: _____ Fax: _____

Email Address: darnow@castlehillco.com

PROPERTY INFORMATION

Address: 0 Senoia Road

Parcel ID#: 9F 07030027038-4 Land Lot: 27 District: 9F Acreage: 0.581

Request: Reduce minimum Georgia Highway 74 Overlay's minimum landscape buffer reqquirement from 35 feet to 10 feet and reduce the sign setback from 15 feet to 5 feet.

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**

[X] 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.

[ ] 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.

[ ] 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

MINOR & ADMINISTRATIVE MINOR VARIANCES [NO PUBLIC HEARING REQUIRED]

[ ] 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard – 3.5-foot variance)

[ ] 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or Please see attached letter of intent for detailed analysis.

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

Please see attached letter of intent for detailed analysis.

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.

Please see attached letter of intent for detailed analysis.

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

SUBDIVISION Please see attached legal description. UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): 9F DISTRICT: 070 TAX ID: 9F 07030027038-4

PROPERTY ADDRESS 0 Senoia 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]***

SVA Fairburn Limited Partnership
TYPE OR PRINT OWNER'S NAME

1111 W 11th Street
ADDRESS

Austin TX 78703
CITY, STATE & ZIP CODE

, Authorized Representative
OWNER'S SIGNATURE

(512) 381-6136
AREA CODE/ PHONE NUMBER

darnow@castlehillco.com
EMAIL ADDRESS

Sworn to and subscribed before me this 6th day of April 2026

NOTARY PUBLIC

MIRJAM HATLEY
Notary ID #133462910
My Commission Expires
November 23, 2029

***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").

Hightower Real Estate Partners (c/o Harold Buckley)
TYPE OR PRINT PETITIONER'S NAME

2849 Paces Ferry Road
ADDRESS

Atlanta GA 30339
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

3rd Day of April 2026

NOTARY PUBLIC

NATALIE RICHIE PHILPOT
NOTARY PUBLIC
HARALSON COUNTY, GEORGIA
MY COMMISSION EXPIRES: 12/07/2029

10

Harold Buckley, Jr.
PETITIONER'S SIGNATURE

770-803-3707
PHONE NUMBER

hbuckley@wbilegal.com
EMAIL ADDRESS

V. ATTORNEY/AGENT INFORMATION

CHECK ONE: [X] ATTORNEY [ ] AGENT

Harold Buckley, Jr.
TYPE OR PRINT ATTORNEY/AGENT NAME

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CITY, STATE & ZIP CODE

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AREA CODE/PHONE NUMBER

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Harold Buckley, Jr.
SIGNATURE OF ATTORNEY/AGENT

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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ATLANTA, GEORGIA 30339
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TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 6, 2026

VIA FAIRBURN APPLICATION PORTAL
City of Fairburn, Georgia
c/o S. Denise Brookins, Director
Department of Planning and Zoning
56 Malone Street-P. O. Box 145
Fairburn, Georgia 30213

RE: Letter of Intent for Request by Hightower Real Estate Partners, LLC ("Hightower") for Variances on Property Located at 0 Senoia Road (Parcel ID No. 9F 07030027038-4) (the "Subject Property") to: Reduce (1) the Georgia Highway 74 Overlay Landscape Buffer Requirement From 35 Feet to 10 Feet and (2) the Minimum Sign Setback from 15 Feet to 5 Feet.

Dear Planning and Zoning Commission:

This firm represents Hightower, a real estate development firm with more than 50 years of combined commercial real estate experience. Hightower desires to develop the Subject Property with a new corporately owned and operated Valvoline Instant Oil Change store. Unfortunately, the lot lacks the depth to accommodate the required 35-foot landscape buffer requirement (the "Buffer Requirement") and sign setback requirement (the "Sign Setback") along its Senoia Road frontage.

The Subject Property is zoned C-2 (General Commercial) and the development standards for that zoning classification are prescribed in section 80-84(f) of the Fairburn Zoning Ordinance. According to the C-2 development standards, C-2 land parcels must have a minimum lot area of 21,780 square feet (1/2 acre) and a minimum lot width of 100 feet. Also, pursuant to section 80-431(1)(f) of the zoning ordinance, monument signs must be set back at least 15 feet from "a street right-of-way."

While the C-2 regulations don't expressly impose a minimum lot depth requirement, one may use the minimum lot area and lot width requirements to calculate a de facto minimum lot depth, which would be a minimum depth of 217.80 feet. Since the city council adopted the Buffer Requirement and Sign Setback against the backdrop of the minimum C-2 lot area and width requirements, it may be inferred that a depth of at least 218 feet is required to reasonably meet the Buffer Requirement and Sign Setback.

The Subject Property meets the minimum C-2 lot area and width requirements but it cannot accommodate the Buffer Requirement or the Sign Setback because its depth is substandard. While the Subject Property's depth is approximately 224 feet along its southern property line, it narrows dramatically to approximately 192 feet along its northern property line. This depth shortfall

prevents Hightower from being able to incorporate the Buffer Requirement and Sign Setback into its development plan.

The Subject Property's substandard lot depth is a direct result of a Georgia Department of Transportation a ("DOT") condemnation action. More specifically, back in 2018, the DOT approved the location and design for a road improvement project to reconstruct the interchange between Senoia Road and I-85, and to widen a substantial portion of Senoia Road.[1] To facilitate the construction of the additional lanes along Senoia Road, the DOT condemned and took a substantial portion of the Subject Property in 2023, which directly and substantially reduced the Subject Property's depth to its current substandard condition.[2] In fact, the DOT condemnation action reduced the Subject Property's depth approximately 23' along the northern property line and approximately 26' along the southern property line, roughly equating to the Buffer Requirement reduction requested.

Because of the Subject Property's substandard lot depth, Hightower respectfully request a variance to reduce the Subject Property's Buffer Requirement from 35 feet to 10 feet and the Sign Setback from 15 feet to 5 feet.

I. Hightower's Application Complies with Fairburn's Variance Approval Standards.

Section 80-251 of the Zoning Ordinance sets forth the city's three prescribed variance approval standards, and it only requires applicants to show that they comply with one of them. Hightower's variance request fully meets two of these approval standards as follows:

(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

The zoning ordinance's general purpose and intent is set forth in section 80-3 therein, as follows:

> This chapter has been made in accordance with the comprehensive plan of the city, designed for the purposes of, among others, promoting public health, safety, convenience and general welfare; lessening congestion in the streets; securing safety from fire, panic, and other dangers; providing adequate light and air; encouraging such timing, density and distribution of land development and uses as will facilitate an economic and adequate provision of transportation, communication, water supply, drainage, sanitation, education, recreation and other public requirements; protecting property against blight and depreciation; preventing the overcrowding of land and undue concentration of population and urban sprawl; encouraging the most appropriate use of land, buildings, and other structures throughout the city; and for other purposes. **These regulations have been developed**

[1] See enclosed DOT Approved Location & Design Report, dated August 22, 2018; see also enclosed Fulton County Daily Report public notice certification confirming public notice date of September 19, 2018..
[2] See enclosed DOT right-of-way deed, dated May 12, 2023.

> **with reasonable consideration of the character of various zoning districts and their peculiar suitability for particular uses**, and with the general objective of promoting desirable living environments, stable neighborhoods, sound commercial and industrial areas and protecting the city's natural resources. (Emphasis added.)

The intent for the C-2 zoning regulations, which are incorporated into the zoning ordinance's general purpose and intent by reference, is set forth in section 80-84(a) of the zoning ordinance, as follows:

> Regulations set forth in this section are the C-2 General Commercial Zoning District regulations. Article IV should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The C-2 general commercial district is to serve the retail and commercial needs of the regional community.

Based on the foregoing, for the purposes of this application the zoning ordinance's purposes and intent are to protect the public's interest by promoting and ensuring appropriate community development that meets the regional community's retail and commercial needs.

Hightower's development proposal is entirely consistent with these purposes and intent. The proposed commercial use is permitted by-right under the Subject Property's C-2 zoning, meaning the city council has specifically determined that this land use is appropriate for this location, meaning that it is consistent with the C-2 regulations' purposes and intent. Therefore, because the variance is necessary to make the Subject Property developable for C-2 purposes, approving Hightower's variance request is also entirely consistent with the zoning ordinance's purposes and intent.

For the foregoing reasons, Hightower's application fully meets this variance approval standard.

(2) **The strict application of the C-2 buffer and parking standards to Hightower's property creates an unnecessary hardship and impairs the public good.**

As explained above, the Subject Property's substandard lot depth directly resulted from a 2023 DOT condemnation action. This occurrence, which was beyond the Subject Property owner's control, substantially impaired the property's usability by rendering it too shallow to reasonably accommodate the Buffer Requirement and Sign Setback. This impairment presents the property owner and Hightower with a hardship because the strict application of the Buffer Requirement and Sign Setback renders the Subject Property undevelopable for the C-2 purposes for which it is zoned. This hardship is unnecessary because the proposed use is permitted under the C-2 regulations by-right, meaning it is fully consistent with the zoning ordinance's purposes and intent.

For the foregoing reasons, Hightower's application fully meets this variance approval standard.

II. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.[3] Therefore, solely to satisfy these longstanding requirements of Georgia law, Hightower respectfully advises the city of Fairburn of its constitutional objections.

Hightower has demonstrated its consistency with the city council's legislative intent and its satisfaction of the city's approval standards for its requested variances. Therefore, the denial of Hightower's application (or the approval of any lesser relief than requested) would violate Hightower's constitutionally protected rights to due process of law and equal protection under the laws. Such an unconstitutional decision by the city would also constitute an arbitrary and capricious act without any rational basis, as well as a manifest abuse of its discretion.

For all of the foregoing reasons, Hightower respectfully requests the approval of its variance requests. Please do not hesitate to let me know if I may provide you with any additional information, or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

By: Harold Buckley, Jr., AICP
Attorneys for Hightower Real Estate Partners, LLC

[3] DeKalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

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After recording please return to:
Ms. Elizabeth D. Huff
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway, Suite 600
Atlanta, Georgia 30339

STATE OF GEORGIA

COUNTY OF FULTON

Doc#00026646 Rec#00011199
GEORGIA, FULTON COUNTY
Filed and Recorded
04/18/1996 12:58P
JUANITA HICKS
Clerk, Superior Ct

LIMITED WARRANTY DEED

THIS INDENTURE, made this 17th day of April in the year of our Lord Nineteen Hundred Ninety-Six, between **BESSEMER PROPERTIES, INCORPORATED**, a Delaware corporation, as party of the first part (hereinafter called "Grantor"), and **SVA FAIRBURN LIMITED PARTNERSHIP**, a Texas limited partnership, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Land Lots 27, 28 and 32 of the 9th District of Fulton County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property") subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE; however, NO WARRANTY is given as to Parcel C.

AND GRANTOR will warrant and forever defend the right and title to the Property except for Parcel C as to which no warranty is made, and except for those matters on Exhibit B, unto Grantee against the claims of all persons claiming by, under, or through Grantor.

Fulton County, Georgia
Real Estate Tranfer Tax
Paid$ 580.00
Date 04/18/1996
JUANITA HICKS
Clerk, Superior Court
By: _____
Deputy Clerk

BK 20853 PG 81

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed on its behalf by its duly authorized officers the day and year first above written.

GRANTOR:

Signed, sealed and delivered this 17th day of April, 1996, in the presence of:

Unofficial Witness

Notary Public

My commission expires:

May 10, 1998
[NOTARIAL SEAL]

LYNDA FAMBROUGH
MY COMMISSION # CC 371604
EXPIRES May 10 1998
Bonded Thru Notary Public Underwriters

BESSEMER PROPERTIES, INCORPORATED, a Delaware corporation

By: _____
Its: Senior Vice President

Attest: _____
Its: Assistant Secretary

[CORPORATE SEAL]

BK 20853 PG 82

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EXHIBIT A

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27, 28 and 32 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found formed by the northeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the northern right-of-way line of Oakley Industrial Boulevard (having a 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection South 38° 09′ 16" West a distance of 72.35 feet to an iron pin set; thence continue along said northern and northwestern right-of-way line of Oakley Industrial Boulevard run the following three (3) courses and distances and following the curvature thereof: (1) South 87° 37′ 54" West a distance of 193.08 feet to a point; (2) along the arc of an 1,959.86-foot radius curve to the left having an arc distance of 1,151.03 feet to a point (said arc being subtended by a chord lying to the south thereof bearing South 70° 48′ 24" West and being 1,134.56 feet in length); and (3) South 53° 58′ 54" West a distance of 1,347.42 feet to an iron pin set located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc.; thence leaving the northwestern right-of-way line of Oakley Industrial Boulevard, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53′ 41" West a distance of 1,194.13 feet to an iron pin found located on the northern boundary line of property now or formerly owned by Lillian Mae Gaddy; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the northern boundary line of property now or formerly owned by Lillian Mae Gaddy South 88° 53′ 41" West a distance of 118.82 feet to an iron pin found located on the southern right-of-way line of Interstate 85 (having a 300-foot right-of-way width); thence leaving the northern boundary line of property now or formerly owned by Lillian Mae Gaddy, run along the southern right-of-way line of Interstate 85 the following three (3) courses and distances and following the curvature thereof: (1) North 53° 20′ 34" East a distance of 771.90 feet to an iron pin found; (2) along the arc of an 11,310.86-foot radius curve to the right having an arc distance of 1,497.92 feet to an iron pin found (said arc being subtended by a chord lying to the south thereof bearing North 57° 08′ 12" East and being 1,496.82 feet in length); and (3) North 60° 55′ 50" East a distance of 457.21 feet to a point (said point is located 0.46 feet east of an iron pin found) located on the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 of the aforesaid district and county; thence leaving the southern right-of-way line of Interstate 85, run along the southern boundary line of property

now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 North 89° 51' 55" East a distance of 408.95 feet to an iron pin found located on the eastern boundary line of property now or formerly owned by Samuel C. Tucker; thence leaving said southern boundary line and said land lot line, run along the eastern boundary line of property now or formerly owned by Samuel C. Tucker North 00° 03' 23" West a distance of 100.56 feet to an iron pin found; thence leaving said eastern boundary line, run along the southern boundary lines of properties now or formerly owned by (i) Samuel C Tucker and (ii) Geo. H. Green Oil, Inc. South 89° 57' 08" East a distance of 843.11 feet to an iron pin set located on the western boundary line of property now or formerly owned by Geo. H. Green Oil, Inc.; thence along the western and southern boundary lines of property now or formerly owned by Geo. H. Green Oil, Inc., run the following two (2) courses and distances: (1) South 11° 23' 20" West a distance of 102.31 feet to an iron pin found; and (2) South 89° 56' 40" East a distance of 172.23 feet to an iron pin set located on the western right-of-way line of State Road 74 (a/k/a Senoia Road); thence leaving the southern boundary line of property now or formerly owned by Geo. H. Green Oil, Inc., run along the western right-of-way line of State Road 74 (a/k/a Senoia Road) the following two (2) courses and distances: (1) South 08° 17' 23" East a distance of 203.12 feet to a concrete monument found; and (2) South 03° 16' 56" East a distance of 39.09 feet to an iron pin found located at the northeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road) and the northern right-of-way line of Oakley Industrial Boulevard, said iron pin found being the **POINT OF BEGINNING**.

The above-described property contains 49.059 acres (2,137,027 square feet) and is shown on, designated as "Parcel A" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

TOGETHER WITH a perpetual exclusive easement for the erection, maintenance, repair and replacement of a sign, as more particularly described on Exhibit "C" of the Limited Warranty Deed from Bessemer Properties, Incorporated, a Delaware corporation, to The Ethanol Corporation, a Delaware corporation, dated September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27 and 28 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the southeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the southern right-of-way line of Oakley Industrial Boulevard (having an 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection North 43° 57' 05" West a distance of 60.16 feet to a point; thence continue along the southern right-of-way line of Oakley Industrial Boulevard, run South 87° 37' 54" West a distance of 186.12 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum, said point being the **TRUE POINT OF BEGINNING**; from the **TRUE POINT OF BEGINNING**, as thus established, thence continue along the western boundary line of property now or formerly owned by Racetrac Petroleum, run South 01° 57' 21" East a distance of 224.22 feet to an iron pin found located on the western boundary line of property now or formerly owned by Bezek Enterprises, Inc.; thence leaving the western boundary line of property now or formerly owned by Racetrac Petroleum, run along the western boundary line of property now or formerly owned by Bezek Enterprises, Inc. and the western and northwestern boundary lines of property now or formerly owned by Mohammad Khimani the following eight (8) courses and distances: (1) South 01° 57' 21" East a distance of 296.86 feet past a one-half (1/2) inch crimped top pipe to a point; (2) South 44° 24' 34" West a distance of 49.58 feet to a point; (3) South 59° 51' 34" West a distance of 111.00 feet to a point; (4) South 56° 28' 34" West a distance of 100.00 feet to a point; (5) South 60° 52' 34" West a distance of 70.00 feet to an iron pin found; (6) South 49° 42' 34" West a distance of 85.00 feet to a point; (7) South 29° 26' 34" West a distance of 65.00 feet to a point; and (8) South 06° 16' 34" West a distance of 49.55 feet to an iron pin found located on the northwestern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence leaving the northwestern boundary line of property now or formerly owned by Mohammad Khimani, run along the northwestern, northern and northeastern boundary lines of property now or formerly owned by Rebie Kidd Lambert the following four (4) courses and distances: (1) South 31° 27' 09" West a distance of 76.83 feet to a point; (2) South 35° 34' 29" West a distance of 56.01 feet to a point; (3) South 42° 39' 26" West a distance of 72.28 feet to an iron pin found; and (4) South 89° 01' 10" West a distance of 155.88 feet to a point; thence leaving the northern boundary line of property now or formerly owned by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 647.28 feet to a point located on the northern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence along said northern boundary line of property now

or formerly owned by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 545.05 feet to a point located on the northeastern boundary line of property now or formerly owned by the City of Fairburn; thence leaving the northern boundary line of property now or formerly owned by Rebie Kidd Lambert; run along the northeastern and northwestern boundary lines of property now or formerly owned by the City of Fairburn the following two (2) courses and distances: (1) North 36° 01' 06" West a distance of 91.62 feet to a point; and (2) South 53° 58' 54" West a distance of 131.12 feet to a point located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc; thence leaving the northwestern boundary line of property now or formerly owned by the City of Fairburn, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53' 41" West a distance of 17.47 feet to an iron pin set located on the southeastern right-of-way line of Oakley Industrial Boulevard; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the southeastern and southern right-of-way lines of Oakley Industrial Boulevard the following three (3) courses and distances and following the curvature thereof: (1) North 53° 58' 54" East a distance of 1,204.15 feet to a point; (2) along the arc of an 1,859.86-foot radius curve to the right having an arc distance of 1,092.30 feet to a point (said arc being subtended by a chord lying to the south thereof bearing North 70° 48' 24" East and being 1,076.67 feet in length); and (3) North 87° 37' 54" East a distance of 15.51 feet to an iron pin set; thence leaving the southern right-of-way line of Oakley Industrial, run South 02° 22' 06" East a distance of 10.00 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum, said point being the TRUE POINT OF BEGINNING.

The above-described property contains 26.263 acres (1,144,030 square feet) and is shown on, designated as "Parcel B" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

PARCEL C:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the southeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the southern right-of-way line of Oakley Industrial Boulevard (having an 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection North 43° 57' 05" West a distance of 60.16 feet to a point; thence continue along the southern right-of-way line of Oakley Industrial Boulevard, run South 87° 37' 54" West a distance of 186.12 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum; thence along the western boundary line of property now or formerly owned by Racetrac Petroleum, run South 01° 57' 21" East a distance of 224.22 feet to an iron pin found located on the western boundary line of property now or formerly owned by Bezek Enterprises, Inc.; thence leaving the western boundary line of property now or formerly owned by Racetrac Petroleum, run along the western boundary line of property now or formerly owned by Bezek Enterprises, Inc. and the western and northwestern boundary lines of property now or formerly owned by Mohammad Khimani the following eight (8) courses and distances: (1) South 01° 57' 21" East a distance of 296.86 feet past a one-half (1/2) inch crimped top pipe to a point; (2) South 44° 24' 34" West a distance of 49.58 feet to a point; (3) South 59° 51' 34" West a distance of 111.00 feet to a point; (4) South 56° 28' 34" West a distance of 100.00 feet to a point; (5) South 60° 52' 34" West a distance of 70.00 feet to an iron pin found; (6) South 49° 42' 34" West a distance of 85.00 feet to a point; (7) South 29° 26' 34" West a distance of 65.00 feet to a point; and (8) South 06° 16' 34" West a distance of 49.55 feet to an iron pin found located on the northwestern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence leaving the northwestern boundary line of property now or formerly owned by Mohammad Khimani, run along the northwestern, northern and northeastern boundary lines of property now or formerly owned by Rebie Kidd Lambert the following four (4) courses and distances: (1) South 31° 27' 09" West a distance of 76.83 feet to a point; (2) South 35° 34' 29" West a distance of 56.01 feet to a point; (3) South 42° 39' 26" West a distance of 72.28 feet to an iron pin found; and (4) South 89° 01' 10" West a distance of 155.88 feet to a point, said point being the northern boundary line of property now or formerly owned by Rebie Kidd Lambert as claimed by Deed recorded in Deed Book 10291, page 328 and also being the **TRUE POINT OF BEGINNING;** from the **TRUE POINT OF BEGINNING,** as thus established, thence continuing along the northern boundary line of property as claimed by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 647.28 feet to a point; thence leaving the northern boundary line of property as

claimed by Rebie Kidd Lambert, run the following seven (7) course and distances: (1) South 29° 52' 59" West a distance of 11.31 feet to a point; (2) North 88° 43' 31" East a distance of 112.13 feet to a point; (3) North 89° 23' 06" East a distance of 138.91 feet to a point; (4) North 87° 29' 32" East a distance of 60.52 feet to a point; (5) South 89° 49' 51" East a distance of 112.53 feet to a point; (6) North 86° 42' 04" East a distance 134.00 feet to a point; and (7) North 85° 51' 55" East a distance of 95.29 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above-described property contains 0.122 acres (5,302 square feet) and is shown on, designated as "Parcel C" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

EXHIBIT B

[PERMITTED EXCEPTIONS]

1. All ad valorem taxes affecting the Property for the year of Closing and subsequent years thereto;

2. The state of facts shown on that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996;

3. All zoning ordinances affecting the Property;

4. Rights, if any, of others, whether public, private or of public utilities, in the streets and/or roads adjoining the Property;

5. Easement for construction and maintenance of slopes and/or drainage, as contained in that Right-of-Way Deed from Phipps Land Company, Inc. to Fulton County, dated December 4, 1975, for Oakley Industrial Boulevard recorded in Deed Book 6407, page 206, Fulton County, Georgia records;

6. Sewer Easement for sanitary sewer dated September 7, 1989 from Bessemer Properties, Incorporated to Fulton County, Georgia, recorded in Deed Book 12768, page 32, aforesaid records;

7. Restrictions contained in that certain Deed from Bessemer Properties, Incorporated to The Ethanol Corporation dated September 7, 1989, recorded in Deed Book 12768, page 34, aforesaid records;

8. Sanitary Sewer Easement from Bessemer Properties, Incorporated to Fulton County, the City of Fairburn and Greenway Stores, Inc., dated October 12, 1995, recorded in Deed Book 20116, page 297, aforesaid records;

9. Utility Easement (unrecorded) from Bessemer Properties, Incorporated to the City of Fairburn, dated June 12, 1995;

10. Sewer Easement from Phipps Land Company to Fulton County, Georgia (undated), filed for record on April 30, 1975, in Deed Book 6259, page 443, aforesaid records;

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11. Easement for construction and maintenance of slopes and/or drainage, and relinquishment of access rights as contained in Right-of-Way Deeds to the State Highway Department of Georgia, as recorded, as follows:

(a) from C.E. Stephens, dated September 26, 1963, recorded in Deed Book 4126, page 131, aforesaid records; and

(b) from W.K. Cook, dated November 21, 1963, recorded in Deed Book 4156, page 216, aforesaid records.

Deed Book 66936 Page 329
Filed and Recorded 06/26/2023 05:28:00 PM
2023-0172513
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2260262947

Fulton County Superior Court
EFILEDQW
Date: 6/20/2023 6:19 PM
Cathelene Robinson, Clerk

EXHIBIT "A"

IN THE SUPERIOR COURT OF FULTON COUNTY

STATE OF GEORGIA

2023CV381775

DEPARTMENT OF TRANSPORTATION DOCKET NO. _____

VS. IN REM _____

0.077 acres of land; and certain easement rights; and

SVA Fairburn Limited Partnership, a Texas limited partnership; Trushal Incorporated, a Georgia corporation; Wallis Bank, a Texas bank corporation; United States Small Business Administration; Arc CafeUSA001, LLC, a Delaware limited liability company; VP Restaurants, LLC; Finance Department of City of Fairburn; and, Tax Commissioner of Fulton County

DECLARATION OF TAKING

WHEREAS, the Commissioner of the Department of Transportation has made and entered an order finding that the circumstances in connection with acquiring right of way to construct Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County, are such that it is necessary to acquire the title, estate or interest in the lands as fully described in said order, a certified copy of which is attached to this Declaration identified as Appendix "A" to Exhibit "A" and made a part hereof, under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

WHEREAS, said right of way, easements and access rights, if any, are for public highway purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix "B" to Exhibit "A" and made a part hereof; and

WHEREAS, the Department of Transportation has caused an investigation and report to be made by a competent land appraiser, upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right of way, easements and access rights, if any, above referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix "C" to Exhibit "A" and made part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix "C" to Exhibit "A", the Department of Transportation estimates **$130,100.00** as the just and adequate compensation to be paid for said right of way, easements and access rights, if any, as fully described in Appendix "A" to Exhibit "A", attached hereto, and now deposited said sum in the Court, to the use of the persons entitled hereto;

NOW, THEREFORE, the premises considered, the Department of Transportation, under authority of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, hereby declares that the property or interest therein as described in Appendix "A" to Exhibit "A", attached to and a part of this Declaration, is taken for State-aid road purposes.

This the 12 day of May 2023.

Russell R. McMurry, P.E.
Commissioner of the Department
of Transportation

APPENDIX "A" TO EXHIBIT "A"
ORDER OF THE COMMISSIONER OF THE
DEPARTMENT OF TRANSPORTATION

WHEREAS, the Department of Transportation has laid out and determined to construct a certain State-aid road or highway as part of the State Highway System of the State of Georgia, known and designated as Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County and being more fully shown on a map and drawing on file in the office of the Department of Transportation, 600 West Peachtree Street, Atlanta, Georgia; and

WHEREAS, in order to maintain the projected schedule of road construction of the Department of Transportation, it is necessary that the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as described and shown in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project:

Required R/W: 0.077 acres of land; and certain easement rights; and
Appendix “A” – Annex 1 – Legal Description
Annex 1-A - Plat

Owners or persons with an interest in said tract of land:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

NOW, THEREFORE, it is found by the Commissioner of the Department of Transportation that the circumstances are such that it is necessary that the right of way, easements and access rights, if any, as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that the Department of Transportation proceed to acquire the title, estate or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney General of Georgia as well as his duly authorized Assistant Attorneys General, are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

Done at the office of the Commissioner in Atlanta, Georgia, this 12 day of May 2023.

/S/ RUSSELL R. MCMURRY, P.E.
Commissioner of the Department
of Transportation

ATTEST:

/S/ ANGELA WHITWORTH
Treasurer
Department of Transportation

Appendix "A"
Parcel No. 9B 8.

Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

Parcel Number: 9B

Required R/W: 0.077 acres of land; and certain easement rights; and

Owners or persons with an interest in said tract of land:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Tax Parcel # 09F-0703-0027-038-4

All that tract or parcel of land lying and being in Land Lot 27 of the 9F Land District of Fulton County, Georgia, being more particularly described as follows:

RIGHT OF WAY

BEGINNING at the point 72.64 feet right and opposite of station 110+51.62 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence southeasterly 116.28 feet along the arc of a curve (said curve having a radius of 3365.47 feet and a chord distance of 116.28 feet on a bearing of S 4°58'34.4" E) to the point 73.87 feet right of and opposite station 111+69.62 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 28.20 feet to a point 102.00 feet right of and opposite station 111+67.69 on said construction centerline laid out for SR 74/SENOIA RD.; thence northwesterly 117.51 feet along the arc of a curve (said curve having a radius of 4898.00 feet and a chord distance of 117.51 feet on a bearing of N 5°36'56.1" W) to the point 102.00 feet right of and opposite station 110+47.73 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°52'07.3" E a distance of 29.61 feet back to the point of beginning. Containing 0.077 acres or 3374.58 square feet more or less.

PERMANENT EASEMENT
FOR THE CONSTRUCTION OF SLOPES & UTILITIES

BEGINNING at the point 102.00 feet right and opposite of station 110+47.73 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence southeasterly 117.51 feet along the arc of a curve (said curve having a radius of 4898.00 feet and a chord distance of 117.51 feet on a bearing of S 5°36'56.1" E) to the point 102.00 feet right of and opposite station 111+67.69 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 16.04 feet to a point 118.00 feet right of and opposite station 111+66.58 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 7°27'48.8" W a distance of 118.64 feet to a point 121.78 feet right of and opposite station 110+45.09 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°52'07.3" E a distance of 19.95 feet back to the point of beginning. Containing 0.049 acres or 2136.95 square feet more or less.

DRIVEWAY EASEMENT

BEGINNING at the point 119.37 feet right and opposite of station 111+32.00 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence S 7°27'48.8" E a distance of 33.79 feet to a point 118.00 feet right of and opposite station 111+66.58 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 19.04 feet to a point 137.00 feet right of and opposite station 111+65.26 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 5°05'42.6" W a distance of 23.59 feet to a point 137.00 feet right of and opposite station 111+41.00 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 58°16'03.9" E a distance of 19.69 feet back to the point of beginning. Containing 0.012 acres more or less.

This easement becomes effective at the beginning of construction of the above numbered project and will continue until December 31, 2028 or until completion and final acceptance of said project by the Department of Transportation, whichever is earlier.

***

Appendix "A" – Annex 1

Parcel No. 9B 9-A.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use is as follows. Fee simple title to the above described lands as shown described within on the attached plats date the 22 day of May, 2018; Last Revised: Sheets No. 14 and 21 on June 3, 2020 and attached hereto as Annex 1-A.

A permanent easement is condemned for the right to construct and maintain slopes and utilities to connect the newly constructed road and right of way to the condemnee's remaining land and as shown described within on the attached plats marked Annex 1-A.

A temporary easement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the condemnees remaining land for driveway purposes. Said easement will expire five (5) years from the date of filing, and as being shown described within on the attached plats marked Annex 1-A. Upon completion of the project, the driveway will remain in place for use by the condemnees.

Appendix "A" – Annex 1

Parcel No. 9B 9-B.

PLAT

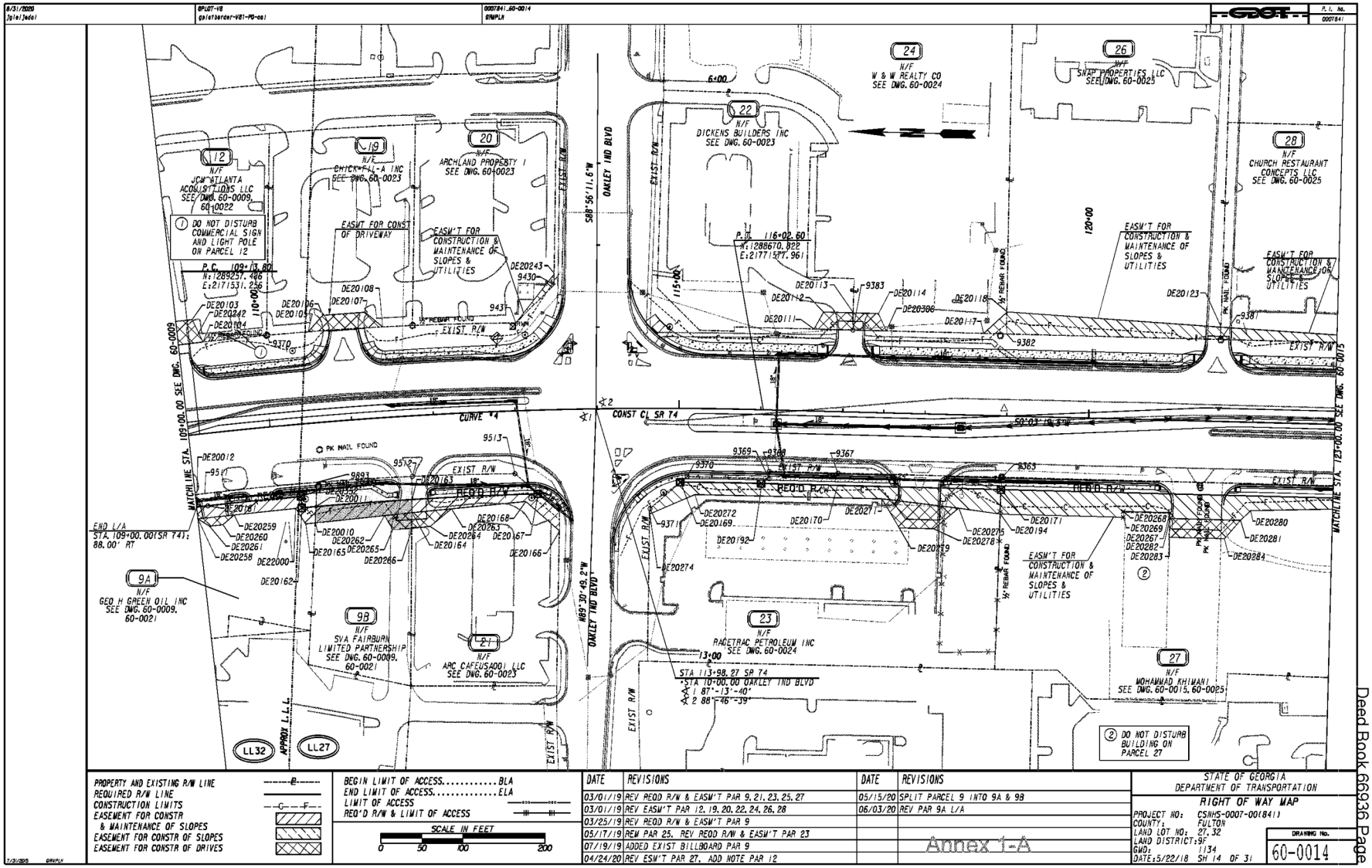
Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

RECORD OWNERS OR PERSONS WITH AN INTEREST IN SAID TRACT OF LAND:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Appendix "A" – Annex 1-A

Parcel No. 9B 10.



DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9, 21, 23, 25, 27	05/15/20	SPLIT PARCEL 9 INTO 9A & 9B
03/01/19	REV EASM'T PAR 12, 19, 20, 22, 24, 26, 28	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9		
05/17/19	REM PAR 25, REV REQD R/W & EASM'T PAR 23		
07/19/19	ADDED EXIST BILLBOARD PAR 9		
04/24/20	REV ESM'T PAR 27, ADD NOTE PAR 12		

Annex 1-A

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD: 1134
DATE: 5/22/18 SH 14 OF 31
DRAWING No. 60-0014
P. I. No. 0007841

6/21/2020	GPLOT-V8	0007841/PNTS	GDOT	P. I. No.
jgle|jedel	gp|stborder-V81-PG-col	GRAPLN	0007841

9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9510	73.40 R	108+43.31	SR 74/SENOIA RD.
	68.35	S 8°18'53.1" E	
9511	72.83 R	109+11.66	SR 74/SENOIA RD.

ARC LENGTH = 137.96
CHORD BEAR = S 7°08'25.4" E
LNTH CHORD = 137.95
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9893	72.64 R	110+51.62	SR 74/SENOIA RD.
	29.61	N 88°52'07.3" W	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = N 6°24'16.2" W
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	N 83°29'38.1" E	
DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = N 7°10'18.7" W
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.
	72.92	N 7°50'15.4" W	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	14.80	S 88°23'04.1" E	
9510	73.40 R	108+43.31	SR 74/SENOIA RD.

REQD R/W = 3399.89 SF
REQD R/W = 0.078 ACRES
REMAINDER = +/- 0.736 ACRES

PARCEL 9A REQ'D L/A

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9519	249.64 R	108+13.97	SR 74/SENOIA RD.
	163.86	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	59.12	S 7°50'15.4" E	
DE20012	88.00 R	109+00.00	SR 74/SENOIA RD.

REQD L/A = 222.98 LF

9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	72.92	S 7°50'15.4" E	
DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = S 7°10'18.7" E
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	S 83°29'38.1" W	
DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = S 6°24'16.2" E
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	19.95	N 88°52'07.3" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	11.80	N 7°27'48.8" W	
DE20165	122.00 R	110+33.00	SR 74/SENOIA RD.
	22.71	N 55°11'57.2" E	
DE22000	102.00 R	110+22.00	SR 74/SENOIA RD.
	181.24	N 7°28'30.3" W	
DE20256	102.00 R	108+38.55	SR 74/SENOIA RD.
	14.19	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.

REQD EASMT = 3064.95 SF
REQD EASMT = 0.070 ACRES

PARCEL 9A — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/	STATION/	ALIGNMENT
DE20258	103.00 R	109+00.00	SR 74/SENOIA RD.
DE20259	103.00 R	108+40.00	SR 74/SENOIA RD.
DE20260	113.00 R	109+30.00	SR 74/SENOIA RD.
DE20261	113.00 R	109+13.00	SR 74/SENOIA RD.
DE20258	103.00 R	109+00.00	SR 74/SENOIA RD.

9B
N/F
SVA FAIRBURN LIMITED PARTNERSHIP
SEE DWG. 60-0014

PARCEL 9B — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

ARC LENGTH = 116.28
CHORD BEAR = S 4°58'34.4" E
LNTH CHORD = 116.28
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9512	73.87 R	111+69.62	SR 74/SENOIA RD.
	28.20	S 88°56'33.5" W	
DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = N 5°36'56.1" W
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	29.61	S 88°52'07.3" E	
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

REQD R/W = 337.458 SF
REQD R/W = 0.077 ACRES
REMAINDER = +/- 0.585 ACRES

PARCEL 9B — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = S 5°36'56.1" E
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.
	16.04	S 88°56'33.5" W	
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
	118.64	N 7°27'48.8" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	19.95	S 88°52'07.3" E	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

REQD EASMT = 2136.95 SF
REQD EASMT = 0.049 ACRES

PARCEL 9B — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/	STATION/	ALIGNMENT
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
DE20266	137.00 R	111+65.26	SR 74/SENOIA RD.
DE20265	137.00 R	111+41.00	SR 74/SENOIA RD.
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

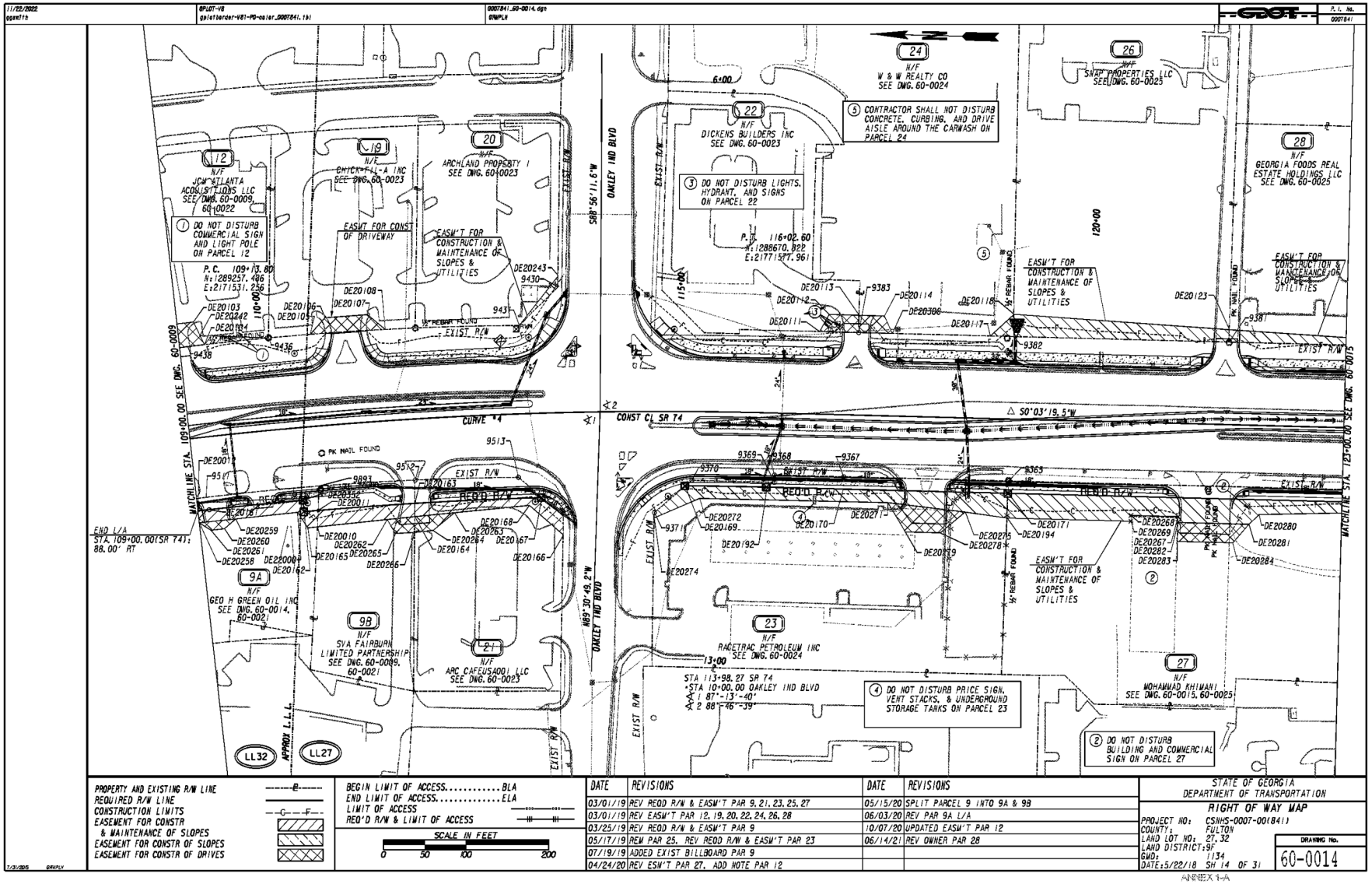
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9		
03/28/19	REV REQD R/W & EASM'T PAR 10, 11		
07/19/19	ADDED L/A PAR 9, 10, 11		
05/15/20	SPLIT PAR 9 INTO 9A & 9B		
05/15/20	MOVED PAR 10 & 11 TO 60-0021A		

Annex 1-A

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO:
LAND DISTRICT:
GMD
DATE
SH 21 OF 31
DRAWING No. 60-0021

7/31/2015 GRAPLN



11/22/2022
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0007841_60-0014.dgn
GRNPLN
P.I. No. 0007841
N/F W & W REALTY CO SEE DWG. 60-0024
N/F SNAP PROPERTIES LLC SEE DWG. 60-0025
N/F DICKENS BUILDERS INC SEE DWG. 60-0023
N/F GEORGIA FOODS REAL ESTATE HOLDINGS LLC SEE DWG. 60-0025
N/F JCM ATLANTA ACQUISITIONS LLC SEE DWG. 60-0009, 60-0022
N/F CHICK-FIL-A INC SEE DWG. 60-0023
N/F ARCHLAND PROPERTY I SEE DWG. 60-0023
N/F GEO H GREEN OIL INC SEE DWG. 60-0014, 60-0021
N/F SVA FAIRBURN LIMITED PARTNERSHIP SEE DWG. 60-0009, 60-0021
N/F ARC CAFEUSA001 LLC SEE DWG. 60-0023
N/F RACETRAC PETROLEUM INC SEE DWG. 60-0024
N/F MOHAMMAD KHIMANI SEE DWG. 60-0015, 60-0025
① DO NOT DISTURB COMMERCIAL SIGN AND LIGHT POLE ON PARCEL 12
② DO NOT DISTURB BUILDING AND COMMERCIAL SIGN ON PARCEL 27
③ DO NOT DISTURB LIGHTS, HYDRANT, AND SIGNS ON PARCEL 22
④ DO NOT DISTURB PRICE SIGN, VENT STACKS, & UNDERGROUND STORAGE TANKS ON PARCEL 23
⑤ CONTRACTOR SHALL NOT DISTURB CONCRETE, CURBING, AND DRIVE AISLE AROUND THE CARWASH ON PARCEL 24
EASM'T FOR CONST OF DRIVEWAY
EASM'T FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES
P.C. 109+13.80 N:1289257.486 E:2171531.256
P.T. 116+02.60 N:1288670.822 E:2177157.961
END L/A STA. 109+00.00(SR 74); 88.00' RT
STA 113+98.27 SR 74 STA 10+00.00 OAKLEY IND BLVD
1 87°-13'-40"
2 88°-46'-39"
CURVE #4
CONST CL SR 74
S0°03'19.5"W
S88°56'11.6"W
N89°30'49.2"W
OAKLEY IND BLVD
MATCHLINE STA. 109+00.00 SEE DWG. 60-0009
MATCHLINE STA. 123+00.00 SEE DWG. 60-0015
EXIST R/W
REQ'D R/W
APPROX L.L.L.
LL32
LL27
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
SCALE IN FEET
0 50 100 200
DATE | REVISIONS
03/01/19 REV REQD R/W & EASM'T PAR 9, 21, 23, 25, 27
03/01/19 REV EASM'T PAR 12, 19, 20, 22, 24, 26, 28
03/25/19 REV REQD R/W & EASM'T PAR 9
05/17/19 REM PAR 25, REV REQD R/W & EASM'T PAR 23
07/19/19 ADDED EXIST BILLBOARD PAR 9
04/24/20 REV ESM'T PAR 27, ADD NOTE PAR 12
05/15/20 SPLIT PARCEL 9 INTO 9A & 9B
06/03/20 REV PAR 9A L/A
10/07/20 UPDATED EASM'T PAR 12
06/14/21 REV OWNER PAR 28
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD: 1134
DATE: 5/22/18 SH 14 OF 31
DRAWING No. 60-0014
ANNEX 1-A

2/24/2023 RJohnson	GPLOT-V8 gplotborder-V81-PD-color_0007841.tbl	0007841MTB.dgn GRMPLN	GDOT	P. I. No. 0007841

9A

N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9510	73.40 R	108+43.31	SR 74/SENOIA RD.
	68.35	S 8°18'53.1" E	
9511	72.83 R	109+11.66	SR 74/SENOIA RD.

ARC LENGTH = 137.96
CHORD BEAR = S 7°08'25.4" E
LNTH CHORD = 137.95
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9893	72.64 R	110+51.62	SR 74/SENOIA RD.
	29.61	N 88°52'07.3" W	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

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CHORD BEAR = N 6°24'16.2" W
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	N 83°29'38.1" E	
DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = N 7°10'18.7" W
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.
	72.92	N 7°50'15.4" W	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	14.80	S 88°23'04.1" E	
9510	73.40 R	108+43.31	SR 74/SENOIA RD.

REQD R/W = 3398.89 SF
REQD R/W = 0.078 ACRES
REMAINDER = +/- 0.736 ACRES

PARCEL 9A REQ'D L/A

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9519	249.64 R	108+13.97	SR 74/SENOIA RD.
	163.86	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	59.12	S 7°50'15.4" E	
DE20012	88.00 R	109+00.00	SR 74/SENOIA RD.

REQD L/A = 222.98 LF

9A

N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	72.92	S 7°50'15.4" E	
DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = S 7°10'18.7" E
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	S 83°29'38.1" W	
DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = S 6°24'16.2" E
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	19.95	N 88°52'07.3" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	11.80	N 7°27'48.8" W	
DE20165	122.00 R	110+33.00	SR 74/SENOIA RD.
	22.71	N 55°11'57.2" E	
DE22000	102.00 R	110+22.00	SR 74/SENOIA RD.
	181.24	N 7°28'30.3" W	
DE20256	102.00 R	108+38.55	SR 74/SENOIA RD.
	14.19	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.

REQD EASMT = 3064.95 SF
REQD EASMT = 0.070 ACRES

PARCEL 9A — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20258	102.39 R	109+00.00	SR 74/SENOIA RD.
DE20259	102.57 R	109+45.00	SR 74/SENOIA RD.
DE20260	113.00 R	109+30.00	SR 74/SENOIA RD.
DE20261	113.00 R	109+13.00	SR 74/SENOIA RD.
DE20258	102.39 R	109+00.00	SR 74/SENOIA RD.

9B

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
SEE DWG. 60-0014

PARCEL 9B — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

ARC LENGTH = 116.28
CHORD BEAR = S 4°58'34.4" E
LNTH CHORD = 116.28
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9512	73.87 R	111+69.62	SR 74/SENOIA RD.
	28.20	S 88°56'33.5" W	
DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = N 5°36'56.1" W
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	29.61	S 88°52'07.3" E	
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

REQD R/W = 3374.58 SF
REQD R/W = 0.077 ACRES
REMAINDER = +/- 0.585 ACRES

PARCEL 9B — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = S 5°36'56.1" E
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.
	16.04	S 88°56'33.5" W	
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
	118.64	N 7°27'48.8" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	19.95	S 88°52'07.3" E	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

REQD EASMT = 2136.95 SF
REQD EASMT = 0.049 ACRES

PARCEL 9B — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
DE20266	137.00 R	111+65.26	SR 74/SENOIA RD.
DE20265	137.00 R	111+41.00	SR 74/SENOIA RD.
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.

ANNEX 1-A

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9	02/24/23	REV PAR 9A DW EASM'T
03/28/19	REV REQD R/W & EASM'T PAR 10, 11	02/24/23	ADDED LAND LOT, DISTRICT, & GMD
07/19/19	ADDED L/A PAR 9, 10, 11		
05/15/20	SPLIT PAR 9 INTO 9A & 9B		
05/15/20	MOVED PAR 10 & 11 TO 60-0021A		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD 1134
DATE 5/22/18 SH 21 OF 31

DRAWING No. 60-0021

7/21/2023 GRMPLN

GEORGIA, FULTON COUNTY

I, Angela Whitworth, do hereby certify that I am Treasurer of the Department of Transportation.

I further certify that the foregoing 10 pages constitute a true and correct exact copy of an Order of the Commissioner of the Department of Transportation, entered on the 12 day of May 2023, as same applies to the tract or parcel of land described in said 10 pages; and the original of said Order is on file at my office at 600 West Peachtree Street, Atlanta, Georgia.

Given under my hand and the Seal of the Department of Transportation, this 12 day of May 2023.

Angela Whitworth
Treasurer
Department of Transportation

Appendix "A"

Parcel No. 9B 11.

APPENDIX "B"

TO

EXHIBIT "A"

DESCRIPTION OF PROPERTY FROM WHICH RIGHT OF WAY IS TAKEN

Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

RECORD OWNERS OR PERSONS WITH AN INTEREST IN SAID TRACT OF LAND:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Said right of way as described on Appendix "A" is for a State-aid road, as defined by law across and over certain tracts of land located in Land Lot 27 of the 9F Land District said County, said tract of land consisting of approximately 0.662 ± acres.

Parcel No. 9B 12.

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, Cobb COUNTY

Personally comes, Jeff T. O'Dell, MAI, residing at 1074 Princeton Walk NE, Marietta, GA 30068

1. Affiant was employed by the Department of Transportation to appraise Parcel No. **9B** of the right of way and rights required for construction of Project No. **CSNHS-0007-00(841)** in **Fulton** County, Georgia for said Department and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, for the acquisition of said parcel.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the Condemnees by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, affiant has thus estimated that the just and adequate compensation for said parcel, and any consequential damages or benefits considered, is in the amount of **$130,100.00**.

APPRAISER

Sworn to and subscribed before me,
this 27th day of February, 2023.

NOTARY PUBLIC
My commission expires 10/20/23

D. ANNE HILSMIER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 20, 2023

Parcel No. **9B**

Rev 08-01-2010

OAKLEY INDUSTRIAL BOULEVARD, FAIRBURN, GA
TAX PARCEL ID: 9F 07030027038-4
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 217, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING COMMENCE,** at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said westerly right of way of S.R. 74 along a curve turning to the left with an arc length of 153.62 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of N03°16’48”W, and a chord length of 153.61 feet to a set PK Nail, said nail being the **TRUE POINT OF BEGINNING;**

Thence leaving said westerly right of way and proceed, S89°31'10"W a distance of 224.27 feet to a set PK Nail; Thence, N10°08’44"E a distance of 127.75 feet to a set PK Nail; Thence S88°03'19"E a distance of 191.90 feet to a set 1/2 inch rebar with cap on said westerly right of way of S.R. 74; Thence along said westerly right of way along a curve turning to the right with an arc length of 117.78 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of S04°51'07”E, and a chord length of 117.78 feet to a set PK Nail, said nail being the **TRUE POINT OF BEGINNING.**

Tract or parcel contains 25,329 square feet or 0.581 acres.

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GEORGIA WEST ZONE

INTERSTATE I-85
(VARIABLE PUBLIC RIGHT OF WAY)
(LIMITED ACCESS)

EDGE OF PAVEMENT

GUARDRAIL

SLANT BACK CURB

FLUME

24"RCP (APP.D.)

N18°25'14"W
7.35'

N77°14'53"E 632.30'

IPF 1/2" REBAR WOVEN WIRE FENCE

BILLBOARD

CONCRETE PAD

ARC=561.95'
R=7100.00'
N69°18'43"E
CH=561.80'

N88°15'45"W
150.00'

LAND LOT LINE
APPROXIMATE LOCATION

IPF 1/2" REBAR

S01°52'14"W
120.00'

N27°12'35"W
35.05'

N88°15'02"W
367.34'

IPF 1/2" REBAR

FLOOD LIMITS
SEE NOTE 2

ZONE "AE"

(FLOODWAY AREA)

TRICKUM CREEK

L.L. 32

L.L. 27

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 0700027121-1
DB 20853 PG 81

TRACT 1
8.726 ACRES
380,113 SQ.FT.

S01°53'34"W
418.54'

N/F
FAIRBURN MARKET LLC
TAX PARCEL ID: 9F 07010032034-8
DB 49666 PG 354

IPFC

N/F
GEO H. GREEN OIL INC
TAX PARCEL ID: 9F 07010032026-4
TAX PARCEL ID: 9F 07000027353-0
DB 49666 PG 354
DB 8379 PG 319
PB 386 PG 67

N/F
TRUSHAL INCORPORATED
TAX PARCEL ID: 9F 07000027352-2
DB 57986 PG 699

S.R. 74
(a.k.a. SENOIA ROAD)
(VARIABLE PUBLIC RIGHT OF WAY)

S88°03'19"E
191.90'

LAND LOT LINE
APPROXIMATE LOCATION

PERMANENT EASEMENT FOR CONSTRUCTION OF SLOPES & UTILITIES PER DB 66936 PG 329 (EXCEPTION 20)

RIGHT OF WAY PER DB 66936 PG 329

N10°08'44"E
127.75'

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 07030027038-4
DB 20853 PG 81

TRACT 2
0.581 ACRES
25,329 SQ.FT.

ARC=117.78'
R=4898.00'
S04°51'07"E
CH=117.78'

ENTRANCE AREA EASEMENT PER DB 32717 PG 259 (EXCEPTION 14)

ACCESS EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

S88°06'30"E
169.36'

IPF 1/2" REBAR
(4.7' SE OF PROPERTY CORNER)

S89°31'10"W
224.27'

ACCESS EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

S00°28'36"E
179.68'

DRAINAGE EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

DRAINAGE EASEMENT PER DB 32717 PG 259 (EXCEPTION 14), DB 37797 PG 574 (EXCEPTION 17)

ARC=381.78'
R=1932.89'
S83°21'44"W
CH=381.16'

ARC=18.37'
R=1959.95'
S89°38'29"W
CH=18.37'

RIGHT OF WAY PER DB 66936 PG 329

N/F
ARC CAFEUSA001, LLC
TAX PARCEL ID: 9F 07000027122-9
DB 53120 PG 645

P.O.B.
TRACT 2
ARC=153.62'
R=4898.00'
N03°16'48"W
CH=153.61'

P.O.C.
S37°08'42"W
33.25'

S89°31'56"W 193.11'

OAKLEY INDUSTRIAL BOULEVARD
(100' PUBLIC RIGHT OF WAY)

P.O.B.
TRACT 1

S82°49'35"W
178.49'

IPF 1/2" REBAR

S15°39'59"E
137.53'

N/F
AVP MANAGEMENT COMPANY, LLC
TAX PARCEL ID: 9F 07000021235-9
DB 37643 PG 373

N07°13'48"W
249.09'

N/F
TILSON HOME CORPORATION
TAX PARCEL ID: 9F 07000027110-4
DB 31126 PG 324

DETENTION POND EASEMENT AREA PER DB 32717 PG 259 (EXCEPTIONS 14), DB 37797 PG 574 (EXCEPTION 17)

IPF 1/2" REBAR

IPF 1/2" REBAR

N15°24'37"W
310.15'

S01°28'23"W
138.37'

N00°48'49"E
167.12'

ARC=133.99'
R=1959.86'
S70°34'42"W
CH=133.96'

RIP-RAP

30"HDPE

OCS

18"HDPE

48"HDPE

36"HDPE

BOLLARD (TYP.)

IPF 1/2" REBAR

IPF 1/2" REBAR

IPF 1/2" REBAR

SSMH PAVEDOVER

SIDEWALK

24"C&G

30"RCP

18"RCP

15"CPP (APP.D.)

18"CPP

SWCB

DI

JB

EB

LP

SIGN

TPED SIGN

JPED

ICV

VAULT

SSMH

TSIGB

PKS

IPS

IPFC

CMRK

THH

WV

FH

GW

PP

OW

GAS

CO

DUMPSTER AREA

811
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REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ALTA/NSPS LAND TITLE SURVEY

FOR

CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F

FULTON COUNTY
GEORGIA

SHEET 1 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25

0 25 50 100

J:\2025\25080.00\Drawings\25080.00 - ALTA.dwg - MStokelin - 6/10/2025 9:58 AM

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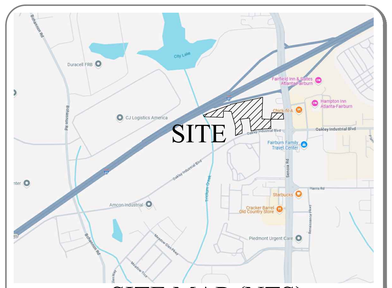
Know what's **below.** **Call** before you dig.



SITE MAP (NTS)

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0462F, PANEL 462 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN APRIL 14, 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. O–132/1867 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2024 AT 5:00 p.m. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. TRACT 1 HAS DIRECT ACCESS TO OAKLEY INDUSTRIAL BLVD AND INDIRECT ACCESS TO SR 74 AKA SENOIA ROAD BY ACCESS EASEMENT IN DEED BOOK 37797, PAGE 574 (EXCEPTION 17); AND THAT TRACT 2 HAS DIRECT ACCESS TO SR 74 AKA SENOIA ROAD, INDIRECT ACCESS TO SR 74 AKA SENOIA ROAD BY ACCESS EASEMENT IN DEED BOOK 32717, PAGE 259 (EXCEPTION 14) AND INDIRECT ACCESS TO OAKLEY INDUSTRIAL BLVD BY ACCESS EASEMENT IN DEED BOOK 37797, PAGE 574 (EXCEPTION 17).

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED, I–85 @SR 74/SENOIA ROAD, INTERCHANGE IMPROVEMENTS, FULTON COUNTY, FEDERAL AID PROJECT CSNHS–0007–00(841), PREPARED BY TRANSYSTEMS, PLANS COMPLETED 5/22/18, LOCATION AND DESIGN APPROVAL DATE 8/22/18, LAST REVISED 12/02/24, SIGNED AND SEALED BY TROY D. BYERS, STATE RIGHT OF WAY ADMINISTRATOR, DATED AUGUST 27, 2018.
2. ALTA/ACSM SURVEY FOR AVP MANAGEMENT COMPANY, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED 4/19/04, LAST REVISED 5/21/04, SIGNED AND SEALED BY DONALD W. HARKLEROAD, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 1578.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: OAKLEY INDUSTRIAL BOULEVARD & SENOIA ROAD, FAIRBURN, GEORGIA 30213

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 9.307 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [, EXCEPT AS FOLLOWS:

a. POWER POLES, LINES AND GUY WIRES LOCATED ALONG WESTERLY AND NORTHERLY PROPERTY LINES (OWNERSHIP UNKNOWN)

b. CONCRETE PAD CROSSING EASTERLY PROPERTY LINE AT NORTHEAST CORNER OF TRACT 1.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number O–132/1867 with an effective date of November 17, 2024 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

11. Easement in Right of Way Deed from Phipps Land Company. Inc., to Fulton County, dated December 4, 1975, filed January 7, 1976, recorded in Deed Book 6407, page 206, Fulton County, Georgia records.
Comment: Affects Tract 1. Current right of way is shown on survey.

12. Perpetual Easement Agreement for Outdoor Advertising Signs, by SVA SouthCreek L.L.C., and SVA Fairburn Limited Partnership, dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 159, aforesaid records.
Comment: Does not affect subject property. Property described in Exhibit B does not include Tract 1 or Tract 2, billboards (outside signs) are located to the southwest of subject property, on the other side of the Trickum Creek.

13. Declaration of Covenants, Conditions, Restrictions and Easements by SVA Fairburn Limited Partnership, dated June 1, 1999, filed June 17, 1999, recorded in Deed Book 26899, page 171, as amended by First Amendment dated February 19, 2002, filed February 26, 2002, recorded in Deed Book 31937, page 625, as amended by Second Amendment dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 255, as amended by Third Amendment dated December 15, 2003, filed December 19, 2003, recorded in Deed Book 36728, page 465, as amended by Fourth Amendment dated and filed May 19, 2005, recorded in Deed Book 40040, page 434, as amended by Fifth Amendment dated May 7, 2007, filed May 8, 2007, recorded in Deed Book 44975, page 265, as amended by Fifth Amendment dated December 6, 2007, filed December 10, 2007, recorded in Deed Book 46072, page 102 (Note: There are two Fifth Amendments), as amended by Sixth Amendment dated and filed February 13, 2009, recorded in Deed Book 47597, page 130, as amended by Eighth Amendment dated April 22, 2010, filed April 23, 2010, recorded in Deed Book 48963, page 173, aforesaid records. Note: No Seventh Amendment found of record.
Comment: Affects Tract 1 and Tract 2, blanket in nature.

14. Easement and Restrictive Covenant in Limited Warranty Deed and Restrictive Covenant between SVA Fairburn Limited Partnership and VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.
Comment: Affects Tract 1 and Tract 2, as easements shown on survey.

15. Easement in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.
Comment: Affects Tract 1 and Tract 2. Blanket in nature.

16. Declaration of Restriction by SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 562, aforesaid records.
Comment: Affects Tract 1 and Tract 2. Blanket in nature.

17. Easement Agreement by and between Sawan, LLC, and SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 574, aforesaid records.
Comment: Affects Tract 1 and Tract 2, as shown on survey.

18. Terms and conditions in Limited Warranty Deed from Bessemer Properties, Inc., to The Ethanol Corporation, dated and filed September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.
Comment: Does not affects Tract 1 and Tract 2. Property described in above referenced deed located on the south side of Oakley Industrial Boulevard.

19. Access rights conveyed in Right of Way Deed and Limited Access Rights from SVA Fairburn Limited Partnership to Department of Transportation, dated August 14, 2023, filed August 23, 2023, recorded in Deed Book 67116, page 545, aforesaid records.
Comment: Affects Tract 1, as current limited access right of way is shown on survey. Does not affect Tract 2.

20. Easement rights described in Declaration of Taking filed by Department of Transportation vs. 0.077 acres of land and certain easement rights, and SVA Fairburn Limited Partnership et al, filed June 26, 2023, recorded in Deed Book 66936, page 329, aforesaid records.
Comment: Affects Tract 2, as right of way and easement shown on survey. Does not affect Tract 1.

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.

Date of Map or Plat: 05/07/2025

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE–LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,880 FEET.

To Castle Hill Partners; SVA Fairburn Limited Partnership, a Texas limited partnership; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 04/07/2025

Date of Map or Plat: 05/07/2025

_____
Surveyor's Signature

_____
Printed name

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.–LSF000004

REVISIONS

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ALTA/NSPS LAND TITLE SURVEY
FOR
CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F
FULTON COUNTY GEORGIA

SHEET 2 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25
0 25 50 100

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LEGAL DESCRIPTION – TITLE

Tract 1: (PARCEL A):

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27, 28 and 32 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found formed by the northeastern end of the mitered intersection of the western right–of–way line of State Road 74 (a/k/a Senoia Road and having a variable right–of–way width) and the northern right–of–way line of Oakley Industrial Boulevard (having a 100–foot right–of–way width); thence leaving the western right–of–way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection South 38° 09' 16" West a distance of 72.35 feet to an iron pin set; thence continue along said northern and northwestern right–of–way line of Oakley Industrial Boulevard run the following three (3) courses and distances and following the curvature thereof: (1) South 87° 37' 54" West a distance of 193.08 feet to a point; (2) along the arc of an 1,959.86–foot radius curve to the left having an arc distance of 1,151.03 feet to a point (said arc being subtended by a chord lying to the south thereof bearing South 70° 48' 24" west and being 1,134.56 feet in length); and (3) South 53° 58' 54" West a distance of 1,347.42 feet to an iron pin set located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc.; thence leaving the northwestern right–of–way line of Oakley Industrial Boulevard, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53' 41" West a distance of 1,194.13 feet to an iron pin found located on the northern boundary line of property now or formerly owned by Lillian Mae Gaddy; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the northern boundary line of property now or formerly owned by Lillian Mae Gaddy South 88° 53' 41" West a distance of 118.82 feet to an iron pin found located on the southern right–of–way line of Interstate 85 (having a 300–foot right–of–way width); thence leaving the northern boundary line of property now or formerly owned by Lillian Mae Gaddy, run along the southern right–of–way line of Interstate 85 the following three (3) courses and distances and following the curvature thereof: (1) North 53° 20' 34" East a distance of 771.90 feet to an iron pin found; (2) along the arc of an 11,310.86–foot radius curve to the right having an arc distance of 1,497.92 feet to an iron pin found (said arc being subtended by a chord lying to the south thereof bearing North 57° 08' 12" East and being 1,496.82 feet in length); and (3) North 60° 55' 50– East a distance of 457.21 feet to a point (said point is located 0.46 feet east of an iron pin found) located on the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 of the aforesaid district and county; thence leaving the southern right–of–way line of Interstate 85, run along the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 North 89° 51' 55" East a distance of 408.95 feet to an iron pin found located on the eastern boundary line of property now or formerly owned by Samuel C. Tucker; thence leaving said southern boundary line and said land lot line, run along the eastern boundary line of property now or formerly owned by Samuel C. Tucker North 00° 03' 23" West a distance of 100.56 feet to an iron pin found; thence leaving said eastern boundary line, run along the southern boundary lines of properties now or formerly owned by (i) Samuel C Tucker and (ii) Geo. H. Green Oil, Inc. South 89° 57' 08" East a distance of 843.11 feet to an iron pin set located on the western boundary line of property now or formerly owned by Geo. H. Green Oil, Inc.; thence along the western and southern boundary lines of property now or formerly owned by Geo. H. Green Oil, Inc., run the following two (2) courses and distances:(1) South 11° 23' 20" West a distance of 102.31 feet to an iron pin found; and (2) South 89° 56' 40" East a distance of 272.23 feet to an iron pin set located on the western right–of–way line of State Road 74 (a/k/a Senoia Road); thence leaving the southern boundary line of property now or formerly owned by Geo. H. Green Oil, Inc., run along the western right–of–way line of State Road 74 (a/k/a Senoia Road) the following two (2) courses and distances: (1) South 08° 17' 23" East a distance of 203.12 feet to a concrete monument found; and (2) South 03° 16' 56" East a distance of 39.09 feet to an iron pin found located at the northeastern end of the mitered intersection of the western right–of–way line of State Road 74 (a/k/a Senoia Road) and the northern right–of–way line of Oakley Industrial Boulevard, said iron pin found being the POINT OF BEGINNING.

The above–described property contains 49.059 acres (2,137,027 square feet) and is shown on, designated as "Parcel A" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

TOGETHER WITH a perpetual exclusive easement for the erection, maintenance, repair and replacement of a sign, as more particularly described on Exhibit "C" of the Limited Warranty Deed from Bessemer Properties, Incorporated, a Delaware corporation, to The Ethanol Corporation, a Delaware corporation, dated September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

AND:

LEGAL DESCRIPTION – TITLE

Tract 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 32 of the 9th District of the Fulton County, Georgia, and being more particularly described as follows:

Commence at a point formed by the intersection of the right of way of Interstate 85 (300' r/w) and the southern line of Land Lot 32, said point being the TRUE POINT OF BEGINNING; Thence proceed along said right of way from said true point of beginning thus established N 60°57'20" E, a distance of 42.93' to a point; Thence continue along said right of way N 70°50'34" E, a distance of 245.17' to a right of way monument found; Thence continue along said right of way N 75°26'03" E, a distance of 449.13' to a right of way monument found; Thence continue along said right of way N 75°17'30" E, a distance of 488.91' to a 1/2" rebar found; Thence leaving said right of way S 09°54'55" E, a distance of 241.15' to a 1/2" open pipe found; Thence proceed N 89°57'10" W, a distance of 809.49' to a 1/2" rebar found; Thence proceed S 00°03'16" W, a distance of 100.54' to a 1/2" rebar found on the southern line of Land Lot 32; Thence proceed along said Land Lot Line S 89°51'55" W, a distance of 408.85' to a point on the southerly right of way of Interstate 85 (300' right of way) and the TRUE POINT OF BEGINNING.

Said parcel containing 3.23 acres as shown on that certain survey prepared for Greg S. Phillips and Fidelity National Title Insurance Company of New York by Due West Surveying Inc, dated June 28, 2000, under seal and certification of Christopher P. Wehrle, Georgia Registered Land Surveyor No. 2494.

TOGETHER WITH Easement reserved in Limited Warranty Deed from Bessemer Properties, Inc., to The Ethanol Corporation, dated and filed September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

TOGETHER WITH easement rights in Perpetual Easement Agreement by SVA Southcreek L.L.C., and SVA Fairburn L.P., dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 159, aforesaid records.

TOGETHER WITH Easement reserved in Limited Warranty Deed from SVA Fairburn Limited Partnership to VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.

TOGETHER WITH easement rights in Drainage Easement Agreement by and between VP Properties, LLC, to SVA Fairburn Limited Partnership, dated October 14, 2002, filed October 22, 2002, recorded in Deed Book 33360, page 444, aforesaid records.

TOGETHER WITH Easement rights reserved in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.

TOGETHER WITH easement rights in Easement Agreement by and between Sawan LLC, and SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 574, aforesaid records.

TOGETHER WITH easement rights in Declaration of Perpetual Easement by SVA Fairburn Limited Partnership, dated April 18, 2018, filed April 20, 2018, recorded in Deed Book 58691, page 514, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to SVA SouthCreek L.L.C., dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 156, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to SouthCreek II, LLC, dated and filed June 28, 2000, recorded in Deed Book 29213, page 225, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to Tilson Home Corporation, dated October 8, 2001, filed October 11, 2001, recorded in Deed Book 31126, page 324, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to Sawan LLC, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 567, aforesaid records.

LESS AND EXCEPT property described in Declaration of Taking filed by Department of Transportation vs. 0.077 acres of land and certain easement rights, and SVA Fairburn Limited Partnership et al, filed June 26, 2023, recorded in Deed Book 66936, page 329, aforesaid records.

LESS AND EXCEPT property described in Right of Way Deed and Limited Access Rights from SVA Fairburn Limited Partnership to Department of Transportation, dated August 14, 2023, filed August 23, 2023, recorded in Deed Book 67116, page 545, aforesaid records.

LEGAL DESCRIPTION – TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27 and 32, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said miter S37°08'42"W a distance of 33.25 feet to a point located at the most southerly end of said miter; thence along said northerly right of way of Oakley Industrial Boulevard the following courses and distances: S89°31'56"W a distance of 193.11 feet to a point; along a curve turning to the left with an arc length of 18.37 feet, having a radius of 1959.95 feet, being subtended by a chord bearing of S89°38'29"W, and a chord length of 18.37 feet to a set 1/2 inch rebar with cap, set rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence continue along said northerly right of way of Oakley Industrial Boulevard along a curve turning to the left with an arc length of 381.78 feet, having a radius of 1932.89 feet, being subtended by a chord bearing of S83°21'44"W, and a chord length of 381.16 feet to a point; thence leaving said northerly right of way of Oakley Industrial Boulevard and proceed N07°13'48"W a distance of 249.09 feet to a set 1/2 inch rebar with cap; thence S82°49'35"W a distance of 178.49 feet to a found 1/2 inch rebar; thence S15°39'59"E a distance of 137.53 feet to a found 1/2 inch rebar; thence S01°28'23"W a distance of 138.37 feet to a found 1/2 inch rebar located on said northerly right of way of Oakley Industrial Boulevard; thence along said northerly right of way along a curve turning to the left with an arc length of 133.99 feet, having a radius of 1959.86 feet, being subtended by a chord bearing of S70°34'42"W, and a chord length of 133.96 feet to a point; thence leaving said northerly right of way and proceed N00°48'49"E a distance of 167.12 feet to a found 1/2 inch rebar; thence N15°24'37"W a distance of 310.15 feet to a found 1/2 inch rebar; thence N88°15'45"W a distance of 150.00 feet to a set 1/2 inch rebar with cap; thence S01°52'14"W a distance of 120.00 feet to a found 1/2 inch rebar; thence N88°15'02"W a distance of 367.34 feet more or less to a point located at centerline of Trickum Creek; thence N27°12'35"W a distance of 35.05 feet more or less to appoint located at the intersection of said creek and the southerly right of way line of Interstate 85 (variable public right of way) (limited access); thence along said southerly right of way of Interstate 85 the following courses and distances: along a curve turning to the right with an arc length of 561.95 feet, having a radius of 7100.00 feet, being subtended by a chord bearing of N69°18'43"E, and a chord length of 561.80 feet to a set 1/2 inch rebar with cap; N18°25'14"W a distance of 7.35 feet to a set 1/2 inch rebar with cap; N77°14'53"E a distance of 632.30 feet to a found 1/2 inch rebar; thence leaving said southerly right of way and proceed S01°53'34"W a distance of 418.54 feet to a set 1/2 inch rebar with cap; thence S88°06'30"E a distance of 169.36 feet to a set PK Nail; thence S00°28'36"E a distance of 179.68 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 380,113 square feet or 8.726 acres.

LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said westerly right of way of S.R. 74 along a curve turning to the left with an arc length of 153.62 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of N03°16'48"W, and a chord length of 153.61 feet to a set PK Nail, said nail being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said westerly right of way and proceed S89°31'10"W a distance of 224.27 feet to a set PK Nail; thence N10°08'44"E a distance of 127.75 feet to a set PK Nail; thence S88°03'19"E a distance of 191.90 feet to a set 1/2 inch rebar with cap on said westerly right of way of S.R. 74; thence along said westerly right of way along a curve turning to the right with an arc length of 117.78 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of S04°51'07"E, and a chord length of 117.78 feet to a set PK Nail, said nail being the TRUE POINT OF BEGINNING;

Tract or parcel contains 25,329 square feet or 0.581 acres.

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- BUS Pavement Marking
- ONLY Pavement Marking
- SCHOOL Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U–Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- RBM Right–of–Way Monument Found
- CMF Concrete Monument Found
- IPS Iron Pin Set
- IPF Iron Pin Found (Rebar found)
- PKS PK Nail Set
- PKF PK Nail Found
- Point
- BM Benchmark

MISCELLANEOUS UTILITIES
- U Utility Structure

SEWER
- GT Grease Trap
- SMH Sanitary Sewer Manhole
- CO Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- Sanitary Sewer Force Main Valve
- Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- CB Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- JB Junction Box
- Curb Inlet
- Flared–in Section
- DS Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek
- Limited Access

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OH Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- Storm Drainage Line
- SS Sanitary Sewer

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ALTA/NSPS LAND TITLE SURVEY

FOR

CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F

FULTON COUNTY GEORGIA

SHEET 3 OF 3

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25

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GENERAL NOTES

1. PROPERTY AREA: 0.581 AC; DISTURBED AREA: 0.581 AC, & PROPOSED IMPERVIOUS AREA: 0.37 AC.

2. REFERENCE: ALTAL SURVEY FOR CASTLE HILL PARTNERS, SVA FAIRBURN LIMITED PARTNERSHIP LP, & FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY PEC, DATED 05.07.25.

3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA PER FEMA FIRM COMMUNITY PANEL # 13121C0462F, DATED 09-18-2013.

4. THERE ARE NO WETLANDS LOCATED ON OF WITHIN 200' OF THE PROJECT SITE.

5. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.

6. CONTRACTOR SHALL DISPLAY ALL APPLICABLE PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.

8. CONTRACTOR SHALL ASSURE THAT ALL FINAL INSPECTIONS ARE MADE.

9. CONTRACTOR MUST FIELD VERIFY ALL INVERTS AND LOCATIONS OF EXISTING INFRASTRUCTURE SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.

10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

11. SIGNS ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

12. ALL CONSTRUCTION TRAILERS SHALL BE PERMITTED THROUGH THE BUILDING AND CONSTRUCTION DEPARTMENT.

13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES THAT ARE TO REMAIN.

14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE CONSTRUCTION PROJECT.

15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

16. ALL RADII ARE SHOWN AS BACK OF CURB UNLESS OTHERWISE DESIGNATED. ALL OTHER DIMENSIONS ARE SHOWN AS FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE DESIGNATED.

17. TRAFFIC FLOW ARROWS SHOWN FOR INFORMATION PURPOSES ONLY. NO TRAFFIC ARROWS ARE TO BE PAINTED IN THE PARKING LOT.

18. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TOWARDS DRAINAGE STRUCTURES AT ALL TIMES DURING CONTRUCTION.

19. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

20. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAR" (OR SIMILAR TYPE FENCING); AND SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR APPROVAL PRIOR TO GRADING.

21. ANY AND ALL FIELD CONDITIONS DIFFERING FROM THE INFORMATION PROVIDED ON THE APPROVED PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY. THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION AND OBTAIN APPROVAL OF ALL CHANGES BEFORE TAKING CORRECTIVE ACTION. ALL CHANGES REQUIRING REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED TO THE LOCAL ISSUING AUTHORITYFOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH UNAPPROVED CHANGES OR REVISIONS TO THE APPROVED PLANS.

22. LOCAL JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/ DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT IS DEVELOP THE A 1,462 SF VALVOLINE QUICK OIL CHANGE WITH SITE IMPROVEMENTS TO ADDRESS PARKING, ACCESS, LANDSCAPING, STORMWATER, & UTILITIES ON THE 0.581 AC PROPERTY. THE PROPOSED IMPROVEMENTS WILL DISTURB 0.581 ACRES & CREATE 0.37 AC OF IMPERVIOUS SURFACE.

SITE INFORMATION

OWNER:
SVA LIMITED PARTMERSHIP
1111 W 11TH ST
AUTIN, TX 78703

DEVELOPER:
HIGHTOWER REAL ESTATE PARTNERS, LLC
43 WOODSTOCK STREET
ROSWELL, GA, 30075
404.849.8984

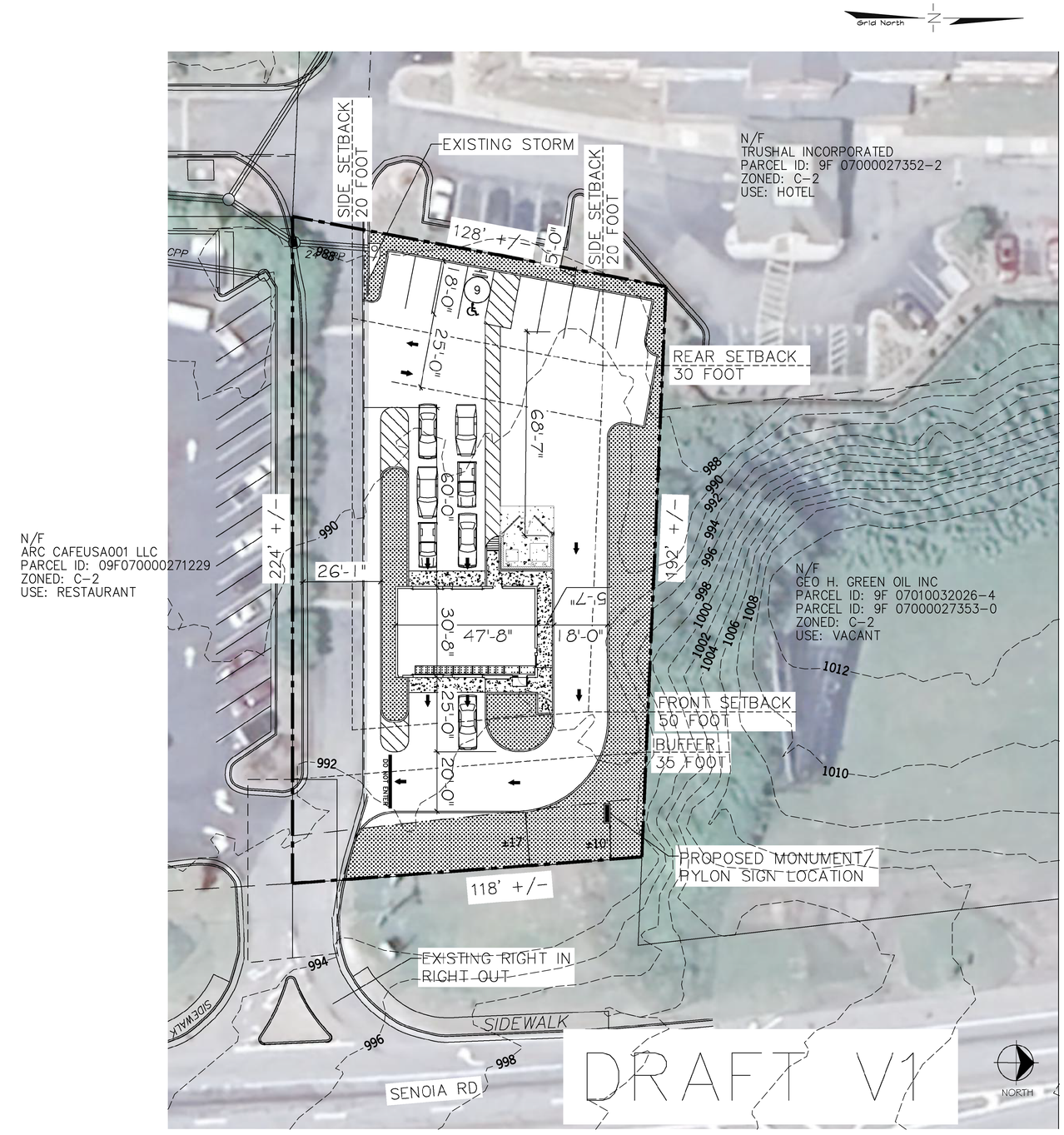
ENGINEER:
LAND ENGINEERING AND DEVELOPMENT
175 GEORGIA AVE E
FAYETTEVILLE, GA 30214
P:678-432-5720 F:678-432-5463

LANDSCAPE ARCHITECT:
ALLSOUTH LAWNSCAPES
215 CARNES DRIVE
FAYETTEVILLE, GEORGIA 30215
678-878-6968

SITE ADDRESS:	0 SENOIA ROAD, FAIRBURNE, GA
TAX PARCEL ID:	9F 07030027038-4
SITE AREA :	±0.581 AC (0.50 AC MIN ALLOWED)
LOT WIDTH:	117.44' (100' MIN ALLOWED)
SITE ZONING:	C-2 (GENERAL COMMERCIAL) GEORGIA HWY 74 ZONING OVERLAY DISTRICT
SETBACKS:	50' FRONT 20' SIDE 30' REAR
LANDSCAPE STRIP:	35' FRONT BUFFER 5' SIDE 5' REAR
BUILDING:	±1,462 S.F.
BUILDING HEIGHT:	24' (48' MAX ALLOWED)
IMPERVIOUS AREA:	±0.37 AC (15,796 SF) TOTAL ±0.12 AC (5,014 SF) INTERNAL STREET ±0.25 AC (10,782 SF) SITE
LOT COVERAGE:	±63.7% (75% MAX ALLOWED)

PARKING CALCULATIONS

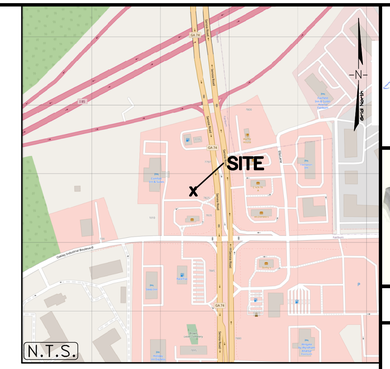
USAGE:	AUTO SERVICE
REQUIRED:	3 SPACES PER BAY 3 SPACES/BAY x 2 BAYS = 6 SPACES
PROVIDED:	8 STANDARD SPACES (PROPOSED) 1 ADA SPACE (PROPOSED) 9 TOTAL SPACES



Site Plan

20 10 0 20 40 60

GRAPHIC SCALE IN FEET
Scale: 1" = 20'



VICINITY MAP

GEORGIA REGISTERED No. 25510 PROFESSIONAL ENGINEER BRENT H. MOTE
05.01.26

LEAD
land engineering and development
116 BETHEA ROAD, STE 208
FAYETTEVILLE, GA 30214
P 678.432.5720
F 678.432.5463

Site Plan Prepared For:
Valvoline Senoia Road

Developer:
Hightower Real Estate Partners, LLC
43 WOODSTOCK STREET
ROSWELL, GA, 30075

RELEASE DESCRIPTION | DATE:

DATE: MAY 1, 2026
LAND LOT: 27
DIST: 9F
SECTION: N/A
CITY: FAIRBURN
COUNTY: FULTON
STATE: GEORGIA
JOB NUMBER: 2025.016

1

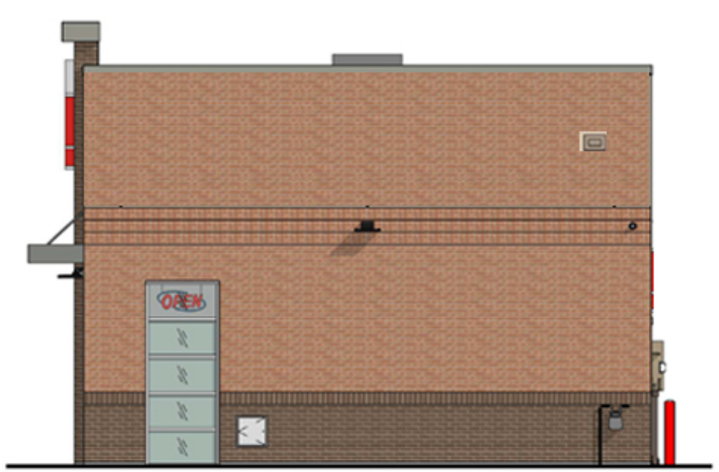
1 OF 1 SHEETS

© LAND ENGINEERING AND DEVELOPMENT

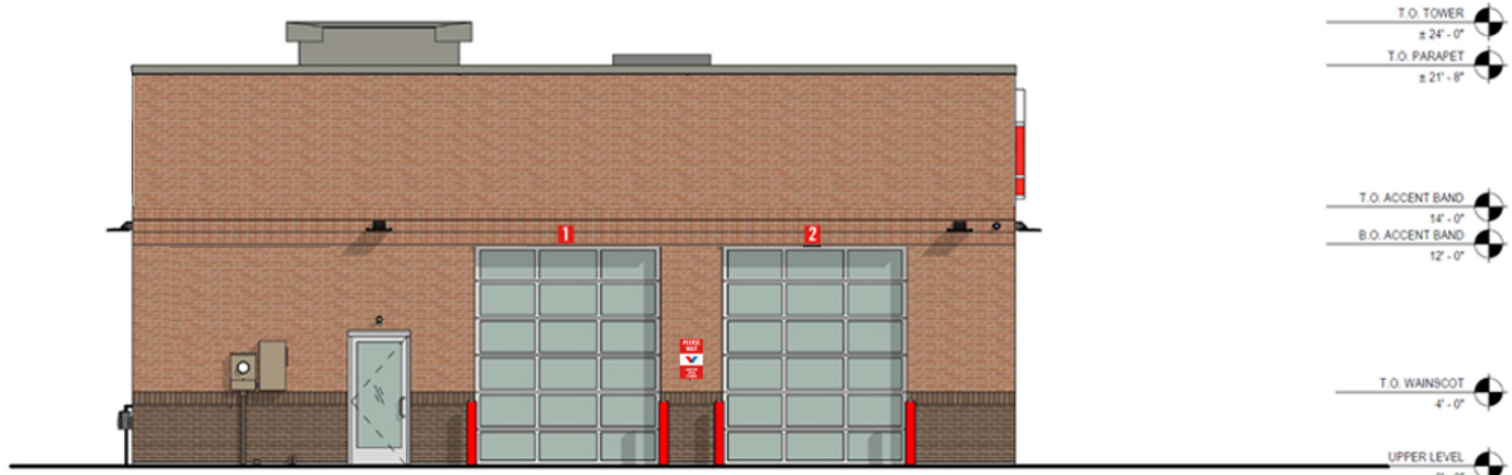
LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
DI	DROP INLET
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILTY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GUY	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE

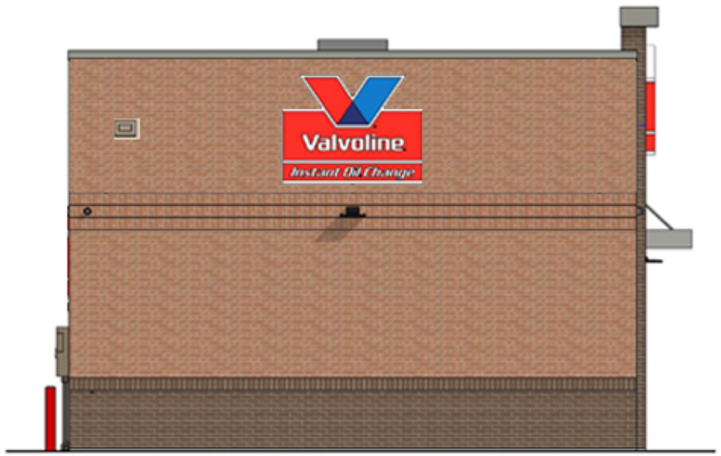
811 Know what's below Call before you dig.
UTILITY PROTECTION CENTER
1-800-282-7411
770-623-4344



2 EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION (REAR)
Scale: 1/8" = 1'-0"



4 EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"

3 EXTERIOR ELEVATION (FRONT)
Scale: 1/8" = 1'-0"

5 TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

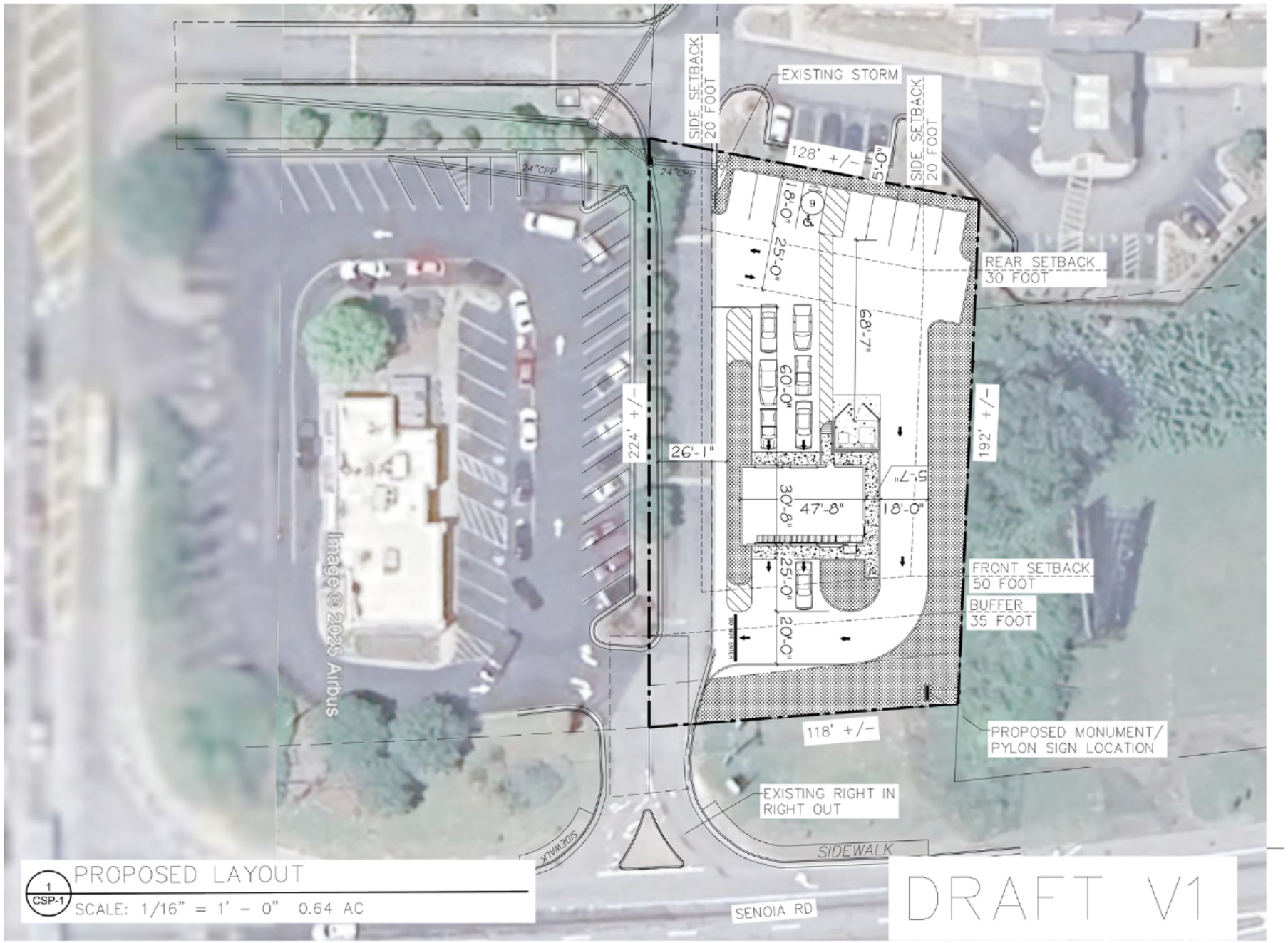
EXTERIOR FINISHES - BRICK / BRICK / CMU

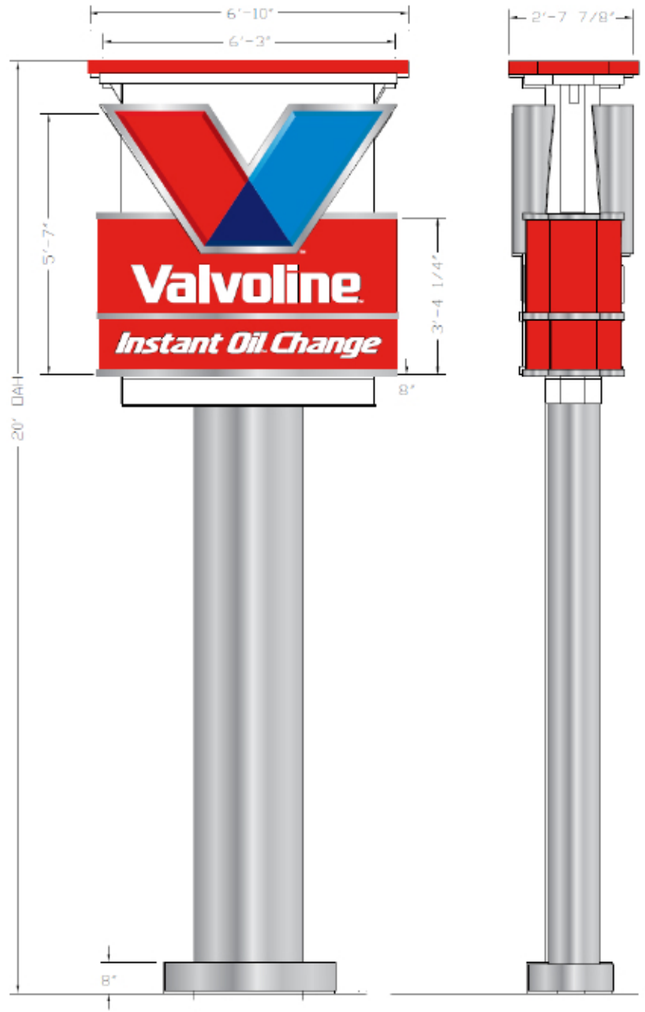
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE GATE SYSTEM:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
		TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	ACCESS PANEL:	CLEAR ANODIZED ALUMINUM
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"		STAINLESS STEEL

Valvoline Instant Oil Change

Fairburn, GA - Senoia Rd

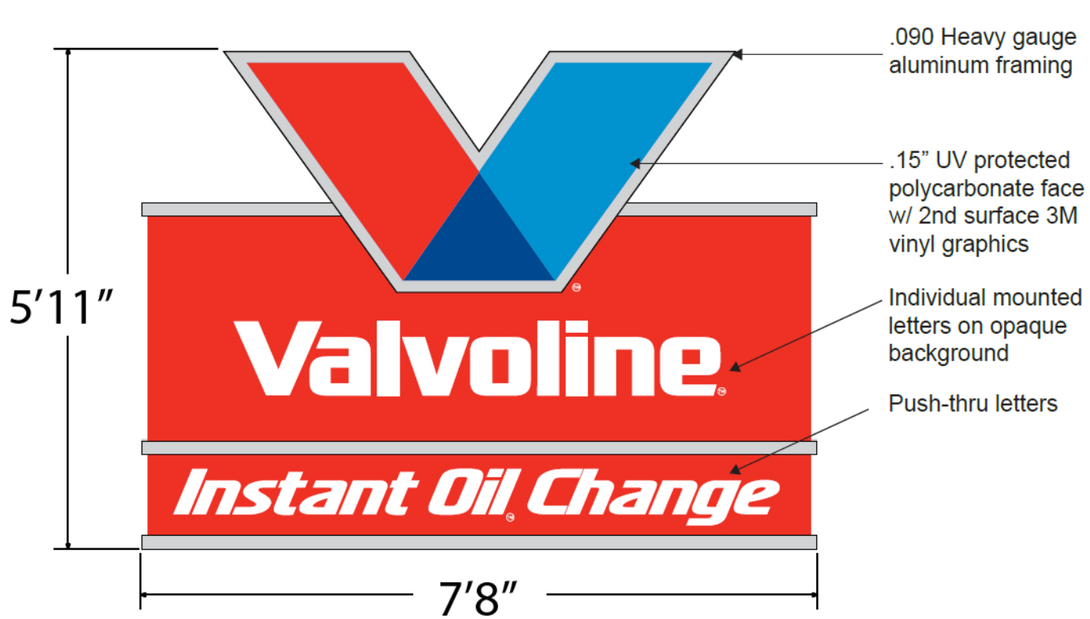
These elevations are conceptual in nature and are intended for illustrative purposes only. Final building design, dimensions, materials, and details are subject to change and will be developed, finalized, and submitted for permitting under separate construction documents. All final designs will be subject to applicable codes and the review and approval of the City of Fairburn



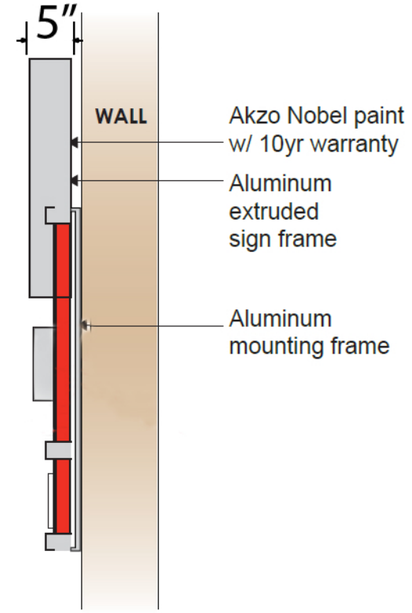


Valvoline Instant Oil Change

Fairburn, GA - Senoia Rd



FRONT VIEW



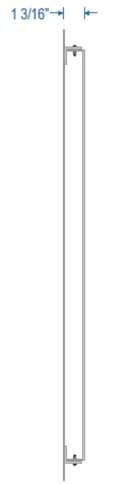
SIDE VIEW

NIGHT VIEW

ANGLE VIEW

BETWEEN BAY SIGNS Not- Illuminated

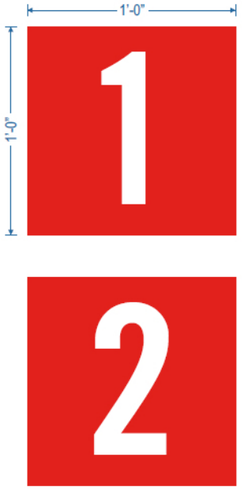
Between Bay Sign Specifications:
- Face Material: .080" aluminum
- Face Decoration: digitally printed decal (1st surface)
- Mounting: 1" aluminum angle glued to back of face with bent-up .080" aluminum mounting bracket



END VIEW
NTS

BAY INDICATOR SIGNS Not- Illuminated

Bay Indicator Sign Specifications:
- Face Material: shoebox .080" aluminum painted Akzo Nobel Valvoline red, gloss finish
- Face Decoration (1st surface):
  - 3M 3635-20B white blockout film
- Mounting: 1 1/2" X 1 1/2" X 3/16" aluminum angle wall mounting frame, face fastened on top and bottom with countersunk screws



END VIEW
NTS

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Primary Variance - Sign Distance: Valvoline (7825 Senoia Road)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: Yes

PURPOSE:
For the Planning and Zoning Commission to review the requested variance to reduce the Minimum Distance Requirement of Signage to Right-of-Way.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Hightower Real Estate Partners, LLC
Property Owner: SVA Fairburn Limited Partnership
Location/Address: 7825 Senoia Road (between Wendy's and Comfort Inn & Suites)
Site Size: ±0.58 acres
Zoning District: C-2 (General Commercial), Highway 74 Overlay District

Request: The applicant is proposing to erect a sign on the property. The Georgia Department of Transportation (GDOT) has acquired a portion of the site for a road widening project, necessitating relocation of the sign closer to the right-of-way for visibility purposes. The regulations require that freestanding and monument signs not be located within 15 feet of a street right-of-way. The applicant is requesting a variance to reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15 feet to 5 feet.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the requested variance, subject to the enclosed conditions.

ATTACHMENTS:

1. Valvoline Sign Distance Variance Staff Report Package (1)

CITY OF FAIRBURN

PLANNING & ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Valvoline – 7825 Senoia Road [Parcel ID: 09F070300270384] – Request to reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15’ to 5’.

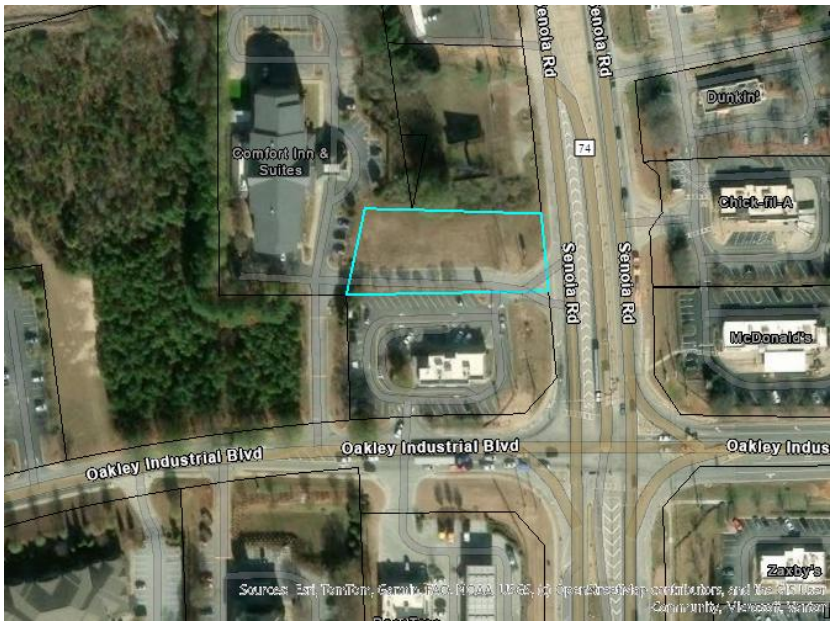
Agent/Applicant/Petitioner Information

Applicant: Hightower Real Estate Partners, LLC

Property Owner: SVA FAIRBURN LIMITED PARTNERSHIP

Background

The site is located at 7825 Senoia Road between Wendy’s and Comfort Inn & Suites. The site is currently zoned C-2 (General Commercial) and is in the Highway 74 Overlay District. The site is approximately 0.58 acres.



Discussion

The applicant is proposing to erect a sign on their property. The Georgia Department of Transportation (GDOT) has taken some of their land for the road widening project. This has induced the need to locate the sign closer to the right-of-way for visibility purposes.

The Zoning Code requires that freestanding and monument signs "shall not be located within 15 feet of a street right-of-way."

The applicant is proposing to reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15 feet to 5 feet.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

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.
   This criterion has been satisfied. The purpose and intent of the Sign Regulations are to encourage the effective use of signs as a means of communication in the city. Therefore, if relief is granted, the proposed relocation would be in harmony with the general purpose and intent of the Sign Regulations.

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.
   This criterion has been satisfied. This property does have extraordinary and exceptional conditions because of its size that would create an unnecessary hardship for the owner while causing no detriment to the public.

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.
   Not applicable.

Staff Recommendations

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed site plan in regard to the 15-foot Minimum Distance Requirement of Signage to Right-of-Way reduction would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Deed
- Legal Description
- Current Survey
- Proposed Plans

SITE PICTURES

West viewpoint

East viewpoint

North viewpoint

APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Hightower Real Estate Partners, LLC

Address: 43 Woodstock Street; Roswell GA 30075

Phone: _____ Cell: 404-849-8984 Fax: _____

Email Address: allen@westbrookre.com

OWNER INFORMATION (If different from Applicant)

Owner Name: SVA Fairburn Limited Partnership (David Arnow)

Address: 1111 W 11th Street; Austin TX 78703

Phone: 512-381-6136 Cell: _____ Fax: _____

Email Address: darnow@castlehillco.com

PROPERTY INFORMATION

Address: 0 Senoia Road

Parcel ID#: 9F 07030027038-4 Land Lot: 27 District: 9F Acreage: 0.581

Request: Reduce minimum Georgia Highway 74 Overlay's minimum landscape buffer reqquirement from 35 feet to 10 feet and reduce the sign setback from 15 feet to 5 feet.

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**

[X] 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.

[ ] 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.

[ ] 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

MINOR & ADMINISTRATIVE MINOR VARIANCES [NO PUBLIC HEARING REQUIRED]

[ ] 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard – 3.5-foot variance)

[ ] 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or Please see attached letter of intent for detailed analysis.

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

Please see attached letter of intent for detailed analysis.

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.

Please see attached letter of intent for detailed analysis.

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

SUBDIVISION Please see attached legal description. UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): 9F DISTRICT: 070 TAX ID: 9F 07030027038-4

PROPERTY ADDRESS 0 Senoia 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]***

SVA Fairburn Limited Partnership
TYPE OR PRINT OWNER'S NAME

1111 W 11th Street
ADDRESS

Austin TX 78703
CITY, STATE & ZIP CODE

, Authorized Representative
OWNER'S SIGNATURE

(512) 381-6136
AREA CODE/ PHONE NUMBER

darnow@castlehillco.com
EMAIL ADDRESS

Sworn to and subscribed before me this 6th day of April 2026

NOTARY PUBLIC

MIRJAM HATLEY
Notary ID #133462910
My Commission Expires
November 23, 2029

***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").

Hightower Real Estate Partners (c/o Harold Buckley)
TYPE OR PRINT PETITIONER'S NAME

2849 Paces Ferry Road
ADDRESS

Atlanta GA 30339
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

3rd Day of April 2026

NOTARY PUBLIC

NANCY RICHIE PHILPOT
NOTARY PUBLIC
HARALSON COUNTY, GEORGIA
MY COMMISSION EXPIRES: 12/07/2029

10

Harold Buckley, Jr.
PETITIONER'S SIGNATURE

770-803-3707
PHONE NUMBER

hbuckley@wbilegal.com
EMAIL ADDRESS

V. ATTORNEY/AGENT INFORMATION

CHECK ONE: [X] ATTORNEY [ ] AGENT

Harold Buckley, Jr.
TYPE OR PRINT ATTORNEY/AGENT NAME

2849 Paces Ferry Road, Suite 700
ADDRESS

Atlanta GA 30339
CITY, STATE & ZIP CODE

[770] 803-3707
AREA CODE/PHONE NUMBER

hbuckley@wbilegal.com
EMAIL ADDRESS

Harold Buckley, Jr.
SIGNATURE OF ATTORNEY/AGENT

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

HAROLD BUCKLEY, JR.

HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

April 6, 2026

VIA FAIRBURN APPLICATION PORTAL
City of Fairburn, Georgia
c/o S. Denise Brookins, Director
Department of Planning and Zoning
56 Malone Street-P. O. Box 145
Fairburn, Georgia 30213

RE: Letter of Intent for Request by Hightower Real Estate Partners, LLC ("Hightower") for Variances on Property Located at 0 Senoia Road (Parcel ID No. 9F 07030027038-4) (the "Subject Property") to: Reduce (1) the Georgia Highway 74 Overlay Landscape Buffer Requirement From 35 Feet to 10 Feet and (2) the Minimum Sign Setback from 15 Feet to 5 Feet.

Dear Planning and Zoning Commission:

This firm represents Hightower, a real estate development firm with more than 50 years of combined commercial real estate experience. Hightower desires to develop the Subject Property with a new corporately owned and operated Valvoline Instant Oil Change store. Unfortunately, the lot lacks the depth to accommodate the required 35-foot landscape buffer requirement (the "Buffer Requirement") and sign setback requirement (the "Sign Setback") along its Senoia Road frontage.

The Subject Property is zoned C-2 (General Commercial) and the development standards for that zoning classification are prescribed in section 80-84(f) of the Fairburn Zoning Ordinance. According to the C-2 development standards, C-2 land parcels must have a minimum lot area of 21,780 square feet (1/2 acre) and a minimum lot width of 100 feet. Also, pursuant to section 80-431(1)(f) of the zoning ordinance, monument signs must be set back at least 15 feet from "a street right-of-way."

While the C-2 regulations don't expressly impose a minimum lot depth requirement, one may use the minimum lot area and lot width requirements to calculate a de facto minimum lot depth, which would be a minimum depth of 217.80 feet. Since the city council adopted the Buffer Requirement and Sign Setback against the backdrop of the minimum C-2 lot area and width requirements, it may be inferred that a depth of at least 218 feet is required to reasonably meet the Buffer Requirement and Sign Setback.

The Subject Property meets the minimum C-2 lot area and width requirements but it cannot accommodate the Buffer Requirement or the Sign Setback because its depth is substandard. While the Subject Property's depth is approximately 224 feet along its southern property line, it narrows dramatically to approximately 192 feet along its northern property line. This depth shortfall

prevents Hightower from being able to incorporate the Buffer Requirement and Sign Setback into its development plan.

The Subject Property's substandard lot depth is a direct result of a Georgia Department of Transportation a ("DOT") condemnation action. More specifically, back in 2018, the DOT approved the location and design for a road improvement project to reconstruct the interchange between Senoia Road and I-85, and to widen a substantial portion of Senoia Road.[1] To facilitate the construction of the additional lanes along Senoia Road, the DOT condemned and took a substantial portion of the Subject Property in 2023, which directly and substantially reduced the Subject Property's depth to its current substandard condition.[2] In fact, the DOT condemnation action reduced the Subject Property's depth approximately 23' along the northern property line and approximately 26' along the southern property line, roughly equating to the Buffer Requirement reduction requested.

Because of the Subject Property's substandard lot depth, Hightower respectfully request a variance to reduce the Subject Property's Buffer Requirement from 35 feet to 10 feet and the Sign Setback from 15 feet to 5 feet.

I. Hightower's Application Complies with Fairburn's Variance Approval Standards.

Section 80-251 of the Zoning Ordinance sets forth the city's three prescribed variance approval standards, and it only requires applicants to show that they comply with one of them. Hightower's variance request fully meets two of these approval standards as follows:

(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

The zoning ordinance's general purpose and intent is set forth in section 80-3 therein, as follows:

> This chapter has been made in accordance with the comprehensive plan of the city, designed for the purposes of, among others, promoting public health, safety, convenience and general welfare; lessening congestion in the streets; securing safety from fire, panic, and other dangers; providing adequate light and air; encouraging such timing, density and distribution of land development and uses as will facilitate an economic and adequate provision of transportation, communication, water supply, drainage, sanitation, education, recreation and other public requirements; protecting property against blight and depreciation; preventing the overcrowding of land and undue concentration of population and urban sprawl; encouraging the most appropriate use of land, buildings, and other structures throughout the city; and for other purposes. **These regulations have been developed**

[1] See enclosed DOT Approved Location & Design Report, dated August 22, 2018; see also enclosed Fulton County Daily Report public notice certification confirming public notice date of September 19, 2018..
[2] See enclosed DOT right-of-way deed, dated May 12, 2023.

> **with reasonable consideration of the character of various zoning districts and their peculiar suitability for particular uses**, and with the general objective of promoting desirable living environments, stable neighborhoods, sound commercial and industrial areas and protecting the city's natural resources. (Emphasis added.)

The intent for the C-2 zoning regulations, which are incorporated into the zoning ordinance's general purpose and intent by reference, is set forth in section 80-84(a) of the zoning ordinance, as follows:

> Regulations set forth in this section are the C-2 General Commercial Zoning District regulations. Article IV should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The C-2 general commercial district is to serve the retail and commercial needs of the regional community.

Based on the foregoing, for the purposes of this application the zoning ordinance's purposes and intent are to protect the public's interest by promoting and ensuring appropriate community development that meets the regional community's retail and commercial needs.

Hightower's development proposal is entirely consistent with these purposes and intent. The proposed commercial use is permitted by-right under the Subject Property's C-2 zoning, meaning the city council has specifically determined that this land use is appropriate for this location, meaning that it is consistent with the C-2 regulations' purposes and intent. Therefore, because the variance is necessary to make the Subject Property developable for C-2 purposes, approving Hightower's variance request is also entirely consistent with the zoning ordinance's purposes and intent.

For the foregoing reasons, Hightower's application fully meets this variance approval standard.

(2) **The strict application of the C-2 buffer and parking standards to Hightower's property creates an unnecessary hardship and impairs the public good.**

As explained above, the Subject Property's substandard lot depth directly resulted from a 2023 DOT condemnation action. This occurrence, which was beyond the Subject Property owner's control, substantially impaired the property's usability by rendering it too shallow to reasonably accommodate the Buffer Requirement and Sign Setback. This impairment presents the property owner and Hightower with a hardship because the strict application of the Buffer Requirement and Sign Setback renders the Subject Property undevelopable for the C-2 purposes for which it is zoned. This hardship is unnecessary because the proposed use is permitted under the C-2 regulations by-right, meaning it is fully consistent with the zoning ordinance's purposes and intent.

For the foregoing reasons, Hightower's application fully meets this variance approval standard.

II. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.[3] Therefore, solely to satisfy these longstanding requirements of Georgia law, Hightower respectfully advises the city of Fairburn of its constitutional objections.

Hightower has demonstrated its consistency with the city council's legislative intent and its satisfaction of the city's approval standards for its requested variances. Therefore, the denial of Hightower's application (or the approval of any lesser relief than requested) would violate Hightower's constitutionally protected rights to due process of law and equal protection under the laws. Such an unconstitutional decision by the city would also constitute an arbitrary and capricious act without any rational basis, as well as a manifest abuse of its discretion.

For all of the foregoing reasons, Hightower respectfully requests the approval of its variance requests. Please do not hesitate to let me know if I may provide you with any additional information, or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

By: Harold Buckley, Jr., AICP
Attorneys for Hightower Real Estate Partners, LLC

[3] DeKalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

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After recording please return to:
Ms. Elizabeth D. Huff
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway, Suite 600
Atlanta, Georgia 30339

STATE OF GEORGIA

COUNTY OF FULTON

Doc#00026646 Rec#00011199
GEORGIA, FULTON COUNTY
Filed and Recorded
04/18/1996 12:58P
JUANITA HICKS
Clerk, Superior Ct

LIMITED WARRANTY DEED

THIS INDENTURE, made this 17th day of April in the year of our Lord Nineteen Hundred Ninety-Six, between **BESSEMER PROPERTIES, INCORPORATED**, a Delaware corporation, as party of the first part (hereinafter called "Grantor"), and **SVA FAIRBURN LIMITED PARTNERSHIP**, a Texas limited partnership, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

W I T N E S S E T H, That:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Land Lots 27, 28 and 32 of the 9th District of Fulton County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements, and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereinafter referred to as the "Property") subject to those matters set forth on Exhibit "B", attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE; however, NO WARRANTY is given as to Parcel C.

AND GRANTOR will warrant and forever defend the right and title to the Property except for Parcel C as to which no warranty is made, and except for those matters on Exhibit B, unto Grantee against the claims of all persons claiming by, under, or through Grantor.

Fulton County, Georgia
Real Estate Tranfer Tax
Paid$ 580.00
Date 04/18/1996
JUANITA HICKS
Clerk, Superior Court
By: _____
Deputy Clerk

BK 20853 PG 81

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed on its behalf by its duly authorized officers the day and year first above written.

GRANTOR:

Signed, sealed and delivered this 17th day of April, 1996, in the presence of:

Unofficial Witness

Notary Public

My commission expires:

May 10, 1998

[NOTARIAL SEAL]

LYNDA FAMBROUGH
MY COMMISSION # CC 371604
EXPIRES May 10, 1998
Bonded Thru Notary Public Underwriters

BESSEMER PROPERTIES, INCORPORATED, a Delaware corporation

By: _____
Its: Senior Vice President

Attest: _____
Its: Assistant Secretary

[CORPORATE SEAL]

BK 20853 PG 82

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EXHIBIT A

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27, 28 and 32 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found formed by the northeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the northern right-of-way line of Oakley Industrial Boulevard (having a 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection South 38° 09′ 16" West a distance of 72.35 feet to an iron pin set; thence continue along said northern and northwestern right-of-way line of Oakley Industrial Boulevard run the following three (3) courses and distances and following the curvature thereof: (1) South 87° 37′ 54" West a distance of 193.08 feet to a point; (2) along the arc of an 1,959.86-foot radius curve to the left having an arc distance of 1,151.03 feet to a point (said arc being subtended by a chord lying to the south thereof bearing South 70° 48′ 24" West and being 1,134.56 feet in length); and (3) South 53° 58′ 54" West a distance of 1,347.42 feet to an iron pin set located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc.; thence leaving the northwestern right-of-way line of Oakley Industrial Boulevard, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53′ 41" West a distance of 1,194.13 feet to an iron pin found located on the northern boundary line of property now or formerly owned by Lillian Mae Gaddy; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the northern boundary line of property now or formerly owned by Lillian Mae Gaddy South 88° 53′ 41" West a distance of 118.82 feet to an iron pin found located on the southern right-of-way line of Interstate 85 (having a 300-foot right-of-way width); thence leaving the northern boundary line of property now or formerly owned by Lillian Mae Gaddy, run along the southern right-of-way line of Interstate 85 the following three (3) courses and distances and following the curvature thereof: (1) North 53° 20′ 34" East a distance of 771.90 feet to an iron pin found; (2) along the arc of an 11,310.86-foot radius curve to the right having an arc distance of 1,497.92 feet to an iron pin found (said arc being subtended by a chord lying to the south thereof bearing North 57° 08′ 12" East and being 1,496.82 feet in length); and (3) North 60° 55′ 50" East a distance of 457.21 feet to a point (said point is located 0.46 feet east of an iron pin found) located on the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 of the aforesaid district and county; thence leaving the southern right-of-way line of Interstate 85, run along the southern boundary line of property

now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 North 89° 51' 55" East a distance of 408.95 feet to an iron pin found located on the eastern boundary line of property now or formerly owned by Samuel C. Tucker; thence leaving said southern boundary line and said land lot line, run along the eastern boundary line of property now or formerly owned by Samuel C. Tucker North 00° 03' 23" West a distance of 100.56 feet to an iron pin found; thence leaving said eastern boundary line, run along the southern boundary lines of properties now or formerly owned by (i) Samuel C Tucker and (ii) Geo. H. Green Oil, Inc. South 89° 57' 08" East a distance of 843.11 feet to an iron pin set located on the western boundary line of property now or formerly owned by Geo. H. Green Oil, Inc.; thence along the western and southern boundary lines of property now or formerly owned by Geo. H. Green Oil, Inc., run the following two (2) courses and distances: (1) South 11° 23' 20" West a distance of 102.31 feet to an iron pin found; and (2) South 89° 56' 40" East a distance of 172.23 feet to an iron pin set located on the western right-of-way line of State Road 74 (a/k/a Senoia Road); thence leaving the southern boundary line of property now or formerly owned by Geo. H. Green Oil, Inc., run along the western right-of-way line of State Road 74 (a/k/a Senoia Road) the following two (2) courses and distances: (1) South 08° 17' 23" East a distance of 203.12 feet to a concrete monument found; and (2) South 03° 16' 56" East a distance of 39.09 feet to an iron pin found located at the northeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road) and the northern right-of-way line of Oakley Industrial Boulevard, said iron pin found being the **POINT OF BEGINNING**.

The above-described property contains 49.059 acres (2,137,027 square feet) and is shown on, designated as "Parcel A" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

TOGETHER WITH a perpetual exclusive easement for the erection, maintenance, repair and replacement of a sign, as more particularly described on Exhibit "C" of the Limited Warranty Deed from Bessemer Properties, Incorporated, a Delaware corporation, to The Ethanol Corporation, a Delaware corporation, dated September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27 and 28 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the southeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the southern right-of-way line of Oakley Industrial Boulevard (having an 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection North 43° 57' 05" West a distance of 60.16 feet to a point; thence continue along the southern right-of-way line of Oakley Industrial Boulevard, run South 87° 37' 54" West a distance of 186.12 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum, said point being the **TRUE POINT OF BEGINNING**; from the **TRUE POINT OF BEGINNING**, as thus established, thence continue along the western boundary line of property now or formerly owned by Racetrac Petroleum, run South 01° 57' 21" East a distance of 224.22 feet to an iron pin found located on the western boundary line of property now or formerly owned by Bezek Enterprises, Inc.; thence leaving the western boundary line of property now or formerly owned by Racetrac Petroleum, run along the western boundary line of property now or formerly owned by Bezek Enterprises, Inc. and the western and northwestern boundary lines of property now or formerly owned by Mohammad Khimani the following eight (8) courses and distances: (1) South 01° 57' 21" East a distance of 296.86 feet past a one-half (1/2) inch crimped top pipe to a point; (2) South 44° 24' 34" West a distance of 49.58 feet to a point; (3) South 59° 51' 34" West a distance of 111.00 feet to a point; (4) South 56° 28' 34" West a distance of 100.00 feet to a point; (5) South 60° 52' 34" West a distance of 70.00 feet to an iron pin found; (6) South 49° 42' 34" West a distance of 85.00 feet to a point; (7) South 29° 26' 34" West a distance of 65.00 feet to a point; and (8) South 06° 16' 34" West a distance of 49.55 feet to an iron pin found located on the northwestern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence leaving the northwestern boundary line of property now or formerly owned by Mohammad Khimani, run along the northwestern, northern and northeastern boundary lines of property now or formerly owned by Rebie Kidd Lambert the following four (4) courses and distances: (1) South 31° 27' 09" West a distance of 76.83 feet to a point; (2) South 35° 34' 29" West a distance of 56.01 feet to a point; (3) South 42° 39' 26" West a distance of 72.28 feet to an iron pin found; and (4) South 89° 01' 10" West a distance of 155.88 feet to a point; thence leaving the northern boundary line of property now or formerly owned by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 647.28 feet to a point located on the northern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence along said northern boundary line of property now

or formerly owned by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 545.05 feet to a point located on the northeastern boundary line of property now or formerly owned by the City of Fairburn; thence leaving the northern boundary line of property now or formerly owned by Rebie Kidd Lambert; run along the northeastern and northwestern boundary lines of property now or formerly owned by the City of Fairburn the following two (2) courses and distances: (1) North 36° 01' 06" West a distance of 91.62 feet to a point; and (2) South 53° 58' 54" West a distance of 131.12 feet to a point located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc; thence leaving the northwestern boundary line of property now or formerly owned by the City of Fairburn, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53' 41" West a distance of 17.47 feet to an iron pin set located on the southeastern right-of-way line of Oakley Industrial Boulevard; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the southeastern and southern right-of-way lines of Oakley Industrial Boulevard the following three (3) courses and distances and following the curvature thereof: (1) North 53° 58' 54" East a distance of 1,204.15 feet to a point; (2) along the arc of an 1,859.86-foot radius curve to the right having an arc distance of 1,092.30 feet to a point (said arc being subtended by a chord lying to the south thereof bearing North 70° 48' 24" East and being 1,076.67 feet in length); and (3) North 87° 37' 54" East a distance of 15.51 feet to an iron pin set; thence leaving the southern right-of-way line of Oakley Industrial, run South 02° 22' 06" East a distance of 10.00 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum, said point being the TRUE POINT OF BEGINNING.

The above-described property contains 26.263 acres (1,144,030 square feet) and is shown on, designated as "Parcel B" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

PARCEL C:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point formed by the southeastern end of the mitered intersection of the western right-of-way line of State Road 74 (a/k/a Senoia Road and having a variable right-of-way width) and the southern right-of-way line of Oakley Industrial Boulevard (having an 100-foot right-of-way width); thence leaving the western right-of-way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection North 43° 57' 05" West a distance of 60.16 feet to a point; thence continue along the southern right-of-way line of Oakley Industrial Boulevard, run South 87° 37' 54" West a distance of 186.12 feet to a point located on the western boundary line of property now or formerly owned by Racetrac Petroleum; thence along the western boundary line of property now or formerly owned by Racetrac Petroleum, run South 01° 57' 21" East a distance of 224.22 feet to an iron pin found located on the western boundary line of property now or formerly owned by Bezek Enterprises, Inc.; thence leaving the western boundary line of property now or formerly owned by Racetrac Petroleum, run along the western boundary line of property now or formerly owned by Bezek Enterprises, Inc. and the western and northwestern boundary lines of property now or formerly owned by Mohammad Khimani the following eight (8) courses and distances: (1) South 01° 57' 21" East a distance of 296.86 feet past a one-half (1/2) inch crimped top pipe to a point; (2) South 44° 24' 34" West a distance of 49.58 feet to a point; (3) South 59° 51' 34" West a distance of 111.00 feet to a point; (4) South 56° 28' 34" West a distance of 100.00 feet to a point; (5) South 60° 52' 34" West a distance of 70.00 feet to an iron pin found; (6) South 49° 42' 34" West a distance of 85.00 feet to a point; (7) South 29° 26' 34" West a distance of 65.00 feet to a point; and (8) South 06° 16' 34" West a distance of 49.55 feet to an iron pin found located on the northwestern boundary line of property now or formerly owned by Rebie Kidd Lambert; thence leaving the northwestern boundary line of property now or formerly owned by Mohammad Khimani, run along the northwestern, northern and northeastern boundary lines of property now or formerly owned by Rebie Kidd Lambert the following four (4) courses and distances: (1) South 31° 27' 09" West a distance of 76.83 feet to a point; (2) South 35° 34' 29" West a distance of 56.01 feet to a point; (3) South 42° 39' 26" West a distance of 72.28 feet to an iron pin found; and (4) South 89° 01' 10" West a distance of 155.88 feet to a point, said point being the northern boundary line of property now or formerly owned by Rebie Kidd Lambert as claimed by Deed recorded in Deed Book 10291, page 328 and also being the **TRUE POINT OF BEGINNING;** from the **TRUE POINT OF BEGINNING,** as thus established, thence continuing along the northern boundary line of property as claimed by Rebie Kidd Lambert, run South 89° 01' 10" West a distance of 647.28 feet to a point; thence leaving the northern boundary line of property as

claimed by Rebie Kidd Lambert, run the following seven (7) course and distances: (1) South 29° 52' 59" West a distance of 11.31 feet to a point; (2) North 88° 43' 31" East a distance of 112.13 feet to a point; (3) North 89° 23' 06" East a distance of 138.91 feet to a point; (4) North 87° 29' 32" East a distance of 60.52 feet to a point; (5) South 89° 49' 51" East a distance of 112.53 feet to a point; (6) North 86° 42' 04" East a distance 134.00 feet to a point; and (7) North 85° 51' 55" East a distance of 95.29 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above-described property contains 0.122 acres (5,302 square feet) and is shown on, designated as "Parcel C" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

EXHIBIT B

[PERMITTED EXCEPTIONS]

1. All ad valorem taxes affecting the Property for the year of Closing and subsequent years thereto;

2. The state of facts shown on that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996;

3. All zoning ordinances affecting the Property;

4. Rights, if any, of others, whether public, private or of public utilities, in the streets and/or roads adjoining the Property;

5. Easement for construction and maintenance of slopes and/or drainage, as contained in that Right-of-Way Deed from Phipps Land Company, Inc. to Fulton County, dated December 4, 1975, for Oakley Industrial Boulevard recorded in Deed Book 6407, page 206, Fulton County, Georgia records;

6. Sewer Easement for sanitary sewer dated September 7, 1989 from Bessemer Properties, Incorporated to Fulton County, Georgia, recorded in Deed Book 12768, page 32, aforesaid records;

7. Restrictions contained in that certain Deed from Bessemer Properties, Incorporated to The Ethanol Corporation dated September 7, 1989, recorded in Deed Book 12768, page 34, aforesaid records;

8. Sanitary Sewer Easement from Bessemer Properties, Incorporated to Fulton County, the City of Fairburn and Greenway Stores, Inc., dated October 12, 1995, recorded in Deed Book 20116, page 297, aforesaid records;

9. Utility Easement (unrecorded) from Bessemer Properties, Incorporated to the City of Fairburn, dated June 12, 1995;

10. Sewer Easement from Phipps Land Company to Fulton County, Georgia (undated), filed for record on April 30, 1975, in Deed Book 6259, page 443, aforesaid records;

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11. Easement for construction and maintenance of slopes and/or drainage, and relinquishment of access rights as contained in Right-of-Way Deeds to the State Highway Department of Georgia, as recorded, as follows:

(a) from C.E. Stephens, dated September 26, 1963, recorded in Deed Book 4126, page 131, aforesaid records; and

(b) from W.K. Cook, dated November 21, 1963, recorded in Deed Book 4156, page 216, aforesaid records.

Deed Book 66936 Page 329
Filed and Recorded 06/26/2023 05:28:00 PM
2023-0172513
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2260262947

Fulton County Superior Court
EFILEDQW
Date: 6/20/2023 6:19 PM
Cathelene Robinson, Clerk

EXHIBIT "A"

IN THE SUPERIOR COURT OF FULTON COUNTY

STATE OF GEORGIA

2023CV381775

DEPARTMENT OF TRANSPORTATION DOCKET NO. _____

VS. IN REM _____

0.077 acres of land; and certain easement rights; and

SVA Fairburn Limited Partnership, a Texas limited partnership; Trushal Incorporated, a Georgia corporation; Wallis Bank, a Texas bank corporation; United States Small Business Administration; Arc CafeUSA001, LLC, a Delaware limited liability company; VP Restaurants, LLC; Finance Department of City of Fairburn; and, Tax Commissioner of Fulton County

DECLARATION OF TAKING

WHEREAS, the Commissioner of the Department of Transportation has made and entered an order finding that the circumstances in connection with acquiring right of way to construct Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County, are such that it is necessary to acquire the title, estate or interest in the lands as fully described in said order, a certified copy of which is attached to this Declaration identified as Appendix "A" to Exhibit "A" and made a part hereof, under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

WHEREAS, said right of way, easements and access rights, if any, are for public highway purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix "B" to Exhibit "A" and made a part hereof; and

WHEREAS, the Department of Transportation has caused an investigation and report to be made by a competent land appraiser, upon which to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right of way, easements and access rights, if any, above referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix "C" to Exhibit "A" and made part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix "C" to Exhibit "A", the Department of Transportation estimates **$130,100.00** as the just and adequate compensation to be paid for said right of way, easements and access rights, if any, as fully described in Appendix "A" to Exhibit "A", attached hereto, and now deposited said sum in the Court, to the use of the persons entitled hereto;

NOW, THEREFORE, the premises considered, the Department of Transportation, under authority of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, hereby declares that the property or interest therein as described in Appendix "A" to Exhibit "A", attached to and a part of this Declaration, is taken for State-aid road purposes.

This the 12 day of May 2023.

Russell R. McMurry, P.E.
Commissioner of the Department
of Transportation

APPENDIX "A" TO EXHIBIT "A"
ORDER OF THE COMMISSIONER OF THE
DEPARTMENT OF TRANSPORTATION

WHEREAS, the Department of Transportation has laid out and determined to construct a certain State-aid road or highway as part of the State Highway System of the State of Georgia, known and designated as Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County and being more fully shown on a map and drawing on file in the office of the Department of Transportation, 600 West Peachtree Street, Atlanta, Georgia; and

WHEREAS, in order to maintain the projected schedule of road construction of the Department of Transportation, it is necessary that the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and as listed below, shown of record as owned by the person named herein, all as described and shown in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project:

Required R/W: 0.077 acres of land; and certain easement rights; and
Appendix “A” – Annex 1 – Legal Description
Annex 1-A - Plat

Owners or persons with an interest in said tract of land:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

NOW, THEREFORE, it is found by the Commissioner of the Department of Transportation that the circumstances are such that it is necessary that the right of way, easements and access rights, if any, as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that the Department of Transportation proceed to acquire the title, estate or interest in the lands hereinafter described in annexes to this order by condemnation under the provisions of said Code, and the Attorney General of Georgia as well as his duly authorized Assistant Attorneys General, are authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

Done at the office of the Commissioner in Atlanta, Georgia, this 12 day of May 2023.

/S/ RUSSELL R. MCMURRY, P.E.
Commissioner of the Department
of Transportation

ATTEST:

/S/ ANGELA WHITWORTH
Treasurer
Department of Transportation

Appendix "A"
Parcel No. 9B 8.

Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

Parcel Number: 9B

Required R/W: 0.077 acres of land; and certain easement rights; and

Owners or persons with an interest in said tract of land:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Tax Parcel # 09F-0703-0027-038-4

All that tract or parcel of land lying and being in Land Lot 27 of the 9F Land District of Fulton County, Georgia, being more particularly described as follows:

RIGHT OF WAY

BEGINNING at the point 72.64 feet right and opposite of station 110+51.62 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence southeasterly 116.28 feet along the arc of a curve (said curve having a radius of 3365.47 feet and a chord distance of 116.28 feet on a bearing of S 4°58'34.4" E) to the point 73.87 feet right of and opposite station 111+69.62 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 28.20 feet to a point 102.00 feet right of and opposite station 111+67.69 on said construction centerline laid out for SR 74/SENOIA RD.; thence northwesterly 117.51 feet along the arc of a curve (said curve having a radius of 4898.00 feet and a chord distance of 117.51 feet on a bearing of N 5°36'56.1" W) to the point 102.00 feet right of and opposite station 110+47.73 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°52'07.3" E a distance of 29.61 feet back to the point of beginning. Containing 0.077 acres or 3374.58 square feet more or less.

PERMANENT EASEMENT
FOR THE CONSTRUCTION OF SLOPES & UTILITIES

BEGINNING at the point 102.00 feet right and opposite of station 110+47.73 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence southeasterly 117.51 feet along the arc of a curve (said curve having a radius of 4898.00 feet and a chord distance of 117.51 feet on a bearing of S 5°36'56.1" E) to the point 102.00 feet right of and opposite station 111+67.69 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 16.04 feet to a point 118.00 feet right of and opposite station 111+66.58 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 7°27'48.8" W a distance of 118.64 feet to a point 121.78 feet right of and opposite station 110+45.09 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°52'07.3" E a distance of 19.95 feet back to the point of beginning. Containing 0.049 acres or 2136.95 square feet more or less.

DRIVEWAY EASEMENT

BEGINNING at the point 119.37 feet right and opposite of station 111+32.00 on the property line of the condemnees on C/L SR 74/ Senoia Road on Federal Aid Project CHNHS-0007-00(841) ; running thence S 7°27'48.8" E a distance of 33.79 feet to a point 118.00 feet right of and opposite station 111+66.58 on said construction centerline laid out for SR 74/SENOIA RD.; thence S 88°56'33.5" W a distance of 19.04 feet to a point 137.00 feet right of and opposite station 111+65.26 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 5°05'42.6" W a distance of 23.59 feet to a point 137.00 feet right of and opposite station 111+41.00 on said construction centerline laid out for SR 74/SENOIA RD.; thence N 58°16'03.9" E a distance of 19.69 feet back to the point of beginning. Containing 0.012 acres more or less.

This easement becomes effective at the beginning of construction of the above numbered project and will continue until December 31, 2028 or until completion and final acceptance of said project by the Department of Transportation, whichever is earlier.

***

Appendix "A" – Annex 1

Parcel No. 9B 9-A.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use is as follows. Fee simple title to the above described lands as shown described within on the attached plats date the 22 day of May, 2018; Last Revised: Sheets No. 14 and 21 on June 3, 2020 and attached hereto as Annex 1-A.

A permanent easement is condemned for the right to construct and maintain slopes and utilities to connect the newly constructed road and right of way to the condemnee's remaining land and as shown described within on the attached plats marked Annex 1-A.

A temporary easement is condemned for the right to construct a driveway to connect the newly constructed road and right of way to the condemnees remaining land for driveway purposes. Said easement will expire five (5) years from the date of filing, and as being shown described within on the attached plats marked Annex 1-A. Upon completion of the project, the driveway will remain in place for use by the condemnees.

Appendix "A" – Annex 1

Parcel No. 9B 9-B.

PLAT

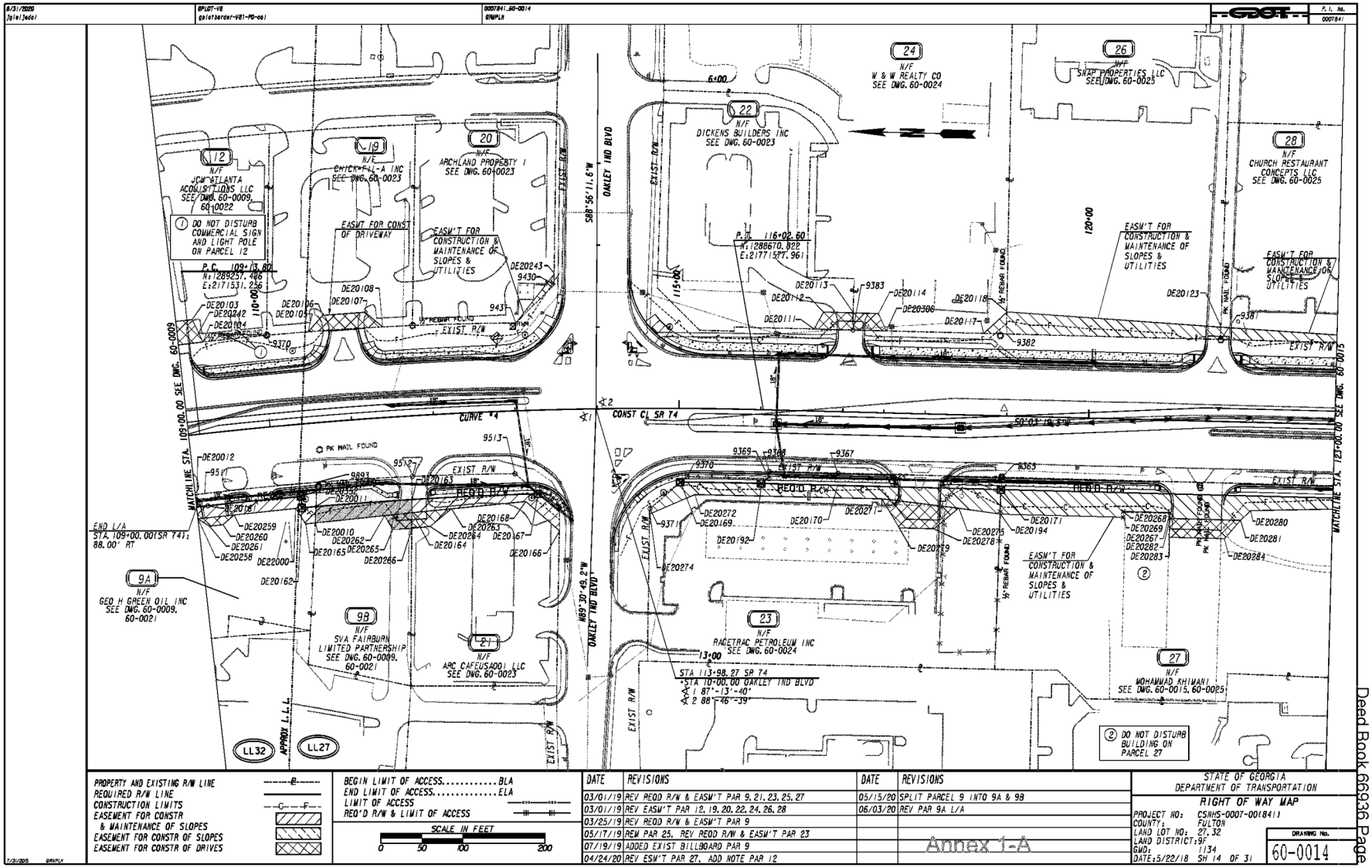
Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

RECORD OWNERS OR PERSONS WITH AN INTEREST IN SAID TRACT OF LAND:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Appendix "A" – Annex 1-A

Parcel No. 9B 10.



12
N/F
JCM ATLANTA ACQUISITIONS LLC
SEE DWG. 60-0009, 60-0022
19
N/F
CHICK-FIL-A INC
SEE DWG. 60-0023
20
N/F
ARCHLAND PROPERTY I
SEE DWG. 60-0023
22
N/F
DICKENS BUILDERS INC
SEE DWG. 60-0023
24
N/F
W & W REALTY CO
SEE DWG. 60-0024
26
N/F
SNAP PROPERTIES LLC
SEE DWG. 60-0025
28
N/F
CHURCH RESTAURANT CONCEPTS LLC
SEE DWG. 60-0025
9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0021
9B
N/F
SVA FAIRBURN LIMITED PARTNERSHIP
SEE DWG. 60-0009, 60-0021
21
N/F
ARC CAFEUSA001 LLC
SEE DWG. 60-0023
23
N/F
RACETRAC PETROLEUM INC
SEE DWG. 60-0024
27
N/F
MOHAMMAD KHIMANI
SEE DWG. 60-0015, 60-0025
① DO NOT DISTURB COMMERCIAL SIGN AND LIGHT POLE ON PARCEL 12
② DO NOT DISTURB BUILDING ON PARCEL 27
EASM'T FOR CONST OF DRIVEWAY
EASM'T FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES
EXIST R/W
REQ'D R/W
CURVE #4
CONST CL SR 74
OAKLEY IND BLVD
MATCHLINE STA. 109+00.00 SEE DWG. 60-0009
MATCHLINE STA. 123+00.00 SEE DWG. 60-0015
END L/A
STA. 109+00.00(SR 74); 88.00' RT
STA 113+98.27 SR 74
STA 10+00.00 OAKLEY IND BLVD
1 87°-13'-40"
2 88°-46'-39"
PK NAIL FOUND
½" REBAR FOUND
LL32
LL27
APPROX L.L.L.
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
SCALE IN FEET
0 50 100 200
DATE | REVISIONS
03/01/19 REV REQD R/W & EASM'T PAR 9, 21, 23, 25, 27
03/01/19 REV EASM'T PAR 12, 19, 20, 22, 24, 26, 28
03/25/19 REV REQD R/W & EASM'T PAR 9
05/17/19 REM PAR 25. REV REQD R/W & EASM'T PAR 23
07/19/19 ADDED EXIST BILLBOARD PAR 9
04/24/20 REV ESM'T PAR 27. ADD NOTE PAR 12
DATE | REVISIONS
05/15/20 SPLIT PARCEL 9 INTO 9A & 9B
06/03/20 REV PAR 9A L/A
Annex 1-A
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD: 1134
DATE: 5/22/18 SH 14 OF 31
DRAWING No.
60-0014

8/31/2020 jgle|jedel	SPLOT-V8 gp|stborder-V81-PG-cal	0007841|PNT8 GRAPLN	GDOT	P. I. No. 0007841

9A

N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9510	73.40 R	108+43.31	SR 74/SENOIA RD.
	68.35	S 8°18'53.1" E	
9511	72.83 R	109+11.66	SR 74/SENOIA RD.

ARC LENGTH = 137.96
CHORD BEAR = S 7°08'25.4" E
LNTH CHORD = 137.95
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9893	72.64 R	110+51.62	SR 74/SENOIA RD.
	29.61	N 88°52'07.3" W	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = N 6°24'16.2" W
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	N 83°29'38.1" E	
DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = N 7°10'18.7" W
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.
	72.92	N 7°50'15.4" W	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	14.80	S 88°23'04.1" E	
9510	73.40 R	108+43.31	SR 74/SENOIA RD.

REQD R/W = 3399.89 SF
REQD R/W = 0.078 ACRES
REMAINDER = +/- 0.736 ACRES

PARCEL 9A REQ'D L/A

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9519	249.64 R	108+13.97	SR 74/SENOIA RD.
	163.86	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	59.12	S 7°50'15.4" E	
DE20012	88.00 R	109+00.00	SR 74/SENOIA RD.

REQD L/A = 222.98 LF

9A

N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	72.92	S 7°50'15.4" E	
DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = S 7°10'18.7" E
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	S 83°29'38.1" W	
DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = S 6°24'16.2" E
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	19.95	N 88°52'07.3" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	11.80	N 7°27'48.8" W	
DE20165	122.00 R	110+33.00	SR 74/SENOIA RD.
	22.71	N 55°11'57.2" E	
DE22000	102.00 R	110+22.00	SR 74/SENOIA RD.
	181.24	N 7°28'30.3" W	
DE20256	102.00 R	108+38.55	SR 74/SENOIA RD.
	14.19	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.

REQD EASMT = 3064.95 SF
REQD EASMT = 0.070 ACRES

PARCEL 9A — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/	STATION/	ALIGNMENT
DE20258	103.00 R	109+00.00	SR 74/SENOIA RD.
DE20259	103.00 R	108+40.00	SR 74/SENOIA RD.
DE20260	113.00 R	109+30.00	SR 74/SENOIA RD.
DE20261	113.00 R	109+13.00	SR 74/SENOIA RD.
DE20258	103.00 R	109+00.00	SR 74/SENOIA RD.

9B

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
SEE DWG. 60-0014

PARCEL 9B — REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

ARC LENGTH = 116.28
CHORD BEAR = S 4°58'34.4" E
LNTH CHORD = 116.28
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9512	73.87 R	111+69.62	SR 74/SENOIA RD.
	28.20	S 88°56'33.5" W	
DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = N 5°36'56.1" W
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	29.61	S 88°52'07.3" E	
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

REQD R/W = 337.58 SF
REQD R/W = 0.077 ACRES
REMAINDER = +/- 0.585 ACRES

PARCEL 9B — REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = S 5°36'56.1" E
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.
	16.04	S 88°56'33.5" W	
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
	118.64	N 7°27'48.8" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	19.95	S 88°52'07.3" E	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

REQD EASMT = 2136.95 SF
REQD EASMT = 0.049 ACRES

PARCEL 9B — TEMPORARY DRWY. EASM'T.

PNT	OFFSET/	STATION/	ALIGNMENT
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
DE20266	137.00 R	111+65.26	SR 74/SENOIA RD.
DE20265	137.00 R	111+41.00	SR 74/SENOIA RD.
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

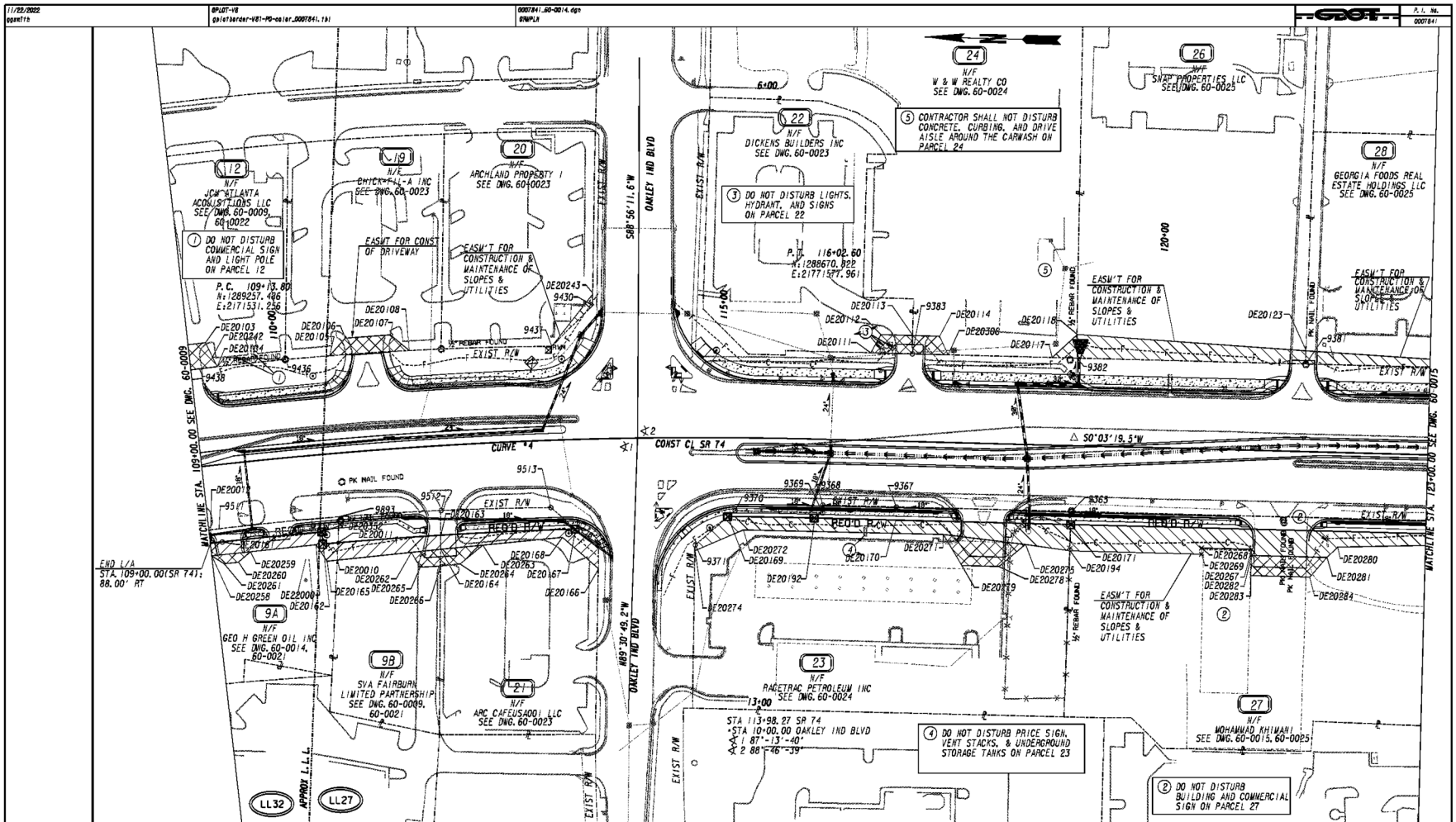
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9		
03/28/19	REV REQD R/W & EASM'T PAR 10, 11		
07/19/19	ADDED L/A PAR 9, 10, 11		
05/15/20	SPLIT PAR 9 INTO 9A & 9B		
05/15/20	MOVED PAR 10 & 11 TO 60-0021A		

Annex 1-A

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO:
LAND DISTRICT:
GMD
DATE
SH 21 OF 31
DRAWING No. 60-0021

7/31/2015 GRAPLN



PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 50 100 200

DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9, 21, 23, 25, 27	05/15/20	SPLIT PARCEL 9 INTO 9A & 9B
03/01/19	REV EASM'T PAR 12, 19, 20, 22, 24, 26, 28	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9	10/07/20	UPDATED EASM'T PAR 12
05/17/19	REM PAR 25, REV REQD R/W & EASM'T PAR 23	06/14/21	REV OWNER PAR 28
07/19/19	ADDED EXIST BILLBOARD PAR 9		
04/24/20	REV ESM'T PAR 27, ADD NOTE PAR 12		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD: 1134
DATE: 5/22/18 SH 14 OF 31

DRAWING No. 60-0014

ANNEX 1-A

7/31/2015 GRNPLN

2/24/2023 RJohnson | GPLOT-V8 gplotborder-V81-PD-color_0007841.tbl | 0007841MTB.dgn GRMPLN | GDOT | P.I. No. 0007841

9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9510	73.40 R	108+43.31	SR 74/SENOIA RD.
	68.35	S 8°18'53.1" E	
9511	72.83 R	109+11.66	SR 74/SENOIA RD.

ARC LENGTH = 137.96
CHORD BEAR = S 7°08'25.4" E
LNTH CHORD = 137.95
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9893	72.64 R	110+51.62	SR 74/SENOIA RD.
	29.61	N 88°52'07.3" W	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = N 6°24'16.2" W
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	N 83°29'38.1" E	
DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = N 7°10'18.7" W
LNTH CHORD = 114.15
RADIUS = 4912.00
DEGREE = 1°09'59.2"

DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.
	72.92	N 7°50'15.4" W	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	14.80	S 88°23'04.1" E	
9510	73.40 R	108+43.31	SR 74/SENOIA RD.

REQD R/W = 3398.89 SF
REQD R/W = 0.078 ACRES
REMAINDER = +/- 0.736 ACRES

PARCEL 9A REQ'D L/A

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9519	249.64 R	108+13.97	SR 74/SENOIA RD.
	163.86	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	59.12	S 7°50'15.4" E	
DE20012	88.00 R	109+00.00	SR 74/SENOIA RD.

REQD L/A = 222.98 LF

9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0009, 60-0014

PARCEL 9A REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.
	72.92	S 7°50'15.4" E	
DE20161	88.00 R	109+13.80	SR 74/SENOIA RD.

ARC LENGTH = 114.15
CHORD BEAR = S 7°10'18.7" E
LNTH CHORD = 114.15
RADIUS = 4912.00

DE20352	88.00 R	110+30.00	SR 74/SENOIA RD.
	14.00	S 83°29'38.1" W	
DE20162	102.00 R	110+30.00	SR 74/SENOIA RD.

ARC LENGTH = 17.37
CHORD BEAR = S 6°24'16.2" E
LNTH CHORD = 17.37
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	19.95	N 88°52'07.3" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	11.80	N 7°27'48.8" W	
DE20165	122.00 R	110+33.00	SR 74/SENOIA RD.
	22.71	N 55°11'57.2" E	
DE22000	102.00 R	110+22.00	SR 74/SENOIA RD.
	181.24	N 7°28'30.3" W	
DE20256	102.00 R	108+38.55	SR 74/SENOIA RD.
	14.19	S 88°23'04.1" E	
DE20035	88.00 R	108+40.88	SR 74/SENOIA RD.

REQD EASMT = 3064.95 SF
REQD EASMT = 0.070 ACRES

PARCEL 9A TEMPORARY DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20258	102.39 R	109+00.00	SR 74/SENOIA RD.
DE20259	102.57 R	109+45.00	SR 74/SENOIA RD.
DE20260	113.00 R	109+30.00	SR 74/SENOIA RD.
DE20261	113.00 R	109+13.00	SR 74/SENOIA RD.
DE20258	102.39 R	109+00.00	SR 74/SENOIA RD.

9B
N/F
SVA FAIRBURN LIMITED PARTNERSHIP
SEE DWG. 60-0014

PARCEL 9B REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

ARC LENGTH = 116.28
CHORD BEAR = S 4°58'34.4" E
LNTH CHORD = 116.28
RADIUS = 3365.47
DEGREE = 1°42'08.9"

9512	73.87 R	111+69.62	SR 74/SENOIA RD.
	28.20	S 88°56'33.5" W	
DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = N 5°36'56.1" W
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.
	29.61	S 88°52'07.3" E	
9893	72.64 R	110+51.62	SR 74/SENOIA RD.

REQD R/W = 3374.58 SF
REQD R/W = 0.077 ACRES
REMAINDER = +/- 0.585 ACRES

PARCEL 9B REQ'D EASM'T. FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

ARC LENGTH = 117.51
CHORD BEAR = S 5°36'56.1" E
LNTH CHORD = 117.51
RADIUS = 4898.00
DEGREE = 1°10'11.2"

DE20163	102.00 R	111+67.69	SR 74/SENOIA RD.
	16.04	S 88°56'33.5" W	
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
	118.64	N 7°27'48.8" W	
DE20010	121.78 R	110+45.09	SR 74/SENOIA RD.
	19.95	S 88°52'07.3" E	
DE20011	102.00 R	110+47.73	SR 74/SENOIA RD.

REQD EASMT = 2136.95 SF
REQD EASMT = 0.049 ACRES

PARCEL 9B TEMPORARY DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.
DE20164	118.00 R	111+66.58	SR 74/SENOIA RD.
DE20266	137.00 R	111+65.26	SR 74/SENOIA RD.
DE20265	137.00 R	111+41.00	SR 74/SENOIA RD.
DE20262	119.37 R	111+32.00	SR 74/SENOIA RD.

ANNEX 1-A

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

DATE	REVISIONS	DATE	REVISIONS
03/01/19	REV REQD R/W & EASM'T PAR 9	06/03/20	REV PAR 9A L/A
03/25/19	REV REQD R/W & EASM'T PAR 9	02/24/23	REV PAR 9A DW EASM'T
03/28/19	REV REQD R/W & EASM'T PAR 10, 11	02/24/23	ADDED LAND LOT, DISTRICT, & GMD
07/19/19	ADDED L/A PAR 9, 10, 11		
05/15/20	SPLIT PAR 9 INTO 9A & 9B		
05/15/20	MOVED PAR 10 & 11 TO 60-0021A		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSNHS-0007-00(841)
COUNTY: FULTON
LAND LOT NO: 27, 32
LAND DISTRICT: 9F
GMD 1134
DATE 5/22/18 SH 21 OF 31
DRAWING No. 60-0021

7/21/2023 GRMPLN

GEORGIA, FULTON COUNTY

I, Angela Whitworth, do hereby certify that I am Treasurer of the Department of Transportation.

I further certify that the foregoing 10 pages constitute a true and correct exact copy of an Order of the Commissioner of the Department of Transportation, entered on the 12 day of May 2023, as same applies to the tract or parcel of land described in said 10 pages; and the original of said Order is on file at my office at 600 West Peachtree Street, Atlanta, Georgia.

Given under my hand and the Seal of the Department of Transportation, this 12 day of May 2023.

Angela Whitworth
Treasurer
Department of Transportation

Appendix "A"

Parcel No. 9B 11.

APPENDIX "B"

TO

EXHIBIT "A"

DESCRIPTION OF PROPERTY FROM WHICH RIGHT OF WAY IS TAKEN

Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

RECORD OWNERS OR PERSONS WITH AN INTEREST IN SAID TRACT OF LAND:

SVA Fairburn Limited Partnership, a Texas limited partnership
Trushal Incorporated, a Georgia corporation
Wallis Bank, a Texas bank corporation
United States Small Business Administration
Arc CafeUSA001, LLC, a Delaware limited liability company
VP Restaurants, LLC
Finance Department of City of Fairburn
Tax Commissioner of Fulton County

Said right of way as described on Appendix "A" is for a State-aid road, as defined by law across and over certain tracts of land located in Land Lot 27 of the 9F Land District said County, said tract of land consisting of approximately 0.662 ± acres.

Parcel No. 9B 12.

APPENDIX "C" TO EXHIBIT "A"

GEORGIA, Cobb COUNTY

Personally comes, Jeff T. O'Dell, MAI, residing at 1074 Princeton Walk NE, Marietta, GA 30068

1. Affiant was employed by the Department of Transportation to appraise Parcel No. **9B** of the right of way and rights required for construction of Project No. **CSNHS-0007-00(841)** in **Fulton** County, Georgia for said Department and makes this sworn statement to be used in connection with condemnation proceedings under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, for the acquisition of said parcel.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcel is located. Affiant has personally inspected the property or right condemned and in appraising said parcel affiant took into consideration the Fair Market Value of said parcel, as well as any consequential damages to remaining property of the Condemnees by reason of the taking and use of said parcel and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, considered except as offsetting consequential damages). After said investigation and research, affiant has thus estimated that the just and adequate compensation for said parcel, and any consequential damages or benefits considered, is in the amount of **$130,100.00**.

APPRAISER

Sworn to and subscribed before me,
this 27th day of February, 2023.

NOTARY PUBLIC
My commission expires 10/20/23

D. ANNE HILSMIER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 20, 2023

Parcel No. **9B**

Rev 08-01-2010

OAKLEY INDUSTRIAL BOULEVARD, FAIRBURN, GA
TAX PARCEL ID: 9F 07030027038-4
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 217, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING COMMENCE,** at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said westerly right of way of S.R. 74 along a curve turning to the left with an arc length of 153.62 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of N03°16’48”W, and a chord length of 153.61 feet to a set PK Nail, said nail being the **TRUE POINT OF BEGINNING;**

Thence leaving said westerly right of way and proceed, S89°31'10"W a distance of 224.27 feet to a set PK Nail; Thence, N10°08’44"E a distance of 127.75 feet to a set PK Nail; Thence S88°03'19"E a distance of 191.90 feet to a set 1/2 inch rebar with cap on said westerly right of way of S.R. 74; Thence along said westerly right of way along a curve turning to the right with an arc length of 117.78 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of S04°51'07”E, and a chord length of 117.78 feet to a set PK Nail, said nail being the **TRUE POINT OF BEGINNING.**

Tract or parcel contains 25,329 square feet or 0.581 acres.

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GEORGIA WEST ZONE

INTERSTATE I-85
(VARIABLE PUBLIC RIGHT OF WAY)
(LIMITED ACCESS)

EDGE OF PAVEMENT

GUARDRAIL

SLANT BACK CURB

FLUME

24"RCP (APP.D.)

N18°25'14"W
7.35'

N77°14'53"E 632.30'

ARC=561.95'
R=7100.00'
N69°18'43"E
CH=561.80'

IPS

BILLBOARD

OW

GW

PP

IPF 1/2" REBAR WOVEN WIRE FENCE

N/F
FAIRBURN MARKET LLC
TAX PARCEL ID: 9F 07010032034-8
DB 49666 PG 354

IPFC

N/F
GEO H. GREEN OIL INC
TAX PARCEL ID: 9F 07010032026-4
TAX PARCEL ID: 9F 07000027353-0
DB 49666 PG 354
DB 8379 PG 319
PB 386 PG 67

S.R. 74
(a.k.a. SENOIA ROAD)
(VARIABLE PUBLIC RIGHT OF WAY)

CONCRETE PAD

S01°53'34"W
418.54'

N/F
TRUSHAL INCORPORATED
TAX PARCEL ID: 9F 07000027352-2
DB 57986 PG 699

N88°15'45"W
150.00'

LAND LOT LINE
APPROXIMATE LOCATION

L.L. 32

L.L. 27

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 07000027121-1
DB 20853 PG 81

TRACT 1
8.726 ACRES
380,113 SQ.FT.

S88°03'19"E
191.90'

PERMANENT EASEMENT FOR CONSTRUCTION OF SLOPES & UTILITIES PER DB 66936 PG 329 (EXCEPTION 20)

RIGHT OF WAY PER DB 66936 PG 329

N10°08'44"E
127.75'

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 07030027038-4
DB 20853 PG 81

TRACT 2
0.581 ACRES
25,329 SQ.FT.

ARC=117.78'
R=4898.00'
S04°51'07"E
CH=117.78'

ENTRANCE AREA EASEMENT PER DB 32717 PG 259 (EXCEPTION 14)

WOOD FENCE

SILT FENCE

SIDEWALK

SIGN

ACCESS EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

S88°06'30"E
169.36'

IPF 1/2" REBAR
(4.7' SE OF
PROPERTY CORNER)

DUMPSTER AREA

S89°31'10"W
224.27'

ACCESS EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

S00°28'36"E
179.68'

DRAINAGE EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)

RIGHT OF WAY PER DB 66936 PG 329

P.O.B.
TRACT 2

ARC=153.62'
R=4898.00'
N03°16'48"W
CH=153.61'

P.O.C.
S37°08'42"W
33.25'

ARC=18.37'
R=1959.95'
S89°38'29"W
CH=18.37'

N/F
ARC CAFEUSA001, LLC
TAX PARCEL ID:
9F 07000027122-9
DB 53120 PG 645

S89°31'56"W 193.11'

OAKLEY INDUSTRIAL BOULEVARD
(100' PUBLIC RIGHT OF WAY)

P.O.B.
TRACT 1

N27°12'35"W
35.05'

N88°15'02"W
367.34'

IPF 1/2" REBAR

FLOOD LIMITS
SEE NOTE 2

S01°52'14"W
120.00'

ZONE "AE"

(FLOODWAY AREA)

TRICKUM CREEK

N15°24'37"W
310.15'

S82°49'35"W
178.49'

S15°39'59"E
137.53'

N/F
AVP MANAGEMENT
COMPANY, LLC
TAX PARCEL ID:
9F 07000021235-9
DB 37643 PG 373

N/F
TILSON HOME CORPORATION
TAX PARCEL ID: 9F 07000027110-4
DB 31126 PG 324

DETENTION POND EASEMENT AREA PER DB 32717 PG 259 (EXCEPTIONS 14), DB 37797 PG 574 (EXCEPTION 17)

N07°13'48"W
249.09'

S01°28'23"W
138.37'

N00°48'49"E
167.12'

RIP-RAP

OCS

18"HDPE

36"HDPE

48"HDPE

18"CMP

24"C&G

BOLLARD (TYP.)

ARC=381.78'
R=1932.89'
S83°21'44"W
CH=381.16'

DRAINAGE EASEMENT PER DB 32717 PG 259 (EXCEPTION 14), DB 37797 PG 574 (EXCEPTION 17)

RWM CRUSHED (6.3' WEST OF PROPERTY CORNER)

15"CPP (APP.D.)

18"RCP (APP.D.)

ARC=133.99'
R=1959.86'
S70°34'42"W
CH=133.96'

SSMH PAVEDOVER

30"RCP

SIDEWALK

24"C&G

JPED

TPED

SIGN

VAULT

ICV

811 Know what's below. Call before you dig.

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(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ALTA/NSPS LAND TITLE SURVEY

FOR

CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F

FULTON COUNTY
GEORGIA

SHEET 1 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25
0 25 50 100

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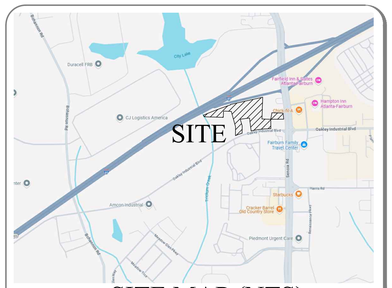
Know what's **below.** **Call** before you dig.



SITE MAP (NTS)

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0462F, PANEL 462 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN APRIL 14, 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. O–132/1867 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2024 AT 5:00 p.m. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. TRACT 1 HAS DIRECT ACCESS TO OAKLEY INDUSTRIAL BLVD AND INDIRECT ACCESS TO SR 74 AKA SENOIA ROAD BY ACCESS EASEMENT IN DEED BOOK 37797, PAGE 574 (EXCEPTION 17); AND THAT TRACT 2 HAS DIRECT ACCESS TO SR 74 AKA SENOIA ROAD, INDIRECT ACCESS TO SR 74 AKA SENOIA ROAD BY ACCESS EASEMENT IN DEED BOOK 32717, PAGE 259 (EXCEPTION 14) AND INDIRECT ACCESS TO OAKLEY INDUSTRIAL BLVD BY ACCESS EASEMENT IN DEED BOOK 37797, PAGE 574 (EXCEPTION 17).

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

REFERENCES

1. DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, RIGHT OF WAY OF PROPOSED, I–85 @SR 74/SENOIA ROAD, INTERCHANGE IMPROVEMENTS, FULTON COUNTY, FEDERAL AID PROJECT CSNHS–0007–00(841), PREPARED BY TRANSYSTEMS, PLANS COMPLETED 5/22/18, LOCATION AND DESIGN APPROVAL DATE 8/22/18, LAST REVISED 12/02/24, SIGNED AND SEALED BY TROY D. BYERS, STATE RIGHT OF WAY ADMINISTRATOR, DATED AUGUST 27, 2018.
2. ALTA/ACSM SURVEY FOR AVP MANAGEMENT COMPANY, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED 4/19/04, LAST REVISED 5/21/04, SIGNED AND SEALED BY DONALD W. HARKLEROAD, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 1578.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: OAKLEY INDUSTRIAL BOULEVARD & SENOIA ROAD, FAIRBURN, GEORGIA 30213

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 9.307 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES [, EXCEPT AS FOLLOWS:

a. POWER POLES, LINES AND GUY WIRES LOCATED ALONG WESTERLY AND NORTHERLY PROPERTY LINES (OWNERSHIP UNKNOWN)

b. CONCRETE PAD CROSSING EASTERLY PROPERTY LINE AT NORTHEAST CORNER OF TRACT 1.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number O–132/1867 with an effective date of November 17, 2024 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

11. Easement in Right of Way Deed from Phipps Land Company. Inc., to Fulton County, dated December 4, 1975, filed January 7, 1976, recorded in Deed Book 6407, page 206, Fulton County, Georgia records.
Comment: Affects Tract 1. Current right of way is shown on survey.

12. Perpetual Easement Agreement for Outdoor Advertising Signs, by SVA SouthCreek L.L.C., and SVA Fairburn Limited Partnership, dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 159, aforesaid records.
Comment: Does not affect subject property. Property described in Exhibit B does not include Tract 1 or Tract 2, billboards (outside signs) are located to the southwest of subject property, on the other side of the Trickum Creek.

13. Declaration of Covenants, Conditions, Restrictions and Easements by SVA Fairburn Limited Partnership, dated June 1, 1999, filed June 17, 1999, recorded in Deed Book 26899, page 171, as amended by First Amendment dated February 19, 2002, filed February 26, 2002, recorded in Deed Book 31937, page 625, as amended by Second Amendment dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 255, as amended by Third Amendment dated December 15, 2003, filed December 19, 2003, recorded in Deed Book 36728, page 465, as amended by Fourth Amendment dated and filed May 19, 2005, recorded in Deed Book 40040, page 434, as amended by Fifth Amendment dated May 7, 2007, filed May 8, 2007, recorded in Deed Book 44975, page 265, as amended by Fifth Amendment dated December 6, 2007, filed December 10, 2007, recorded in Deed Book 46072, page 102 (Note: There are two Fifth Amendments), as amended by Sixth Amendment dated and filed February 13, 2009, recorded in Deed Book 47597, page 130, as amended by Eighth Amendment dated April 22, 2010, filed April 23, 2010, recorded in Deed Book 48963, page 173, aforesaid records. Note: No Seventh Amendment found of record.
Comment: Affects Tract 1 and Tract 2, blanket in nature.

14. Easement and Restrictive Covenant in Limited Warranty Deed and Restrictive Covenant between SVA Fairburn Limited Partnership and VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.
Comment: Affects Tract 1 and Tract 2, as easements shown on survey.

15. Easement in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.
Comment: Affects Tract 1 and Tract 2. Blanket in nature.

16. Declaration of Restriction by SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 562, aforesaid records.
Comment: Affects Tract 1 and Tract 2. Blanket in nature.

17. Easement Agreement by and between Sawan, LLC, and SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 574, aforesaid records.
Comment: Affects Tract 1 and Tract 2, as shown on survey.

18. Terms and conditions in Limited Warranty Deed from Bessemer Properties, Inc., to The Ethanol Corporation, dated and filed September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.
Comment: Does not affects Tract 1 and Tract 2. Property described in above referenced deed located on the south side of Oakley Industrial Boulevard.

19. Access rights conveyed in Right of Way Deed and Limited Access Rights from SVA Fairburn Limited Partnership to Department of Transportation, dated August 14, 2023, filed August 23, 2023, recorded in Deed Book 67116, page 545, aforesaid records.
Comment: Affects Tract 1, as current limited access right of way is shown on survey. Does not affect Tract 2.

20. Easement rights described in Declaration of Taking filed by Department of Transportation vs. 0.077 acres of land and certain easement rights, and SVA Fairburn Limited Partnership et al, filed June 26, 2023, recorded in Deed Book 66936, page 329, aforesaid records.
Comment: Affects Tract 2, as right of way and easement shown on survey. Does not affect Tract 1.

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.

Date of Map or Plat: 05/07/2025

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE–LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 333,880 FEET.

To Castle Hill Partners; SVA Fairburn Limited Partnership, a Texas limited partnership; First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 04/07/2025

Date of Map or Plat: 05/07/2025

_____
Surveyor's Signature

_____
Printed name

PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
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(770)451-2741 WWW.PEC.PLUS
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REVISIONS

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ALTA/NSPS LAND TITLE SURVEY
FOR
CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F
FULTON COUNTY GEORGIA

SHEET 2 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25
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LEGAL DESCRIPTION – TITLE

Tract 1: (PARCEL A):

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 27, 28 and 32 of the 9th District of the City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found formed by the northeastern end of the mitered intersection of the western right–of–way line of State Road 74 (a/k/a Senoia Road and having a variable right–of–way width) and the northern right–of–way line of Oakley Industrial Boulevard (having a 100–foot right–of–way width); thence leaving the western right–of–way line of State Road 74 (a/k/a Senoia Road), run along said mitered intersection South 38° 09' 16" West a distance of 72.35 feet to an iron pin set; thence continue along said northern and northwestern right–of–way line of Oakley Industrial Boulevard run the following three (3) courses and distances and following the curvature thereof: (1) South 87° 37' 54" West a distance of 193.08 feet to a point; (2) along the arc of an 1,959.86–foot radius curve to the left having an arc distance of 1,151.03 feet to a point (said arc being subtended by a chord lying to the south thereof bearing South 70° 48' 24" west and being 1,134.56 feet in length); and (3) South 53° 58' 54" West a distance of 1,347.42 feet to an iron pin set located on the northern boundary line of property now or formerly owned by Meadowglynn, Inc.; thence leaving the northwestern right–of–way line of Oakley Industrial Boulevard, run along the northern boundary line of property now or formerly owned by Meadowglynn, Inc. South 88° 53' 41" West a distance of 1,194.13 feet to an iron pin found located on the northern boundary line of property now or formerly owned by Lillian Mae Gaddy; thence leaving the northern boundary line of property now or formerly owned by Meadowglynn, Inc., run along the northern boundary line of property now or formerly owned by Lillian Mae Gaddy South 88° 53' 41" West a distance of 118.82 feet to an iron pin found located on the southern right–of–way line of Interstate 85 (having a 300–foot right–of–way width); thence leaving the northern boundary line of property now or formerly owned by Lillian Mae Gaddy, run along the southern right–of–way line of Interstate 85 the following three (3) courses and distances and following the curvature thereof: (1) North 53° 20' 34" East a distance of 771.90 feet to an iron pin found; (2) along the arc of an 11,310.86–foot radius curve to the right having an arc distance of 1,497.92 feet to an iron pin found (said arc being subtended by a chord lying to the south thereof bearing North 57° 08' 12" East and being 1,496.82 feet in length); and (3) North 60° 55' 50– East a distance of 457.21 feet to a point (said point is located 0.46 feet east of an iron pin found) located on the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 of the aforesaid district and county; thence leaving the southern right–of–way line of Interstate 85, run along the southern boundary line of property now or formerly owned by Samuel C. Tucker and the land lot line being common to Land Lots 27 and 32 North 89° 51' 55" East a distance of 408.95 feet to an iron pin found located on the eastern boundary line of property now or formerly owned by Samuel C. Tucker; thence leaving said southern boundary line and said land lot line, run along the eastern boundary line of property now or formerly owned by Samuel C. Tucker North 00° 03' 23" West a distance of 100.56 feet to an iron pin found; thence leaving said eastern boundary line, run along the southern boundary lines of properties now or formerly owned by (i) Samuel C Tucker and (ii) Geo. H. Green Oil, Inc. South 89° 57' 08" East a distance of 843.11 feet to an iron pin set located on the western boundary line of property now or formerly owned by Geo. H. Green Oil, Inc.; thence along the western and southern boundary lines of property now or formerly owned by Geo. H. Green Oil, Inc., run the following two (2) courses and distances:(1) South 11° 23' 20" West a distance of 102.31 feet to an iron pin found; and (2) South 89° 56' 40" East a distance of 272.23 feet to an iron pin set located on the western right–of–way line of State Road 74 (a/k/a Senoia Road); thence leaving the southern boundary line of property now or formerly owned by Geo. H. Green Oil, Inc., run along the western right–of–way line of State Road 74 (a/k/a Senoia Road) the following two (2) courses and distances: (1) South 08° 17' 23" East a distance of 203.12 feet to a concrete monument found; and (2) South 03° 16' 56" East a distance of 39.09 feet to an iron pin found located at the northeastern end of the mitered intersection of the western right–of–way line of State Road 74 (a/k/a Senoia Road) and the northern right–of–way line of Oakley Industrial Boulevard, said iron pin found being the POINT OF BEGINNING.

The above–described property contains 49.059 acres (2,137,027 square feet) and is shown on, designated as "Parcel A" and described according to that certain ALTA/ACSM Land Title Survey for SVA Fairburn Limited Partnership and Commonwealth Land Title Insurance Company prepared by Piedmont Olsen Hensley (D. Ken Brown, Georgia Registered Land Surveyor No. 2377), dated February 23, 1996, last revised April 5, 1996, which survey is incorporated herein by this reference and made a part of this description.

TOGETHER WITH a perpetual exclusive easement for the erection, maintenance, repair and replacement of a sign, as more particularly described on Exhibit "C" of the Limited Warranty Deed from Bessemer Properties, Incorporated, a Delaware corporation, to The Ethanol Corporation, a Delaware corporation, dated September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

AND:

LEGAL DESCRIPTION – TITLE

Tract 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 32 of the 9th District of the Fulton County, Georgia, and being more particularly described as follows:

Commence at a point formed by the intersection of the right of way of Interstate 85 (300' r/w) and the southern line of Land Lot 32, said point being the TRUE POINT OF BEGINNING; Thence proceed along said right of way from said true point of beginning thus established N 60°57'20" E, a distance of 42.93' to a point; Thence continue along said right of way N 70°50'34" E, a distance of 245.17' to a right of way monument found; Thence continue along said right of way N 75°26'03" E, a distance of 449.13' to a right of way monument found; Thence continue along said right of way N 75°17'30" E, a distance of 488.91' to a 1/2" rebar found; Thence leaving said right of way S 09°54'55" E, a distance of 241.15' to a 1/2" open pipe found; Thence proceed N 89°57'10" W, a distance of 809.49' to a 1/2" rebar found; Thence proceed S 00°03'16" W, a distance of 100.54' to a 1/2" rebar found on the southern line of Land Lot 32; Thence proceed along said Land Lot Line S 89°51'55" W, a distance of 408.85' to a point on the southerly right of way of Interstate 85 (300' right of way) and the TRUE POINT OF BEGINNING.

Said parcel containing 3.23 acres as shown on that certain survey prepared for Greg S. Phillips and Fidelity National Title Insurance Company of New York by Due West Surveying Inc, dated June 28, 2000, under seal and certification of Christopher P. Wehrle, Georgia Registered Land Surveyor No. 2494.

TOGETHER WITH Easement reserved in Limited Warranty Deed from Bessemer Properties, Inc., to The Ethanol Corporation, dated and filed September 7, 1989, recorded in Deed Book 12768, page 34, Fulton County, Georgia records.

TOGETHER WITH easement rights in Perpetual Easement Agreement by SVA Southcreek L.L.C., and SVA Fairburn L.P., dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 159, aforesaid records.

TOGETHER WITH Easement reserved in Limited Warranty Deed from SVA Fairburn Limited Partnership to VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.

TOGETHER WITH easement rights in Drainage Easement Agreement by and between VP Properties, LLC, to SVA Fairburn Limited Partnership, dated October 14, 2002, filed October 22, 2002, recorded in Deed Book 33360, page 444, aforesaid records.

TOGETHER WITH Easement rights reserved in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.

TOGETHER WITH easement rights in Easement Agreement by and between Sawan LLC, and SVA Fairburn Limited Partnership, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 574, aforesaid records.

TOGETHER WITH easement rights in Declaration of Perpetual Easement by SVA Fairburn Limited Partnership, dated April 18, 2018, filed April 20, 2018, recorded in Deed Book 58691, page 514, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to SVA SouthCreek L.L.C., dated June 18, 1997, filed June 24, 1997, recorded in Deed Book 22723, page 156, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to SouthCreek II, LLC, dated and filed June 28, 2000, recorded in Deed Book 29213, page 225, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to Tilson Home Corporation, dated October 8, 2001, filed October 11, 2001, recorded in Deed Book 31126, page 324, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to VP Properties, LLC, dated July 10, 2002, filed July 12, 2002, recorded in Deed Book 32717, page 259, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to AVP Management Company, LLC, dated and filed May 25, 2004, recorded in Deed Book 37643, page 373, aforesaid records.

LESS AND EXCEPT property described in Limited Warranty Deed from SVA Fairburn Limited Partnership to Sawan LLC, dated May 26, 2004, filed June 15, 2004, recorded in Deed Book 37797, page 567, aforesaid records.

LESS AND EXCEPT property described in Declaration of Taking filed by Department of Transportation vs. 0.077 acres of land and certain easement rights, and SVA Fairburn Limited Partnership et al, filed June 26, 2023, recorded in Deed Book 66936, page 329, aforesaid records.

LESS AND EXCEPT property described in Right of Way Deed and Limited Access Rights from SVA Fairburn Limited Partnership to Department of Transportation, dated August 14, 2023, filed August 23, 2023, recorded in Deed Book 67116, page 545, aforesaid records.

LEGAL DESCRIPTION – TRACT 1 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27 and 32, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said miter S37°08'42"W a distance of 33.25 feet to a point located at the most southerly end of said miter; thence along said northerly right of way of Oakley Industrial Boulevard the following courses and distances: S89°31'56"W a distance of 193.11 feet to a point; along a curve turning to the left with an arc length of 18.37 feet, having a radius of 1959.95 feet, being subtended by a chord bearing of S89°38'29"W, and a chord length of 18.37 feet to a set 1/2 inch rebar with cap, set rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence continue along said northerly right of way of Oakley Industrial Boulevard along a curve turning to the left with an arc length of 381.78 feet, having a radius of 1932.89 feet, being subtended by a chord bearing of S83°21'44"W, and a chord length of 381.16 feet to a point; thence leaving said northerly right of way of Oakley Industrial Boulevard and proceed N07°13'48"W a distance of 249.09 feet to a set 1/2 inch rebar with cap; thence S82°49'35"W a distance of 178.49 feet to a found 1/2 inch rebar; thence S15°39'59"E a distance of 137.53 feet to a found 1/2 inch rebar; thence S01°28'23"W a distance of 138.37 feet to a found 1/2 inch rebar located on said northerly right of way of Oakley Industrial Boulevard; thence along said northerly right of way along a curve turning to the left with an arc length of 133.99 feet, having a radius of 1959.86 feet, being subtended by a chord bearing of S70°34'42"W, and a chord length of 133.96 feet to a point; thence leaving said northerly right of way and proceed N00°48'49"E a distance of 167.12 feet to a found 1/2 inch rebar; thence N15°24'37"W a distance of 310.15 feet to a found 1/2 inch rebar; thence N88°15'45"W a distance of 150.00 feet to a set 1/2 inch rebar with cap; thence S01°52'14"W a distance of 120.00 feet to a found 1/2 inch rebar; thence N88°15'02"W a distance of 367.34 feet more or less to a point located at centerline of Trickum Creek; thence N27°12'35"W a distance of 35.05 feet more or less to appoint located at the intersection of said creek and the southerly right of way line of Interstate 85 (variable public right of way) (limited access); thence along said southerly right of way of Interstate 85 the following courses and distances: along a curve turning to the right with an arc length of 561.95 feet, having a radius of 7100.00 feet, being subtended by a chord bearing of N69°18'43"E, and a chord length of 561.80 feet to a set 1/2 inch rebar with cap; N18°25'14"W a distance of 7.35 feet to a set 1/2 inch rebar with cap; N77°14'53"E a distance of 632.30 feet to a found 1/2 inch rebar; thence leaving said southerly right of way and proceed S01°53'34"W a distance of 418.54 feet to a set 1/2 inch rebar with cap; thence S88°06'30"E a distance of 169.36 feet to a set PK Nail; thence S00°28'36"E a distance of 179.68 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 380,113 square feet or 8.726 acres.

LEGAL DESCRIPTION – TRACT 2 (SURVEY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 27, of the 9F District, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at point located at the most northerly end of mitered intersection created by the westerly right of way line of S.R. 74 (a.k.a. Senoia Road) (variable public right of way) (Deed Book 66936 Page 329) and the northerly right of way line of Oakley Industrial Boulevard (100 foot public right of way); thence along said westerly right of way of S.R. 74 along a curve turning to the left with an arc length of 153.62 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of N03°16'48"W, and a chord length of 153.61 feet to a set PK Nail, said nail being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established, thence leaving said westerly right of way and proceed S89°31'10"W a distance of 224.27 feet to a set PK Nail; thence N10°08'44"E a distance of 127.75 feet to a set PK Nail; thence S88°03'19"E a distance of 191.90 feet to a set 1/2 inch rebar with cap on said westerly right of way of S.R. 74; thence along said westerly right of way along a curve turning to the right with an arc length of 117.78 feet, having a radius of 4898.00 feet, being subtended by a chord bearing of S04°51'07"E, and a chord length of 117.78 feet to a set PK Nail, said nail being the TRUE POINT OF BEGINNING;

Tract or parcel contains 25,329 square feet or 0.581 acres.

STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Fill Cap
- Gas Manhole
- Gas Marker
- Gas Pressure Relief Valve
- Gas Vault
- Gas Vent Pipe

PAVEMENT MARKING
- BUS Pavement Marking
- ONLY Pavement Marking
- SCHOOL Pavement Marking
- Turn Arrow Left/Right
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Traffic Arrow Straight/Left
- Traffic Arrow Straight/Right
- Traffic Arrow U–Turn
- Handicap Pavement Marking
- Bike Lane Pavement Marking

PROPERTY MONUMENTS
- RBM Right–of–Way Monument Found
- CMF Concrete Monument Found
- IPS Iron Pin Set
- IPF Iron Pin Found (Rebar found)
- PKS PK Nail Set
- PKF PK Nail Found
- Point
- BM Benchmark

MISCELLANEOUS UTILITIES
- U Utility Structure

SEWER
- GT Grease Trap
- SMH Sanitary Sewer Manhole
- C Cleanout
- Sanitary Sewer Vent Pipe
- Sanitary Sewer Marker
- S Sanitary Sewer Force Main Valve
- SLS Sanitary Sewer Lift Station

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- AC Air Condition Unit
- BOL Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Monitoring Well
- Antenna
- Column
- Camera Pole / Camera
- Bore Hole Location
- Mile Post
- Rail Road Mile Post
- Land Lot Symbol

STORM / DRAINAGE
- Storm Structure Lid
- DI Drop Inlet
- CB Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- JB Junction Box
- Curb Inlet
- Flared–in Section
- DS Down Spout
- Square or Round Outlet Structure

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- T Telephone Manhole
- Telephone Cabinet

TRAFFIC
- Overhead Traffic Signal
- Traffic Handhole Box
- Traffic Signal Loop Control Box
- Traffic & Crosswalk Signal Pole

WATER
- Fire Hydrant
- I Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- PRV Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- W Water Manhole
- ARV Water Air Release Valve
- BFP Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	POB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Finish Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek
- Limited Access

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OH Overhead Wires

EXISTING UNDERGROUND
- C Cable
- E Electric
- FO Fiber Optic
- G Gas
- T Telecommunications
- W Water
- TV Television
- Storm Drainage Line
- SS Sanitary Sewer

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ALTA/NSPS LAND TITLE SURVEY

FOR

CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOT(S) 27, 32
DISTRICT 9F

FULTON COUNTY GEORGIA

SHEET 3 OF 3

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25080.00
DATE: 05/07/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 4/7/25

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GENERAL NOTES

1. PROPERTY AREA: 0.581 AC; DISTURBED AREA: 0.581 AC, & PROPOSED IMPERVIOUS AREA: 0.37 AC.

2. REFERENCE: ALTAL SURVEY FOR CASTLE HILL PARTNERS, SVA FAIRBURN LIMITED PARTNERSHIP LP, & FIRST AMERICAN TITLE INSURANCE COMPANY PREPARED BY PEC, DATED 05.07.25.

3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA PER FEMA FIRM COMMUNITY PANEL # 13121C0462F, DATED 09-18-2013.

4. THERE ARE NO WETLANDS LOCATED ON OF WITHIN 200' OF THE PROJECT SITE.

5. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.

6. CONTRACTOR SHALL DISPLAY ALL APPLICABLE PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.

8. CONTRACTOR SHALL ASSURE THAT ALL FINAL INSPECTIONS ARE MADE.

9. CONTRACTOR MUST FIELD VERIFY ALL INVERTS AND LOCATIONS OF EXISTING INFRASTRUCTURE SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.

10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

11. SIGNS ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

12. ALL CONSTRUCTION TRAILERS SHALL BE PERMITTED THROUGH THE BUILDING AND CONSTRUCTION DEPARTMENT.

13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES THAT ARE TO REMAIN.

14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE CONSTRUCTION PROJECT.

15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE APPROVAL OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

16. ALL RADII ARE SHOWN AS BACK OF CURB UNLESS OTHERWISE DESIGNATED. ALL OTHER DIMENSIONS ARE SHOWN AS FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE DESIGNATED.

17. TRAFFIC FLOW ARROWS SHOWN FOR INFORMATION PURPOSES ONLY. NO TRAFFIC ARROWS ARE TO BE PAINTED IN THE PARKING LOT.

18. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TOWARDS DRAINAGE STRUCTURES AT ALL TIMES DURING CONTRUCTION.

19. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE, ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

20. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED; STAKED AND FLAGGED OR MARKED WITH "TENZAR" (OR SIMILAR TYPE FENCING); AND SHALL BE SUBMITTED TO THE LOCAL JURISDICTION FOR APPROVAL PRIOR TO GRADING.

21. ANY AND ALL FIELD CONDITIONS DIFFERING FROM THE INFORMATION PROVIDED ON THE APPROVED PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY. THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION AND OBTAIN APPROVAL OF ALL CHANGES BEFORE TAKING CORRECTIVE ACTION. ALL CHANGES REQUIRING REVISIONS TO THE APPROVED PLANS MUST BE RESUBMITTED TO THE LOCAL ISSUING AUTHORITYFOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH UNAPPROVED CHANGES OR REVISIONS TO THE APPROVED PLANS.

22. LOCAL JURISDICTION ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/ DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT IS DEVELOP THE A 1,462 SF VALVOLINE QUICK OIL CHANGE WITH SITE IMPROVEMENTS TO ADDRESS PARKING, ACCESS, LANDSCAPING, STORMWATER, & UTILITIES ON THE 0.581 AC PROPERTY. THE PROPOSED IMPROVEMENTS WILL DISTURB 0.581 ACRES & CREATE 0.37 AC OF IMPERVIOUS SURFACE.

SITE INFORMATION

OWNER:
SVA LIMITED PARTMERSHIP
1111 W 11TH ST
AUTIN, TX 78703

DEVELOPER:
HIGHTOWER REAL ESTATE PARTNERS, LLC
43 WOODSTOCK STREET
ROSWELL, GA, 30075
404.849.8984

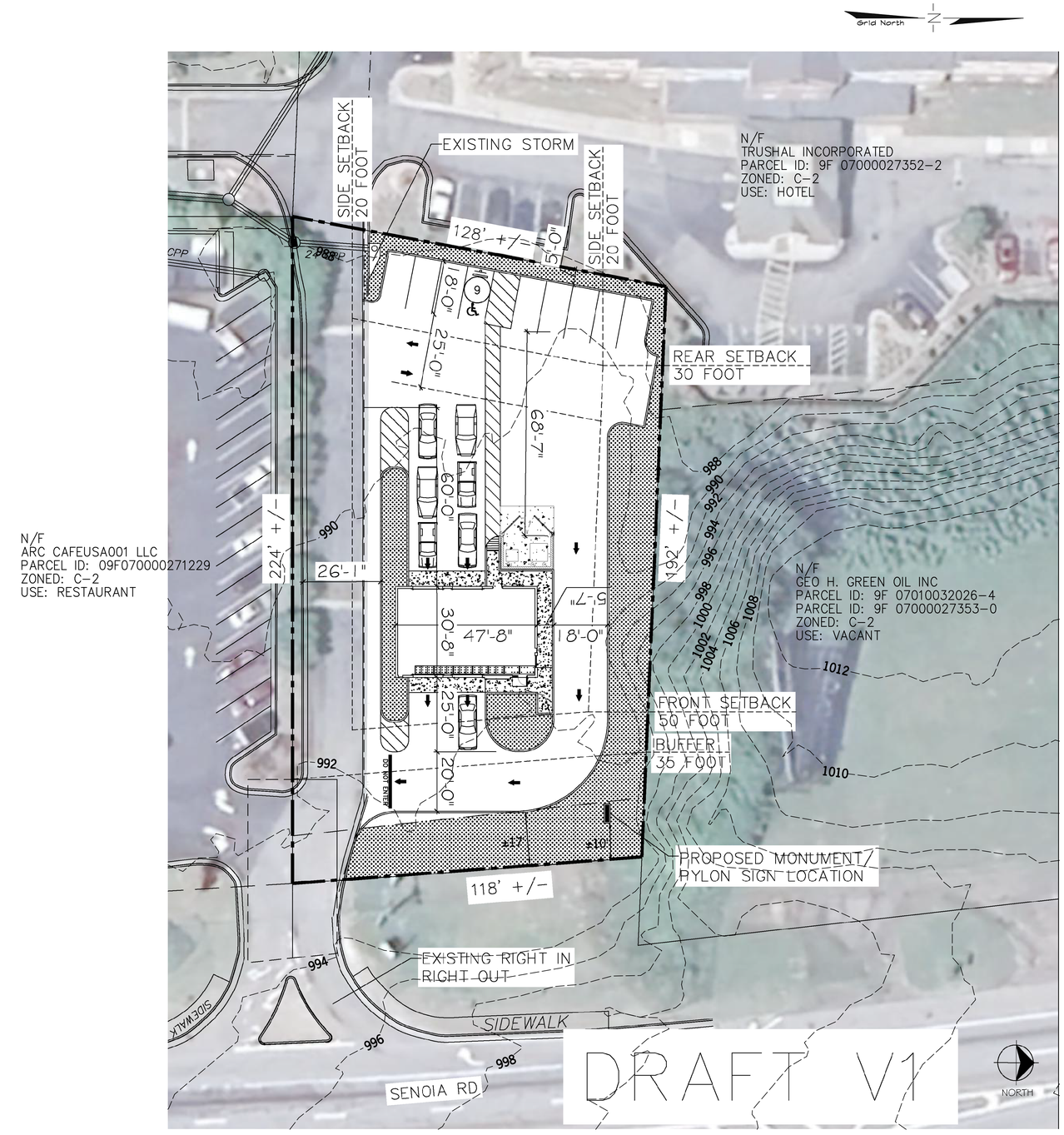
ENGINEER:
LAND ENGINEERING AND DEVELOPMENT
175 GEORGIA AVE E
FAYETTEVILLE, GA 30214
P:678-432-5720 F:678-432-5463

LANDSCAPE ARCHITECT:
ALLSOUTH LAWNSCAPES
215 CARNES DRIVE
FAYETTEVILLE, GEORGIA 30215
678-878-6968

SITE ADDRESS:	0 SENOIA ROAD, FAIRBURNE, GA
TAX PARCEL ID:	9F 07030027038-4
SITE AREA :	±0.581 AC (0.50 AC MIN ALLOWED)
LOT WIDTH:	117.44' (100' MIN ALLOWED)
SITE ZONING:	C-2 (GENERAL COMMERCIAL) GEORGIA HWY 74 ZONING OVERLAY DISTRICT
SETBACKS:	50' FRONT 20' SIDE 30' REAR
LANDSCAPE STRIP:	35' FRONT BUFFER 5' SIDE 5' REAR
BUILDING:	±1,462 S.F.
BUILDING HEIGHT:	24' (48' MAX ALLOWED)
IMPERVIOUS AREA:	±0.37 AC (15,796 SF) TOTAL ±0.12 AC (5,014 SF) INTERNAL STREET ±0.25 AC (10,782 SF) SITE
LOT COVERAGE:	±63.7% (75% MAX ALLOWED)

PARKING CALCULATIONS

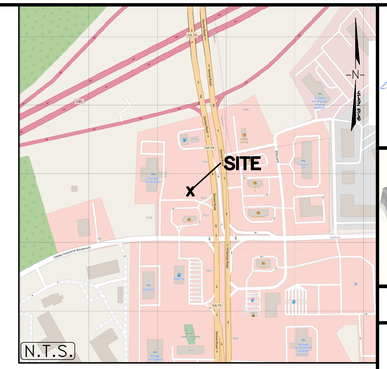
USAGE:	AUTO SERVICE
REQUIRED:	3 SPACES PER BAY 3 SPACES/BAY x 2 BAYS = 6 SPACES
PROVIDED:	8 STANDARD SPACES (PROPOSED) 1 ADA SPACE (PROPOSED) 9 TOTAL SPACES



Site Plan

20 10 0 20 40 60

GRAPHIC SCALE IN FEET
Scale: 1" = 20'



VICINITY MAP

GEORGIA REGISTERED No. 25510 PROFESSIONAL ENGINEER BRENT H. MOTE
05.01.26

LEAD
land engineering and development
116 BETHEA ROAD, STE 208
FAYETTEVILLE, GA 30214
P 678.432.5720
F 678.432.5463

Site Plan Prepared For:
Valvoline Senoia Road

Developer:
Hightower Real Estate Partners, LLC
43 WOODSTOCK STREET
ROSWELL, GA, 30075

RELEASE DESCRIPTION	DATE

DATE: MAY 1, 2026
LAND LOT: 27
DIST: 9F
SECTION: N/A
CITY: FAIRBURN
COUNTY: FULTON
STATE: GEORGIA
JOB NUMBER: 2025.016

1

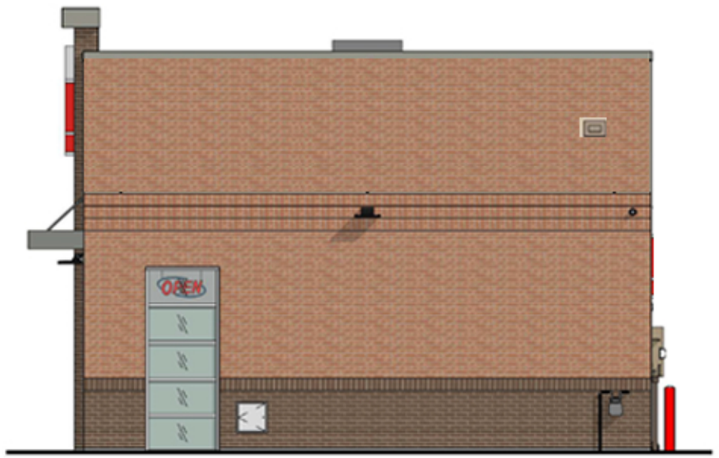
1 OF 1 SHEETS

© LAND ENGINEERING AND DEVELOPMENT

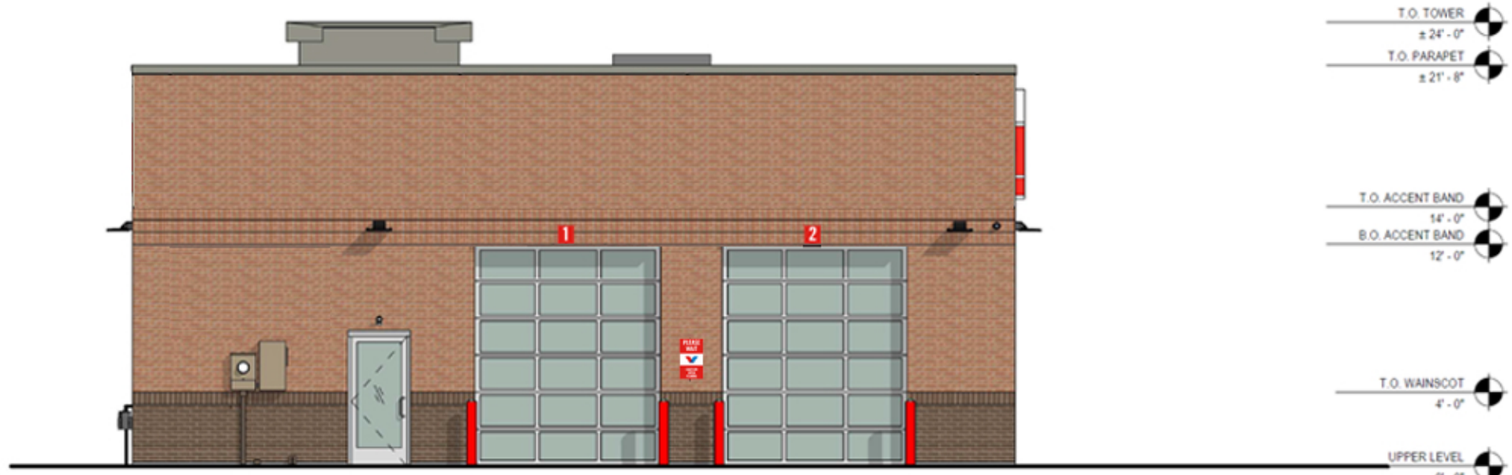
LEGEND

POB	POINT OF BEGINNING
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
UP	UTILITY POLE
LP	LIGHT POLE
FP	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
DI	DROP INLET
INV	INVERT
FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
OU	OVERHEAD UTILITY
UE	UNDERGROUND UTILTY
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
GUY	GUY WIRE ANCHOR
TR	TRANSFORMER
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WM	WATER METER
CO	SEWER CLEAN-OUT
GV	GAS VALVE

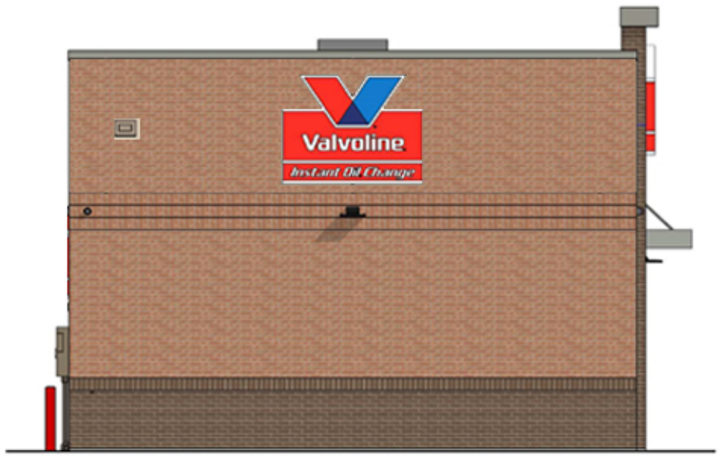
811 Know what's below Call before you dig.
UTILITY PROTECTION CENTER
1-800-282-7411
770-623-4344



2 EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION (REAR)
Scale: 1/8" = 1'-0"



4 EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"

3 EXTERIOR ELEVATION (FRONT)
Scale: 1/8" = 1'-0"

5 TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

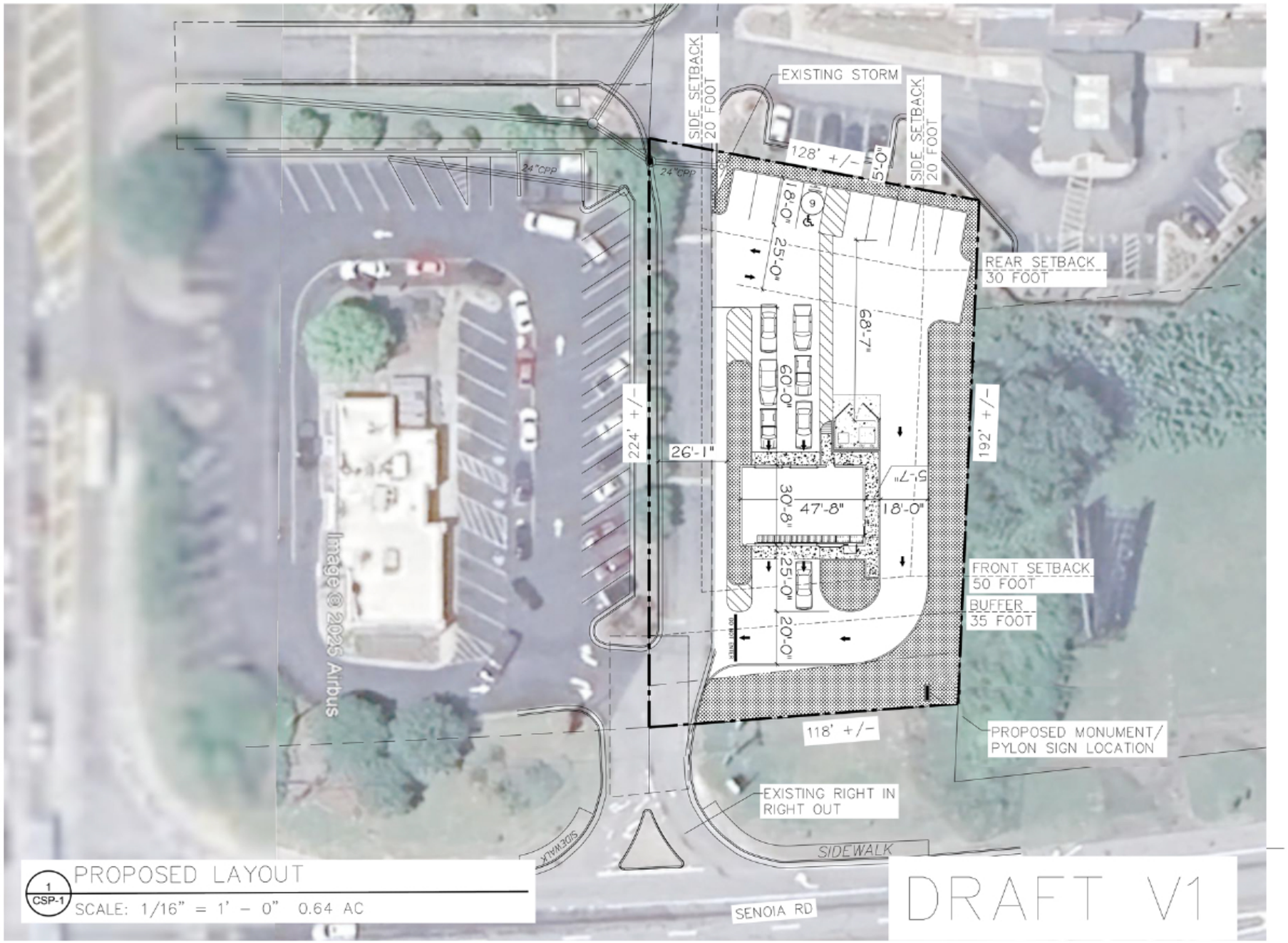
EXTERIOR FINISHES - BRICK / BRICK / CMU

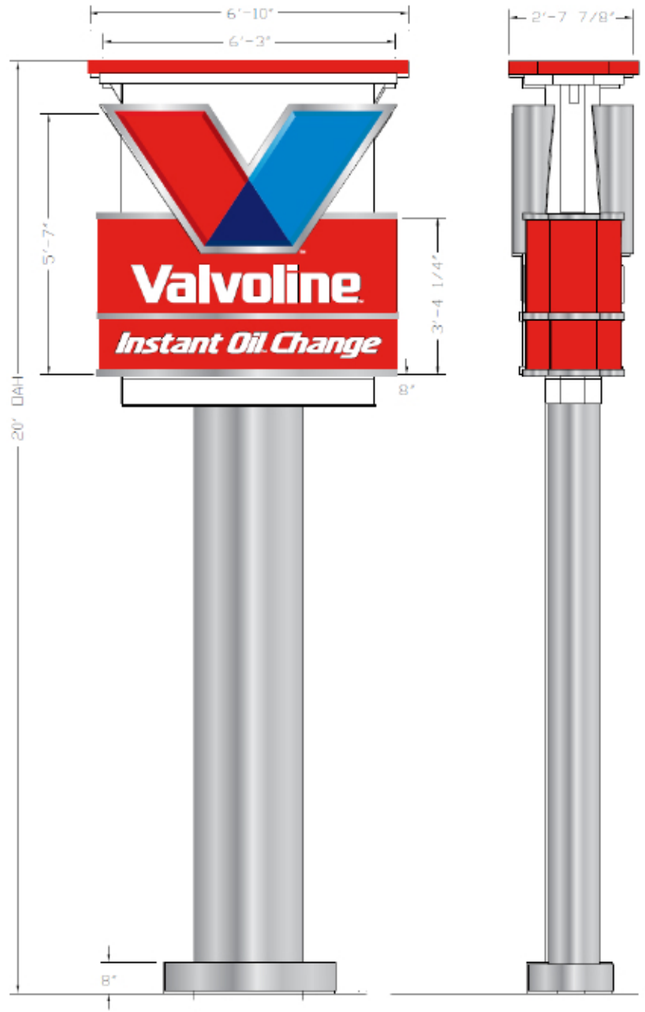
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE GATE SYSTEM:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
		TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	ACCESS PANEL:	CLEAR ANODIZED ALUMINUM
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"		STAINLESS STEEL

Valvoline Instant Oil Change

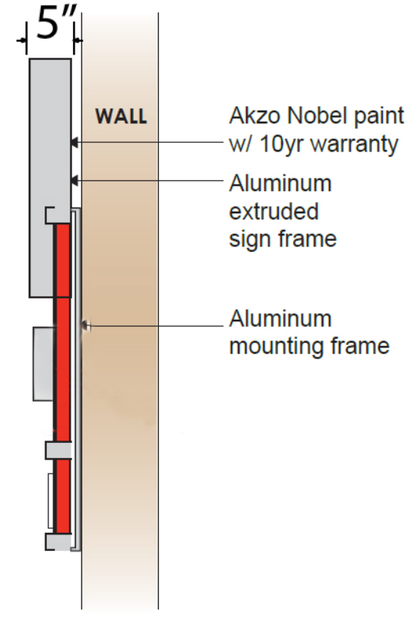
Fairburn, GA - Senoia Rd

These elevations are conceptual in nature and are intended for illustrative purposes only. Final building design, dimensions, materials, and details are subject to change and will be developed, finalized, and submitted for permitting under separate construction documents. All final designs will be subject to applicable codes and the review and approval of the City of Fairburn


SIDE SETBACK
20 FOOT
EXISTING STORM
SIDE SETBACK
20 FOOT
128' +/-
5'-0"
24"CPP
24"CPP
18'-0"
25'-0"
REAR SETBACK
30 FOOT
68'-7"
60'-0"
224' +/-
26'-1"
192' +/-
5'-7"
30'-8"
47'-8"
18'-0"
25'-0"
20'-0"
FRONT SETBACK
50 FOOT
BUFFER
35 FOOT
118' +/-
PROPOSED MONUMENT/
PYLON SIGN LOCATION
EXISTING RIGHT IN
RIGHT OUT
SIDEWALK
SIDEWALK
SENOIA RD
Image © 2025 Airbus
1
CSP-1
PROPOSED LAYOUT
SCALE: 1/16" = 1' - 0" 0.64 AC
DRAFT V1


6'-10"
6'-3"
2'-7 7/8"
5'-7"
3'-4 1/4"
20' DAI
8"
8"
Valvoline
Instant Oil Change

FRONT VIEW



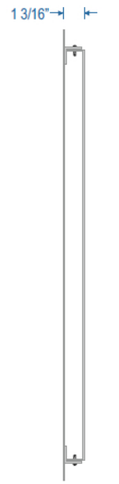
SIDE VIEW

NIGHT VIEW

ANGLE VIEW

BETWEEN BAY SIGNS Not- Illuminated

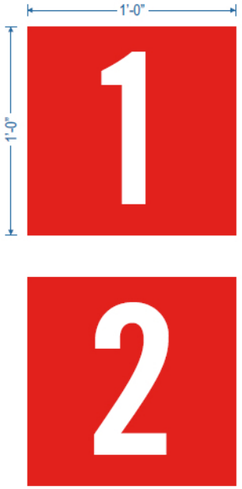
Between Bay Sign Specifications:
- Face Material: .080" aluminum
- Face Decoration: digitally printed decal (1st surface)
- Mounting: 1" aluminum angle glued to back of face with bent-up .080" aluminum mounting bracket



END VIEW
NTS

BAY INDICATOR SIGNS Not- Illuminated

Bay Indicator Sign Specifications:
- Face Material: shoebox .080" aluminum painted Akzo Nobel Valvoline red, gloss finish
- Face Decoration (1st surface):
  - 3M 3635-20B white blockout film
- Mounting: 1 1/2" X 1 1/2" X 3/16" aluminum angle wall mounting frame, face fastened on top and bottom with countersunk screws



END VIEW
NTS

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Use Permit - Truck Terminal: RoadOne Logistics (7645 Bishop Road)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 07/13/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the requested use permit to allow a truck terminal on the subject property.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: David McLaughlin
Property Owner: RTS Holdings LLC
Location/Address: 7645 Bishop Road (between the Roosevelt Highway/Bishop Road and Herndon Road/Bishop Road intersections)
Parcel ID: 07 260001540918 & 07 260001350961
Zoning District: M-2 (Heavy Industrial)

Request: The applicant is requesting a use permit to continue operating an existing truck terminal on the site. A certified survey and site plan have been included. The applicant conducted a public participation process, notifying property owners within 1,000 feet by USPS mail and holding a public participation meeting on June 3, 2026, at 4:00 PM; no attendees were present and no concerns were raised.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the requested use permit, subject to the enclosed conditions.

ATTACHMENTS:

1. 7645 Bishop Road Truck Terminal Use Permit Staff Report Package

.CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: 7645 Bishop Road [Parcel ID: 07 260001540918 & 07 260001350961] – Request to review the allowance of a truck terminal.

Agent/Applicant/Petitioner Information

Applicant: David McLaughlin

Property Owner: RTS Holdings LLC

Background

The site is located at 7645 Bishop Road between the intersections of Roosevelt Highway and Bishop Road and Herndon Road and Bishop Road. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 37.93 acres.

Discussion

The applicant is proposing to be able to continue to have a truck terminal on their site. An accurate, up-to-date, and certified survey is included. They have also included a site plan.

The applicant formed a public participation plan. The applicant notified the property owners who were located within 1,000 feet of the site with a letter via the United States Postal Service of their intention to request the allowance of a truck terminal on their site and to invite the property owners to their public participation meeting.

The applicant produced a public participation report. The applicant held a public participation meeting on June 3, 2026, at 4:00 PM. No one attended, so no concerns were raised at the meeting.

Use Permit Considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the City Council.**

   Staff finds that the proposed use is consistent with the current Comprehensive Plan. The site is in the Industrial Area, and the appropriate use is a Truck Terminal. The Industrial Area is designated for traditional and heavy industrial uses that drive economic development through manufacturing, processing, and logistics operations. The appropriate zoning district in the Industrial Area includes M-2. The M-2 Zoning District (Heavy Industrial) is intended to provide suitable areas for major manufacturing and storage, and large amounts of land. Truck terminals are where trucks/trailers are temporarily stored, maintained, or based.

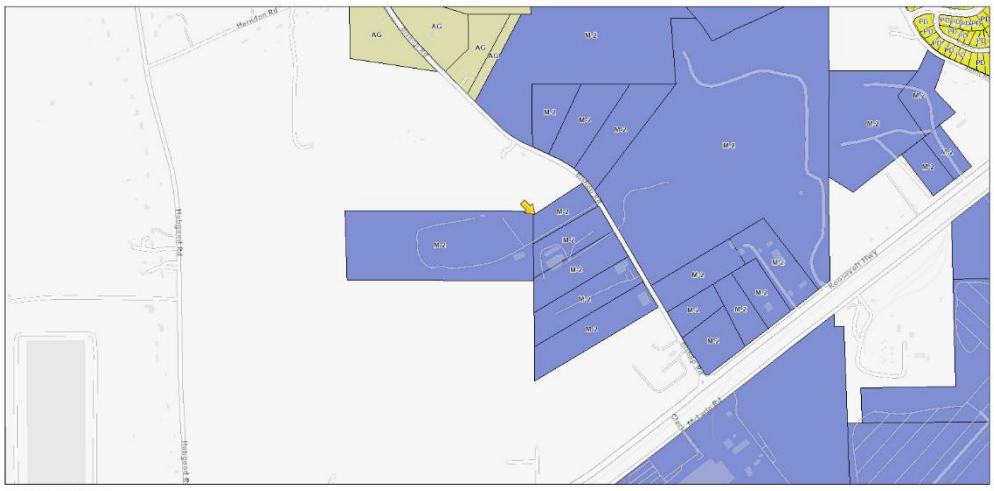
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed.**

   Staff finds that the proposed use is compatible with the surrounding land uses and zoning districts. The surrounding land uses are Industrial. Truck terminals are an appropriate land use in the Industrial Area. The surrounding zoning districts are M-2. Truck terminals are a permitted use with an approved use permit in the M-2 Zoning District.

Direction	Zoning District	Existing Use	Future Land Use (FLU)
North	City of South Fulton	N/A	N/A
South	City of South Fulton / M-2	N/A / Factory	Industrial
East	M-2	Landfill	Industrial
West	City of South Fulton	N/A	N/A

Fairburn
Situated to Succeed

Surrounding Zoning Districts



6/24/2026, 5:57:34 PM
Current Zoning (2025)
AG
M-2
PD
Tax Parcels (2025)

1:9,028
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Surrounding FLUs

6/24/2026, 5:58:06 PM
Future Land Use (Comp Plan)
Medium Density Residential
Industrial
Tax Parcels (2025)

1:9,028
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate.

3. **Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development.**

   Operating a business without an occupational tax certificate is a violation. To the best of Staff knowledge, the proposed use does not violate any local, state, and/or federal statutes, ordinances, or regulations governing land development. The applicant will be required to comply with all City of Fairburn regulations.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets.**

   Vehicular and pedestrian traffic flow should not be adversely affected along Bishop Road. Traffic Impact Study requirements were not applicable, as the proposed use did not exceed the 500,000-square-foot threshold for industrial development.

5. **The location and number of off-street parking spaces.**

   Off-street parking is located on the site, and there are a total of 8 parking spaces and 6 oversized parking spaces for employees only.

6. **The amount and location of open space.**

   There will be no changes to the site.

7. **Protective screening.**

   The property is currently screened.

8. **Hours and manner of operation.**

   The truck terminal will operate Monday through Friday between 8 AM and 5 PM.

9. **Outdoor lighting.**

   There is existing outdoor lighting.

10. **Ingress and egress to the property.**

    Ingress and egress to the site are provided from Bishop Road.

Staff Recommendations

Staff recommends **APPROVAL** of the use permit with the following condition:

- Applicant must adhere to the supplemental regulations on truck terminals per the Zoning Ordinance (Chapter 80 Zoning, Article IV Administrative Permits and Use Permits, Section 80-239 Truck Terminals / Truck Stops)

Attachments:

- Site Pictures
- Letter of Intent
- Application
- Deed
- Legal Description
- Survey
- Concept Plan
- Public Participation Report
- Supplemental Regulations

SITE PICTURES

West viewpoint

RoadOne
IntermodaLogistics
Solutions That Connect.

Planner Chancellor Felton
Department of Planning & Zoning
City of Fairburn, Georgia
314 NW Broad Street
Fairburn, Georgia 30213

RE: APPLICATION FOR USE PERMIT AND LETTER OF INTENT

7645 Bishop Road, Fairburn, Fulton County, Georgia 30213

Dear Planner Felton:

I represent RTS Holdings LLC ("Applicant"). Applicant recently leased a building located at 7645 Bishop Road, Fairburn, Fulton County, Georgia where we operate a shipping container storage facility. Our business activities consist of the storage and staging of empty shipping containers and trailers on behalf of various commercial customers. We also have a mechanic shop in which we offer various mechanical services to our customers.

The intent of RTS Holding, LLC is to operate this facility in full compliance with all applicable local, state, and federal laws, regulations, and zoning requirements. Operations are conducted in a manner consistent with safety standards and with consideration for the surrounding community.

This Letter of Intent is provided solely to outline the nature of our business operations in support of the business license application. It is non-binding and does not constitute a contractual agreement, commitment, or obligation of any kind.

Should additional information or documentation be required, RTS Holding, LLC is prepared to cooperate fully with the appropriate city departments.

Thank you for your time and consideration.

Sincerely,

David McLaughlin
CFO
RTS Holding, LLC

USE PERMIT 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 copy	✓
2.	Application Form	1 original and 1 copy	✓
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.	Use Permit Considerations	5 copies	N/A
11.	Traffic Impact Study	2 copies	N/A
12.	Development of Regional Impact Review Form (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 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 Use Permit 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 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.

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 proposed use 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
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
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 rezonings and/or use permits 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 at the time of filing, 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 signs 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 to all property owners within a 500 feet of properties subject to the use permit(s). Said notices are 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 USE PERMIT

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

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: RTS Holdings LLC

Address: 1 Kellaway Drive

Phone: 781-961-8200 Cell: _____ Fax: _____

Email Address: hnelson@roadone.com

OWNER INFORMATION (If different from Applicant)

Owner Name: David McLaughlin CFO

Address: 1 Kellaway Drive

Phone: 781-961-8200 Cell: _____ Fax: _____

Email Address: dmclaughlin@roadone.com

PROPERTY INFORMATION

Address: 7645 Bishop Road, Fairburn , Georgia, 30213

Parcel ID#: 072600015409188 Land Lot: _____ District: _____
07260001350961

SECTION1 **USE PERMIT REQUEST**

Office use only:
USE PERMIT CASE # _____ ROAD FRONTAGE: _____

Under the provisions of Chapter 80, Article IV of the Zoning Ordinance, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: M-2

USE PERMIT REQUEST: _____

SECTION II — 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.**

David McLaughlin
TYPE OR PRINT OWNER'S NAME

1 Kellaway Drive
ADDRESS

Randolph MA 02368
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

EMAIL ADDRESS

COMMONWEALTH OF MASSACHUSETTS
KERRY ANNE SULLIVAN
Notary Public
My Commission Expires
October 22, 2032

Sworn to and subscribed before me this the
10th Day of Feb 20 26
Kerry Anne Sullivan
NOTARY PUBLIC

508-728-1460
PHONE NUMBER

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").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____
NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

USE PERMIT CONSIDERATIONS

Applicant: RTS Holdings LLC

Analyze the impact of the proposed use permit with the following questions:

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the City Council? Yes

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Yes

3. Whether the proposed use may violate local, state, and/or federal statues, ordinances or regulations governing land development? No

4. The effects of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets? Traffic flow will not be affected. There will be trucks coming down the road as usual in this area, but nothing out of the ordinary.

5. The location and number of off-street parking spaces? Off-street parking for employees only. 6 truck parking slots, and 8 employee car parking slots.

6. The amount and location of open spaces? 0

7. Protective screening? Fence

8. Hours and manner of operation? Mon - Fri 8:00am - 5:00pm

9. Outdoor lightning? Outdoor lighting in the front of the yard by the office, and along the first 3 container storage rows, as well as the front 6 acres.

10. Ingress and egress to the property? There is one way in and one way out. A long driveway from the main road (Bishop rd.) leads to a gate with 2 lanes. One for entering, and the other for exiting.

Attach additional sheets as needed.

DISCLOSURE REPORT

Office use only:
USE PERMIT 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 use permit petition, or an attorney or agent of the applicant or opponent for the use permit 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 use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

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

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) DAVID MCLAUGHLIN

Signature: _____ Date: 6/8/26

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: RTS Holdings LLC

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

BR FAIRBURN LP - 07 260001350904
BEST BLOCK LLC - 07 260001540728
SOFUL LLC - 07 260001350953
SOFUL LLC - 07 290001341470
7605 BISHOP LLC - 07 290001551144
OSI 7645 BISHOP RD LLC - 07 260001540918
SAFEGUARD LANDGILL MANAGEMENT LLC - 07 260001540751
OSI 7735 BISHOP RD LLC - 07 290001551177
ROOSEVELT PARKING LLC - 07 290001551136
BEST BLOCK LLC - 07 260001540710
7635 BISHOP ROAD LLC - 07 260001350169
SAFEGUARD LANDFILL MANAGEMENT, LLC - 07 260001540744
SOFUL LLC - 07 290001340050
HAW RIVER LAND CO LLC - 07 260001540876
SOFUL LLC - 07 300101230141
SAFEGUARD LANDFILL MANAGEMENT INC - 07 260001540892
ROOSEVELT PARKING LLC - 07 290001551128
SAFEGUARD LANDFILL MANAGEMENT, LLC - 07 260001540736
AGRAWAL SARLA - 07 290001551110
OSI 7735 BISHOP RD LLC - 07 290001551169
OSI 7645 BISHOP RD LLC - 07 260001350961
BR FAIRBURN LP - 07 260001350151
OSI 7645 BISHOP RD LLC - 07 260001540926
FIENBERG STEPHEN ET AL - 07 250001211065
PAYNE DANA D & PAYNE CRAIG - 07 260001221014
WILLOW OAK LANDFILL LLC - 07 290001341462
SAFEGUARD LANDFILL MANAGEMENT LLC - 07 260001350359

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.)**

Mailed invitation letters 5/13/26

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.)**

In person during the meeting held at 7645 Bishop Rd., Fairburn, GA 30213

from 4:00pm - 5:00pm on June, 3 2026.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: RTS Holdings LLC Petition No. _____

Date: _____

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

   Everyone from page 13 was notified by mailed letter.

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

   June 3, 2026 from 4:00pm - 5:00pm

   7645 Bishop Rd., Fairburn, GA 30213

3. **The following issues and concerns were expressed:**

   No concerns were expressed.

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

   N/A

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 use permit petitions 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: 2/11/26

Applicant printed name: David McLaughlin

FEE SCHEDULE	
USE PERMIT	$500 each
PUBLIC HEARING SIGN	$31 each

Methods of payment: Cash, Money Order and Credit Cards (except American Express)

(MAKE CHECKS PAYABLE TO THE CITY OF FAIRBURN)

Deed Book 66562 Page 310
Filed and Recorded 02/22/2023 11:14:00 A
2023-0028471
Real Estate Transfer Tax $10,150.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3760043500
7067927936

SPACE ABOVE THIS LINE FOR RECORDER'S USE

After recording return to:
OSI 7645 BISHOP RD, LLC
c/o Outour Acquisitions
800 Brickell Ave., Suite 904
Miami, FL 33131
Attn: Asset Manager

Return To:
Fidelity National Title Group
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
Attn: Asia Haynes- **222054GA**

Parcel Identification Number:
07-2600-0154-091-8;
07-2600-0135-096-1;
07-2600-0154-092-6.

LIMITED WARRANTY DEED

This Limited Warranty Deed is made as of this 10 day of February, 2023, by **A2.1 7645 BISHOP LLC**, a Delaware limited liability company ("Grantor"), whose address is 2206 166th Avenue, Markham, Illinois 60428, and **OSI 7645 BISHOP RD, LLC**, a Delaware limited liability company ("Grantee"), whose address is 800 Brickell Avenue, Suite 904, Miami, Florida 33131.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and by these presents does GRANT, BARGAIN, SELL, ALIEN, REMISE, RELEASE, CONVEY AND CONFIRM unto Grantee, and its successors and assigns FOREVER, all the following described real property, situated, lying and being in the County of Fulton, State of Georgia, and being more particularly described as follows:

See Exhibit A attached hereto.

Being the same property conveyed to Grantor by Bowser Properties, L.L.C., a Florida limited liability company, by virtue of that certain Quit Claim Deed dated the 17th day of December, 2020, and recorded in Deed Book 62863, Page 52, Fulton County, Georgia deed records.

To have and to hold the said Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, heirs and assigns forever, in FEE SIMPLE.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; that Grantor is lawfully seized of said premises in fee simple; that Grantor has good right and lawful authority to sell and covey said premises; and hereby warrants the title to said premises, and will defend the same against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to those items list on Exhibit B attached hereto.

[Signature page follows.]

CTC 2023280184 C

IN WITNESS WHEREOF, said Grantor has executed this Limited Warranty Deed as of the day and year first above written.

GRANTOR:

A2.1 7645 BISHOP LLC,
a Delaware limited liability company

Acies Manager LLC,
a Delaware limited liability company,
its Manager

By: _____
Ned Mahic
Manager

Signed, sealed and delivered in the presence of:

_____
Witness signature
Sarah Virani
Printed name

NOTARY PUBLIC:

Aleksandra M Rajska
Printed Name: ALEKSANDRA M RAJSKA
State of: Illinois

My commission expires: 07/06/26

ALEKSANDRA M RAJSKA
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 6, 20[illegible]

{35957: 016-C: 03600820.DOCX :4 }

EXHIBIT A

LEGAL DESCRIPTION

Tract 1:

All that tract or parcel of land lying and being in Land Lot 154 of the 7th District, City of South Fulton, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the Southerly right-of-way of Bishop Road (R/W Varies) and the Land Lot Line common to Lane Lots 135 & 154; thence along the Southerly right-of-way of Bishop Road South 64°53'24" East, a distance of 226.95 feet to a point; thence continuing along said right-of-way 400.01 feet along a curve to the right, said curve having a chord of South 53°25'22" East 397.34 feet and a radius of 999.31 feet to a point, which Is also the South Fulton/Fairburn City Limit Line; thence continuing along said right-of-way and along said City limit Line South 61°41'25" West, a distance of 6.69 feet to a point; thence leaving sad right-of-way and along said City Limit Line South 59°18'09" West, a distance of 598.83 feet to a point on the Land Lot Line common to Land Lots 135 & 154; thence along said land Lot Line North 00°20'14" West, a distance of 641.98 feet to a 1/2 inch rebar set. being the Point of Beginning.

Said tract contains 4.177 acres of land.

Tract 2:

All that tract or parcel of land lying and being in Land Lot 154 of the 7th District, City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1/2 inch rebar with cap found at the Land Lot corner common to Land Lots 134, 135, 154 & 155; thence along the Land lot line common to Land Lots 135 & 154 North 00°20'14" West, a distance of 381.91 feet to a 1/2 inch rebar found, being the Point of Beginning; thence continuing along said Land Lot Line North 00°20'14" West, a distance of 288.57 feet to a point on the Fairburn/South Fulton City limit line; thence along said City Limit Line North 59°18'09" East, a distance of 598.83 feet to a point on the Southwesterly right of way of Bishop Road (R/W Varies); thence along said right-of-way 253.78 feet along a curve to the right, said curve having a chord of South 34°43'75" East 253.09 feet and a radius of 992.81 feet to a point; thence leaving said right-of-way South 59°33'47" West, a distance of 762.46 feet to a 1/2 inch rebar found, being the Point of Beginning.

Said tract contains 3.952 acres of land.

Tract 3:

All that tract or parcel of land lying and being In Land Lot 135 of the 7th District, City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:
Beginning at a 1/2 inch rebar with cap found at the Land Lot Comer common to Land Lots 134, 135, 154 & 155; thence along the Land Lot Line common to Land Lots 134 & 135 and the Fairburn/Palmetto City Limit Line North 89°42'30" West, a distance of 1912.77 feet to a 1/2 inch rebar found; thence leaving said Land Lot Line and along said City Limit Line North 00°37'23" West, a distance of 771.80 feet to a 1/2 inch rebar set at the Fairburn/Palmetto/South Fulton City Limits; thence along the Fairburn/South Fulton City Limit Line South 89°38'28" East, a distance of 1916.65 feet to a 1/2 Inch rebar set on the Land Lot Line common to Land Lots 135 & 154; thence along said Land Lot Line South 00°20'14" East, a distance of 769.50 feet to a 1/2 inch rebar with cap found, being the Point of Beginning.

Said tract contains 33.871 acres of land.

EXHIBIT B

PERMITTED EXCEPTIONS

1. The following matters disclosed by ALTA/NSPS Land Title Survey prepared by Michael J. Feldbusch., GA RLS No. 3414 on behalf of U.S. Surveyor, dated July 15, 2022, last revised February 9, 2023, designated as Job No. SS55706 (the "Survey"):
   As to Tract 1:
   a. Fence crossing the Southeasterly boundary line of subject property.
   As to Tract 2:
   b. Fire hydrant crossing the Northeasterly boundary line of subject property;
   c. Fence with gate crossing the Southeasterly, Westerly and Northwesterly boundary lines of subject property;
   d. Driveway traversing the central portion of subject property and crossing the Westerly boundary line of subject property; and
   e. Overhead utility lines with guy wires and poles crossing the Westerly boundary line of subject property.
   As to Tract 3:
   f. Fence crossing the Easterly boundary line of subject property;
   g. Overhead utility lines with guy wires and poles crossing the Southerly, Westerly, Northerly and Easterly boundary lines of subject property; and
   h. Driveway crossing the Easterly boundary line of subject property.

2. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2023.

3. Easement from Mrs. Ada Mae Irwin to Georgia Power Company, dated September 3, 1948, filed for record July 13, 1949 at 2:27 p.m., recorded in Deed Book 2421, Page 682, aforesaid Records.

4. Easement for Right-of-Way from H. S. DeLoach to Georgia Power Company, a corporation, date March 1, 1955, filed for record March 17, 1955 at 11:03 a.m., recorded in Deed Book 2978, Page 153, aforesaid Records.

5. Road Deed from Mrs. Ada Mae Irwin, Mrs. H. E. Redding, et al to Fulton County, dated February 21, 1958, filed for record March 14, 1958 at 10:18 a.m., recorded in Deed Book 3312, Page 138, aforesaid Records.

6. Easement as contained in that certain Order and Judgment - Fulton County vs. Joseph R. Irwin, et al, being File No. B-97425, filed for record July 8, 1 976 at 2:04 p.m., recorded in Deed Book 6510, Page 42, aforesaid Records.

7. Easement for Right-of-Way from John P. Bagiatie to Georgia Power Company, a corporation, dated February 13, 1980, filed for record May 14, 1980 at 2:57 p.m., recorded in Deed Book 7550, Page 139, aforesaid Records.

8. Easement for Right-of-Way from Sheetz and Bradfield Architects A. I. A., Incorporated, Francis B. Sheetz, Jr. and Richard B. Bradfield, Trustees for profit sharing plan to Georgia Power Company, a corporation, dated February 25, 1980, filed for record May 14, 1980 at 2:57 p.m., recorded in Deed Book 7550, Page 140, aforesaid Records.

9. Easement for Right-of-Way from David S. Smoak to Georgia Power Company, a corporation, dated February 28, 1980, filed for record May 14, 1980 at 2:57 p.m., recorded in Deed Book 7550, Page 141, aforesaid Records.

10. Easement for Right-of-Way from John L. Veal to Georgia Power Company, a corporation, dated February 20, 1980, filed for record May 14, 1980 at 2:57 p.m., recorded in Deed Book 7550, Page 142, aforesaid Records.

11. Easement for Right-of-Way from Patricia Ellen Irwin Schwaenmle to Georgia Power Company, a corporation, dated March 6, 1980, filed for record May 14, 1980 at 2:57 p.m., recorded in Deed Book 7550, Page 143, aforesaid Records.

12. Easement for Right-of-Way from W. E. Marriott, President and Attorney-in-Fact for share holders to Georgia Power Company, a corporation, dated April 1, 1980, filed for record May 30, 1980 at 1:30 p.m., recorded in Deed Book 7560, Page 472, aforesaid Records.

13. Conditions as contained in that certain Warranty Deed from J. R. Irwin to Russell Brackett and Q. Scott Brackett, dated December 28, 1981, filed for record December 31, 1981 at 4:19 p.m., recorded in Deed Book 8032, Page 304, aforesaid Records.

14. Right-of-Way Deed from H.R. Bowser, Jr. to Fulton County, dated December 8, 1999, filed for record May 10, 2000 at 11:28 a.m., recorded in Deed Book 29030, Page 74, aforesaid records.

LEASE AGREEMENT

This Lease Agreement (this "Lease") is entered into as of the 29th day of June, 2021 (the "Effective Date"), between Landlord (as hereinafter defined) and Tenant (as hereinafter defined). In consideration of the rents and covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, the following described premises upon the following terms and conditions:

1. Basic Lease Provisions (the "Basic Provisions").

<table>
<tr><td>LANDLORD:</td><td>A2.1 7645 Bishop LLC, and its successors and assigns ("Landlord")</td></tr>
<tr><td>TENANT:</td><td>First Coast Depot Services, LLC, a Florida limited liability company ("Tenant")</td></tr>
<tr><td>PREMISES:</td><td>Approximately twenty (20) acres of land as shown on Exhibit A attached hereto (the "Land"), together with the building located thereon (the "Building" and collectively with the Land, the "Premises").</td></tr>
<tr><td>TERM:</td><td>July 1, 2021 (the "Commencement Date") through June 30, 2026, unless sooner terminated in accordance with this Lease (the "Expiration Date").

The period from the Commencement Date through the Expiration Date is hereinafter referred to as the "Term." In the event Tenant exercises the Renewal Option (as hereinafter defined), the definition of Term as used in this Lease shall include any Renewal Terms.</td></tr>
<tr><td>BASE RENT:</td><td>Commencing on the Commencement Date and continuing throughout the Term, Tenant shall pay to Landlord base rent as follows ("Base Rent"):

<table>
<tr><th>Period</th><th>Annual Base Rent</th><th>Monthly Base Rent</th></tr>
<tr><td>07/01/2021 to 06/30/2022</td><td>$450,000.00</td><td>$37,500.00</td></tr>
<tr><td>07/01/2022 to 06/30/2023</td><td>$475,000.00</td><td>$39,583.33</td></tr>
<tr><td>07/01/2023 to 06/30/2024</td><td>$500,000.00</td><td>$41,666.67</td></tr>
<tr><td>07/01/2024 to 06/30/2025</td><td>$535,000.00</td><td>$44,583.33</td></tr>
<tr><td>07/01/2025 to 06/30/2026</td><td>$570,000.00</td><td>$47,500.00</td></tr>
</table>
Base Rent shall be paid in advance on the first day of each calendar month during the Term.</td></tr>
<tr><td>TENANT'S SHARE:</td><td>100% ("Tenant's Share").</td></tr>
<tr><td>RENT:</td><td>Collectively, Base Rent, Tenant's Share of Operating Expenses (as hereinafter defined), and all other amounts payable by Tenant under the Lease ("Rent").</td></tr>
<tr><td>SECURITY DEPOSIT:</td><td>$0.00</td></tr>
</table>

ADDRESS FOR NOTICES LANDLORD:	A2.1 7645 Bishop LLC c/o Satori Properties PO Box 588 Willow Springs, Illinois 60480 Email: management@satoriproperties.com
ADDRESS FOR NOTICES TENANT:	First Coast Depot Services, LLC 1133 Baisden Road Jacksonville, Florida 32226 Attention: David McLaughlin Email: dmclaughlin@roadone.com
PERMITTED USE OF PREMISES:	Operation of a truck terminal, parking of trailers and vehicles, warehouse, distribution, logistics and office uses (the "Permitted Use").
GUARANTOR & LEASE GUARANTY:	R1 Purchaser, LLC (the "Guarantor") pursuant to that certain Guaranty of Lease attached hereto as **Exhibit B** (the "Guaranty").

Each reference in this Lease to any of the Basic Provisions contained in this Section 1 shall be construed to incorporate all of the terms provided under each such Basic Provision. In the event of any conflict between any Basic Provision and the balance of this Lease, the Basic Provisions shall control.

2. Lease of Premises. Landlord hereby leases to Tenant the Premises for the Term and for the Rent set forth in this Lease and upon the following provisions, each of which shall be both covenants and conditions, and each of Landlord and Tenant hereby covenants and agrees to abide by and perform each and every provision of this Lease.

3. Rent. Beginning on the Commencement Date and continuing thereafter as described in this Lease, without any demand therefor and without any deduction, setoff, reduction, credit, deferral, or abatement whatsoever, Tenant shall pay Rent to Landlord via check sent to Landlord's address stated in Section 1 above or, at Landlord's option, via electronic transfer, as follows:

(a) Base Rent. Tenant shall pay Base Rent in monthly installments in advance on or before the first (1st) day of each month of the Term. In the event the first day of the Term or last day of the Term is other than the first day of a calendar month or the last day of a calendar month, as applicable, then the Rent due under this Lease for the partial month shall be prorated based upon the ratio that the number of days in the applicable month occurring during the Term bears to the total number of days in such month. In the event the first day of the Term or last day of the Term is other than the first day of a calendar year or the last day of a calendar year, as applicable, then Tenant's Share of Operating Expenses for the partial year shall be prorated based upon the ratio that the number of days of the Term in the applicable year bears to the total number of days in such calendar year.

(b) Additional Rent. Tenant's Share of Operating Expenses (as hereinafter defined), and any other sums due Landlord under this Lease (collectively, "Additional Rent").

(i) Payment of Additional Rent. Tenant shall pay to Landlord Tenant's Share of Operating Expenses, which will be calculated and determined as set forth in this Section. Prior to the Commencement Date and prior to each calendar year during the Term thereafter, Landlord shall provide Tenant with a then current estimate of Operating Expenses for the applicable calendar year, and thereafter Tenant shall pay, as Additional Rent, in equal monthly installments on the first day of each month of the Term, the estimated Tenant's Share of Operating Expenses for the calendar year in question.

(ii) Reconciliation Statement. Each calendar year during Tenant's occupancy (including the calendar year following the year in which the Term is terminated), Landlord may furnish to Tenant a statement of Tenant's Share of Operating Expenses (the "Statement") for the prior calendar year. In the event of an underpayment by Tenant because of any difference between the amount, if any, collected by Landlord from Tenant for the estimated Tenant's Share of Operating Expenses and the actual amount of Tenant's Share of Operating Expenses, such underpayment shall be paid to Landlord within thirty (30) days after receipt by Tenant of an invoice therefore. In the event of an overpayment by Tenant because of any difference between the amount, if any, collected by Landlord from Tenant for the estimated Tenant's Share of Operating Expenses and the actual amount of Tenant's Share of actual Operating Expenses, Landlord shall credit such overpayment against the next monthly installments of Rent or, if the Term has expired, refund such overpayment to Tenant within thirty (30) days following the applicable Statement. The obligation to pay underpayments and refund overpayments shall survive the expiration of this Lease.

(iii) Definition of Operating Expenses. The term "Operating Expenses" shall mean all expenses that Landlord incurs in connection with the insurance, repair, operation and maintenance of the Premises, including, without limitation, Taxes, utilities, waste disposal, security expenses, and wages for any employees serving the Premises. Notwithstanding anything to the contrary set forth in this Lease, the term "Operating Expenses" expressly excludes the following: (i) any interest and principal payments, points and/or fees due under any mortgage or any other non-operating debt of Landlord encumbering the Premises, (ii) any expense for which Landlord is reimbursed under the terms of any insurance policy, warranty, or condemnation award; (iii) fines, penalties or interest for failure to make any tax or Operating Expense payment in a timely fashion; (iv) reserves for repairs, maintenance and replacements; (v) any amounts which would otherwise be included in Operating Expenses paid to any person, firm or corporation related or otherwise affiliated with Landlord, or any officer or director of Landlord, to the extent same exceeds arms-length competitive prices paid in the Fairburn, Georgia area for the services or goods provided (i.e., that portion of the costs and expenses for such services that exceed the competitive rate shall not be included in Operating Expenses); (vi) Landlord's general corporate overhead and general and administrative expenses except as it relates specifically to the actual management of the Premises; (vii) salaries, wages and benefits of any employee above the level of senior property manager; or any salary, wages, or other compensation or benefits for off-site employees applicable to the time spent working at other buildings; and (vii) costs resulting directly from the gross negligence or willful misconduct of Landlord or its agents, or employees.

(iv) Definition of Taxes. The term "Taxes" shall mean any general real property tax, improvement tax, assessment, special assessment, reassessment, commercial rental tax, in lieu tax, levy, charge, or similar imposition imposed by any governmental authority with respect to the Premises. For purposes of determining Tenant's Share of Taxes for a particular calendar year, Taxes shall mean those Taxes due and payable during such calendar year.

(c) Late Charge. If Tenant shall fail to pay Rent to Landlord within five (5) days of its due date but without notice, Tenant shall pay and be obligated to a late payment charge in the amount of five percent (5%) of the amount due, in order to defray part of the increased cost of collection occasioned by any such late payments, as liquidated damages and not as a penalty.

4. Use of Premises. The Premises may only be used for the Permitted Use.

5. Condition of Premises; Compliance with Laws. Tenant agrees to use the Premises in a manner which shall be in compliance with all applicable laws, rules and regulations, orders, and ordinances which

relate specifically to, or which are imposed by reason of, its particular use of the Premises, and further agrees not to suffer or permit the Premises to be used for any unlawful purpose. Tenant shall accept the Premises in "AS IS" and "WHERE IS" condition and configuration WITH ALL FAULTS, DEFECTS OR OTHER ADVERSE MATTERS on the Commencement Date. Tenant acknowledges and agrees that Landlord shall have no obligation under this Lease to make any improvements, maintenance, or repairs to the Premises. To the best of the Landlord's knowledge, Landlord represents that the Premises are in compliance with all applicable laws.

6. Utilities and Services. Tenant shall contract directly with the local utility providers for all required services to the Premises, if any.

7. Taxes. Landlord shall pay all Taxes as and when such amounts are due, which shall be reimbursed by Tenant as Additional Rent as provided above.

8. Insurance. At all times during the Term, Tenant shall, at Tenant's expense, maintain in force and effect (i) commercial general liability insurance with a minimum of at least Two Million and 00/100 Dollars ($2,000,000.00) covering bodily injury, death, and property damage liability, and (ii) fire and extended coverage (all-perils) insurance covering Tenant's equipment and personal property in or on the Premises on a full replacement cost basis. Upon written notice from Landlord, Tenant shall also obtain such other insurance on the Premises in such amounts and against such other insurable hazards, which at the time are commonly obtained in the case of property similar to the Premises. Landlord, Landlord's property manager, and Landlord's mortgagee shall be named as additional named insureds on all commercial general liability policies. Prior to the commencement of the Term, Tenant shall furnish to Landlord certificates evidencing such coverage, which certificates shall state that such insurance coverage may not be reduced, cancelled or not renewed without at least thirty (30) days' prior written notice to Landlord. Not less than ten (10) days prior to any expiration date of any policy of insurance, Tenant shall provide updated certificates of insurance evidencing the renewal of the required coverages to Landlord. As part of Operating Expenses, Landlord shall keep the Premises insured against loss by fire and other risks, in an amount equal to the full replacement cost of the Building and any other structures on the Premises. On written request of Tenant from time to time, Landlord shall deliver to Tenant certificates of insurance showing the insurance required to be maintained pursuant to this Section 8.

9. Indemnity and Nonliability. To the extent not prohibited expressly by law, Tenant agrees to indemnify, defend and hold Landlord and Landlord's members, managers, affiliates, property manager, and their respective employees, contractors, and agents (collectively, the "Landlord Parties"), harmless from and against any and all suits, proceedings, action, claims, damages, losses, expenses, costs and liabilities, including reasonable attorneys' fees and expenses (collectively, "Losses"), for injuries to, or death of, all persons and damage to or theft or misappropriation or loss of property occurring in or about the Premises arising from Tenant's occupancy of the Premises or the conduct of its business or from any activity, work, or thing done, permitted or suffered by Tenant in or about the Premises or from any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to the terms of this Lease or due to any other act or omission of Tenant, or Tenant's members, partners, shareholders, directors, officers, managers, or any of their respective employees, contractors, invitees, or agents (collectively, the "Tenant Parties"); except to the extent such Losses arise from the gross negligence or willful misconduct of Landlord or any Landlord Parties. Notwithstanding anything to the contrary contained in this Lease, in no event shall either party be liable for the other party's loss or interruption of business or income, nor for any consequential damages, lost profits or opportunity costs, special damages, or punitive damages.

10. Waiver of Subrogation. Landlord and Tenant agree to have all fire and extended coverage and other property damage insurance which may be carried by either of them endorsed with a clause providing that any release from liability of or waiver of claim for recovery from the other party entered into in writing by the insured thereunder prior to any loss or damage shall not affect the validity of said policy or the right of the insured to recover thereunder and providing further that the insurer waives all rights of subrogation which such insurer might have against the other party. Without limiting any release or waiver of liability or recovery set forth elsewhere in this Lease, and notwithstanding anything in this Lease which may appear to be to the contrary, each of the parties waives all claims for recovery from the other party for any loss or damage to any of its property extent insurable under the insurance policies required to be carried by the terms of this Lease. Notwithstanding the foregoing or anything contained in this Lease to the contrary, any release or any waiver of claims shall not be operative, and the foregoing endorsements shall not be required, in any case where the effect of such release or waiver is to invalidate insurance coverage or invalidate the right of the insured to recover thereunder or increase the cost, thereof (provided that in the case of increased cost, the other party shall have the right, within ten (10) days following written notice, to pay such increased cost keeping such release or waiver in full force and effect).

11. Maintenance, Repair and Replacement of Premises. Landlord, at Landlord's sole cost and expense not recoverable as Operating Expenses, shall make all repairs and perform all necessary maintenance to the structural components of the Building, including, without limitation, the roof, foundation, doors, windows and walls. Tenant, at Tenant's sole cost and expense, shall maintain, repair, and replace (as necessary) the non-structural components of the Premises and all personal property, fixtures and equipment thereon in good repair and condition, except for normal wear and damage by fire and other casualty. Tenant shall be responsible for ordinary maintenance of all HVAC, electrical, plumbing and other mechanical systems located within and exclusively serving the Premises, provided that Landlord shall be responsible for any capital repairs or replacements. In the event that any capital replacement of the HVAC system (or component parts thereof) is required and which costs in the aggregate in excess of $5,000 in any calendar year, then Landlord shall perform the same at its initial cost, the total cost so incurred by Landlord shall be amortized on a straight-line basis over the useful life of the item at issue (as reasonably determined by Landlord), and such amortized cost (without interest), shall be allocated to each year of the Term then remaining and reimbursed annually by Tenant to Landlord upon demand. Notwithstanding anything to the contrary in this Lease, Tenant, at Tenant's sole cost and expense, shall maintain and repair all of the parking areas and driveways on the Premises, including, without limitation, pavement, gravel, parking areas, drive aisles, and roads.

12. Alterations and Additions.

(a) Tenant shall not make or allow to be made any alterations, additions, or improvements to or of the Premises or any part thereof, without first obtaining the written consent of Landlord, which shall not be unreasonably withheld, conditioned or delayed. Tenant shall give Landlord no less than twenty (20) days' prior notice in writing before commencing construction of any kind on the Premises. Landlord may impose, as a condition to its consent, any requirements that Landlord in its discretion may deem reasonable or desirable. Tenant shall obtain all required permits for any alterations, additions, or improvements and shall perform the work in compliance with all applicable laws, regulations, and ordinances with contractors and architects reasonably acceptable to Landlord and licensed to do business in the State in which the Premises is located. Unless Landlord otherwise agrees in writing, all installations, alterations, additions, partitions, hardware, light fixtures, non-trade fixtures and improvements, whether affixed, temporary or permanent, except movable furniture and trade fixtures belonging to Tenant, in or upon the Premises, whether placed there by Tenant or Landlord, shall become Landlord's property and shall remain upon the Premises at the end of the Term, all without compensation, allowance or credit to Tenant; except that Landlord may, by notice to Tenant given at the time of

approval, require Tenant to remove by the Expiration Date, or sooner termination date of this Lease, all or any alterations, additions, or improvements installed either by Tenant or by Landlord at Tenant's request (collectively, the "Required Removables").

(b) Tenant shall keep the Premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by or for Tenant. In the event that Tenant shall not, within twenty-one (21) days following the imposition of any lien, cause the lien to be released of record by payment or posting of a proper bond in accordance with the applicable mechanic's lien law, Landlord shall have, in addition to all other available remedies, the right to cause the lien to be released by any means it deems proper, including payment of or defense against the claim giving rise to the lien. All reasonable expenses so incurred by Landlord shall be reimbursed by Tenant promptly following Landlord's written demand accompanied by reasonable supporting documentation.

13. Intentionally Omitted.

14. Damage or Destruction.

(a) If the Premises is damaged as the result of an event of fire or other casualty, then subject to the provisions below, Landlord shall repair that damage as soon as reasonably possible unless Landlord reasonably determines that: (i) the Premises have been materially damaged and the anticipated repair period exceeds one hundred eighty (180) days; (ii) any Mortgagee (as hereinafter defined) of Landlord requires that the insurance proceeds be applied to the payment of the mortgage debt; or (iii) proceeds necessary to pay the full cost of the repair are not available from Landlord's insurance. Should Landlord elect not to repair the damage for one of the preceding reasons, Landlord shall so notify Tenant in the Casualty Notice (as hereinafter defined), and this Lease shall terminate as of the date of delivery of the Casualty Notice. As soon as reasonably practicable following the casualty event but not later than sixty (60) days thereafter, Landlord shall notify Tenant in writing ("Casualty Notice") of Landlord's election, if applicable, to terminate this Lease or if this Lease is not so terminated, the anticipated period for repairing the casualty damage. If the anticipated repair period exceeds one hundred eighty (180) days, then Tenant may elect to terminate this Lease by written notice to Landlord within ten (10) business days following delivery of the Casualty Notice.

(b) In the event that neither Landlord nor Tenant terminates this Lease pursuant to provision (a) above, Landlord shall repair all material damage to the Premises as soon as reasonably possible and this Lease shall continue in effect for the remainder of the Term.

(c) From and after the casualty event, the Rent to be paid under this Lease shall be abated in the same proportion that the rentable area of the Premises that is rendered unusable by the damage from time to time bears to the total rentable area of the Premises until the Premises are restored by Landlord to substantially the condition which existed prior to the damage.

15. Eminent Domain. If the whole or any part of, or any access to, the Premises shall be taken by any public authority under the power of eminent domain, and if the portion of the Premises remaining after such taking shall not constitute sufficient space for the operation of the Permitted Use, as reasonably determined by Tenant, then the Term shall cease as of the date possession of the area so taken is delivered by Tenant, and Tenant shall pay Rent up to that date with an appropriate refund by Landlord of such Rent as may have been paid in advance for a period subsequent to the date of taking; provided, however, if Tenant, in Tenant's reasonable opinion, can use any part of the remainder of the Premises for the Permitted Use, then this Lease shall continue in effect as to that part of the Premises, and the Rent shall be reduced proportionally from the date of taking.

16. Access. During the Term, Tenant shall have access to the Premises twenty-four (24) hours per day, seven (7) days per week, except in the event of a casualty, condemnation, or a shutdown ordered by the governmental authority having jurisdiction over the Premises.

17. Assignment and Subletting. Tenant may at any time, upon prior written notice to Landlord not less than ten (10) days prior to the transfer, but without consent of Landlord, assign its interest in this Lease and/or in the Premises, or sublease, or permit the occupancy of, all or any part of the Premises as follows: (i) to any "Affiliate," as defined herein; (ii) to any business organization resulting from the consolidation or merger of Tenant with any other business organization or organizations; (iii) to any business organization which alone or together with any Affiliate shall acquire all or substantially all of the operations of Tenant and/or Tenant's business; (iv) to any business organization that acquires the ongoing business operations of Tenant in the Premises; or (v) to any institutional lender providing financing for the construction of Tenant's improvements or trade fixtures (each, a "Permitted Transfer"). Notwithstanding the previous sentence, as a condition precedent to any Permitted Transfer, Tenant shall deliver to Landlord written confirmation from the Guarantor reaffirming the continued effectiveness and enforceability of the Guaranty in connection with said Permitted Transfer. "Affiliate" shall mean a business organization which is either the parent of Tenant, controlled by Tenant ("control" for the purposes hereof meaning ownership of 50% or more of all financial interest and 50% or more of the voting interest), or is under common control with Tenant. Except for Permitted Transfers, Tenant shall not, directly or indirectly, assign, sublease, transfer, or encumber any interest in this Lease or in Tenant, by operation of law or otherwise, or allow any third party to use any portion of the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed; provided that in no event shall Landlord be deemed reasonable to withhold consent to any assignment or subletting of any portion of the Premises for the Permitted Use so long as Guarantor remains obligated to Landlord under the terms of the lease guaranty.

18. Tenant Default. The occurrence of any one or more of the following events shall constitute a "Default" by Tenant:

(a) The failure by Tenant to make any payment of Rent or any other payment required to be made by Tenant, as and when due, where the failure continues for a period of five (5) days after written notice from Landlord to Tenant;

(b) The failure or inability by Tenant to observe or perform any of the covenants or provisions of this Lease to be observed or performed by Tenant, other than as specified in any other subsection of this Section, where the failure continues for a period of thirty (30) days after written notice from Landlord to Tenant; however if the nature of Tenant's obligation requires more than thirty (30) days for Tenant's full performance thereof, Tenant shall not be in Default if it commences performance in the thirty (30) day period and diligently pursues completion of the cure within sixty (60) days from the date of the original written notice; or

(c) If any voluntary petition in bankruptcy or for corporate reorganization or any similar relief shall be filed by Tenant, or if any involuntary petition in bankruptcy shall be filed against Tenant under any federal or state bankruptcy or insolvency act and shall not have been dismissed within sixty (60) days from the filing thereof, or if a receiver shall be appointed for Tenant or any of the property of Tenant by any court and such receiver shall not have been dismissed within sixty (60) days from the date of his appointment, or if Tenant shall make a general assignment for the benefit of creditors, or if Tenant shall admit in writing Tenant's inability to meet Tenant's debts as they mature, or if Tenant shall abandon or vacate the Premises during the Term.

19. Landlord's Remedies. Upon the occurrence of any Default by Tenant, Landlord shall have all remedies available under applicable law or in equity, including, without limitation, the right to terminate this Lease or the right to terminate Tenant's right to possession without terminating the Lease, and upon any such exercise of Landlord's rights Tenant shall surrender possession and vacate the Premises and immediately deliver possession thereof to Landlord, and Landlord may re-enter and take complete and peaceful possession of the Premises, with or without process of law, full and complete license to do so being hereby granted to Landlord, and Landlord may remove all occupants and property therefrom, using such force as may be necessary, without being deemed in any manner guilty of trespass, eviction or forcible entry and detainer and without relinquishing Landlord's right to Rent or any other right given to Landlord hereunder or by operation of law. If either this Lease or Tenant's right to possession is terminated by Landlord pursuant to the terms of this Lease, Landlord shall be entitled to recover from Tenant all Rent accrued and unpaid for the period up to and including such termination date, as well as all other additional sums payable by Tenant, or for which Tenant is liable or with respect to which Tenant has agreed to indemnify Landlord under any of the provisions of this Lease, which then may be owing and unpaid. In addition, Landlord shall be entitled to recover as damages for loss of the bargain and not as a penalty the aggregate sum which at the time of such termination represents the excess, if any, of the present value of the aggregate Rent which would have been payable after the termination date had this Lease not been terminated, including, without limitation, Base Rent at the annual rate or respective annual rates for the remainder of the Term specified in this Lease and the amount projected by Landlord to represent Tenant's Share of Operating Expenses for the remainder of the Term pursuant to this Lease for the balance of the Term, such present value to be computed in each case on the basis of a five percent (5%) per annum discount from the respective dates upon which such Rent would have been payable hereunder had this Lease not been terminated. No delay or omission of Landlord to exercise any right or remedy shall be construed as a waiver of the right or remedy or of any breach or Default by Tenant. The acceptance by Landlord of Rent shall not be a (a) waiver of any preceding breach or Default by Tenant of any provision of this Lease, other than the failure of Tenant to pay the particular Rent accepted, regardless of Landlord's knowledge of the preceding breach or Default at the time of acceptance of Rent, or (b) a waiver of Landlord's right to exercise any remedy available to Landlord by virtue of the breach or Default.

20. Surrender of Premises; Trade Fixtures and Personal Property. Upon the end of the Term, Tenant shall quit and surrender possession of the Premises to Landlord in good order, condition, and repair, reasonable wear and tear excepted, and Tenant shall remove from the Premises the Required Removables and all of its property, and Tenant shall repair any damage to the Premises arising from that removal and shall restore the affected area to its pre-existing condition. Tenant shall remove, at Tenant's sole cost and expense Tenant's furniture, machinery, safes, trade fixtures and other items of movable personal property of every kind and description from the Premises and restore any damage to the Premises caused thereby. If Tenant shall fail to comply with the provisions of this Section, Landlord may affect the removal and/or make any repairs, and the cost to Landlord shall be Additional Rent payable by Tenant upon demand. If Tenant has not removed from the Premises all of its property as required by this Lease, Landlord shall store such property for fifteen (15) days, after which period Landlord may dispose of all property not so removed at Tenant's expense or may keep such property or all of the sale proceeds without further notice.

21. Holding Over. If Tenant holds over for any period after the Expiration Date (or earlier termination of the Term), such tenancy shall constitute a tenancy at sufferance only and possession shall be subject to all of the terms of this Lease, except that the daily rental shall be one hundred fifty percent (150%) of the daily rental based on the total monthly rental for the month immediately preceding the date of termination plus all of Tenant's Share of Operating Expenses for such period of holding over. The acceptance by Landlord of hold-over rental in a lesser amount shall not constitute a waiver of Landlord's right to recover the full amount due unless otherwise agreed in writing by Landlord. If Tenant fails to

surrender the Premises within ten (10) days after the expiration of this Lease despite demand to do so by Landlord, Tenant shall indemnify and hold Landlord harmless from all loss or liability, including without limitation, any claims or damages made by any succeeding tenant relating to such failure to surrender. The foregoing provisions of this Section are in addition to and do not affect Landlord's right of re-entry or any other rights of Landlord under this Lease or at law.

22. Subordination; Estoppel Certificate. Tenant accepts this Lease subject and subordinate to any mortgage(s), deed(s) of trust, ground lease(s) or other lien(s) now or subsequently arising upon the Premises, and to renewals, modifications, refinancings, and extensions thereof (collectively referred to as a "Mortgage"). The party having the benefit of a Mortgage shall be referred to as a "Mortgagee." This clause shall be self-operative, but Tenant shall, within ten (10) business days after receipt of a written request from Landlord, execute a commercially reasonable subordination and attornment agreement in favor of the Mortgagee, provided such agreement provides a non-disturbance covenant benefitting Tenant (an "SNDA"). Alternatively, a Mortgagee shall have the right at any time to subordinate its Mortgage to this Lease. Upon request, Tenant shall attorn to any successor to Landlord's interest in this Lease in the event of a foreclosure of any Mortgage. Tenant shall, within ten (10) business days after receipt of a written request from Landlord, execute and deliver a commercially reasonable estoppel certificate in favor of those parties as are reasonably requested by Landlord (including a Mortgagee or a prospective purchaser of the Premises). As a condition to the commencement of this Lease, Landlord shall deliver to Tenant an SNDA in a form reasonably acceptable to Tenant from the holder of any mortgage, deed of trust, deed to secure debt or other lien against Landlord's title to the Premises exists as of the date hereof.

23. Environmental. Tenant shall indemnify, defend, and hold Landlord and the Landlord Parties harmless against and from, any and all damages, claims, liabilities, loss, costs, and expenses (including reasonable attorneys' fees and expenses, court costs, administrative costs and costs of appeals), incurred by or asserted against such indemnified party by reason of or arising out of any act or negligence or violation of any law, statute, ordinance, rule or regulation with respect to the treatment or handling of any hazardous substance, pollutant, contaminant, waste, by-product or constituent, petroleum product, waste products, radioactive substance, poly-chlorinated biphenyls, asbestos, hazardous materials of any kind, or any substance which is regulated by any federal, state, county, or local law, statute, ordinance, rule, or regulation (collectively, "Hazardous Materials") at any time by Tenant or any of the Tenant Parties. To the best of Landlord's knowledge, Landlord represents as of the Effective Date (a) that the Premises comply with all local, state and federal environmental laws, rules or regulations regarding Hazardous Materials, and (b) that no Hazardous Materials were present on, in or under the Premises on the Effective Date. Landlord shall indemnify, defend, and hold Tenant and the Tenant Parties harmless against and from, any and all damages, claims, liabilities, loss, costs, and expenses (including reasonable attorneys' fees and expenses, court costs, administrative costs and costs of appeals), incurred by or asserted against Tenant by reason of or arising out of any Hazardous Materials on, in, under or affecting all or any portion of the Premises, introduced, placed, stored or released on the Premises after the Effective Date by Landlord.

24. Miscellaneous.

(a) Guaranty. As a material inducement for Landlord to enter into this Lease, Tenant shall cause Guarantor to execute and deliver to Landlord contemporaneously herewith the Guaranty in the form attached hereto as **Exhibit B.**

(b) Broker. Landlord and Tenant represent and warrant that no brokers have been used in the negotiation of this Lease. Each party agrees to indemnify the other party from claims for real estate commissions or fees arising out of any acts or negotiations of the indemnifying party with any broker, realtor or finder.

(c) Renewal Option. Tenant shall have one (1) option (a "Renewal Option") to extend the Term for one (1) additional period of five (5) years (the "Renewal Term") commencing upon the day immediately after the Expiration Date of the initial Term, upon the following terms and conditions: (a) Tenant gives Landlord written notice (the "Renewal Notice") of Tenant's election to exercise a Renewal Option no later than six (6) months prior to the Expiration Date of the initial Term, provided that such notice may not be given earlier that twelve (12) months prior to the Expiration Date; (b) concurrently with the Renewal Notice, Tenant delivers to Landlord notice of Tenant's exercise of the "Renewal Option" under the terms of that certain Lease Agreement dated as of July 1, 2020 (the "Six Acre Lease") between Landlord, as successor in interest, and Tenant with respect to six (6) acres, more or less, located adjacent to the Premises; (c) Tenant is not in default under this Lease or the Six Acre Lease either on the date Tenant exercises the Renewal Option, or on the Expiration Date of the initial Term; (d) if Tenant exercises the Renewal Option, the Base Rent for the first Renewal Term shall be at the rate of $587,100.00 per year, and shall increase three percent (3%) annually during each succeeding year of the Renewal Term. Except as specifically set forth herein, all other terms and provisions of this Lease shall apply to the Renewal Term. Notwithstanding anything to the contrary contained in this Lease, in the event that Tenant fails to timely exercise either the Renewal Option or the "Renewal Option" under the Six Acre Lease, or if either this Lease or the Six Acre Lease is terminated prior to the exercise of the Renewal Option, or in the event Tenant otherwise is prohibited from exercising the Renewal Option, the Renewal Option shall be, and shall be deemed to be, null and void and of no further force or effect and Tenant shall not have any further right to extend the Term.

(d) Notices. Any notice herein provided to be given to Landlord or Tenant shall be given either by hand delivery or by nationally recognized overnight courier service, addressed as provided in Section 1. Any and all notices given, as above provided, shall be deemed to be given when received or refused by the addressee. Each party shall have the right to specify, in lieu of its above-specified address, any other address in the United States of America by giving to the other party at least ten (10) days prior written notice of such change of address sent in accordance with this Section.

(e) Successors and Assigns. Subject to the provisions of Section 17 of this Lease, all covenants, indemnifications, agreements, conditions, limitations, and undertakings contained in this Lease shall extend to, and inure to the benefit of, and be binding upon, the respective successors and assigns of Tenant and Landlord.

(f) Transfer of Landlord's Interest. Landlord shall have the right to transfer and assign, in whole or in part, all of its ownership interest, rights and obligations in the Premises, or Lease, and upon transfer Landlord shall be released from any further obligations hereunder, and Tenant agrees to look solely to the successor in interest of Landlord for the performance of such obligations.

(g) Expenses and Legal Fees; Independent Counsel. Should either Landlord or Tenant bring any action in connection with this Lease, the prevailing party shall be entitled to recover as a part of the action its reasonable attorneys' fees, and all other reasonable costs. The prevailing party for the purpose of this paragraph shall be determined by the court presiding over the action. Each party has been represented by an attorney of its own choosing, or has had an opportunity to consult with an attorney in connection with this Lease and understands the legal effects of this binding document.

(h) Waiver of Jury Trial. **LANDLORD AND TENANT EACH ACKNOWLEDGES THAT IT IS AWARE OF AND HAS HAD THE ADVICE OF COUNSEL OF ITS CHOICE WITH RESPECT TO ITS RIGHT TO TRIAL BY JURY, AND EACH PARTY DOES HEREBY EXPRESSLY AND KNOWINGLY WAIVE AND RELEASE ALL SUCH RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY HERETO AGAINST THE OTHER ON ANY MATTERS WHATSOEVER ARISING**

OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, TENANT'S USE OR OCCUPANCY OF THE PREMISES, AND/OR ANY CLAIM OF INJURY OR DAMAGE.

(i) Landlord's Liability. The obligations of Landlord do not constitute the personal obligations of the individual partners, trustees, directors, officers, managers, members, or shareholders of Landlord or its constituent partners or members. Should Tenant recover a money judgment against Landlord, such judgment shall be satisfied only from the interest of Landlord in the Premises and out of the rent or other income from the Premises receivable by Landlord, and no action for any deficiency may be sought or obtained by Tenant.

(j) Entry and Inspection. Landlord shall at all reasonable times and with reasonable prior written notice, except in emergencies, have the right to enter the Premises to inspect them, to make repairs, renovations, and improvements as reasonably deemed necessary by Landlord, and to submit the Premises to prospective or actual purchasers or encumbrance holders (or, during the final twelve months of the Term or when an uncured Default exists, to prospective tenants), all without being deemed to have caused an eviction of Tenant and without abatement of rent; provided that the exercise of such right of entry does not unreasonably interfere with Tenant's use of or access to the Premises.

(k) Joint and Several Liability. If more than one person or entity is named as Tenant, the obligations imposed upon each shall be joint and several and the act of or notice from, or notice or refund to, or the signature of, any one or more of them shall be binding on all of them with respect to the tenancy of this Lease, including, but not limited to, any renewal, extension, termination or modification of this Lease.

(l) Time of Essence. Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is a factor.

(m) Governing Law. This Lease shall be governed by and interpreted in accordance with the laws of the State or Commonwealth in which the Premises are located.

(n) Severability. If any term or provision of this Lease, the deletion of which would not adversely affect the receipt of any material benefit by either party or the deletion of which is consented to by the party adversely affected, shall be held invalid or unenforceable to any extent, the remainder of this Lease shall not be affected and each term and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

(o) Right of Landlord to Perform Covenants. All covenants and agreements to be performed by Tenant under any of the terms of this Lease shall be performed by Tenant, at Tenant's sole cost and expense, and without any abatement of Rent. If Tenant fails to perform any act on its part to be performed hereunder, and such failure continues for fifteen (15) days after notice thereof from Landlord, Landlord may perform, but shall not be obligated to perform, such act without waiving or releasing Tenant from any of its obligations relative thereto. All sums paid or costs incurred by Landlord in so performing such acts under this Section, together with interest thereon at the rate set forth in Section 24(w) from the date each such payment was made or each such cost incurred by Landlord, shall be payable by Tenant to Landlord on demand.

(p) Waiver. One or more waivers by Landlord of any breach of any term, covenant or condition contained in this Lease shall not be a waiver of any subsequent breach of the same or any other term, covenant or condition. Consent to any act by one of the parties shall not be deemed to render unnecessary the obtaining of that party's consent to any subsequent act. No breach of this Lease shall be deemed to have been waived unless the waiver is in a writing signed by the waiving party.

(q) Entire Agreement. This Lease constitutes the entire agreement between the parties and supersedes all prior agreements and understandings related to the Premises. This Lease may be modified only by a written agreement signed by Landlord and Tenant.

(r) Survival. All covenants of Landlord or Tenant which reasonably would be intended to survive the expiration or sooner termination of this Lease, including without limitation any warranty or indemnity hereunder, shall so survive and continue to be binding upon and inure to the benefit of the respective parties and their successors and assigns.

(s) SDN List. Tenant hereby represents and warrants that neither Tenant nor any of the Tenant Parties is listed as a Specially Designated National and Blocked Person ("SDN") on the list of such persons and entities issued by the U.S. Treasury Office of Foreign Assets Control (OFAC).

(t) Authority. Each signatory of this Lease represents hereby that he or she has the authority to execute and deliver the same on behalf of the Party hereto for which such signatory is acting. Landlord represents and warrants to Tenant that Landlord is the fee owner of the Premises.

(u) No Recordation. This Lease shall not be recorded in any public records.

(v) Triple Net Lease. Landlord and Tenant agree that it is the intent of the parties that this Lease be a triple net lease whereby Tenant is responsible for any and all impositions, charges, costs, payments, liabilities, expenses, and obligations of any nature whatsoever in connection with or associated with the ownership, maintenance, repair, and operation of the Premises and that Landlord shall not be responsible for any such amounts.

(w) Default Rate of Interest. If a delinquency in payment continues for thirty (30) or more days, all amounts, including, without limitation, Rent, owed by Tenant to Landlord pursuant to any provision of this Lease shall bear interest from the date that is thirty (30) days following the due date until paid at the annual rate of four percent (4%) in excess of the rate of interest announced from time to time by JP Morgan Chase Bank, as its prime, reference, or corporate base rate, changing as and when said rate changes, unless a lesser rate shall then be the maximum rate permissible by law with respect thereto, in which event said lesser rate shall be charged.

(x) Counterparts; Electronic Execution. This Lease may be executed in multiple originals and when executed, all such counterparts shall constitute one document. This Lease may be executed by electronic signature and delivered electronically. Electronic records and electronic signatures may be used in connection with the execution of this Lease, and the same shall be legal and binding and have the same full force and effect as if a paper original of this Lease had been signed using a handwritten signature. Landlord and Tenant (a) intend to be bound by electronic signatures and by documents sent or delivered by electronic mail or other electronic means, (b) are aware that the other party will rely on such signatures, and (c) hereby waive any defenses to the enforcement of the terms of this Lease based on the foregoing forms of signature or delivery.

(y) Release of Claims re Prior Lease. Landlord, as successor in interest to Bowser Properties, LLC, and Tenant are parties to that certain First Restated Lease Agreement effective as of May 1, 2018 (the "Prior Lease") with respect to the Premises. As of the Effective Date, Tenant, on its own behalf and on behalf of the Tenant Parties, does hereby release and forever discharge Landlord and the Landlord Parties from any and all causes of action, claims, contracts, costs, covenants, damages, debts, defenses, demands, duties, fees, grievances, liens, suits, obligations, promises, remedies, rights, rights of action, attorneys' fees and costs, prejudgment interest or other interest, injuries and liabilities of any nature whatsoever (collectively, "Claims"), at law or in equity, arising from statute or common law,

whether or not now known, suspected or claimed, contingent, liquidated or unliquidated, for any act or omission occurring from the beginning of time through the Effective Date, which Tenant or any of the Tenant Parties had, have, claim to have, or might subsequently have by reason of any matter arising out of or related to the Prior Lease. For the avoidance of doubt, Tenant does not hereby release any Claims against Bowser Properties, LLC, which Claims are expressly preserved. As of the Effective Date, Landlord, on its own behalf and on behalf of the Landlord Parties, does hereby release and forever discharge Tenant and the Tenant Parties from any and all Claims, at law or in equity, arising from statute or common law, whether or not now known, suspected or claimed, contingent, liquidated or unliquidated, for any act or omission occurring from the beginning of time through the Effective Date, which Landlord or any of the Landlord Parties had, have, claim to have, or might subsequently have by reason of any matter arising out of or related to the Prior Lease.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first stated above.

LANDLORD:

A2.1 7645 BISHOP LLC

By: Acies Manager LLC,
its Manager

By: _____
Name: Ned Mahic
Title: Manager

TENANT:

FIRST COAST DEPOT SERVICES, LLC

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first stated above.

LANDLORD:

A2.1 7645 BISHOP LLC

By: Acies Manager LLC,
its Manager

By: _____
Name: _____
Title: _____

TENANT:

FIRST COAST DEPOT SERVICES, LLC

By: _____
Name: _____
Title: _____

EXHIBIT A

"Premises"

EXHIBIT B

LEASE GUARANTY

[Begins on following page.]

GUARANTY OF LEASE

THIS GUARANTY OF LEASE (this "Guaranty") is made and executed as of the _____ day of June, 2021, by **R1 PURCHASER, LLC**, a Delaware limited liability company ("Guarantor") for the benefit of **A2.1 7645 BISHOP LLC**, a Delaware limited liability company, and its successor and assigns (collectively, "Landlord").

RECITALS:

A. First Coast Depot Services, LLC, a Florida limited liability company ("Tenant") and Landlord are parties to that certain Lease Agreement dated of even date herewith (the "Lease"), demising the Premises (as defined in the Lease).

B. Landlord requires as a condition to Landlord's execution of the Lease that Guarantor guaranties the full performance of the obligations of Tenant under the Lease as set forth in this Guaranty.

C. Guarantor covenants, acknowledges, and agrees that Guarantor will benefit from the execution of the Lease by Landlord.

NOW, THEREFORE, in consideration of the execution by Landlord of the Lease, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Guarantor hereby unconditionally, irrevocably, and absolutely guarantees the full performance of each and all of the terms, covenants, and conditions of the Lease to be kept and performed by Tenant, including, without limitation, the payment of all rents and other charges to accrue thereunder, without regard to any amendment or modification of the Lease by agreement, operation of law or otherwise. Guarantor agrees as follows:

1. This Guaranty shall continue in favor of Landlord notwithstanding any indulgence, extension, renewal, modification, amendment, or alteration of the Lease entered into by and between the parties thereto, or their successors or assigns, and notwithstanding any assignment, subletting, transfer, concession, franchising, or conveying of or under the Lease, with or without the consent of Landlord. No extension, renewal, modification, amendment, alteration, assignment, subletting, transfer, concession, franchising, and/or conveying of or under the Lease shall in any manner release or discharge Guarantor, and Guarantor does hereby consent thereto.

2. This Guaranty shall not be released, modified or affected by failure or delay on the part of Landlord to enforce any of the rights or remedies of Landlord under the Lease, whether pursuant to the terms thereof or at law or in equity, or by any release of any person liable under the terms of the Lease (including, without limitation, Tenant), from any liability with respect to Guarantor's obligations hereunder.

3. All debts and liabilities, present and future, of Tenant to Guarantor are hereby subordinated and postponed to the payment in full of the debts and obligations of Tenant to Landlord. If this Guaranty is terminated for any reason, this subordination shall continue until full payment of the debts and obligations for which Guarantor is liable on the date of termination.

4. This Guaranty will continue unchanged by any bankruptcy, reorganization, or insolvency of Tenant, its successors or assigns, or by any disavowal, disclaimer, disaffirmation, rejection or abandonment of the Lease by a trustee thereof. If for any reason, including the bankruptcy or insolvency of Tenant, Tenant shall fail to perform any of its covenants or obligations under the Lease, including without limitation, the payment of rent and other sums required to be paid thereunder as and when payable, and such failure shall continue beyond any applicable period of notice or grace, Guarantor shall forthwith pay to Landlord on demand such rent and all other sums recoverable under the Lease in respect of which such default may have occurred and all damages that may arise in consequence of the non-observance or non-performance of any of said covenants or obligations. Landlord shall have the sole right to accept or reject any bankruptcy, reorganization or insolvency plan on behalf of Guarantor proposed in such case and to take any other action in connection with such plan that Guarantor would be entitled to take. Guarantor acknowledges and agrees that any payment that accrues with respect to Tenant's obligations under the Lease (including, without limitation, the payment of rent) after the commencement of any such proceedings, or, if any such payment ceases to accrue by operation of law by reason of such proceedings, such payment as would have accrued if said proceedings had not been commenced, shall be included in Guarantor's obligations hereunder, it being the intention of the parties that said obligations should be determined without regard to any rule or law or order which may relieve Tenant of its obligations under the Lease. Guarantor hereby permits any trustee in bankruptcy, receiver, debtor-in-possession, assignee for the benefit of creditors or similar person to pay Landlord, or allow the claim of Landlord in respect of, any such payment accruing after the date on which such proceeding is commenced. Guarantor hereby assigns to Landlord Guarantor's right to receive any payments from any trustee in bankruptcy, receiver, debtor-in-possession, assignee for the benefit of creditors or similar person by way of dividend, adequate protection payment or otherwise.

5. If all or any portion of Tenant's obligations under the Lease are paid or performed by Tenant, the obligations of Guarantor hereunder shall continue and remain in full force and effect in the event that all or any part of such payment(s) or performance(s) is avoided or recovered directly or indirectly from Landlord as a preference, fraudulent transfer or otherwise.

6. The liability of Guarantor under this Guaranty shall be primary, as principal and not as surety, and in any right of action which shall accrue to Landlord under the Lease, Landlord may, at its option, proceed against Guarantor without having commenced any action, or having obtained any judgment against Tenant or its successor or assigns or having to sever its action between Guarantor and Tenant or to reduce the amount of its action to its respective portion of the claim.

7. Guarantor warrants and represents to Landlord that Guarantor now has and will continue to have full and complete access to any and all information concerning the Lease, the value of the assets owned or to be acquired by Tenant, Tenant's financial status and its ability to pay and perform the obligations owed to Landlord under the Lease. So long as any of Guarantor's obligations hereunder remain unsatisfied or owing to Landlord, Guarantor shall keep fully informed as to all aspects of Tenant's financial condition and the performance of said obligations.

8. Guarantor agrees to execute and deliver such further documents, and perform such further acts, as Landlord may reasonably request to achieve the intent of the parties as expressed

in this Guaranty, provided in each case that any such documentation is consistent with this Guaranty and with the Lease. In connection with the foregoing, within ten (10) business days of Landlord's written request, Guarantor hereby agrees to reconfirm in writing such matters regarding the Lease and this Guaranty as Landlord shall reasonably request.

9. Guarantor warrants, represents and undertakes to Landlord that Guarantor now has and will continue to have at all times the ability and resources to pay and perform (or enable the payment and performance of): (a) Tenant's obligations owed to Landlord under the Lease; and (b) Guarantor's obligations hereunder.

10. In the event litigation is commenced to enforce or interpret this Guaranty, to recover damages for breach of this Guaranty, to obtain declaratory relief in connection with this Guaranty, or to otherwise obtain judicial relief in connection with the transactions which are the subject of this Guaranty, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs. Landlord shall also be entitled to collect from Guarantor all reasonable, out-of-pocket costs and fees (including, but not limited to, reasonable attorneys' fees and costs) it may incur in enforcement of Guarantor's obligations and to protect Landlord's rights hereunder whether or not an action is commenced or whether or not such action proceeds to judgment.

11. The liability of Guarantor under this Guaranty is a guaranty of payment and performance and not of collectability, and is not conditioned or contingent upon the genuineness, validity, regularity or enforceability of the Lease or the pursuit by Landlord of any remedies which it now has or may hereafter have with respect thereto, at law, in equity or otherwise.

12. In the event of the termination of the Lease (except by voluntary surrender accepted by Landlord, or except by expiration of the term of the Lease, including any exercised options to extend the term of the Lease, or in the event of any disavowal, disclaimer, disaffirmation, rejection or abandonment of the Lease pursuant to any statute or judgment, then, at the option of Landlord to be exercised at any time within three (3) months thereafter, Guarantor shall execute a new lease of the Premises directly with Landlord, pursuant to which Guarantor shall be the tenant, on the same terms and conditions as those set out in the Lease, and for a term equal to the remaining term thereof prior to the disavowal, disclaimer, disaffirmation, abandonment, rejection or termination thereof.

13. Any extensions of time for payments due or any renewals granted by Landlord, or any extensions of time for the performance of any agreements or any other indulgence which may be granted by Landlord, its successors or assigns, shall not release Guarantor from its liability hereunder, and all statements, compromises, and agreed balances made in good faith between Tenant and Landlord, their successors or assigns, shall be binding upon Guarantor.

14. Except as provided in any other written agreement now or at any time hereafter in force between Landlord and Guarantor, this Guaranty shall constitute the entire agreement of Guarantor with Landlord with respect to the subject matter hereof, and no representation, understanding, promise, or condition concerning the subject matter hereof shall be binding upon Landlord unless expressed herein.

15. Guarantor hereby waives and agrees not to assert or take advantage of to the extent permitted by law: (a) all notices to Guarantor, to Tenant, or to any other person, including, but not limited to, notices of the acceptance of this Guaranty or the creation, renewal, extension, assignment, modification or accrual of any of the obligations owed to Landlord under the Lease and, except to the extent set forth herein, enforcement of any right or remedy with respect thereto, and notice of any other matters relating thereto; (b) demand of payment, presentation and protest; (c) any right to require Landlord to apply to any default any security deposit or other security it may hold under the Lease; (d) any statute of limitations affecting Guarantor's liability hereunder or the enforcement thereof; (e) any right or defense that may arise by reason of the incapability, lack of authority, death or disability of Tenant or any other person; and (f) all principles or provisions of law which conflict with the terms of this Guaranty. Guarantor further agrees that Landlord may enforce this Guaranty upon the occurrence of a default under the Lease, notwithstanding any dispute between Landlord and Tenant with respect to the existence of said default or performance of the obligations under the Lease or any counterclaim, set-off or other claim which Tenant may allege against Landlord with respect thereto. Moreover, Guarantor agrees that Guarantor's obligations shall not be affected by any circumstances that constitute a legal or equitable discharge of a guarantor or surety, and Guarantor expressly waives and surrenders any and all defenses (statutory or otherwise) to its liability based on suretyship and/or guaranty law.

16. Guarantor agrees that nothing contained herein shall prevent Landlord from suing on the Lease or from exercising any rights available to it thereunder and that the exercise of any of the aforesaid rights shall not constitute a legal or equitable discharge of Guarantor.

17. No provision of the Guaranty or right of Landlord hereunder can be waived, nor can Guarantor be released from its obligations hereunder except by a writing duly executed by an authorized manager of Landlord.

18. If Guarantor is comprised of one or more entities, annually at each such entity's fiscal year end, Guarantor promptly shall provide Landlord with Guarantor's audited annual financial statements. In addition, Guarantor grants Landlord the right to make credit inquiries at any time during the term of this Guaranty.

19. The obligations of Guarantor hereunder are independent of the obligations of Tenant and any other guarantor of Tenant's performance under the Lease, and, in the event of any default hereunder, a separate action or actions may be brought and prosecuted against Guarantor whether or not Tenant or any other guarantor is hereinafter joined therein or separate action or actions are brought against Tenant or any other guarantor. Landlord may maintain successive actions for other defaults. Landlord's rights hereunder shall not be exhausted by its exercise of any of its rights or remedies or by any such action or by any number of successive actions until and unless all indebtedness and obligations hereby guaranteed have been paid and fully performed.

20. The terms and provisions of this Guaranty shall be binding upon and inure to the benefit of the respective successors and assigns of the parties named herein.

21. Should any one or more of the provisions of this Guaranty be determined to be illegal or unenforceable, all other provisions nevertheless shall be effective.

22. All notices, requests, or demands herein provided to be given or made, or which may be given or made by either party to the other, shall be given or made only in writing and shall be deemed to have been duly given:

(a) upon delivery, or if delivery is rejected when delivery was attempted, of U.S. Certified Mail, properly addressed, postage prepaid with return receipt requested; or

(b) upon delivery, or if delivery is rejected when delivery was attempted, when sent via overnight or express mail courier, properly addressed and postage prepaid; or

(c) when delivered personally at the address set forth below, or to any agent of the party to whom notice is being given, or if delivery is rejected when delivery was attempted; or

(d) by e-mail, provided that such e-mail shall be followed within one (1) business day by a copy sent by a method prescribed in (a) or (b) above.

Notwithstanding the prescribed methods of delivery set forth above, actual receipt of written notice by a party designated below shall constitute notice given in accordance with this Guaranty on the date received, unless deemed earlier given pursuant to the foregoing methods of delivery. The proper address and e-mail to which notices, requests or demands may be given or made by either party shall be the address set forth below, or to such other address or to such other person as any party shall designate in writing. Such address or e-mail may be changed by written notice given to the other party in accordance with this Paragraph.

If to Landlord:

A2.1 7645 Bishop LLC
c/o Satori Properties
PO Box 588
Willow Springs, Illinois 60480
Email: management@satoriproperties.com

With a copy to:

Meltzer, Purtill & Stelle, LLC
300 South Wacker Drive, Suite 2300
Chicago, Illinois 60606-6704
Attention: Reuben C. Warshawsky
Email: rwarshawsky@mpslaw.com

If to Guarantor:

R1 Purchaser, LLC
One Kellaway Drive
Randolph, MA 02368
Attention: Kendall P. Kellaway, Jr.
Email: kkellaway@roadone.com

With a copy to:

Arent Fox LLP
800 Boylston Street, 32nd Floor
Boston, MA 02199
Attention: James M. Lyle, Esq.
Email: james.lyle@arentfox.com

The addresses for the purpose of this paragraph may be changed by giving written notice of such change in the manner herein provided for giving notice. Unless and until such written notice is received, the last address as stated by written notice, or provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

23. This Guaranty and the rights and obligations of Guarantor hereunder shall in all respects be governed by and construed and enforced in accordance with, the laws of the State in which the Premises are located. Guarantor hereby irrevocably submits to the exclusive jurisdiction of any State or Federal court sitting in the County where the Premises are located over any suit, action, or proceeding arising out of or relating to this Guaranty, and Guarantor hereby agrees and consents that, in addition to any methods of service of process provided for under applicable law, all service of process in any such suit, action, or proceeding in any County or Federal court sitting in the court in which the Premises are located may be made by certified or registered mail, return receipt requested, directed to Guarantor at the address indicated above, and service so made shall be complete five (5) days after the same shall have been so mailed.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have caused this Guaranty of Lease to be executed as of the date first above written.

R1 PURCHASER, LLC
a Delaware limited liability company

By:_____
Name: _____
Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____, the _____ of **R1 PURCHASER, LLC**, a Delaware limited liability company, and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this _____ day of June, 2021.

_____
Notary Public

My commission expires:_____

GUARANTY OF LEASE

THIS GUARANTY OF LEASE (this "Guaranty") is made and executed as of the 29th day of June, 2021, by **R1 PURCHASER, LLC**, a Delaware limited liability company ("Guarantor") for the benefit of **A2.1 7645 BISHOP LLC**, a Delaware limited liability company, and its successor and assigns (collectively, "Landlord").

RECITALS:

A. First Coast Depot Services, LLC, a Florida limited liability company ("Tenant") and Landlord are parties to that certain Lease Agreement dated of even date herewith (the "Lease"), demising the Premises (as defined in the Lease).

B. Landlord requires as a condition to Landlord's execution of the Lease that Guarantor guaranties the full performance of the obligations of Tenant under the Lease as set forth in this Guaranty.

C. Guarantor covenants, acknowledges, and agrees that Guarantor will benefit from the execution of the Lease by Landlord.

NOW, THEREFORE, in consideration of the execution by Landlord of the Lease, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Guarantor hereby unconditionally, irrevocably, and absolutely guarantees the full performance of each and all of the terms, covenants, and conditions of the Lease to be kept and performed by Tenant, including, without limitation, the payment of all rents and other charges to accrue thereunder, without regard to any amendment or modification of the Lease by agreement, operation of law or otherwise. Guarantor agrees as follows:

1. This Guaranty shall continue in favor of Landlord notwithstanding any indulgence, extension, renewal, modification, amendment, or alteration of the Lease entered into by and between the parties thereto, or their successors or assigns, and notwithstanding any assignment, subletting, transfer, concession, franchising, or conveying of or under the Lease, with or without the consent of Landlord. No extension, renewal, modification, amendment, alteration, assignment, subletting, transfer, concession, franchising, and/or conveying of or under the Lease shall in any manner release or discharge Guarantor, and Guarantor does hereby consent thereto.

2. This Guaranty shall not be released, modified or affected by failure or delay on the part of Landlord to enforce any of the rights or remedies of Landlord under the Lease, whether pursuant to the terms thereof or at law or in equity, or by any release of any person liable under the terms of the Lease (including, without limitation, Tenant), from any liability with respect to Guarantor's obligations hereunder.

3. All debts and liabilities, present and future, of Tenant to Guarantor are hereby subordinated and postponed to the payment in full of the debts and obligations of Tenant to Landlord. If this Guaranty is terminated for any reason, this subordination shall continue until full payment of the debts and obligations for which Guarantor is liable on the date of termination.

4. This Guaranty will continue unchanged by any bankruptcy, reorganization, or insolvency of Tenant, its successors or assigns, or by any disavowal, disclaimer, disaffirmation, rejection or abandonment of the Lease by a trustee thereof. If for any reason, including the bankruptcy or insolvency of Tenant, Tenant shall fail to perform any of its covenants or obligations under the Lease, including without limitation, the payment of rent and other sums required to be paid thereunder as and when payable, and such failure shall continue beyond any applicable period of notice or grace, Guarantor shall forthwith pay to Landlord on demand such rent and all other sums recoverable under the Lease in respect of which such default may have occurred and all damages that may arise in consequence of the non-observance or non-performance of any of said covenants or obligations. Landlord shall have the sole right to accept or reject any bankruptcy, reorganization or insolvency plan on behalf of Guarantor proposed in such case and to take any other action in connection with such plan that Guarantor would be entitled to take. Guarantor acknowledges and agrees that any payment that accrues with respect to Tenant's obligations under the Lease (including, without limitation, the payment of rent) after the commencement of any such proceedings, or, if any such payment ceases to accrue by operation of law by reason of such proceedings, such payment as would have accrued if said proceedings had not been commenced, shall be included in Guarantor's obligations hereunder, it being the intention of the parties that said obligations should be determined without regard to any rule or law or order which may relieve Tenant of its obligations under the Lease. Guarantor hereby permits any trustee in bankruptcy, receiver, debtor-in-possession, assignee for the benefit of creditors or similar person to pay Landlord, or allow the claim of Landlord in respect of, any such payment accruing after the date on which such proceeding is commenced. Guarantor hereby assigns to Landlord Guarantor's right to receive any payments from any trustee in bankruptcy, receiver, debtor-in-possession, assignee for the benefit of creditors or similar person by way of dividend, adequate protection payment or otherwise.

5. If all or any portion of Tenant's obligations under the Lease are paid or performed by Tenant, the obligations of Guarantor hereunder shall continue and remain in full force and effect in the event that all or any part of such payment(s) or performance(s) is avoided or recovered directly or indirectly from Landlord as a preference, fraudulent transfer or otherwise.

6. The liability of Guarantor under this Guaranty shall be primary, as principal and not as surety, and in any right of action which shall accrue to Landlord under the Lease, Landlord may, at its option, proceed against Guarantor without having commenced any action, or having obtained any judgment against Tenant or its successor or assigns or having to sever its action between Guarantor and Tenant or to reduce the amount of its action to its respective portion of the claim.

7. Guarantor warrants and represents to Landlord that Guarantor now has and will continue to have full and complete access to any and all information concerning the Lease, the value of the assets owned or to be acquired by Tenant, Tenant's financial status and its ability to pay and perform the obligations owed to Landlord under the Lease. So long as any of Guarantor's obligations hereunder remain unsatisfied or owing to Landlord, Guarantor shall keep fully informed as to all aspects of Tenant's financial condition and the performance of said obligations.

8. Guarantor agrees to execute and deliver such further documents, and perform such further acts, as Landlord may reasonably request to achieve the intent of the parties as expressed

in this Guaranty, provided in each case that any such documentation is consistent with this Guaranty and with the Lease. In connection with the foregoing, within ten (10) business days of Landlord's written request, Guarantor hereby agrees to reconfirm in writing such matters regarding the Lease and this Guaranty as Landlord shall reasonably request.

9. Guarantor warrants, represents and undertakes to Landlord that Guarantor now has and will continue to have at all times the ability and resources to pay and perform (or enable the payment and performance of): (a) Tenant's obligations owed to Landlord under the Lease; and (b) Guarantor's obligations hereunder.

10. In the event litigation is commenced to enforce or interpret this Guaranty, to recover damages for breach of this Guaranty, to obtain declaratory relief in connection with this Guaranty, or to otherwise obtain judicial relief in connection with the transactions which are the subject of this Guaranty, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs. Landlord shall also be entitled to collect from Guarantor all reasonable, out-of-pocket costs and fees (including, but not limited to, reasonable attorneys' fees and costs) it may incur in enforcement of Guarantor's obligations and to protect Landlord's rights hereunder whether or not an action is commenced or whether or not such action proceeds to judgment.

11. The liability of Guarantor under this Guaranty is a guaranty of payment and performance and not of collectability, and is not conditioned or contingent upon the genuineness, validity, regularity or enforceability of the Lease or the pursuit by Landlord of any remedies which it now has or may hereafter have with respect thereto, at law, in equity or otherwise.

12. In the event of the termination of the Lease (except by voluntary surrender accepted by Landlord, or except by expiration of the term of the Lease, including any exercised options to extend the term of the Lease, or in the event of any disavowal, disclaimer, disaffirmation, rejection or abandonment of the Lease pursuant to any statute or judgment, then, at the option of Landlord to be exercised at any time within three (3) months thereafter, Guarantor shall execute a new lease of the Premises directly with Landlord, pursuant to which Guarantor shall be the tenant, on the same terms and conditions as those set out in the Lease, and for a term equal to the remaining term thereof prior to the disavowal, disclaimer, disaffirmation, abandonment, rejection or termination thereof.

13. Any extensions of time for payments due or any renewals granted by Landlord, or any extensions of time for the performance of any agreements or any other indulgence which may be granted by Landlord, its successors or assigns, shall not release Guarantor from its liability hereunder, and all statements, compromises, and agreed balances made in good faith between Tenant and Landlord, their successors or assigns, shall be binding upon Guarantor.

14. Except as provided in any other written agreement now or at any time hereafter in force between Landlord and Guarantor, this Guaranty shall constitute the entire agreement of Guarantor with Landlord with respect to the subject matter hereof, and no representation, understanding, promise, or condition concerning the subject matter hereof shall be binding upon Landlord unless expressed herein.

15. Guarantor hereby waives and agrees not to assert or take advantage of to the extent permitted by law: (a) all notices to Guarantor, to Tenant, or to any other person, including, but not limited to, notices of the acceptance of this Guaranty or the creation, renewal, extension, assignment, modification or accrual of any of the obligations owed to Landlord under the Lease and, except to the extent set forth herein, enforcement of any right or remedy with respect thereto, and notice of any other matters relating thereto; (b) demand of payment, presentation and protest; (c) any right to require Landlord to apply to any default any security deposit or other security it may hold under the Lease; (d) any statute of limitations affecting Guarantor's liability hereunder or the enforcement thereof; (e) any right or defense that may arise by reason of the incapability, lack of authority, death or disability of Tenant or any other person; and (f) all principles or provisions of law which conflict with the terms of this Guaranty. Guarantor further agrees that Landlord may enforce this Guaranty upon the occurrence of a default under the Lease, notwithstanding any dispute between Landlord and Tenant with respect to the existence of said default or performance of the obligations under the Lease or any counterclaim, set-off or other claim which Tenant may allege against Landlord with respect thereto. Moreover, Guarantor agrees that Guarantor's obligations shall not be affected by any circumstances that constitute a legal or equitable discharge of a guarantor or surety, and Guarantor expressly waives and surrenders any and all defenses (statutory or otherwise) to its liability based on suretyship and/or guaranty law.

16. Guarantor agrees that nothing contained herein shall prevent Landlord from suing on the Lease or from exercising any rights available to it thereunder and that the exercise of any of the aforesaid rights shall not constitute a legal or equitable discharge of Guarantor.

17. No provision of the Guaranty or right of Landlord hereunder can be waived, nor can Guarantor be released from its obligations hereunder except by a writing duly executed by an authorized manager of Landlord.

18. If Guarantor is comprised of one or more entities, annually at each such entity's fiscal year end, Guarantor promptly shall provide Landlord with Guarantor's audited annual financial statements. In addition, Guarantor grants Landlord the right to make credit inquiries at any time during the term of this Guaranty.

19. The obligations of Guarantor hereunder are independent of the obligations of Tenant and any other guarantor of Tenant's performance under the Lease, and, in the event of any default hereunder, a separate action or actions may be brought and prosecuted against Guarantor whether or not Tenant or any other guarantor is hereinafter joined therein or separate action or actions are brought against Tenant or any other guarantor. Landlord may maintain successive actions for other defaults. Landlord's rights hereunder shall not be exhausted by its exercise of any of its rights or remedies or by any such action or by any number of successive actions until and unless all indebtedness and obligations hereby guaranteed have been paid and fully performed.

20. The terms and provisions of this Guaranty shall be binding upon and inure to the benefit of the respective successors and assigns of the parties named herein.

21. Should any one or more of the provisions of this Guaranty be determined to be illegal or unenforceable, all other provisions nevertheless shall be effective.

22. All notices, requests, or demands herein provided to be given or made, or which may be given or made by either party to the other, shall be given or made only in writing and shall be deemed to have been duly given:

(a) upon delivery, or if delivery is rejected when delivery was attempted, of U.S. Certified Mail, properly addressed, postage prepaid with return receipt requested; or

(b) upon delivery, or if delivery is rejected when delivery was attempted, when sent via overnight or express mail courier, properly addressed and postage prepaid; or

(c) when delivered personally at the address set forth below, or to any agent of the party to whom notice is being given, or if delivery is rejected when delivery was attempted; or

(d) by e-mail, provided that such e-mail shall be followed within one (1) business day by a copy sent by a method prescribed in (a) or (b) above.

Notwithstanding the prescribed methods of delivery set forth above, actual receipt of written notice by a party designated below shall constitute notice given in accordance with this Guaranty on the date received, unless deemed earlier given pursuant to the foregoing methods of delivery. The proper address and e-mail to which notices, requests or demands may be given or made by either party shall be the address set forth below, or to such other address or to such other person as any party shall designate in writing. Such address or e-mail may be changed by written notice given to the other party in accordance with this Paragraph.

If to Landlord:

A2.1 7645 Bishop LLC
c/o Satori Properties
PO Box 588
Willow Springs, Illinois 60480
Email: management@satoriproperties.com

With a copy to:

Meltzer, Purtill & Stelle, LLC
300 South Wacker Drive, Suite 2300
Chicago, Illinois 60606-6704
Attention: Reuben C. Warshawsky
Email: rwarshawsky@mpslaw.com

If to Guarantor:

R1 Purchaser, LLC
One Kellaway Drive
Randolph, MA 02368
Attention: Kendall P. Kellaway, Jr.
Email: kkellaway@roadone.com

With a copy to:

Arent Fox LLP
800 Boylston Street, 32nd Floor
Boston, MA 02199
Attention: James M. Lyle, Esq.
Email: james.lyle@arentfox.com

The addresses for the purpose of this paragraph may be changed by giving written notice of such change in the manner herein provided for giving notice. Unless and until such written notice is received, the last address as stated by written notice, or provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

23. This Guaranty and the rights and obligations of Guarantor hereunder shall in all respects be governed by and construed and enforced in accordance with, the laws of the State in which the Premises are located. Guarantor hereby irrevocably submits to the exclusive jurisdiction of any State or Federal court sitting in the County where the Premises are located over any suit, action, or proceeding arising out of or relating to this Guaranty, and Guarantor hereby agrees and consents that, in addition to any methods of service of process provided for under applicable law, all service of process in any such suit, action, or proceeding in any County or Federal court sitting in the court in which the Premises are located may be made by certified or registered mail, return receipt requested, directed to Guarantor at the address indicated above, and service so made shall be complete five (5) days after the same shall have been so mailed.

[Remainder of Page Intentionally Blank; Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have caused this Guaranty of Lease to be executed as of the date first above written.

R1 PURCHASER, LLC
a Delaware limited liability company

By: _____
Name: KENDALL P. KELLAWAY
Its: PRESIDENT / CEO

COMMONWEALTH
~~STATE~~ OF MASSACHUSETTS)
) SS
COUNTY OF PLYMOUTH)

I, the undersigned, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that KENDALL P KELLAWAY, the PRESIDENT / CEO of **R1 PURCHASER, LLC**, a Delaware limited liability company, and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as her/his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

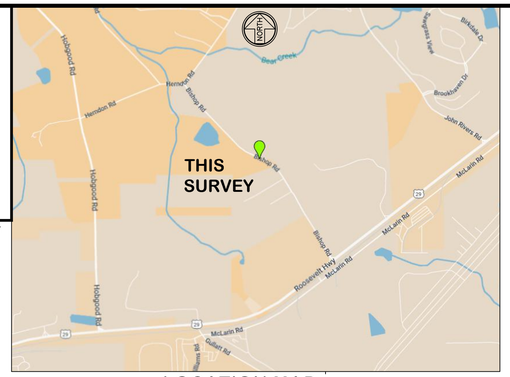
GIVEN under my hand and seal this 24TH day of June, 2021.

_____
Notary Public

My commission expires: APRIL 22, 2027

MARK T. SIGWART
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
April 22, 2027

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT



LOCATION MAP
NOT TO SCALE

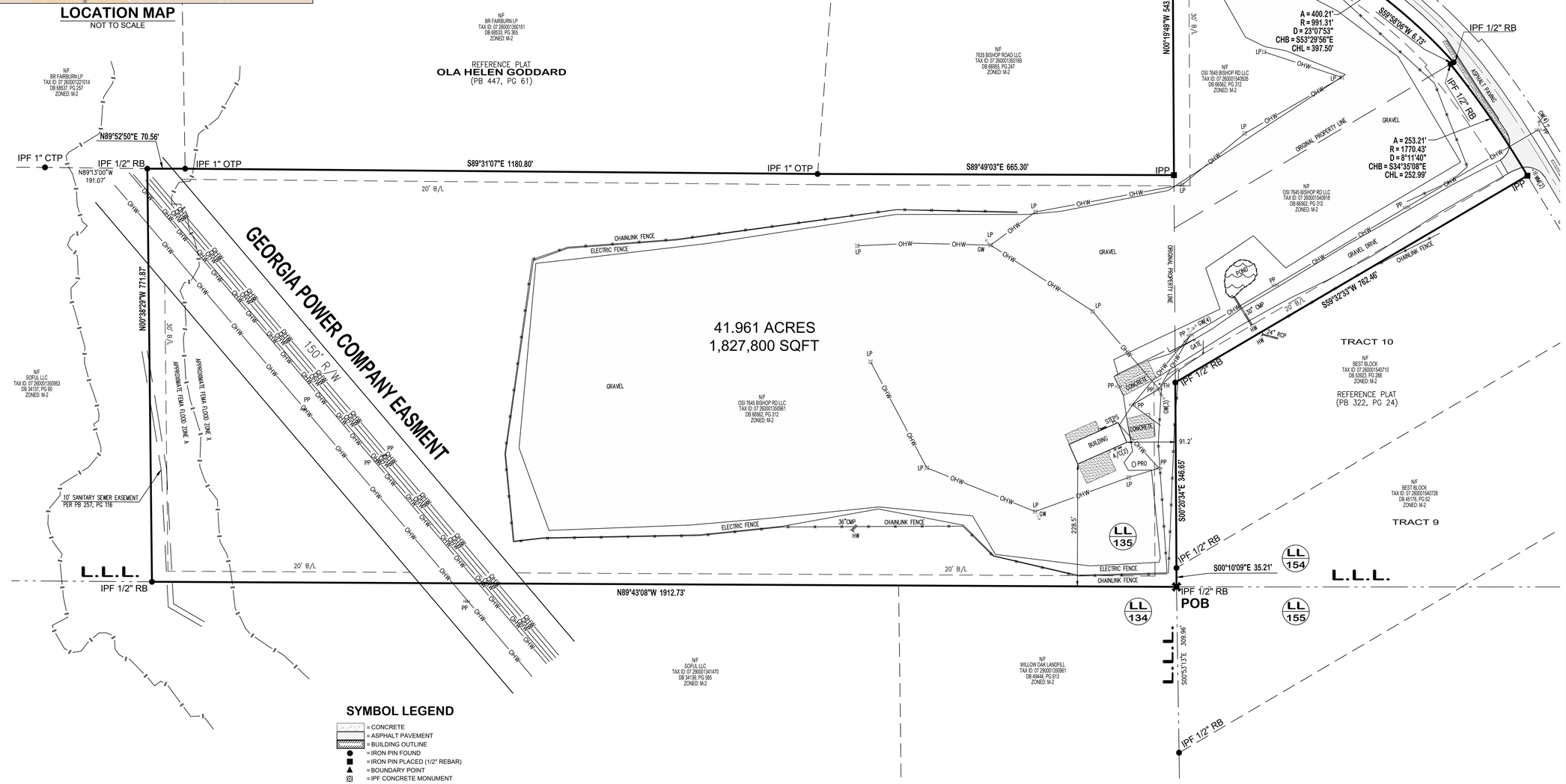
LEGEND

A	=ARC LENGTH
A/C	=AIR CONDITIONING UNIT
B/L	=BUILDING SETBACK LINE
C&G	=CURB & GUTTER
C/L	=CENTERLINE
CALC	=CALCULATED POINT
CHB	=CHORD BEARING
CHL	=CHORD LENGTH
CMP	=CORRUGATED METAL PIPE
CRB	=CAPPED REBAR
CTP	=CRIMPED TOP PIPE
D	=DELTA ANGLE
DB	=DEED BOOK
FH	=FIRE HYDRANT
GW	=GUY WIRE
HW	=HEADWALL
IPF	=IRON PIN FOUND
IPP	=IRON PIN PLACED
L.L.L.	=APPARENT LAND LOT LINE
LL	=LAND LOT
LP	=LIGHT POLE
N/F	=NOW OR FORMERLY
OHW	=OVERHEAD WIRE
OTP	=OPEN TOP PIPE
P/C	=PROPERTY CORNER
P/L	=PROPERTY LINE
PB	=PLAT BOOK
PG	=PAGE
POB	=POINT OF BEGINNING
POC	=POINT OF COMMENCEMENT
PP	=POWER POLE
PRO	=PROPANE TANK
R	=RADIUS
R/W	=RIGHT OF WAY
RB	=REBAR
RCP	=REINFORCED CONCRETE PIPE
SMH	=SANITARY SEWER MANHOLE
SQFT	=SQUARE FEET

REFERENCE MATERIALS INCLUDE:

DB 66562, PG 310
DB 49444, PG 613
DB 34136, PG 585
DB 34137, PG 90
DB 68537, PG 257
DB 68533, PG 365
DB 66955, PG 247
DB 66562, PG 312
DB 66562, PG 312
DB 53923, PG 288
DB 45176, PG 52
PB 447, PG 61
PB 322, PG 24
PB 257, PG 116

FULTON COUNTY RECORDS



SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILDING OUTLINE
- = IRON PIN FOUND
- = IRON PIN PLACED (1/2" REBAR)
- = BOUNDARY POINT
- = IPF CONCRETE MONUMENT
- = IRON PIN CALCULATED
- = OVERHEAD WIRE
- = LIGHT POLE
- = GUY WIRE ANCHOR
- = POWER POLE
- = FIRE HYDRANT
- = LAND LOT NUMBER
- = ELECTRIC FENCE
- = CHAINLINK FENCE
- = CENTERLINE OF ROAD
- = LAND LOT LINE
- = AIR CONDITIONING UNIT
- = PROPANE TANK
- = APPROXIMATE FEMA FLOOD ZONE LIMIT
- = APPROXIMATE LAND LOT CORNER

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.

Kenyon L. Miller

KENYON L. MILLER, P.L.S. #2595

12/05/2025
DATE

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2595 KENYON L. MILLER

GEORGIA PROFESSIONAL LAND SURVEYING LICENSES ARE VALID FROM JANUARY 1 THROUGH DECEMBER 31 OF THE YEAR GIVEN IN THE SIGNATURE ABOVE.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YEAR FLOOD HAZARD AREA.
PANEL #13121C0461F
EFFECTIVE DATE: 9/18/2013

GRID NORTH
NAD83/GA WEST

NO.	DESCRIPTION OF REVISION	DATE

JOB NO.

IRONSTONE
CONSULTING & DESIGN
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com
LSF# 001421

RETRACEMENT SURVEY
FOR ROBERT DOOLEY
IN LAND LOT 135 & 154, DISTRICT 7, FULTON COUNTY, GEORGIA

GEORGIA811 www.Georgia811.com Contact 811 before you dig

ORIGINAL PLAT DATE: 12/01/2025	DRAWN BY: MW	CREW: JD/DA/SB/BK/AB	JOB NUMBER: 250424	A	ADDRESS:	7645 BISHOP ROAD FAIRBURN, GEORGIA, 30213	THIS DRAWING IS THE PROPERTY OF IRONSTONE CONSULTING & DESIGN AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,655,670 FEET.	ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.	ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA & CARLSON, MODEL: GS18I OR GS18T/BRx7 AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.	THE CURRENT PROPERTY OWNER IS OSI 7645 BISHOP RD LLC PER DEED BOOK 66562, PAGE 310 OF FULTON COUNTY, GEORGIA RECORDS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.	SCALE: 1" = 100'	0' 100' 200' 300'	SHEET NUMBER: 1 of 1
ORIGINAL FIELD DATE: 11/24/2025	CHECKED BY: KLM	FIELD BOOK: FIELD SKETCH	DWG NAME: 250424-BND	24X36											

Roadone IntermodaLogistics
7645 Bishop Rd.
Fairburn, GA 30213
678-619-2629
RDooley@Roadone.com

Date: May 12, 2026

Subject: Public Participation Invitation – Proposed Trucking Yard Operations

Dear Community Members,

We would like to invite you to attend a public participation meeting regarding the operation of a trucking yard at the following location:

7645 Bishop Rd.
Fairburn, GA 30213

The purpose of this meeting is to provide information about our company's intended operations at this location, discuss our goals and plans for the property, and allow members of the community the opportunity to express any questions, concerns, or comments they may have.

Meeting Details:

Date: June 3, 2026
Time: 4:00 PM – 5:00 PM
Location: 7645 Bishop Rd., Fairburn, GA 30213

We value open communication with our neighbors and surrounding community and encourage all interested individuals to attend. Your feedback and participation are important to us as we move forward with this project.

We appreciate your time and look forward to meeting with you.

Sincerely,

Robert Dooley
Depot Manager
Roadone IntermodaLogistics

RoadOne
IntermodaLogistics
Solutions That Connect.

Meeting Purpose

The public participation meeting is being held to provide information regarding the continued operation of a trucking depot yard at 7645 Bishop Rd., Fairburn, GA 30213 under a new company name as a part of the business license process. Community members are encouraged to ask questions, provide comments, and express any concerns regarding the proposed operation.

Meeting Facilitator: Robert Dooley – Depot Manager

Total Attendees: 0

Only City official C. FELTON attended.

The information collected on this sign-in sheet will be used solely for documenting attendance and communicating information related to this public participation process.

RoadOne IntermodaLogistics

Solutions That Connect.

Public Participation Meeting Sign In Sheet

Public Participation Meeting

Company Name: Roadone IntermodaLogistics

Project: Trucking Depot Yard Operations / Business License Application

Location: 7645 Bishop Rd., Fairburn, GA 30213

Date: June 3, 2026

Time: 4:00PM – 5:00PM

#	Name (Print)	Address	Phone #	Email Address	Organization	Signature
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						

RoadOne
IntermodaLogistics
Solutions That Connect.

Public Participation Meeting Agenda

Business License Application – Roadone IntermodaLogistics

Location: 7645 Bishop Rd., Fairburn, GA 30213

Date: June 3, 2026

Time: 4:00 PM – 5:00 PM

Meeting Purpose

To provide information regarding the continued operation of the trucking depot yard under a new company name and to gather public input, questions, and comments from community members regarding the business license application.

RoadOne
IntermodaLogistics
Solutions That Connect.

Agenda

1. Welcome and Introductions (5 Minutes)

Opening remarks

Introduction of company representatives

Overview of meeting objectives

2. Company Background and History (5 Minutes)

History of operations at the site

Years of service within the community

Overview of services provided to customers

3. Business License Application Overview (5 Minutes)

Explanation of the new company name

Reason for the business license application

Confirmation that the nature of operations remains substantially unchanged

RoadOne
IntermodaLogistics
Solutions That Connect.

4. Description of Current Operations (5 Minutes)

Storage of shipping containers and trailers

Customer and industry partnerships

Property management and site maintenance practices

Hours of operation and truck activity overview

5. Community Impact and Mitigation Measures (10 Minutes)

Traffic management practices

Safety and security measures

Noise reduction efforts

Property upkeep and environmental stewardship

Commitment to being a responsible neighbor

6. Future Plans and Improvements (5 Minutes)

Planned site enhancements

Operational improvements

Community engagement initiatives

7. Public Comment and Discussion (15 Minutes)

Opportunity for residents and stakeholders to ask questions

Discussion of concerns, suggestions, and recommendations

Collection of written comments

8. Next Steps (5 Minutes)

Review of the business license application process

Explanation of how public feedback will be considered

Contact information for future questions or comments

9. Closing Remarks (5 Minutes)

Appreciation for community participation

Summary of key discussion points

Adjournment

RoadOne IntermodaLogistics

Solutions That Connect.

Sign-In and Comment Submission

Attendees will have the opportunity to:

Sign in upon arrival

Receive informational materials

Submit written comments and questions before or after the meeting

Company Representative Contact Information:

Roadone IntermodaLogistics

Robert Dooley

404-512-5961

RDooley@Roadone.com

Meeting Adjournment: Approximately 5:00 PM.

RoadOne IntermodaLogistics

Solutions That Connect.

Roadone IntermodaLogistics
7645 Bishop Rd.
Fairburn, GA 30213
678-619-2629
RDooley@Roadone.com

Written comments or concerns

Name: _____ **Organization:** _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

All comments & concerns will be reviewed by Roadone, and adjustments will be made where necessary. Roadone will operate only within the parameters set by the city of Fairburn, but will absolutely make needed adjustments for community as needed.

Bishop Rd
Bishop Rd
Bishop Rd
Bishop Rd
Bishop Rd
First Coast Depot Services
Willow Creek
Concrete Products
Georgia Best Block
Bullock
Construction & Dev

Sec. 80-239. - Truck terminals/truck stops.

(a) *Allowable districts:* M-1, M-2.

(b) *Standards:*

(1) The lot upon which the truck stop is located, including all structures and parking spaces, must be a minimum of five acres.

(2) No such use is allowed within 5,000 feet in any direction from an existing similar use.

(3) On-site security shall be provided by the owner or operator of the truck stop 24 hours a day, seven days a week.

(4) No long-term storage of trailers or trucks shall be allowed on the lot.

(5) No overnight or sleeping facilities shall be provided on the lot.

(Ord. of 10-28-2019(1))

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Elevations: KL Properties LLC (25 Smith Street)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: Yes

PURPOSE:
For the Planning and Zoning Commission to review the proposed elevations for the retrofit of the existing commercial building at 25 Smith Street.

HISTORY:
No prior variance or site plan applications were noted for this property.

FACTS AND ISSUES:
Applicant: KKL Properties LLC
Property Owner: KKL Properties LLC
Location/Address: 25 Smith Street, facing Hudson Plaza in the rear of Fairburn Pawn Shop, next to Williams' Cleaners
Parcel ID: 09F100300520452
Site Size: ±0.56 acres
Zoning District: DTMU (Downtown Mixed-Use Zoning District), Highway 29 Overlay District

Request: The applicant is proposing a retrofit of the existing 7,100-square-foot commercial building, including the addition of a second level with a patio area. The retrofit and elevations meet the Highway 29 Overlay District design standards. The color scheme is burgundy and tan; existing masonry will not be altered, and new masonry and stucco will be tan. The site will have ingress/egress along Smith Street and Washington Street.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the proposed elevations, subject to the enclosed conditions.

ATTACHMENTS:

1. 25 Smith Street Elevations Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: 25 Smith Street – 25 Smith Street [Parcel ID: 09F100300520452] – Request to review the elevations.

Agent/Applicant/Petitioner Information

Applicant: KKL PROPERTIES LLC

Property Owner: KKL PROPERTIES LLC

Background

The site is located at 25 Smith Street, facing Hudson Plaza in the rear of Fairburn Pawn Shop next to Williams' Cleaners. The site is currently zoned DTMU (Downtown Mixed-Use Zoning District) and is located in the Highway 29 Overlay District. The site is approximately 0.56 acres.

Discussion

The applicant is proposing a retrofit of the existing 7,100-square-foot commercial building. An accurate, up-to-date, and certified survey is included. The retrofit and elevations meet the Highway 29 Overlay District design standards. The site will have ingress/egress along Smith Street and Washington Street.

Some elevation changes include the addition of a second level to the building. There will be a patio area on the second level. The color scheme is burgundy and tan. The existing masonry will not be altered. The new masonry and stucco will be tan.

Staff Recommendations

Staff recommends **APPROVAL** of the elevations with the following conditions:

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

Attachments:

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

SITE PICTURES

Viewpoint from Smith Street

Viewpoint from Fairburn Municipal Court

SITE PICTURES

Viewpoint from Williams Cleaners

Viewpoint from behind the Fairburn Pawn Shop

CITY OF FAIRBURN

Planning &ZoningDepartment

Site Plan Review- Submittal Form

Submittal Date: 04/03/2026 **Deadline: _____**
(Minimum5weeks priortoP &ZCommission meeting)

PROJECT INFORMATION

Project Name: _25 Smith Street (Suite B) New Roof Lot #52_____
Address/Location of Project: 25th Smith Street, Suite, B, Fairburn, GA 30218_____
Access to Property: Lamont Rashid (404-747-4172_____
Tax Parcel ID #: 09F100300520452___ Size of Project: _26,001_____
Zoning:_DC-2_____No. of Lots (if applicable): _1 Lot#52_____
Zoning & Use of Adjacent Properties: _____

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
Demolish the deteriorated and collapsing roof an the existing single story building located at the subject property address and as a second story with a new roof (including a covered walkout deck area) existing building.

CONTACT INFORMATION

Company Name: KKL Properties_____
Contact Person: Lamont Rashid_____
Mailing Address: __4495 Thompson Road, Atlanta, GA 30349
Phone: 404-747-4172_____ Fax: _____
Email Address:_kklpropertiesllc@gmail.com_____

UTILITY SERVICE PROVIDERS

Water: _____ Sewer: _____
Electric: _____ Gas: _____
Cable: _____ Other: _____

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

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax

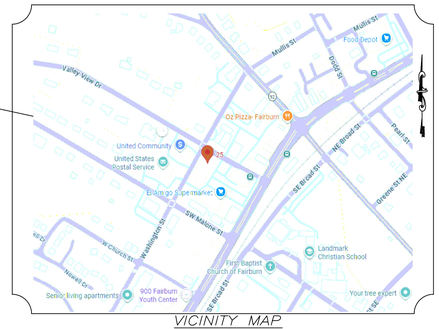
Reset Form

ROOF DEMO & SECOND FLOOR ADDITION PLANS

for

25 SMITH STREET- SUITE B (FAIRBURN, GA.)

25 Smith Street
Fairburn, Ga. 30213
Fulton County, Georgia



VICINITY MAP
Not to Scale

Parcel Id.#: 09F100300520452

Sheet Index

SHEET	TITLE
T1.1	TITLE SHEET
SURVEY	EXISTING SITE SURVEY
C1.0	CONCEPTUAL SITE PLAN
S1.1	EXISTING FOUNDATION PLAN
S2.0	ROOF FRAMING & ROOF DEMO PLAN
S2.1	PROPOSED FIRST FLOOR CEILING FRAMING PLAN
S2.2	PROPOSED ROOF FRAMING & ROOF PLAN
A1.1	EXISTING FLOOR PLAN
A1.2	PROPOSED FLOOR PLAN
A2.1	EXISTING ELEVATION PLAN
A2.2	PROPOSED ELEVATION PLAN
A3.1	PROPOSED LIFE SAFETY & ACCESSIBILITY PLAN

PROJECT INFORMATION

OWNER
KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213

24-HOUR CONTACT
Contact's Name: Mr. Lamont Rashid
Contact's Phone Number: 404-747-4172
Contact's Email Address: kklpropertiesllc@gmail.com

DESIGN FIRM
Firm Foundation A & E Consultants
1227 North Peachtree Parkway., Suite 212
Peachtree City, Ga. 30269
Design Consultant: Renard Hurns
D.C.'s Phone Number: 678-858-1979
D.C.'s Email Address: renardffae@gmail.com

CONSTRUCTION COMPANY
To Be Determined

PROJECT NAME
25 Smith Street (Suite B) Roof Demo & Second Floor Addition

PROJECT LOCATION
25 Smith Street
Fairburn, Ga. 30213

SITE INFORMATION
Site Acreage: 0.597 Acres (26,001 s.f.)
Property Zoned: DC-2

BUILDING SETBACKS
Front Yard: 35'
Rear Yard: 15'
Side Yard: 0'

PROJECT DESCRIPTION / SCOPE
This project proposes to perform the following building construction activities necessary to demolish the deteriorated and collapsing roof on the existing single story building located at the subject project address and add a second story with a new roof (including a covered walkout deck area) to said building per the building plan set included in this submittal.

BUILDING CODE DATA

APPLICABLE CODES:

1. 2024 International Building Code (IBC) with Georgia Amendments.
2. 2024 International Residential Code (IRC) with Georgia Amendments.
3. 2024 International Plumbing Code (IPC) with Georgia Amendments.
4. 2024 International Mechanical Code (IMC) with Georgia Amendments.
5. 2024 International Fuel Gas Code (IFGC) with Georgia Amendments.
6. 2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments.
7. 2024 Life Safety Code (NFPA 101 - Contact State Fire Marshall).
8. 2023 National Electrical Code (NEC) with Georgia Amendments.
9. 2023 International Energy Conservation Code with Georgia Amendments.

Zoning:	DC-2 (Downtown Commercial District)
Construction Type:	V(B) Construction, Non Sprinkled
Current Building Height:	12'-9"
Proposed Building Height:	25'-3"
Current Number of Stories (Floors):	1
Proposed Number of Stories (Floors):	2
Building Suite Footprint Area (S.F.):	4,030 s.f.
Existing Building Suite Interior Occupiable Area (S.F.):	3,770 s.f.
Proposed Building Suite First Floor Interior Occupiable Area (S.F.):	3,767 s.f.
Proposed Building Suite Second Floor Interior Occupiable Area (S.F.):	3,214 s.f.
Proposed Building Suite Second Floor Covered Walkout Deck Area (S.F.):	571 s.f.

FIRM FOUNDATION A & E CONSULTANTS
"Beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

"ISSUED / RELEASED FOR CONSTRUCTION"

TITLE SHEET

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.
KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17135 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS

NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: None
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET T1.1

DRAWING NO. ERT101101.1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

LOCATION MAP 1" = 2000'

LEGEND

P.P.—	POWER POLE
L.P.—	LIGHT POLE
F.H.—	FIRE HYDRANT
M.H.—	SANITARY SEWER MANHOLE
W/M	W.M.— WATER METER
G/M	G.M.— GAS METER
RBS—	REINFORCING BAR SET
RBF—	REINFORCING BAR FOUND
CTF—	CRIMP TOP PIPE FOUND
OTF—	OPEN TOP PIPE FOUND
R/W MON.—	RIGHT-OF-WAY MONUMENT
—x—	TYPE OF FENCE
J.B.—	JUNCTION BOX
D.I.—	DROP INLET / YARD INLET
C.B.—	CATCH BASIN
R.C.P.—	REINFORCED CONCRETE PIPE
C.M.P.—	CORRUGATED METAL PIPE
F.F.E.—	FINISHED FLOOR ELEVATION
	WATER VALVE
U.E.—	UNDERGROUND ELECTRIC
	SOUTHERN BELL MANHOLE
G—	GAS LINE
O/H—	OVERHEAD POWER LINES
	HW.—HEADWALL
W—	WATER LINE
PBX	POWERBOX
(D)	DEED DISTANCE
(P)	PLAT DISTANCE
(M)	MEASURED DISTANCE

GENERAL PLAT NOTES:

THE FIELD DATA DATED 2-12-2026 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 59,477 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,166876 FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13121C0454F DATED SEPTEMBER 18, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF LAMONT RASHID. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, 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.

SURVEYORS 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 JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMOR, THE UNDERSIGNED LANDS 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.

K. ADDISON BLAKESLEE GA RLS #3246 — 3-2-2026 DATE

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Enviromental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com

TOPOGRAPHIC SURVEY FOR:
LAMONT RASHID
LOCATED IN LAND LOT 52
9-F DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

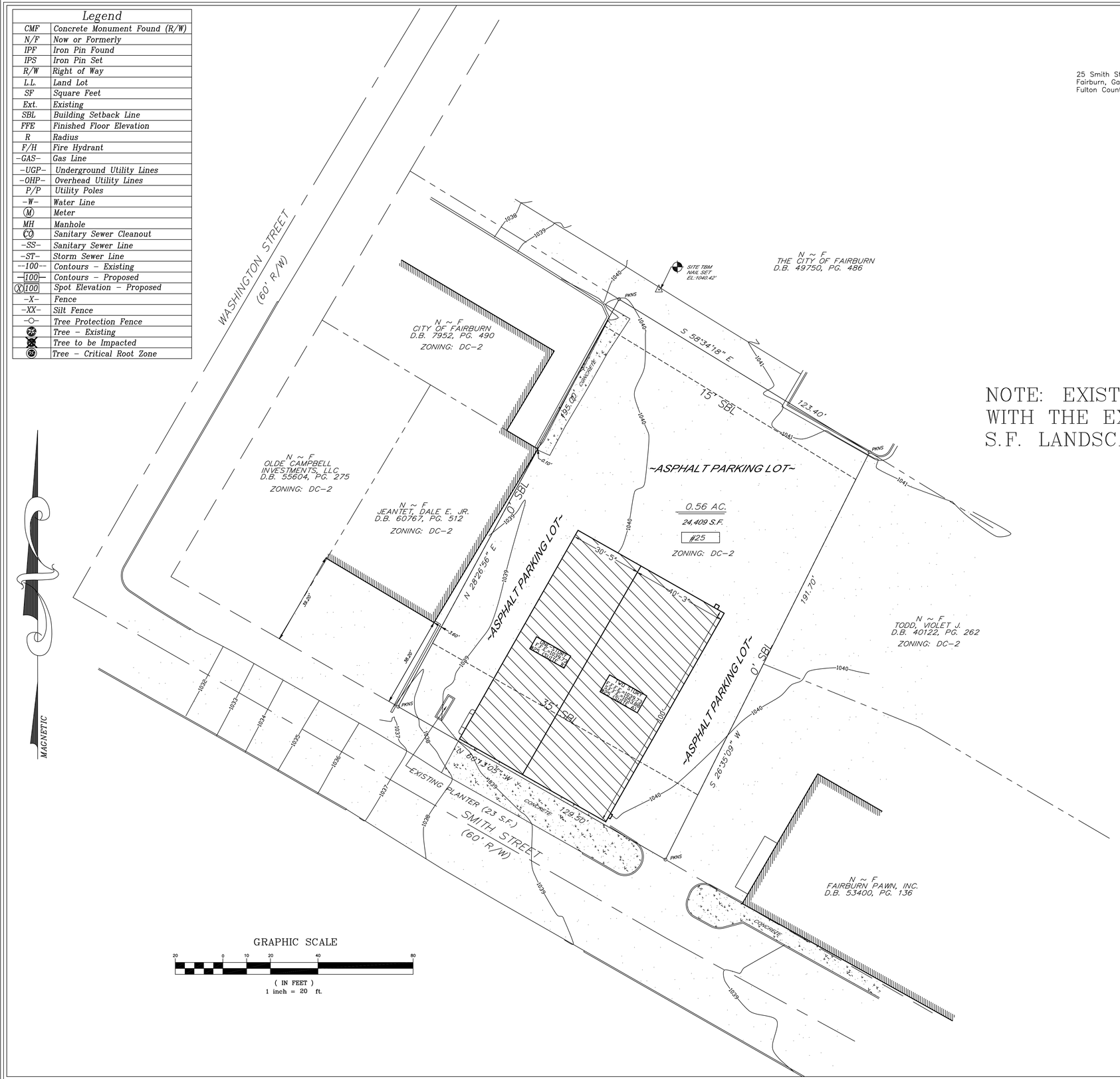
GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

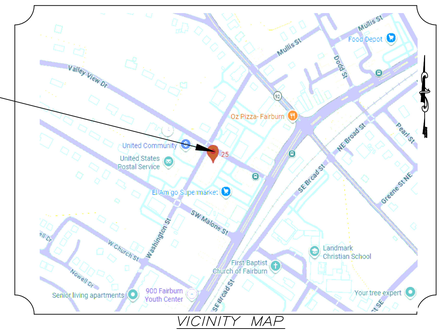
REVISIONS

FIELD WORK DATE: 2-24-2026
DRAFTING DATE : 3-2-2026
SCALE : 1"=20'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2026018

SMITH.DWG

Legend	
CMF	Concrete Monument Found (R/W)
N/F	Now or Formerly
IPF	Iron Pin Found
IPS	Iron Pin Set
R/W	Right of Way
L.L.	Land Lot
SF	Square Feet
Ext.	Existing
SBL	Building Setback Line
FFE	Finished Floor Elevation
R	Radius
F/H	Fire Hydrant
-GAS-	Gas Line
-UGP-	Underground Utility Lines
-OHP-	Overhead Utility Lines
P/P	Utility Poles
-W-	Water Line
(M)	Meter
MH	Manhole
CO	Sanitary Sewer Cleanout
-SS-	Sanitary Sewer Line
-ST-	Storm Sewer Line
--100--	Contours - Existing
—100—	Contours - Proposed
X 100	Spot Elevation - Proposed
-X-	Fence
-XX-	Silt Fence
-○-	Tree Protection Fence
	Tree - Existing
	Tree to be Impacted
	Tree - Critical Root Zone





VICINITY MAP
Not to Scale

Parcel Id.#: 09F100300520452

NOTE: EXISTING SITE IS 100% IMPERVIOUS WITH THE EXCEPTION OF THE EXISTING 23 S.F. LANDSCAPE PLANTER

PROJECT INFORMATION

OWNER
KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213

24-HOUR CONTACT
Contact's Name: Mr. Lanont Rashid
Contact's Phone Number: 404-747-4172
Contact's Email Address: kklpropertiesllc@gmail.com

DESIGN FIRM
Firm Foundation A & E Consultants
1227 North Peachtree Parkway, Suite 212
Peachtree City, Ga. 30269
Design Consultant: Renard Hurns
D.C.'s Phone Number: 678-858-1979
D.C.'s Email Address: renardffae@gmail.com

CONSTRUCTION COMPANY
To Be Determined

PROJECT NAME
25 Smith Street (Suite B) Roof Deno & Second Floor Addition

PROJECT LOCATION
25 Smith Street
Fairburn, Ga. 30213

SITE INFORMATION
Site Acreage: 0.597 Acres (26,001 s.f.)
Property Zoned: DC-2

BUILDING SETBACKS
Front Yard: 35'
Rear Yard: 15'
Side Yard: 0'

PROJECT DESCRIPTION / SCOPE
This project proposes to perform the following building construction activities necessary to demolish the deteriorated and collapsing roof on the existing single story building located at the subject project address and add a second story with a new roof (including a covered walkout deck area) to said building per the building plan set included in this submittal.

"ISSUED / RELEASED FOR CONSTRUCTION"

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"Beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

CONCEPTUAL SITE PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17703 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1" = 20'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
C1.0

DRAWING NO.
FRC102400

Footing, Foundation, & Foundation Wall Schedule			
Mark	Size	Depth	Reinforcement
F1	24"	16"	3 #4 E.W. (#5 @ 4' O.C. Vertical)

GENERAL NOTES:

1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

Foundation Notes:

Foundation

1. Foundation design is based on an allowable bearing pressure of 3000 PSF Per square foot. Compact excavations and soil under slab on grade per specifications.

Reinforced Concrete

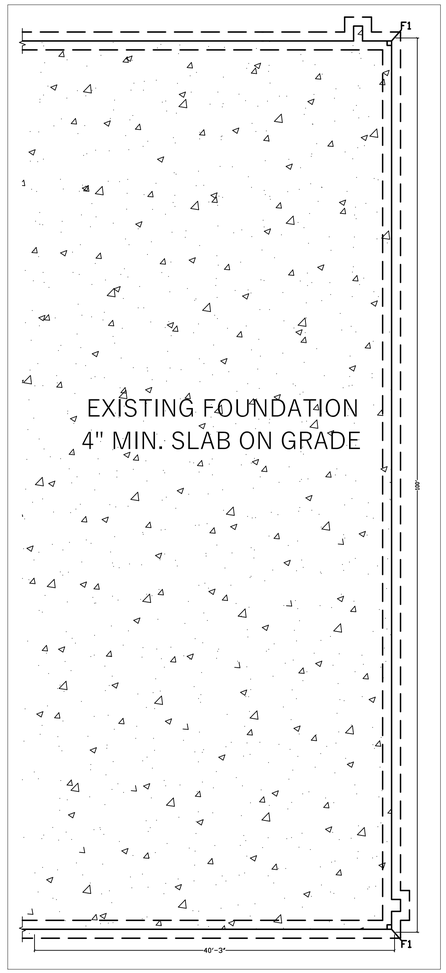
1. All structural concrete shall be a minimum of 3000 PSI.
2. All deformed steel reinforcing shall be ASTM-A615, Grade 60 (FY = 60,000 PSI).
3. All reinforced pavement designed in accordance with "ACI 318-83" using the strength design method.

Structural Steel

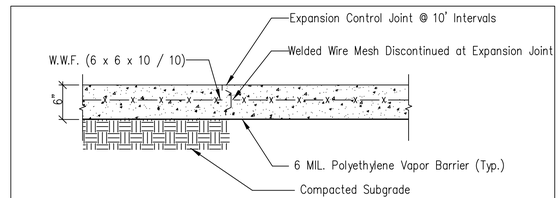
1. All structural steel shall be A-60 unless otherwise noted.

General

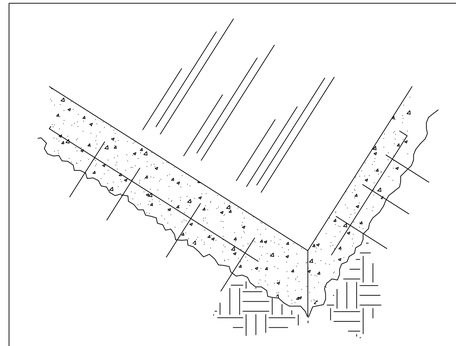
1. No ponding of water shall be permitted in and around the building foundation excavation area. The contractor shall provide suitable temporary drainage ditches away from the building area to a low portion of the site to insure an exit is provided for any moisture build up within the area.
2. Remove all vegetation, stumps, roots, and foreign material under foundation. Fill material shall be free of vegetation.



Foundation Plan
1/8" = 1'-0"



Slab Construction Joint Detail
No Scale



Welded Wire Fabric Detail
Not To Scale

"ISSUED / RELEASED FOR CONSTRUCTION"

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301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

CONSTRUCTION RENOVATION

EXISTING FOUNDATION PLAN

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 17703 HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
S1.1

DRAWING NO.
FRS10096.1

GENERAL NOTES:

1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

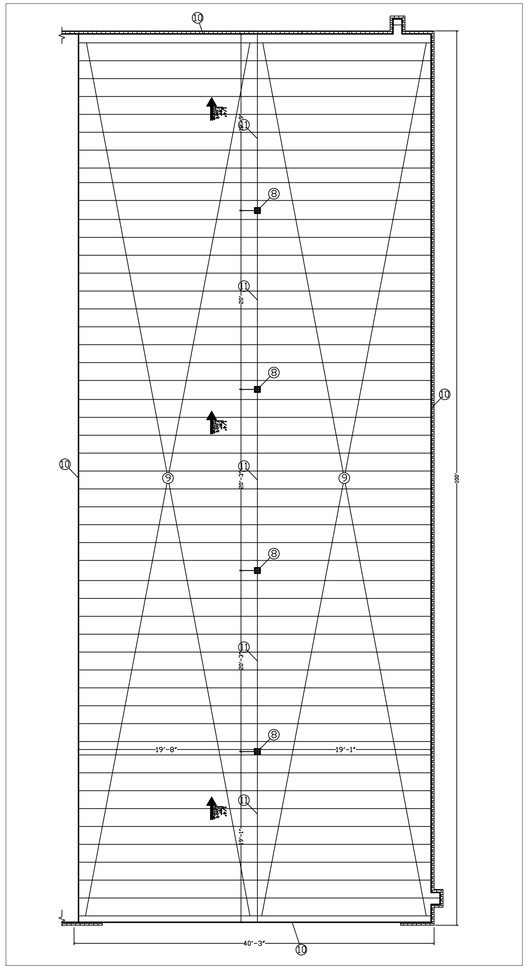
② 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
③ 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
④ 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
⑤ 8" x 8" P.T. WOOD POSTS
⑥ 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) JOISTS @ 24" O.C.
⑦ TRIPLE 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) RIM JOISTS
⑧ EXISTING 8" x 8" WOOD COLUMNS (TO BE DEMOLISHED)
⑨ EXISTING 2" x 10" WOOD JOISTS @ 24" O.C. (TO BE DEMOLISHED)
⑩ EXISTING TRIPLE 2" X 10" WOOD RIM JOISTS ABOVE BOTTOM PLATE (TO BE DEMOLISHED)
⑪ EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

① JOIST HANGERS ARE USED THROUGHT

SCOPE OF SITE DEMO:

1. Demolish entire deteriorated and collapsing roof and structural members.



Roof Framing & Roof Demo Plan
1/8" = 1'-0"

FERM FOUNDATION A & E CONSULTANTS
"beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

"ISSUED / RELEASED FOR CONSTRUCTION"

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

ROOF FRAMING & ROOF DEMO PLAN

CONSTRUCTION RENOVATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
S2.0

DRAWING NO.
ERS20096.0

GENERAL NOTES:

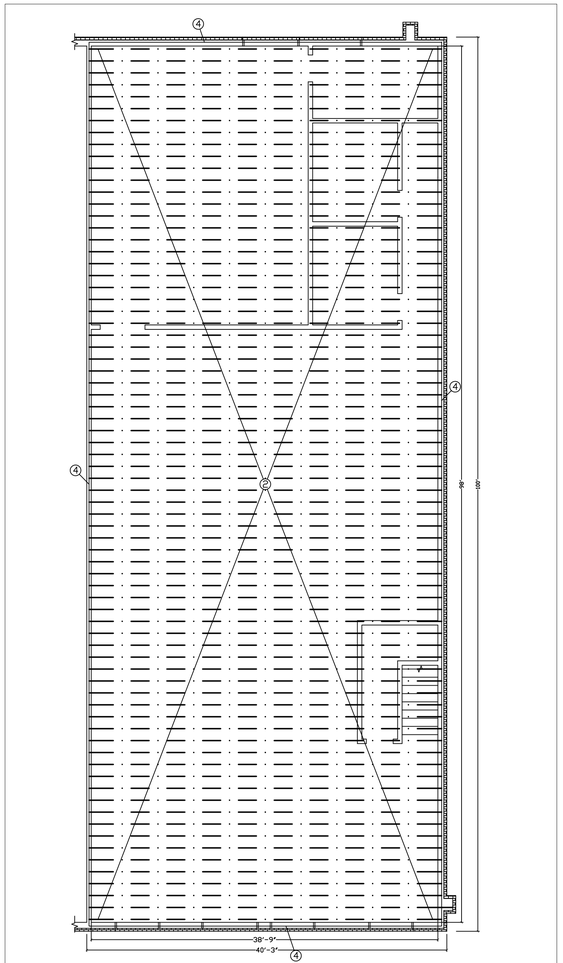
1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

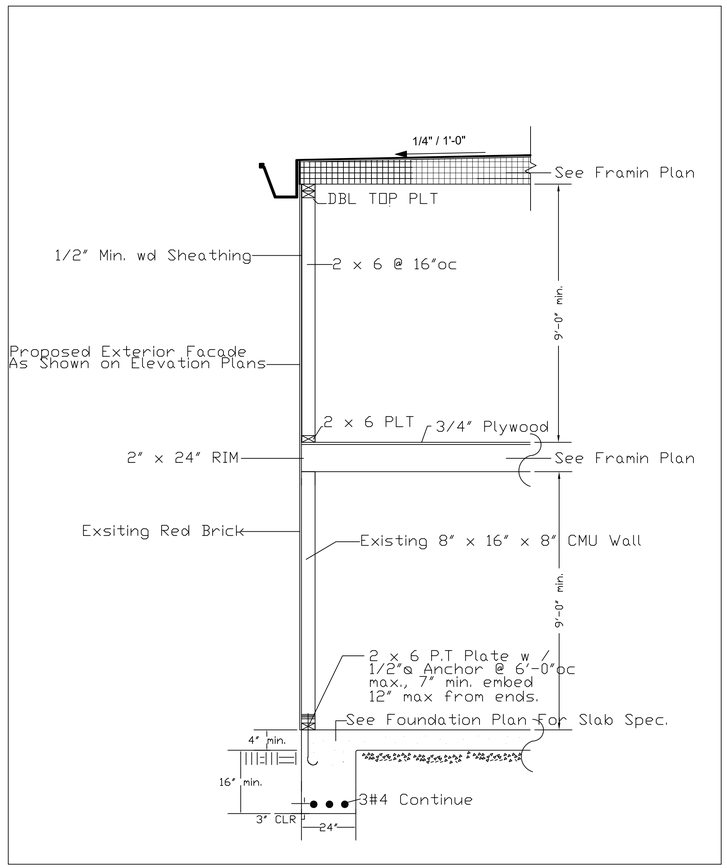
(2) 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
(3) 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
(4) 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
(5) 8" x 8" P.T. WOOD POSTS
(6) 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) JOISTS @ 24" O.C.
(7) TRIPLE 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) RIM JOISTS
(8) EXISTING 8" x 8" WOOD COLUMNS (TO BE DEMOLISHED)
(9) EXISTING 2" x 10" WOOD JOISTS @ 24" O.C. (TO BE DEMOLISHED)
(10) EXISTING TRIPLE 2" X 10" WOOD RIM JOISTS ABOVE BOTTOM PLATE (TO BE DEMOLISHED)
(11) EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

(1) JOIST HANGERS ARE USED THROUGHT



First Floor Ceiling Framing Plan
1/8" = 1'-0"



1 / S1.1 Framing Section Detail
No Scale

"ISSUED / RELEASED FOR CONSTRUCTION"

FIRM FOUNDATION A & E CONSULTANTS
"beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PROPOSED FIRST FLOOR CEILING FRAMING PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747- 4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER JERRY J. LYAUTEY No. 17705

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET S2.1

DRAWING NO. ERS20096.1

GENERAL NOTES:

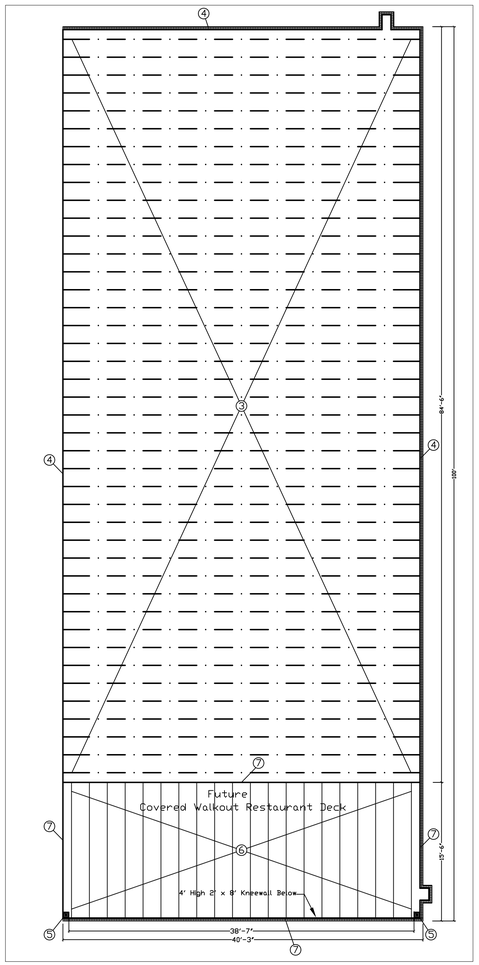
1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

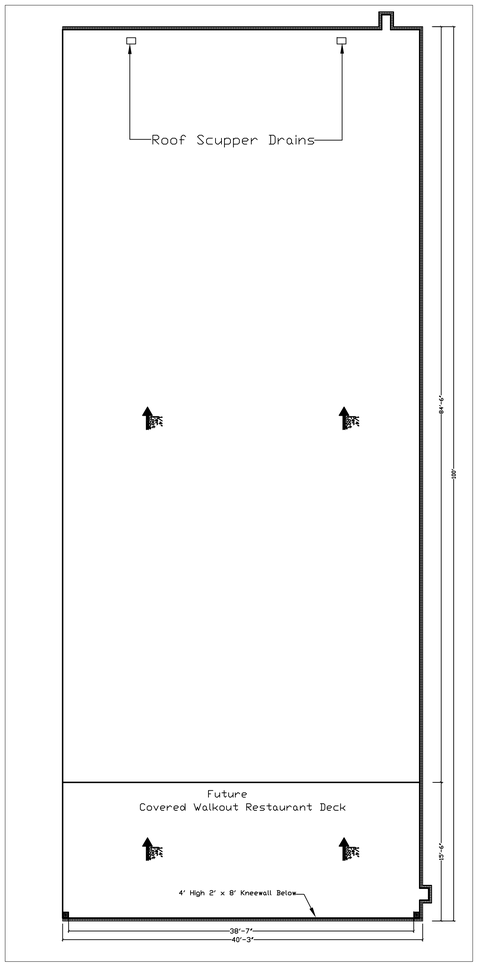
② 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
③ 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
④ 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
⑤ 8" x 8" P.T. WOOD POSTS
⑥ 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) JOISTS @ 24" O.C.
⑦ TRIPLE 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) RIM JOISTS
⑧ EXISTING 8" x 8" WOOD COLUMNS (TO BE DEMOLISHED)
⑨ EXISTING 2" x 10" WOOD JOISTS @ 24" O.C. (TO BE DEMOLISHED)
⑩ EXISTING TRIPLE 2" X 10" WOOD RIM JOISTS ABOVE BOTTOM PLATE (TO BE DEMOLISHED)
⑪ EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

① JOIST HANGERS ARE USED THROUGHT



Roof Framing Plan
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

"ISSUED / RELEASED FOR CONSTRUCTION"

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

PROPOSED FRAMING & ROOF PLAN

CONSTRUCTION RENOVATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

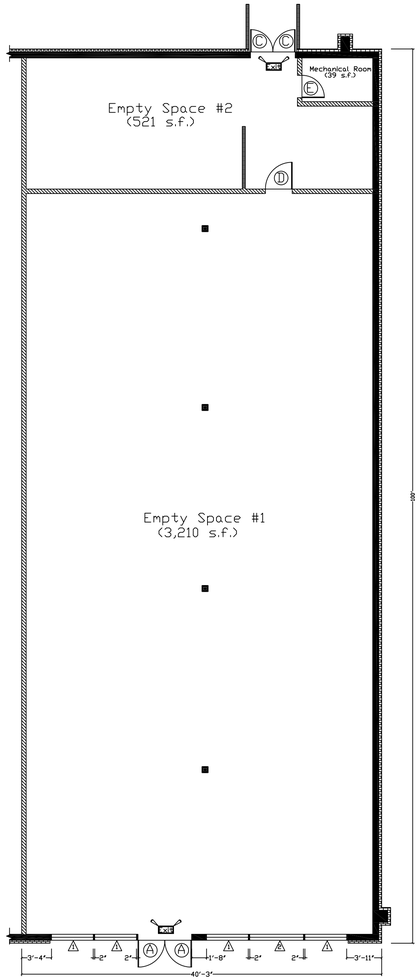
SHEET
S2.2

DRAWING NO.
ERS20096.2

FERM FOUNDATION A & E CONSULTANTS
"beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

Symbols Legend

F	Fire Alarm Pull Station
FH	Fire Alarm Horn with Strobe
	Fire Extinguisher (10 pound ABC type)
	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
EXIT	Energency Exit Sign with Lights
	Energency Lighting with Battery Pack
	Electrical Panel
M	Electrical Meter
	2' x 4' Light Fixture
	2' x 2' Light Fixture
	1' x 4' Light Fixture
	1' x 1' Combo Light Fixture / Exhaust Fan
	Recessed Light Fixture
WP	Recessed Light Fixture (Waterproof)
	Track Lighting Fixture
	Vent Hood Light Fixture
	Pendant or Chandelier Light Fixture
	Interior Wall Sconce Light Fixture
	Exterior Bulding Light Fixture (Plan View)
	Electrical Power Receptacle (Duplex)
GFI	Electrical Power Receptacle (Ground Fault Interrupter)
WP	Electrical Power Receptacle (G.F.I. - Weatherproof)
C	Electrical Power Receptacle (Ceiling Mount)
$	Light Switch (Single Pole)
3	Light Switch (Three Way)
	Data & Communication Jack
T	Programable Thermostat, 54" A.F.F.
	Exhaust Fan Vented Outside
	24" x 24" Ceiling Supply Diffuser with 8" Duct
	24" x 24" Return Air Grille with 8" Duct
	Toilet
	Sink
	Hot Water Heater
	Floor Drain
	Flow Direction Indicator
SS	Sanitary Sewer Line
	Sanitary Sewer Cleanout
WM	Water Meter
W	Water Supply Line
HW	Hot Water Supply Line
CW	Cold Water Supply Line
	Hose Bibb



Existing Floor Plan
1/8" = 1'-0"

Interior Room Finish Schedule

	Room Name	Floor							Base			Walls								Ceiling								
Room Number (Symbol)	Note: X - all that Apply	Exposed Concrete (Sealed)	Hardwood / Wood	LVT / LVP	Tile (Ceramic / Marble / Porcelain / Vinyl)	Tile (Quarry)	Painted	Other	Vinyl	Ceramic	Wood	Exposed	Exposed (Block / Concrete)	Gypsum Board	Ceramic Tile	Fiberglass Reinforced Plastic (FRP)	Stainless Steel	Vinyl	Other	Painted	Exposed	Gypsum Board	Suspended Ceiling (Non Vinyl Coated Tile)	Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Suspended Ceiling (Stainless Steel Panels)	T - Grid	Painted	Minimum Height (Feet)
1	Empty Space #1																										9.0
2	Empty Space #2																										9.0
3	Mechanical Room																										9.0

Notes:

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
A	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
B	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
C	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
D	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
E	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES: 1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - Δ

Symbol	Width	Height		Remarks
1	4'-8"	8'-0"	Exterior	
2	6'-0"	8'-0"	Exterior	

"ISSUED / RELEASED FOR CONSTRUCTION"

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
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kklpropertiesllc@gmail.com

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301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

GEORGIA REGISTERED No. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A1.1

DRAWING NO.
FRA100496.1

EXISTING FLOOR PLAN

CONSTRUCTION RENOVATION

Symbols Legend

F	Fire Alarm Pull Station
FH	Fire Alarm Horn with Strobe
	Fire Extinguisher (10 pound ABC type)
	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
EXIT	Energency Exit Sign with Lights
	Emergency Lighting with Battery Pack
	Electrical Panel
M	Electrical Meter
	2' x 4' Light Fixture
	2' x 2' Light Fixture
	1' x 4' Light Fixture
	1' x 1' Combo Light Fixture / Exhaust Fan
	Recessed Light Fixture
WP	Recessed Light Fixture (Waterproof)
	Track Lighting Fixture
	Vent Hood Light Fixture
	Pendant or Chandelier Light Fixture
	Interior Wall Sconce Light Fixture
	Exterior Building Light Fixture (Plan View)
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C	Electrical Power Receptacle (Ceiling Mount)
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3	Light Switch (Three Way)
	Data & Communication Jack
T	Programable Thermostat, 54" A.F.F.
	Exhaust Fan Vented Outside
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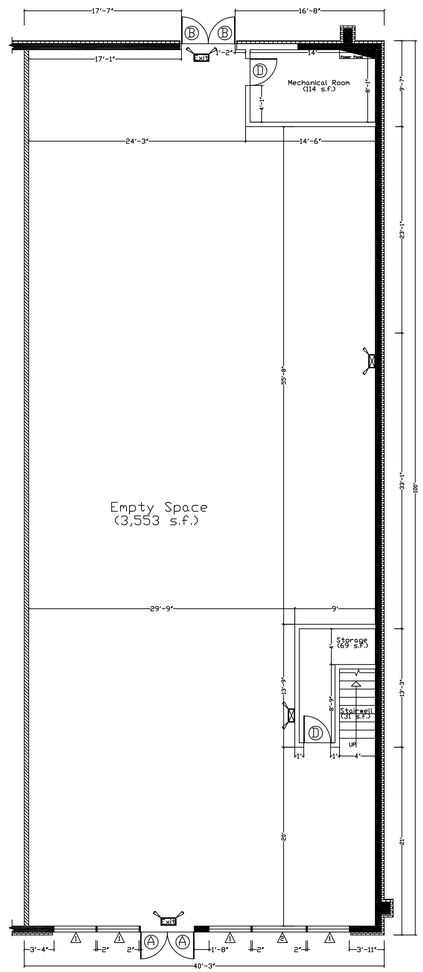
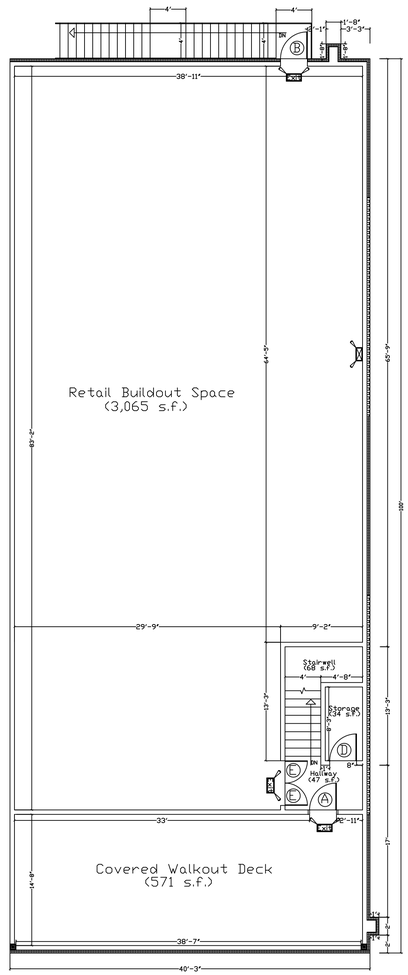
	24" x 24" Return Air Grille with 8" Duct
	Toilet
	Sink
	Hot Water Heater
	Floor Drain
	Flow Direction Indicator
SS	Sanitary Sewer Line
	Sanitary Sewer Cleanout
	Water Meter
W	Water Supply Line
HW	Hot Water Supply Line
CW	Cold Water Supply Line
	Hose Bibb

Floor Plan Legend

- Brick Facade
- Stucco Facade
- Existing 8" x 16" x 8" CMU Exterior Wall
- Existing 2" x 4" Wood Studded Wall
- Existing 2" x 6" Wood Studded Wall
- Proposed new and / or modified 2" x 6" Wood Studded Wall



First Floor Plan
1/8" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

First Floor Interior Room Finish Schedule

Room Number (Symbol)	Room Name	Floor: Exposed Concrete (Sealed)	Floor: Hardwood / Wood	Floor: LVT / LVP	Floor: Tile (Ceramic / Marble / Porcelain / Vinyl)	Floor: Tile (Quarry)	Floor: Painted	Base: Vinyl	Base: Ceramic	Base: Wood	Walls: Exposed	Walls: Exposed (Block / Concrete)	Walls: Gypsum Board	Walls: Ceramic Tile	Walls: Fiberglass Reinforced Plastic (FRP)	Walls: Stainless Steel	Walls: Vinyl	Walls: Other	Walls: Painted	Ceiling: Exposed	Ceiling: Gypsum Board	Ceiling: Suspended Ceiling (Non Vinyl Coated Tile)	Ceiling: Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Ceiling: Suspended Ceiling (Stainless Steel Panels)	Ceiling: T - Grid	Ceiling: Painted	Minimum Height (Feet)
Note: X - all that Apply																											
1	Empty Space																										9.0
2	Mechanical Room																										9.0
3	Stairwell																										9.0
4	Storage																										9.0

Notes:

Second Floor Interior Room Finish Schedule

Room Number (Symbol)	Room Name	Floor: Exposed Concrete (Sealed)	Floor: Hardwood / Wood	Floor: LVT / LVP	Floor: Tile (Ceramic / Marble / Porcelain / Vinyl)	Floor: Tile (Quarry)	Floor: Painted	Base: Vinyl	Base: Ceramic	Base: Wood	Walls: Exposed	Walls: Exposed (Block / Concrete)	Walls: Gypsum Board	Walls: Ceramic Tile	Walls: Fiberglass Reinforced Plastic (FRP)	Walls: Stainless Steel	Walls: Vinyl	Walls: Other	Walls: Painted	Ceiling: Exposed	Ceiling: Gypsum Board	Ceiling: Suspended Ceiling (Non Vinyl Coated Tile)	Ceiling: Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Ceiling: Suspended Ceiling (Stainless Steel Panels)	Ceiling: T - Grid	Ceiling: Painted	Minimum Height (Feet)
Note: X - all that Apply																											
1	Hallway																										9.0
2	Retail Buildout Space																										9.0
3	Stairwell																										9.0
4	Storage																										9.0
5	Walkout Deck																										9.0

Notes:

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
Ⓐ	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓑ	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓒ	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓓ	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓔ	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES:
1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - △

Symbol	Width	Height	Remarks
△	4'-8"	8'-0"	Exterior
△	6'-0"	8'-0"	Exterior

"ISSUED / RELEASED FOR CONSTRUCTION"

FIRM FOUNDATION A & E CONSULTANTS
"Beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PROPOSED FLOOR PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

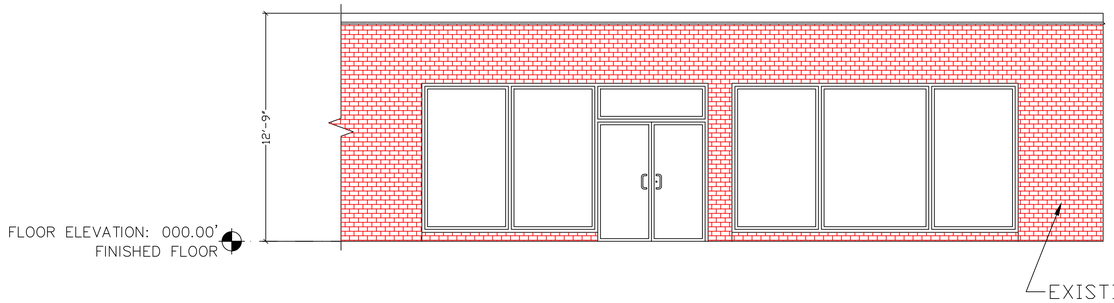
GEORGIA REGISTERED NO. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

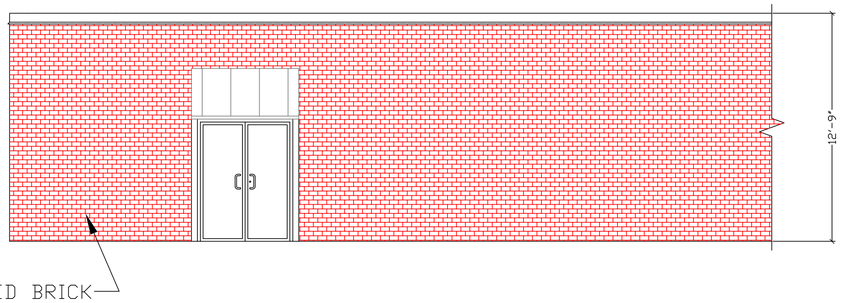
DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A1.2

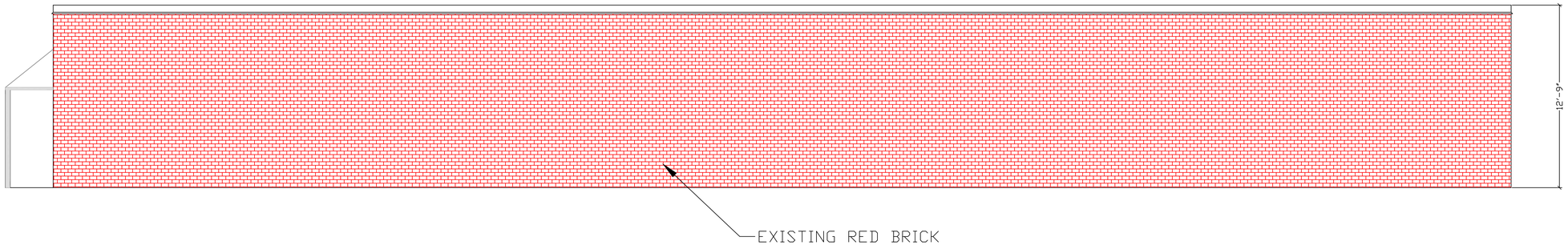
DRAWING NO.
ERA100496.2



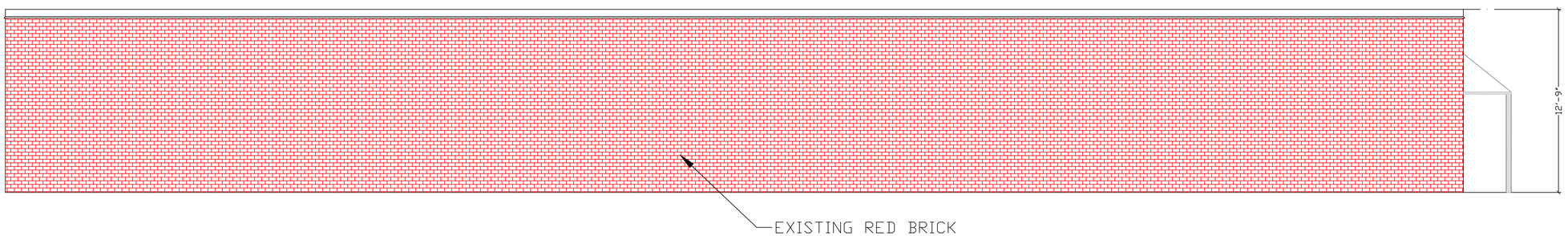
Front Elevation Plan
Scale: 1/4" = 1'



Rear Elevation Plan
Scale: 1/4" = 1'



Left Side Elevation Plan
Scale: 1/4" = 1'



Right Side Elevation Plan
Scale: 1/4" = 1'

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PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklproperties1@gmail.com

GEORGIA REGISTERED No. 17703 PROFESSIONAL ENGINEER HENRY J. LYALUTEY

EXISTING ELEVATION PLAN

CONSTRUCTION RENOVATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/4" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A2.1

DRAWING NO.
ERA20048.1

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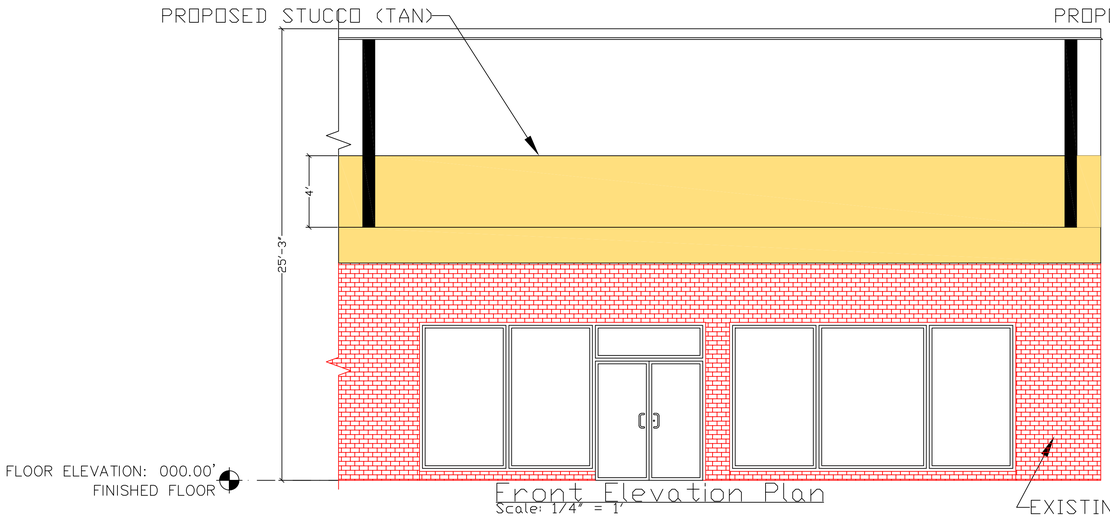
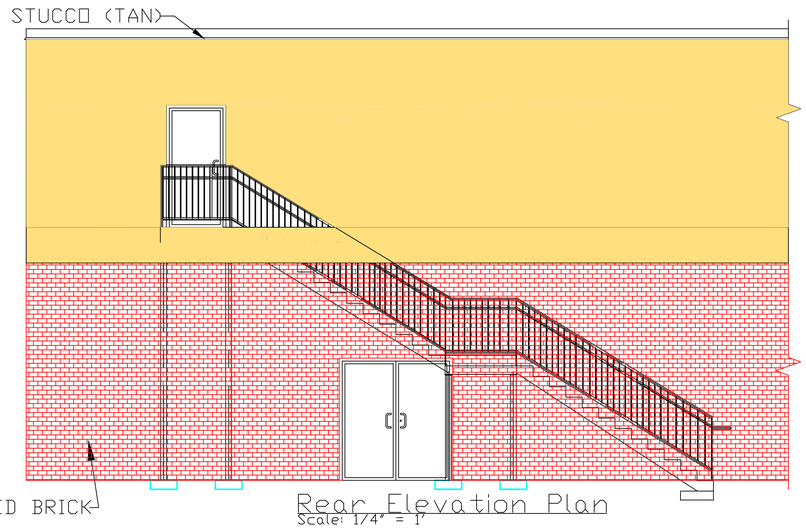
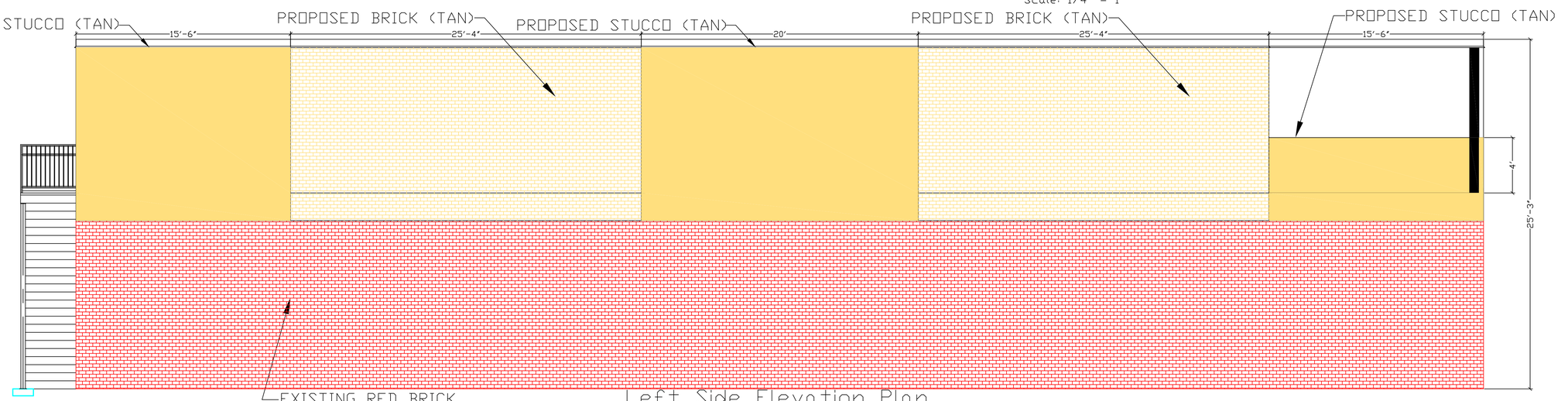


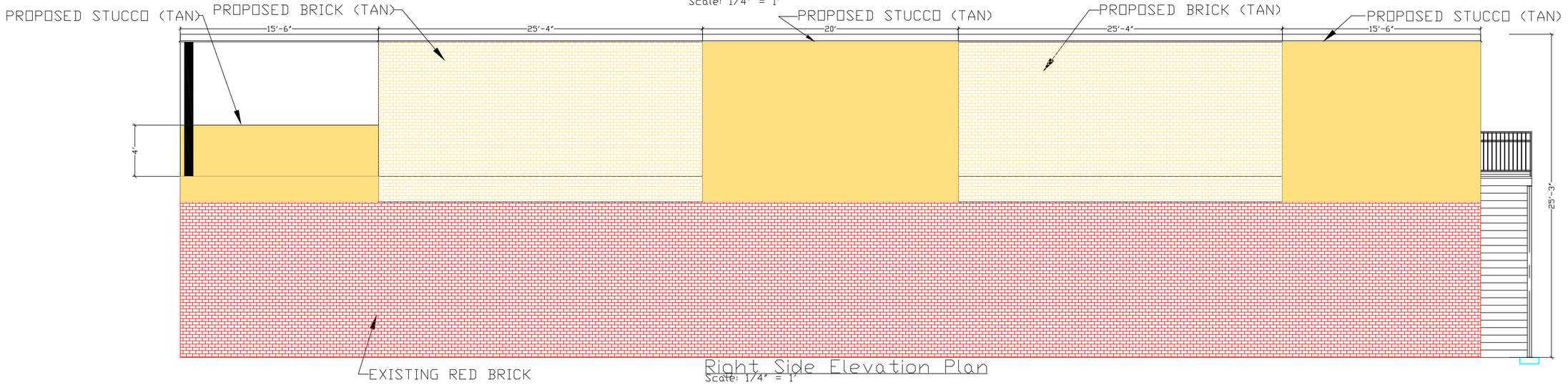
Front Elevation Plan
Scale: 1/4" = 1'



Rear Elevation Plan
Scale: 1/4" = 1'



Left Side Elevation Plan
Scale: 1/4" = 1'



Right Side Elevation Plan
Scale: 1/4" = 1'

"ISSUED / RELEASED FOR CONSTRUCTION"

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PROPOSED ELEVATION PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
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KKL Properties, LLC.
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404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/4" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A2.2

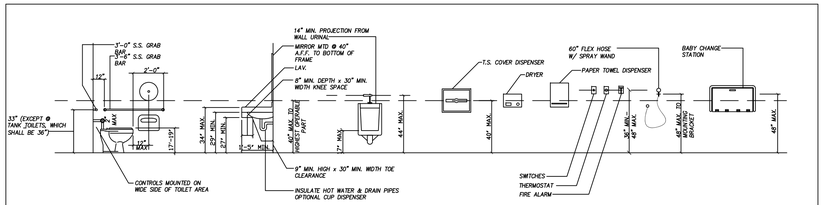
DRAWING NO.
FRA20048.2

Symbols Legend

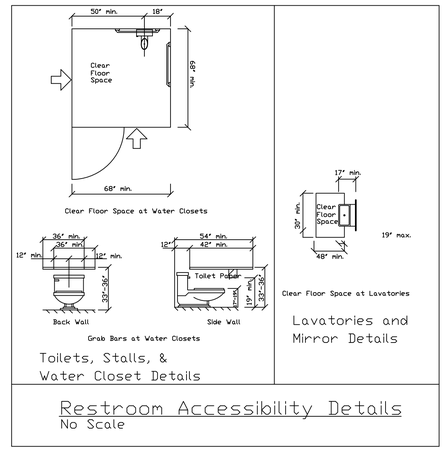
F	Fire Alarm Pull Station
F	Fire Alarm Horn with Strobe
ABC	Fire Extinguisher (10 pound ABC type)
K	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
Exit	Emergency Exit Sign with Lights
	Emergency Lighting with Battery Pack
	Exterior Building Egress Path Light Fixture (Minimum 90 Minute Battery)
	Electrical Panel
	Wheelchair Maneuvering Clearance -- Shown for Graphic Scale Purposes Only.

EMERGENCY LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	ELECTRICAL	LAMPS	MANUFACTURER / MODEL NUMBER
Exit	EXIT SIGN, LED, POLYCARBONATE BODY	WALL OR CEILING AS SHOWN	120V ELECTRONIC NI-CD BATTERY	LIGHT EMITTING DIODES	McPHILBEN #CXX SERIES
	EMERGENCY COMBINATION EXIT SIGN	WALL OR CEILING AS SHOWN	120V ELECTRONIC NI-CD BATTERY	LIGHT EMITTING DIODES	McPHILBEN #CCTXL-1-R-W
	WET LOCATION LED EMERGENCY LIGHT (UL 924)	EXTERIOR WALL	120V ELECTRONIC 3.7 W REMOTE OPTION	LIGHT EMITTING DIODES	BARRON EXITRONIX LED-EX (MLED2 SERIES)



Typical Mounting Heights & Clearances for Accessibility by the Disabled
No Scale



Restroom Accessibility Details
No Scale

Note: Travel Distance not to exceed 300'
Note: Common travel path not to exceed 100'

1. Contractor shall insure that all interior finish materials used on this project is in accordance with Section 10.2 of NFPA 101.

2. Contractor shall insure that all interior wall and ceiling finish materials used on this project and complying with Section 10.2 of NFPA 101 be Class A or Class B in exits and in exit access corridors.

3. Contractor shall insure that all interior wall and ceiling finish materials used on this project shall be Class A, Class B, or Class C in areas other than those specified in 38.3.3.2.1.

4. Contractor shall insure that all interior floor finish materials used on this project is in accordance with Section 10.2 of NFPA 101.

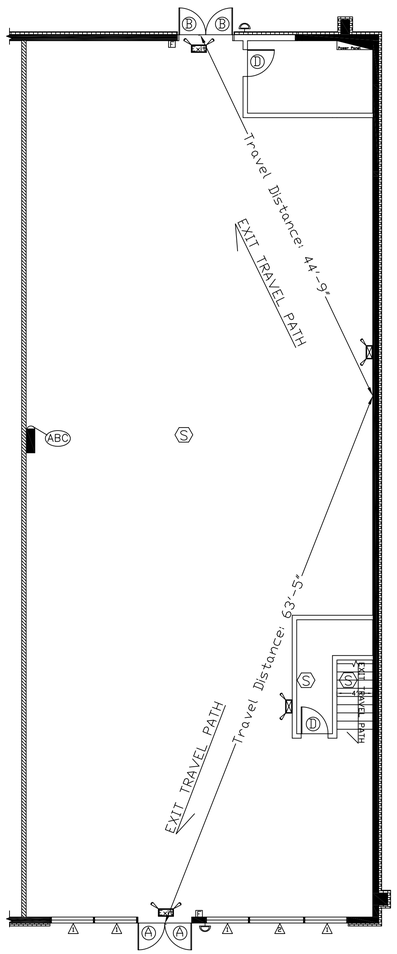
5. Contractor shall insure that all interior floor finish materials used in exit enclosures on this project shall be Class I or Class II.

6. Contractor shall insure that all interior floor finish materals used on this project comply with Sections 10.2.7.1 or 10.2.7.2 of NFPA 101 as applicable.

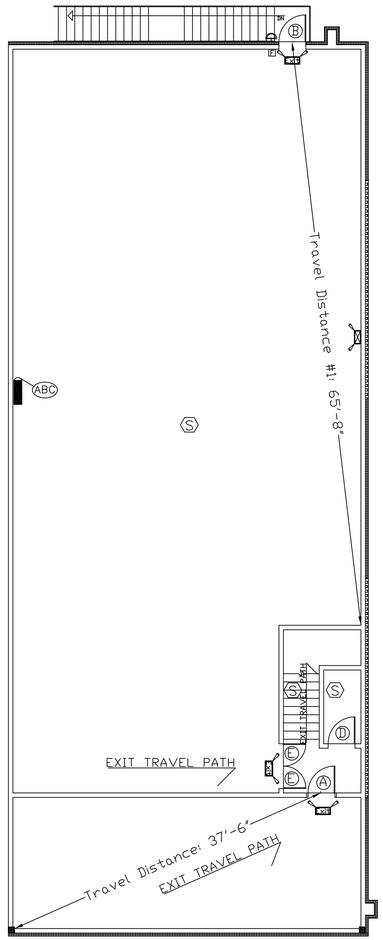
1. This project proposes three emergency exits within the facility.

2. The three emergency exits shown in this plan set are remotely located away from each other and have been arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition.

3. The building plan layout meets all requirements of Section 38.2.4 of NFPA 101.



First Floor Plan
1/8" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
A	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
B	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
C	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
D	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
E	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES: 1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - △

Symbol	Width	Height	Remarks
A	4'-8"	8'-0"	Exterior
A	6'-0"	8'-0"	Exterior

"ISSUED / RELEASED FOR CONSTRUCTION"

FBM FOUNDATION A & E CONSULTANTS
"Beginnings will be basics, Endings will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

PROPOSED LIFE SAFETY & ACCESSIBILITY PLAN

CONSTRUCTION RENOVATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A3.1

DRAWING NO.
ERA300496.1

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Preliminary Plat: Alpha Industrial Oakley Industrial

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/10/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the proposed preliminary plat for the subdivision of the subject property.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Greg Bradley, Alpha Industrial Properties
Property Owner: Oakley B Owner LLC
Location/Address: 5400 Spence Road (between the Spence Road/Oakley Industrial Boulevard and Oakley Industrial Boulevard/Whitewater Place intersections)
Parcel ID: 09F060000340702
Site Size: ±37.92 acres
Zoning District: M-2 (Heavy Industrial)
Request: The applicant is proposing to subdivide the site into two tracts, Tract 1 (17.40 acres) and Tract 2 (20.52 acres). A certified survey is included, and the preliminary plat meets M-2 setback requirements and includes buffer easements, utilities, and other required infrastructure

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the preliminary plat, subject to the enclosed conditions.

ATTACHMENTS:
1. Alpha Industrial Oakley Industrial Preliminary Plat Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Alpha Industrial Oakley Industrial – 5400 Spence Road [Parcel ID: 09F060000340702] – Request to review the preliminary plat.

Agent/Applicant/Petitioner Information

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: OAKLEY B OWNER LLC

Background

The site is located at 5400 Spence Road between the intersections of Spence Road and Oakley Industrial Boulevard and Oakley Industrial Boulevard and Whitewater Place. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 37.92 acres.

Discussion

The applicant is proposing a subdivision of the site into two tracts: Tract 1, which is 17.40 acres and Tract 2, which is 20.52 acres. An accurate, up-to-date, and certified survey is included. The preliminary plat meets the setback requirements of M-2.

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

Staff Recommendations

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

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

Attachments:

- Site Pictures
- Application
- Current Survey and Proposed Subdivision

SITE PICTURES

Southeast viewpoint

West viewpoint

CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

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

PROJECT INFORMATION

Project Name: Alpha Industrial Oakley Industrial
Address/Location of Project: 5400 Spence Road
Access to Property: Property is accessed from Oakley Industrial Boulevard
Tax Parcel ID #: 09F060000340702 Size of Project: 158, 600 SF
Zoning: M-1 No. of Lots (if applicable): 2
Zoning & Use of Adjacent Properties: M-1

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
Development of a 158,600 SF warehouse/distribution facility. The development will also include a truck court, trailer parking, and auto parking. The project is located on a parcel that is already developed with a warehouse facility.Prior to development, the parcel will be sub-divided as shown on the preliminary plat. The access for the new building will be provided by two curb cuts on Oakley Industrial Boulevard.

CONTACT INFORMATION

Company Name: Alpha Industrial Properties
Contact Person: Greg Bradley
Mailing Address: 1500 North Halsted, 2nd Floor, Chicago, IL 60618
Phone: (404) 509-6312 Fax: _____
Email Address: gbradley@alphaindprop.com

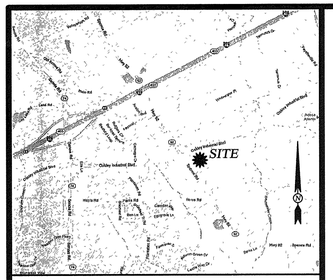
UTILITY SERVICE PROVIDERS

Water: Fairburn Sewer: Fulton County Electric: _____
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: __Building/Prop. Manager __ Engineer __Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	**7 Copies- Staff Routes to:** __Building/Prop. Manager __ Engineer __ Landscape Architect __Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	**7 Copies- Staff Routes to:** __ Building/Prop. Manager __ Engineer __ Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	**7 Copies- Staff Routes to:** __Building/ Prop. Manager __ Engineer __ Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	**2 Copies- Staff Routes to:** __ Engineer __ Landscape Architect

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0462E & 0470E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING ACCORDING TO FULTON COUNTY IS LISTED AS M-1A, INDUSTRIAL DISTRICT. FULTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 30 FEET (35 FEET PER SITE PLAN DATED 3/5/12).
MINIMUM SIDE SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 50 FEET.
MINIMUM REAR SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 100 FEET)
MAXIMUM BUILDING HEIGHT IS 60 FEET OR 4 STORIES

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. 2002-10, ELEVATION = 886 758 FEET. (NAD 83 / NAVD 88)

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED

UTILITY WARNING

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

811 Know what's below. Call before you dig.
Or Call 800-282-7411
Three working days prior to construction

PLAT REFERENCES

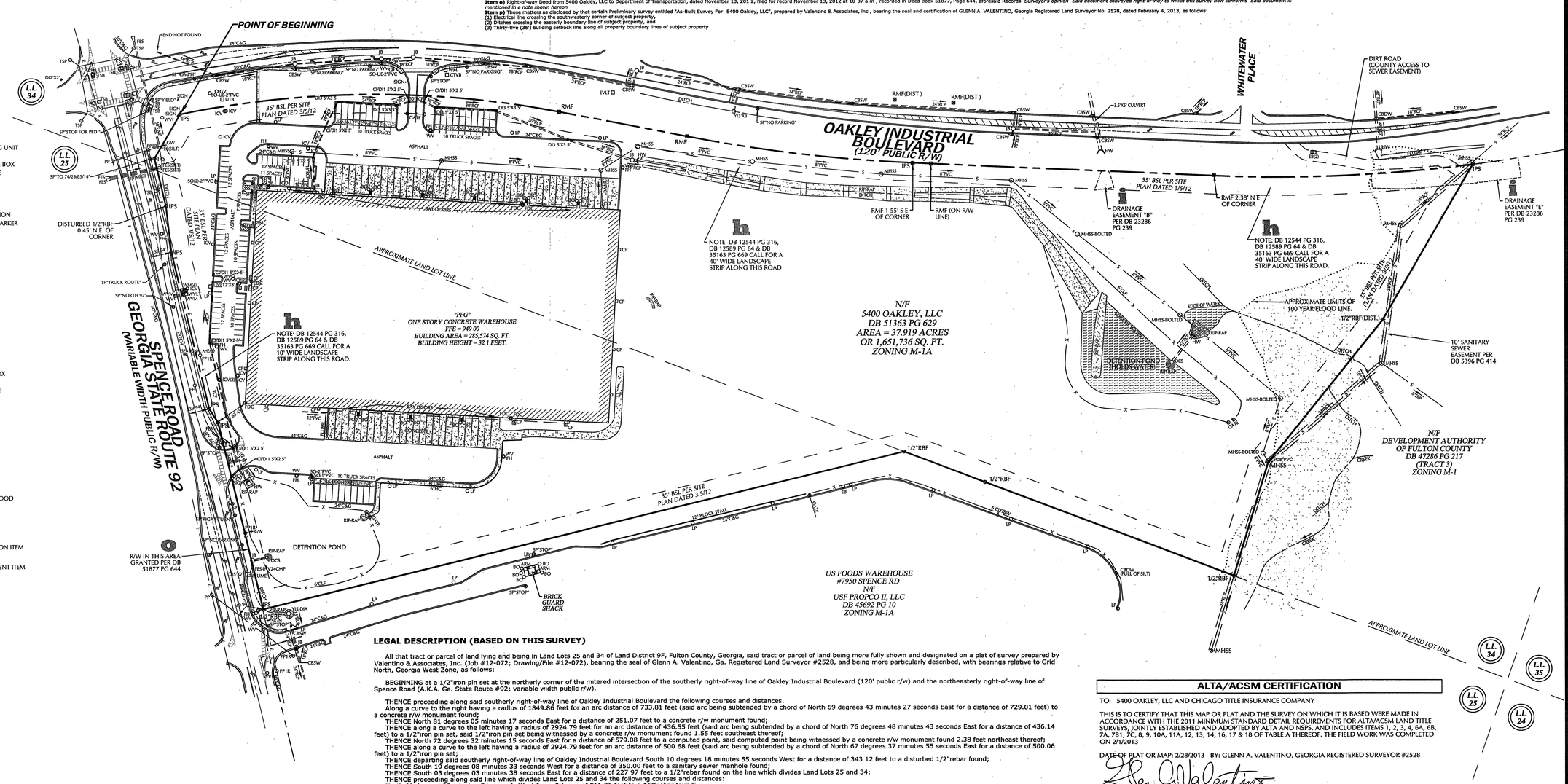
1) "ALTA/ACSM LAND TITLE SURVEY FOR M.D. HODGES ENTERPRISES, INC., M. D. HODGES DEVELOPMENTS, LLC, WACHOVIA BANK NATIONAL ASSOCIATION AND CHICAGO TITLE INSURANCE COMPANY" PREPARED BY JORDAN JONES & GOULDING, DATED 12/30/2003

"SPECIAL EXCEPTIONS" DISCLOSED IN PART II, SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NO. 2-28033; EFFECTIVE DATE: JANUARY 23, 2013.

Item a) All taxes for the year 2013 and subsequent years *Surveyor's opinion: Not within the scope of this survey*
Item b) Real Property taxes for the year 2012 are currently under appeal No insurance is provided for any additional amounts owed for those years after the conclusion or dismissal of those appeals *Surveyor's opinion: Not within the scope of this survey.*
Item c) Any and all unpaid water bills associated with subject property *Surveyor's opinion Not within the scope of this survey*
Item d) No insurance is afforded as to the exact amount of acreage contained in the property described herein *Surveyor's opinion This surveyor deems the acreage shown hereon as being accurate and reliable*
Item e) Riparian rights incident to the premises *Surveyor's opinion Riparian rights, other than those pertaining to the boundaries of the subject property, are not within the scope of this survey*
Item f) Rights of tenants in possession under unrecorded leases *Surveyor's opinion Not within the scope of this survey*
Item g) Any security interest created at closing *Surveyor's opinion Not within the scope of this survey*
Item h) Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M. D. Hodges Enterprises, Inc., a Georgia corporation, dated effective June 2, 1989, filed for record June 2, 1989 at 1:15 p.m., recorded in Deed Book 12544, Page 316, Records of Fulton County, Georgia; as amended by that certain First Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M. D. Hodges Enterprises, Inc., a Georgia corporation, dated effective June 20, 1989, filed for record June 22, 1989 at 11:27 a.m., recorded in Deed Book 12589, Page 64, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by and between M. D. Hodges Enterprises, Inc., a Georgia corporation, Exel Logistics, Inc., a Massachusetts corporation, OIB Property Owners Association, Inc., a non-profit corporation, M. D. Hodges Developments, LLC, a Delaware limited liability company, Small/Jones Developments, LLC, a Delaware limited liability company and AETNA Life Insurance Company, a Connecticut corporation, dated June 10, 2003, filed for record June 13, 2003 at 11:09 a.m., recorded in Deed Book 35163, Page 669, aforesaid Records. *Surveyor's opinion: Said documents affect the subject property, specifying architectural guidelines, construction standards, use restrictions, guidelines for signage, and maintenance standards The only plottable matter contained in said documents is the reservation of a 40' wide landscape strip along Oakley Industrial Boulevard, and a 10' wide landscape strip along Spence Road, both mentioned in notes shown hereon The building setbacks contained in said document are apparently superseded by the setbacks shown hereon*
Item i) Easements as contained in that certain Right of Way Deed from M. D. Hodges Enterprises, Inc., a Georgia corporation to Fulton County, a political subdivision of the State of Georgia, dated October 17, 1997, filed for record October 23, 1997 at 8:46 a.m., recorded in Deed Book 23286, Page 239, aforesaid Records. *Surveyor's opinion: Said easements affect the subject property and they are shown hereon.*
Item j) Restrictions as contained in that certain Limited Warranty Deed from M. D. Hodges Enterprises, Inc. (DE), a Delaware corporation, as successor by corporate merger to M. D. Hodges Enterprises, Inc., a Georgia corporation to PYA/Monarch, Inc., a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p.m., recorded in Deed Book 29373, Page 582, aforesaid Records *Surveyor's opinion Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item k) Restrictions as contained in that certain Quitclaim Deed from M. D. Hodges Enterprises, Inc. (DE), a Delaware corporation, as successor by corporate merger to M. D. Hodges Enterprises, Inc., a Georgia corporation to PYA/Monarch, Inc., a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p.m., recorded in Deed Book 29373, Page 589, aforesaid Records *Surveyor's opinion: Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item l) Owners Indemnification and Maintenance Agreement for Detention Ponds from M. D. Hodges Enterprises, Inc. to Fulton County, a political subdivision of the State of Georgia, undated, filed for record November 29, 2000 at 10:54 a.m., recorded in Deed Book 29713, Page 562, aforesaid Records *Surveyor's opinion: Said document apparently does not affect the subject property, because the only detention ponds contained within the subject property were built in 2012, and it is unlikely that said document would have been prepared in connection with the subject property's detention ponds so far in advance of their construction.*
Item m) Flood Plain Indemnification from MD Hodges Enterprises, Inc. to Fulton County, a political subdivision of the State of Georgia, dated May 20, 2004, filed for record May 24, 2004 at 10:45 a.m., recorded in Deed Book 37629, Page 513, aforesaid Records. NOTE: The above fails to include a legal description NOTE The above Flood Plain Indemnification was improperly executed, same was filed without a corporate seal or an attesting signature *Surveyor's opinion This surveyor is unsure if said document affects the subject property, due to its lacking a legal description, but if said document was prepared for the subject property, its affect would be nominal.*
Item n) Easement Agreement by and between LIT/Hodges Development Holdco, LLC, successor by merger to M. D. Hodges Developments, LLC, and Atlanta Land L K E, LLC, dated as of July 6, 2006, filed for record August 17, 2006 at 1:27 p.m., recorded in Deed Book 43259, Page 612, aforesaid Records *Surveyor's opinion: Said document conveyed a grading easement which apparently expired on 7/1/2011. (No affect)*
Item o) Right-of-way Deed from 5400 Oakley, LLC to Department of Transportation, dated November 13, 201 2, filed for record November 13, 2012 at 10 37 a m , recorded in Deed Book 51877, Page 644, aforesaid Records *Surveyor's opinion Said document conveyed right-of-way to which this survey now conforms Said document is mentioned in a note shown hereon*
Item p) Those matters as disclosed by that certain Preliminary survey entitled "As-Built Survey For 5400 Oakley, LLC", prepared by Valentino & Associates, Inc , bearing the seal and certification of GLENN A VALENTINO, Georgia Registered Land Surveyor No 2528, dated February 4, 2013, as follows:
(1) Electrical line crossing the southwesterly corner of subject property,
(2) Ditches crossing the easterly boundary line of subject property, and
(3) Thirty-five (35') building setback line along all property boundary lines of subject property

LEGEND

IPS	1/2" IRON PIN SET
RMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
IPF	IRON PIN FOUND
RBF	REBAR FOUND
OTF	OPEN TOP PIPE FOUND
CTF	CRIMPED TOP PIPE FOUND
PKF	PK NAIL FOUND
DB PG	DEED BOOK & PAGE
PB PG	PLAT BOOK & PAGE
PP	POWER POLE
PP1R	POWER POLE, 1 RISER
PP/HT	POWER POLE, HIGH TENSION
LP	LIGHT POLE
GL	GROUND LIGHT
GW	GUY WIRE
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
EVLT	ELECTRIC VAULT
UVLT	UTILITY VAULT
AC	HEATING/AIR CONDITIONING UNIT
CTVB	CABLE TELEVISION BOX
UTB	UNDERGROUND TELEPHONE BOX
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WVLT	WATER VAULT
FDC	FIRE DEPARTMENT CONNECTION
UGM	UNDERGROUND GAS LINE MARKER
GV	GAS VALVE
GM	GAS METER
BH	BORING HOLE
CO	CLEANOUT
BO	BOLLARD
SP	SIGN POST
△	COMPUTED POINT
—X—	FENCE LINE
—E—	OVERHEAD ELECTRIC LINE
—T—	OVERHEAD TELEPHONE LINE
—S—	SANITARY SEWER LINE
—=—	GUARDRAIL
—/—	BROKEN LINE NOT TO SCALE
RD	ROOF DRAIN
DI	STORM WATER DROP INLET
YI	STORM WATER YARD INLET
CI	STORM WATER CURB INLET
JB	STORM WATER JUNCTION BOX
CBSW	SINGLE WING CATCH BASIN
CBDW	DOUBLE WING CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	PLASTIC PIPE
DIP	DUCTILE IRON PIPE
CLAY	CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
HW	HEADWALL
FES	FLARED END SECTION
MHSS	SANITARY SEWER MANHOLE
BSL	BUILDING SETBACK LINE
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
IRF	INTERMEDIATE REGIONAL FLOOD
TIN:	TAX PARCEL ID NUMBER
C&G	CURB & GUTTER
HC	HEADER CURB
C-100 00'	DEED CALL FOR DISTANCE
a	REFERENCE TO TITLE EXCEPTION ITEM
1	REFERENCE TO ENCROACHMENT ITEM



100 0 100 200 300
GRAPHIC SCALE – FEET

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 25 and 34 of Land District 9F, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #12-072; Drawing/File #12-072), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard (120' public r/w) and the northeasterly right-of-way line of Spence Road (A.K.A. Ga. State Route #92; variable width public r/w).

THENCE proceeding along said southerly right-of-way line of Oakley Industrial Boulevard the following courses and distances:
Along a curve to the right having a radius of 1849.86 feet for an arc distance of 733.81 feet (said arc being subtended by a chord of North 69 degrees 43 minutes 27 seconds East for a distance of 729.01 feet) to a concrete r/w monument found;
THENCE North 81 degrees 05 minutes 17 seconds East for a distance of 251.07 feet to a concrete r/w monument found;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 436.55 feet (said arc being subtended by a chord of North 76 degrees 48 minutes 43 seconds East for a distance of 436.14 feet) to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a concrete r/w monument found 1.55 feet southeast thereof;
THENCE North 72 degrees 32 minutes 15 seconds East for a distance of 579.08 feet to a computed point, said computed point being witnessed by a concrete r/w monument found 2.38 feet northeast thereof;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 500 68 feet (said arc being subtended by a chord of North 67 degrees 37 minutes 55 seconds East for a distance of 500.06 feet) to a 1/2"iron pin set;
THENCE departing said southerly right-of-way line of Oakley Industrial Boulevard South 10 degrees 18 minutes 55 seconds West for a distance of 343 12 feet to a disturbed 1/2"rebar found;
THENCE South 19 degrees 08 minutes 33 seconds West for a distance of 350.00 feet to a sanitary sewer manhole found;
THENCE South 03 degrees 03 minutes 38 seconds East for a distance of 227 97 feet to a 1/2"rebar found on the line which divides Land Lots 25 and 34;
THENCE proceeding along said line which divides Land Lots 25 and 34 the following courses and distances:
North 89 degrees 23 minutes 54 seconds West for a distance of 511.06 feet to a 1/2"rebar found;
THENCE North 89 degrees 25 minutes 13 seconds West for a distance of 166.34 feet to a 1/2"rebar found;
THENCE departing said line which divides Land Lots 25 and 34 South 56 degrees 22 minutes 28 seconds West for a distance of 1268.84 feet to a 1/2"iron pin set on the northeasterly right-of-way line of Spence Road;
THENCE proceeding along said northeasterly right-of-way line of Spence Road the following courses and distances:
North 33 degrees 33 minutes 02 seconds West for a distance of 368.32 feet to a 1/2"iron pin set;
THENCE North 53 degrees 24 minutes 35 seconds West for a distance of 30.83 feet to a 1/2"iron pin set;
THENCE North 33 degrees 37 minutes 07 seconds West for a distance of 308.24 feet to a 1/2"iron pin set;
THENCE North 26 degrees 42 minutes 56 seconds West for a distance of 88.56 feet to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a disturbed 1/2"rebar found 0 45 feet northeast thereof;
THENCE North 33 degrees 33 minutes 30 seconds West for a distance of 93.46 feet to a 1/2"iron pin set;
THENCE North 09 degrees 55 minutes 17 seconds East for a distance of 98.82 feet to a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard and the northeasterly right-of-way line of Spence Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 37.919 acres or 1,651,736 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 51363, Page 629, Fulton County Georgia Records.

ALTA/ACSM CERTIFICATION

TO: 5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11A, 12, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/1/2013

DATE OF PLAT OR MAP: 2/28/2013 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

Glen A. Valentino

FIELD DATES: 1/15/13 - 1/24/13; 2/1/13

STATE OF GEORGIA PLAT ACT CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 00 SECOND(S) PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,103 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 328,620 FEET.

5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

ALTA/ACSM LAND TITLE SURVEY FOR:

LAND LOTS 25 AND 34 9TH F DISTRICT FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX (770) 435-6050
WEB: VALENTINOSURVEY.COM

REVISIONS

3/1/13 REVIEWED/ADDED TITLE COMMITMENT, UPDATED SURVEY TO ALTA STANDARDS, CHANGED R/W PER DB 51877 PG 644

GEORGIA REGISTERED LAND SURVEYOR GLENN A. VALENTINO 2528 2-24-13

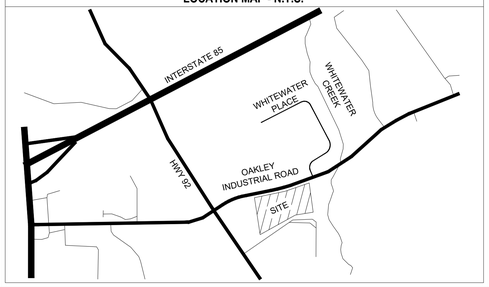
SCALE:	1" = 100'
DATE:	2/4/2013
JOB NUMBER:	12-072
FILE NUMBER:	12-072
PLOTTED:	2/28/2013

ALTA/ACSM LAND TITLE SURVEY

SHEET
1 OF 1

03/5/2025

LOCATION MAP - N.T.S.



NOTES

VEHICULAR LANDSCAPE TO BE PROVIDED PER CITY OF FAIRBURN REQUIREMENTS

OAKLEY INDUSTRIAL BOULEVARD (120' PUBLIC R/W)

WHITEWATER PLACE

PROPOSED 5' SIDEWALK W/ 2' GRASS STRIP

PROPOSED DECELERATION LANE

PROPOSED LEFT-TURN LANE

RMF(DIST.)

RMF 2.38' N.E. OF CORNER

N 72°32'15"E 579.08'

40' FRONT SETBACK

ARC=436.55', RAD=2924.79' CH=N 76°48'43"E 436.14'

RMF 1.55' S.E. OF CORNER

IPS

RMF (ON R/W LINE)

"NO PARKING"

N 81°05'17"E 251.07'

26 TRAILER SPACES

6 TRAILER SPACES

185' TRUCK COURT

26 LOADING SPACES

56 AUTO SPACES

572.0

270.0

PROPOSED 158,600 SF WAREHOUSE/DISTRIBUTION FACILITY

64 AUTO SPACES

43 LOADING SPACES

10 TRUCK SPACES

CONCRETE

24' CMG

B.O.C.

B.C.P.

20' SIDE SETBACK

N/F
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DB 53025 PG 522
AREA = 37.919 ACRES
OR 1,651,736 SQ. FT.
ZONING M-2
TAX ID NUMBER: 09F060000340702

APPROXIMATE LAND LOT LINE

EXISTING - "PPG"
ONE STORY CONCRETE WAREHOUSE
FFE = 949.00
BUILDING AREA = 285,574 SQ. FT.
BUILDING HEIGHT = 32.1 FEET.

PROPOSED PARCEL SUBDIVISION LINE

20.517 ACRES

17.402 ACRES

GRAVEL FIRE LANE

30' REAR SETBACK

613

1/2"RBF

166.34'

N 89°25'13"W

511.06'

N 89°23'54"W

S 03°03'38"E 227.92'

S 10°18'55"W 347.12'

S 19°04'33"W 320.00'

20' SIDE SETBACK

FLOOD ZONE "X"

FLOOD ZONE "AE"

APPROXIMATE LIMITS OF 100 YEAR FLOOD LINE.

DIRT ROAD (COUNTY ACCESS TO SEWER EASEMENT)

DITCH

CREEK

RIP-RAP

6'CLF

6'BW

IPS

MHSS

8"DIP

8"PVC

EXISTING STORMWATER POND

FIRE TURN AROUND

WETLANDS SHOWN HEREON WERE SCALED PER MAP 3296324.1S PREPARED BY S&ME, DATED 4/4/2012

N/F
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DB 47286 PG 217
(TRACT 3)
ZONING M-1

US FOODS WAREHOUSE
#7950 SPENCE RD.
N/F
USF PROPCO I, LLC
DB 53814 PG 656
ZONING M-1

1268.84'
S 56°22'28"W

24' CMG

ASPHALT

FLUME

25 LOADING SPACES

10' BRICK WALL

SP "STOP"

BRICK GUARD SHACK

SITE DATA
ZONING USE: M-2
TOTAL AREA: 20.517 ACRES

FULTON COUNTY, GA
LAND LOT 22 AND 34 DISTRICT 9TH
PARCEL ID: 09F060000340702
BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 20 FT
BACK: 30 FT
IMPERVIOUS COVER ALLOWED: 60%
PROPOSED IMPERVIOUS COVER: 7.0 ACRES OR 34%

BUILDING DATA
BUILDING SQUARE FOOTAGE: 158,600 S.F.
ALLOWABLE BUILDING HEIGHT: 48 FT
NUMBER OF STORIES: 1

PARKING DATA
AUTO: 350/1000 SF < 150,000 SF = 60 SPACES
700/1000 SF > 150000 SF = 2 SPACES
TOTAL = 62 SPACES
OFF STREET LOADING: 1 + 3 + 1/1000 SF = 20 SPACES
TRAILER: 1/5000 SF = 32 SPACES REQUIRED

PARKING PROVIDED
AUTO: 120 SPACES (6 ADA VAN)
OFF STREET LOADING: 26 SPACES
TRAILER: 32 SPACES

UTILITY PROVIDERS
WATER: FAIRBURN
SEWER: FULTON COUNTY

OWNER/DEVELOPER
ALPHA INDUSTRIAL PROPERTIES
1500 NORTH HALSTED
2ND FLOOR
CHICAGO, IL 60618
(404) 509-6312
GBRADLEY@ALPHAINDPROP.COM

PROJECT ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, LLC
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
ALPHA INDUSTRIAL
OAKLEY INDUSTRIAL

LAND LOT 24 AND 34
9TH DISTRICT
FULTON COUNTY, GEORGIA
5400 SPENCE ROAD

REVISION

	04/27/26	FAIRBURN COMMENTS

CONCEPTUAL SITE PLAN

SCALE	1" = 60'
DATE:	1/15/26
DRAWN BY:	TAYLOR RAPP, P.E.
PROJECT ENGINEER:	WESLEY REED, P.E.
QA/QC REVIEWER:	

EBERLY PROJECT NUMBER:
25-287

SHEET NUMBER:
C1.0
NOT ISSUED FOR CONSTRUCTION

(C) 2003 EBERLY & ASSOCIATES, INC.

C:\Users\wreed\AppData\Local\Temp\AcPublish_34320\25-287 BASE.dwg June 09, 2026

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Concept Plan: Alpha Industrial Oakley Industrial

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the proposed conceptual site plan for the subject property.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Greg Bradley, Alpha Industrial Properties
Property Owner: Oakley B Owner LLC
Location/Address: 5400 Spence Road (between the Spence Road/Oakley Industrial Boulevard and Oakley Industrial Boulevard/Whitewater Place intersections)
Parcel ID: 09F060000340702
Site Size: ±37.92 acres
Zoning District: M-2 (Heavy Industrial)

Request: The applicant is proposing a new 158,600-square-foot warehouse. A certified survey is included, and the concept plan meets M-2 setback and parking requirements. The plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure, with ingress/egress along Oakley Industrial Boulevard. The building will consist of white concrete with grey metal accents and a flat roof.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the conceptual site plan, subject to the enclosed conditions.

ATTACHMENTS:

1. Alpha Industrial Oakley Industrial Concept Plan Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Alpha Industrial Oakley Industrial – 5400 Spence Road [Parcel ID: 09F060000340702] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: OAKLEY B OWNER LLC

Background

The site is located at 5400 Spence Road between the intersections of Spence Road and Oakley Industrial Boulevard and Oakley Industrial Boulevard and Whitewater Place. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 37.92 acres.

Discussion

The applicant is proposing a new 158,600-square-foot warehouse. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-2.

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

The building will consist of white concrete with grey, metal accents and a flat roof. The east elevation will consist of several single-entry, metal doors, windows, and a single-entry glass door surrounded by windows. The north elevation will consist of several loading spaces, single-entry metal doors, and clerestory windows. The west elevation will be the same as the east elevation. The south elevation will consist of several single-entry, metal doors, and clerestory windows.

Staff Recommendations

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

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

Attachments:

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

SITE PICTURES

Southeast viewpoint

CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

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

PROJECT INFORMATION

Project Name: Alpha Industrial Oakley Industrial
Address/Location of Project: 5400 Spence Road
Access to Property: Property is accessed from Oakley Industrial Boulevard
Tax Parcel ID #: 09F060000340702 Size of Project: 158, 600 SF
Zoning: M-1 No. of Lots (if applicable): N/A
Zoning & Use of Adjacent Properties: M-1

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

Development of a 158,600 SF warehouse/distribution facility. The development will also include a truck court, trailer parking, and auto parking. The project is located on a parcel that is already developed with a warehouse facility.

Prior to development, the parcel will be sub-divided as shown on the concept site plan. The access for the new building will be provided by two curb cuts on Oakley Industrial Boulevard.

CONTACT INFORMATION

Company Name: Alpha Industrial Properties
Contact Person: Greg Bradley
Mailing Address: 1500 North Halsted, 2nd Floor, Chicago, IL 60618
Phone: (404) 509-6312 Fax: _____
Email Address: gbradley@alphaindprop.com

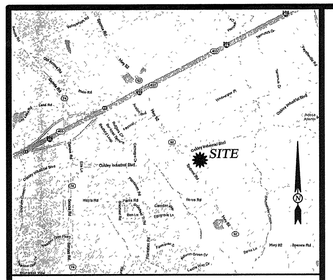
UTILITY SERVICE PROVIDERS

Water: Fairburn Sewer: Fulton County
Electric: _____ Gas: _____
Cable: _____ Other: _____

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

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0462E & 0470E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING ACCORDING TO FULTON COUNTY IS LISTED AS M-1A, INDUSTRIAL DISTRICT. FULTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 30 FEET (35 FEET PER SITE PLAN DATED 3/5/12).
MINIMUM SIDE SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 50 FEET.
MINIMUM REAR SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 100 FEET)
MAXIMUM BUILDING HEIGHT IS 60 FEET OR 4 STORIES

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. 2002-10, ELEVATION = 886 758 FEET. (NAD 83 / NAVD 88)

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED

UTILITY WARNING

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

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PLAT REFERENCES

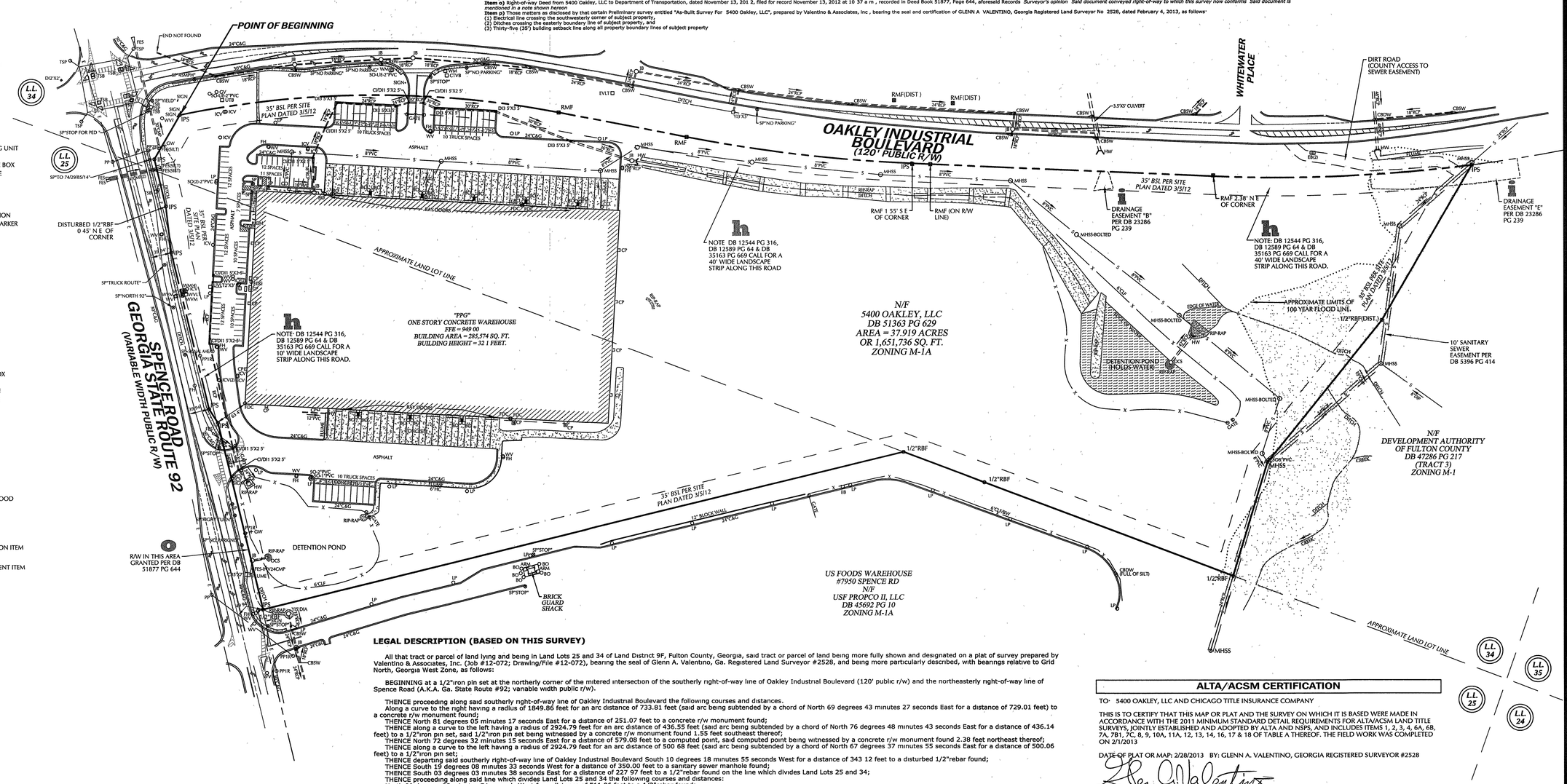
1) "ALTA/ACSM LAND TITLE SURVEY FOR M.D. HODGES ENTERPRISES, INC., M. D. HODGES DEVELOPMENTS, LLC, WACHOVIA BANK NATIONAL ASSOCIATION AND CHICAGO TITLE INSURANCE COMPANY" PREPARED BY JORDAN JONES & GOULDING, DATED 12/30/2003

"SPECIAL EXCEPTIONS" DISCLOSED IN PART II, SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NO. 2-28033; EFFECTIVE DATE: JANUARY 23, 2013.

Item a) All taxes for the year 2013 and subsequent years *Surveyor's opinion: Not within the scope of this survey*
Item b) Real Property taxes for the year 2012 are currently under appeal No insurance is provided for any additional amounts owed for those years after the conclusion or dismissal of those appeals *Surveyor's opinion: Not within the scope of this survey.*
Item c) Any and all unpaid water bills associated with subject property *Surveyor's opinion Not within the scope of this survey*
Item d) No insurance is afforded as to the exact amount of acreage contained in the property described herein *Surveyor's opinion This surveyor deems the acreage shown hereon as being accurate and reliable*
Item e) Riparian rights incident to the premises *Surveyor's opinion Riparian rights, other than those pertaining to the boundaries of the subject property, are not within the scope of this survey*
Item f) Rights of tenants in possession under unrecorded leases *Surveyor's opinion Not within the scope of this survey*
Item g) Any security interest created at closing *Surveyor's opinion Not within the scope of this survey*
Item h) Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M D Hodges Enterprises, Inc , a Georgia corporation, dated effective June 2, 1989, filed for record June 2, 1989 at 1:15 p m , recorded in Deed Book 12544, Page 316, Records of Fulton County, Georgia; as amended by that certain First Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M D Hodges Enterprises, Inc , a Georgia corporation, dated effective June 20, 1989, filed for record June 22, 1989 at 11:27 a.m , recorded in Deed Book 12589, Page 64, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by and between M D Hodges Enterprises, Inc , a Georgia corporation, Exel Logistics, Inc , a Massachusetts corporation, OIB Property Owners Association, Inc , a non-profit corporation, M D Hodges Developments, LLC, a Delaware limited liability company, Small/Jones Developments, LLC, a Delaware limited liability company and AETNA Life Insurance Company, a Connecticut corporation, dated June 10, 2003, filed for record June 13, 2003 at 11 09 a.m., recorded in Deed Book 35163, Page 669, aforesaid Records. *Surveyor's opinion: Said documents affect the subject property, specifying architectural guidelines, construction standards, use restrictions, guidelines for signage, and maintenance standards The only plottable matter contained in said documents is the reservation of a 40' wide landscape strip along Oakley Industrial Boulevard, and a 10' wide landscape strip along Spence Road, both mentioned in notes shown hereon The building setbacks contained in said document are apparently superseded by the setbacks shown hereon*
Item i) Easements as contained in that certain Right of Way Deed from M D Hodges Enterprises, Inc , a Georgia corporation to Fulton County, a political subdivision of the State of Georgia, dated October 17, 1997, filed for record October 23, 1997 at 8 46 a m , recorded in Deed Book 23286, Page 239, aforesaid Records. *Surveyor's opinion: Said easements affect the subject property and they are shown hereon.*
Item j) Restrictions as contained in that certain Limited Warranty Deed from M D Hodges Enterprises, Inc (DE), a Delaware corporation, as successor by corporate merger to M D Hodges Enterprises, Inc , a Georgia corporation to PYA/Monarch, Inc , a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3 50 p m , recorded in Deed Book 29373, Page 582, aforesaid Records *Surveyor's opinion Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item k) Restrictions as contained in that certain Quitclaim Deed from M D Hodges Enterprises, Inc (DE), a Delaware corporation, as successor by corporate merger to M D Hodges Enterprises, Inc , a Georgia corporation to PYA/Monarch, Inc , a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p m , recorded in Deed Book 29373, Page 589, aforesaid Records *Surveyor's opinion Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item l) Owners Indemnification and Maintenance Agreement for Detention Ponds from M D Hodges Enterprises, Inc to Fulton County, a political subdivision of the State of Georgia, undated, filed for record November 29, 2000 at 10 54 a m , recorded in Deed Book 29713, Page 562, aforesaid Records *Surveyor's opinion Said document apparently does not affect the subject property, because the only detention ponds contained within the subject property were built in 2012, and it is unlikely that said document would have been prepared in connection with the subject property's detention ponds so far in advance of their construction.*
Item m) Flood Plain Indemnification from MD Hodges Enterprises, Inc to Fulton County, a political subdivision of the State of Georgia, dated May 20, 2004, filed for record May 24, 2004 at 10 45 a m , recorded in Deed Book 37629, Page 513, aforesaid Records. NOTE: The above fails to include a legal description NOTE The above Flood Plain Indemnification was improperly executed, same was filed without a corporate seal or an attesting signature *Surveyor's opinion This surveyor is unsure if said document affects the subject property, due to its lacking a legal description, but if said document was prepared for the subject property, its affect would be nominal.*
Item n) Easement Agreement by and between LIT/Hodges Development Holdco, LLC, successor by merger to M D Hodges Developments, LLC, and Atlanta Land L K E , LLC, dated as of July 6, 2006, filed for record August 17, 2006 at 1 27 p m., recorded in Deed Book 43259, Page 612, aforesaid Records *Surveyor's opinion Said document conveyed a grading easement which apparently expired on 7/1/2011. (No affect)*
Item o) Right-of-way Deed from 5400 Oakley, LLC to Department of Transportation, dated November 13, 201 2, filed for record November 13, 2012 at 10 37 a m , recorded in Deed Book 51877, Page 644, aforesaid Records *Surveyor's opinion Said document conveyed right-of-way to which this survey now conforms Said document is mentioned in a note shown hereon*
Item p) Those matters as disclosed by that certain Preliminary survey entitled "As-Built Survey For 5400 Oakley, LLC", prepared by Valentino & Associates, Inc , bearing the seal and certification of GLENN A VALENTINO, Georgia Registered Land Surveyor No 2528, dated February 4, 2013, as follows:
(1) Electrical line crossing the southwesterly corner of subject property,
(2) Ditches crossing the easterly boundary line of subject property, and
(3) Thirty-five (35') building setback line along all property boundary lines of subject property

LEGEND

o IPS	1/2" IRON PIN SET
■ RMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
o IPF	IRON PIN FOUND
o RBF	REBAR FOUND
o OTF	OPEN TOP PIPE FOUND
o CTF	CRIMPED TOP PIPE FOUND
o PKF	PK NAIL FOUND
DB PG	DEED BOOK & PAGE
PB PG	PLAT BOOK & PAGE
o PP	POWER POLE
o PP1R	POWER POLE, 1 RISER
o PPHT	POWER POLE, HIGH TENSION
o LP	LIGHT POLE
✱ GL	GROUND LIGHT
+ GW	GUY WIRE
o TSP	TRAFFIC SIGNAL POLE
◻ TSB	TRAFFIC SIGNAL BOX
◻ EB	ELECTRIC BOX
◻ EM	ELECTRIC METER
◻ EVLT	ELECTRIC VAULT
◻ UVLT	UTILITY VAULT
◻ AC	HEATING/AIR CONDITIONING UNIT
◻ CTVB	CABLE TELEVISION BOX
◻ UTB	UNDERGROUND TELEPHONE BOX
o ICV	IRRIGATION CONTROL VALVE
o FH	FIRE HYDRANT
o WV	WATER VALVE
◻ WM	WATER METER
◻ WVLT	WATER VAULT
o FDC	FIRE DEPARTMENT CONNECTION
o UGM	UNDERGROUND GAS LINE MARKER
o GV	GAS VALVE
◻ GM	GAS METER
o BH	BORING HOLE
o CO	CLEANOUT
o BO	BOLLARD
✱ SP	SIGN POST
△	COMPUTED POINT
—X—	FENCE LINE
—E—	OVERHEAD ELECTRIC LINE
—T—	OVERHEAD TELEPHONE LINE
—S—	SANITARY SEWER LINE
—=—	GUARDRAIL
—/—	BROKEN LINE NOT TO SCALE
RD	ROOF DRAIN
DI	STORM WATER DROP INLET
YI	STORM WATER YARD INLET
CI	STORM WATER CURB INLET
JB	STORM WATER JUNCTION BOX
CBSW	SINGLE WING CATCH BASIN
CBDW	DOUBLE WING CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	PLASTIC PIPE
DIP	DUCTILE IRON PIPE
CLAY	CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
HW	HEADWALL
FES	FLARED END SECTION
MHSS	SANITARY SEWER MANHOLE
BSL	BUILDING SETBACK LINE
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
IRF	INTERMEDIATE REGIONAL FLOOD
TIN:	TAX PARCEL ID NUMBER
C&G	CURB & GUTTER
HC	HEADER CURB
C-100 00'	DEED CALL FOR DISTANCE
a	REFERENCE TO TITLE EXCEPTION ITEM
1	REFERENCE TO ENCROACHMENT ITEM



100 0 100 200 300
GRAPHIC SCALE – FEET

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 25 and 34 of Land District 9F, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #12-072; Drawing/File #12-072), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard (120' public r/w) and the northeasterly right-of-way line of Spence Road (A.K.A. Ga. State Route #92; variable width public r/w).

THENCE proceeding along said southerly right-of-way line of Oakley Industrial Boulevard the following courses and distances:
Along a curve to the right having a radius of 1849.86 feet for an arc distance of 733.81 feet (said arc being subtended by a chord of North 69 degrees 43 minutes 27 seconds East for a distance of 729.01 feet) to a concrete r/w monument found;
THENCE North 81 degrees 05 minutes 17 seconds East for a distance of 251.07 feet to a concrete r/w monument found;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 436.55 feet (said arc being subtended by a chord of North 76 degrees 48 minutes 43 seconds East for a distance of 436.14 feet) to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a concrete r/w monument found 1.55 feet southeast thereof;
THENCE North 72 degrees 32 minutes 15 seconds East for a distance of 579.08 feet to a computed point, said computed point being witnessed by a concrete r/w monument found 2.38 feet northeast thereof;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 500 68 feet (said arc being subtended by a chord of North 67 degrees 37 minutes 55 seconds East for a distance of 500.06 feet) to a 1/2"iron pin set;
THENCE departing said southerly right-of-way line of Oakley Industrial Boulevard South 10 degrees 18 minutes 55 seconds West for a distance of 343 12 feet to a disturbed 1/2"rebar found;
THENCE South 19 degrees 08 minutes 33 seconds West for a distance of 350.00 feet to a sanitary sewer manhole found;
THENCE South 03 degrees 03 minutes 38 seconds East for a distance of 227 97 feet to a 1/2"rebar found on the line which divides Land Lots 25 and 34;
THENCE proceeding along said line which divides Land Lots 25 and 34 the following courses and distances:
North 89 degrees 23 minutes 54 seconds West for a distance of 511.06 feet to a 1/2"rebar found;
THENCE North 89 degrees 25 minutes 13 seconds West for a distance of 166.34 feet to a 1/2"rebar found;
THENCE departing said line which divides Land Lots 25 and 34 South 56 degrees 22 minutes 28 seconds West for a distance of 1268.84 feet to a 1/2"iron pin set on the northeasterly right-of-way line of Spence Road;
THENCE proceeding along said northeasterly right-of-way line of Spence Road the following courses and distances:
North 33 degrees 33 minutes 02 seconds West for a distance of 368.32 feet to a 1/2"iron pin set;
THENCE North 53 degrees 24 minutes 35 seconds West for a distance of 30.83 feet to a 1/2"iron pin set;
THENCE North 33 degrees 37 minutes 07 seconds West for a distance of 308.24 feet to a 1/2"iron pin set;
THENCE North 26 degrees 42 minutes 56 seconds West for a distance of 88.56 feet to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a disturbed 1/2"rebar found 0 45 feet northeast thereof;
THENCE North 33 degrees 33 minutes 30 seconds West for a distance of 93.46 feet to a 1/2"iron pin set;
THENCE North 09 degrees 55 minutes 17 seconds East for a distance of 98.82 feet to a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard and the northeasterly right-of-way line of Spence Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 37.919 acres or 1,651,736 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 51363, Page 629, Fulton County Georgia Records.

ALTA/ACSM CERTIFICATION

TO: 5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11A, 12, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/1/2013

DATE OF PLAT OR MAP: 2/28/2013 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

Glen A. Valentino

FIELD DATES: 1/15/13 - 1/24/13; 2/1/13

STATE OF GEORGIA PLAT ACT CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 00 SECOND(S) PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,103 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 328,620 FEET.

GRID NORTH
GEORGIA WEST ZONE

ALTA/ACSM LAND TITLE SURVEY FOR:

5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

LAND LOTS 25 AND 34 9TH F DISTRICT FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX (770) 435-6050
WEB: VALENTINOSURVEY.COM

REVISIONS

3/1/13 REVIEWED/ADDED TITLE COMMITMENT, UPDATED SURVEY TO ALTA STANDARDS, CHANGED R/W PER DB 51877 PG 644

GEORGIA REGISTERED LAND SURVEYOR GLENN A. VALENTINO 2528 2-24-13

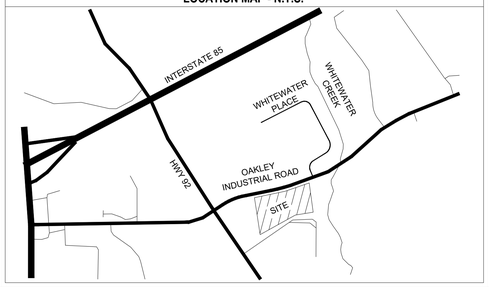
SCALE:	1" = 100'
DATE:	2/4/2013
JOB NUMBER:	12-072
FILE NUMBER:	12-072
PLOTTED:	2/28/2013

ALTA/ACSM LAND TITLE SURVEY

SHEET
1 OF 1

03/5/2025

LOCATION MAP - N.T.S.



NOTES

VEHICULAR LANDSCAPE TO BE PROVIDED PER CITY OF FAIRBURN REQUIREMENTS

OAKLEY INDUSTRIAL BOULEVARD (120' PUBLIC R/W)

WHITEWATER PLACE

PROPOSED 5' SIDEWALK W/ 2' GRASS STRIP

PROPOSED DECELERATION LANE

PROPOSED LEFT-TURN LANE

RMF(DIST.)

RMF 2.38' N.E. OF CORNER

N 72°32'15"E 579.08'

40' FRONT SETBACK

ARC=436.55', RAD=2924.79' CH=N 76°48'43"E 436.14'

RMF 1.55' S.E. OF CORNER

IPS

RMF (ON R/W LINE)

"NO PARKING"

N 81°05'17"E 251.07'

26 TRAILER SPACES

6 TRAILER SPACES

185' TRUCK COURT

26 LOADING SPACES

56 AUTO SPACES

64 AUTO SPACES

572.0

270.0

PROPOSED 158,600 SF WAREHOUSE/DISTRIBUTION FACILITY

43 LOADING SPACES

TRUCK SPACES

20' SIDE SETBACK

N/F
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DB 53025 PG 522
AREA = 37.9119 ACRES
OR 1,651,736 SQ. FT.
ZONING M-2
TAX ID NUMBER: 09F060000340702

APPROXIMATE LAND LOT LINE

EXISTING - "PPG"
ONE STORY CONCRETE WAREHOUSE
FFE = 949.00
BUILDING AREA = 285,574 SQ. FT.
BUILDING HEIGHT = 32.1 FEET.

PROPOSED PARCEL SUBDIVISION LINE

20.517 ACRES

17.402 ACRES

GRAVEL FIRE LANE

30' REAR SETBACK

613

1/2"RBF

166.34'

N 89°25'13"W

511.06'

N 89°23'54"W

S 03°03'38"E 227.92'

S 10°18'55"W 347.12'

S 19°04'33"W 320.00'

20' SIDE SETBACK

1/2"RBF(DIST.)

FLOOD ZONE "X"

APPROXIMATE LIMITS OF 100 YEAR FLOOD LINE.

FLOOD ZONE "AE"

DITCH

RIP-RAP

6'CLF

EXISTING STORMWATER POND

FIRE TURN AROUND

WETLANDS SHOWN HEREON WERE SCALED PER MAP 3296324.1S PREPARED BY S&ME, DATED 4/4/2012

DIRT ROAD (COUNTY ACCESS TO SEWER EASEMENT)

ARC=500.68', RAD=2924.79' CH=N 67°37'55"E 500.06

IPS

FLOOD ZONE "X"

FLOOD ZONE "AE"

N/F
DEVELOPMENT AUTHORITY OF FULTON COUNTY
DB 47286 PG 217
(TRACT 3)
ZONING M-1

8"DIP PVC

MHSS

CREEK

APPROXIMATE LAND LOT LINE

US FOODS WAREHOUSE
#7950 SPENCE RD.
N/F
USF PROPCO I, LLC
DB 53814 PG 656
ZONING M-1

10' BRICK WALL

24" CMP

ASPHALT

CONCRETE

25 LOADING SPACES

10 TRUCK SPACES

FLUME

SP "STOP"

BRICK GUARD SHACK

1268.84'

S 56°22'28"W

S 33°02'W

168.32'

SITE DATA
ZONING USE: M-2
TOTAL AREA: 20.517 ACRES

FULTON COUNTY, GA
LAND LOT 22 AND 34 DISTRICT 9TH
PARCEL ID: 09F060000340702
BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 20 FT
BACK: 30 FT
IMPERVIOUS COVER ALLOWED: 60%
PROPOSED IMPERVIOUS COVER: 7.0 ACRES OR 34%

BUILDING DATA
BUILDING SQUARE FOOTAGE: 158,600 S.F.
ALLOWABLE BUILDING HEIGHT: 48 FT
NUMBER OF STORIES: 1

PARKING DATA
AUTO: 350/1000 SF < 150,000 SF = 60 SPACES
700/1000 SF > 150000 SF = 2 SPACES
TOTAL = 62 SPACES
OFF STREET LOADING: 1 + 3 + 1/100,000 SF = 20 SPACES
TRAILER: 1/5000 SF = 32 SPACES REQUIRED

PARKING PROVIDED
AUTO: 120 SPACES (6 ADA VAN)
OFF STREET LOADING: 26 SPACES
TRAILER: 32 SPACES

UTILITY PROVIDERS
WATER: FAIRBURN
SEWER: FULTON COUNTY

OWNER/DEVELOPER
ALPHA INDUSTRIAL PROPERTIES
1501 NORTH HALSTED
2ND FLOOR
CHICAGO, IL 60618
(404) 509-6312
GBRADLEY@ALPHAINDPROP.COM

PROJECT ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, LLC
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
ALPHA INDUSTRIAL
OAKLEY INDUSTRIAL

LAND LOT 22 AND 34
9TH DISTRICT
FULTON COUNTY, GEORGIA
5400 SPENCE ROAD

REVISION

	04/27/26	FAIRBURN COMMENTS

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'
DATE: 1/15/26
DRAWN BY: TAYLOR RAPP, P.E.
PROJECT ENGINEER: WESLEY REED, P.E.
QA/QC REVIEWER:

EBERLY PROJECT NUMBER:
25-287

SHEET NUMBER:
C1.0
NOT ISSUED FOR CONSTRUCTION

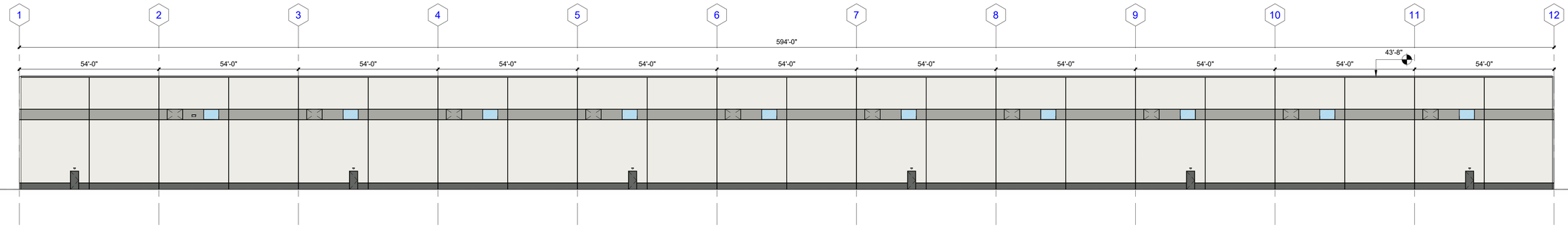
(C) 2023, EBERLY & ASSOCIATES, INC.

C:\Users\wreed\AppData\Local\Temp\AcPublish_34320\25-287 BASE.dwg June 09, 2026

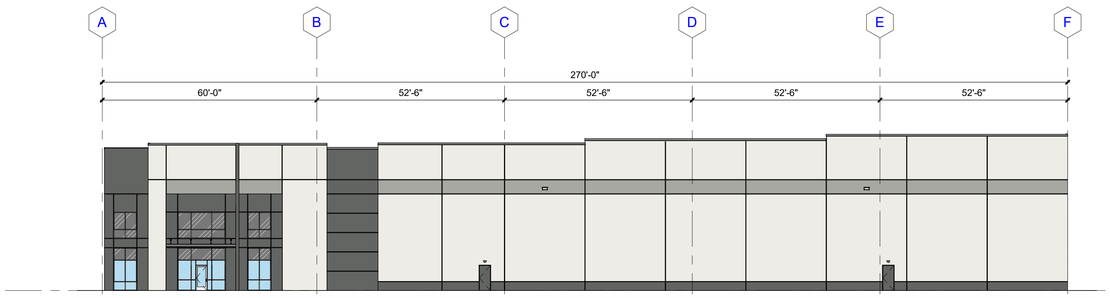
SCHEMATIC EXTERIOR COLOR SCHEME

COLOR A (A)	SHERWIN WILLIAMS SW 7005 PURE WHITE	
COLOR B (B)	SHERWIN WILLIAMS SW 7066 GRAY MATTERS	
COLOR C (C)	SHERWIN WILLIAMS SW 7068 GRIZZLE GRAY	

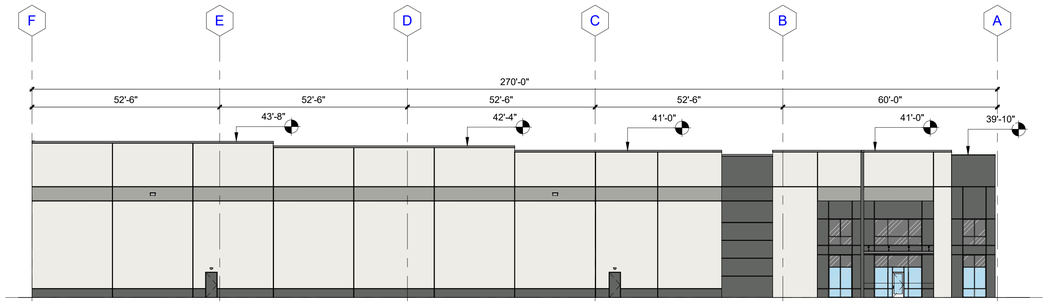
EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT
ROOF METALS / GUTTER / DOWNSPOUTS	PAC-CLAD KYNAR FINISH
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, PAINTED TO MATCH COLOR C
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED
METAL RAMP GUARDRAIL:	GALVANIZED
EXTERIOR STEEL BOLLARDS:	GALVANIZED, PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
ROOF MEMBRANE:	FACTORY WHITE



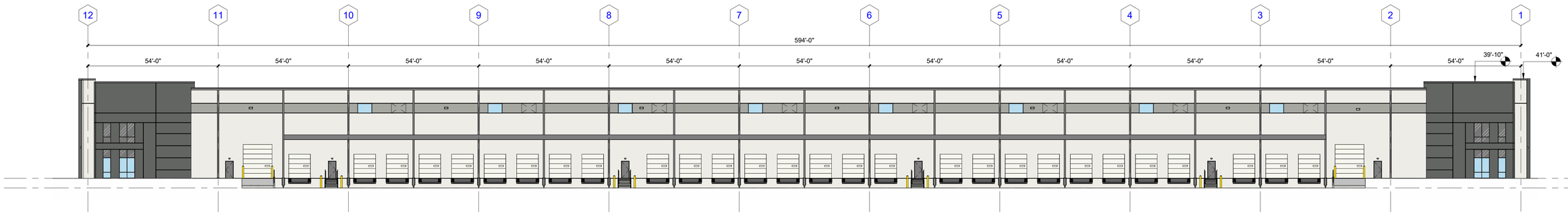
4 SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 WEST ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

ISSUE DATE: 04/03/26

ONE FOUR TWO ARCHITECTURE

ARCO DESIGN/BUILD

OAKLEY ROAD

FAIRBURN, GA

ALPHA INDUSTRIAL PROPERTIES

SCHEMATIC ELEVATIONS

1-30

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Vickers Point - Phase 2

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/02/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 07/13/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
The Planning and Zoning Commission is considering the final plat for Phase 2 of the Vickers Road residential development.

HISTORY:
N/A

FACTS AND ISSUES:
The item before the Planning and Zoning Commission is the consideration of a final plat for Phase 2 of the Vickers Road residential development. 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.

The current plat proposes development of the single-family residential portion of the project. 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 the request and have no outstanding comments.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the final plat for the Vickers Road residential development.

ATTACHMENTS:

1. Vickers Road _Staff Report_Phase 2_PZC
2. 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 2
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 the consideration of a final plat for Phase 2 of the Vickers Road residential development. 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.

Discussion

Staff has reviewed the submitted final plat for consistency with the regulations and conditions established under 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 current plat proposes development of the single-family residential portion of the project. 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 the request and have no outstanding comments.

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.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ENGINEERING CONTACT:

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com
JEREMY FRYDRYCH, P.E.
770.718.0600

SURVEY CONTACT:

DCCM Infrastructure, Inc.
1240 Highway 54 West Ste 707, Fayetteville, Ga 30214
770.718.0600 | DCCM.com
BRANDON C. REGISTER, PLS
678.450.5404

FINAL SUBDIVISION PLAT FOR VICKERS POINT PHASE 2 LOCATED IN LAND LOT 74, 9th DISTRICT CITY OF FAIRBURN FULTON COUNTY, GEORGIA

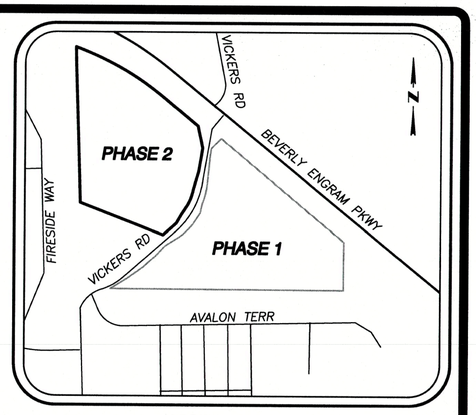
DEVELOPMENT BY: DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

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



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 specifically designated on this plat as private streets.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Fairburn, Georgia, harmless for the period specified in section 77-158(1) from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Fairburn, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Fairburn shall not be liable to the undersigned or subsequent owners in title for the period specified in section 77-158(1) for any claim of damages resulting from negligence in exercising engineering techniques and due 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 16 March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 2/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

LIAM MILANDO NOTARY EXPIRES GEORGIA 10/24/2028 PUBLIC GWINNETT COUNTY

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 16th March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

LIAM MILANDO NOTARY EXPIRES GEORGIA 10/24/2028 PUBLIC GWINNETT COUNTY

REFERENCE PLATS

1. ALTA/NSPS LAND TITLE SURVEY FOR DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/17/23, LAST REVISED 5/2/25.
2. FINAL PLAT OF FIRESIDE HEIGHTS SUBDIVISION, DATED 2/12/79, RECORDED IN PLAT BOOK 115, PG 93 IN FULTON COUNTY, GEORGIA RECORDS.

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 3-5	FINAL PLAT
SHEET 6	CHARTS

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:
09F170100742283, 09F170100742358
ZONING: R-CT
G221067.DRC
3/13/26

NO.	DATE	DESCRIPTIONS

REVISIONS

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 16 day of March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

GEORGIA REGISTERED No 33630 PROFESSIONAL ENGINEER JEREMY FRYDRYCH

ENGINEER CERTIFICATION

I hereby certify that this subdivision was constructed in accordance with the construction plans and specifications which were approved by the city engineer, as well as any approved revisions thereto, and that all applicable engineering requirements of the land subdivision regulations and zoning ordinance have been fulfilled, except as noted below:

JEREMY FRYDRYCH, P.E. #33630 — DATE 3-18-2026

GEORGIA REGISTERED No. 003135 LAND SURVEYOR BRANDON C. REGISTER

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.

BRANDON C. REGISTER #3135 — DATE 3-18-2026

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 — DATE 3-18-2026
bregister@dccm.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2026
www.rochester.dccm.com

SHEET 1 OF 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SITE NOTES

1. TOTAL SITE AREA: 26.438 ACRES
2. TOTAL SITE AREA PHASE 2: 12.649 ACRES
   OPEN SPACE: 3.967 ACRES
   TOTAL LOT AREA: 6.834 ACRES
   PUBLIC RIGHT-OF-WAY AREA: 1.848 ACRES
3. TOTAL NUMBER OF LOTS: 49 (SINGLE FAMILY)
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

Fairburn
Situated to Succeed

January 27, 2022

Lennar Georgia, Inc.
1000 Holcomb Woods Parkway
Building 400, Suite 450
Roswell, GA 30076
Attn: Andy Chandler

Re: City Council Decision - Rezoning 2021178 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 26.665 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:

- 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 3.94 units per acre whichever is less
   b. The lot square footage shall be a minimum of 4,200 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

Fairburn
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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 association 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, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades 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. Upgraded 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 inter-connectivity to the amenities area and mail kiosk. Sidewalks shall be a minimum of five-foot 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 projected 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 cost 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 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

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

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 216,703 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
GDOT	–	GEORGIA DEPARTMENT OF TRANSPORTATION
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
OCS	–	OUTLET CONTROL STRUCTURE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
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
TPOB	–	TRUE POINT OF BEGINNING
-UC-	–	UNDERGROUND COMMUNICATION
WI	–	WEIR INLET
-8"DIP-	–	WATER LINE
WM	–	WATER METER
WMH	–	WATER MANHOLE
WV	–	WATER VALVE

SYMBOLOGY

- BOUNDARY EVIDENCE FOUND
- CURB INLET
- CLEAN OUT SANITARY
- CMF
- DROP INLET
- DWCB
- FIRE HYDRANT
- FLARED END SECTION
- HEADWALL
- ICV – IRRIGATION CONTROL VALVE
- JUNCTION BOX
- LIGHT POLE
- MONUMENT
- OVERFLOW CONTROL STRUCTURE
- SWCB
- SANITARY MANHOLE
- 8"x8"x8" TEE
- WATER METER
- WATER VALVE
- WEIR INLET

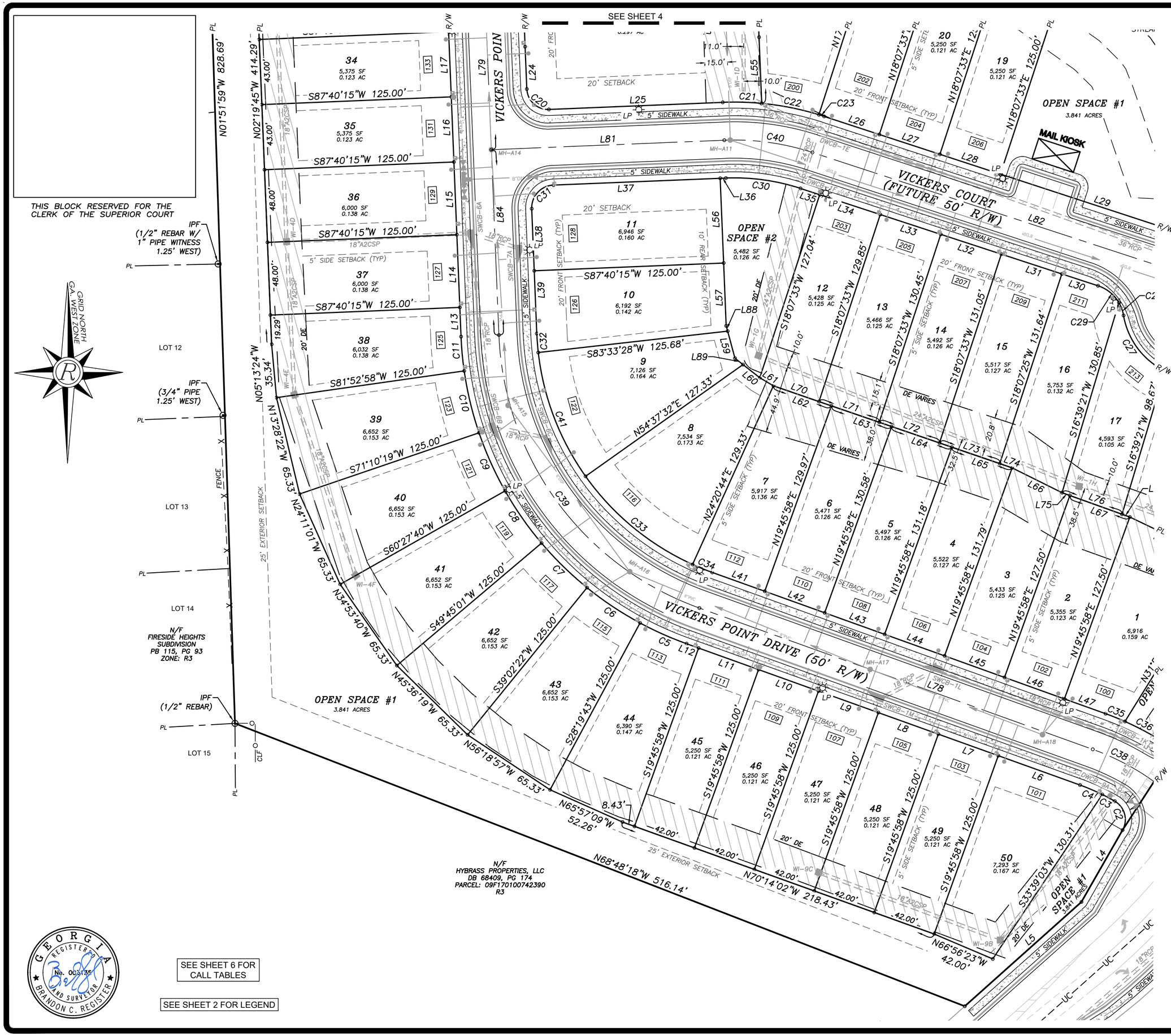
GEORGIA
REGISTERED
No. 003125
LAND SURVEYOR
BRANDON C. REGISTER

DCCM Infrastructure, Inc.
1240 Hwy 54 W. Ste 707, Fayetteville, GA 30214
770.718.0600 | DCCM.com

FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

SHEET 27 OF 27
DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP



DCCM Infrastructure, Inc.
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FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 0' 20' 40' 80'

SHEET 3 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH GA. WEST ZONE

SEE SHEET 6 FOR CALL TABLES

SEE SHEET 2 FOR LEGEND

GEORGIA REGISTERED No. 003435 LAND SURVEYOR BRANDON C. REGISTER

CMF (R/W)

N00°43'25"W 76.78'

R/W

CMF (R/W)

N/F FIRESIDE HEIGHTS SUBDIVISION PB 115, PG 93 ZONE: R3

LOT 7

IPF (1" PIPE 0.3' WEST)

PL

LOT 8

LOT 9

LOT 10

N/F FIRESIDE HEIGHTS SUBDIVISION PB 115, PG 93 ZONE: R3

LOT 11

N01°51'59"W 828.69'

IPF (1/2" REBAR W/ 1" PIPE WITNESS 1.25' WEST)

OPEN SPACE #1
3.841 ACRES

STORMWATER MANAGEMENT FACILITY #1 (SEE VICKERS POINT PHASE 1)

100YR PONDING EL=994.43

BEVERLY ENGRAM PARKWAY (SR 92/SR 138) (R/W VARIES)
GDOT F-168-1(8)

MEDIAN

GUARDRAIL

S59°53'37"E
CHD=602.65
ARC=605.57
RAD=1779.86

75' IMPERVIOUS SETBACK

50' STREAM BUFFER

25' STATE BUFFER

EX. HW

WETLANDS

INTERMITTENT STREAM

CMF (R/W)

N50°08'48"W 245.67'

25' EXTERIOR SETBACK

VICKERS POINT DRIVE (50' R/W)

VICKERS COURT (FUTURE 50' R/W)

N02°19'45"W 414.29'

S87°40'15"W 125.00'

N87°40'15"E 145.55'

N87°40'15"E 130.84'

N87°40'15"E 128.57'

N87°40'15"E 152.76'

N87°40'15"E 154.37'

S72°16'02"E 85.65'

S71°52'34"E 126.59'

N17°49'51"E 125.03'

N18°07'33"E 125.00'

N18°07'33"E 125.00'

N18°07'33"E 125.00'

S87°40'15"W 128.49'

S87°40'15"W 125.00'

29	5,639 SF	0.129 AC	
28	6,052 SF	0.139 AC	
30	5,271 SF	0.121 AC	
27	5,316 SF	0.122 AC	
31	5,375 SF	0.123 AC	
26	7,350 SF	0.169 AC	
32	5,375 SF	0.123 AC	
25	8,021 SF	0.184 AC	
33	5,375 SF	0.123 AC	
24	12,940 SF	0.297 AC	
22	7,902 SF	0.181 AC	
34	5,375 SF	0.123 AC	
21	5,284 SF	0.121 AC	
20	5,250 SF	0.121 AC	
19	5,250 SF	0.121 AC	
35	5,375 SF	0.123 AC	
36	6,000 SF	0.138 AC	
11	6,946 SF	0.160 AC	
OPEN SPACE #2	5,482 SF	0.126 AC	

OPEN SPACE #1
3.841 ACRES

MAIL KIOS

SEE SHEET 3

SEE SHEET 5

GRAPHIC SCALE
0' 20' 40' 80'

NO.	DATE	DESCRIPTION
		REVISIONS

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 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

SHEET 4 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

SEE SHEET 4

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SEE SHEET 4

SEE SHEETS 3 & 4

SEE SHEET 3

VICKERS COURT (FUTURE 50' R/W)

VICKERS POINT DRIVE (50' R/W)

VICKERS ROAD (R/W VARIES) (NO DEED FOUND)

OPEN SPACE #1
3.841 ACRES

OPEN SPACE #2
5,482 SF
0.126 AC

OPEN SPACE #1
3.841 ACRES

OPEN SPACE #1
3.841 ACRES

20' WIDE ACCESS DRIVE

MAIL KIOSK

INTERMITTENT STREAM

GUARDRAIL

25' STATE BUFFER

50' STREAM BUFFER

75' IMPERVIOUS SETBACK

25' EXTERIOR SETBACK

15' EXTERIOR SETBACK

CMF (R/W) N=1303275.57 E=2171553.78

GRID NORTH GA. WEST ZONE

N/F HYBRASS PROPERTIES, LLC DB 68409, PG 174 PARCEL: 09F170100742390 R3

N/F VICKERS POINT PHASE 1

SEE SHEET 6 FOR CALL TABLES

SEE SHEET 2 FOR LEGEND

GRAPHIC SCALE 0' 20' 40' 80'

GEORGIA REGISTERED No. 003135 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 2

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

SHEET 5 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

BOUNDARY CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C1	S18°43'47"W	93.33	93.63	338.83
L1	S09°24'17"W	134.92		
L2	S16°22'12"W	103.79		
L3	S32°59'41"W	78.82		
L4	S29°45'09"W	54.65		
L5	S48°12'01"W	103.17		

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C2	S15°03'22"E	19.73	21.90	14.00
C3	N61°46'31"W	9.33	9.34	140.00
C4	N66°57'35"W	15.99	16.00	140.00
C5	N65°57'09"W	33.59	33.62	225.00
C6	N56°18'57"W	42.00	42.06	225.00
C7	N45°36'18"W	42.00	42.06	225.00
C8	N34°53'40"W	42.00	42.06	225.00
C9	N24°11'01"W	42.00	42.06	225.00
C10	N13°28'22"W	42.00	42.06	225.00
C11	N05°13'24"W	22.72	22.73	225.00
C12	N08°26'13"E	18.68	18.79	50.00
C13	N33°36'58"E	24.89	25.16	50.00
C14	N77°45'58"E	49.60	51.90	50.00
C15	S51°24'05"E	35.99	36.82	50.00
C16	S05°25'56"E	42.06	43.41	50.00
C17	S39°52'48"W	34.92	35.67	50.00
C18	S36°55'27"W	33.75	34.71	42.50
C19	S05°36'01"W	11.73	11.76	42.50
C20	S47°19'45"E	19.80	21.99	14.00
C21	S88°26'59"E	25.71	25.73	190.00
C22	S78°45'59"E	38.43	38.50	190.00
C23	S72°25'05"E	3.61	3.61	190.00
C24	S87°58'54"E	7.77	7.87	14.00
C25	S21°15'31"E	99.22	144.57	50.00
C26	S88°50'50"W	45.83	47.61	50.00
C27	N36°43'16"W	45.64	47.40	50.00
C28	N19°56'30"W	9.01	9.06	25.00
C29	N51°05'47"W	17.74	18.13	25.00
C30	N82°06'06"W	49.72	49.98	140.00
C31	S42°40'15"W	21.21	23.56	15.00
C32	S04°23'09"E	12.56	12.56	175.00
C33	S50°30'52"E	91.41	92.48	175.00
C34	S67°56'39"E	13.98	13.99	175.00
C35	S68°09'50"E	13.76	13.77	190.00
C36	S62°25'14"E	24.31	24.32	190.00
C37	N73°56'47"E	20.58	23.12	14.00

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L6	N70°14'02"W	57.23		
L7	N70°14'02"W	42.00		
L8	N70°14'02"W	42.00		
L9	N70°14'02"W	42.00		
L10	N70°14'02"W	42.00		
L11	N70°14'02"W	42.00		
L12	N70°14'02"W	8.43		
L13	N02°19'45"W	19.29		
L14	N02°19'45"W	48.00		
L15	N02°19'45"W	48.00		
L16	N02°19'45"W	43.00		
L17	N02°19'45"W	43.00		
L18	N02°19'45"W	43.00		
L19	N02°19'45"W	43.00		
L20	N02°19'45"W	43.00		
L21	N02°19'45"W	23.65		
L22	S02°19'45"E	40.39		
L23	S02°19'45"E	42.00		
L24	S02°19'45"E	28.00		
L25	N87°40'15"E	114.72		
L26	S71°52'27"E	38.34		
L27	S71°52'27"E	42.00		
L28	S71°52'27"E	42.00		
L29	S71°52'27"E	116.35		
L30	N71°52'27"W	25.07		
L31	N71°52'27"W	42.00		
L32	N71°52'27"W	42.00		
L33	N71°52'27"W	42.00		
L34	N71°52'27"W	42.00		
L35	N71°52'27"W	13.33		
L36	S87°40'15"W	3.72		
L37	S87°40'15"W	110.00		
L38	S02°19'45"E	40.95		
L39	S02°19'45"E	41.45		
L41	S70°14'02"E	36.81		
L42	S70°14'02"E	42.00		

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L43	S70°14'02"E	42.00		
L44	S70°14'02"E	42.00		
L45	S70°14'02"E	42.00		
L46	S70°14'02"E	42.00		
L47	S70°14'02"E	28.85		
L48	N41°58'14"W	28.37		
L49	N17°30'09"E	19.58		
L50	S10°14'57"E	42.40		
L51	S02°19'45"E	42.00		
L52	S19°18'23"W	55.94		
L53	N02°19'45"W	52.00		
L54	N02°19'45"W	42.00		
L55	N02°19'45"W	43.74		
L56	S02°19'45"E	55.95		
L57	S02°19'45"E	41.45		
L59	S15°08'34"E	18.55		
L60	S51°53'27"E	14.06		
L61	S59°17'49"E	10.44		
L62	S70°55'57"E	40.46		
L63	S71°03'34"E	42.00		
L64	S71°03'34"E	42.00		
L65	S71°03'34"E	42.00		
L66	S63°31'56"E	36.75		
L67	S70°14'02"E	42.00		
L68	S64°22'18"E	48.41		
L69	S57°17'55"E	20.35		
L70	S70°53'53"E	31.82		
L71	S71°03'34"E	42.00		
L72	S71°03'34"E	42.00		
L73	S71°03'34"E	42.01		
L74	S71°03'34"E	8.64		
L75	S70°14'02"E	5.50		
L76	S70°14'02"E	42.06		
L77	S70°14'02"E	5.44		

RIGHT OF WAY & LOT CALL TABLE		
LINE #	CHORD BEARING	CHORD LENGTH (FT)
L88	S15°08'34"E	3.63
L89	S51°53'27"E	6.73

GEORGIA
REGISTERED
No. 3035
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 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET 9 OF 17

DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CENTERLINE CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C38	N62°17'01"W	45.64	45.79	165.00
C39	N36°16'53"W	223.40	237.03	200.00
C40	S82°06'06"E	58.59	58.91	165.00
L78	N70°14'02"W	275.66		
L79	N02°19'45"W	353.94		
L80	N87°40'15"E	25.00		
L81	N87°40'15"E	153.72		
L82	S71°52'27"E	272.81		
L83	S18°07'33"W	15.15		
L84	N02°19'45"W	122.40		
L85	S02°19'45"E	231.54		

GEORGIA REGISTERED No. 003135 LAND SURVEYOR BRANDON C. REGISTER

DCCM Infrastructure, Inc.
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770.718.0600 | DCCM.com

FINAL SUBDIVISION PLAT FOR
VICKERS POINT
PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET 7 OF 7
DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP