City of Fairburn
Planning and Zoning
Agenda

September 1, 2026
7:00 PM

Michelle James, Chairperson

Elizabeth Echols, Commissioner
Lina Parker, Commissioner
LaVone Deavers, 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:

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):
5. Primary Variance - Sign Height: Chick-fil-A (8032 Senoia Road):

IX. New Business:

6. Final Plat: 6370 Campbellton Fairburn Road:
7. Concept Plan: Carvana Expansion:
8. Use Permit - Truck Terminal: RoadOne Intermodalogistics (7645 Bishop Road):
9. Rezoning - AG to R-1: Custom Dwelling (0 Bohannon Road):

10. Rezoning - R-3 to R-CT: Campbell Commons (0 Campbellton Fairburn Road):

X. Adjournment:

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

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: NexMetro Rezoning and Variance

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 08/28/2026 **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 consider a request to table the NextMetro review.

HISTORY:
N/A

FACTS AND ISSUES:
The applicant submitted an update to the Milam Road Concept Plan on 08/28/2026. The engineering team is currently reviewing this submittal for compliance with prior comments and applicable standards. That review has not yet been completed. As part of the ongoing compliance review, engineering has flagged an item related to the proposed concrete apron(s) (commercial driveways) along Milam Road. Because engineering's compliance review is still in progress and this item has not been fully resolved, the submittal is not ready for review at this time.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends this item be tabled until the next scheduled meeting to allow the applicant time to address the concrete apron comment and any other outstanding items identified during this review cycle, and to allow engineering staff to confirm the revisions prior to the item returning for consideration.

ATTACHMENTS:
None

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]

(31) RIGHT OF WAY DEED. recorded in Deed Book 9743, Page 275, Fulton County Records. [CANNOT BE PLOTTED WITH ANY REASONABLE SURVEYING CERTAINTY]

(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"

L1 L2 L3 L4 L5 L6

S 89°16'48" E 205.00'

RIGHT-OF-WAY MONUMENT NO. 60001
GEORGIA HIGHWAY PROJECT NO. 0007004
DB 54581, PG 617

S 39°53'59" W 78.02'(D)
N 39°53'40" E 77.79'

N 00°04'51" W 137.63'(D)
N 00°06'34" W 137.64'
N 00°05'50" W 92.32'

CRS "ESP"

RF-1/2"

HARDWOOD10/18

HARDWOOD10/18

CURB/ASPHALT IS SOUTH OF LINE

N 89°55'09" W 264.32'(D)
N 89°55'27" W 264.38'

(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

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'

18" CMP

CRS "ESP"

MNS

ASPHALT

35' SETBACK

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

STORM SEWER MANHOLE
TOP=970.77'
INV=963.32'

18" CMP

STORM SEWER MANHOLE
TOP=970.89'
INV=964.04'

"NO PARKING" SIGN

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

50' SETBACK

35' SETBACK

STORM SEWER MANHOLE
TOP=971.55'
INV=965.30'

16" CPP

RENAISSANCE PARKWAY
MULTI LANE ASPHALT PAVED PRIVATE ROADWAY

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

CP#2

CP#1

CRF-1/2" LSF000538

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

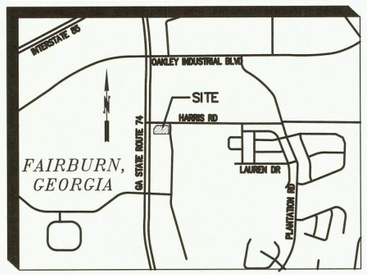
ASPHALT

GRATE INLET
TOP=972.13'
INV=965.83'

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'**

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



VICINITY MAP
NOT TO SCALE

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

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	

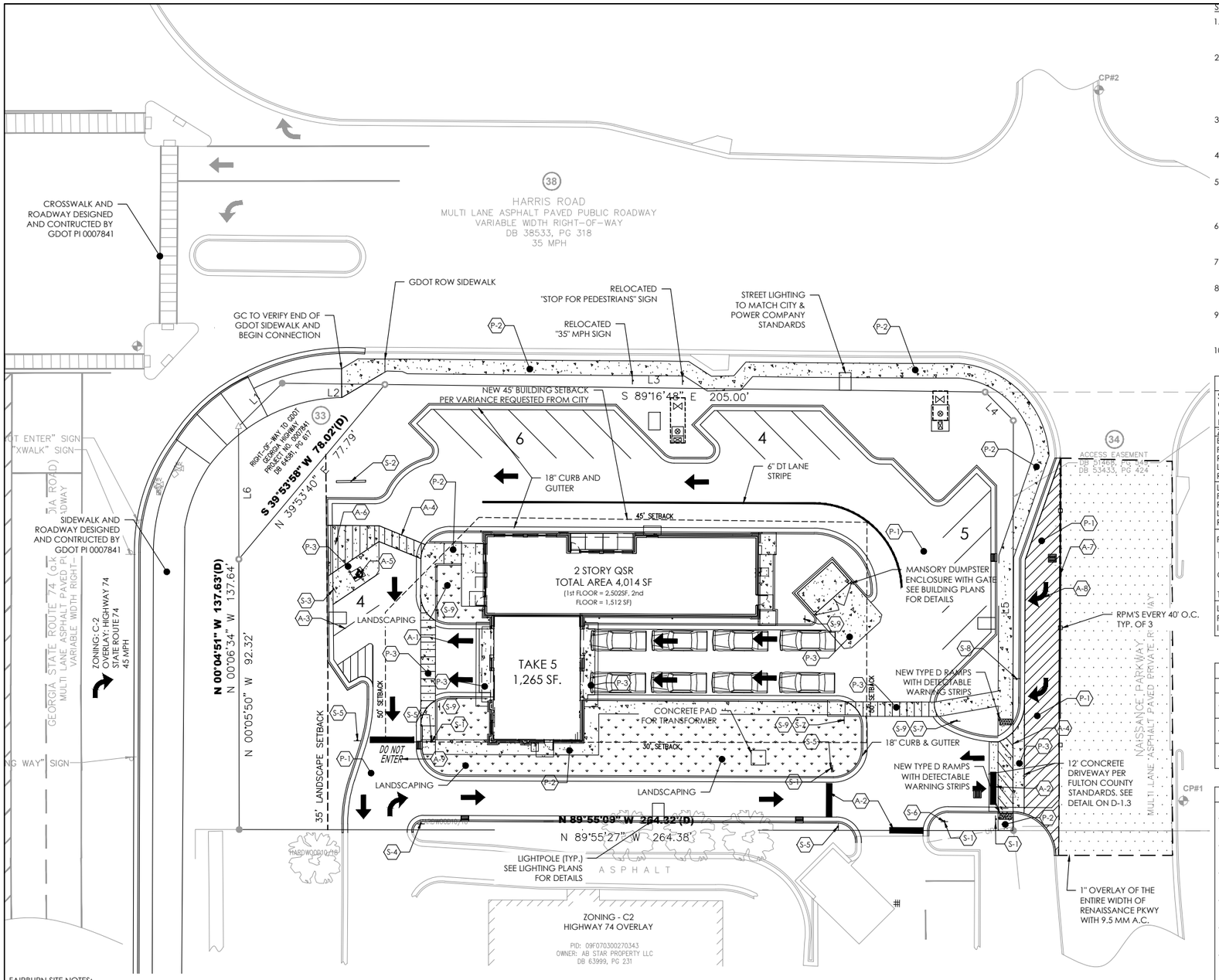
REVISIONS

No.	DATE	BY	REVIEW

-DESCRIPTION-
ALTA/NSPS LAND TITLE SURVEY

ESP PROJ. NO.
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

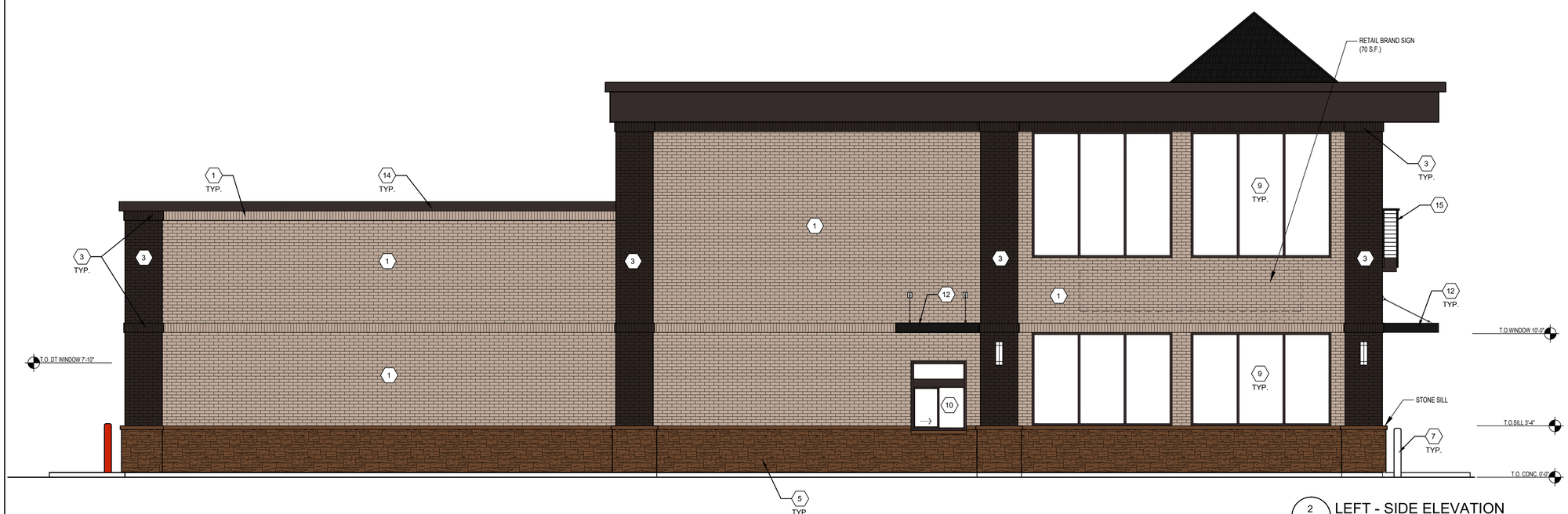
P.M.	TC	REV.	5
DRAWN	ZK	REV. DATE	02.16.26
CHECKED	TC	INITIAL DATE	04.22.25

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

BY	DESCRIPTION	DATE	REV

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 & 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’.

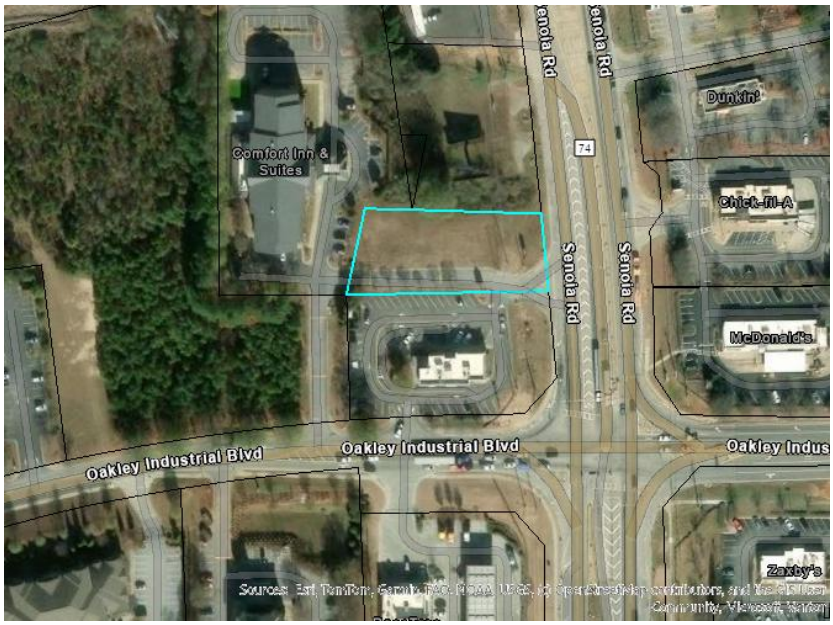
Agent/Applicant/Petitioner Information

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

Hall Buckley

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

Hall Buckley

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).

20853
0081

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

20853
0082

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

-2-

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0083

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.

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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

Parcel No. 9B 6.

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.

Appendix "A" – Annex 1

Parcel No. 9B 9.

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

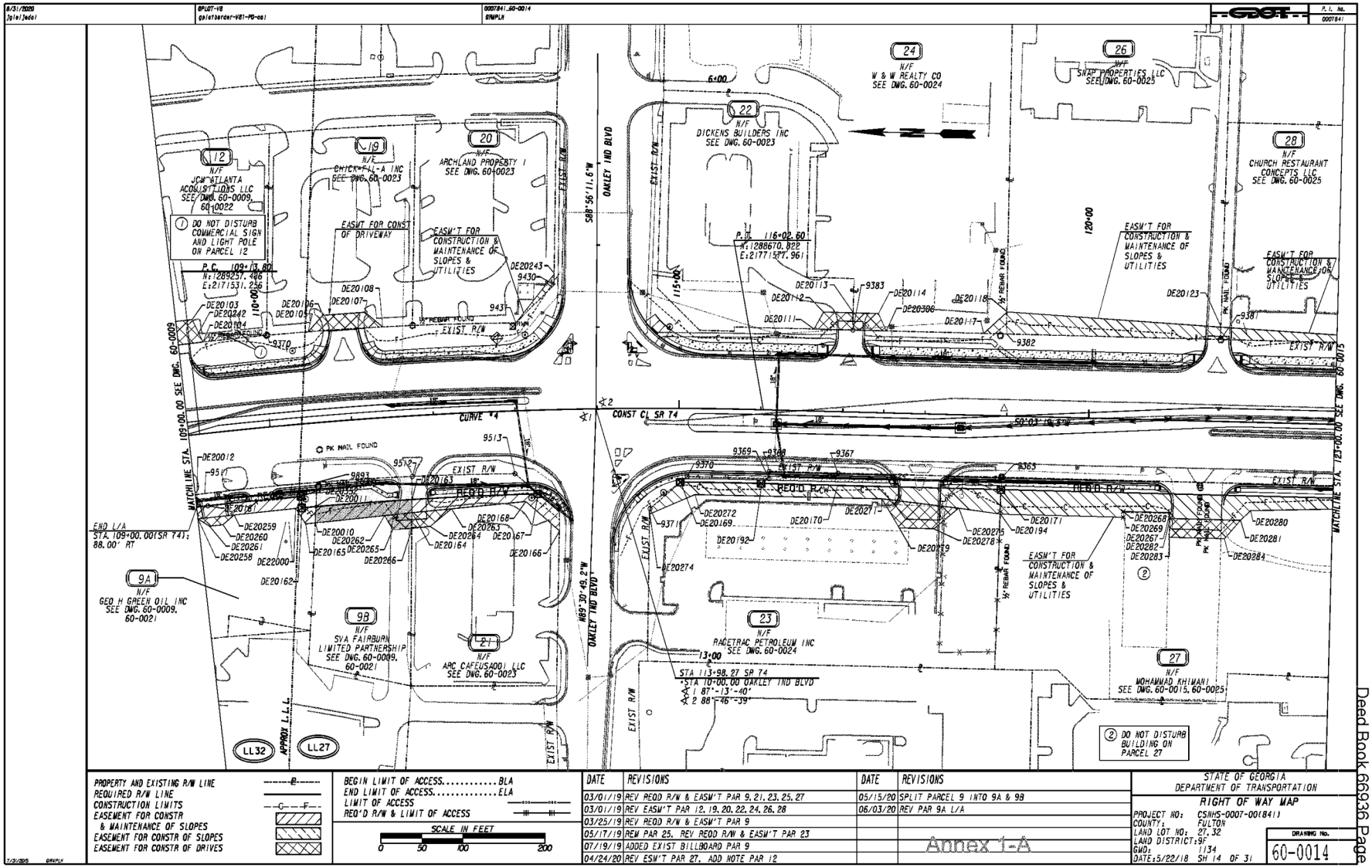
Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

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.


P.I. No. 0007841
GDOT
24 N/F W & W REALTY CO SEE DWG. 60-0024
26 N/F SNAP PROPERTIES LLC SEE DWG. 60-0025
22 N/F DICKENS BUILDERS INC SEE DWG. 60-0023
28 N/F CHURCH RESTAURANT CONCEPTS LLC SEE DWG. 60-0025
12 N/F JCW ATLANTA ACOUSTICIONS 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
DO NOT DISTURB COMMERCIAL SIGN AND LIGHT POLE ON PARCEL 12
EASM'T FOR CONST OF DRIVEWAY
EASM'T FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES
OAKLEY IND BLVD
CONST CL SR 74
CURVE #4
EXIST R/W
RE'QD R/W
PK NAIL FOUND
½" REBAR FOUND
WATCHLINE STA. 109+00.00 SEE DWG. 60-0009
WATCHLINE STA. 123+00.00 SEE DWG. 60-0015
END L/A STA. 109+00.00(SR 74); 88.00' RT
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 KHIWANI SEE DWG. 60-0015, 60-0025
STA 113+98.27 SR 74
STA 10+00.00 OAKLEY IND BLVD
DO NOT DISTURB BUILDING ON PARCEL 27
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
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

6/21/2020 jgle|jedel | GPLOT-V8 gp|stborder-V81-PG-ca1 | 0007841/PNTB 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 = 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/	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.

7/31/2020 GRAPLN

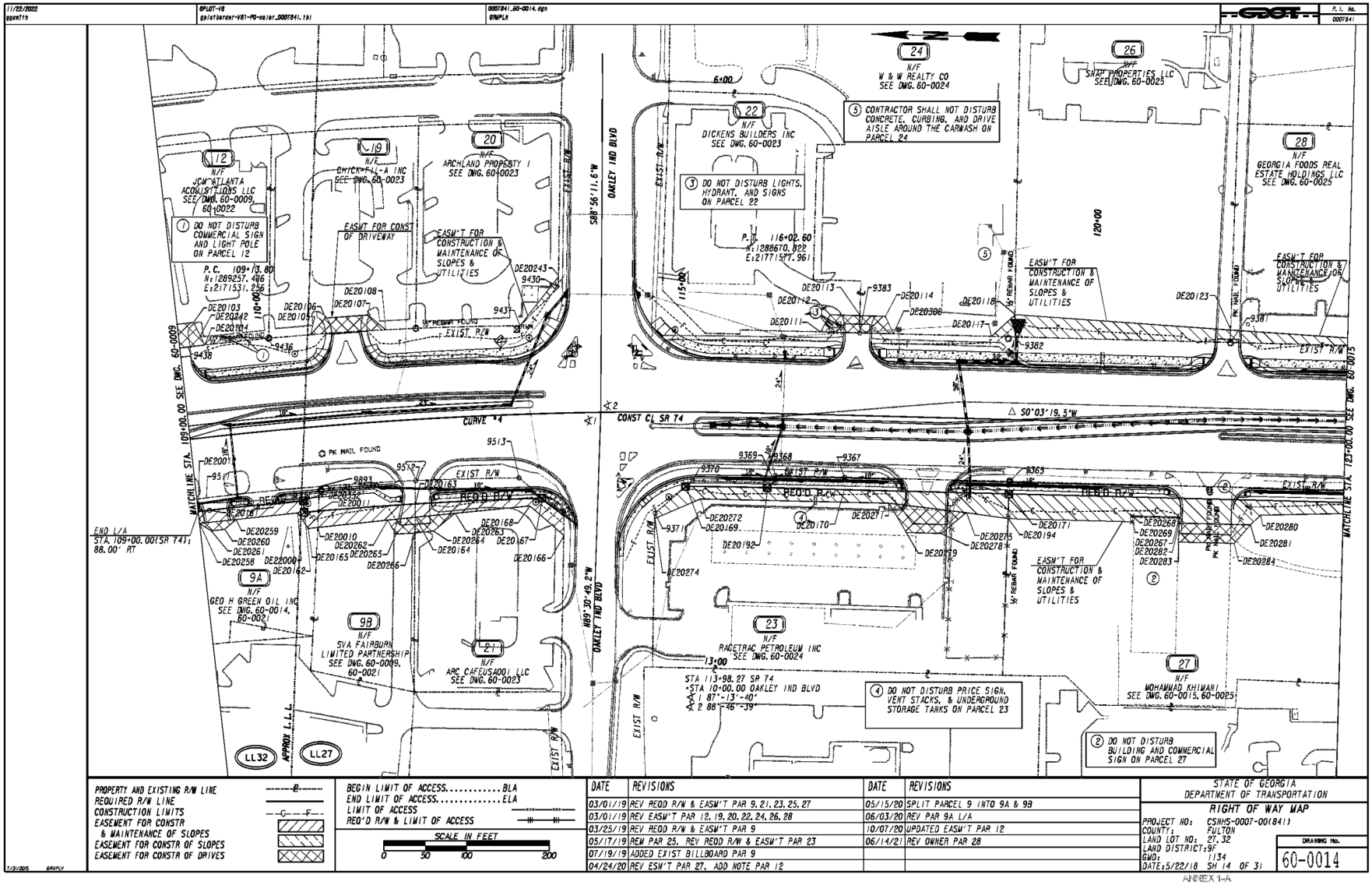
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

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


11/22/2022
cgantt
@PLOT-V8
gb\stborder-V81-PG-color_0007841.tbl
0007841_60-0014.dgn
@MAPLN
P. I. No. 0007841
24
N/F
W & W REALTY CO
SEE DWG. 60-0024
26
N/F
SNAP PROPERTIES LLC
SEE DWG. 60-0025
22
N/F
DICKENS BUILDERS INC
SEE DWG. 60-0023
20
N/F
ARCHLAND PROPERTY I
SEE DWG. 60-0023
19
N/F
CHICK-FIL-A INC
SEE DWG. 60-0023
12
N/F
JCW ATLANTA ACQUISITIONS LLC
SEE DWG. 60-0009, 60-0022
28
N/F
GEORGIA FOODS REAL ESTATE HOLDINGS LLC
SEE DWG. 60-0025
(5) CONTRACTOR SHALL NOT DISTURB CONCRETE, CURBING, AND DRIVE AISLE AROUND THE CARWASH ON PARCEL 24
(3) DO NOT DISTURB LIGHTS, HYDRANT, AND SIGNS ON PARCEL 22
(1) DO NOT DISTURB COMMERCIAL SIGN AND LIGHT POLE ON PARCEL 12
EASM'T FOR CONST OF DRIVEWAY
EASM'T FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES
OAKLEY IND BLVD
S88°56'11.6"W
CONST CL SR 74
CURVE #4
S0°03'19.5"W
EXIST R/W
REQ'D R/W
WATCHLINE STA. 109+00.00 SEE DWG. 60-0009
WATCHLINE STA. 123+00.00 SEE DWG. 60-0015
END L/A STA. 109+00.00(SR 74); 88.00' RT
9A
N/F
GEO H GREEN OIL INC
SEE DWG. 60-0014, 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 KHIWANI
SEE DWG. 60-0015, 60-0025
(4) DO NOT DISTURB PRICE SIGN, VENT STACKS, & UNDERGROUND STORAGE TANKS ON PARCEL 23
(2) DO NOT DISTURB BUILDING AND COMMERCIAL SIGN ON PARCEL 27
STA 113+98.27 SR 74
STA 10+00.00 OAKLEY IND BLVD
Δ 87°-13'-40"
Δ 88°-46'-39"
LL32
LL27
APPROX L-L-L
PK NAIL FOUND
½" REBAR FOUND
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
7/31/2025 @MAPLN
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.

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
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 $\pm$ 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

RIP-RAP

30"HDPE

OCS

S01°28'23"W
138.37'

N00°48'49"E
167.12'

18"CMP

48"HDPE

36"HDPE

BOLLARD (TYP.)

IPF 1/2" REBAR

RWM CRUSHED (6.3' WEST OF PROPERTY CORNER)

24"C&G

SIDEWALK

SSMH PAVEDOVER

30"RCP

18"RCP

15"CPP (APP.D.)

ARC=133.99'
R=1959.86'
S70°34'42"W
CH=133.96'

811
Know what's below.
Call before you dig.

REVISIONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

PEC+ 60 YEARS
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(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

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

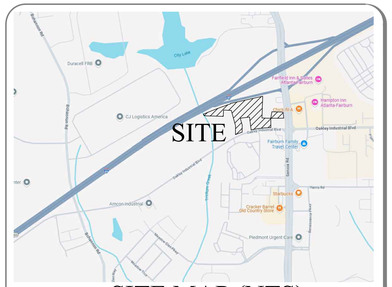
FULTON COUNTY
GEORGIA

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
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(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 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 northerly 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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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 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

0 25 50 100

J:\2025\25080.00\Sub\Drawings\25080.00 - ALTA.dwg - MSabolski - 6/10/2025 9:58 AM

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

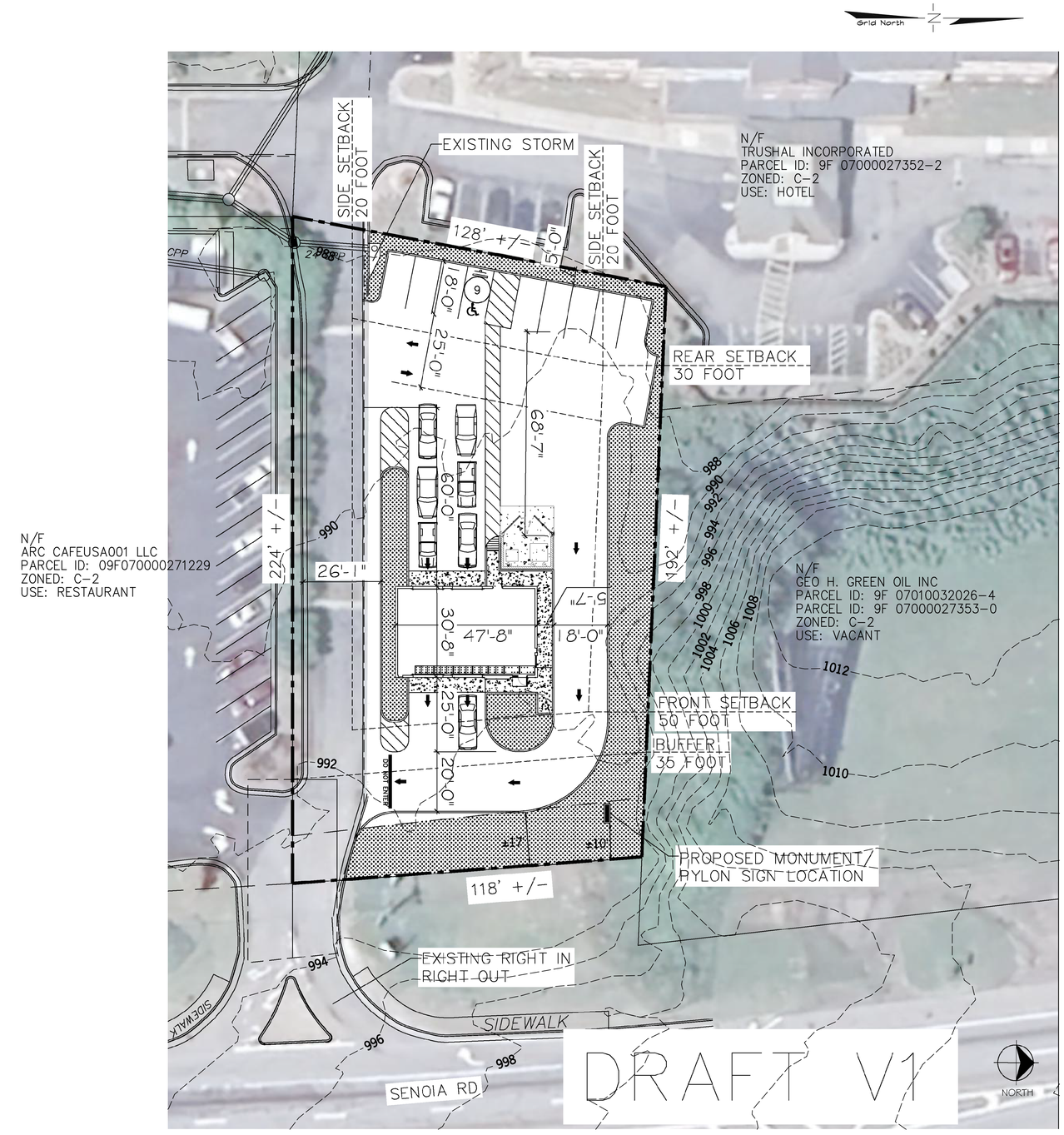
ENGINEER:
LAND ENGINEERING AND DEVELOPMENT
175 GEORGIA AVE E
FAYETTEVILLE, GA 30214
P:678-432-5720 F:678-432-5463

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

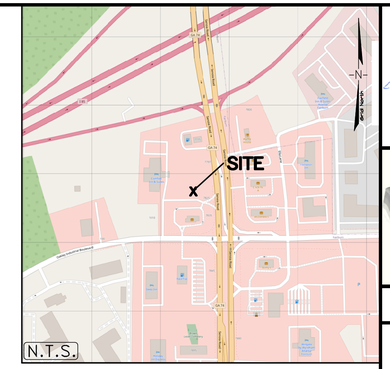
USAGE:	AUTO SERVICE
REQUIRED:	3 SPACES PER BAY 3 SPACES/BAY x 2 BAYS = 6 SPACES
PROVIDED:	8 STANDARD SPACES (PROPOSED) 1 ADA SPACE (PROPOSED) 9 TOTAL SPACES



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

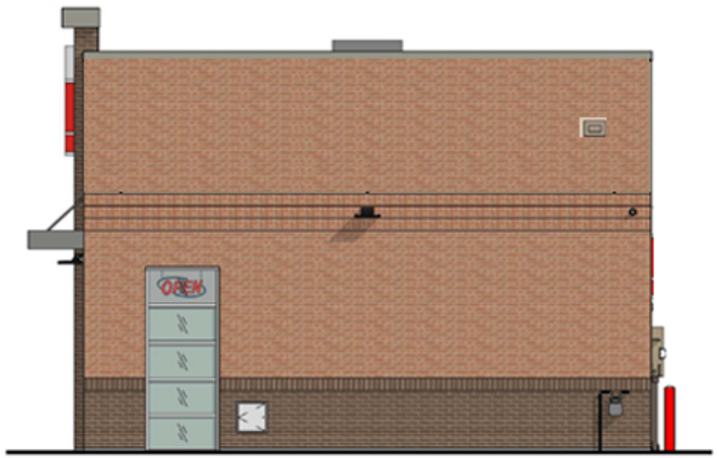
1 OF 1 SHEETS

© LAND ENGINEERING AND DEVELOPMENT

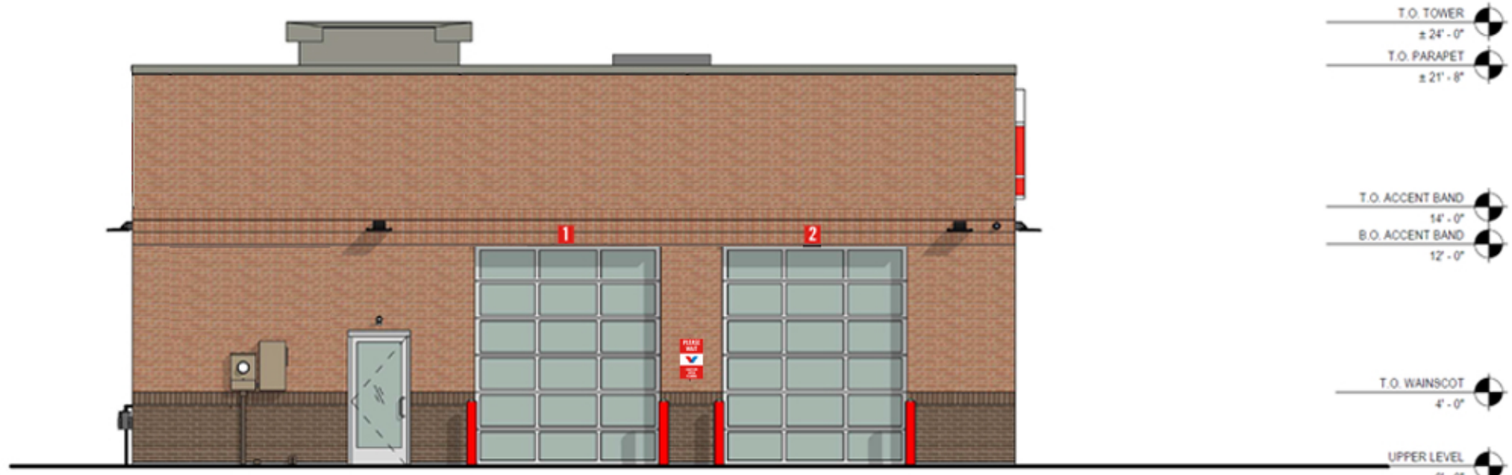
LEGEND

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

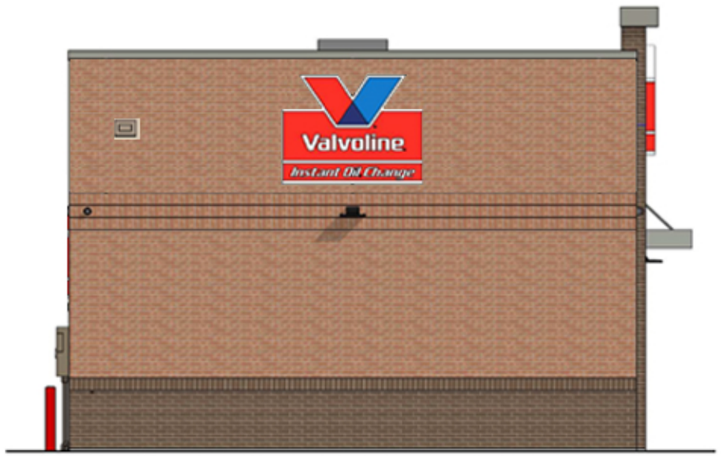
811 Know what's below Call before you dig.
UTILITY PROTECTION CENTER
1-800-282-7411
770-623-4344



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"

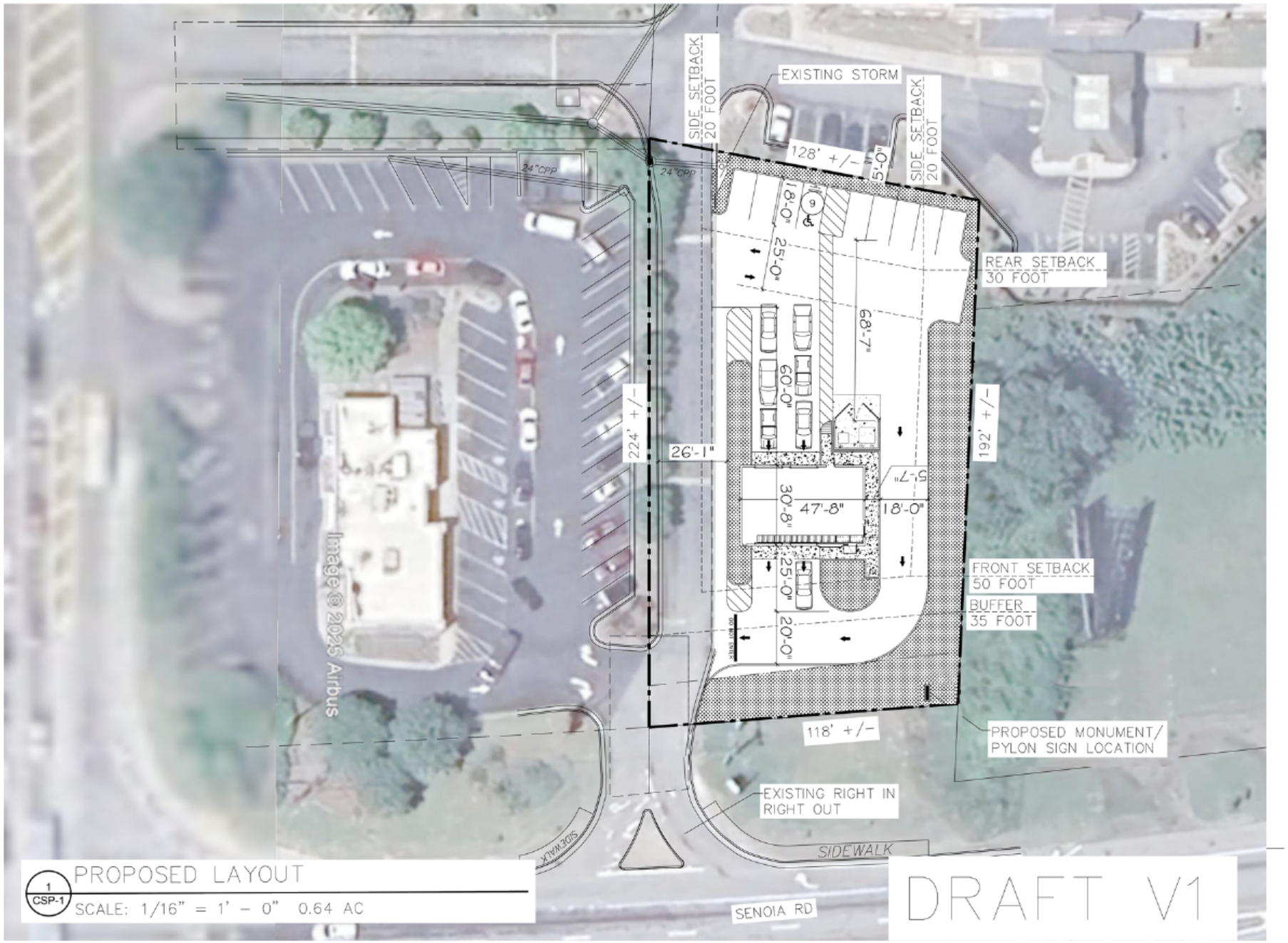
EXTERIOR FINISHES - BRICK / BRICK / CMU

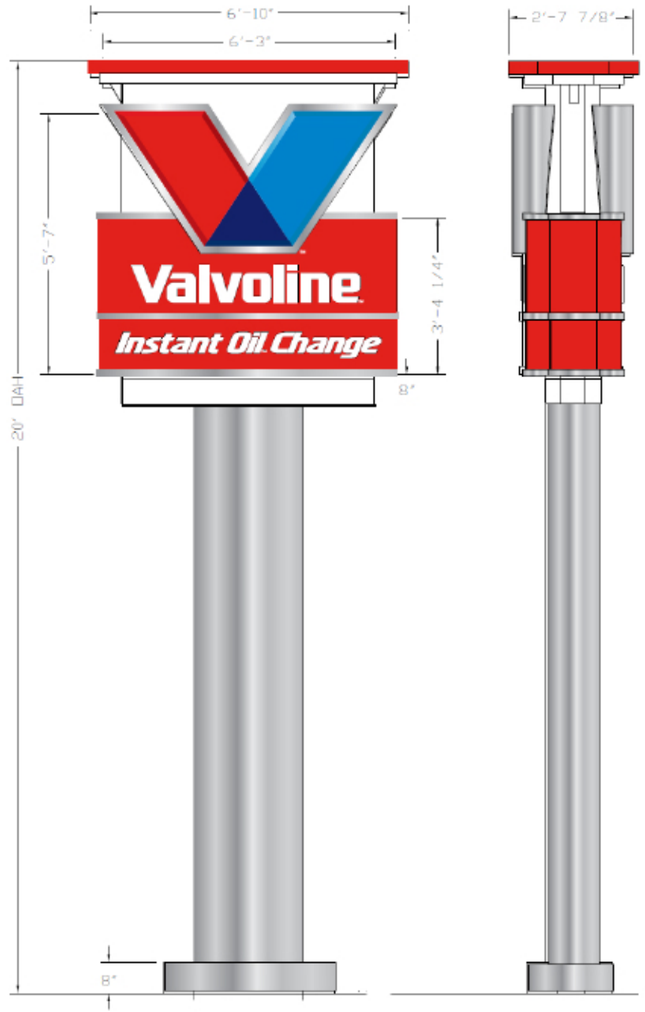
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "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

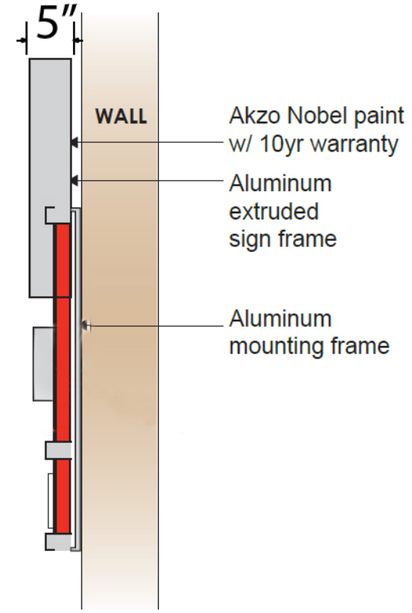




Fairburn, GA - Senoia Rd



FRONT VIEW



SIDE VIEW



NIGHT VIEW

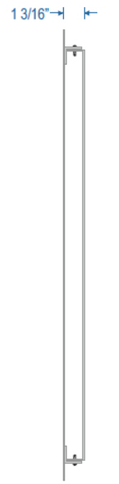


ANGLE VIEW

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

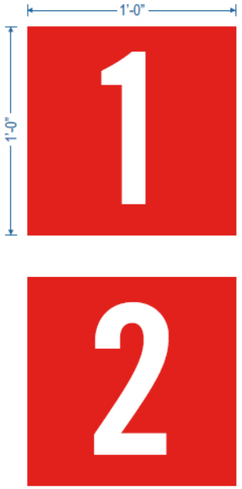




END VIEW
NTS

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 & 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’.

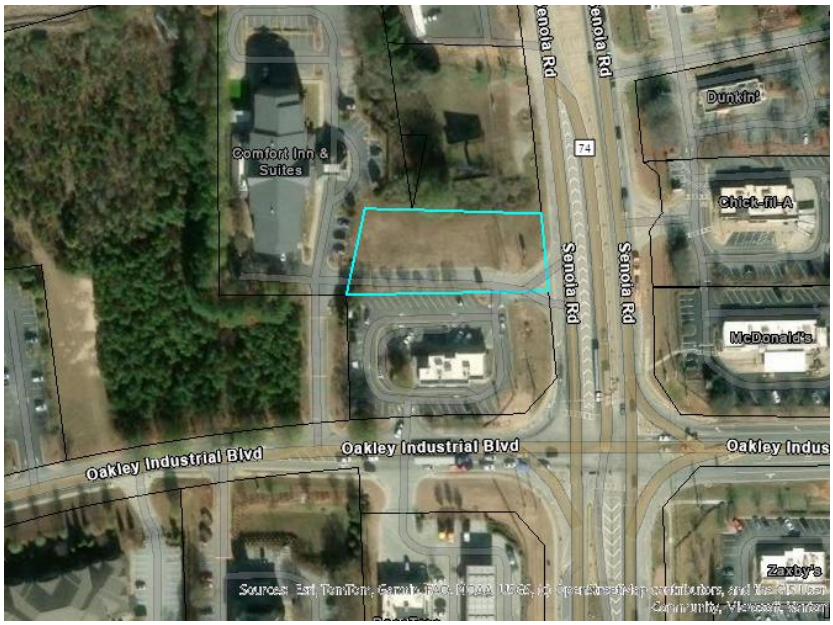
Agent/Applicant/Petitioner Information

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).

20853
0081

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

20853
0082

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

-2-

20853
0083

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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0090

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

Parcel No. 9B 6.

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

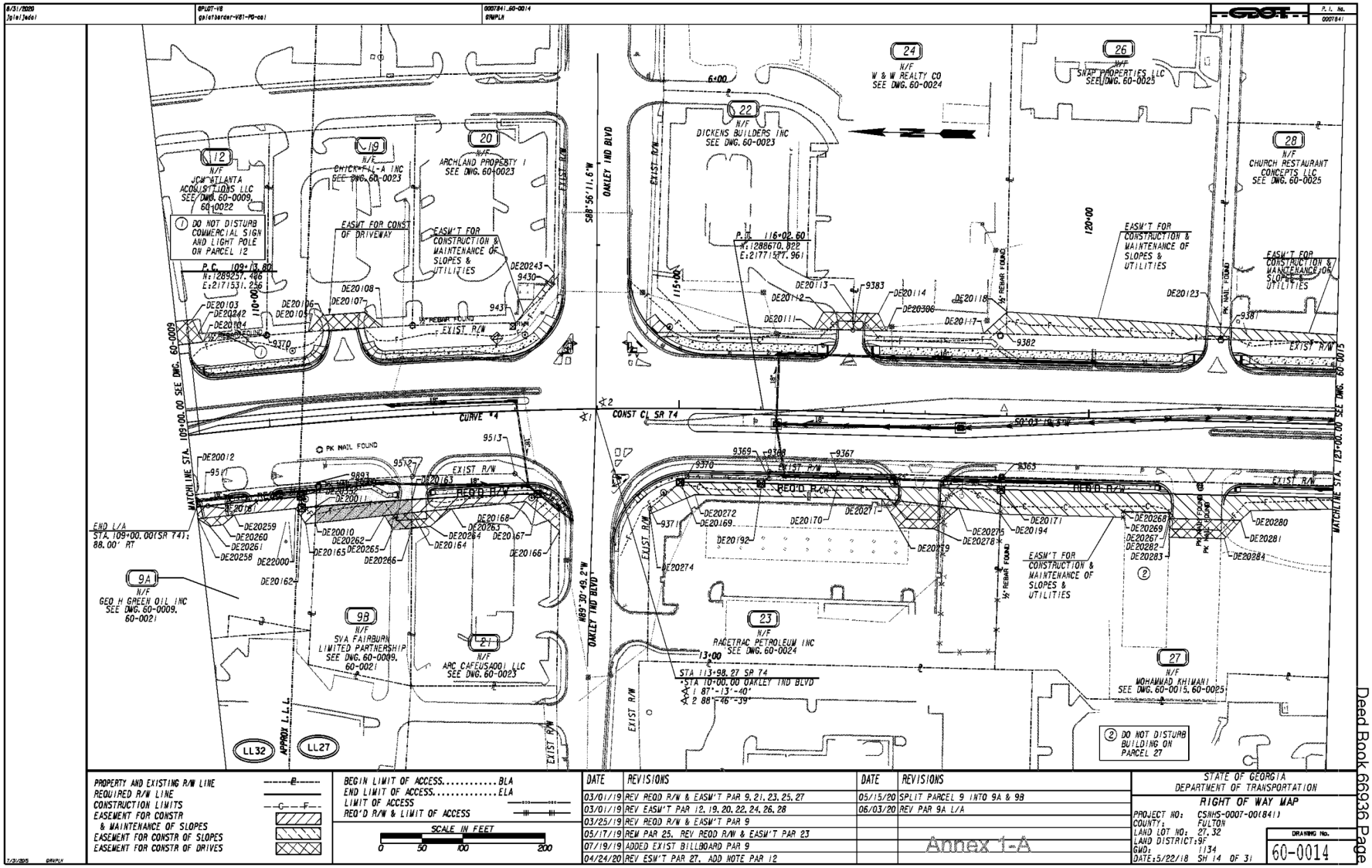
Project No. CSNHS-0007-00(841), P.I. 0007841, Fulton County

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.


OAKLEY IND BLVD
CONST CL SR 74
CURVE #4
EXIST R/W
REQ'D R/W
EASM'T FOR CONSTRUCTION & MAINTENANCE OF SLOPES & UTILITIES
EASM'T FOR CONST OF DRIVEWAY
DO NOT DISTURB COMMERCIAL SIGN AND LIGHT POLE ON PARCEL 12
DO NOT DISTURB BUILDING ON PARCEL 27
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
12 N/F JCW ATLANTA ACOUSTICIONS 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
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
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
P. I. No. 0007841

8/31/2020 jgle|jedel | @PLOT-V8 gb|stborder-V81-PG-ca1 | 0007841|RWTB 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	108+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 2.00 FT EASM'T. (04 COUNTY R/W) & VARIABLE WIDTH 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

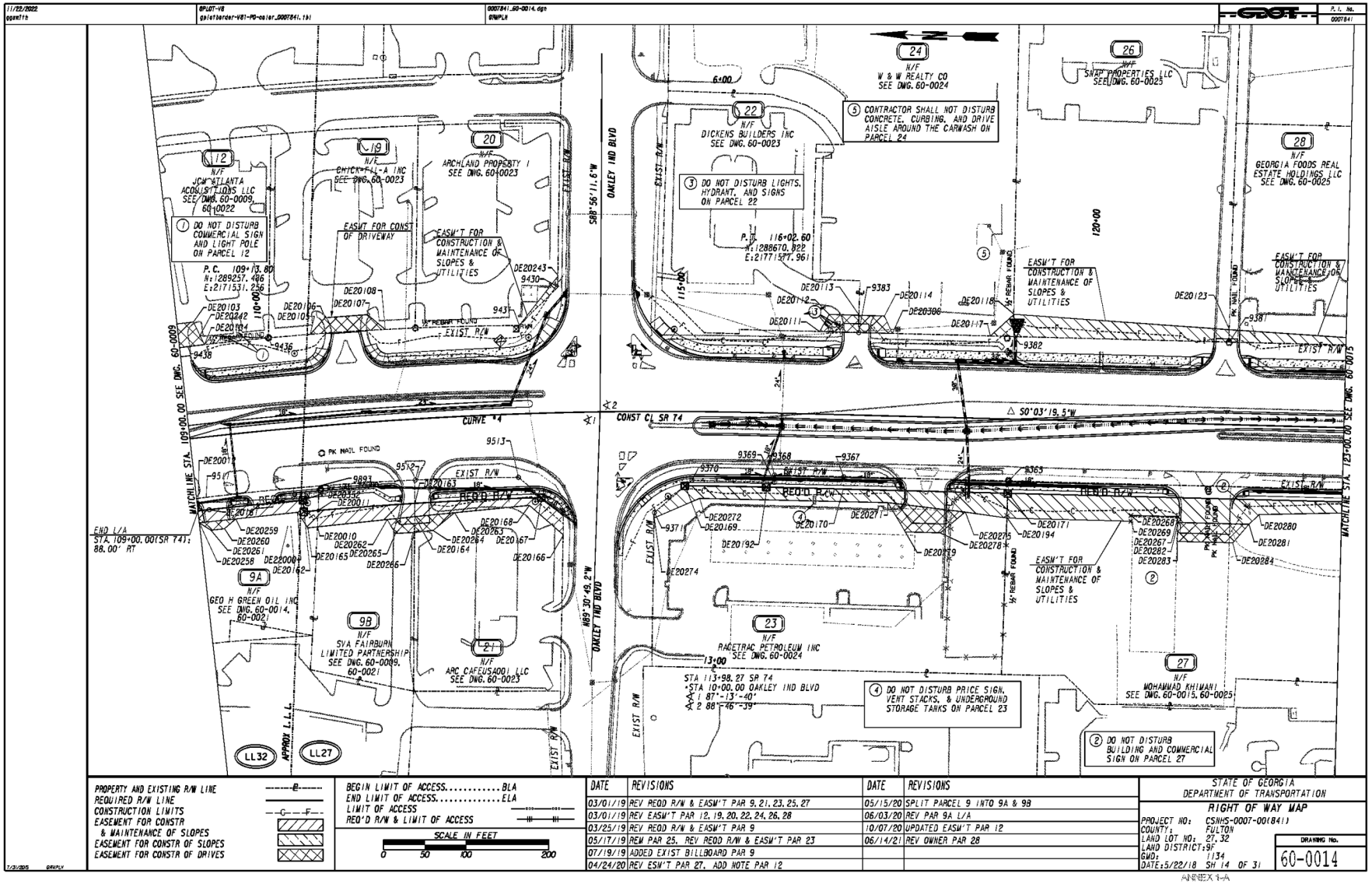
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

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



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

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
BILLBOARD
IPF 1/2" REBAR WOVEN WIRE FENCE
CONCRETE PAD
RIP-RAP
WOOD FENCE

N77°14'53"E 632.30'
N18°25'14"W 7.35'
ARC=561.95'
R=7100.00'
N69°18'43"E
CH=561.80'
S01°53'34"W 418.54'
N88°15'45"W 150.00'
S01°52'14"W 120.00'
N27°12'35"W 35.05'
N88°15'02"W 367.34'
N15°24'37"W 310.15'
S82°49'35"W 178.49'
S15°39'59"E 137.53'
N07°13'48"W 249.09'
S01°28'23"W 138.37'
N00°48'49"E 167.12'
S88°03'19"E 191.90'
N10°08'44"E 127.75'
S88°06'30"E 169.36'
S00°28'36"E 179.68'
S89°31'10"W 224.27'
S89°31'56"W 193.11'
ARC=381.78'
R=1932.89'
S83°21'44"W
CH=381.16'
ARC=133.99'
R=1959.86'
S70°34'42"W
CH=133.96'
ARC=18.37'
R=1959.95'
S89°38'29"W
CH=18.37'
ARC=117.78'
R=4898.00'
S04°51'07"E
CH=117.78'
ARC=153.62'
R=4898.00'
N03°16'48"W
CH=153.61'
S37°08'42"W 33.25'

L.L. 32
L.L. 27

LAND LOT LINE APPROXIMATE LOCATION

TRACT 1
8.726 ACRES
380,113 SQ.FT.

TRACT 2
0.581 ACRES
25,329 SQ.FT.

P.O.B. TRACT 1
P.O.B. TRACT 2
P.O.C.

PERMANENT EASEMENT FOR CONSTRUCTION OF SLOPES & UTILITIES PER DB 66936 PG 329 (EXCEPTION 20)
RIGHT OF WAY PER DB 66936 PG 329
ENTRANCE AREA EASEMENT PER DB 32717 PG 259 (EXCEPTION 14)
ACCESS EASEMENT PER DB 37797 PG 574 (EXCEPTION 17)
DRAINAGE EASEMENT PER DB 32717 PG 259 (EXCEPTION 14), DB 37797 PG 574 (EXCEPTION 17)
DETENTION POND EASEMENT AREA PER DB 32717 PG 259 (EXCEPTIONS 14), DB 37797 PG 574 (EXCEPTION 17)

FLOOD LIMITS SEE NOTE 2
ZONE "AE"
(FLOODWAY AREA)
TRICKUM CREEK

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 0700027121-1
DB 20853 PG 81

N/F
FAIRBURN MARKET LLC
TAX PARCEL ID: 9F 07010032034-8
DB 49666 PG 354

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

N/F
SVA FAIRBURN LIMITED PARTNERSHIP
TAX PARCEL ID: 9F 07030027038-4
DB 20853 PG 81

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

N/F
ARC CAFEUSA001, LLC
TAX PARCEL ID: 9F 07000027122-9
DB 53120 PG 645

S.R. 74
(a.k.a. SENOIA ROAD)
(VARIABLE PUBLIC RIGHT OF WAY)

OAKLEY INDUSTRIAL BOULEVARD
(100' PUBLIC RIGHT OF WAY)

Know what's below. Call before you dig.

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REVISIONS			
5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY

FOR

CASTLE HILL PARTNERS
SVA FAIRBURN LIMITED PARTNERSHIP, a Texas limited partnership
FIRST AMERICAN TITLE INSURANCE COMPANY

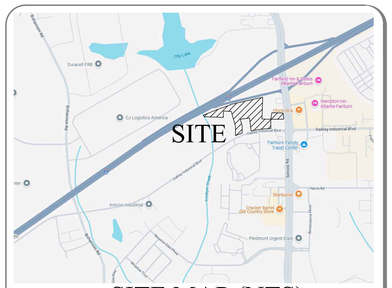
LAND LOT(S) 27, 32
DISTRICT 9F
FULTON COUNTY
GEORGIA

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+
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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(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 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
- C 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
- 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
- W Water Meter
- Water Valve
- FDC 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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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 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

0 25 50 100

J:\2025\25080\Survey\Drawings\25080.00 - ALTA.dwg - MSabolski - 6/10/2025 9:58 AM

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

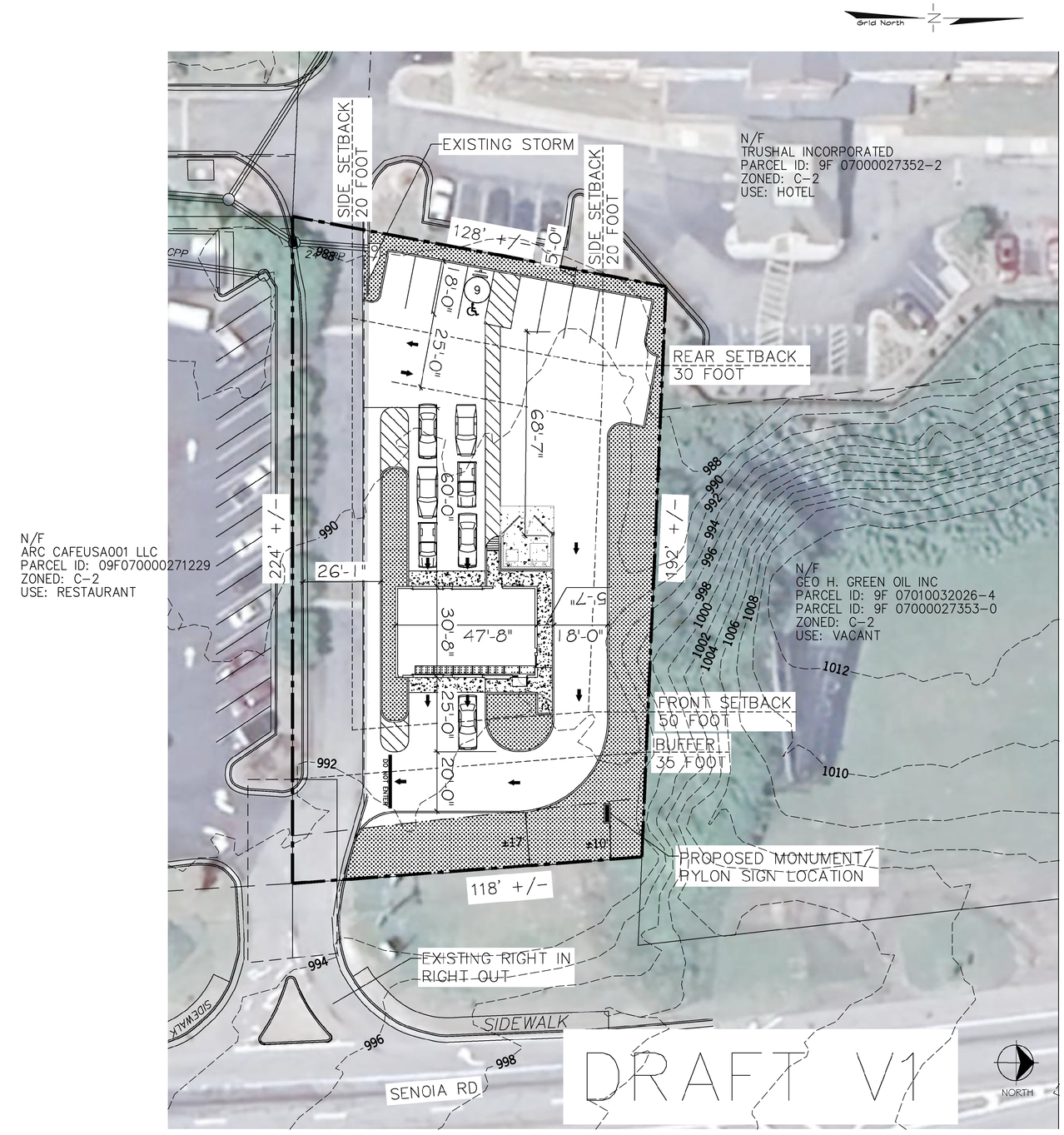
ENGINEER:
LAND ENGINEERING AND DEVELOPMENT
175 GEORGIA AVE E
FAYETTEVILLE, GA 30214
P:678-432-5720 F:678-432-5463

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

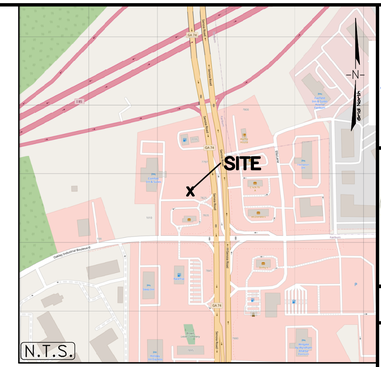
USAGE:	AUTO SERVICE
REQUIRED:	3 SPACES PER BAY 3 SPACES/BAY x 2 BAYS = 6 SPACES
PROVIDED:	8 STANDARD SPACES (PROPOSED) 1 ADA SPACE (PROPOSED) 9 TOTAL SPACES



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 BEHEA 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

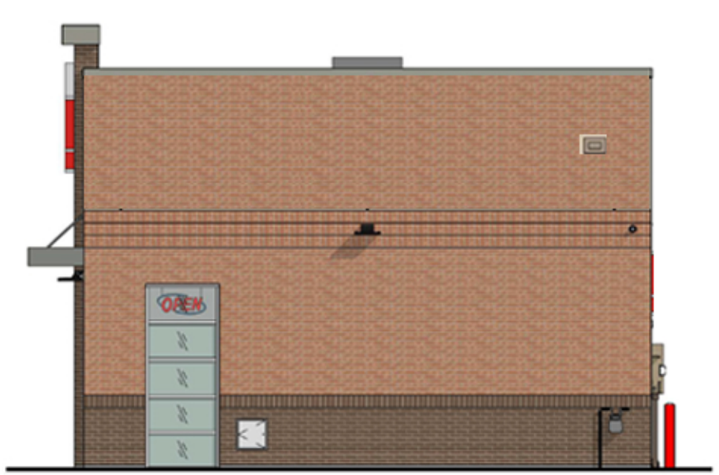
1 OF 1 SHEETS

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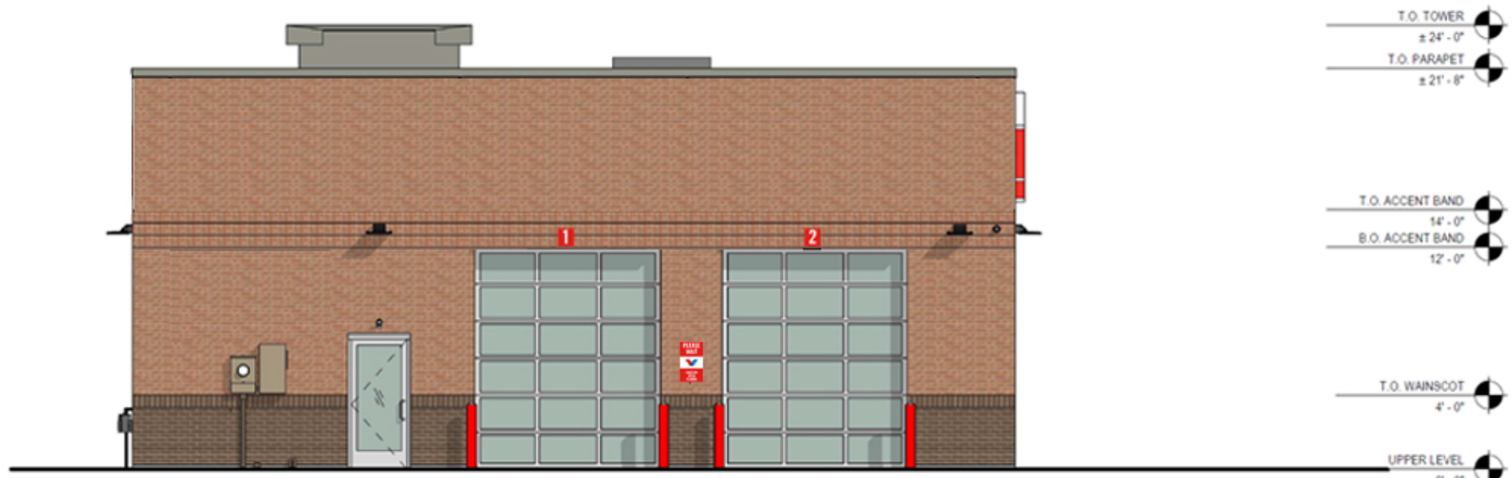
LEGEND

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

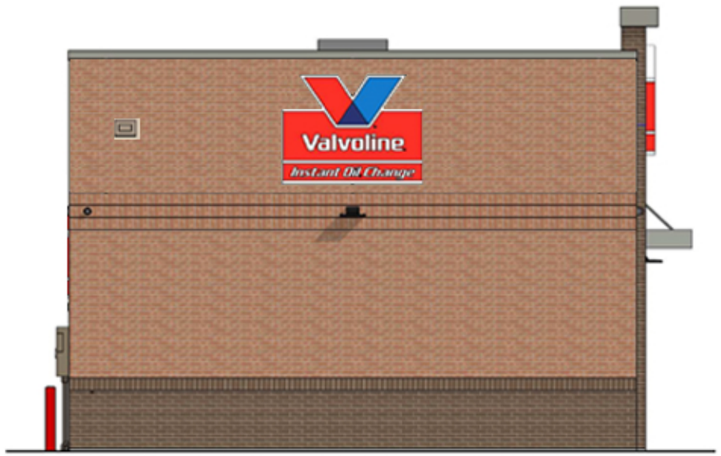
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770-623-4344



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"

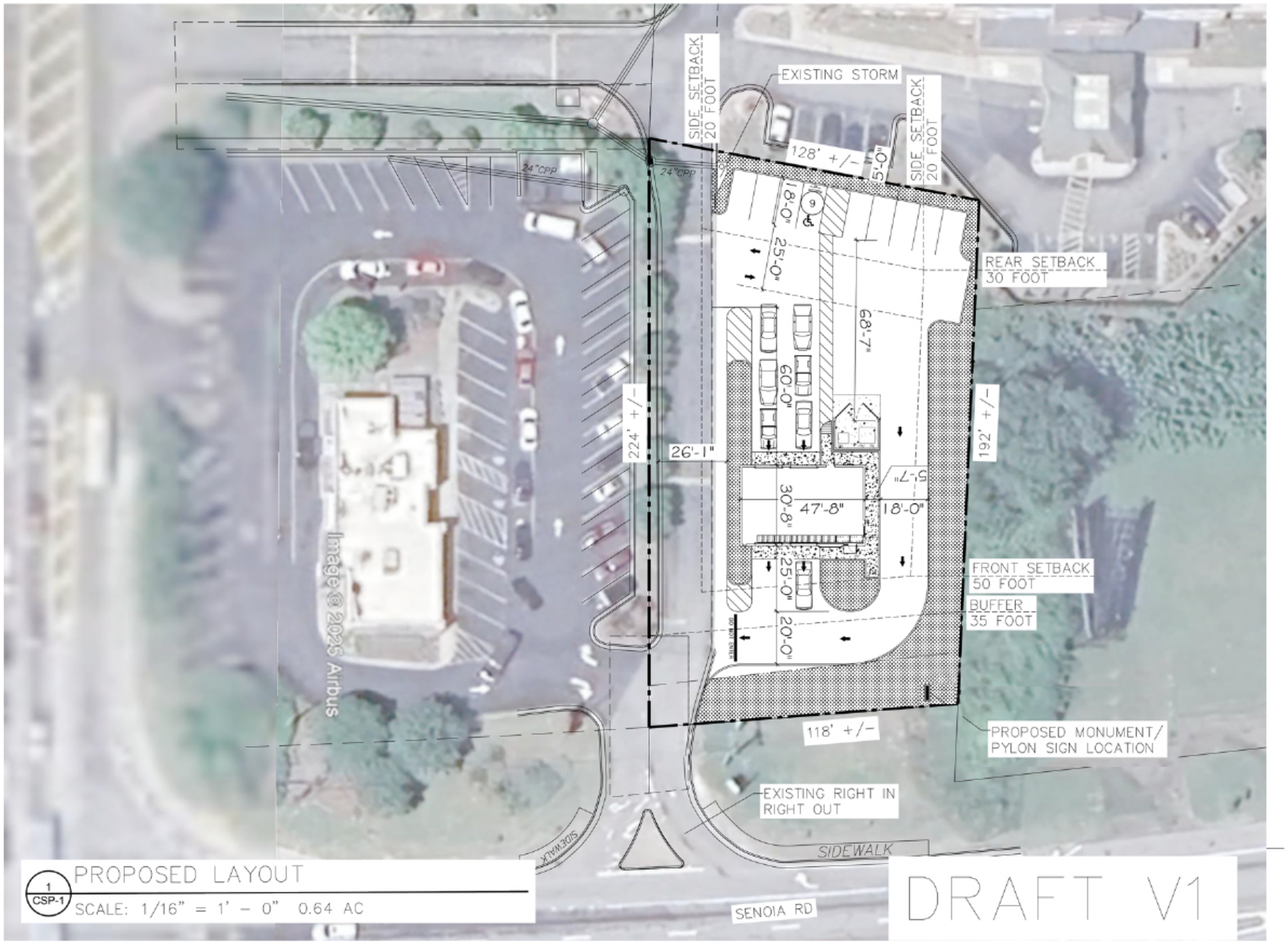
EXTERIOR FINISHES - BRICK / BRICK / CMU

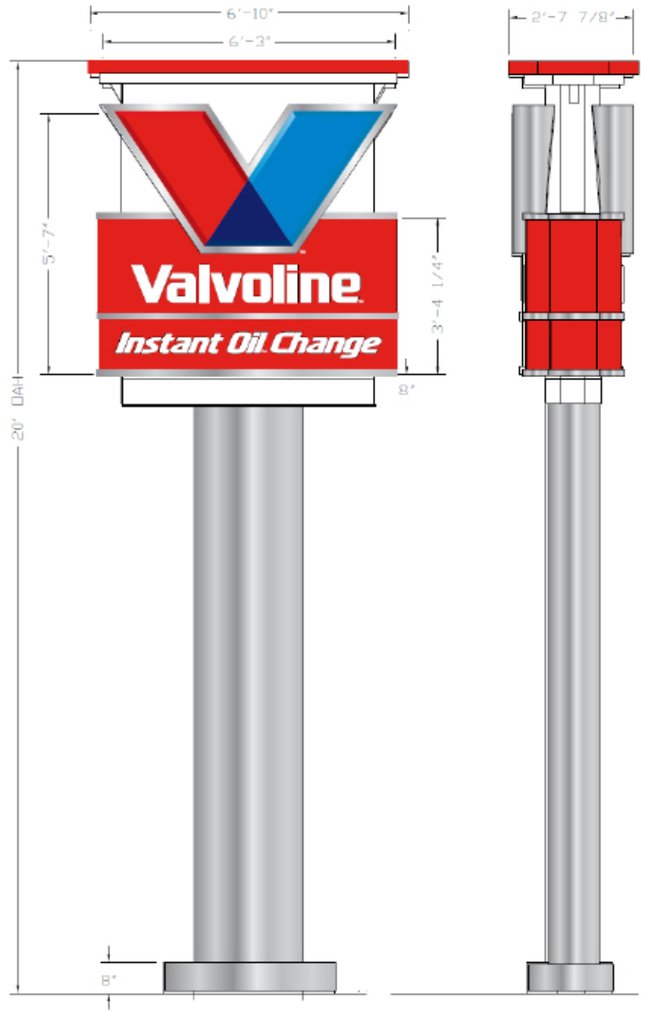
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "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

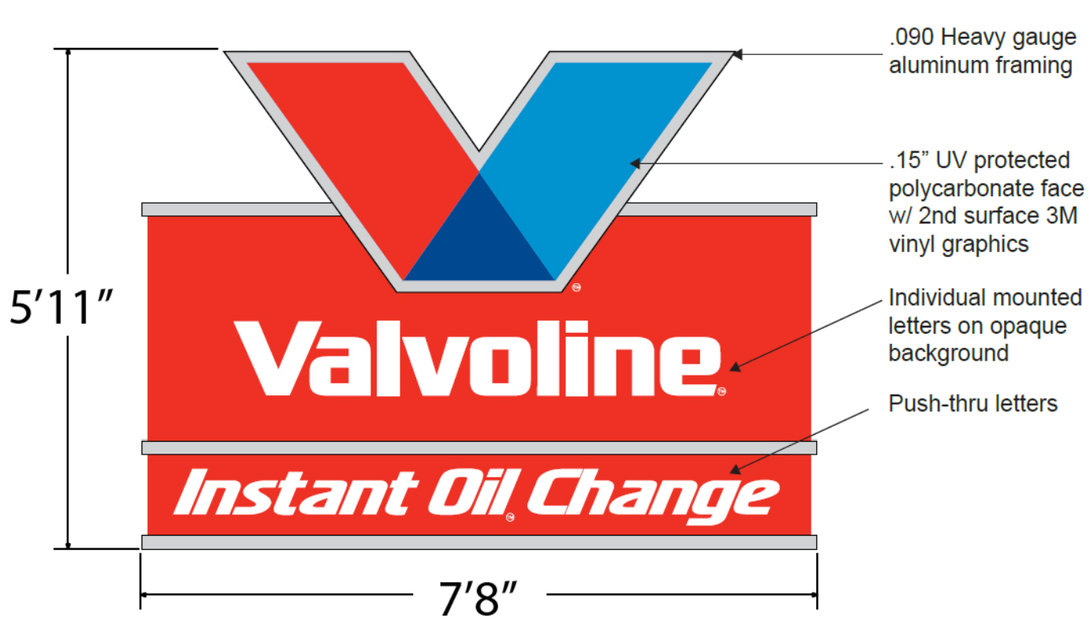
Valvoline Instant Oil Change

Fairburn, GA - Senoia Rd

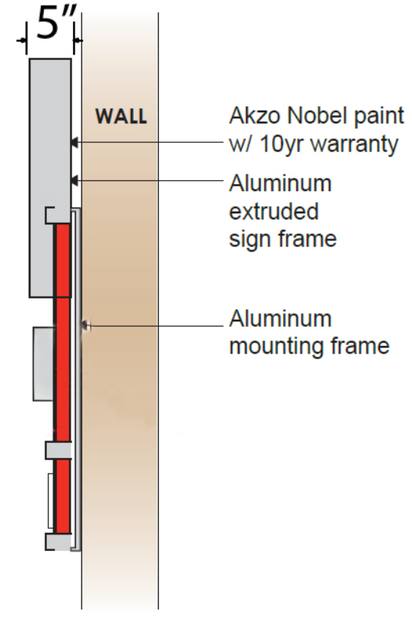
These elevations are conceptual in nature and are intended for illustrative purposes only. Final building design, dimensions, materials, and details are subject to change and will be developed, finalized, and submitted for permitting under separate construction documents. All final designs will be subject 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"
Valvoline
Instant Oil Change
5'-7"
3'-4 1/4"
8"
20' OAH
8"



FRONT VIEW



SIDE VIEW



NIGHT VIEW

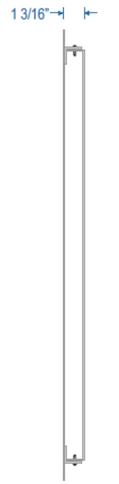


ANGLE VIEW

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

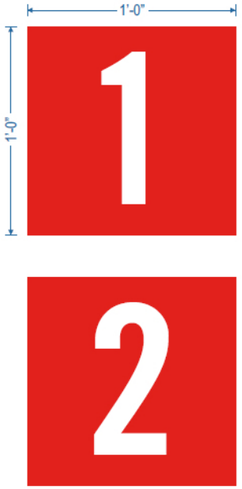




END VIEW
NTS

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 & ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: September 1, 2026

Agenda Item: Chick-fil-A Sign – 8032 Senoia Road [Parcel ID: 09F020100121246] – Request to increase the Maximum Height Requirement of Signage from 20’ to 26’.

Agent/Applicant/Petitioner Information

Applicant: Matthew Foley, Clayton Signs Inc

Property Owner: Chick-fil-A Inc

Background

The site is located at 8032 Senoia Road between the Fairburn Commons and the Fairburn Park-and-Ride. The site is currently zoned C-2 (General Commercial) and is located in the Highway 74 Overlay District. The site is approximately 2.63 acres.



Discussion

The applicant is proposing to erect a new sign at another location on their property. This is due to visibility issues with the current location.

The location that the applicant is proposing has a grading difference of about 6 feet between the right-of-way and the sign location.

The Zoning Code requires that "the maximum height of a freestanding or monument sign shall be as follows… twenty feet in C-2… zoning districts."

The applicant is proposing to increase the Maximum Height Requirement of Signage from 20 feet to 26 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 topography 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.
   This criterion has been satisfied. Conditions resulting from existing structures bring about a hardship whereby a sign meeting height requirements cannot be read from an adjoining public road.

Staff Recommendations

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

1. Any significant modifications as determined by Staff to the proposed signage plan in regard to the 20-foot Height Requirement of Signage increase would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Current Survey
- Proposed Signage Plan
- Deed with Legal Description

SITE PICTURES



North viewpoint



East viewpoint



South viewpoint



West 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.

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	
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: Clayton Signs Inc / Matthew Foley

Address: 5198 North Lake Dr. Lake City, GA. 30260

Phone: 404-361-3800 Cell: 404-918-4053 Fax: _____

Email Address: mjfoley@mjfpermits.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Chick-fil-A Inc - Rex Powell

Address: 5200 Buffington Rd. Atlanta, GA. 30349

Phone: 404-822-2568 Cell: _____ Fax: _____

Email Address: rex.powell@cfacorp.com

PROPERTY INFORMATION

Address: 8032 Senoia Rd. Fairburn, GA.

Parcel ID#: 09F020100121246 Land Lot: _____ District: 25C Acreage: 2.632

Request: We want to remove an existing 20 foot monument sign. Then relocate that sign to the northwest corner of the property on Senoia Road. We also want to increase the height of the sign to 26 feet (26 feet at grade base of sign and 20 feet at grade of street) in total height.

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**

[Sec. 80-431 (b), (1), e, 2] 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 new sign would have the same brick as the existing, the main ID cabinet will have the same ICON look, there will not be a change copy reader board.

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 intent is to position the freestanding sign to allow for traffic from either direction to see the sign at the earliest point within the allowable height from road grade to allow drivers more time to safely transition to the turn lanes

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.

The intent is to position the freestanding sign to allow for traffic from either direction to see the sign at the earliest point within the allowable height from road grade to allow drivers more time to safely transition to the turn lanes

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

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

LAND LOT(S): _____ DISTRICT: 25C TAX ID: 09F020100121246

PROPERTY ADDRESS 8032 Senoia Rd. Fairburn, GA.

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]***

REX POWELL
TYPE OR PRINT OWNER'S NAME

5200 Buffington Road
ADDRESS

Atlanta, GA 30349
CITY, STATE & ZIP CODE

OWNER'S SIGNATURE

(404) 922-2508
AREA CODE/ PHONE NUMBER

rex.powell@cfacorp.com
EMAIL ADDRESS

Sworn to and subscribed before me this 4 day of May 20 26

Michelle Hobbs
NOTARY PUBLIC

OFFICIAL SEAL
MICHELLE HOBBS
NOTARY PUBLIC-GEORGIA
PIKE COUNTY
My Comm. Expires 03/08/2030

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").

Matthew Foley
TYPE OR PRINT PETITIONER'S NAME

2101 Johns Creek Cir.
ADDRESS

Johns Creek, GA. 30097
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the 12th Day of May 20 26

NOTARY PUBLIC

RAJESHKUMAR H RAJPUT
Gwinnett County
Notary Public
Expires 07-23-2027
STATE OF GEORGIA

PETITIONER'S SIGNATURE

404-918-4053
PHONE NUMBER

mjfoley@mjfpermits.com
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

WE BRING THE WORLD TO YOUR DOOR



06-29-2026

Please accept this document as the letter of intent for Chick-fil-A 5571 located at 8032 Senoia Road. The intent is to replace the existing monument sign that sits on the Senoia road side of the property. The new sign will be installed further North on the property and meet the required setbacks. The new sign will still be under the allowable square footage (the square footage will be 49'). The new sign would be measured from road grade and be 20' above road grade, that will make the sign 26' above grade at the point of install.

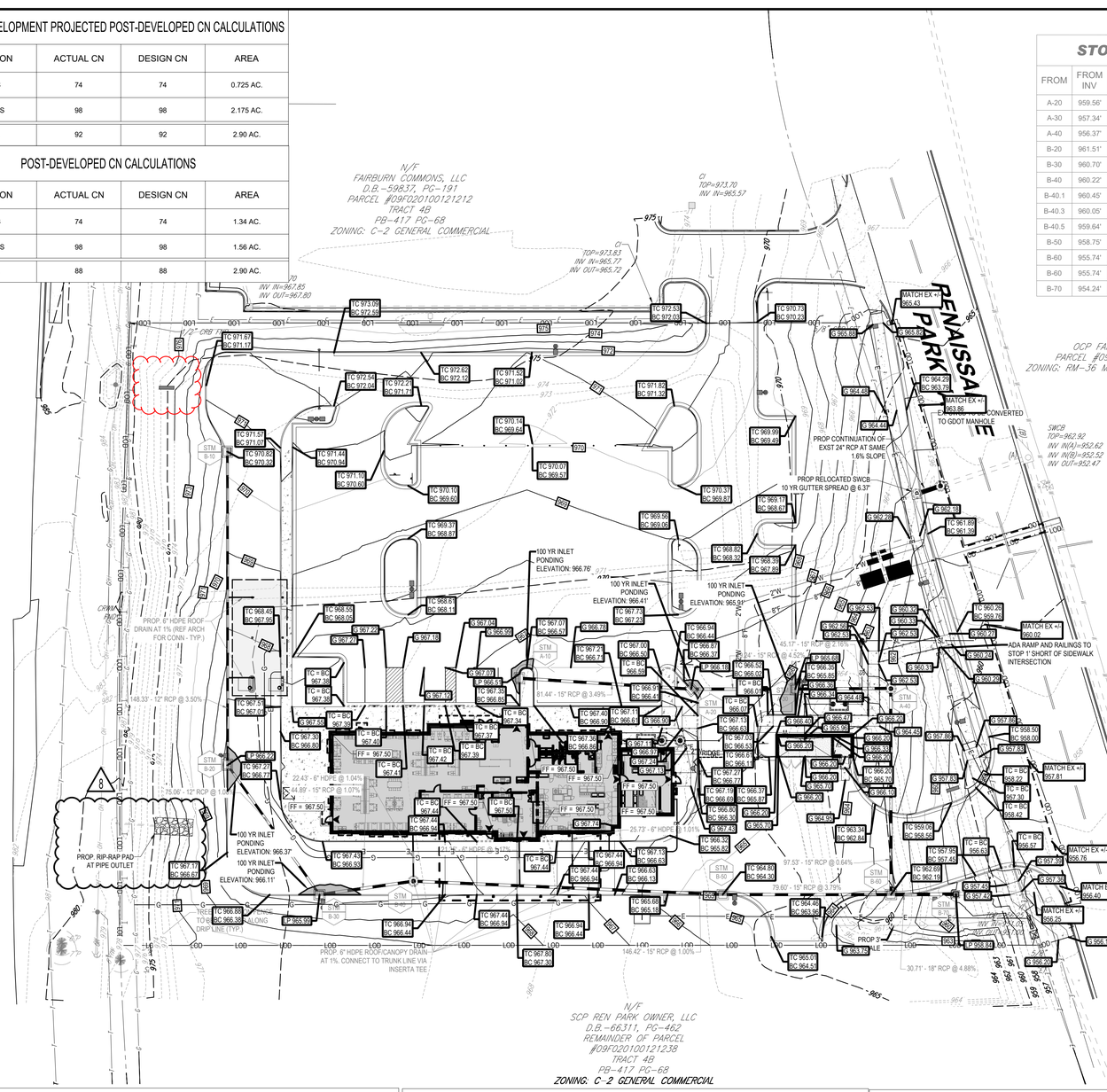
This will allow for traffic from either direction to see the sign from a greater distance and allow the driver to adjust to turning at an earlier point in their travels. The new sign will not incorporate a change copy reader board as the existing does.

Thank you,

Brandon Guest
brandonguest@claytonsigns.co
770-403-7656

OVERALL DEVELOPMENT PROJECTED POST-DEVELOPED CN CALCULATIONS			
DESCRIPTION	ACTUAL CN	DESIGN CN	AREA
PERVIOUS	74	74	0.725 AC.
IMPERVIOUS	98	98	2.175 AC.
OVERALL	92	92	2.90 AC.

POST-DEVELOPED CN CALCULATIONS			
DESCRIPTION	ACTUAL CN	DESIGN CN	AREA
PERVIOUS	74	74	1.34 AC.
IMPERVIOUS	98	98	1.56 AC.
OVERALL	88	88	2.90 AC.



STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-20	959.56'	A-10	962.40'	81.44'	3.49%	15"	RCP
A-30	957.34'	A-20	959.56'	49.24'	4.52%	15"	RCP
A-40	956.37'	A-30	957.34'	45.17'	2.16%	15"	RCP
B-20	961.51'	B-10	966.70'	148.33'	3.50%	12"	RCP
B-30	960.70'	B-20	961.51'	75.06'	1.08%	12"	RCP
B-40	960.22'	B-30	960.70'	44.89'	1.07%	15"	RCP
B-40.1	960.45'	B-40	960.22'	22.43'	1.04%	6"	HDPE
B-40.3	960.05'	B-40.2	959.80'	21.35'	1.17%	6"	HDPE
B-40.5	959.64'	B-40.4	959.38'	25.73'	1.01%	6"	HDPE
B-50	958.75'	B-40	960.22'	146.42'	1.00%	15"	RCP
B-60	955.74'	A-40	956.37'	97.53'	0.64%	15"	RCP
B-60	955.74'	B-50	958.75'	79.60'	3.79%	15"	RCP
B-70	954.24'	B-60	955.74'	30.71'	4.88%	18"	RCP

STORM STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	PROP 18" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.56'	INV OUT = 962.40' (15")
A-20	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.18'	INV IN = 959.56' (15") INV OUT = 959.56' (15")
A-30	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	965.67'	INV IN = 957.34' (15") INV OUT = 957.34' (15")
A-40	PROP STRM MH	962.93'	INV IN = 956.37' (15") INV OUT = 956.37' (15")
B-10	PROP 18" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	970.32'	INV OUT = 966.70' (12")
B-20	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.22'	INV IN = 961.51' (12") INV OUT = 961.51' (12")
B-30	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	965.99'	INV IN = 960.70' (12") INV OUT = 960.70' (15")
B-40	PROP STORM MH	966.49'	INV IN = 960.22' (15") INV IN = 960.22' (6") INV OUT = 960.22' (15")
B-40.1	ROOF DRAIN	961.00'	INV OUT = 960.45' (6")
B-40.2	ROOF DRAIN CONN. TO TRUNK LINE VIA INSERTA TEE	960.07'	INV IN = 959.80' (6")
B-40.3	ROOF DRAIN	960.42'	INV OUT = 960.05' (6")
B-40.4	ROOF DRAIN CONN. TO TRUNK LINE VIA INSERTA TEE	959.80'	INV IN = 959.38' (6")
B-40.5	ROOF DRAIN	960.20'	INV OUT = 959.64' (6")
B-50	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	964.30'	INV IN = 958.75' (15") INV OUT = 958.75' (15")
B-60	PROP PRECAST STRUCTURE WITH COMBINATION INLET	962.19'	INV IN = 955.74' (15") INV IN = 955.74' (15") INV OUT = 955.74' (18")
B-70	PROP PRECAST STRUCTURE WITH GRATE INLET	958.84'	INV IN = 954.24' (18")

GENERAL NOTES

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

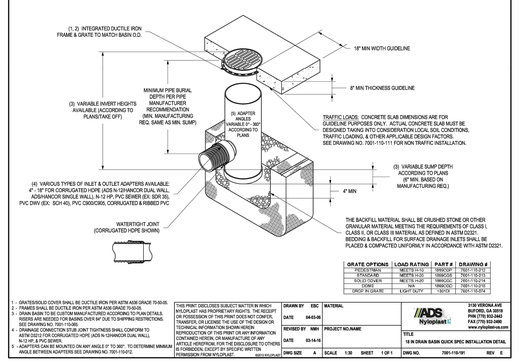
GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPE MATTING IS TO BE USED FOR SLOPES STEEPER THAN 3:1.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: CLASS III RCP (ASTM C76).
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1'.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1' INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODE AND BE CONSTRUCTED TO SAME.
18. ALL CONCRETE STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT. HDPE STRUCTURES MAY CONTAIN A SUMP AS ALLOWED BY THE MANUFACTURER
19. CONTRACTOR TO ADJUST ANY EXISTING STRUCTURES TO PROPOSED GRADE IN ANY AREA OF PROPOSED GRADING.
20. ALL ROOF DRAINAGE SHALL SPLASH TO GRADE. REFER TO ARCH. PLANS FOR ADDITIONAL INFORMATION.
21. FOR FOUNDATION SUBSURFACE PREPARATION NOTE, REFERENCE GEOTECHNICAL REPORT.
22. ALL STORMWATER PIPES AND STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
23. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS, ARE TO BE FULLY SODDED.

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
— 120 — / 125	CONTOUR LINE	120 / 125
TC 984 OR 984	SPOT ELEVATIONS	TC 516.60 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	D
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN GRATE	MEETS H-20	1996CGP	7001-110-207
STANDARD GRATE	MEETS H-20	1996CGS	7001-110-208
SOLID COVER	MEETS H-20	1996CGC	7001-110-210
PEDESTRIAN GRATE/SOLID COVER	N/A	1996CGPC	7001-110-215
DOME	N/A	1996CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1921CP	7001-110-213

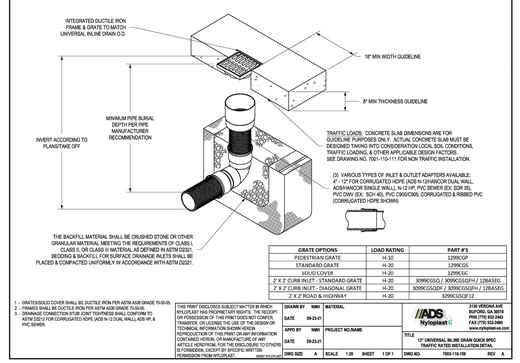
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/ADVANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

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DRAWN BY: ESC | MATERIAL:
DATE: 04-03-24
REVISED BY: NMH | PROJECT NO./NAME:
DATE: 03-14-16
DWG SIZE: A | SCALE: 1:30 | SHEET: 1 OF 1 | DWG NO.: 7001-110-191 | REV: E
TITLE: 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-3490
www.nyloplastus.com

NYLOPLAST 12" UNIVERSAL INLINE DRAIN - TRAFFIC RATED INSTALLATION



GRATE OPTIONS	LOAD RATING	PART #
PEDESTRIAN GRATE	H-20	3299CGP
STANDARD GRATE	H-20	1299CGS
SOLID COVER	H-20	1299CGC
2' X 2' CURB INLET - STANDARD GRATE	H-20	3099CGSG / 3099CGSGFH / 12BASEG
2' X 2' CURB INLET - DIAGONAL GRATE	H-20	3099CGSGDP / 3099CGSGFH / 12BASEG
2' X 2' ROAD & HIGHWAY	H-20	3299CGSQF12

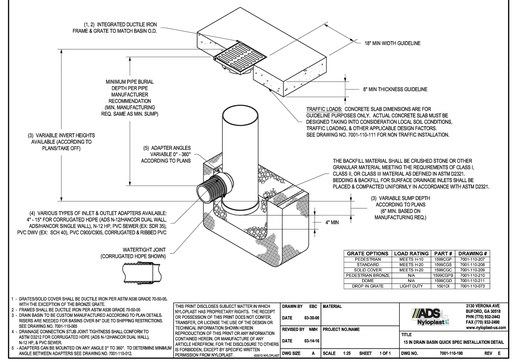
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 DUAL WALL), ADS HP, & PVC SEWER.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. ACCEPTANCE OF OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREON, IN WHOLE OR IN PART, OR ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: NMH | MATERIAL:
DATE: 09-23-21
APPD BY: NMH | PROJECT NO./NAME:
DATE: 09-23-21
DWG SIZE: A | SCALE: 1:20 | SHEET: 1 OF 1 | DWG NO.: 7003-110-158 | REV: A
TITLE: 12" UNIVERSAL INLINE DRAIN QUICK SPEC TRAFFIC RATED INSTALLATION DETAIL

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-3490
www.nyloplastus.com

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



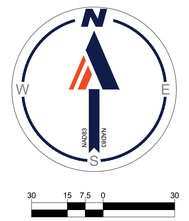
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	1596CGP	7001-110-207
STANDARD	MEETS H-20	1596CGS	7001-110-208
SOLID COVER	MEETS H-20	1596CGC	7001-110-210
PEDESTRIAN GRATE/SOLID COVER	N/A	1596CGPC	7001-110-215
DOME	N/A	1596CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1921CP	7001-110-213

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/ADVANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. ACCEPTANCE OF OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREON, IN WHOLE OR IN PART, OR ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY: ESC | MATERIAL:
DATE: 03-30-09
REVISED BY: NMH | PROJECT NO./NAME:
DATE: 03-14-16
DWG SIZE: A | SCALE: 1:25 | SHEET: 1 OF 1 | DWG NO.: 7001-110-190 | REV: E
TITLE: 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

ADS Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-3490
www.nyloplastus.com



5200 Buffington Rd
Atlanta, Georgia 30349-2998

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

REVISIONS:

MARK	DATE	BY
5	11/07/2024	DW
	CITY REVISIONS	
7	01/31/2025	DW
	SITE REVISIONS	
8	04/23/2025	DW/NP
	SITE REVS	

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 04/23/2025 ENGINEER NATHAN R. FUSS

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

STORE
SERIES 08 - #05571
CFA Fairburn
8032 SENOIA ROAD,
FAIRBURN, GA
30213

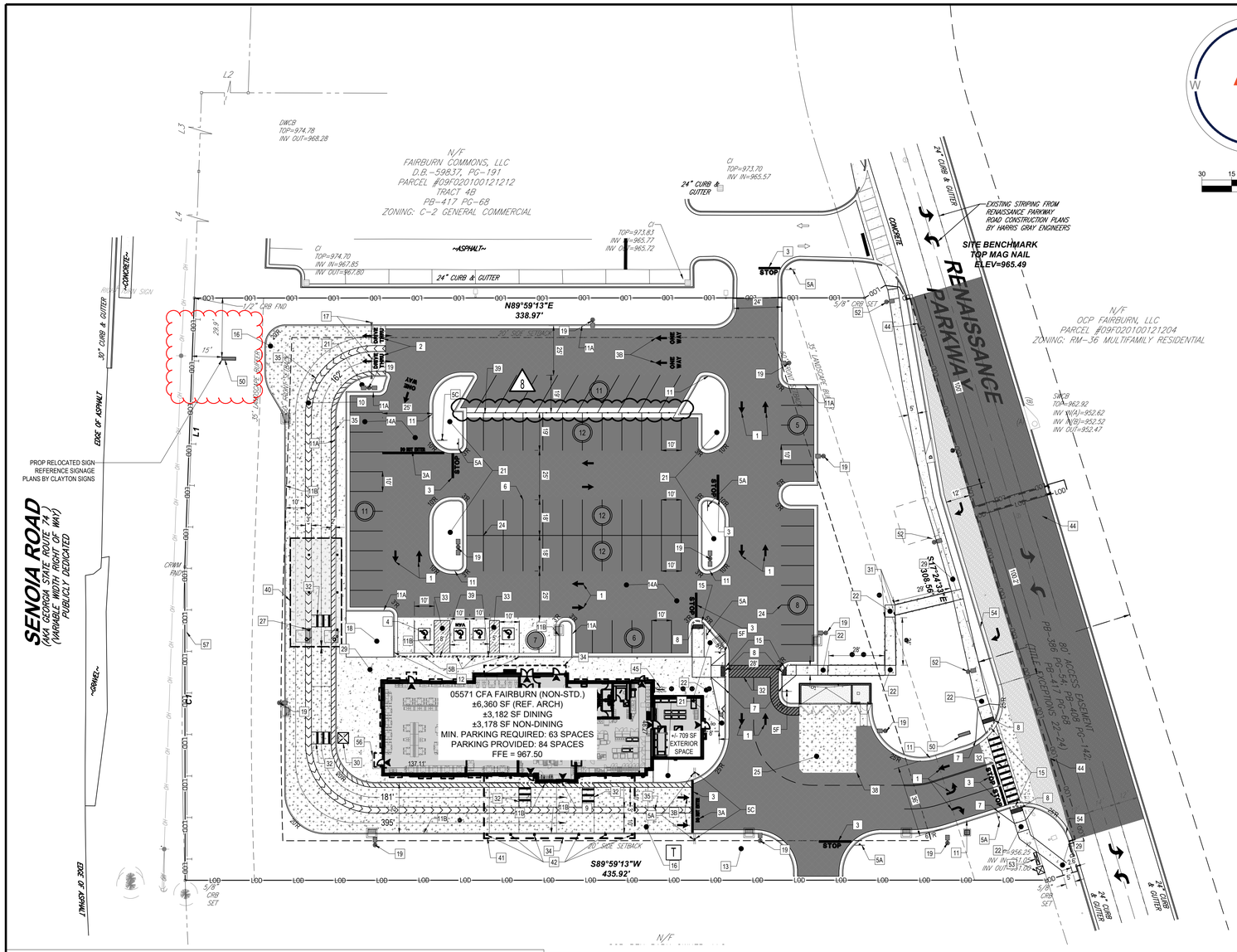
SHEET TITLE
GRADING & DRAINAGE

DWG EDITION 02.4

☐ PRELIMINARY
☐ 80% SUBMITTAL
☒ FOR CONSTRUCTION

JOB NO.	GAA220215
STORE	#05571
DATE	12/06/2024
DRAWN BY	NP
CHECKED BY	NF
CAD ID	####

SHEET
C-3.0


SENOIA ROAD
(AKA GEORGIA STATE ROUTE 74)
(VARIABLE WIDTH RIGHT OF WAY)
PUBLICLY DEDICATED
N/F
FAIRBURN COMMONS, LLC
D.B.-59837, PG-191
PARCEL #09F020100121212
TRACT 4B
PB-417 PG-68
ZONING: C-2 GENERAL COMMERCIAL
N/F
OCP FAIRBURN, LLC
PARCEL #09F020100121204
ZONING: RM-36 MULTIFAMILY RESIDENTIAL
RENAISSANCE PARKWAY
EXISTING STRIPING FROM RENAISSANCE PARKWAY ROAD CONSTRUCTION PLANS BY HARRIS GRAY ENGINEERS
SITE BENCHMARK
TOP MAG NAIL
ELEV=965.49
N89°59'13"E
338.97'
S89°59'13"W
435.92'
S17°24'35"E
508.56'
05571 CFA FAIRBURN (NON-STD.)
±6,360 SF (REF. ARCH)
±3,182 SF DINING
±3,178 SF NON-DINING
MIN. PARKING REQUIRED: 63 SPACES
PARKING PROVIDED: 84 SPACES
FFE = 967.50
+/- 709 SF EXTERIOR SPACE
PROP RELOCATED SIGN REFERENCE SIGNAGE PLANS BY CLAYTON SIGNS
DWCB TOP=974.78 INV OUT=968.28
CI TOP=974.70 INV IN=967.85 INV OUT=967.80
CI TOP=973.70 INV IN=965.57
CI TOP=973.83 INV IN=965.77 INV OUT=965.72
SMCB TOP=962.92 INV IN(A)=952.62 INV IN(B)=952.52 INV OUT=952.47
INV IN=951.05 INV OUT=951.00
24" CURB & GUTTER
~ASPHALT~
~CONCRETE~
CONCRETE
EDGE OF ASPHALT
30" CURB & GUTTER
~PAVEMENT~
CRWW
FNDT
1/2" CRB FND
5/8" CRB SET
80' SIDE SETBACK
35' LANDSCAPE BUFFER
ONE WAY
STOP
DO NOT ENTER
DRIVE-THRU
PATIO
L1
L2
L3
L4
L5
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L7
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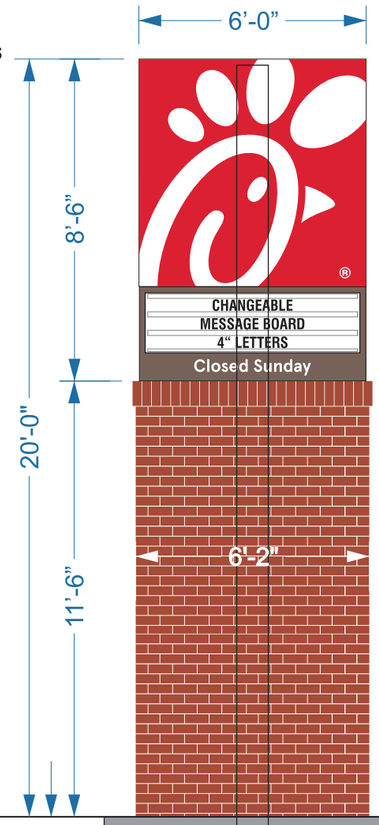
3m #3630-53 Translucent Cardinal Red
Tension Frame Cover To Be Painted
Genesis M Single Stage (g2-series) Red #48247

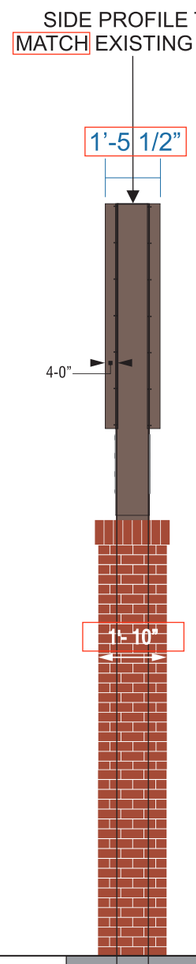
White Bleed 3M Panographic Iii Flex Face
W/ .125" #7328 White Plex

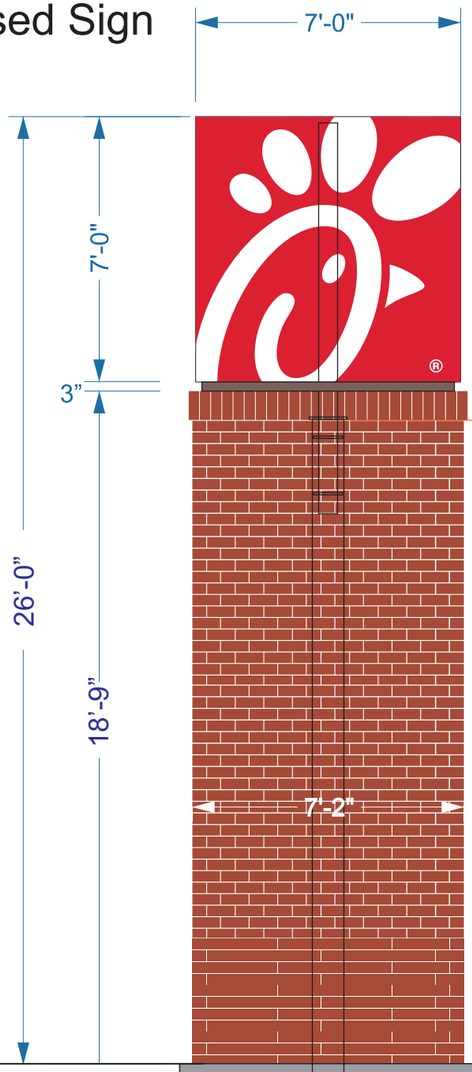
Painted Matthews
#74155 Dark Bronze, Semi-gloss

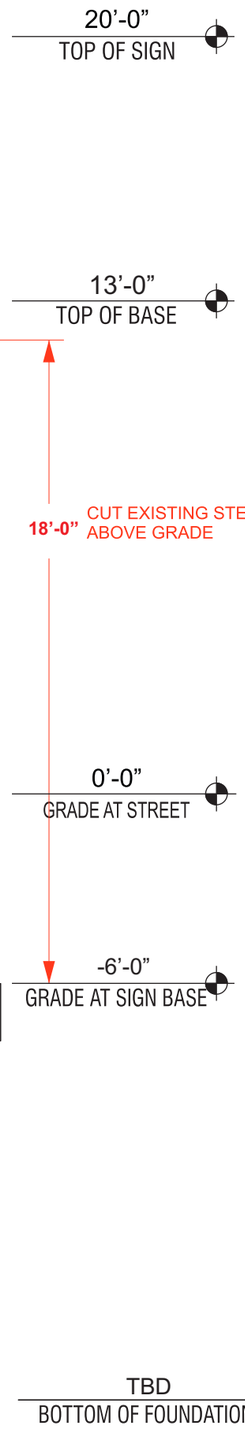
Masonry To Match Building

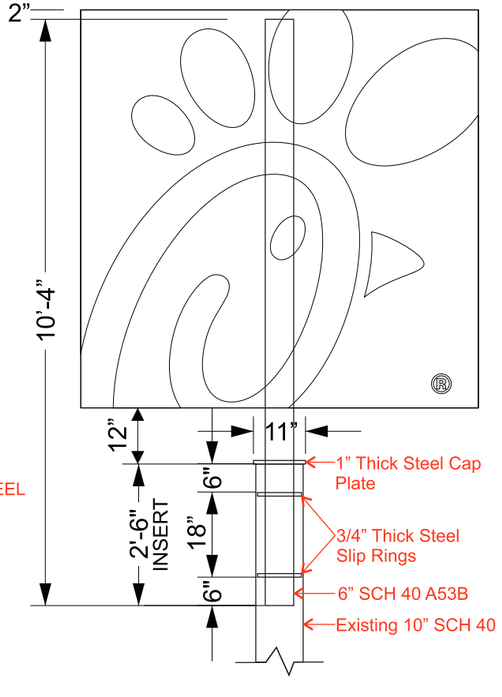
Proposed Sign











Sleeve Insert Detail

6" SCH 40 to 10" SCH 40

Existing Sign

CLAYTON Signs
Since 1965
5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

01/22/2026

CFA # 5571
8040 Senoia Road
Fairburn GA 33584
Fairburn

DRAWN BY Brandon Guest
ACCOUNT REP. Brandon Guest
SCALE: AS INDICATED

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Deed Book 67903 Page 126
Filed and Recorded 06/04/2024 09:46:00 AM
2024-0161725
Real Estate Transfer Tax $2,051.10
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3760043500
7067927936

Tax Parcel No.: 09F020100121238 (portion)

After Recording Return To:

Troutman Pepper Hamilton Sanders LLP
600 Peachtree St, NE
Suite 3000
Atlanta, Georgia 30308
Attn: Anna A. Dix, Esq.

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made as of this 28 day of May, 2024, by and between OCP FAIRBURN, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and CHICK-FIL-A, INC., a Georgia corporation (hereinafter referred to as "Grantee") (the terms Grantor and Grantee to include their respective successors, legal representatives, and assigns where the context hereof requires or permits).

W I T N E S E T H:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee all that tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by this reference (such land, the "Property"), subject to all matters set forth on Exhibit B attached hereto and incorporated herein by this reference (such matters, collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights, members, easements and appurtenances thereof, and all of Grantor's right, title, and interest in any public rights-of-way adjoining the Property, to the same being, belonging, or in any way appertaining, to the only proper use, benefit, and behoof of Grantee, subject to the Permitted Exceptions, forever, in FEE SIMPLE.

AND, SUBJECT TO the Permitted Exceptions, Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[*SIGNATURES APPEAR ON FOLLOWING PAGE*]

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires: 02/22/2026

[NOTARIAL SEAL]

LAURA STYGAR
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 232275
MY COMMISSION EXPIRES FEB. 22, 2026

GRANTOR:

OCP FAIRBURN, LLC,
a Georgia limited liability company

By: HKS3 Holdings, LLC, ~~a Florida~~ limited liability company, its Manager

By: _____(SEAL)
Name: Douglas A. Shumate
Title: Manager

[Signature Page to Limited Warranty Deed]

EXHIBIT A

Legal Description

Portion of Parcel #09F020100121238

All that tract or parcel of land lying and being in Land Lot 12 of the 9th District of Fulton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set, being the southwest corner of Tract 1B per Plat Book 417, Page 68 of Fulton County records, said point lying at the southeast corner of the end of the dedicated right of way of Renaissance Parkway (having a 70 foot right of way) per Plat Book 408, Page 142; Thence North 89 degrees 50 minutes 34 seconds West a distance of 370.50 feet to a point on the eastern right of way of Senoia Road also known as Georgia State Route 74 (having a variable width, publicly dedicated right of way), thence running along said easterly right of way the following courses and distances: South 02 degrees 00 minutes 36 seconds West a distance of 78.25 feet to a point; South 02 degrees 00 minutes 36 seconds West a distance of 261.00 feet to a 1/2-inch capped rebar found, said 1/2-inch capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way North 89 degrees 59 minutes 13 seconds East a distance of 338.97 feet to a 5/8-inch capped rebar set on the western proposed right of way of Renaissance Parkway (having an 80 foot proposed right of way); Thence running along said proposed right of way South 17 degrees 24 minutes 33 seconds East a distance of 308.56 feet to a 5/8-inch capped rebar set; Thence leaving said proposed right of way South 89 degrees 59 minutes 13 seconds West a distance of 435.92 feet to a 5/8-inch capped rebar set on the eastern right of way of Senoia Road also known as Georgia State Route 74 (having a variable width, publicly dedicated right of way), thence running along said easterly right of way the following courses and distances: With a curve turning to the right with an arc distance of 158.45 feet, with a radius of 2164.24 feet, with a chord bearing of North 00 degrees 04 minutes 36 seconds West, with a chord length of 158.41 feet to a concrete right of way monument found; North 02 degrees 02 minutes 22 seconds East a distance of 136.13 feet to a 1/2-inch capped rebar found, said 1/2-inch capped rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.632 Acres (114,635 Square Feet).

EXHIBIT B

Permitted Exceptions

1. The following matters revealed in that certain ALTA/NSPS Land Title Survey prepared by Adam T. Bratton, for Professional Land Surveyors, RLS 3489, dated January 25, 2024, last revise May 20, 2024, and designated Job No. 234353:
    a. 4' woven wire fence running along western boundary line and beyond subject property southern boundary line onto adjoining property;
    b. Rip-Rap found in various locations within subject property;
    c. Light pole(s), transformer and underground electric line located within subject property; and
    d. Gas line running through and beyond subject property western boundary line.

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 2024.

3. Access and Utility Easement Agreement between CLG Fairburn, LLC and OCP Fairburn, LLC, dated October 7, 2015, recorded October 14, 2015 in Deed Book 55477, Page 395 of the Fulton County real property records.

4. Plat of survey filed and recorded at Plat Book 467, Page 24 of the Fulton County real property records.

Deed Book 67903 Page 130
Filed and Recorded 06/04/2024 09:46:00 AM
2024-0161726
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3760043500
7067927936

After recording please return to:
Neal & Wright LLC
40 Franklin Street, Suite 100
Avondale Estates, Georgia 30002
Attn: Daniel S. Wright, Esq.

Cross-reference to:
Plat Book 467, Page 24
(Reference CFA Subdivision Plat)

Tax Parcel No.: 09F020100121238 (portion)

ACCESS, UTILITY, AND DRAINAGE EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIONS

THIS **ACCESS, UTILITY, AND DRAINAGE EASEMENT AGREEMENT AND DECLARATION OF RESTRICTIONS** (this "Agreement") is made and entered into as of the 28 day of MAY, 2024, by and between **OCP FAIRBURN, LLC**, a Georgia limited liability company ("Development Tract Owner"), and **CHICK-FIL-A, INC.**, a Georgia corporation ("Outparcel Owner"; Development Tract Owner and Outparcel Owner sometimes individually referred to as "Owner" and collectively referred to as "Owners").

W I T N E S S E T H:

WHEREAS, Development Tract Owner is the owner of all that certain real property described in Exhibit A attached hereto and incorporated by reference herein (the "Development Tract");

WHEREAS, Outparcel Owner is the owner of all that certain real property described in Exhibit B attached hereto and incorporated by reference herein (the "Outparcel");

WHEREAS, the Development Tract and the Outparcel (individually, each a "Tract", and sometimes collectively referred to as "Tracts") are contiguous parcels of real property as shown on that certain plat of survey (the "Plat") entitled "Final Plat: Senoia Road at Renaissance Parkway Remainder of Tract 4B-1" prepared by Adam T. Bratton, GRLS No. 3489, dated August 10, 2023, and recorded in Plat Book 467, Page 24 on MAY 28TH, 2024, real estate records of Fulton County, Georgia, a copy of which is attached hereto and incorporated herein as Exhibit C; the Outparcel being shown on said Plat as "Tract 2 – Portion of Parcel #09F020100121238" and the Development Tract being shown on said Plat as "Tract 1 – Remainder of Parcel #09F020100121238";

EXHIBIT A

Legal Description

Portion of Parcel #09F020100121238

All that tract or parcel of land lying and being in Land Lot 12 of the 9th District of Fulton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set, being the southwest corner of Tract 1B per Plat Book 417, Page 68 of Fulton County records, said point lying at the southeast corner of the end of the dedicated right of way of Renaissance Parkway (having a 70 foot right of way) per Plat Book 408, Page 142; Thence North 89 degrees 50 minutes 34 seconds West a distance of 370.50 feet to a point on the eastern right of way of Senoia Road also known as Georgia State Route 74 (having a variable width, publicly dedicated right of way), thence running along said easterly right of way the following courses and distances: South 02 degrees 00 minutes 36 seconds West a distance of 78.25 feet to a point; South 02 degrees 00 minutes 36 seconds West a distance of 261.00 feet to a 1/2-inch capped rebar found, said 1/2-inch capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way North 89 degrees 59 minutes 13 seconds East a distance of 338.97 feet to a 5/8-inch capped rebar set on the western proposed right of way of Renaissance Parkway (having an 80 foot proposed right of way); Thence running along said proposed right of way South 17 degrees 24 minutes 33 seconds East a distance of 308.56 feet to a 5/8-inch capped rebar set; Thence leaving said proposed right of way South 89 degrees 59 minutes 13 seconds West a distance of 435.92 feet to a 5/8-inch capped rebar set on the eastern right of way of Senoia Road also known as Georgia State Route 74 (having a variable width, publicly dedicated right of way), thence running along said easterly right of way the following courses and distances: With a curve turning to the right with an arc distance of 158.45 feet, with a radius of 2164.24 feet, with a chord bearing of North 00 degrees 04 minutes 36 seconds West, with a chord length of 158.41 feet to a concrete right of way monument found; North 02 degrees 02 minutes 22 seconds East a distance of 136.13 feet to a 1/2-inch capped rebar found, said 1/2-inch capped rebar being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.632 Acres (114,635 Square Feet).

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: September 1, 2026

Agenda Item: 6370 Campbellton Fairburn Road – 0 Campbellton Fairburn Road, 6370 Campbellton Fairburn Road, and 0 Campbellton Fairburn Road [Parcel IDs: 09F180200731425, 09F180200730237, and 09F180200730245] – Request to approve and make recommendation to Mayor and City Council to approve the final plat.

Agent/Applicant/Petitioner Information

Applicant: Scott North, North Surveying & Mapping

Property Owner: Georgia Petro Operations LLC

Background

The site is located at 6370 Campbellton Fairburn Road at the southeast corner of Campbellton Fairburn Road and West Campbellton Street. The site is currently zoned R-1 (Single-family Residential). The site is approximately 3.80 acres.

Discussion

The applicant is proposing a combination of the parcels on site. An accurate, up-to-date, and certified survey is included. The final plat meets the setback requirements of R-1.

The combination plat includes buffer easements, utilities, and other required infrastructure.

Staff Recommendations

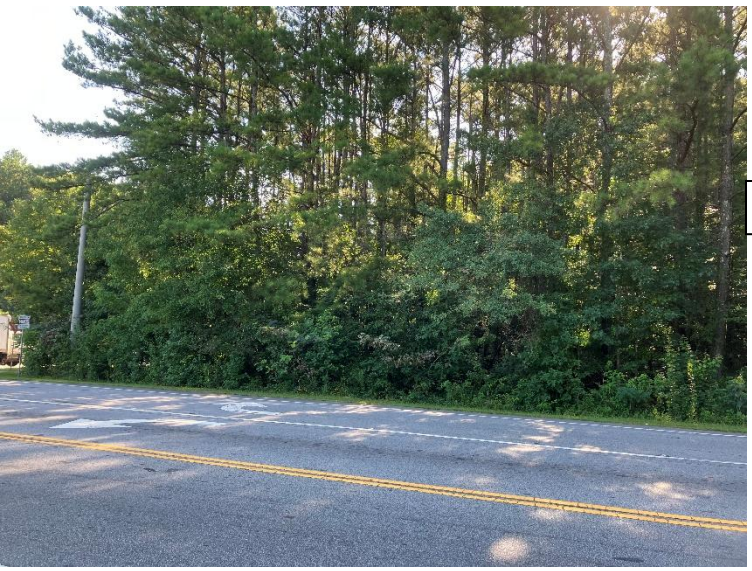
Staff recommends **APPROVAL** of the final plat with the following condition:

- Any significant modifications as determined by Staff to the approved final plat would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey and Proposed Subdivision

SITE PICTURES



Northeast viewpoint

CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 06-16-2026 **Deadline:** _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Beve Engram Pkwy & Campbellton Fairburn Rd
Address/Location of Project: 6370 Cambellton Fairburn Road, Fairburn, GA0213
Access to Property: Campbellton Fairburn Road
Tax Parcel ID #: 09F180200730237, 09F180200730245 & 09F180200731425 Size of Project: 3.788 Acres, 165472 sq.ft.
Zoning: R-1 No. of Lots (if applicable): _____
Zoning & Use of Adjacent Properties: R-1 zoning

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
Combine three parcels into one parcel, parcel ids 09F180200730237, 09F180200730245 & 09F180200731425

CONTACT INFORMATION

Company Name: Scott North
Contact Person: Land Surveyor
Mailing Address: 1071 Dean Drive NW
Phone: 404-203-1147 Fax: _____
Email Address: scott.north@northsm.com

UTILITY SERVICE PROVIDERS

Water: _____ Sewer: _____ 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

BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

ZONING:

R-1
MINIMUM LOT AREA : 43,560 SQ. FT.
MINIMUM LOT WIDTH: 125'
FRONT SETBACK: 60'/70' (LARGER THAN COLLECTOR STREET)
SIDE SETBACK: 15'
REAR SETBACK: 40'
MAXIMUM BUILDING HEIGHT: 48'
MAXIMUM STORIES: 2

SURVEYOR'S REFERENCES

1. DEED BOOK 54724, PAGE 204
2. DEED BOOK 54659, PAGE 690
3. DEED BOOK 35992, PAGE 163

SURVEY DATA:

1. HORIZONTAL DATUM - BASED UPON THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM, NAD83 (2011), IN FEET. BEARINGS ARE BASED ON SAID COORDINATE SYSTEM AND ESTABLISHED BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
2. VERTICAL DATUM - NAVD88, IN FEET, ELEVATIONS OBTAINED VIA GNSS DETERMINED FROM GEOID18
3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SURVEYED UNLESS OTHERWISE NOTED.

FLOOD INFORMATION:

THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER: 13121C0454F WITH AN EFFECTIVE DATE OF 09/18/2013.

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____, _____ WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED ON _____.

SURVEY NOTES:

1. THIS SURVEY, PREPARED FOR CLIENT AS SHOWN ON THIS PLAT, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
2. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
3. THE FIELD MEASUREMENTS FOR THIS SITE WERE OBTAINED BY

   - THE ESTABLISHMENT OF PRIMARY PROJECT CONTROL/DATUM WAS BASED ON A GNSS SURVEY WITH A EGPS 20T/ZENITH60 PRO LTE GNSS MULTI CONSTELLATION RECEIVER(S). THE COORDINATES WERE COMPUTED BY USING EGPS VRS NETWORK.

   - ADDITIONAL GNSS OBSERVATIONS MADE VIA REAL-TIME SURVEY METHODS WITH A BASE AND RECEIVER(S).

   - CONVENTIONAL OBSERVATIONS MADE FROM GEOMAX ZOOM 95 A5 ROBOTIC TOTAL STATION.
4. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION.
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,136,682 FEET.
6. NO 811 DESIGN TICKET WAS ORDERED FOR THIS SURVEY.
7. LAST FIELD DATE: 03/04/2026
8. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

ORIGINAL PARCEL NUMBERS

09F180200730237- CAMPBELLTON FAIRBURN ROAD
09F180200730245- 6370 CAMPBELLTON FAIRBURN ROAD
09F180200731425 - CAMPBELLTON FAIRBURN ROAD

NEW PARCEL NUMBER

TBD

ORIGINAL PARCEL AREAS:

PID: 09F180200731425
0.845 ACRES (36,798 SQ.FT.), MORE OR LESS
PID: 09F180200730237
1.332 ACRES (58,027 SQ.FT.), MORE OR LESS
PID: 09F180200730245
1.616 ACRES (70,380 SQ.FT.), MORE OR LESS

NEW PARCEL AREA

3.799 ACRES (165,472 SQ.FT.), MORE OR LESS

SURVEYOR & SUBDIVIDER: SCOTT C. NORTH, PLS, CFEDS
NORTH SURVEYING AND MAPPING, LLC
ADDRESS: 1071 DEAN DRIVE NW, ATLANTA, GA 3031
PHONE: 404.203.1147
EMAIL: SCOTT.NORTH@NORTHSM.COM

OWNER & DEVELOPERS CONTACT INFORMATION:

OWNER: GEORGIA PETRO OPERATIONS LLC
ADDRESS: 225 COLTON CREST DRIVE
JOHNS CREEK GA. 30005
PHONE: 404-915-4006
EMAIL: PRIDELANDVALLC@GMAIL.COM

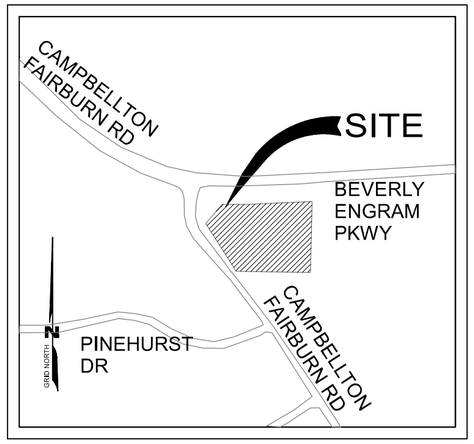
CERTIFICATION:

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY
APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

NORTH SURVEYING AND MAPPING, LLC.

SCOTT C. NORTH DATE 07/28/2026
GEORGIA REGISTERED LAND SURVEYOR
STATE OF GEORGIA LICENSE NO. 3176

GEORGIA REGISTERED No. 3176 PROFESSIONAL LAND SURVEYOR SCOTT C. NORTH



VICINITY MAP (1":200')

ABBREVIATION LEGEND

Δ	DELTA ANGLE
CB	CHORD BEARING AND DISTANCE
CTP	CRIMPED TOP PIPE
A	ARC LENGTH
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
R	RADIUS
RB	REBAR
RBC	REBAR WITH CAP
R/W	RIGHT OF WAY
T/L	TRANSMISSION LINE
FND	FOUND
TW	TOP OF WALL
BW	BOTTOM OF WALL

SYMBOL LEGEND

- BENCH MARK
- MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- MONUMENT SET
- CONCRETE MONUMENT SET
- X 917.3 EXISTING SPOT ELEVATION
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- GAS MARKER
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- STORM WATER CURB INLET
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL/BOX
- GUY ANCHOR
- SIGN
- FIBER OPTIC MARKER
- GRATE STORM INLET
- TELEPHONE MANHOLE
- WATER METER
- AIR CONDITIONER
- GAS METER
- MAIL BOX
- SANITARY CLEAN OUT
- HAND HOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- IRRIGATION CONTROL VALE
- TREE
- PL — PL — SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY LINE
- X — X — EXISTING FENCE (TYP)
- 115kV — 115kV — 115kV — EXISTING 115kV TRANSMISSION LINE
- 46kV — 46kV — 46kV — EXISTING 46kV TRANSMISSION LINE
- DIST — DIST — OVERHEAD DISTRIBUTION LINE
- EXISTING EASEMENT
- LAND LOT LINE
- UNK — UNK — UNK — UNDERGROUND UNKOWN UTILITY
- TREE LINE
- COM — COM — COM — UNDERGROUND COMMUNICATION LINE
- WAT — WAT — WAT — UNDERGROUND WATER LINE
- GAS — GAS — GAS — UNDERGROUND GAS LINE
- AGP — AGP — ABOVEGROUND GAS LINE
- DIST — DIST — OVERHEAD DISTRIBUTION LINE
- D — D — D — UNDERGROUND DISTRIBUTION LINE
- SAN — SAN — SAN — SANITARY SEWER LINE
- STORM PIPE
- ASPHALT
- GRAVEL
- CONCRETE
- DRAINAGE DITCH

50 0 50 100
GRAPHIC SCALE - FEET

LAND LOT 73, DISTRICT 9, FULTON COUNTY, GEORGIA

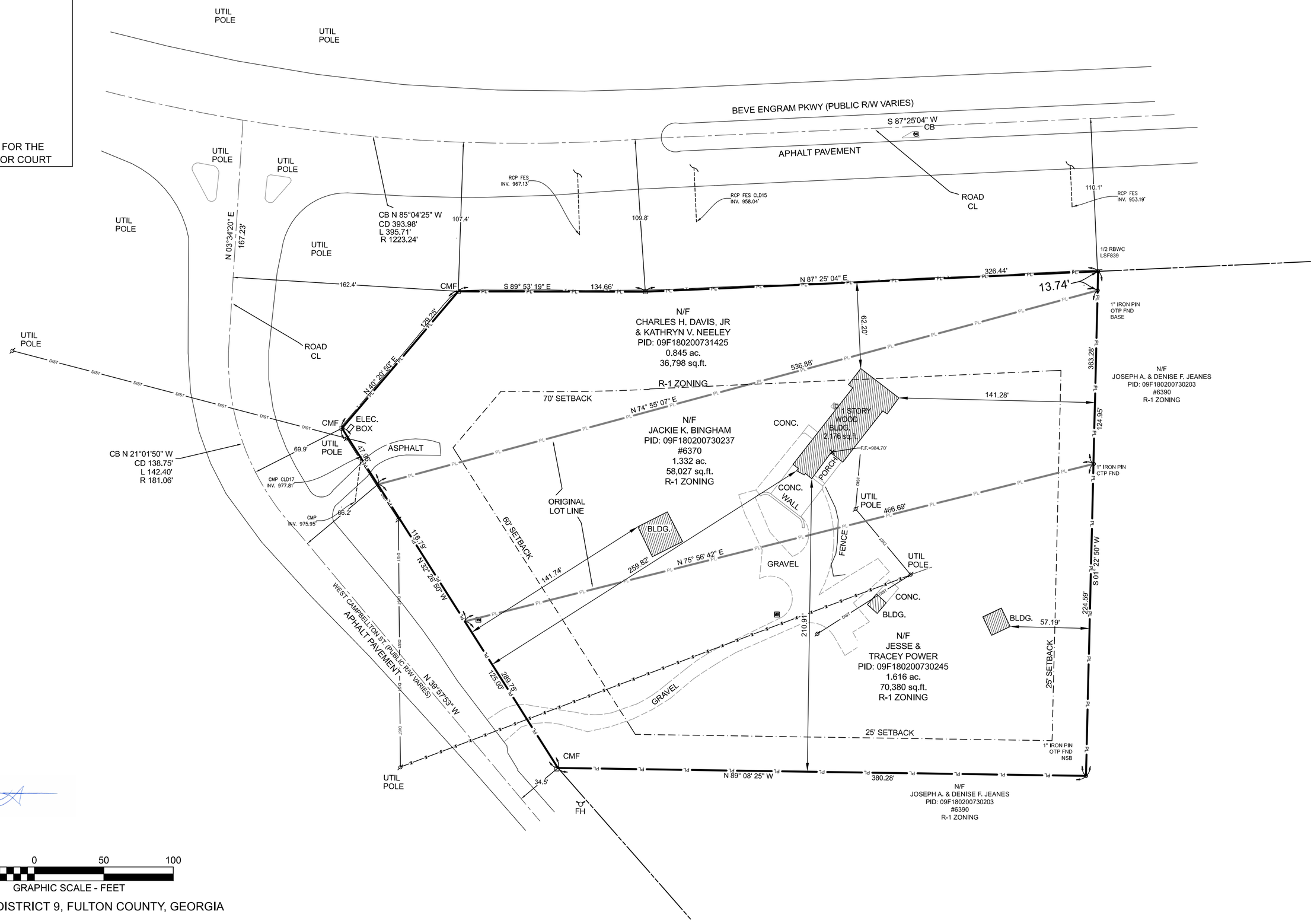
NORTH SURVEYING & MAPPING
1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411

PROJECT NAME: 2600060 BEVE ENGRAM PKWY
PROJECT #: 2600060
DATE: 07/28/2026
SCALE: 1" = 50'
SURVEYOR: SCOTT NORTH
TECHNICIAN: KENNETH AYDELL
CREW CHIEF: SCOTT NORTH
FIELD BOOK: 25-00

LOT CONSOLIDATION SURVEY OF PID'S 09F180200730237, 09F180200730245 & 09F180200731425 BEVE ENGRAM PKWY. & CAMPBELLTON FAIRBURN RD, FULTON COUNTY, FAIRBURN, GEORGIA 30213 FOR GA PETRO OPERATIONS LLC

SHEET 1 OF 2

BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



GEORGIA REGISTERED No. 3176 PROFESSIONAL LAND SURVEYOR SCOTT C. NORTH

50 0 50 100
GRAPHIC SCALE - FEET

LAND LOT 73, DISTRICT 9, FULTON COUNTY, GEORGIA

NORTH SURVEYING & MAPPING
1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411

PROJECT NAME: 2600060 BEVE ENGRAM PKWY
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CREW CHIEF: SCOTT NORTH
FIELD BOOK: 25-00

LOT CONSOLIDATION SURVEY OF PID'S 09F180200730237, 09F180200730245 & 09F180200731425 BEVE ENGRAM PKWY. & CAMPBELLTON FAIRBURN RD, FULTON COUNTY, FAIRBURN, GEORGIA 30213 FOR GA PETRO OPERATIONS LLC

SHEET 2 OF 2

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: September 1, 2026

Agenda Item: Carvana Expansion – 5055 Oakley Industrial Boulevard [Parcel ID: 09F060000350503] – Request to review and approve the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Jo Ryan, Carvana, LLC

Property Owner: First Industrial L P

Background

The site is located at 5055 Oakley Industrial Boulevard in between Spence Road and Fayetteville Road. The site is currently zoned M-1 (Light Industrial). The site is approximately 234.57 acres.

Discussion

The applicant is proposing to construct a 41,600-square-foot cosmetic building, a 68,160-square-foot inspection/detail/photo building, 1,105 vehicle storage spaces, and reduce 27 employee parking spaces. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-1.

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 two buildings will be made of metal, have several metal rolling garage doors and metal doors, and have several wall-mounted lights along all their facades.

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 and elevations would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application

- Current Survey
- Proposed Concept Plan
- Proposed Elevations

SITE PICTURES



Caravan Entrance

Fairburn
Situated to Succeed

Conceptual Site Plan Checklist

- ☐ An accurate, up-to-date and certified survey of the property on which the project is to be built.
- ☐ A vicinity map showing the property in relation to the general area of the City in which it is located.
- ☐ The name of the proposed project.
- ☐ Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
- ☐ Graphic scale, north arrow, and date of preparation.
- ☐ Zoning of the property with required setbacks shown.
- ☐ Zoning, use, and ownership of all adjoining property.
- ☐ Total area of the site and the area of the site proposed to be devoted to impervious surfaces.
- ☐ Approximate topography of the site.
- ☐ Significant natural features on and adjacent to the site, including the 100 year flood-plain, if appropriate.
- ☐ Existing man-made features on the site.
- ☐ Proposed site layout including buildings, drives, parking, walkways, landscaped areas, buffer easements, utilities and any other features necessary to properly present the concept.
- ☐ Proposed off-site improvements which may be necessary to properly develop site.
- ☐ Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
- ☐ If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
- ☐ Provide vehicular use area landscaping requirements

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax

CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date: 5/29/2026 **Deadline:** _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Carvana - ADESA ATL
Address/Location of Project: 5055 Oakley Industrial Blvd., Fairburn, GA. 30213
Access to Property: Oakley Industrial Blvd.
Tax Parcel ID #: 09F060000350503 Size of Project: 21.95 acres
Zoning: M1 - Light Industrial No. of Lots (if applicable): 1
Zoning & Use of Adjacent Properties: M1, M1A, AG1, M2

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
The proposed development is an expansion to the existing ADESA Auto Auction / Inspection and Reconditioning Center (IRC), a secure facility designed to streamline the storage, distribution, inspection, and reconditioning of used vehicles prior to their on-line sale via Carvana.com. The Adesa / Carvana Proposed Expansion includes:
-Adding a new 41,600 sq ft Cosmetic Building and a 68,160 sq ft new Inspection/Detail/Photo Building
-Adding 1,105 vehicle storage spaces
-Reducing employee parking by 27 spaces

CONTACT INFORMATION

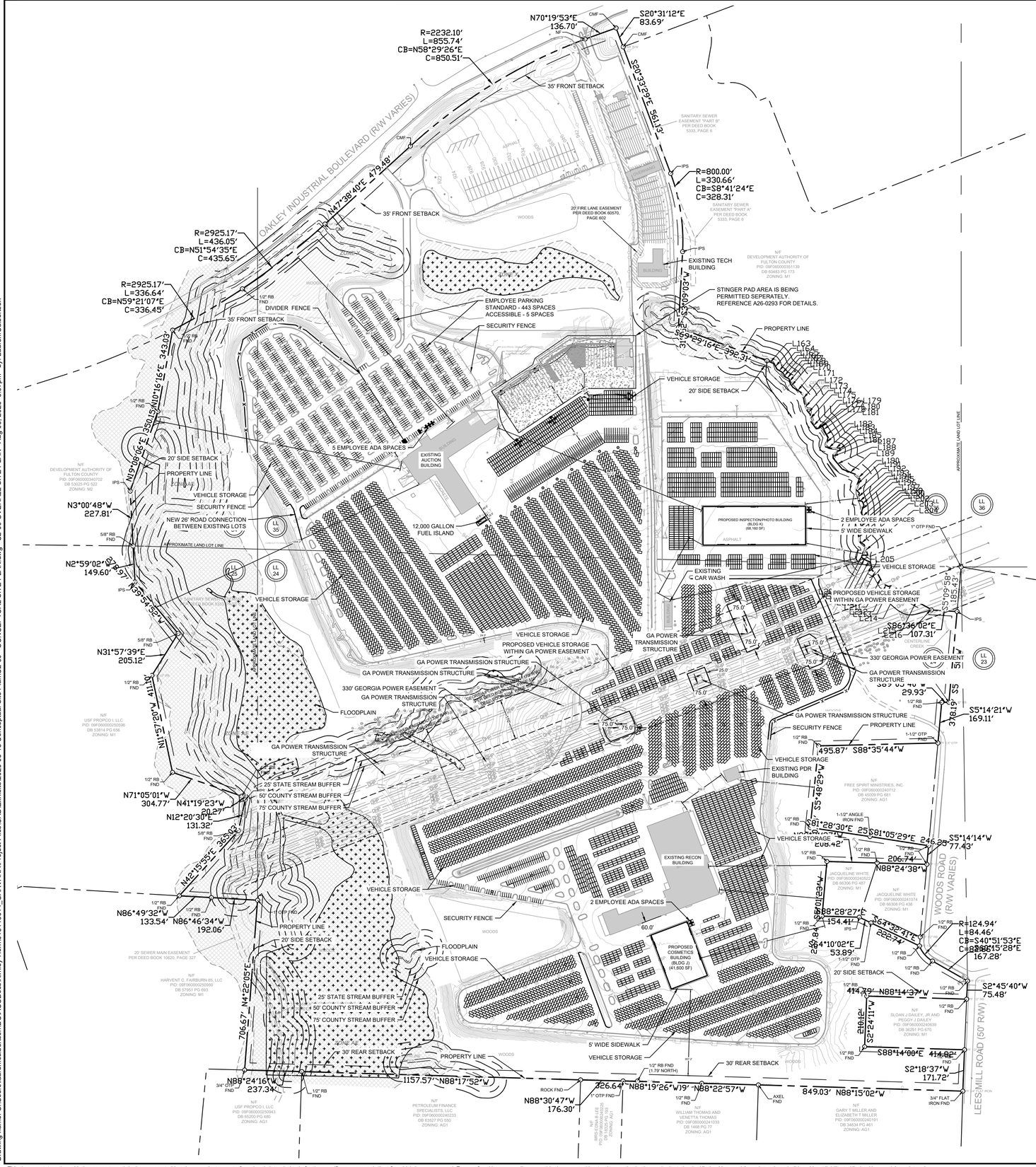
Company Name: Carvana, LLC.
Contact Person: Jo Ryan
Mailing Address: 300 E. Rio Salado Parkway, Tempe, AZ. 85281
Phone: 503.515.7861 Fax: _____
Email Address: jo.ryan2@carvana.com

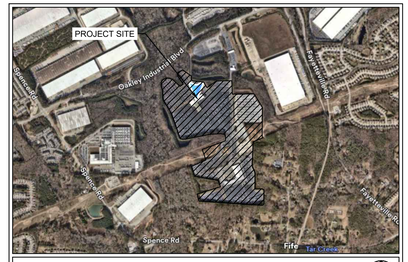
UTILITY SERVICE PROVIDERS

Water: City of Atlanta Sewer: Fulton County
Electric: Georgia Power Gas: TBD
Cable: TBD 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.





LOCATION MAP
SCALE: NTS

NORTH

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- FLOODPLAIN

PROJECT CONTACTS

DEVELOPER / OWNER	CARVANA	
	ADDRESS	300 EAST RIO SALADO PARKWAY, TEMPE, ARIZONA 85281
	CONTACT	JO RYAN
	PHONE	503.515.7861
	EMAIL	JO.RYAN2@CARVANA.COM
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC.	
	ADDRESS	615 MOLLY LANE, SUITE 150, WOODSTOCK, GA 30189
	CONTACT	BLAKE ANTHONY, P.E.
	PHONE	470.273.3826
	EMAIL	BLAKE.ANTHONY@KIMLEY-HORN.COM

SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	M-1
TOTAL SITE AREA:	234.57 ACRES
TOTAL DISTURBED AREA:	17 ACRES
OVERALL IMPERVIOUS:	106.92 ACRES
EXISTING IMPERVIOUS:	101.85 ACRES
NEW IMPERVIOUS:	5.07 ACRES

BUILDING AREA:

INSPECTION/PHOTO BUILDING (BLDG K)	68,160 SF
COSMETICS BUILDING (BLDG J)	41,600 SF

BUILDING SETBACK:

FRONT:	35 FT
SIDE:	20 FT
REAR:	30 FT

PARKING SUMMARY:

PROPOSED EMPLOYEE PARKING (SHOWN IN BLUE):	
STANDARD:	443 SPACES
ADA:	9 SPACES

VEHICLE STORAGE SUMMARY:

VEHICLE STORAGE (SHOWN IN BLACK):	10,126 SPACES

* NOTE: INDIVIDUAL VEHICLE STORAGE SPACES SHOWN FOR COUNTING PURPOSES ONLY. ROWS OF SPACES MAY BE STRIPED BUT NOT INDIVIDUAL SPACES.

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY WHN ARCHITECTS, DATED 05/29/2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED 05/28/2026.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. EACH BUILDING WILL BE SUBMITTED SEPARATELY FOR REVIEW AND WILL SHOW REQUIRED NFPA 13 COMPLIANT FIRE SPRINKLER SYSTEMS AND HYDRANT SPACING.

NOTES

1. MINIMUM 75' CLEARANCE PROVIDED AROUND GEORGIA POWER STRUCTURES.
2. VEHICLE STORAGE WITHIN GEORGIA POWER EASEMENT TO BE DIRECTLY COORDINATED WITH GEORGIA POWER.
3. MINIMUM 10' NO PARKING ZONE ON EITHER SIDE OF GEORGIA POWER & GEORGIA TRANSMISSION CORPORATION CONDUCTOR LINES
4. ALL NEW PAVEMENT TO BE STANDARD DUTY ASPHALT.
5. 60' OF OPEN AREA MAINTAINED BETWEEN BUILDINGS MEASURED FROM THE PROPERTY LINES AND OTHER BUILDINGS ON THE PROPERTY.

LANDSCAPE REQ'S FOR VEHICLE USE AREAS

1. PER CORRESPONDENCE WITH CITY CONSULTANT AND LESTER THOMPSON, VEHICULAR USE LANDSCAPE REQUIRES WILL NOT BE REQUIRED IN VEHICLE STORAGE AREAS AND A VARIANCE IS NOT REQUIRED. EMPLOYEE PARKING AREA ALREADY MEETS THE LANDSCAPE REQUIREMENTS FOR VEHICLE USE.
2. EMPLOYEE PARKING (SHOWN IN BLUE) LANDSCAPE ISLANDS ARE ALL EXISTING WITH NO PROPOSED CHANGES.
3. ALL OTHER SPACES SHOWN ON SITE ARE FOR VEHICLE STORAGE WITH NO NEW LANDSCAPE ISLANDS PROPOSED.
4. WITHIN MILL & OVERLAY AREAS, LANDSCAPING ISLANDS TO REMAIN AS IS UNLESS OTHERWISE NOTED. SEE PHASING PLAN FOR DETAILS.
5. TREES WILL BE REPLACED WHERE ISLANDS ARE BEING REMOVED.
6. FOR LAND DISTURBANCE PERMIT: TREES WILL BE IDENTIFIED ON SITE PLAN IF BEING IMPACTED BY CONSTRUCTION. SITE DENSITY REQUIREMENTS WILL BE MET PER CITY OF FAIRBURN ORDINANCE SECTION 74-34.

GEORGIA811. Utility Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 105 210 420

PREPARED BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
615 MOLLY LN, SUITE 150
WOODSTOCK, GEORGIA 30189
PHONE: 470-264-2051
WWW.KIMLEY-HORN.COM

PREPARED FOR

CARVANA
300 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PHONE: 503.515.7861

No.	DESCRIPTION	DATE	BY
A.	SCHEMATIC DESIGN REVISION	07/29/2026	MBN
	ISSUANCE AND REVISION DESCRIPTIONS		

PROJECT

CARVANA - ADESA ATLANTA
5055 OAKLEY INDUSTRIAL BLVD, FAIRBURN, GEORGIA 30213
LAND LOT 24, 9TH DISTRICT
PARCEL ID: 09F0600030503

GEORGIA REGISTERED No. 039071 PROFESSIONAL ENGINEER DAVID BLAKE ANTHONY

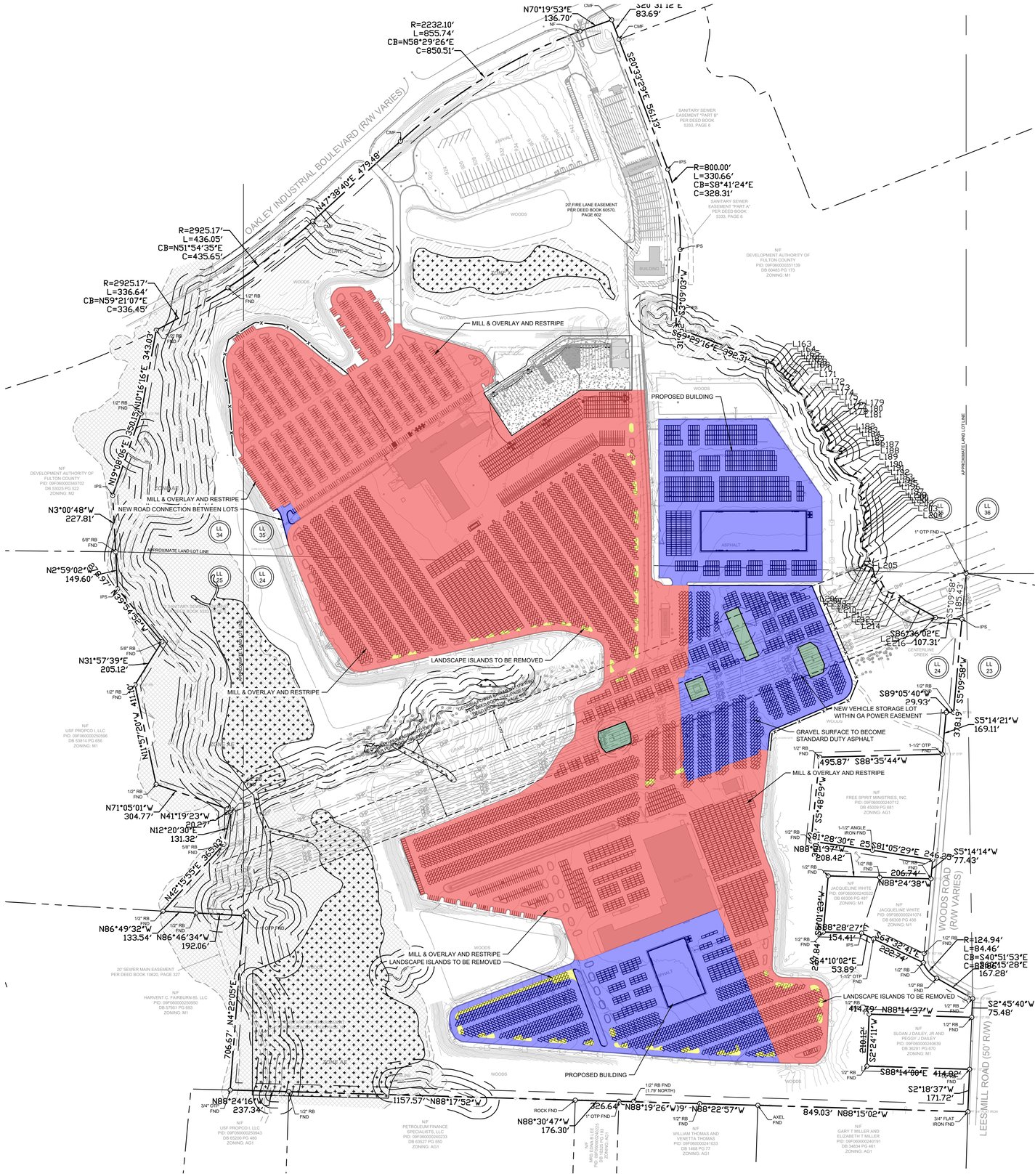
GSWCC NO. (LEVEL II)	0000086323
DRAWN BY	LEC
DESIGNED BY	DBA
REVIEWED BY	DBA
DATE	07/29/2026
PROJECT NO.	013119014

TITLE
SITE PLAN

SHEET NUMBER
C2-00

Drawing name: C:\Users\lauren.culbertson\DCACCDocs\Kimley-Horn\013119014_CARVANAProject Files\CAD\Exhibits\2026-05-18 Conceptual Site Plan\C2-00 - CONCEPTUAL SITE PLAN.dwg C2-00 OVERALL SITE PLAN Aug 06, 2026 3:07pm by: Lauren.Culbertson

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PREPARED BY
Kimley»Horn
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615 MOLLY LN, SUITE 150
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PHONE: 770.485.6855
WWW.KIMLEY-HORN.COM

PREPARED FOR
CARVANA
300 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
PHONE: 503.515.7861

PROJECT
CARVANA - ADESA ATLANTA
5055 OAKLEY INDUSTRIAL BLVD, FAIRBURN, GEORGIA 30213
LAND LOT 24, 9TH DISTRICT
PARCEL ID: 09F0600000350503

GEORGIA REGISTERED No. 034077 PROFESSIONAL ENGINEER DAVID BLAKE ANTHONY

No.	BY	DATE
A	MBN	07/29/2026
		SCHEMATIC DESIGN REVISION
		ISSUANCE AND REVISION DESCRIPTIONS

GSWCC NO. (LEVEL II)	0000086323
DRAWN BY	LEC
DESIGNED BY	DBA
REVIEWED BY	DBA
DATE	07/29/2026
PROJECT NO.	013119014

TITLE
PHASING SITE PLAN

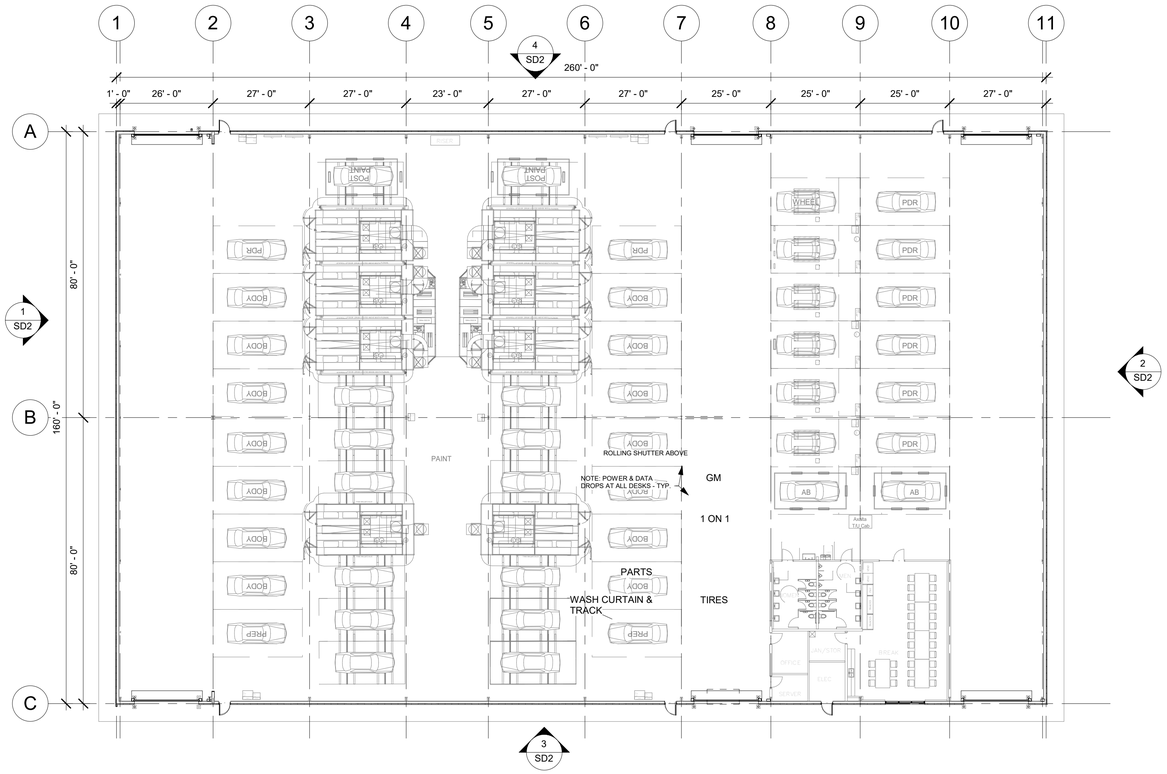
SHEET NUMBER
C2-01

GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 105 210 420

Drawing name: C:\Users\lauren.culbertson\DCACCDocs\Kimley-Horn\013119014_CARVANA\Project Files\CAD\Exhibits\2026-05-18 Conceptual Site Plan\C2-00 - CONCEPTUAL SITE PLAN.dwg C2-01 PHASING SITE PLAN Aug 06, 2026 3:07pm by Lauren.Culbertson

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ATL PHASE 3 - NEW BUILDING J
41,600 SF

1 SD1 FLOOR PLAN
1" = 20'-0"

WHN ARCHITECTS

CARVANA-ADESA ATLANTA 5055 OAKLEY INDUSTRIAL BLVD

PROPOSED BUILDING J

ARCHITECT:
WHN ARCHITECTS, PA
330 W 10TH STREET
CHARLOTTE, NC 28202
704.333.9952
NC Certificate of Licensure #License #

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
#	DESCRIPTION	Date

PROJECT NO. Project Number
DATE ISSUED MAY 29, 2026

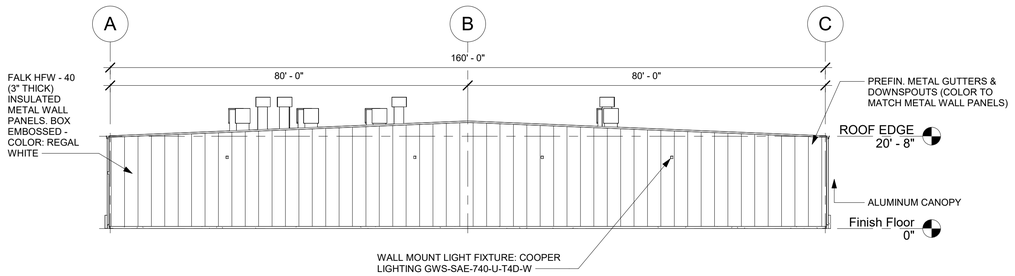
BUILDING SCHEMATIC

FLOOR PLAN

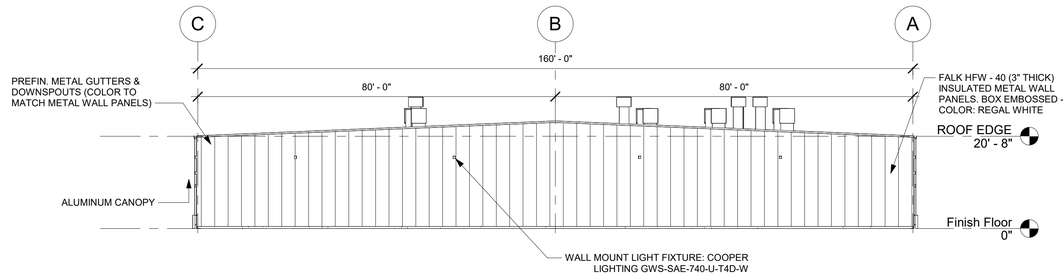
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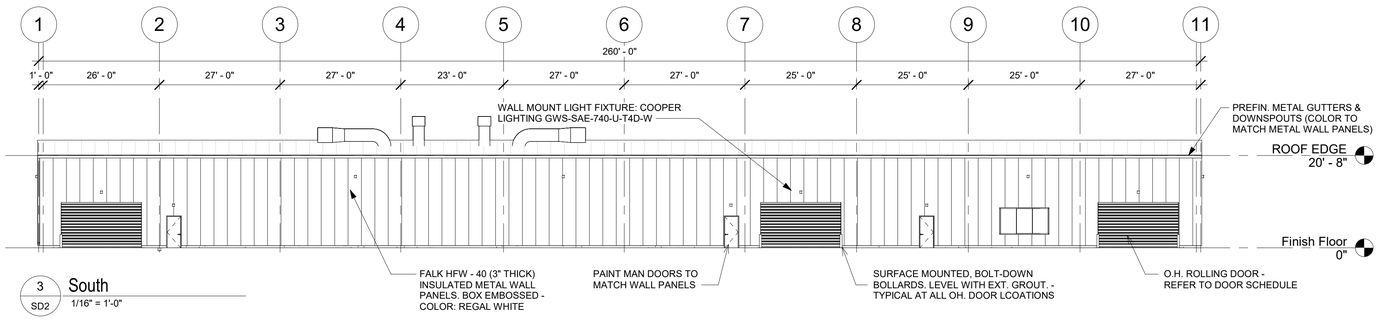
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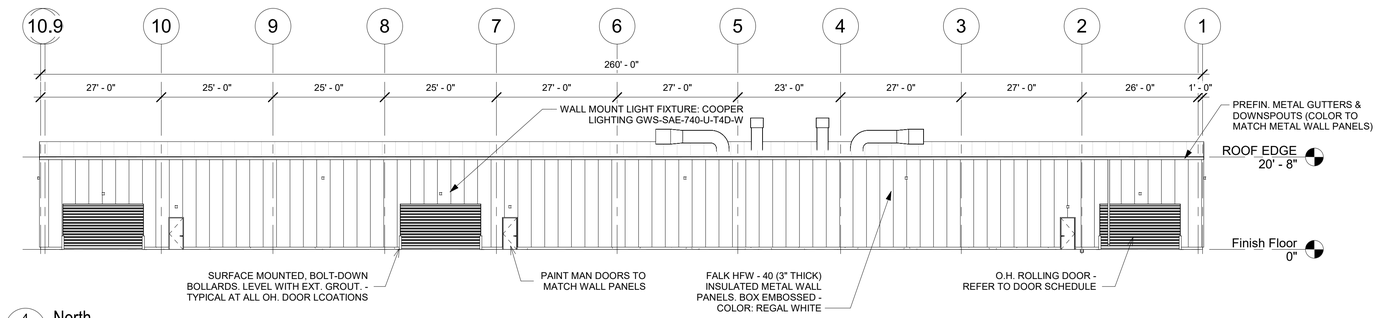
1 SD2 West
1/16" = 1'-0"



2 SD2 East
1/16" = 1'-0"



3 SD2 South
1/16" = 1'-0"



4 SD2 North
1/16" = 1'-0"

w h n + ARCHITECTS

CARVANA-ADESA ATLANTA 5055 INDUSTRIAL BLVD

PROPOSED BUILDING J

ARCHITECT:
WHN ARCHITECTS, PA
330 W 10TH STREET
CHARLOTTE, NC 28202
704.333.9952
NC Certificate of Licensure #License #

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
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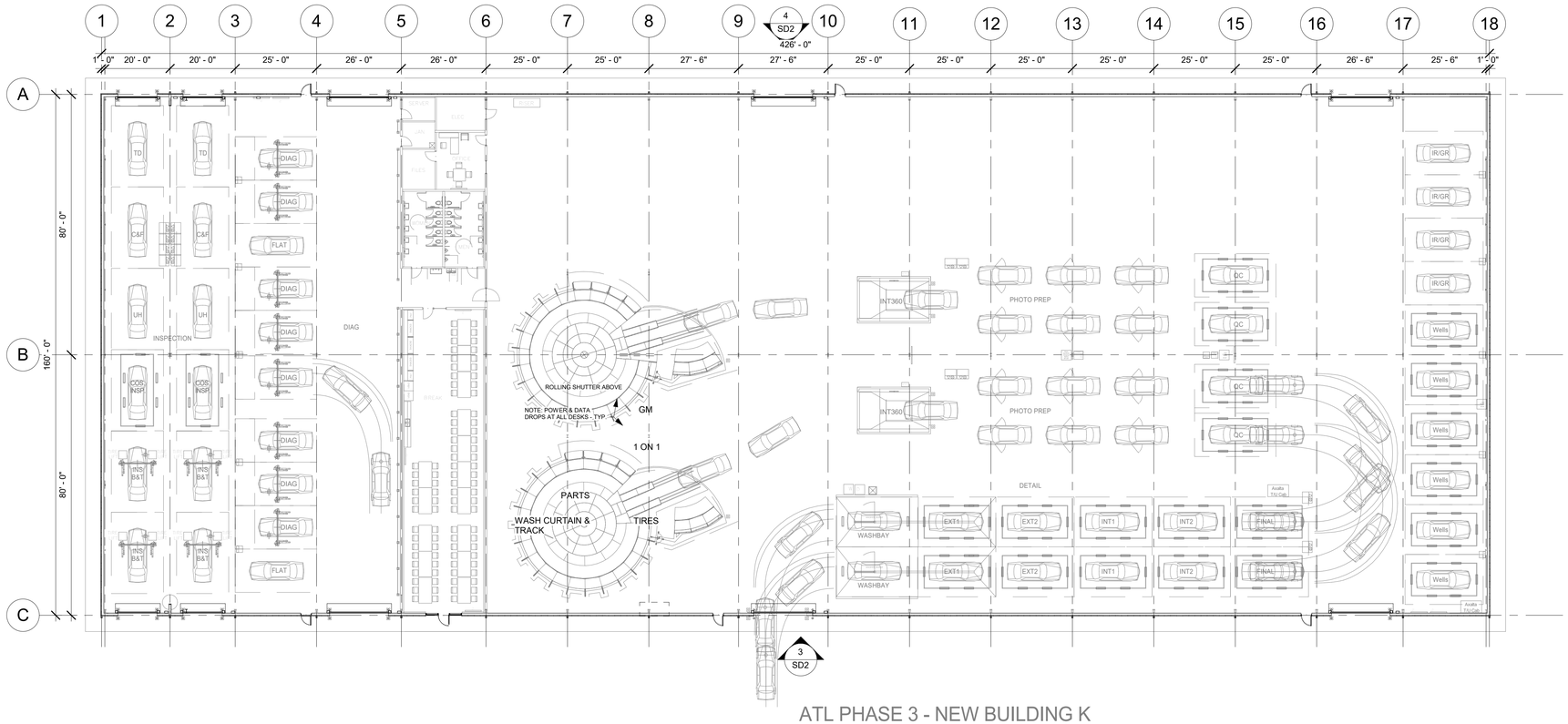
BUILDING SCHEMATIC

EXTERIOR ELEVATIONS

DRAWING NUMBER:

SD2

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ATL PHASE 3 - NEW BUILDING K
68,160 SF

1 SD1 FLOOR PLAN
1" = 20'-0"

WHN ARCHITECTS

CARVANA-ADESA ATLANTA 5055 OAKLEY INDUSTRIAL BLVD

PROPOSED BUILDING K

ARCHITECT:
WHN ARCHITECTS, PA
330 W 10TH STREET
CHARLOTTE, NC 28202
704.333.9952
NC Certificate of Licensure #License #

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
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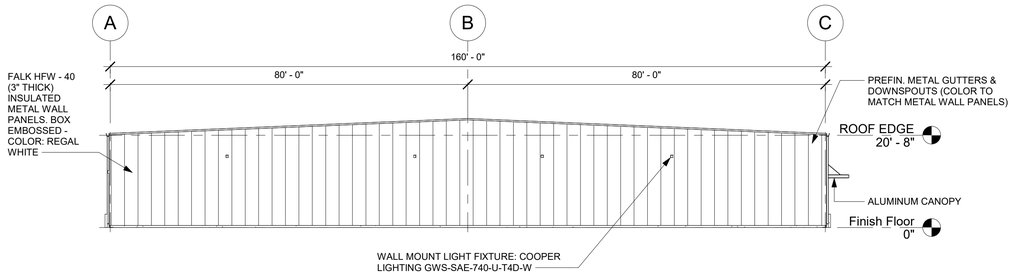
BUILDING SCHEMATIC

FLOOR PLAN

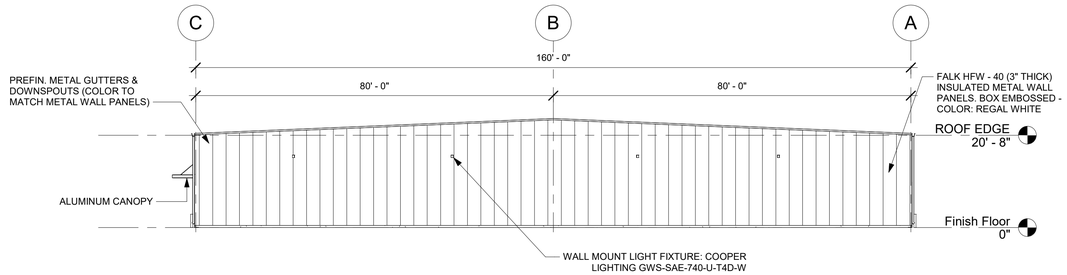
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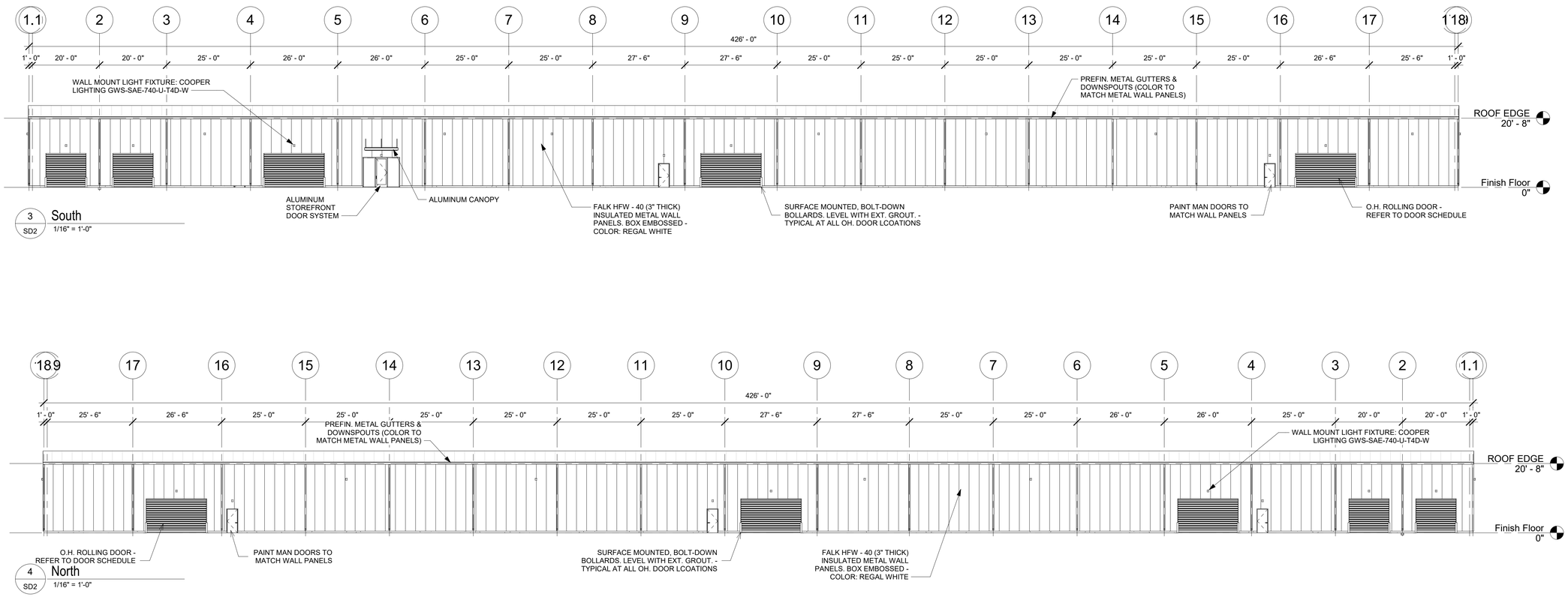
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1 SD2 West 1/16" = 1'-0"



2 SD2 East 1/16" = 1'-0"



3 SD2 South 1/16" = 1'-0"

4 SD2 North 1/16" = 1'-0"

WHN ARCHITECTS

CARVANA-ADESA ATLANTA 5055 INDUSTRIAL BLVD

PROPOSED BUILDING K

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#	DESCRIPTION	Date

PROJECT NO. Project Number

DATE ISSUED MAY 29, 2026

BUILDING SCHEMATIC

EXTERIOR ELEVATIONS

DRAWING NUMBER:

SD2

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THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

R	ROOF DRAIN	MB	MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MANHOLE FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		WELL
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER BRAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE	IPS	1/2" REBAR W/ "CGA 1414" CAP SET
	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC VAULT	IPF	IRON PIN FOUND
	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
	SIGN	XS	"X" CUT IN CONCRETE SET
	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
	BORE LOCATION	P.O.B.	POINT OF BEGINNING
	FLAG POLE	P.O.C.	POINT OF COMMENCING
	GREASE TRAP		

TITLE EXCEPTIONS

This survey relied upon information contained within a Title Commitment number NCS-1296136-PHX1 prepared by First American Title Insurance Company, with an effective date of February 20, 2026 at 8:00pm, with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section II".

12. Easements as conveyed in Right-of-Way Deed from W. B. Oakley of the County of Campbell to Atlanta, Birmingham and Atlantic Railroad Company, a duly created and existing Corporation dated August 30, 1906, filed for record April 5, 1907, and recorded in Deed Book Q, Page 525, Fulton County, Georgia records.
Comment: Does not affect subject property.

13. Easement for Right-of-Way from Mrs. W. A. Wood to Georgia Power Company, a corporation, dated November 30, 1949, filed for record December 14, 1949, and recorded in Deed Book 2491, Page 71, aforesaid records.
Comment: Unable to determine affect. Document contains insufficient information to locate or plot.

14. Easement from D. W. Oakley et. al to Georgia Power Company dated November 14, 1949, filed for record December 14, 1949, and recorded in Deed Book 2491, Page 73, aforesaid records.

    By letter dated July 11, 2006, Georgia Power Company establishes its right to operate maintain, rebuild and renew its existing facilities, under all terms and conditions of the above easement as defined in such recorded instrument.
Comment: Does not affect subject property.

15. Easements as conveyed in Right-of-Way Deed from W. B. Oakley to State Highway Department of Georgia dated December 3, 1956, filed for record February 8, 1957, and recorded in Deed Book 3192, Page 612, aforesaid records.
Comment: Does not affect subject property.

16. Easements as conveyed in Right-of-Way Deed from Dewitt Oakley to State Highway Department of Georgia dated December 3, 1956, filed for record February 8, 1957, and recorded in Deed Book 3192, Page 616, aforesaid records.
Comment: Does not affect subject property.

17. Easements as conveyed in Right-of-Way Deed from Rev. Julian F. Thompson to State Highway Department of Georgia dated December 3, 1956, filed for record February 8, 1957, and recorded in Deed Book 3192, Page 619, aforesaid records.
Comment: Does not affect subject property.

18. Easements as conveyed in Right-of-Way Deed from M. Gerald Cochron, Jr. to State Highway Department of Georgia dated December 6, 1956, filed for record February 8, 1957, and recorded in Deed Book 3192, Page 621, aforesaid records.
Comment: Does not affect subject property.

19. Easement for Right-of-Way from W. A. Wood and Mrs. W. A. Wood to Georgia Power Company, a corporation, dated July 1, 1957, filed for record September 3, 1957, and recorded in Deed Book 3254, Page 550, aforesaid records.
Comment: Affects subject property as shown hereon.

20. Easement from Andrew J. Oakley, Ruby O. Thompson, et. al to Georgia Power Company dated July 13, 1957, filed for record September 3, 1957, and recorded in Deed Book 3254, Page 554, aforesaid records.

    By letter dated July 11, 2006, Georgia Power Company establishes its right to operate maintain, rebuild and renew its existing facilities, under all terms and conditions of the above easement as defined in such recorded instrument.
Comment: Affects subject property as shown hereon.

21. Sewer Easement from W. A. Wood to Fulton County, Georgia, dated December 14, 1970, filed for record January 11, 1971, and recorded in Deed Book 5333, Page 6, aforesaid records.
Comment: Affects subject property as shown hereon.

22. Terms and provisions of that certain Boundary Line Agreement, by and between Mrs. Addie Butler Oakley and Miss Lois Oakley, George T. Oakley, Andrew J. Oakley, Dewitt W. Oakley, Herman R. Oakley, Mrs. Ruby Oakley Thompson, Mrs. Jewell Oakley Cochran, Mrs. Eugenia Oakley Stewart, and Mrs. Mar Oakley Glass, dated January 7, 1972, filed for record January 27, 1972, and recorded in Deed Book 5524, Page 67, aforesaid records.
Comment: Does not affect subject property. Boundary line updated in Plat Book 394, Page 40.

23. Easement from Julian F. Thompson and Ruby O. Thompson to Georgia Power Company dated August 21, 1975, filed for record September 2, 1975, and recorded in Deed Book 6333, Page 402, aforesaid records.

    By letter dated July 11, 2006, Georgia Power Company establishes its right to operate maintain, rebuild and renew its existing facilities, under all terms and conditions of the above easement as defined in such recorded instrument.
Comment: Does not affect subject property. Document describes tract in Land Lot 36.

24. Easement from Julian F. Thompson and Ruby O. Thompson to Georgia Power Company dated August 21, 1975, filed for record September 2, 1975, and recorded in Deed Book 6333, Page 403, aforesaid records.

    By letter dated July 11, 2006, Georgia Power Company establishes its right to operate maintain, rebuild and renew its existing facilities, under all terms and conditions of the above easement as defined in such recorded instrument.
Comment: Does not affect subject property. Document describes tract in Land Lot 36.

25. Permit to Cut or Trim Trees from George T. Oakley, Ruby O. Thompson, et al. to Georgia Power Company dated August 21, 1975, filed for record September 2, 1975, and recorded in Deed Book 6349, Page 36, aforesaid records.

    By letter dated July 11, 2006, Georgia Power Company establishes its right to operate maintain, rebuild and renew its existing facilities, under all terms and conditions of the above easement as defined in such recorded instrument.
Comment: Does not affect subject property. Document describes tract in Land Lot 36.

26. Sewer Easement from Bessemer Securities Corp. to Fulton County, Georgia, dated April 9, 1986, filed for record May 19, 1986, and recorded in Deed Book 10108, Page 16, aforesaid records.
Comment: Affects subject property as shown hereon.

27. Sewer Easement from George T. Oakley, et. al. to Fulton County, Georgia, dated April 27, 1986, filed for record June 10, 1986, and recorded in Deed Book 10143, Page 243, aforesaid records.
Comment: Does not affect subject property. Document describes tract in Land Lot 36.

28. Sewer Easement from M. D. Hodges Enterprises, Inc. to Fulton County, Georgia, dated November 25, 1986, filed for record February 12, 1987, and recorded in Deed Book 10620, Page 327, aforesaid records.
Comment: Affects subject property as shown hereon.

29. Easements contained in that certain Right of Way Deed from M.D. Hodges Enterprises Inc., a Georgia corporation to Fulton County, dated October 17, 1997, filed for record October 23, 1997, and recorded in Deed Book 23286, Page 239, aforesaid records.
Comment: Does not affect subject property.

30. Declaration of Protective Covenants for Southpark-Fulton County, Georgia by M.D. Hodges Enterprises, Inc., a Delaware corporation, M.D. Hodges Developments, LLC, a Delaware limited liability company and M.D. Hodges, Inc., a Delaware corporation, dated April 29, 2002, filed for record May 2, 2002, and recorded in Deed Book 32314, Page 94, aforesaid records; as affected by that certain Declaration of Protective Covenants for Southpark-Fulton County, Georgia by James C. Hendricks, John R. Killian and Philip A. Riordan, and their successors and assigns, not individually or personally but only as Trustees of LTI Hodges Industrial Trust, a Maryland real estate investment trust under Declaration of Trust dated January 4, 2005, successor by merger to M.D. Hodges Enterprises, Inc., a Delaware corporation, dated September 6, 2013, filed for record September 10, 2013, and recorded in Deed Book 53098, Page 534, aforesaid records.
Comment: Affects subject property and is blanket in nature.

31. Easements reserved in that certain Limited Warranty Deed from M.D. Hodges Enterprises, Inc., a Delaware corporation to ADESA Atlanta, LLC, a New Jersey limited liability company, dated April 29, 2002, filed for record May 2, 2002, and recorded in Deed Book 32314, Page 141, aforesaid records.
Comment: Affects subject property. Easements are Exceptions 21 and 29

32. Flood Plain Indemnification from ADESA Atlanta, LLC to Fulton County, dated October 16, 2002, filed for record October 31, 2002, and recorded in Deed Book 33425, Page 689, aforesaid records.
Comment: Affects subject property and is blanket in nature.

33. Terms and Conditions of that certain Encroachment Agreement by and between ADESA Atlanta, LLC and Georgia Power Company, dated October 25, 2002, filed for record December 5, 2002, and recorded in Deed Book 33717, Page 690, aforesaid records.
Comment: Affects subject property and is blanket in nature.

34. Any implied easement for slopes, fills, drainage, maintenance and utilities as conveyed in that certain Right of Way Deed from ADESA Atlanta, LLC to Fulton County, dated January 9, 2004, filed for record February 5, 2004, and recorded in Deed Book 37006, Page 615, aforesaid records.
Comment: Does not affect subject property.

35. Memorandum of Sublease by and between First Industrial, L.P., a Delaware limited partnership, and ADESA Atlanta, LLC, a New Jersey limited liability company, dated October 3, 2008, filed for record October 20, 2008, and recorded in Deed Book 47286, Page 287, aforesaid records.
Comment: Affects subject property. Contains no survey matters.

36. Terms and provisions of that certain Encroachment Agreement for Easement, by and between First Industrial, L.P. and Georgia Transmission Corporation (An Electric Membership Corporation), dated February 19, 2019, filed for record May 21, 2019, and recorded in Deed Book 60042, Page 204, aforesaid records.
Comment: Does not affect subject property.

37. Terms and provisions of that certain Declaration of Easement for Sewer Line by First Industrial, L.P., a Delaware limited partnership, dated September 23, 2019, filed for record September 26, 2019, and recorded in Deed Book 60570, Page 588, aforesaid records.
Comment: Affects subject property as shown hereon.

38. Terms and provisions of that certain Declaration of Easement for Ingress and Egress by First Industrial, L.P., a Delaware limited partnership, dated September 23, 2019, filed for record September 26, 2019, and recorded in Deed Book 60570, Page 602, aforesaid records.
Comment: Affects subject property as shown hereon.

39. Terms and provisions of that certain Encroachment Agreement for Easement, by and between First Industrial, L.P. and Georgia Power Company, dated February 12, 2019, filed for record September 30, 2019, and recorded in Deed Book 60575, Page 443, aforesaid records; as amended and restated by that certain Encroachment Agreement for Easement, dated May 18, 2020,filed for record October 1, 2020, and recorded in Deed Book 62360, Page 48, aforesaid records.
Comment: Does not affect subject property.

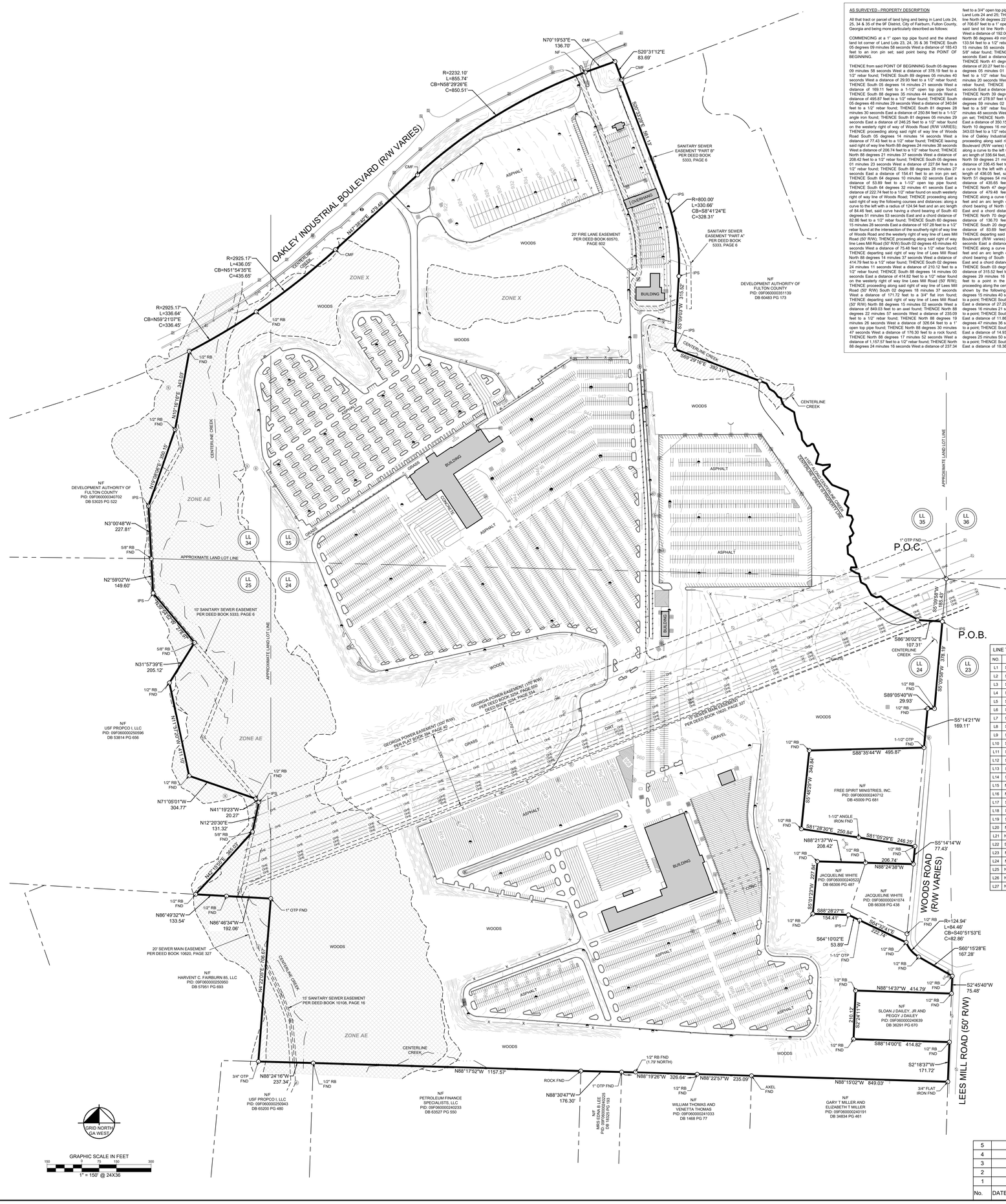
40. Easement from First Industrial, L.P. to Georgia Power Company, dated June 10, 2019, filed for record September 24, 2019, and recorded in Deed Book 60591, Page 366, aforesaid records.
Comment: Does not affect subject property.

41. Terms and provisions of that certain Temporary Encroachment Agreement for Easement, by and between First Industrial, L.P. and Georgia Power Company, dated May 18, 2020, filed for record October 1, 2020, and recorded in Deed Book 62360, Page 59, aforesaid records.
Comment: Does not affect subject property.

42. Matters as shown on that certain plat recorded in Plat Book 182, Page 85, aforesaid records.
Comment: Plat shows previous conditions of portions of subject property.

43. Matters as shown on that certain plat recorded in Plat Book 394, Page 40, aforesaid records.
Comment: Plat shows previous conditions of subject property and easterly adjoiner.

44. Matters as shown on that certain plat recorded in Plat Book 423, Page 74, aforesaid records.
Comment: Plat shows easterly adjoiner.



GRID NORTH
GA WEST

GRAPHIC SCALE IN FEET
150 0 75 150 300
1" = 150' @ 24X36

AS SURVEYED - PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 24, 25, 34 & 35 of the 9F District, City of Fairburn, Fulton County, Georgia and being more particularly described as follows:

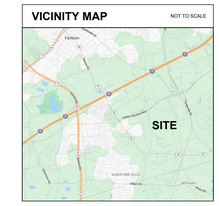
COMMENCING at a 1" open top pipe found and the shared land lot corner of Land Lots 23, 24, 35 & 36 THENCE South 05 degrees 09 minutes 58 seconds West a distance of 185.43 feet to an iron pin set; said point being the POINT OF BEGINNING;

THENCE from said POINT OF BEGINNING South 05 degrees 09 minutes 58 seconds West a distance of 378.19 feet to a 1/2" rebar found; THENCE South 89 degrees 05 minutes 40 seconds West a distance of 29.93 feet to a 1/2" rebar found; THENCE South 05 degrees 14 minutes 21 seconds West a distance of 169.11 feet to a 1-1/2" open top pipe found; THENCE North 88 degrees 35 minutes 44 seconds West a distance of 495.87 feet to a 1/2" rebar found; THENCE South 05 degrees 48 minutes 29 seconds West a distance of 340.84 feet to a 1/2" rebar found; THENCE South 81 degrees 28 minutes 30 seconds East a distance of 250.84 feet to a 1-1/2" angle iron found; THENCE South 81 degrees 05 minutes 29 seconds East a distance of 246.25 feet to a 1/2" rebar found on the westerly right of way of Woods Road (R/W VARIES); THENCE proceeding along said right of way line of Woods Road South 05 degrees 14 minutes 14 seconds West a distance of 77.43 feet to a 1/2" rebar found; THENCE leaving said right of way line North 88 degrees 24 minutes 38 seconds West a distance of 206.74 feet to a 1/2" rebar found; THENCE North 88 degrees 21 minutes 37 seconds West a distance of 208.42 feet to a 1/2" rebar found; THENCE South 05 degrees 01 minutes 23 seconds West a distance of 227.84 feet to a 1/2" rebar found; THENCE South 88 degrees 28 minutes 27 seconds East a distance of 154.41 feet to an iron pin set; THENCE South 64 degrees 10 minutes 02 seconds East a distance of 53.89 feet to a 1-1/2" open top pipe found; THENCE South 64 degrees 32 minutes 41 seconds East a distance of 222.74 feet to a 1/2" rebar found on south westerly right of way line of Woods Road; THENCE proceeding along said right of way line the following courses and distances: along a curve to the left with a radius of 124.94 feet and an arc length of 84.46 feet, said curve having a chord bearing of South 40 degrees 51 minutes 53 seconds East and a chord distance of 82.86 feet to a 1/2" rebar found; THENCE South 60 degrees 15 minutes 28 seconds East a distance of 167.28 feet to a 1/2" rebar found at the intersection of the southerly right of way line of Woods Road and the westerly right of way line of Lees Mill Road (50' R/W); THENCE proceeding along said right of way line Lees Mill Road (50' R/W) South 02 degrees 45 minutes 40 seconds West a distance of 75.46 feet to a 1/2" rebar found; THENCE departing said right of way line of Lees Mill Road North 88 degrees 14 minutes 37 seconds West a distance of 414.79 feet to a 1/2" rebar found; THENCE South 02 degrees 24 minutes 14 seconds West a distance of 216.12 feet to a 1/2" rebar found; THENCE South 88 degrees 14 minutes 00 seconds East a distance of 414.82 feet to a 1/2" rebar found on the westerly right of way line Lees Mill Road (50' R/W); THENCE proceeding along said right of way line of Lees Mill Road (50' R/W) South 02 degrees 18 minutes 37 seconds West a distance of 171.72 feet to a 3/4" flat iron found; THENCE departing said right of way line of Lees Mill Road (50' R/W) North 88 degrees 15 minutes 02 seconds West a distance of 849.03 feet to an axel found; THENCE North 88 degrees 22 minutes 57 seconds West a distance of 235.09 feet to a 1/2" rebar found; THENCE North 88 degrees 19 minutes 26 seconds West a distance of 326.64 feet to a 1" open top pipe found; THENCE North 88 degrees 30 minutes 47 seconds West a distance of 176.30 feet to a rock found; THENCE North 88 degrees 17 minutes 52 seconds West a distance of 1,157.57 feet to a 1/2" rebar found; THENCE North 88 degrees 24 minutes 16 seconds West a distance of 237.34 feet to a 3/4" open top pipe found on the shared land lot line of Land Lots 24 and 25; THENCE proceeding along said land lot line North 04 degrees 22 minutes 05 seconds East a distance of 706.67 feet to a 1" open top pipe found; THENCE departing said land lot line North 86 degrees 46 minutes 34 seconds West a distance of 192.06 feet to a 1/2" rebar found; THENCE North 86 degrees 49 minutes 32 seconds West a distance of 133.54 feet to a 1/2" rebar found; THENCE North 42 degrees 15 minutes 55 seconds East a distance of 365.03 feet to a 5/8" rebar found; THENCE North 12 degrees 20 minutes 30 seconds East a distance of 131.32 feet to an iron pin set; THENCE North 41 degrees 19 minutes 23 seconds West a distance of 20.27 feet to a 1/2" rebar found; THENCE North 71 degrees 05 minutes 01 seconds West a distance of 304.77 feet to a 1/2" rebar found; THENCE North 11 degrees 57 minutes 20 seconds West a distance of 411.10 feet to a 1/2" rebar found; THENCE North 31 degrees 57 minutes 39 seconds East a distance of 205.12 feet to a 5/8" rebar found; THENCE North 39 degrees 54 minutes 52 seconds West a distance of 278.97 feet to an iron pin set; THENCE North 02 degrees 59 minutes 02 seconds West a distance of 149.60 feet to a 5/8" rebar found; THENCE North 03 degrees 00 minutes 48 seconds West a distance of 227.81 feet to an iron pin set; THENCE North 19 degrees 08 minutes 06 seconds East a distance of 350.15 feet to a 1/2" rebar found; THENCE North 10 degrees 16 minutes 16 seconds East a distance of 343.03 feet to a 1/2" rebar found on the southerly right of way line of Oakley Industrial Boulevard (R/W varies); THENCE proceeding along said right of way line of Oakley Industrial Boulevard (R/W varies) the following courses and distances: along a curve to the left with a radius of 2,925.17 feet and an arc length of 336.64 feet, said curve having a chord bearing of North 59 degrees 21 minutes 07 seconds East and a chord distance of 336.45 feet to a 1/2" rebar found; THENCE along a curve to the left with a radius of 2,925.17 feet and an arc length of 436.05 feet, said curve having a chord bearing of North 51 degrees 54 minutes 35 seconds East and a chord distance of 435.65 feet to a concrete monument found; THENCE North 47 degrees 38 minutes 40 seconds East a distance of 479.48 feet to a concrete monument found; THENCE along a curve to the right with a radius of 2,232.10 feet and an arc length of 855.74 feet, said curve having a chord bearing of North 58 degrees 29 minutes 26 seconds East and a chord distance of 850.51 feet to a rail found; THENCE North 70 degrees 19 minutes 53 seconds East a distance of 136.70 feet to a concrete monument found; THENCE South 20 degrees 31 minutes 12 seconds East a distance of 83.69 feet to a concrete monument found; THENCE departing said right of way line of Oakley Industrial Boulevard (R/W varies) South 20 degrees 33 minutes 23 seconds East a distance of 561.13 feet to an iron pin set; THENCE along a curve to the right with a radius of 800.00 feet and an arc length of 330.66 feet, said curve having a chord bearing of South 08 degrees 41 minutes 24 seconds East and a chord distance of 328.31 feet to an iron pin set; THENCE South 05 degrees 09 minutes 03 seconds West a distance of 315.52 feet to an iron pin set; THENCE South 89 degrees 29 minutes 16 seconds East a distance of 382.31 feet to a point in the centerline of the creek; THENCE proceeding along the centerline of said creek s1557 feet; also known as the following courses and distances: South 66 degrees 15 minutes 40 seconds East a distance of 31.30 feet to a point; THENCE South 28 degrees 33 minutes 08 seconds East a distance of 27.29 feet to a point; THENCE South 60 degrees 16 minutes 21 seconds East a distance of 21.54 feet to a point; THENCE South 43 degrees 49 minutes 05 seconds East a distance of 11.86 feet to a point; THENCE South 32 degrees 47 minutes 36 seconds East a distance of 16.39 feet to a point; THENCE South 05 degrees 20 minutes 10 seconds East a distance of 14.93 feet to a point; THENCE South 15 degrees 25 minutes 50 seconds East a distance of 21.35 feet to a point; THENCE South 34 degrees 21 minutes 55 seconds East a distance of 18.36 feet to a point; THENCE South 58 degrees 26 minutes 32 seconds East a distance of 48.04 feet to a point; THENCE South 09 degrees 40 minutes 59 seconds East a distance of 30.16 feet to a point; THENCE South 19 degrees 29 minutes 12 seconds East a distance of 33.79 feet to a point; THENCE South 38 degrees 27 minutes 50 seconds East a distance of 20.72 feet to a point; THENCE South 07 degrees 17 minutes 26 seconds East a distance of 32.56 feet to a point; THENCE South 37 degrees 20 minutes 25 seconds East a distance of 35.26 feet to a point; THENCE North 76 degrees 01 minutes 49 seconds East a distance of 11.56 feet to a point; THENCE North 51 degrees 51 minutes 52 seconds East a distance of 12.12 feet to a point; THENCE South 77 degrees 10 minutes 24 seconds East a distance of 5.96 feet to a point; THENCE South 23 degrees 23 minutes 10 seconds East a distance of 23.91 feet to a point; THENCE South 31 degrees 13 minutes 29 seconds East a distance of 25.27 feet to a point; THENCE South 15 degrees 10 minutes 52 seconds East a distance of 41.62 feet to a point; THENCE South 75 degrees 48 minutes 12 seconds East a distance of 28.81 feet to a point; THENCE North 85 degrees 30 minutes 14 seconds East a distance of 32.17 feet to a point; THENCE South 06 degrees 08 minutes 07 seconds West a distance of 8.22 feet to a point; THENCE South 55 degrees 52 minutes 33 seconds West a distance of 34.25 feet to a point; THENCE South 03 degrees 25 minutes 11 seconds East a distance of 15.10 feet to a point; THENCE South 39 degrees 49 minutes 04 seconds East a distance of 59.52 feet to a point; THENCE South 68 degrees 28 minutes 29 seconds East a distance of 72.19 feet to a point; THENCE South 12 degrees 11 minutes 04 seconds East a distance of 15.34 feet to a point; THENCE South 21 degrees 55 minutes 45 seconds West a distance of 43.42 feet to a point; THENCE South 44 degrees 30 minutes 30 seconds East a distance of 23.39 feet to a point; THENCE South 11 degrees 18 minutes 18 seconds West a distance of 32.28 feet to a point; THENCE South 80 degrees 13 minutes 07 seconds East a distance of 19.09 feet to a point; THENCE South 23 degrees 04 minutes 03 seconds East a distance of 17.42 feet to a point; THENCE South 20 degrees 57 minutes 44 seconds West a distance of 32.91 feet to a point; THENCE South 26 degrees 24 minutes 25 seconds East a distance of 31.87 feet to a point; THENCE South 32 degrees 20 minutes 14 seconds East a distance of 13.50 feet to a point; THENCE South 71 degrees 27 minutes 50 seconds West a distance of 9.80 feet to a point; THENCE South 10 degrees 33 minutes 30 seconds East a distance of 27.27 feet to a point; THENCE South 44 degrees 46 minutes 10 seconds East a distance of 20.60 feet to a point; THENCE South 03 degrees 42 minutes 31 seconds East a distance of 33.89 feet to a point; THENCE South 56 degrees 19 minutes 06 seconds East a distance of 26.89 feet to a point; THENCE South 19 degrees 21 minutes 24 seconds East a distance of 45.92 feet to a point; THENCE North 89 degrees 08 minutes 15 seconds West a distance of 23.83 feet to a point; THENCE South 13 degrees 56 minutes 43 seconds West a distance of 10.40 feet to a point; THENCE South 59 degrees 14 minutes 39 seconds East a distance of 27.22 feet to a point; THENCE South 73 degrees 54 minutes 47 seconds East a distance of 13.69 feet to a point; THENCE South 12 degrees 52 minutes 20 seconds East a distance of 38.07 feet to a point; THENCE South 61 degrees 48 minutes 52 seconds East a distance of 24.34 feet to a point; THENCE South 28 degrees 37 minutes 13 seconds East a distance of 49.49 feet to a point; THENCE South 64 degrees 40 minutes 31 seconds East a distance of 24.02 feet to a point; THENCE North 75 degrees 32 minutes 11 seconds East a distance of 19.10 feet to a point; THENCE South 47 degrees 57 minutes 36 seconds East a distance of 52.22 feet to a point; THENCE South 61 degrees 32 minutes 20 seconds East a distance of 133.23 feet to a point; THENCE South 39 degrees 12 minutes 38 seconds East a distance of 5.27 feet to a point; THENCE departing from the centerline of said creek South 86 degrees 36 minutes 02 seconds East a distance of 107.31 feet to an iron pin set; said point being the POINT OF BEGINNING.

CREEK LINE TABLE
CENTERLINE CREEK IS PROPERTY LINE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S68°15'40"E	31.30'	L28	N12°11'04"W	15.34'
L2	S28°33'08"E	27.29'	L29	N21°55'45"E	43.42'
L3	S60°16'21"E	21.54'	L30	N44°01'30"W	23.39'
L4	S43°49'05"E	11.86'	L31	N11°18'18"E	32.28'
L5	S32°47'36"E	16.39'	L32	N80°13'07"W	19.09'
L6	S65°20'10"E	14.93'	L33	N23°04'03"W	17.42'
L7	S15°29'50"E	21.35'	L34	N20°57'44"E	32.91'
L8	S34°21'55"E	18.36'	L35	N26°24'25"W	31.87'
L9	S58°26'32"E	48.04'	L36	N32°20'14"E	13.50'
L10	S09°40'59"E	39.16'	L37	N71°27'50"E	9.80'
L11	S19°29'12"E	33.79'	L38	N10°33'30"W	27.27'
L12	S38°27'50"E	20.72'	L39	N44°46'10"E	20.60'
L13	S07°17'26"E	32.56'	L40	N03°42'31"W	33.89'
L14	S37°20'25"E	35.26'	L41	N56°19'06"W	26.89'
L15	N76°01'49"E	11.56'	L42	S19°21'24"E	45.92'
L16	N51°51'52"E	12.12'	L43	N89°08'15"W	23.83'
L17	S77°10'24"E	5.96'	L44	S13°56'43"W	10.40'
L18	S23°23'10"E	23.91'	L45	S59°14'39"E	27.22'
L19	S31°13'29"E	25.27'	L46	S73°54'47"E	13.69'
L20	N15°10'52"E	41.62'	L47	S12°52'20"E	38.07'
L21	N75°48'12"W	28.81'	L48	S61°48'52"E	24.34'
L22	S85°30'14"W	32.17'	L49	S28°37'13"E	49.49'
L23	N06°08'07"E	8.22'	L50	S64°40'31"E	24.02'
L24	N55°52'33"E	34.25'	L51	N75°32'11"E	19.10'
L25	N03°29'11"W	15.10'	L52	S47°57'36"E	52.22'
L26	N39°49'04"W	59.52'	L53	S61°32'20"E	133.23'
L27	N68°28'29"W	72.19'	L54	S39°12'38"E	5.27'

VICINITY MAP
NOT TO SCALE



SITE ADDRESS

5055 Oakley Industrial Blvd.
Fairburn, GA 30213

REFERENCE PLATS

1. Site Development Plans for ADESA - Atlanta, prepared by Integrated Science & Engineering dated 9/19/2002, last revised 10/17/2002.

AREA SUMMARY

±10,318,320 sq. ft. or 236.876 acres

SURVEY NOTES

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this portions of this property Do lie within a 100 year flood hazard zone and is depicted as Zone AE as defined by the F.E.M.A Flood Insurance Rate Map of City of Fairburn, Georgia and incorporated areas Map Numbers 13121C0470F, effective date 9/18/2013.
6. Surveyor's Certification extends only to the topographic survey shown hereon does not constitute a boundary survey and is not to be recorded or use to convey property.
7. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin G. Pate and Kimley Horn and Associates, Inc. make now guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
8. No common observable evidence of c

.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.

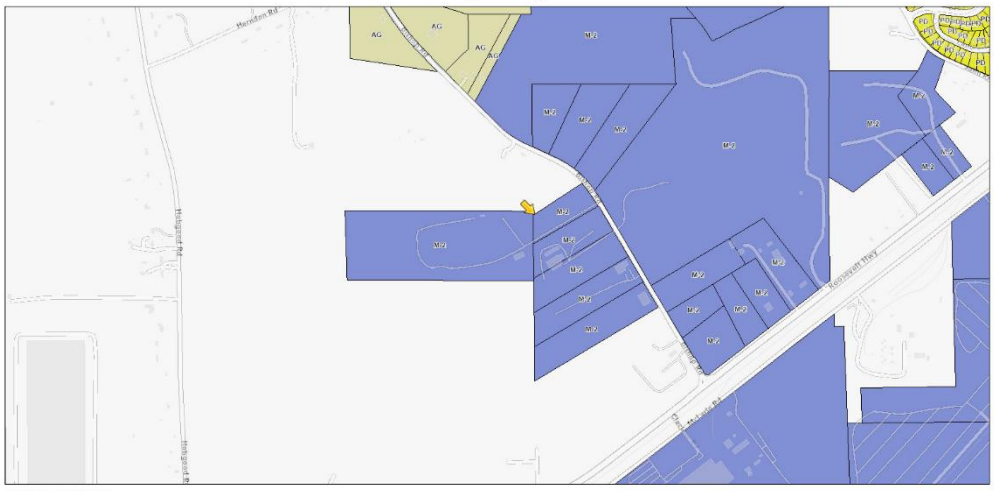
2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed.**

   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

ArcGIS Web AppBuilder
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.

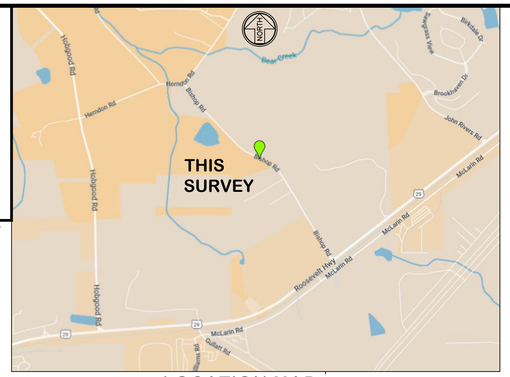
GIVEN under my hand and seal this 24th day of June, 2021.

_____
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

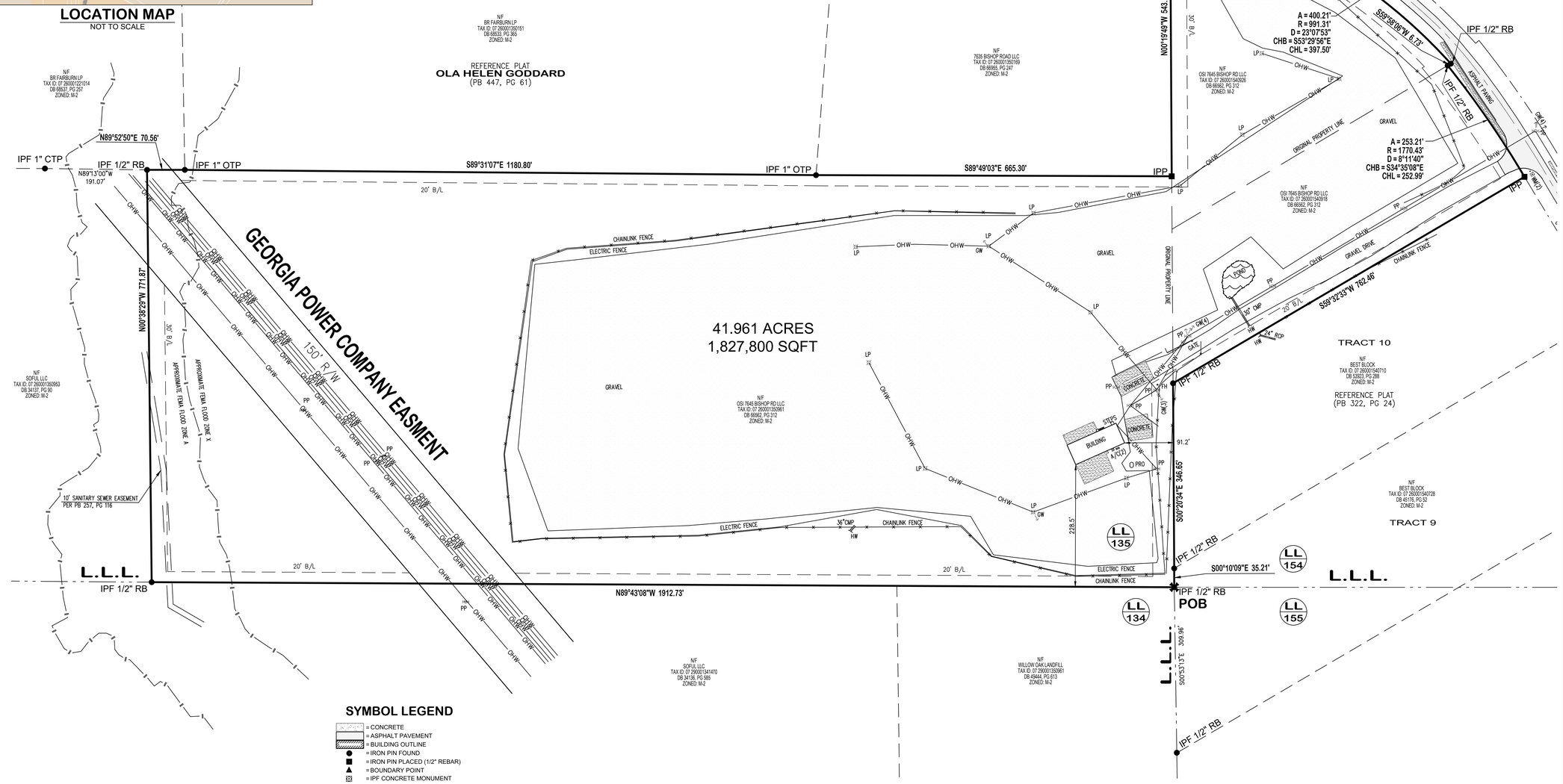
LEGEND

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



REFERENCE PLAT
OLA HELEN GODDARD
(PB 447, PG 61)

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 SURVEYING LICENSES ARE VALID FROM JANUARY 1 THROUGH DECEMBER 31 OF THE YEAR GIVEN IN THE SIGNATURE ABOVE.

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2595 KENYON L. MILLER

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
LSF# 001421
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

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 1,654,670 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
Solutions That Connect

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.

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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

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IntermodaLogistics
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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

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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 COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: September 1, 2026

Agenda Item: 0 Bohannon Road – AG (Agricultural Zoning District) to R-1 (Single-family Residential Zoning District) – To make a recommendation to the Mayor and City Council regarding the requested rezoning.

Applicant/Petitioner Information

Applicant: Gayle Bickham, Custome Dwelling, LLC

Property Owner: Jerome Ramos

Property Information

Address (Parcel ID #): 0 Bohannon Road (07 400001800504)

Frontage: Northside of Bohannon Road

Area of Property: ~1.1 acres

Existing Zoning and Use: AG (Agricultural Zoning District) and Undeveloped Woodlands

Comprehensive Future Land Use Map Designation: Rural Residential – This area intends to preserve Fairburn's pastoral landscapes, providing a low-density living environment that blends seamlessly with the surrounding rural areas. The area promotes minimal urban development and generous open space.

Proposed Zoning: R-1 (Single-family Residential Zoning District)

Intent

Rezoning of 1.1 acres, from AG to R-1. The applicant is proposing to build a single-family dwelling.

Existing Zoning and Future Land Use of Abutting Properties

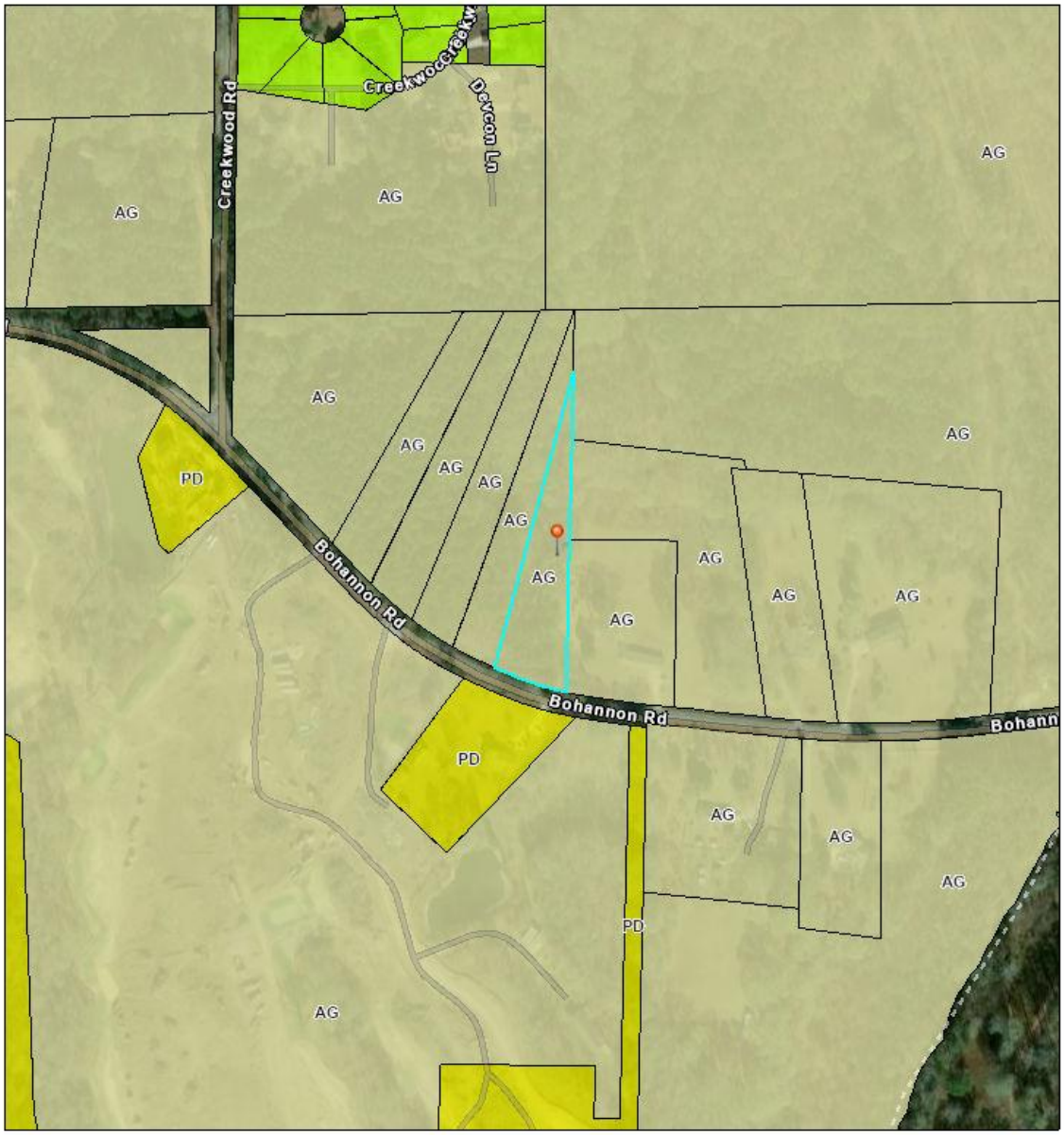
Northwest: AG (Agricultural Zoning District) and Rural Residential

Northeast: AG (Agricultural Zoning District) and Rural Residential

South: PD (Planned Development Zoning District) and Suburban Neighborhood

Fairburn
Situated to Succeed

Existing Zoning Map



7/28/2026, 6:38:18 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Current Zoning (2025)

- AG
- PD
- R-4
- Tax Parcels (2025)

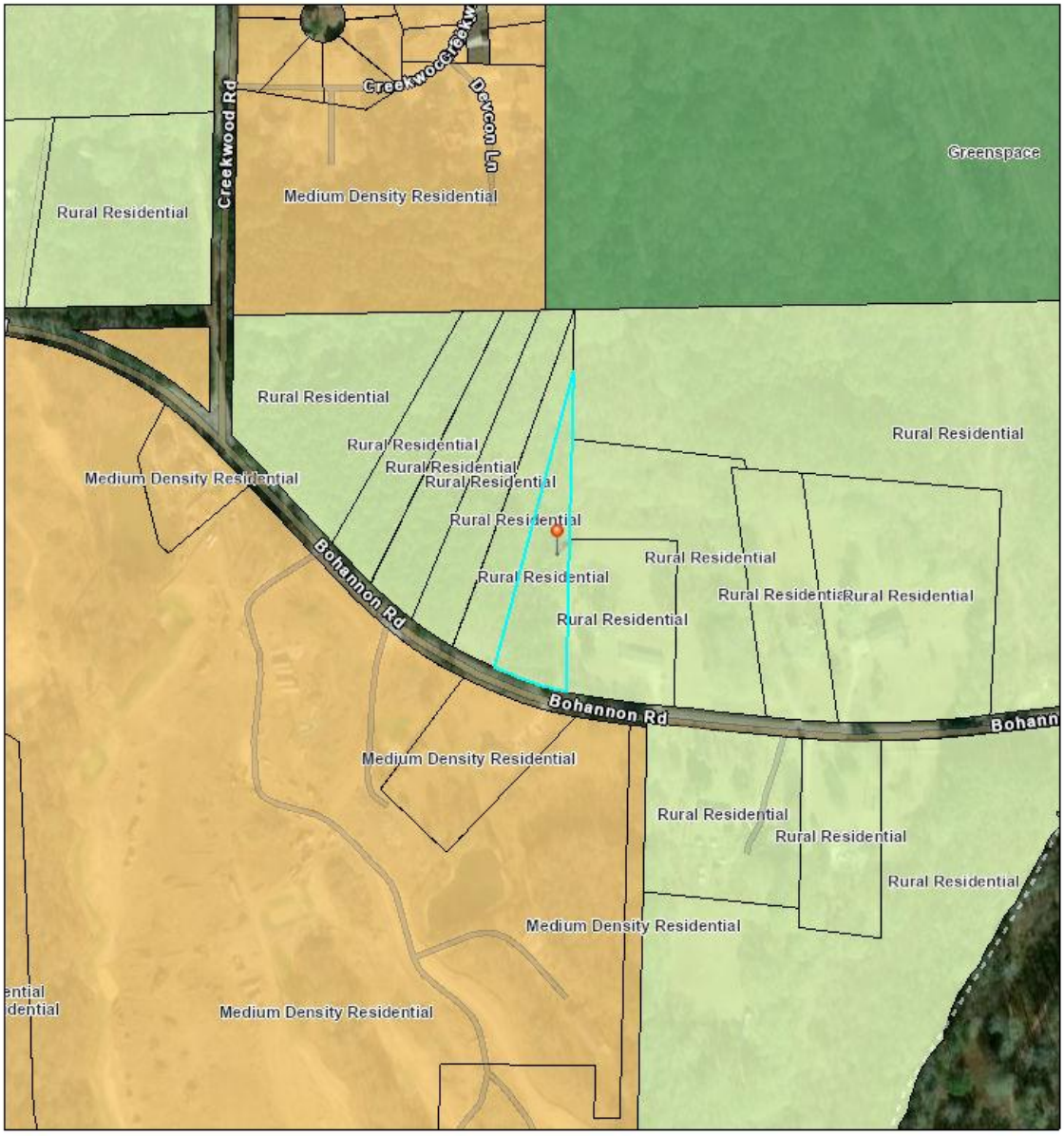
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Coweta County

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Fairburn
Situated to Succeed

Future Land Use Map



7/28/2026, 6:39:46 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Future Land Use (Comp Plan)

- Medium Density Residential
- Rural Residential
- Greenspace
- Tax Parcels (2025)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Coweta County

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Background

The subject parcel is currently zoned as AG (Agricultural Zoning District). The permitted uses under AG are listed in Section 80-71, b.

Public Participation

The applicant held a community meeting on August 27, 2026. There were three attendees.

Zoning Review

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
The proposal **DOES** permit a use that is suitable in view of the use and development of adjacent properties. The proposed use is a single-family dwelling. This parcel is surrounded by single-family dwellings.

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
The proposal **DOES NOT** adversely affect the existing use or usability of adjacent or nearby properties.

C. Does the property have reasonable economic use as currently zoned?
YES, the property appears to have a reasonable economic use as currently zoned.

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
NO, one single-family dwelling will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Is the proposal in conformity with the policies and intent of the land use plan?
YES, the proposal is in conformity with the policies and intent of the land use plan. The use is a single-family dwelling. The future land use designation for the subject parcel is Rural Residential. Single-family Residential is an appropriate zoning district in the Rural Residential Future Land Designation. A single-family dwelling is an appropriate use in the Rural Residential Future Land Designation.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?
NO, there are no existing or changing conditions that would affect the use and development of the property.

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?
The proposal **DOES NOT** permit use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn. The applicant and Staff will ensure that their property is up to Code before a certificate of occupancy is issued.

Staff Recommendation

APPROVAL CONDITIONAL to rezone 1.1 acres from AG (Agricultural) to R-1 (Single-family Residential) for a 1-unit single-family detached dwelling with the following conditions:

A. To the owner's agreement to restrict the use of the subject property as follows:

1. Single-family detached residential units at a density of no greater than 1.1 units per acre or 1 unit, whichever is less.
2. Building heights at a maximum of 4 stories (48 feet).

B. To abide by the following:
Any significant modifications as determined by Staff to the proposed rezoning request would necessitate a further review by the Planning and Zoning Commission.

C. To the following site development standards:
1. Building Setbacks:
    a. Front: 60 feet
    b. Side: 15 feet

D. Single-family Detached Residential Use
1. The lot square footage shall be a minimum of 43,560 square feet.
2. The heated floor area shall be a minimum of 1,800 square feet.
3. A two-car garage shall be provided for the single-family detached dwelling. Upgraded garage doors with architectural elements shall be utilized.
4. The façade of the dwelling unit shall be a combination of wood, brick, stone, or masonry stucco on concrete (EIFS prohibited). The brick or stone materials shall comprise not less than 25 percent of the exterior finishes of the façades of buildings. The architectural design shall be subject to approval by the director of planning.
5. Where multiple exterior materials are used on a single building, they shall only be combined on each face horizontally, with the heavier material below the lighter. For example, brick below fiber cement siding.
6. The rear and side facades shall be of the same construction quality and the same exterior finish and exterior color as the front façade.
7. There shall be no long and/or unarticulated roofs or walls that exceed 30 feet.
8. Fenestrations must be complementary to the architecture of the principal structure.
9. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.

E. General
1. Prior to any site disturbance or building permits being issued for the project, Staff comments listed in this report must be addressed and approved by each department.
2. Site development and traffic improvement/control requirements from the Public Works and Community Development Department shall be implemented.
3. Under no circumstance shall any mechanical equipment or related elements such as air conditioning units, meter boxes, utility conduits, HVAC mechanical equipment systems, satellite dishes, or any other similar mechanical equipment or related elements be attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along roadways or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at the finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall made with brick, stone, or other cementitious material with similar

architectural details as the principal structure. All roof-mounted equipment shall be screened from the public right-of-way.

4. Parking shall be on a paved surface.
5. Provide a minimum five-foot sidewalk along Bohannon Road, sodded front yard, pedestrian scale street lighting and one canopy tree for each 50 feet of street frontage.
6. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalks shall be of pedestrian scale and shall not exceed 20 feet in height. Light shields shall be erected on all outdoor lighting so as to not intrude onto neighboring parcels.
7. All utilities shall be installed underground.
8. The developer shall install a canopy or understory tree in the front yard of the single-family detached dwelling. The front and rear yards of the single-family detached dwellings shall be sodded.
9. The following building façade materials are prohibited for the entire development:
    a. Exterior Insulation Finishing Systems (EFIS)/Synthetic stucco
    b. Metal panel systems
    c. Corrugated steel
    d. Smooth/plain concrete or masonry
    e. Cinderblocks
    f. Reinforced concrete slabs
    g. Aluminum or vinyl siding
    h. Plywood
    i. Presswood
    j. Mirrored or highly reflective glass
10. The site shall be developed significantly similar to the site plan, conditions and elevations.

Attachments:

- Site Picture
- Application
- Letter of Intent
- Current Survey
- Concept Plan
- Deed with Legal Description

SITE PICTURE



REZONING APPLICATION

0 Bohannon Road Fairburn, Georgia 30213 Parcel ID 07 4000 1800 504

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	
11.	Traffic Impact Study	2 copies	
12.	Development of Regional Impact (DRI)	2 copies	
13.	Noise Study Report:	2 copies	

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: Gayle Bickham - Custome Dwelling, LLC

Address: 7000 Central Parkway Suite 1100 Sandy Springs, GA 30328

Phone: 404-382-8383 Cell: 678-698-6971 Fax: N/A

Email Address: Gayle@CustomeDwelling.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Jerome Ramos

Address: 1557 Panthers Creek Road Luthersville, GA 30251

Phone: 678-877-5798 Cell: 678-877-5798 Fax: N/A

Email Address: CeNation0853@gmail.com

PROPERTY INFORMATION

Address: 0 Bohannon Road Fairburn, GA 30213

Parcel ID#: 07 4000 1800 504 Land Lot: 180 District: 7th

REZONING REQUEST

Current Zoning: AG1 Current Land Use: Residential Single Family Home

Proposed Zoning: R1 Proposed Land Use: Residential Single Family Home

Proposed Density (Residential Only): 3068 sq ft

SECTION I **REZONING REQUEST**

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

PROPERTY ADDRESS (if available): 0 Bohannon Road Fairburn, GA 30213 Parcel ID# 07 40001800504

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from AG-1 to R-1

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.**

Jerome Ramos
TYPE OR PRINT OWNER'S NAME

1557 Panthers Creek Road
ADDRESS

Luthersville, GA 30251
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

CeNation0853@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
30 Day of June 20 26

NOTARY PUBLIC

678-877-5798
PHONE NUMBER

JON DANIEL MANN NOTARY PUBLIC TROUP COUNTY EXPIRES GEORGIA 11/13/2027

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").**

Gayle Bickham
TYPE OR PRINT PETITIONER'S NAME

694 Lockton Place
ADDRESS

Sandy Springs, GA 30342
CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

Gayle@CustomeDwelling.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
30 Day of June 20 26

NOTARY PUBLIC Expires: JUL 09 2027

770 881 8081
PHONE NUMBER

BEN TAYLOR ODELL NOTARY PUBLIC CHEROKEE COUNTY EXPIRES GEORGIA JULY 09, 2027

SECTION V **ATTORNEY / AGENT**

Check One: [____] Attorney [XXX] Agent

Gayle Bickham - Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

7000 Central Parkway Suite 1100

ADDRESS

Sandy Springs, GA 30328

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

404-382-8383 X1

PHONE

June 30, 2026

City of Fairburn
Planning and Zoning Department
56 Malone Street

Fairburn, Georgia 30213
Re: Letter of Intent for Rezoning and Proposed Residential New Build
Property: 0 Bohannon Road, Fairburn, Georgia 30213
Parcel ID: 07 4000 1800 504
Land Lot: 180
District: 7th District, Fulton County, Georgia

Dear Planning and Zoning Staff:

Please accept this Letter of Intent on behalf of Custome Dwelling, LLC for the proposed rezoning and residential new-build project located at 0 Bohannon Road, Fairburn, Georgia 30213, identified as Parcel ID 07 4000 1800 504. The applicant listed in the rezoning application is Gayle Bickham – Custome Dwelling, LLC, and the property owner is identified as Jerome Ramos. The application materials identify the property as being located in Land Lot 180, 7th District, Fulton County, Georgia, and request rezoning from AG-1 to R-1 for a proposed Residential Single-Family Home.

Custome Dwelling, LLC is presenting this request with the intent to build a beautiful new residence for a Veteran Client who has proudly serves our country. This proposed home has been thoughtfully selected and designed to offer an elevated living experience for sophisticated professionals who desire timeless architecture, refined finishes, spacious comfort, and a residence that can support familial growth over time.

The proposed home will be approximately 3,068 square feet and will include five bedrooms and a two-car garage. The home is intended to be built with a bright and airy interior feel, allowing our client to live well year-round through generous natural light, functional flow, and a carefully considered residential layout. The submitted architectural elevations show a two-story home with board-and-batten siding, shingle roofing, stone accents, and a front-entry garage, creating a polished residential design appropriate for a quality single-family dwelling.

The subject property is suitable acreage for this type of residential use. However, due to the configuration of the parcel — wider toward the front and narrowing toward the rear — the requested R-1 zoning classification is needed to best accommodate the lot shape, site layout, and appropriate placement of the residence. The intent is to create a well-positioned home that respects the parcel's natural form while supporting a high-quality residential use consistent with the character and direction of growth in the City of Fairburn.

The construction-to-permanent sales price for this home is projected at $515,000.00 and has been appraised and approved by the lending institution. This new home will positively support revenue growth within the City of Fairburn by adding a quality residential asset, increasing the value and utility of the property, and contributing to the city's expanding housing base. Our submitted impact responses further indicate that the proposed use is suitable in view of adjacent and nearby properties, will not adversely affect the existing use or usability of adjacent properties, will not create an excessive burden on existing streets, transportation facilities, utilities, or schools, and conforms with the policies and intent of the land-use plan.

Custome Dwelling's focus is to build quality, elevated dwellings that sustain and live well over time. Our homes are intended to create a vibrant, enduring living experience for each homeowner we serve. This project reflects our commitment to refined residential construction, thoughtful land use, and the creation of homes that feel private, spacious, and lasting. A key part of our development philosophy is providing homeowners with larger private parcels of land, allowing each residence to breathe, maintain privacy, and offer long-term livability, when building a custom home on private land.

Custome Dwelling, LLC respectfully requests review and approval of the rezoning request from AG-1 to R-1 to allow the proposed single-family residential new build to proceed under the appropriate zoning classification. We believe this project represents a desirable and beneficial addition to the City of Fairburn: a refined residential dwelling, on a private parcel, built for long-term use, personal legacy, and quality living.

We look forward to working cooperatively with City staff, the Planning and Zoning Commission, the Mayor and City Council, and all applicable departments to ensure the proposed residence is developed in a manner that is consistent with City ordinances, compatible with the surrounding area, and supportive of Fairburn's continued residential growth.

Respectfully submitted,



Gayle Bickham
Custome Dwelling, LLC
700 Central Parkway, Suite 1100
Sandy Springs, Georgia 30328
Phone: 404-382-8383
Email: Gayle@CustomeDwelling.com

Attachments Referenced:
Rezoning Application
Survey / Site Plan
Legal Description
Limited Warranty Deed
Architectural Elevations
Site Plan Checklist
Public Participation Materials, if applicable

IMPACT ANALYSIS

Applicant: Gayle Bickham - Custome Dwelling, LLC

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

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

2. Does the proposal adversely affect the existing use or usability of adjacent or nearby property? No.

3. Does the property have a reasonable economic use as currently zoned? No.

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.

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

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? Yes.
Existing changes include bringing more home owners & increasing tax revenue for the City of Fairburn, based on our development request and other residential developments that are in process. All of this supports positive growth and alignment with city plans for growth.

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

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: _____

_____

_____

_____

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) Gayle Bickham

Signature: _____ Date: 6/30/2026

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: Gayle Bickham - Custome Dwelling, 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:

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.)

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.)

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Gayle Bickham - Custome Dwelling, LLC Petition No. _____

Date: 06/30/2026

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: 6/20/2024

Applicant printed name: Gayle M. Bickman

LEGEND

GW = GUY WIRE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
WOODEN POWER POLE

EX. OVERHEAD POWER LINES
EX. FENCE
SURFACE FLOW DIRECTION
SILT FENCE
LIMITS OF DISTURBANCE
EX. ASPHALT
EX. EASEMENT
PROPOSED BUILDING
PROPOSED CONCRETE

SEWER SEPTIC SYSTEM NOTE:

THE SEPTIC SYSTEM LOCATION SHOWN HEREON IS APPROXIMATE AND PER HENRY COUNTY BUILDING & PLANNING DEPARTMENT REQUIREMENTS.

THE ACTUAL SEPTIC SYSTEM LOCATION SHALL BE DETERMINED BY SOIL CONDITION(S) AND FULTON COUNTY ENVIRONMENTAL HEALTH.

THUS, SIBLEY-MILLER SURVEYING & PLANNING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACTUAL LOCATION OF THE SEWER SEPTIC SYSTEM.

SILT FENCE NOTE:

SILT FENCE REQUIRED ONLY ON LOW SIDE OF PROPERTY AS SHOWN.

THE "MADISON" PLAN
(5 BEDROOM)
1,119 SQ.FT. = FIRST FLOOR
1,406 SQ.FT. = SECOND FLOOR
2,525 SQ.FT. = TOTAL HEATED

454 SQ.FT. = GARAGE
89 SQ.FT. = COVERED PORCH

TOTAL LOT AREA = 47,733 S.F.
DISTURBED AREA = 14,824 S.F.

GENERAL NOTES:

PARCEL NUMBER: 07 400001800504

ADDRESS: BOHANNON ROAD
PALMETTO, GA. 30268

AREA: 1.095 ACRES/ 47,733 SQ. FT

REFERENCES: D.B. 39010, PG. 521
FILED/RECORDED: DECEMBER 14, 2004

CREEKWOOD-BOHANNON SUBDIVISION
LOT 1
P.B. 186, PG. 135
FILED/RECORDED: AUGUST 18, 1995

ZONED: AG-1

MINIMUM LOT AREA: 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH AT BUILDING LINE: 100'

FRONT SETBACK: 60' (PER PLAT)
REAR SETBACK: 50' (PER PLAT)
SIDE SETBACK: 25' (PER PLAT)

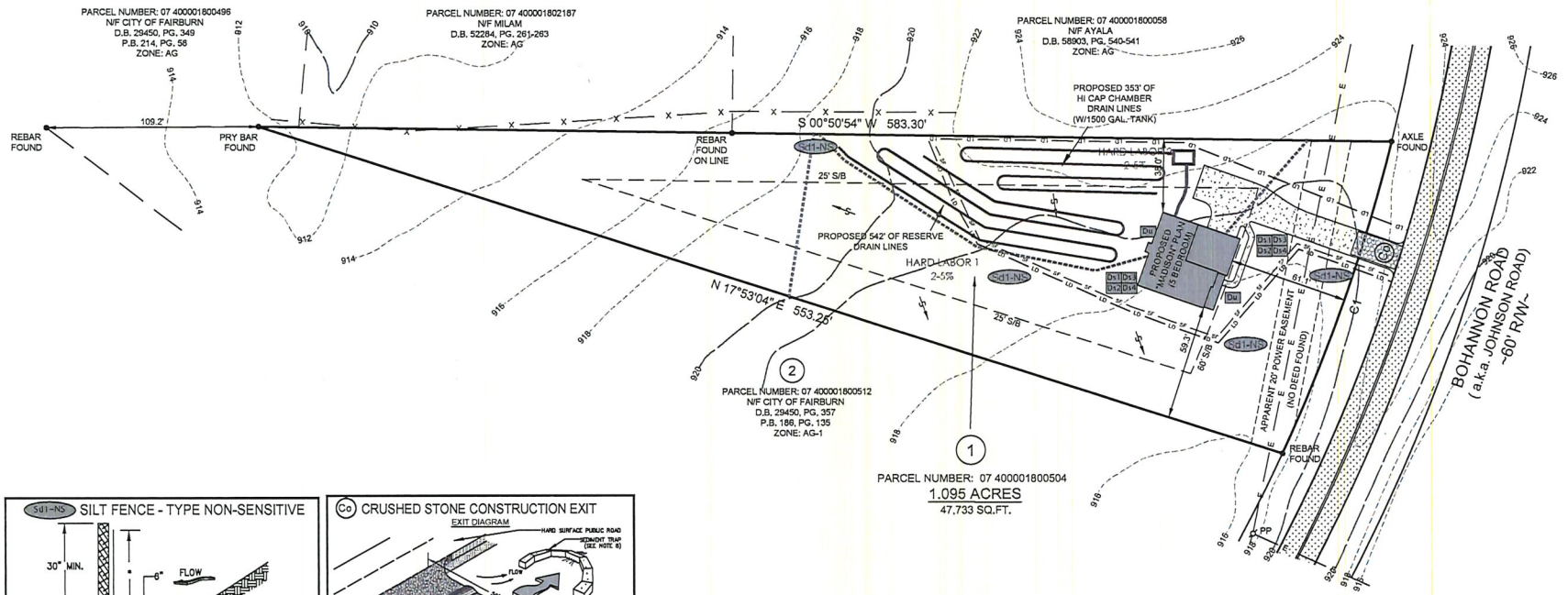
SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER FULTON COUNTY

THIS REPRESENTS A SITE PLAN ONLY, THEREFORE IS NOT TO BE RECORDED.

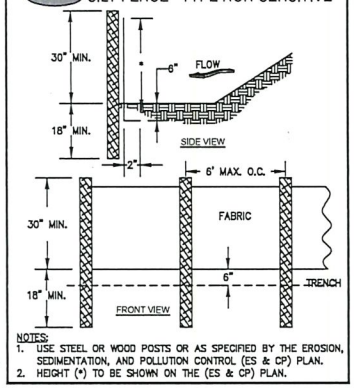
GRID NORTH
GA. WEST

24 HOUR CONTACT:
GAYLE BICKHAM
gayle@gaylebickham.com
PHONE = (678) 698-6971

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	906.31'	171.20'	170.95'	N 70°37'17" W

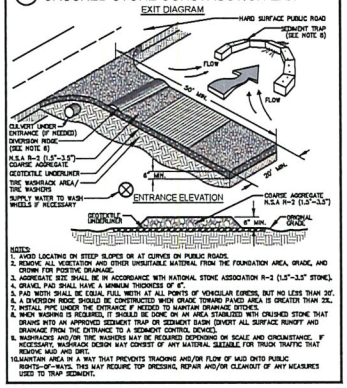


Sd1-NS SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL (ES & CP) PLAN.
2. HEIGHT (*) TO BE SHOWN ON THE (ES & CP) PLAN.

Co CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

0' 40' 80' 120'
GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

SITE PLAN FOR:
CUSTOME DWELLING, LLC
AREA = 1.095 ACRES
CITY OF FAIRBURN
LAND LOT 180, 7th DISTRICT
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER 5-13-26

PROJECT #:	B25085
	SITE PLAN
DRAWN BY:	PWF/TLM
CHECKED BY:	TLM/KM
SCALE:	1" = 40'
DATE:	5/13/2026
	SHEET: 1 OF 1

Docusign Envelope ID: DC9182DC-A592-8076-82B5-7042DB643752

METES & BOUNDS LEGAL DESCRIPTION

0 BOHANNON RD PARCEL ID# 07-4000-0180-050-4

Beginning at the POB near Bohannon Road / Johnson Road;
Thence **N 17°53'04" E** a distance of **553.25 feet**;
Thence **S 00°50'54" W** a distance of **583.30 feet**;
Thence along a curve with **radius 906.31 feet, arc length 171.20 feet, chord length 170.95 feet**, and **chord bearing N 70°37'17" W**, returning to the point of beginning.

CUSTOME DWELLING
PRESENTED BY NEWHOMESINEW HOMES

Exhibit "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 180 of the 7th District, of Fulton County, Georgia, and being more particularly described as follows:

Being Lot 1 as delineated on an exemption plat of Creekwood-Bohannon Subdivision and prepared by Cleveland S. Boutwell, Jr., GRLS # 1704, last revised on April 14, 1995 and being a record at Plat Book 186, Page 135, Fulton County Records.

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: STK-GA-250601-PUR

Property Appraiser's Parcel I.D. Number:
07-4000-0180-050-4

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 6th day of May, 2026, between

Sarabrook Property Investments, LLC, a Georgia Limited Liability Company

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

Jerome Ramos, a married man

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 Ten And No/100 Dollars ($10.00) and other good and valuable considerations 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 the said Grantee,

All that tract or parcel of land lying and being in Land Lot 180 of the 7th District, of Fulton County, Georgia, and being more particularly described as follows:

Being Lot 1 as delineated on an exemption plat of Creekwood-Bohannon Subdivision and prepared by Cleveland S. Boutwell, Jr., GRLS # 1704, last revised on April 14, 1995 and being a record at Plat Book 186, Page 135, Fulton County Records.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 11/09/29
[Notary Seal]

Sarabrook Property Investments, LLC, a Georgia Limited Liability Company

By: _____ (Seal)
Michael D. Gundy, Sole Manager

BARTON D WAT
NOTARY PUBLIC
My Commission Expires
11-09-2029
COBB COUNTY, GEORGIA

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: 6/30/2026

Applicant printed name: Gayle Bickham

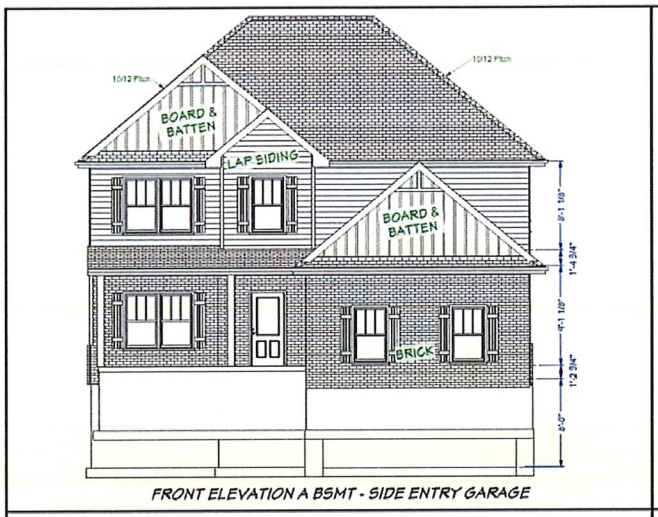
Docusign Envelope ID: DC9182DC-A592-8076-82B5-7042DB643752



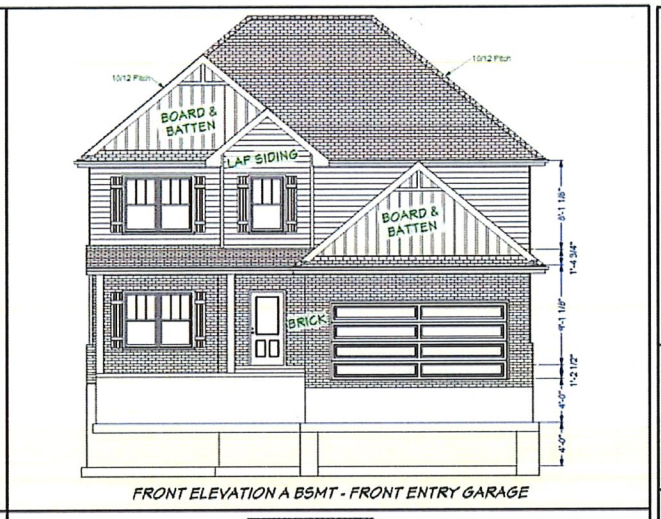
FRONT ELEVATION

CUSTOME DWELLING, LLC Phone: 404-382-8383			
DATE: April 1, 2026	Drawing By: G. Michelle		
The "MADISON"			
FRONT ELEVATION B			
PAGE 2 OF 7	Scale: 1/8" = 1'0"		

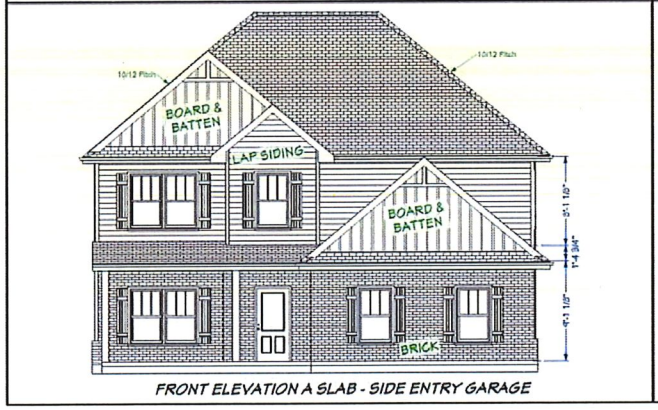
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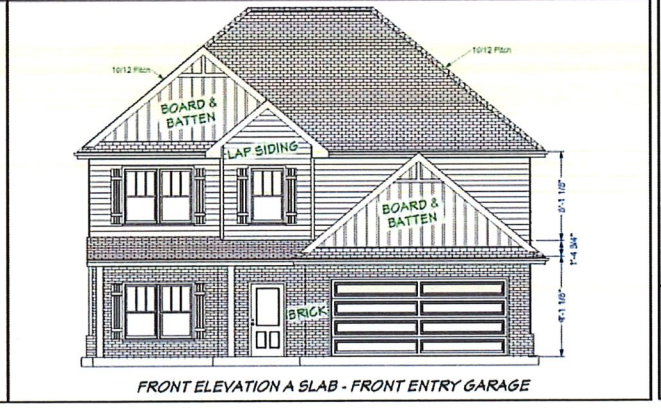
FRONT ELEVATION A BSMT - SIDE ENTRY GARAGE



FRONT ELEVATION A BSMT - FRONT ENTRY GARAGE



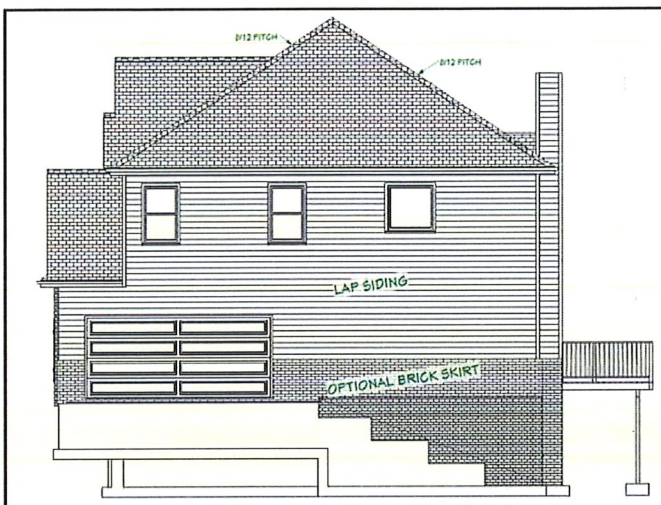
FRONT ELEVATION A SLAB - SIDE ENTRY GARAGE



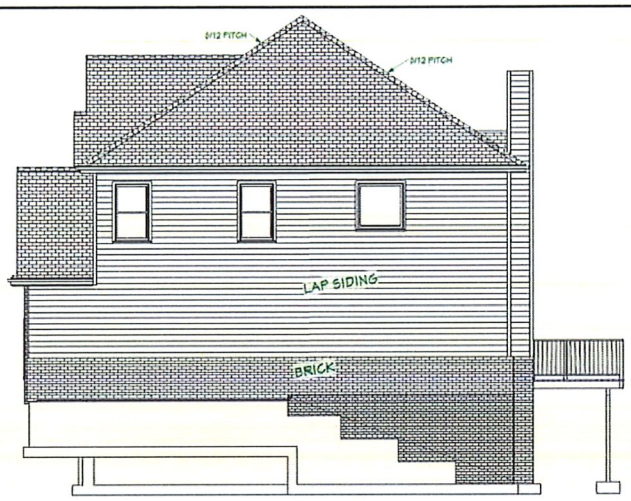
FRONT ELEVATION A SLAB - FRONT ENTRY GARAGE

CUSTOME DWELLING, LLC Phone: 404-382-8383			
DATE: April 1, 2026	Drawing By: G. Michelle		
The "MADISON"			
FRONT ELEVATION A			
PAGE 1 OF 7	Scale: 1/8" = 1'0"		

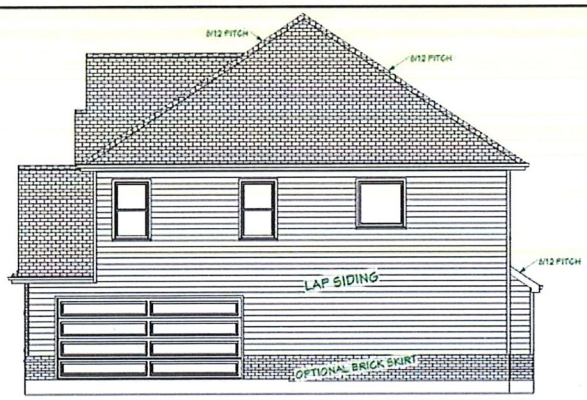
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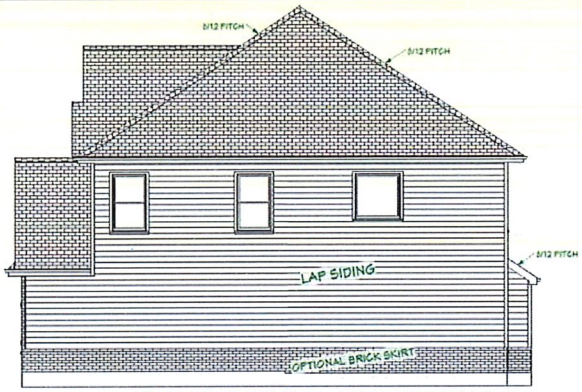
RIGHT ELEVATION BSMT - SIDE ENTRY GARAGE



RIGHT ELEVATION BSMT - FRONT ENTRY GARAGE



RIGHT ELEVATION SLAB - SIDE ENTRY GARAGE



RIGHT ELEVATION SLAB - FRONT ENTRY GARAGE

CUSTOME DWELLING, LLC
Phone: 404-382-8383

DATE: April 1, 2026

Drawing By: G. Michelle

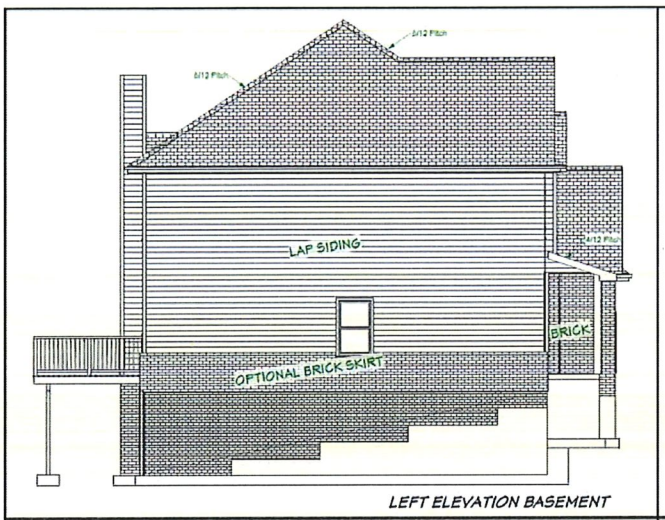
The "MADISON"

RIGHT SIDE ELEVATION

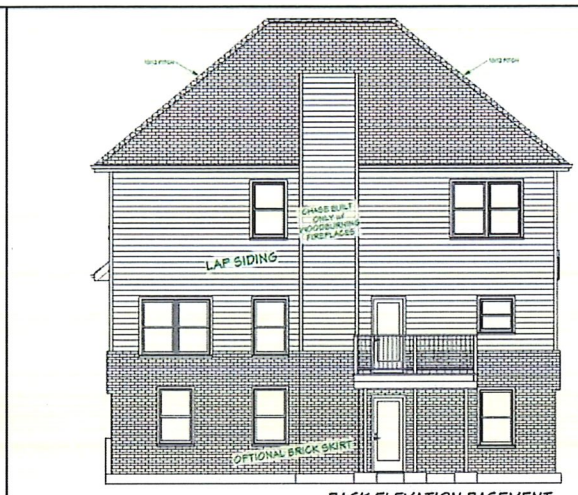
PAGE 3 OF 7

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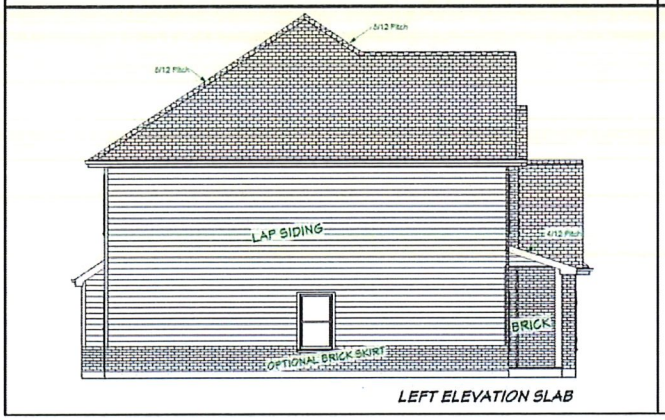
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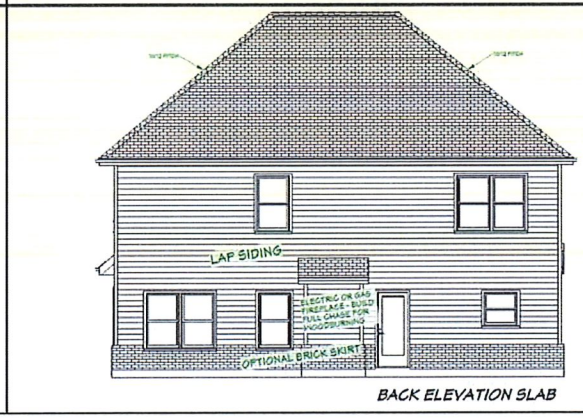
LEFT ELEVATION BASEMENT



BACK ELEVATION BASEMENT



LEFT ELEVATION SLAB



BACK ELEVATION SLAB

CUSTOME DWELLING, LLC
Phone: 404-382-8383

DATE: April 1, 2026

Drawing By: G. Michelle

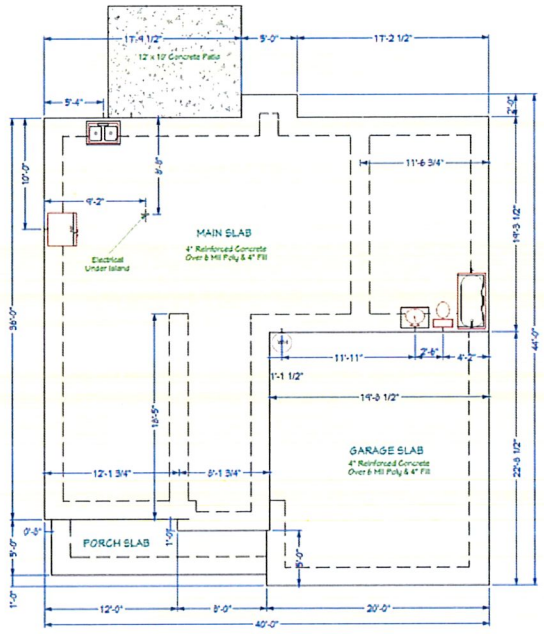
The "MADISON"

LEFT & BACK ELEVATION

PAGE 4 OF 7

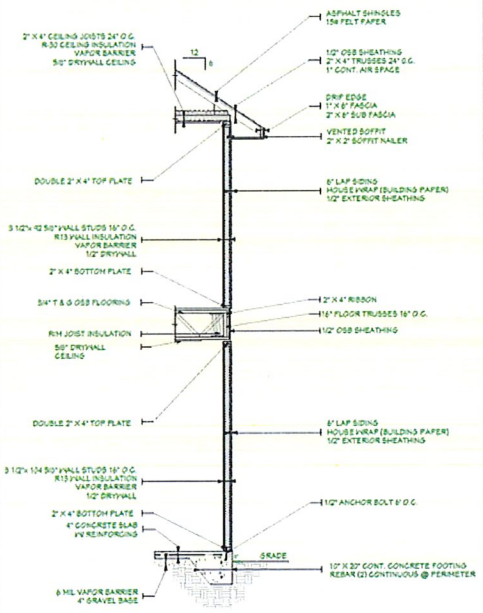
Scale: 1/8" = 1'0"

Docusign Envelope ID: DC9182DC-A592-8076-82B5-7042DB643752



FIRST FLOOR	1113 SQ FT
SECOND FLOOR	1412 SQ FT
TOTAL HEATED	2525 SQ FT
GARAGE	454 SQ FT
FRONT PORCH	64 SQ FT
REAR PATIO	120 SQ FT

NOTE: BRICKLEDGES ARE NOT INCLUDED IN OVERALL DIMENSIONS OF THIS PLAN



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

CUSTOME DWELLING, LLC
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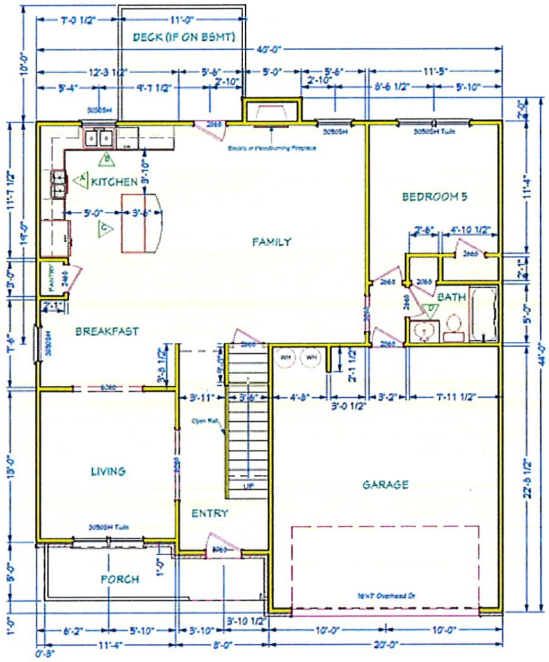
The "MADISON"

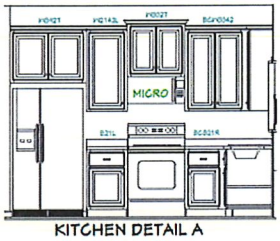
SLAB PLAN
WALL SECTION

PAGE 5 OF 7

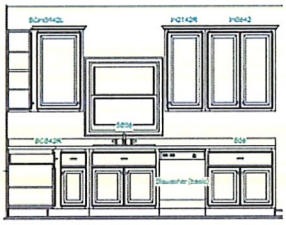
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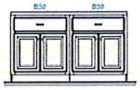




KITCHEN DETAIL A
SCALE: 1/4" = 1'-0"



KITCHEN DETAIL B
SCALE: 1/4" = 1'-0"



KITCHEN DETAIL C
SCALE: 1/4" = 1'-0"



BATH DETAIL D
SCALE: 1/4" = 1'-0"

CUSTOME DWELLING, LLC
Phone: 404-382-8383

DATE: April 1, 2026

Drawing By: G. Michelle

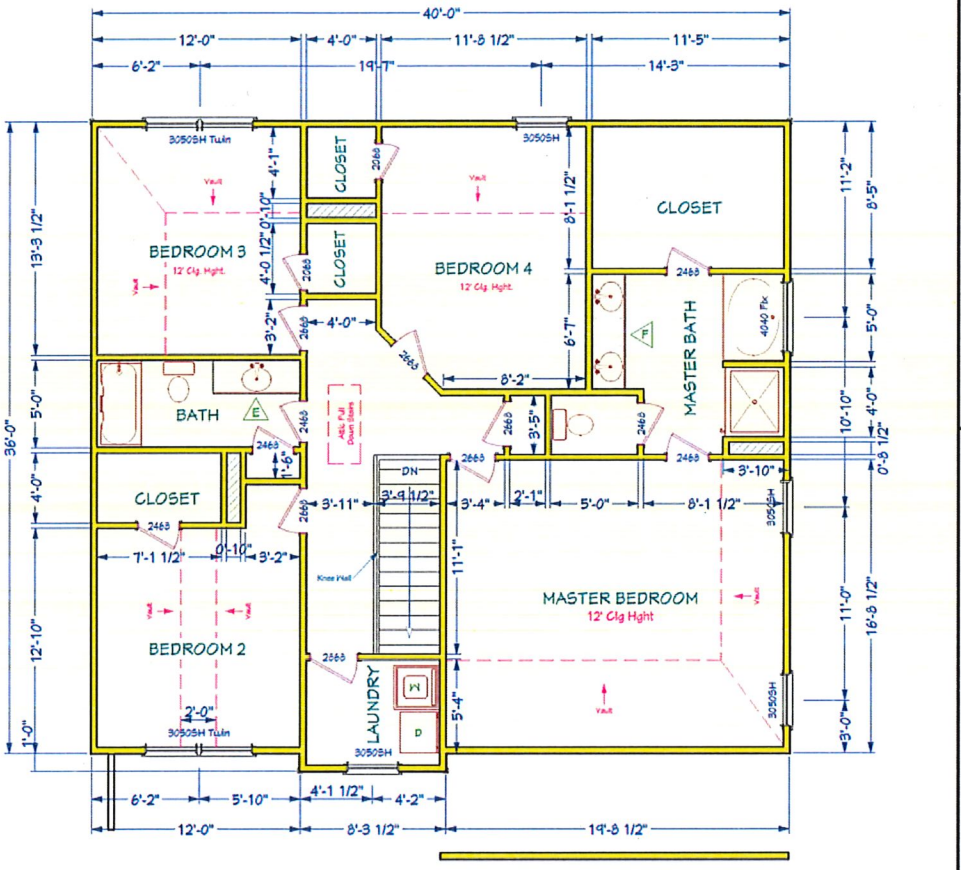
The "MADISON"

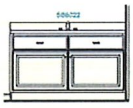
FIRST FLOOR
FRONT-ENTRY GARAGE

PAGE 6 OF 7

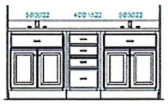
Scale: 1/8" = 1'0"

Docusign Envelope ID: DC9182DC-A592-8076-82B5-7042DB643752





HALL BATH E
SCALE: 1/4" = 1'-0"



MASTER BATH F
SCALE: 1/4" = 1'-0"

CUSTOME DWELLING, LLC
Phone: 404-382-8383

DATE: April 1, 2026

Drawing By: G. Michelle

The "MADISON"

SECOND FLOOR

PAGE 7 OF 7

Scale: 3/16" = 1'0"

RESERVED FOR CLERK OF THE SUPERIOR COURT

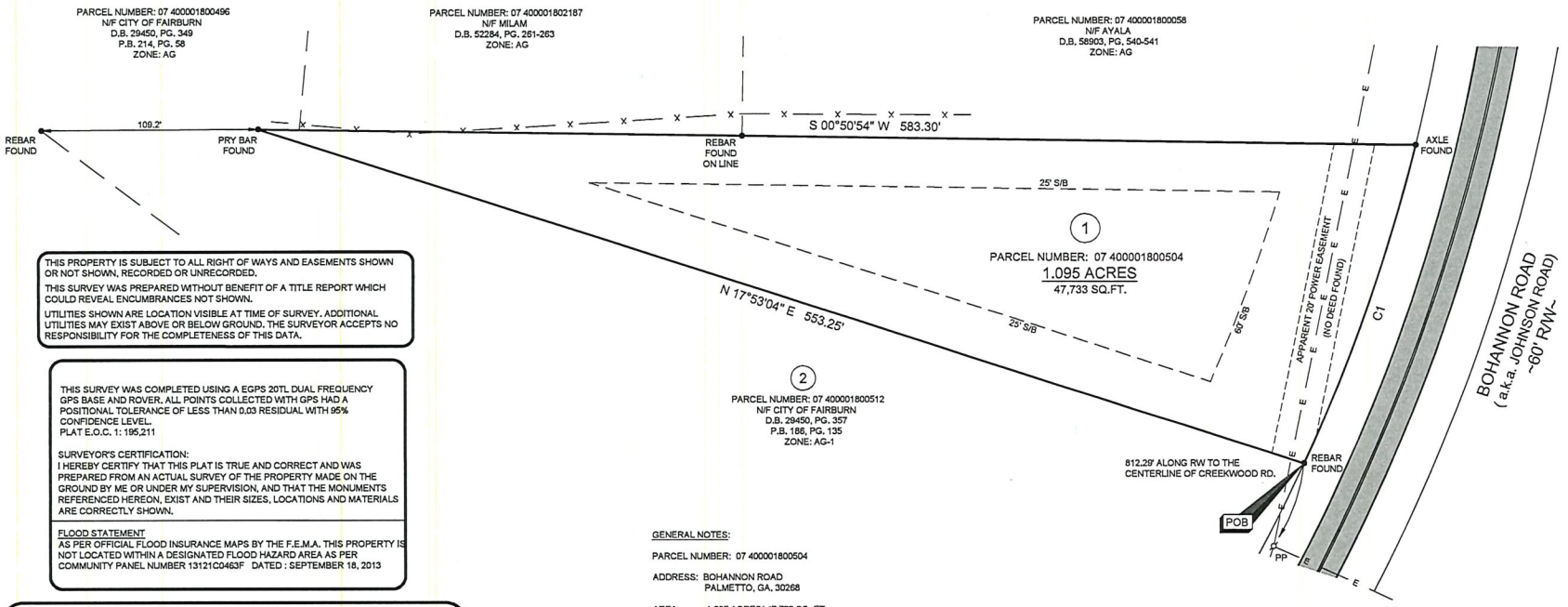
LEGEND

GW = GUY WIRE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
WOODEN POWER POLE — ø

EX. OVERHEAD POWER LINES — E —
EX. FENCE — x —
STORM PIPE
EX. BUILDING
EX. ASPHALT
EX. WALL
EX. CONCRETE
EX. EASEMENT

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	906.31'	171.20'	170.95'	N 70°37'17" W

GRID NORTH
GA. WEST



THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13121C0463F DATED : SEPTEMBER 18, 2013

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 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 REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L MILLER

Tim L. Miller GA. RLS # 3150 — Date: 11-05-2025

GENERAL NOTES:

PARCEL NUMBER: 07 400001800504

ADDRESS: BOHANNON ROAD
PALMETTO, GA. 30268

AREA: 1.095 ACRES/ 47,733 SQ. FT

REFERENCES: D.B. 39010, PG. 521
FILED/RECORDED: DECEMBER 14, 2004

CREEKWOOD-BOHANNON SUBDIVISION
LOT 1
P.B. 186, PG. 135
FILED/RECORDED: AUGUST 18, 1995

ZONED: AG-1

MINIMUM LOT AREA: 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH AT BUILDING LINE: 100'

FRONT SETBACK: 60' (PER PLAT)
REAR SETBACK: 50' (PER PLAT)
SIDE SETBACK: 25' (PER PLAT)

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER FULTON COUNTY

SURVEY ORDERED BY: GAYLE BICKHAM
FIELDWORK COMPLETED ON: 11-04-2025
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

0' 40' 80' 120'
GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

BOUNDARY SURVEY FOR:
ERIC J. KENDRICH
AREA = 1.095 ACRES
CITY OF FAIRBURN
LAND LOT 180, 7th DISTRICT
FULTON COUNTY, GEORGIA

PROJECT #:	B25085 BOUNDARY SURVEY
DRAWN BY:	PWF
CHECKED BY:	TLM/KM
SCALE:	1" = 40'
DATE:	11/05/2025
SHEET: 1 OF 1	

LEGAL DESCRIPTION:

0 Bohannon Rd Parcel ID# 07-4000-0180-050-4

All that tract or parcel of land lying and being in Land Lot 180 of the 7th District, of Fulton County, Georgia, and being more particularly described as follows:

Being Lot 1 as delineated on an exemption plat of Creekwood-Bohannon Subdivision and prepared by Cleveland S. Boutwell, Jr., GRLS # 1704, last revised on April 14, 1995 and being a record at Plat Book 186, Page 135, Fulton County Records.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

CUSTOME DWELLING
PRESENTED BY NEWHOMES|NEW HOMES

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

(ALL CHECKS PAYABLE TO THE CITY OF FAIRBURN)

LEGEND

GW = GUY WIRE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
WOODEN POWER POLE -----

EX. OVERHEAD POWER LINES — E —
EX. FENCE — X —
SURFACE FLOW DIRECTION
SILT FENCE — SF — SF —
LIMITS OF DISTURBANCE: — LD — LD — LD — LD —
EX. ASPHALT ----------
EX. EASEMENT ---------
PROPOSED BUILDING
PROPOSED CONCRETE

SEWER SEPTIC SYSTEM NOTE:

THE SEPTIC SYSTEM LOCATION SHOWN HEREON IS APPROXIMATE AND PER HENRY COUNTY BUILDING & PLANNING DEPARTMENT REQUIREMENTS.

THE ACTUAL SEPTIC SYSTEM LOCATION SHALL BE DETERMINED BY SOIL CONDITION(S) AND FULTON COUNTY ENVIRONMENTAL HEALTH.

THUS, SIBLEY-MILLER SURVEYING & PLANNING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACTUAL LOCATION OF THE SEWER SEPTIC SYSTEM.

THE "MADION" PLAN
(5 BEDROOM)
1,119 SQ.FT. = FIRST FLOOR
1,406 SQ.FT. = SECOND FLOOR
2,525 SQ.FT. = TOTAL HEATED

454 SQ.FT. = GARAGE
89 SQ.FT. = COVERED PORCH

SILT FENCE NOTE:

SILT FENCE REQUIRED ONLY ON LOW SIDE OF PROPERTY AS SHOWN.

TOTAL LOT AREA = 47,733 S.F.
DISTURBED AREA = 14,824 S.F.

24 HOUR CONTACT:
GAYLE BICKHAM
gayle@gaylebickham.com
PHONE = (678) 698-6971

GENERAL NOTES:

PARCEL NUMBER: 07 400001800504

ADDRESS: BOHANNON ROAD
PALMETTO, GA. 30268

AREA: 1.095 ACRES/ 47,733 SQ, FT

REFERENCES: D.B. 39010, PG. 521
FILED/RECORDED: DECEMBER 14, 2004

CREEKWOOD-BOHANNON SUBDIVISION
LOT 1
P.B. 186, PG. 135
FILED/RECORDED: AUGUST 18, 1995

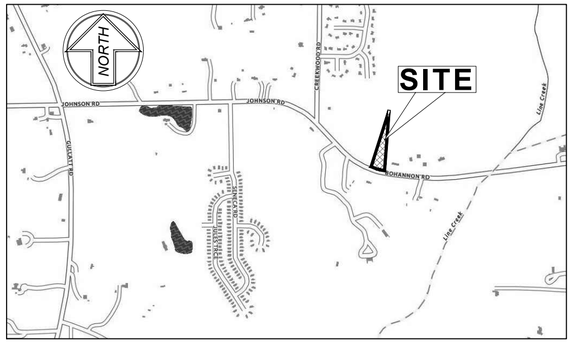
ZONING: R-1

MINIMUM LOT AREA: 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH AT BUILDING LINE: 125'

FRONT SETBACK: 60'
REAR SETBACK: 40'
SIDE SETBACK: 15'
MAXIMUM BUILDING HEIGHT = 48 FEET
MAXIMUM LOT COVERAGE = 35 PERCENT
MINIMUM HEATED FLOOR = 1,800 SQ. FT.

SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
WATER AS PER FULTON COUNTY

THIS REPRESENTS A SITE PLAN ONLY, THEREFORE IS NOT TO BE RECORDED.



VICINITY MAP
NTS

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	906.31'	171.20'	170.95'	N 70°37'17" W

GRID NORTH
GA. WEST

PARCEL NUMBER: 07 400001800496
N/F CITY OF FAIRBURN
D.B. 29450, PG. 349
P.B. 214, PG. 58
ZONE: AG

PARCEL NUMBER: 07 400001802187
N/F MILAM
D.B. 52284, PG. 261-263
ZONE: AG

PARCEL NUMBER: 07 400001800058
N/F AYALA
D.B. 58903, PG. 540-541
ZONE: AG

REBAR FOUND
109.2'
PRY BAR FOUND
REBAR FOUND ON LINE
15' S/B
S 00°50'54" W 583.30'
AXLE FOUND
PROPOSED 353' OF HI CAP CHAMBER DRAIN LINES (W/1500 GAL. TANK)
PROPOSED 542' OF RESERVE DRAIN LINES
HARD LABOR 1 2-5%
HARD LABOR 2 2-5%
PROPOSED "MADISON" PLAN (5 BEDROOM)
N 17°53'04" E 553.25'
15' S/B
59.3'
60' S/B
61.1'
38.0'
APPARENT 20' POWER EASEMENT (NO DEED FOUND)
BOHANNON ROAD
(a.k.a. JOHNSON ROAD)
~60' R/W~
REBAR FOUND
PP
C1
Co
Du
Sd1-NS
Ds1 Ds3 Ds2 Ds4
SF
LD
E
G1
S
1
2

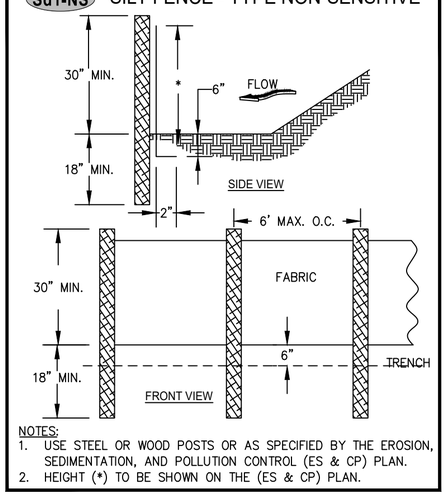
PARCEL NUMBER: 07 400001800512
N/F CITY OF FAIRBURN
D.B. 29450, PG. 357
P.B. 186, PG. 135
ZONE: AG-1

1.095 ACRES
47,733 SQ.FT.
PARCEL NUMBER: 07 400001800504

IMPERVIOUS COVERAGE AREA PERCENTAGE

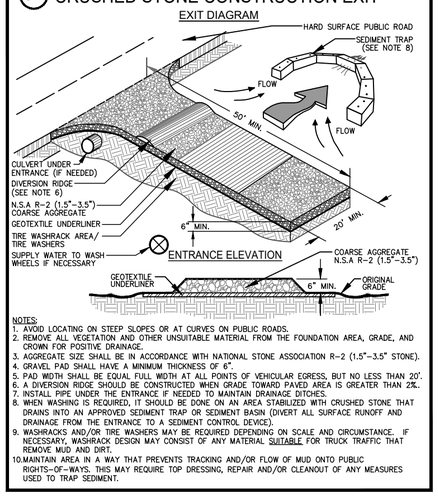
3,451 S.F. = *HOUSE, DRIVE, WALKWAY- PROPOSED IMPERVIOUS SURFACES*
47,733 S.F. = *TOTAL LOT AREA*
7.2 % = ***TOTAL IMPERVIOUS PERCENTAGE***

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL (ES & CP) PLAN.
2. HEIGHT (*) TO BE SHOWN ON THE (ES & CP) PLAN.

Co CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	08-12-2026	ADDRESSED CITY OF FAIRBURN COMMENTS

0' 40' 80' 120'
GRAPHIC SCALE = FEET

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

SITE PLAN FOR:
CUSTOME DWELLING, LLC
AREA = 1.095 ACRES
CITY OF FAIRBURN
LAND LOT 180, 7th DISTRICT
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 3150 5-13-26 LAND SURVEYOR TIM L. MILLER

PROJECT #: B25085
SITE PLAN

DRAWN BY:	PWF/TLM
CHECKED BY:	TLM/KM
SCALE:	1" = 40'
DATE:	5/13/2026
SHEET: 1 OF 1	

PUBLIC PARTICIPATION PLAN

Applicant: Gayle Bickham - Custome Dwelling, 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:

   List of letters to homeowners have been attached and a video of the mailing of the letters included.

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 letters.

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 at selected location and/or via Zoom.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Gayle Bickham - Custome Dwelling, LLC Petition No. _____

Date: 06/30/2026

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

Letters are attached to this document.

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

The meeting was held on August 27, 2026 7PM at Oz Pizza located at 5 W Broad Street Fairburn, GA 30213.

Zoom Recording Link - https://1drv.ms/v/c/a9a2fbcd8fe8df16/IQDymPeLO_J9TqsT6TudF7jFAXFerC2oTokxVTKE7NcQi6A?e=qItUm6

Valid for view through October 31, 2026.

3. The following issues and concerns were expressed:

There were no negative concerns expressed. All meeting participants were supportive of the development and quality of the structure.

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

N/A, as no concerns were communicated, only positive support of the devlopment.

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.

Public Community Meeting - Proposed New Build @ 0 Bohannon Rd.

8/27/2026 SIGN-IN SHEET

1. Gayle Bickham	In-Person	6786986971	gaylecustomedwelling.com
2. George Young	In Person	4046808689	GEORGE.YOUNG@YAHOO.com
3. Jerome Ramos	In Person	6789063207	Cenation0853@gmail.com
4. Chancellor Felton by GB	In Person	COF	
5. Judy Brathwaite	Via Zoom	Resident No Phone Listed	No email Available

CUSTOME DWELLING
A NEWWAY TO NEW HOMES

BOHANNON PUBLIC MEETING VIDEO LINKS

CLICK FOR: 0 Bohannon Madison Home Design Video

CLICK FOR: Zoom Recorded Meeting for Bohannon

Outlook

Community public meeting for 0 Bohannon Rd.

From Jerome Ramos <cenation0853@gmail.com>
Date Thu 8/27/2026 7:51 PM
To Gayle Bickham <gayle@customedwelling.com>

Hello Gayle,

I had an excellent experience attending the public community meeting regarding the future house project planned for the City of Fairburn. The presentation was informative, well organized, and gave me a clear understanding of the vision for the proposed development and how it could contribute to the continued growth of our community.

You did an outstanding job explaining the project and addressing the community in a professional and welcoming manner. It was encouraging to see thoughtful planning being put into new housing opportunities while considering the needs and future development of the city.

Overall, the meeting was a very positive experience. I look forward to seeing the project progress and the positive impact it can have on Fairburn city and its residents. Thank you for making the event happened.

Very respectfully,

Jerome Ramos

Outlook

Public Community Meeting for proposed build at 0 Bohannon Road

From George Young <george.young@yahoo.com>
Date Thu 8/27/2026 7:55 PM
To Gayle Bickham <gayle@customedwelling.com>

I would like to express my appreciation for the opportunity to attend the public community meeting regarding the proposed new-home development.

Overall, I was very pleased with the presentation and the information provided about the proposed community build. It was encouraging to see a home builder taking the time to engage with the surrounding community, explain the vision for the development, and listen to questions and feedback.

The proposed new home appeared to be a positive addition to the area and have the potential to bring new families, investment, and growth to the community. I especially appreciate the focus on creating attractive, quality homes while maintaining a thoughtful approach to the surrounding neighborhood.

The meeting was informative, professional, and provided a good opportunity for open communication. I believe continued communication between the builder, local officials, and community residents will help ensure that the development is successful and beneficial for everyone.

Overall, I am supportive of the proposed development and look forward to seeing the construction come to life. I appreciate the builder's willingness to engage and encourage continued transparency and collaboration throughout the development process.

Thank you for providing the community with an opportunity to learn more about the project and share our feedback.

Sincerely,

George Young

Sent via the Samsung Galaxy S25 Ultra, an AT&T 5G smartphone
Get Outlook for Android

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

MILAM MADELINE H
8555 BOHANNON RD
FAIRBURN GA 30213

Dear Neighbor / Property Owner:

You are cordially invited to attend a public community meeting regarding the proposed construction of a new single-family residence at **0 Bohannon Road in Fairburn, Georgia, identified as Parcel ID 07 4000 1800 504.**

Custome Dwelling, LLC is proposing to build a beautiful new home for a **veteran homeowner**. The proposed residence is designed as a **3,068-square-foot, five-bedroom home with a two-car garage** and a bright, airy interior experience intended to live well year-round.

This residence is being planned with elevated finishes for sophisticated professionals who value timeless design, private land, and a home that can accommodate familial growth over time. Located on suitable acreage, the project requests R-1 zoning to best accommodate the shape of the parcel, which has width toward the front and narrows toward the rear.

The construction-to-permanent sales price for this home is projected at **$515,000.00**, creating a quality residential investment that positively supports revenue growth within the City of Fairburn.

Our focus is to build quality elevated dwellings that sustain and live well over time because of the vibrant feeling our homes give, while also providing each homeowner with a large, private parcel of land.

MEETING DETAILS	QR Code Zoom Link
Date: Thursday, August 27, 2026 **Time:** 7:00 PM **Location:** Oz Pizza **Address:** 5 W Broad Street, Fairburn, GA 30213 **Zoom Link:** https://us06web.zoom.us/j/89476921246?pwd=aN8gJpreV3O2L3sFWwZ5K31etreNY1.1	*Scan to join by Zoom*

Your attendance is welcomed and appreciated. We look forward to speaking with you and sharing more about the proposed home on Bohannon Road.

Respectfully,

Gayle Bickham
Custome Dwelling, LLC
700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

ESTATE OF MADELINE H MILAM
8555 BOHANNAN RD
PALMETTO GA 30268

Dear Neighbor / Property Owner:

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700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

AYALA OCTAVIANO
6570 BOHANNON RD
PALMETTO GA 30268

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700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

MILAM SANDRA K & LANGFORD MICHAEL R
8565 BOHANNON RD
PALMETTO GA 30268

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404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

CITY OF FAIRBURN
P O BOX 145
FAIRBURN GA 30213

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700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

ROBINSON TY ANTHONY
530 DEVCON LANE
PALMETTO GA 30268

Dear Neighbor / Property Owner:

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404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

OSORIO RODRIGUEZ DOMENICO & HUERTA BALLESTERO MARIA I
305 DEVCON CT
PALMETTO GA 30268

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Public Community Meeting Invitation

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August 13, 2026

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Public Community Meeting Invitation

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August 13, 2026

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404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

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August 13, 2026

MILAM SCOTT KEITH & SHARON A
6530 BOHANNON RD
PALMETTO GA 30268

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404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

BROOKE HANDLEY CRYSTAL & HANDLEY ROBERT DANIEL IV
6550 BOHANNON RD
PALMETTO GA 30268

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CUSTOME DWELLING, LLC

Public Community Meeting Invitation

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August 13, 2026

CITY OF FAIRBURN
P O BOX 145
FAIRBURN GA 30213

Dear Neighbor / Property Owner:

You are cordially invited to attend a public community meeting regarding the proposed construction of a new single-family residence at **0 Bohannon Road in Fairburn, Georgia, identified as Parcel ID 07 4000 1800 504.**

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Respectfully,

Gayle Bickham
Custome Dwelling, LLC
700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

DRB GROUP GEORGIA LLC
55 IVAN ALLEN BLVD 400
ATLANTA GA 30308

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August 13, 2026

WILSON PAMELA & EDWARD
515 DEVCON LN
PALMETTO GA 30268

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Public Community Meeting Invitation

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August 13, 2026

ALLEN JAMES C
310 DEVCON CT
PALMETTO GA 30264

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CUSTOME DWELLING, LLC

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August 13, 2026

JIMENEZ SILVIA
320 DEVCON CT
PALMETTO GA 30268

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August 13, 2026

CITY OF FAIRBURN
P O BOX 145
FAIRBURN GA 30213

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CUSTOME DWELLING, LLC

Public Community Meeting Invitation

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August 13, 2026

LAMCO ASSET COMPANY 2 LLC
401 CONGRESS AVE FLOOR 33
AUSTIN TX 78701

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August 13, 2026

ACKIE REGINALD & SHEILA L
520 DEVCON LN
PALMETTO GA 30268

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CUSTOME DWELLING, LLC

Public Community Meeting Invitation

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August 13, 2026

MILAM SCOTT KEITH & SHARON ANN
6530 BOHANNON RD
PALMETTO GA 30268-9514

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August 13, 2026

CITY OF FAIRBURN
P O BOX 145
FAIRBURN GA 30213

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August 13, 2026

LEMONS ANTHONY & JANICE
315 DEVCON CT
PALMETTO GA 30268

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August 13, 2026

ARIAS RAMON
43 BRYSON LAKE CIR
DOUGLASVILLE GA 30134

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August 13, 2026

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August 13, 2026

LOWE JOE G
8515 CREEKWOOD RD
PALMETTO GA 30268-9502

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WADE MARK
8525 CREEKWOOD DR
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Respectfully,

Gayle Bickham
Custome Dwelling, LLC
700 Central Parkway, Suite 1100 | Sandy Springs, Georgia 30328
404-382-8383 | Gayle@CustomeDwelling.com

CUSTOME DWELLING, LLC

Public Community Meeting Invitation

◆ ◆ ◆

August 13, 2026

WEBB COLEMAN L II
505 DEVCON LANE
PALMETTO GA 30268

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August 13, 2026

SARABROOK PROPERTY INVESTMENTS LLC
544 SARABROOK PL
ATLANTA GA 30342

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Public Community Meeting Invitation

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August 13, 2026

ULTRAVIOLET LLC
500 MT VERNON WAY
PEACHTREE CITY GA 30269

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Public Community Meeting Invitation

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August 13, 2026

AYALA OCTAVIANO
6570 BOHANNON RD
PALMETTO GA 30268

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August 13, 2026

CITY OF FAIRBURN
P O BOX 145
FAIRBURN GA 30213

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August 13, 2026

HOLLIS SOLONA GERMAINE
510 DEVCON LANE
PALMETTO GA 30268

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August 13, 2026

TRICON SFR 2024 3 BORROWER LLC
15771 RED HILL AVE SUITE 100
TUSTIN CA 92780

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CURRY DON
102 TINSLEY MILL
PEACHTREE CITY GA 30269

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CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: September 1, 2026

Agenda Item: Campbell Commons – R-3 (Single-family Residential Zoning District) to R-CT (Residential Condominium/Townhouse District) – To make a recommendation to the Mayor and City Council regarding the requested rezoning.

Applicant/Petitioner Information

Applicant: DRB Group Georgia LLC c/o Battle Law, PC

Property Owner/Petitioner: Fairburn 138 LLC

Property Information

Address (Parcel ID #): 0 Campbellton Fairburn Road (09F180200731441)

Frontage: Eastside of West Campbellton Street

Area of Property:13.57 acres

Existing Zoning and Use: R-3 (Single-family Residential Zoning District) and Vacant Woodlands

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.

Proposed Zoning: R-CT (Residential Condominium/Townhouse District)

Intent

Rezoning of 13.57 acres, from R-3 to R-CT. The applicant is proposing to convert the vacant woodlands into a 43-unit single-family detached dwelling development.

Existing Zoning and Future Land Use of Abutting Properties

North: C-1 (Neighborhood Commercial Zoning District) / R-1 (Single-family Residential Zoning District) and Suburban Neighborhood / Low-Density Residential

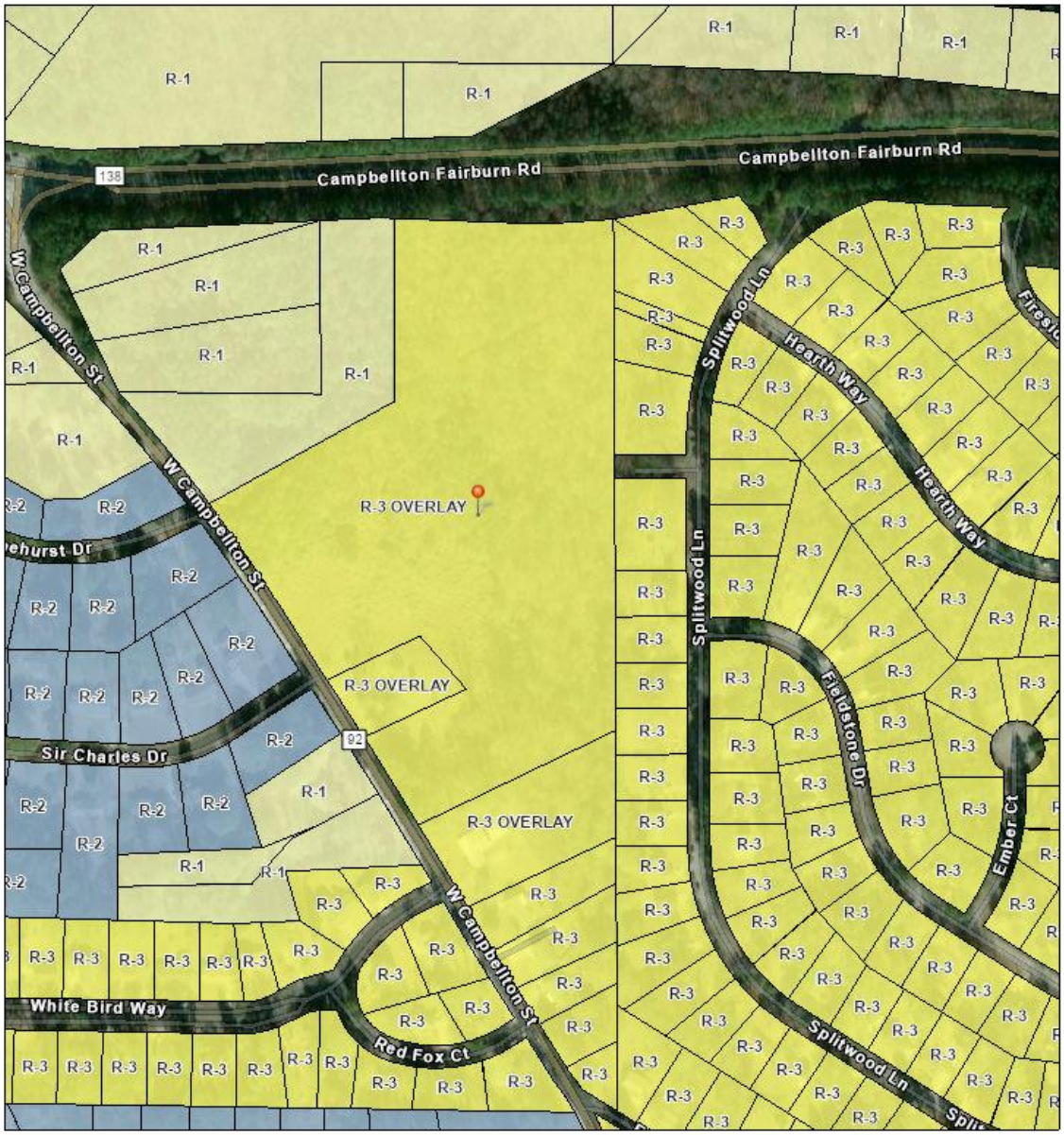
East: R-3 (Single-family Residential Zoning District) and Suburban Neighborhood / Greenspace

South: R-3 (Single-family Residential Zoning District) and Suburban Neighborhood

West: R-2 (Single-family Residential Zoning District) / R-3 (Single-family Residential Zoning District) / R-1 (Single-family Residential Zoning District) and Suburban Neighborhood

Fairburn
Situated to Succeed

Existing Zoning Map



8/3/2026, 4:10:48 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Current Zoning (2025)

- R-1
- R-2
- R-3
- R-3 OVERLAY
- Tax Parcels (2025)

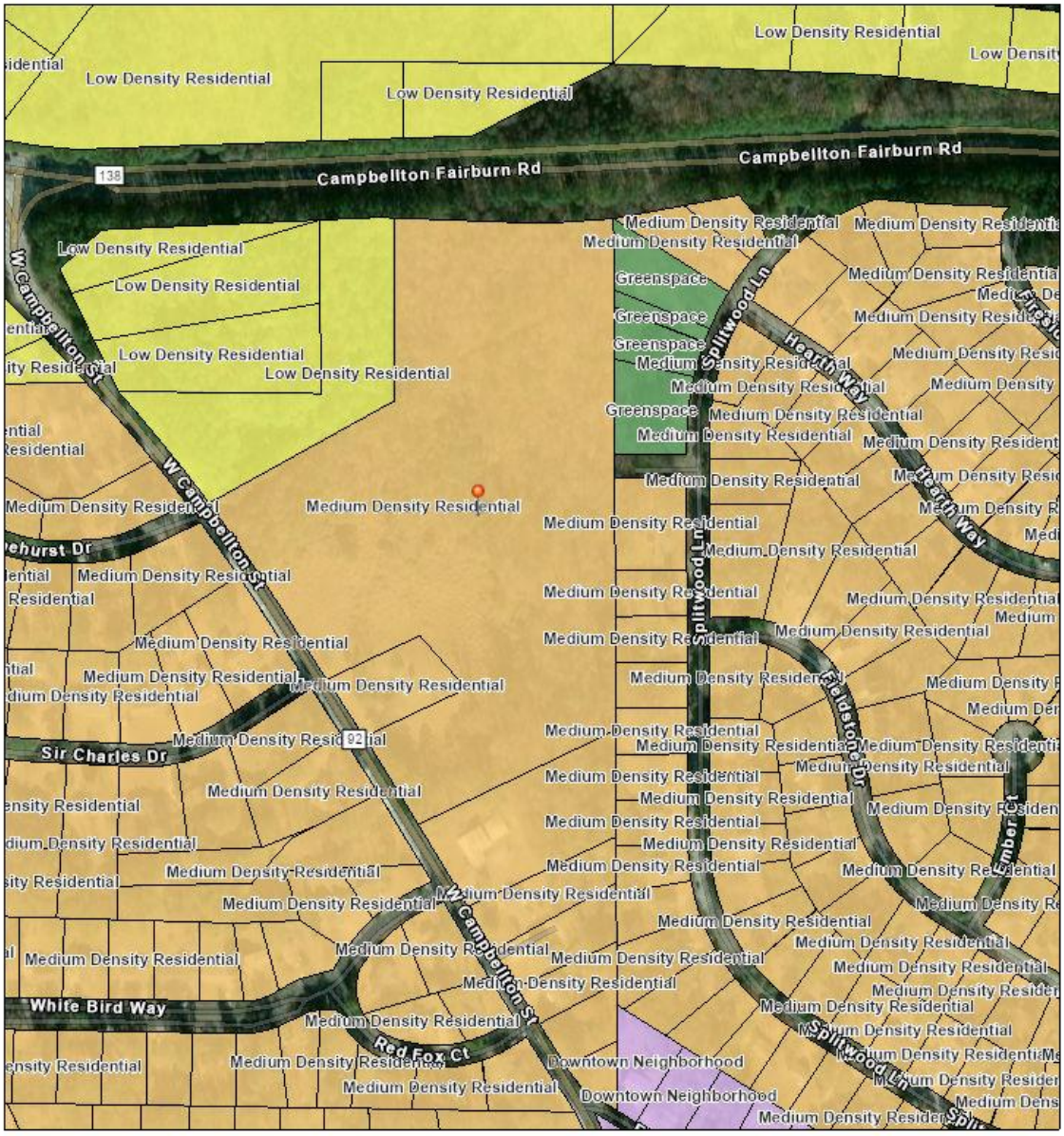
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Fairburn
Situated to Succeed

Future Land Use Map



8/3/2026, 4:11:24 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Future Land Use (Comp Plan)

- Medium Density Residential
- Downtown Neighborhood
- Low Density Residential
- Greenspace
- Tax Parcels (2025)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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Background

The subject parcel is currently zoned as R-3 (Single-family Residential Zoning District). The permitted uses under R-3 are listed in Section 80-74, c. The proposed zoning is R-CT. The permitted uses under R-CT are listed in Section 80-79, c.

Public Participation

The applicant held a community meeting on March 31 and July 16, 2026. There were 18 attendees in total in March.

Zoning Review

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
*The proposal **DOES** permit a use that is suitable in view of the use and development of nearby properties. The proposed use is a single-family detached dwelling development. Within less than a mile of the subject parcel, there are a variety of uses including, but not limited to, other single-family detached dwellings.*

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
*The proposal **DOES NOT** adversely affect the existing use or usability of adjacent or nearby properties. The proposal will positively affect adjacent or nearby properties by providing amenities to the surrounding community and another entry into the existing Fireside Heights Subdivision.*

C. Does the property have reasonable economic use as currently zoned?
***YES**, the property **DOES** appear to have a reasonable economic use as currently zoned.*

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
*The development will **NOT** have an excessive or burdensome use of existing streets and transportation facilities. Furthermore, it is the responsibility of the respective jurisdictions to ensure that services are available. The service providers for this parcel are Fairburn Electric, Fairburn Water & Sewer, Comcast, and Fulton County School System.*

E. Is the proposal in conformity with the policies and intent of the land use plan?
***YES**, the proposal is in conformity with the policies and intent of the land use plan.*
The proposed development is a single-family detached development. The future land use designation for the subject parcel is Suburban Neighborhood. Condominium/Townhouse Residential is an appropriate zoning district in the Suburban Neighborhood Future Land Use Designation. A single-family detached development is an appropriate use in the Suburban Neighborhood Future Land Use Designation.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?
***NO**, there are no existing or changing conditions that would affect the use and development of the property.*

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

*The proposal **DOES NOT** permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn. The applicant and Staff will ensure that their property is up to Code before a final site inspection is passed and a certificate of occupancy is issued.*

Staff Recommendation

APPROVAL CONDITIONAL to rezone 13.57 acres from R-3 (Single-family Residential) to R-CT (Residential Condominium/Townhouse) for a 43-unit single-family detached development with the following conditions:

A. To the owner's agreement to restrict the use of the subject property as follows:
    1. Single-family detached residential units at a density of no greater than 3.17 units per acre or 43 units, whichever is less.
    2. Building heights at a maximum of 4 stories (48 feet).
    3. The common outdoor area shall be at a minimum of twenty percent (20%) of the site.

B. To abide by the following:
    Any significant modifications as determined by Staff to the proposed rezoning request would necessitate a further review by the Planning and Zoning Commission.

C. To the following site development standards:
    1. Building Setbacks:
        a. Front: 20 feet
        b. Side: 5 feet
        c. Between Buildings: 10 feet
        d. Rear: 10 feet
    2. Landscaped Buffer:
        Perimeter: 25 feet

D. Single-family Detached Residential Use
    1. The lot square footage shall be a minimum of 3,000 square feet.
    2. The heated floor area shall be a minimum of 1,200 square feet.
    3. Two-car garages shall be provided for each single-family detached dwelling. Upgraded garage doors with architectural elements shall be utilized.
    4. The façade of each dwelling unit shall be a combination of wood, brick, stone, or masonry stucco on concrete (EIFS prohibited). The brick or stone materials shall comprise not less than 25 percent of the exterior finishes of the façades of buildings. The architectural design shall be subject to approval by the director of planning.
    5. Where multiple exterior materials are used on a single building, they shall only be combined on each face horizontally, with the heavier material below the lighter. For example, brick below fiber cement siding.
    6. The rear and side facades shall be of the same construction quality and the same exterior finish and exterior color as the front façade.
    7. There shall be no long and/or unarticulated roofs or walls that exceed 30 feet.
    8. Fenestrations must be complementary to the architecture of the principal structure.

9. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
10. Property maintenance shall be accomplished through a condominium of townhouse association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. 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.

E. General

1. Prior to any site disturbance or building permits being issued for the project, Staff comments listed in this report must be addressed and approved by each department.
2. Site development and traffic improvement/control requirements from the Public Works and Community Development Department shall be implemented.
3. Under no circumstance shall any mechanical equipment or related elements such as air conditioning units, meter boxes, utility conduits, HVAC mechanical equipment systems, satellite dishes, or any other similar mechanical equipment or related elements be attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along roadways or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at the finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall made with brick, stone, or other cementitious material with similar architectural details as the principal structure. All roof-mounted equipment shall be screened from the public right-of-way.
4. Parking shall be on a paved surface.
5. Site plans must reserve a minimum of 20 percent of the total lot area as improved open space, and at least ten percent of the total open space must be outside of a required stormwater management area.
6. All such developments shall provide a minimum five-foot sidewalk along both sides of all internal streets, sodded front yards, pedestrian scale street lighting and one canopy tree for each 50 feet of street frontage.
7. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalks shall be of pedestrian scale and shall not exceed 20 feet in height. Light shields shall be erected on all outdoor lighting so as to not intrude onto neighboring parcels.
8. All utilities shall be installed underground throughout the development area.
9. The developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage), if required, along West Campbellton Street, at no cost to the City.
10. There shall be curb cuts with dedicated crosswalks that connect all sidewalks. Sidewalks from the right-of-way must connect to internal sidewalks.

11. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited.
12. Common recreational activity areas shall be provided and equipped in scale with the recreational needs for the residents of the development.
13. Amenity package shall include a picnic area, benches, pergola, and a mail kiosk.
14. The developer shall install a canopy or understory tree in the front yard of each single-family detached dwelling. The front and rear yards of the single-family detached dwellings shall be sodded.
15. Additional foliage shall be provided within the landscaped buffer that would be best at deterring any light pollution and maintaining privacy.
16. The following building façade materials are prohibited for the entire development:
    a. Exterior Insulation Finishing Systems (EFIS)/Synthetic stucco
    b. Metal panel systems
    c. Corrugated steel
    d. Smooth/plain concrete or masonry
    e. Cinderblocks
    f. Reinforced concrete slabs
    g. Aluminum or vinyl siding
    h. Plywood
    i. Presswood
    j. Mirrored or highly reflective glass
17. The site shall be developed significantly similar to the site plan, conditions and elevations.

Attachments:

- Site Pictures
- Rezoning Application
- Survey
- Legal Description
- Deed
- Letter of Intent
- Elevations
- Concept Plan
- Public Participation Report
- Utility Availability Statements

SITE PICTURES



Intersection of West Campbellton Street and Sir Charles Drive

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: DRB Group Georgia LLC / c/o Battle Law, P.C.

Address: 3562 Habersham at Northlake, Bldg J, Suite 100, Tucker, GA 30084

Phone: 404-601-7616 Cell: _____ Fax: _____

Email Address: mlb@battlelawpc.com and bdc@battlelawpc.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Fairburn 138 LLC

Address: 1014 Eagles Brooke Dr, Locust Grove, GA 30248

Phone: 678-876-0215 Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: Campbellton Fairburn Road, Fairburn, GA 30213

Parcel ID#: 09F180200131441 Land Lot: 9 District: 73

REZONING REQUEST

Current Zoning: R-3 Current Land Use: Suburban Neighborhood

Proposed Zoning: R-CT Proposed Land Use: Suburban Neighborhood

Proposed Density (Residential Only): 3.17 units per acre / 43 units

SECTION I **REZONING REQUEST**

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

PROPERTY ADDRESS (if available): Campbellton Fairburn Rd, Fairburn, GA 30213

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from R-3 to R-CT

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 White for Fairburn 138, LLC
TYPE OR PRINT OWNER'S NAME

2200 Keys Ferry Ct
ADDRESS

Mc Donough GA 30253
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

Sworn to and subscribed before me this the
12th Day of May 2026
NOTARY PUBLIC

678-782-5995
PHONE NUMBER

STEPHANIE R COGDILL NOTARY PUBLIC COMMISSION EXPIRES 04/13/2029 HENRY COUNTY, GEORGIA

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").**

DRB Group Georgia LLC c/o Battle Law, PC
TYPE OR PRINT PETITIONER'S NAME

3562 Habersham Northlake Bldg J. Ste. 100
ADDRESS

Tucker, GA 30084
CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

Sworn to and subscribed before me this the
1st Day of June 2026
NOTARY PUBLIC

Exp. 6/19/29

404.601.7616
PHONE NUMBER

CAMERON HEATH NOTARY PUBLIC FULTON COUNTY, GEORGIA

7

SECTION V **ATTORNEY / AGENT**

Check One: [X] Attorney [ ] Agent

Michele Battle
TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

3562 Habersham at Northlake Bldg. J, Ste. 160
ADDRESS

Tucker, GA 30084
CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

404-600-7616 ext. 1
PHONE

Deed Book 55583 Pg 517
Filed and Recorded Nov-17-2015 08:31am
2015-0306483
Real Estate Transfer Tax $152.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

SWWW FILE NO.: 702015.0515

Return to: Smith, Welch, Webb & White, LLC
P. O. Box 10, 2200 Keys Ferry Court
McDonough, Georgia 30253
(770)957-3937

LIMITED WARRANTY DEED

STATE OF GEORGIA, HENRY COUNTY.

THIS INDENTURE made this the 12th day of November, 2015, between **BLOOM INVESTMENTS, LLC, a Georgia limited liability company**, as Party of the First Part (hereinafter called "Grantor"), and **FAIRBURN 138, LLC, a Georgia limited liability company**, 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).

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten Dollars and other considerations ($10.00) in hand paid to the Grantor by the Grantee at and before the execution, sealing and delivery of these presents, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor, by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee the following described real property and agreements (collectively the "Property"), to-wit:

TRACT 1

All that tract or parcel of land, containing 4.278 acres, lying and being in Land Lot 73 of the 9th District of Fulton County, Georgia, City of Fairburn, as shown on a concept plan for The Wayne Thomas Group, Inc., prepared by Mansur Engineering, Inc., Ayyad M. Mansur, Georgia Professional Engineer No. 21055, dated May 22, 2006, and being more

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=67256952&key1=55583&key2=517&county=60&countyname=FULTON&userid=349261&ap... 1/3

TO HAVE AND TO HOLD the property, together 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.

GRANTOR shall warrant and forever defend the right and title to the property unto the Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed in the manner provided by law as of the day and year first above written.

BLOOM INVESTMENTS, LLC

BY: _____(seal)
SRINIVAS KANTHALA, Manager

Signed, sealed and delivered
in the presence of:

_____
unofficial witness

_____(SEAL)
Notary Public
My Commission expires:

STACY E. WHITE NOTARY PUBLIC HENRY COUNTY GA My Comm. Exp. July 23, 2016

{Doc: 01516169.DOC}

LEGAL DESCRIPTION
Campbellton Road, Fairburn, Georgia 30213

All that tract or parcel of land lying and being in Land Lot 73, 9th District, Fulton County, City of Fairburn, Georgia, and being more particularly described as follows:

Commencing at a concrete right-of-way monument located at the intersection of the East line of Land Lot 73 and the Southerly right-of-way of Beve Engram Parkway (a.k.a. Georgia Highway 138); thence leaving said right-of-way and along the East line of Land Lot 73, South 00°26'19" East a distance of 353.48 feet to a nail found and THE TRUE POINT OR PLACE OF BEGINNING. From thus established Point of Beginning and continuing along said Land Lot Line the following courses and distances: South 00°32'23" East a distance of 308.92 feet to a calculated point; thence South 00°28'31" East a distance of 216.53 feet to a 5/8 inch rebar found; thence South 00°43'42" West a distance of 99.82 feet to a 5/8 inch rebar found; thence South 00°08'20" East a distance of 206.33 feet to a ½ inch rebar found; thence leaving said Land Lot Line South 70°00'13" West a distance of 450.63 feet to a calculated point on the Northeasterly right-of-way of West Campbellton Street; thence along said right-of-way North 31°38'47" West a distance of 228.00 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 57°29'46" East a distance of 249.61 feet to a ½ inch rebar found disturbed; thence North 32°25'15" West a distance of 150.12 feet to a ½ rebar found disturbed; thence South 57°25'06" West a distance of 250.74 feet to a ½ inch rebar found disturbed on the Northeasterly right-of-way of West Campbellton Street; thence along said right-of-way North 33°43'34" West a distance of 494.51 feet to a 1-inch crimp top pipe found; thence leaving said right-of-way North 54°46'47" East a distance of 433.92 feet to a eye bolt found; thence North 89°33'16" East a distance of 540.51 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 13.573 acres.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

PURPOSE AND INTENT:
TITLE INSURANCE

PARKING
STANDARD PARKING SPACES 0
HANDICAP SPACES 0
TOTAL SPACES 0

N
W A L E
S
GRID

AREA
13.573 ACRES
591,275 SQ. FEET

SCALE : 1" = 60'
0' 20' 40' 60' 80' 100' 120'

ENCROACHMENT SUMMARY TABLE

ID	POTENTIAL ENCROACHMENT DESCRIPTION	LOCATION & DIRECTION	OBSERVED CONDITIONS OF POTENTIAL ENCROACHMENT
PE1	EDGE OF CONC.	0.9' N.W. OF P.L.	A.O.S.
PE2	FEN. CORNER	14.3' S.E. OF P.L.	A.O.S.
PE3	FEN. CORNER	16.7' S.E. OF P.L.	A.O.S.

A.O.S. ADJOINER ONTO SUBJECT S.O.A. SUBJECT ONTO ADJOINER
S.O.E. SUBJECT ONTO EASEMENT S.O.R/W. SUBJECT ONTO PUBLIC R/W

NOTE: THIS TABLE IDENTIFIES OBSERVED PHYSICAL CONDITIONS AND POTENTIAL ENCROACHMENTS AS OF 00-00-2026. IT DOES NOT CONSTITUTE A LEGAL OPINION ON OWNERSHIP, TITLE OR THE EXISTENCE OF UNRECORDED RIGHTS.

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: CONST-260188
Commitment Date: March 4, 2026

ITEMS CORRESPONDING TO SCHEDULE B, PART II

10. Right of Way and Utility Easement - Deed Book 8908, Page 392 DOES AFFECT - AS SHOWN
11. All matters shown - Plat Book 302, Page 80-81 DOES AFFECT - AS REFERENCE ONLY
12. Right of way easement - Deed Book 39496 Page 430 DOES AFFECT - AS SHOWN
13. Right of Way Deed - Deed Book 10076 Page 153 MAY OR MAY NOT AFFECT - DESCRIPTION TOO VAGUE TO DETERMINE

TITLE NOTE:
THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN THIS TITLE COMMITMENT. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.

LEGAL DESCRIPTION
Campbellton Road, Fairburn, Georgia 30213

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Said tract or parcel of land containing 13.573 acres.

BEVE ENGRAM PARKWAY
A.K.A. GEORGIA HIGHWAY 138
~PUBLIC R/W VARIES~
(PER P.B. 302, PG. 80)
ITEM 13 - D.B. 10076, PG. 157

LL 73 | LL 74
APPROXIMATE LOCATION LAND LOT LINE

R/W C.M.F. A.G. 1.0' P.O.C.

I.P.F. B.G. 0.3' AT BASE OF TREE R/W
4' WIRE FENCE
GSPM(TYP)
5" OAK TREE
ITEM 12 D.B. 39496, PG. 430
4' WIRE FENCE
R/W CMF A.G. 1.0'
WIRE FENCE 0.7' SOUTH OF PL
GSPM(TYP)
GUY (TYP)
PP PWR
4' WIRE CROSSES PL 39.5' APART
65.3'
45'BSL
45'BSL
30'BSL
S 00°26'19"E
PART OF 12
10
11
12
13
353.48'
S 00°32'23"E
14
15
16
S 00°28'31"E
1
2
216.53'
S 00°08'20"E
3
4
206.33'
5
6
308.92'

N/F
FAIRBURN 138 LLC
D.B. 55583, PG. 517
WEST CAMPBELLTON STREET
PART OF PARCEL #09F180200731441

N/F
JEANES JOSEPH A
(NO RECORDED DEED FOUND OR PROVIDED)
ADDRESS PER FULTON COUNTY G.I.S.
6390 CAMPBELLTON FAIRBURN RD

N/F
CITIZENS & SOUTHERN COMM CORP
P.B. 115, PG. 93
SPLITWOOD LN.

I.P.F. NAIL P.O.B.
P.O.R. SSMH N 59°15'30"W 57.24' TO IPF
SSMH
I.P.F. EYE BOLT B.G. 0.1'
N 89°33'16"E 540.51'
M.M.F. N 23°07'15"E 4.73' TO PROP. COR.
NOTE: EXHIBIT "A" FROM ITEM 14 - D.B. 39496, PG. 430 AND P.B. 302, PG. 80 STATES "OVERHEAD POWER LINES TO BE REMOVED"
10'BSL
433.92'
N 54°46'47"E
PART OF PARCEL #09F180200731441
FORCE MAIN EASEMENT
ITEM 10 - D.B. 8908, PG. 392
SANITARY SEWER FORCE MAIN (EASEMENT TO BE RELOCATED 20' AS SCALED FROM P.B. 302, PG. 80

IPF 1"CTP
24' EP TO EP
30'
COM
PP
WATER VAULT
PINE HURST DRIVE
GUY
PP
GLM
PP
R/W
EP
EP
N 33°43'34"W
494.51'
35'BSL
WEST CAMPBELLTON STREET
A.K.A. GEORGIA HIGHWAY 92
~60' PUBLIC R/W~
(PER P.B. 302, PG. 80)
N 31°38'47"W
228.00'
35'BSL
E.P. C&G
C.B.
30.5'
24' RCP
26' EP TO BC
R/W
EP

WOODED & VACANT TRACT

S 57°25'06"W 250.74'
10'BSL
I.P.F.D.
35'BSL
N 32°25'15"W 150.12'
PE1 EDGE OF CONC DRIVE 0.9' NORTH OF PL
CONC
20.4'
CONC. DRIVE
N/F
BAILEY KENNETH E
D.B. 59316, PG. 59
535 WEST CAMPBELLTON ST
I.P.F.D. 2"C.T.P.
I.P.F.D. B.G. 1.0'
W.P. 1"C.T.P. B.G.-0.4'
10'BSL
N 57°29'46"E 249.61'
PE2 CLF COR 14.3' S.E. OF PL
4'CLF
PE3 CLF COR 16.7' S.E. OF PL
FH
IPF 5/8"RB A.G. 0.2'
C&G
U.G.
UGGM
EP
SIR CHARLES DRIVE

WETLANDS AREA AS PROVIDED BY CLIENT.
TOP OF CREEK BANK
WETLANDS
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
25' STATE WATERS BUFFER
TOP OF CREEK BANK
25' STATE WATERS BUFFER
50' UNDISTURBED BUFFER
75' IMPERVIOUS BUFFER
30'BSL
I.P.F. A.G. 0.2'
IPF S 88°03'22"W 5.08' TO PROPERTY COR
4'CLF
TOP OF CREEK BANK
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
25' STATE WATERS BUFFER
DRY SWALE
450.63'
S 70°00'13"W
10'BSL
I.P.S. A.G. 0.2'
N/F
WORD OF PRAISE MISSIONARY BAPTIST
D.B. 27997, PG. 203
493 CAMPBELLTON RD
LL 73 | LL 74
APPROXIMATE LOCATION LAND LOT LINE

FIRESIDE HEIGHTS SUBDIVISION / P.B. 115, PG. 93

LEGEND

A.G.	ABOVE GROUND
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
B.G.	BELOW GROUND
GSPM	GREYSTONE POWER MARKER
P.O.C.	POINT OF COMMENCEMENT
C.P. ▽	CALCULATED POINT
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CO	CLEAN-OUT
COM	TELECOMMUNICATIONS SERVICE
CONC	CONCRETE
	CONCRETE
COR	CORNER
C&G	CURB & GUTTER
CP ▽	CALCULATED POINT
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GLM	GAS LINE PAINT MARK
GSPM	GREYSTONE POWER MARKER
IPFD	IRON PIN FOUND DISTURBED
IPF	1/2" REBAR
OTP	OPEN TOP PIPE
PKF	"PK" NAIL FOUND
PL	PROPERTY LINE
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
PWR	POWER TRANSFORMER
RB	REBAR
SSMH ⊗	SANITARY SEWER MANHOLE
TYP	TYPICAL
z	OVERHEAD UTILITY LINES
UGGM	UNDERGROUND GAS MARKER
U.G.G.	UNDERGROUND GAS
U.G.G.M.	UNDERGROUND GAS MARKER
W.P.	WITTINESS POST

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA ROBOTIC TS13 2 SECOND TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,686 FEET AND AN ANGULAR ERROR OF 00 SECOND(S) PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 302,990 FEET.

ALL IRON PINS SET ARE 1/2" REBAR WITH CAP COA-717, UNLESS NOTED.

ALL IRON PINS FOUND OR SET ARE 1/2" REBAR UNLESS NOTED

ALL IRON PINS ARE FLUSH WITH THE GROUND UNLESS NOTED.

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, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY

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.

SIGNATURE | JAMES A. JACOBS PRINTED NAME | 12/20/2026 DATE

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C 0454F DATE: SEPTEMBER 18, 2013

NOTES:
THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF COOPER VENTURES INC AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER AND SHALL BE RETURNED TO THE OWNER UPON REQUEST. THIS PLAT WAS PREPARED AS PER THE INSTRUCTIONS AND FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY, EXPRESSED OR IMPLIED IS EXTENDED TO ANY UNNAMED THIRD PARTY.

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

PURSUANT TO RULE 180-6.09 Of THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFIES" OR CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY OR BURIAL GROUNDS.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET.

THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

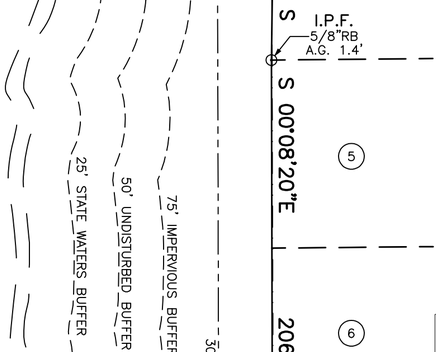
THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW !

UTILITIES NOTE:
UNDERGROUND UTILITIES SHOWN HEREON PROVIDED BY 811 (CALL BEFORE YOU DIG) AND LOCATED IN THE FIELD. ADAM & LEE MAKES NO GUARANTEE OF THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN.

CURRENT ZONING:
ZONING PER CITY OF FAIRBURN, GA.
ZONED R-3 OVERLAY (RESIDENTIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 10'
45' ALONG ANY STREET LARGER THAN A COLLECTOR STREET.
REAR - 30'

NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICODE.COM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.

VICINITY MAP (N.T.S.)


SURVEYOR'S CERTIFICATION

TO: DRB GROUP GEORGIA, LLC"

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1-4, 6(b), 7b(1), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON 05/15/2026

DATE OF PLAT OR MAP: 05/20/2026

REVISIONS
PLACED ON STATE PLANE COORDINATES 05/28/2026 DWJ

PROJECT DESCRIPTION:
ALTA/NSPS SURVEY FOR:

DRB GROUP GEORGIA, LLC

PARCEL 09F180200731441, WEST CAMPBELLTON STREET, FAIRBURN, GEORGIA 30213

ADDRESS SHOWN AS CAMPBELLTON FAIRBURN RD PER FULTON COUNTY GA GIS
COUNTY: FULTON LAND LOT: 73
SECTION: DISTRICT: 9TH

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com COA-LSF#000717

LEGAL REFERENCES	
D.B. 55583, PG. 517 / P.B. 302, PG. 80	OFFICE: 05/20/2026
ALTA/NSPS SURVEY FOR: SDH ATLANTA, LLC,	BY: DWJ
FIRST AMERICAN TITLE INSURANCE COMPANY,	FIELD: 05/15/2026
RIDGELAND TITLE LLC, AND MCMICHAEL & GRAY, PC	BY: WHJ
DATED: 12/28/2021 BY: ADAM & LEE LAND SURVEYING	SCALE: 1"=60'
OTHER REFERENCES ILLUSTRATED ON SURVEY	SHEET # 1 OF 1
	26152

GEORGIA REGISTERED NO. 2867 LAND SURVEYOR JAMES A. JACOBS

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: _____

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) William White

Signature: _____ Date: 5/12/2026

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: _____

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) Xiaobo Hu

Signature: _____ Date: 07/01/2026

PUBLIC PARTICIPATION PLAN REPORT

Applicant: DRB Group Georgia, LLC Petition No. _____

Date: 05/28/2026

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

   See the attached spreadsheet of all parties that were notified.

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

   A virtual meeting was held via Zoom on March 31, 2026 at 6:30pm.

3. The following issues and concerns were expressed:

   Neighboring property owners had questions related to traffic congestion, impacts on school, surrounding property values, infrastructure responsibility, and compatibility of the proposed homes with the existing neighborhood character.

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

   See attached sheet for 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.

Fairburn Commons Community Meeting 3/31/26

- FLUM shows townhomes
- 1900-2700 sq. ft single-family homes being proposed
- 43 lots (3.2 u/a)
- Adjacent neighborhoods do not have amenities
- Potential phase 2 that would be commercial uses.
- GDOT access permit will be required
- 18 participants – Chancellor & Denise (city staff)

Questions

1. D. – Trip generation source? Parking? Cost of infrastructure to be paid by developer?
2. Vera Raglin – Impacts to schools? Lines on Sir Charles. Screening along West Campbellton? Fencing and landscaping? Traffic backs up from Campbellton to Broad Street. Cookie cutter style homes and prefers to have a setback stagger.
3. Joy McNeil – How does this effect 535 W Campbellton? Fencing and landscaping?
4. Keith & Joy – Lots of traffic in the area. Lots of kids in the area. Concerned about new homes bringing property values down. Do not want to be forced to do anything.
5. Joseph Jeanes – neighboring property owner at 6390 Campbellton Fairburn Rd. No objections to the proposed development.
6. Phil – internet and cell service? Property value impact study? Tax assessment increasing for surrounding properties?

Responses

1. **Traffic** - We have decided to complete a traffic study even though it is not required by the zoning code.
2. **Schools** - We let them know that the school projections came from Fulton County Schools, see attached documentation.
3. **Property values** - Residential development that is well planned, properly maintained, and consistent with local zoning and infrastructure standards often has a positive impact on surrounding property values over the long term.
4. **Tax assessments** - Property assessments are conducted by the county tax assessor's office based on market conditions, property characteristics, and comparable sales throughout the area. Any future assessment changes would be determined through that independent process, not simply because a nearby development is approved.

5. **Infrastructure** - The property owner will be installing all the infrastructure throughout the development.
6. **Architecture** - We provided the proposed architectural elevations in comparison to the existing homes that surround the property.

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Fairburn Zoning Ordinance
For
A Rezoning from R-3 to R-CT for a single-family residential subdivision

of

DRB Group Georgia LLC
c/o Battle Law, P.C.

for

+/-13.573 Acres of Land
Being Campbellton Fairburn Road, Fairburn, GA, Georgia and Parcel Nos. 09F180200131441

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

DRB Group Georgia LLC (the "Applicant") is seeking to develop a 43-unit single-family residential subdivision on +/- 13.573 acres of land being Tax Parcel No(s). 09F180200131441 having frontage on Campbellton Fairburn Road, Fairburn, GA 30213 (the "Subject Property").

The Subject Property is currently zoned R-3 with a Land Use Designation of Suburban Neighborhood which allows for up to 8 units per acre per the City of Fairburn Comprehensive Plan adopted in 2025. The Applicant is seeking to rezone the Subject Property from R-3 to R-CT for 43 single-family detached homes at a density of 3.18 units per acre with a minimum lot size of 5,000 square feet.

The proposed development, known as "Campbellton Commons," will feature owner-occupied single-family detached homes ranging from approximately 1,900 to 2,700 square feet, two driveways for ingress and egress, and community amenities including a pocket park with playground and greenspace.

The development will incorporate 7 different exterior elevations. The facades of the homes will include a mix of masonry materials to include brick, shake, board/batten, and siding. The homes are intended to be complementary to the homes surrounding area. The community amenities will include a pocket park with a playground and greenspace.

We believe this planned community will fit well within the existing character of the neighboring uses, and we will engage with local community residents to generate feedback and buy-in as we proceed through this rezoning effort.

This document serves as a statement of intent, analysis of the criteria under the City of Fairburn and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. FAIRBURN REZONING CRITERIA

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?**

Yes. The proposed single-family residential use is suitable in view of the use and development of adjacent and nearby property. The Subject Property is surrounded by existing single-family residential uses zoned R-3, including the Fireside Heights neighborhood to the north along Splitwood Lane and residential properties along West Campbellton Street (GA Highway 92). The proposed R-CT zoning is consistent with the surrounding residential character and is specifically listed as an appropriate zoning district for the Suburban Neighborhood Future Land Use designation under the City of Fairburn Comprehensive Plan. The proposed development will provide adequate separation from existing homes, with residents on Splitwood Lane having over 280 feet of undevelopable land between the back of their homes and the newly proposed homes, and 535 Campbellton Street having over 50 feet of separation from the back and side of the property to the newly proposed homes.

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

No. The proposal will not adversely affect the existing use or usability of adjacent or nearby property. The proposed single-family residential development is compatible with the existing single-family residential uses in the area. The site plan provides significant buffers and setbacks, including over 280 feet of undevelopable land separating Splitwood Lane residents from the proposed homes and over 50 feet of separation for the property at 535 Campbellton Street. The development includes a possible screening wall along the western boundary adjacent to existing homes. Residential development that is well planned, properly maintained, and consistent with local zoning and infrastructure standards often has a positive impact on surrounding property values over the long term. The proposed density of 3.17 units per acre is significantly lower than the 8 units per acre maximum allowed under the Suburban Neighborhood Future Land Use designation.

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

No. The property does not have a reasonable economic use as currently zoned. The Subject Property is currently vacant land. The existing R-3 zoning requires larger lot sizes that do not support economically viable single-family residential development at current market conditions. The proposed R-CT zoning with a minimum lot size of 5,000 square feet allows for a more efficient use of the land while still maintaining a low-density residential character at 3.17 units per acre, well below the 8 units per acre maximum permitted under the Suburban Neighborhood Future Land Use designation. The 2024 City of Fairburn Housing Market Analysis indicates strong demand for new single-family detached homes in the City, with the potential to support approximately 173 new detached home sales per year through 2028.

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 proposal will not result in a use that causes an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. Traffic: The estimated trip generation for the 43-home development is 36-60 new AM peak trips (5-8 cars every 15 minutes) and 48-60 new PM peak trips (6-8 cars every 15 minutes). The Applicant has committed to completing a formal Traffic Impact Study during Land Disturbance Permitting, even though the development falls below the 500-lot threshold requiring such a study under the City's zoning code. A GDOT access permit will be obtained for the driveway connections to Campbellton Fairburn Road. Schools: Based on Fulton County Schools student generation rates, the development is projected to generate approximately 6-38 total students: 4-18 students at Campbell Elementary School, 0-7 students at Renaissance Middle School, and 2-14 students at Creekside High School. Utilities: The property owner/developer will be installing all infrastructure throughout the development.

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

Yes. The proposal is in conformity with the policies and intent of the land use plan. The City of Fairburn Comprehensive Plan adopted in 2025 designates the Subject Property as Suburban Neighborhood, which promotes community-focused neighborhoods with a higher intensity than

low-density residential areas while maintaining a suburban feel. The Suburban Neighborhood designation supports a variety of housing styles to meet the needs of a diverse population, with appropriate development types including small- to medium-lot single-family detached houses and suburban single-family subdivisions. The designation permits densities of 4 to 8 dwelling units per acre and lists R-3, R-CT, R-CT, PD, and P&O as appropriate zoning districts. The proposed R-CT zoning and 3.17 units per acre density fall squarely within these parameters. The Comprehensive Plan's implementation strategies emphasize neighborhood cohesion, reduced parking visibility, inter-neighborhood connectivity, pedestrian and bike infrastructure, and conservation and tree preservation in new developments—all of which the proposed development addresses through its site plan design, pocket park amenity, and connectivity to existing sidewalks and nearby schools.

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?**

Yes. There are existing and changing conditions that support approval of the proposal. The 2024 City of Fairburn Housing Market Analysis documents strong demand for new single-family residential housing in the City and projects demand for approximately 173 new detached home sales per year through 2028. The analysis notes that the Atlanta metro area has been undersupplied with housing since the Great Recession, with housing permits from 2011 to 2020 falling by 30% from the 2001-2007 average, leading to strong home price appreciation. The City of Fairburn is well-positioned to attract new residents due to its proximity to Hartsfield-Jackson Atlanta International Airport and the I-85 corridor, with over 40,000 jobs paying at least $40,000 per year within 10 miles of Fairburn. The proposed development responds to this market demand by providing quality owner-occupied single-family detached homes at price points consistent with the local market. Additionally, the Subject Property is currently vacant and underutilized, and the proposed development will bring the property into productive use consistent with the surrounding residential neighborhood character.

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. The proposal does not permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of City of Fairburn. The proposed single-family residential development is a low-impact land use that is compatible with the surrounding residential neighborhood. The site plan includes stormwater detention facilities to manage runoff and prevent adverse impacts to downstream properties and waterways. The development will comply with all applicable environmental regulations, including tree preservation requirements, stream buffer requirements, and erosion and sediment control measures during construction. The pocket park and greenspace amenities will provide open space and recreational opportunities for residents while contributing to the aesthetic quality of the neighborhood. The proposed density of 3.17 units per acre is well below the maximum 8 units per acre allowed under the Suburban Neighborhood Future Land Use designation, preserving a suburban character with lower impervious surface coverage than higher-density development alternatives.

Battle Law

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that this application for the rezoning of the Subject Property from R-3 to R-CT be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

Applicant hereby gives notice that, to the extent the City of Fairburn denies this Application or approves it subject to conditions that deprive the Property of an economically viable use or otherwise impose an unconstitutional classification, Applicant will invoke all remedies available under state and federal law. Applicant specifically preserves:

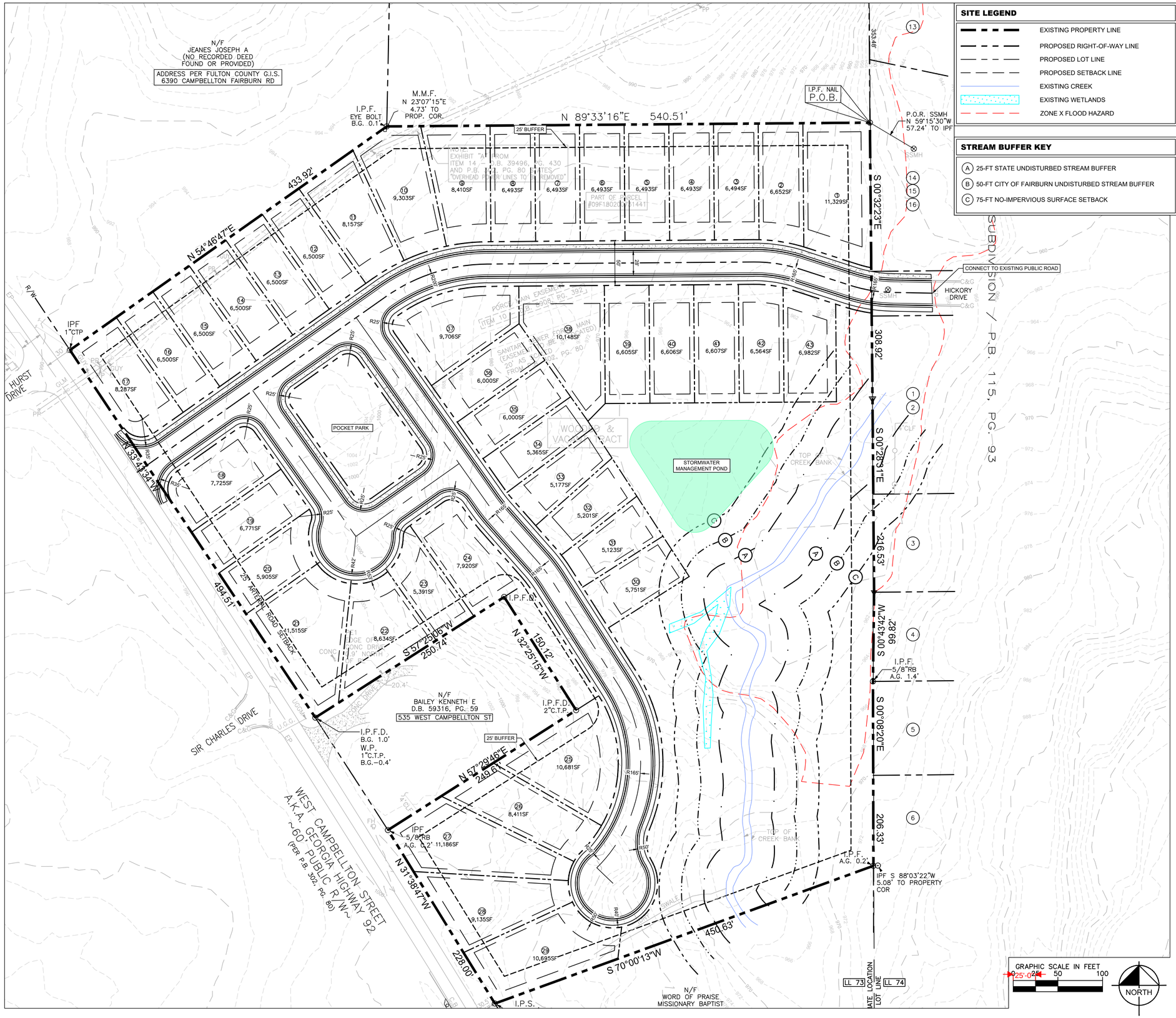
1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

2. The right, pursuant to O.C.G.A. § 36-66-5.1, to seek de novo review in the Superior Court of [County] of any legislative zoning decision, including any denial of this Application or imposition of conditions materially inconsistent with it, within thirty (30) days of such decision; and, if the action complained of is quasi-judicial in nature, the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within the same thirty-day period.

3. All claims for just and adequate compensation and other relief after timely compliance with the ante-litem notice requirements of O.C.G.A. § 36-33-5 (or § 36-11-1 where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney's fees.

Nothing in this reservation shall be construed as a waiver of any rights under 42 U.S.C. § 1983, the Religious Land Use and Institutionalized Persons Act, or other applicable state or federal law."

Michele L. Battle, Esq.
Attorney for the Applicant



SITE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- EXISTING CREEK
- EXISTING WETLANDS
- ZONE X FLOOD HAZARD

STREAM BUFFER KEY

- (A) 25-FT STATE UNDISTURBED STREAM BUFFER
- (B) 50-FT CITY OF FAIRBURN UNDISTURBED STREAM BUFFER
- (C) 75-FT NO-IMPERVIOUS SURFACE SETBACK

GENERAL NOTES

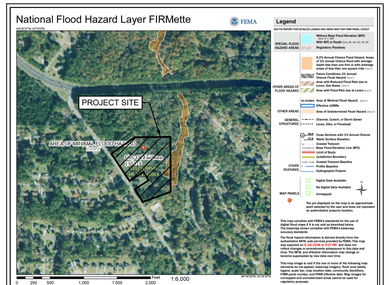
1. SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY ADAM & LEE LAND SURVEYING, DATED 05/20/2026
2. PROPERTY IS LOCATED ALONG WEST CAMPBELL STREET IN LAND LOT 73 AND IN THE 9TH DISTRICT, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA. (PARCEL ID: 09F180200831441)
3. TOTAL SITE AREA = +/- 13.573 ACRES
4. OWNER:
   FAIRBURN 138 LLC
   1074 EAGLES BROOKE DR
   LOCUST GROVE, GA 30248
5. APPLICANT/DEVELOPE/PRIMARY PERMITTEE:
   DRB GROUP GEORGIA, LLC
   55 IVAN ALLEN JR. BLVD, SUITE 400
   ATLANTA, GA 30313
   CONTACT: CAMERON HEATH
   (770) 471-4751 EXT. : 26589
   CHEATH@DRBGROUP.COM
6. ENGINEER:
   KIMLEY HORN AND ASSOCIATES, INC
   3930 E JONES BRIDGE RD, SUITE 350
   PEACHTREE CORNERS, GA 30092
   CONTACT: AUSTIN DOHRN, PE
   470.681.5527
   AUSTIN.DOHRN@KIMLEY-HORN.COM
7. PROPOSED ROADWAYS TO BE PUBLIC WITH 28' BOC AND 50' R/W. ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO CITY OF FAIRBURN CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. 5' SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED ROADWAY.
9. A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED ZONE X FLOOD HAZARD AREA PER FIRM PANEL 13121C0454F, DATED 09/18/2013.
10. JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND SURVEYED BY ADAM & LEE SURVEYING, DATED 10/15/2025.

SITE ANALYSIS

TOTAL SITE AREA		13.5 ACRES±
PROPOSED LOTS		43 LOTS
PROPOSED DENSITY		3.18 DETACHED UNITS/AC
EXISTING ZONING		R-3
PROPOSED ZONING		R-CT DETACHED UNITS
MINIMUM LOT SIZE		3,000 S.F.
DRB AVERAGE LOT SIZE		~7,400 S.F.
MINIMUM LOT WIDTH (MEASURED AT SETBACK)		30 FT
BUILDING SETBACKS	FRONT	20 FT
	SIDE	5 FT, 10FT NEXT TO STREETS
	REAR	10 FT
MAXIMUM BUILDING HEIGHT		48 FT
PROPOSED OPEN SPACE		3.5 AC± (26%)



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

PREPARED BY
Kimley»Horn
PHONE 770.619.4280
3930 E. JONES BRIDGE RD. SUITE 350 WWW.KIMLEY-HORN.COM
PEACHTREE CORNERS, GA 30092 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
DRB GROUP
55 IVAN ALLEN JR BLVD SUITE 400
ATLANTA, GA 30313
PHONE 770.471.4751
WWW.DRBGROUP.COM

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
DRB CAMPBELL COMMONS

PRELIMINARY
NOT FOR CONSTRUCTION
06/11/2026

GSWCC NO. (LEVEL II)	0000097109
DRAWN BY	MPT
DESIGNED BY	LCW
REVIEWED BY	ARD
DATE	06.11.2026
PROJECT NO.	014957077

TITLE
ZONING SITE PLAN

SHEET NUMBER
Z.1

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\DRB Campbell Commons\CAD\Exhibits\Zoning Site Plan\DRB Campbell Commons - Zoning Site Plan.dwg Zoning Site Plan Jun 11, 2026 10:17pm by: Maddie Tong

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

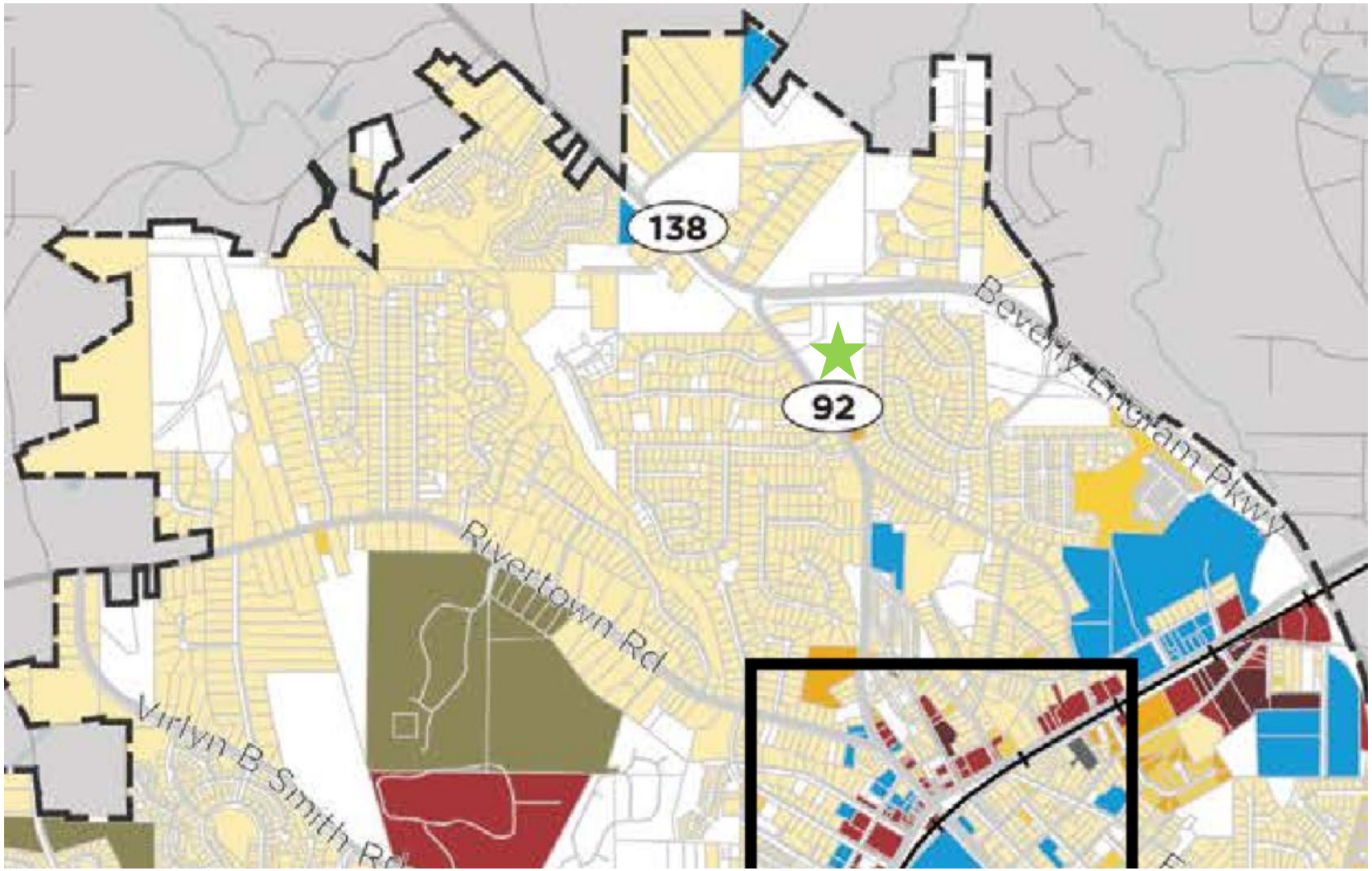
AERIAL VIEW OF SUBJECT PROPERTY



AERIAL VIEW OF SUBJECT PROPERTY



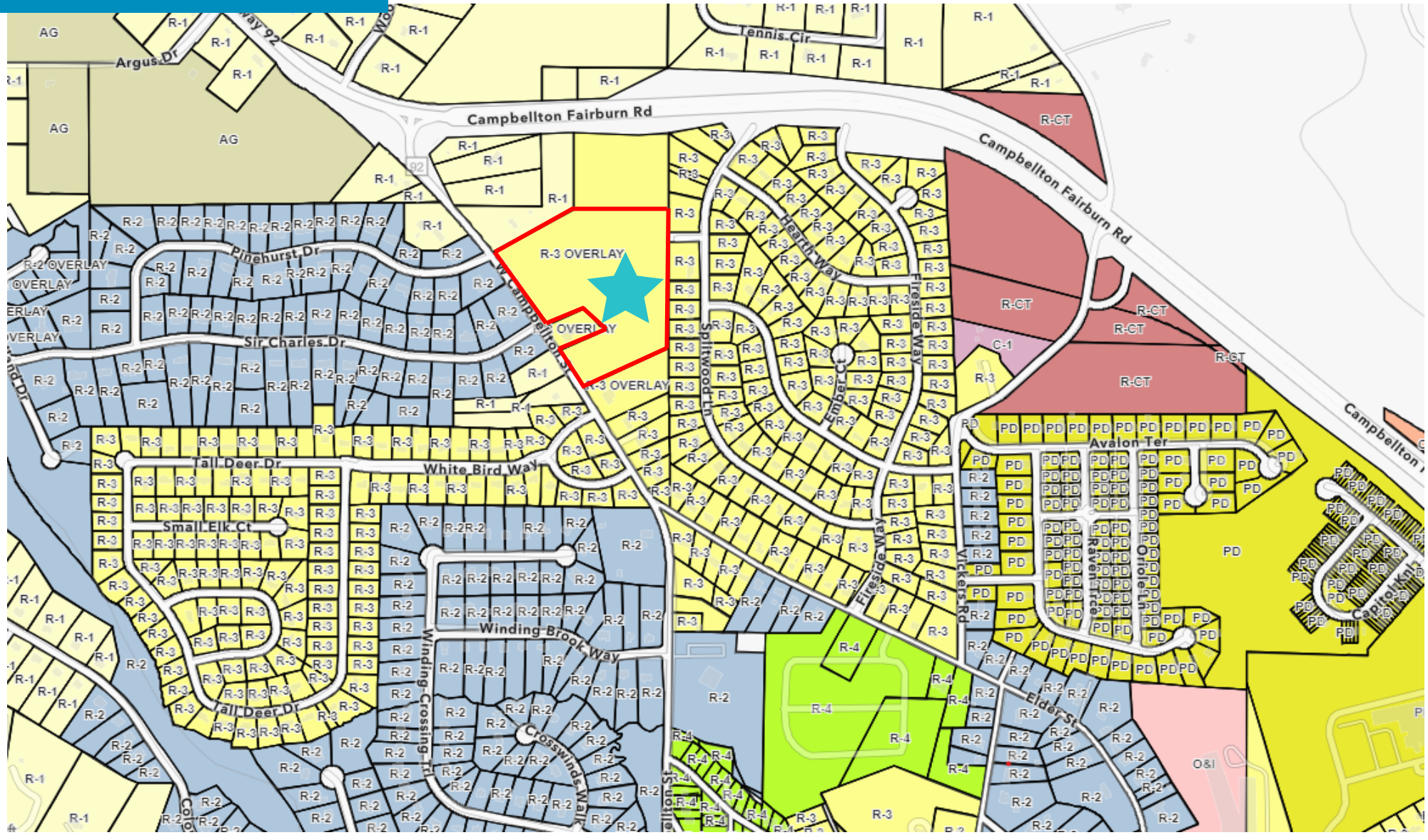
EXISTING LAND USE



Legend

- Agriculture
- Recreation
- Single-Family Residential
- Single-Family Attached Residential
- Multifamily Residential
- Commercial
- Community Facility
- Industrial
- Utility
- Vacant

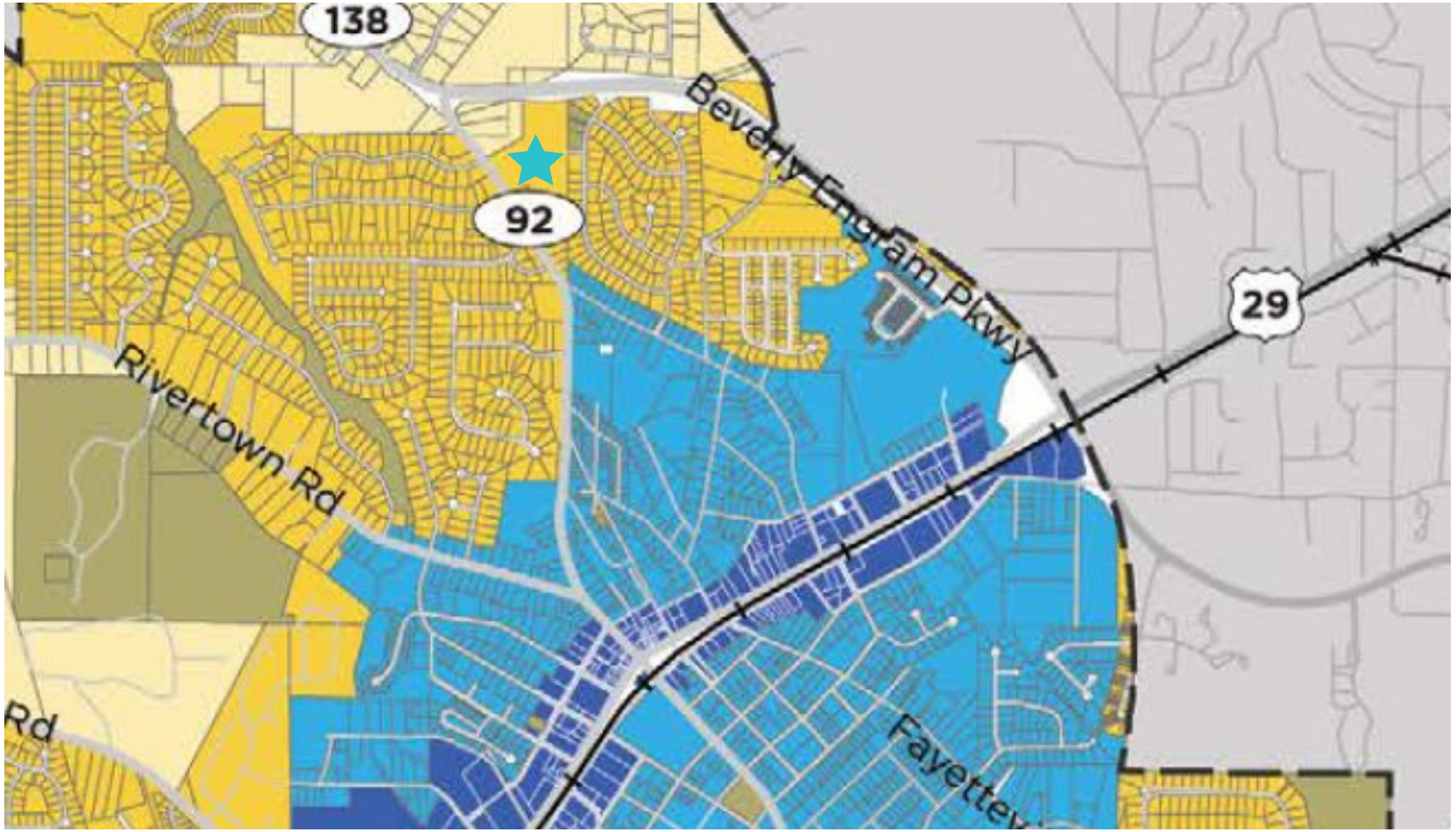
ZONING MAP


Campbellton Fairburn Rd
Campbellton Fairburn Rd
Argus Dr
Tennis Cir
Pinehurst Dr
Sir Charles Dr
Tall Deer Dr
White Bird Way
Small Elk Ct
Winding Brook Way
Tall Deer Dr
Crosswinds Walk
Hearth Way
Fireside Way
Fireside Way
Timberlake Dr
Vickers Rd
Avalon Ter
Raven Trce
Oriole Ln
Capitol Knl
Elder St
R-3 OVERLAY
R-3 OVERLAY
OVERLAY
AG
AG
AG
R-CT
R-CT
R-CT
R-CT
C-1
PD
R-4
O&I

FUTURE LAND USE MAP

Suburban Neighborhood
3 to 8 dwelling units/acre

This area promotes walkable, community-focused neighborhoods with a slightly higher intensity than low-density residential areas.



Legend

- Greenspace
- Rural Residential
- Low-Density Neighborhood
- Suburban Neighborhood
- Central Neighborhood
- Downtown Core
- Warehouse District
- Highway Mixed-Use
- Light Industrial
- Industrial

FUTURE LAND USE

Suburban Neighborhood

Description

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.

Implementation Strategies & Policy Considerations

- Promote conservation and tree preservation in new developments
- Emphasize neighborhood cohesion, reduced parking visibility, and inter-neighborhood connectivity
- Provide pedestrian and bike infrastructure to reduce car dependency

Typical Character



Suburban Neighborhood Details

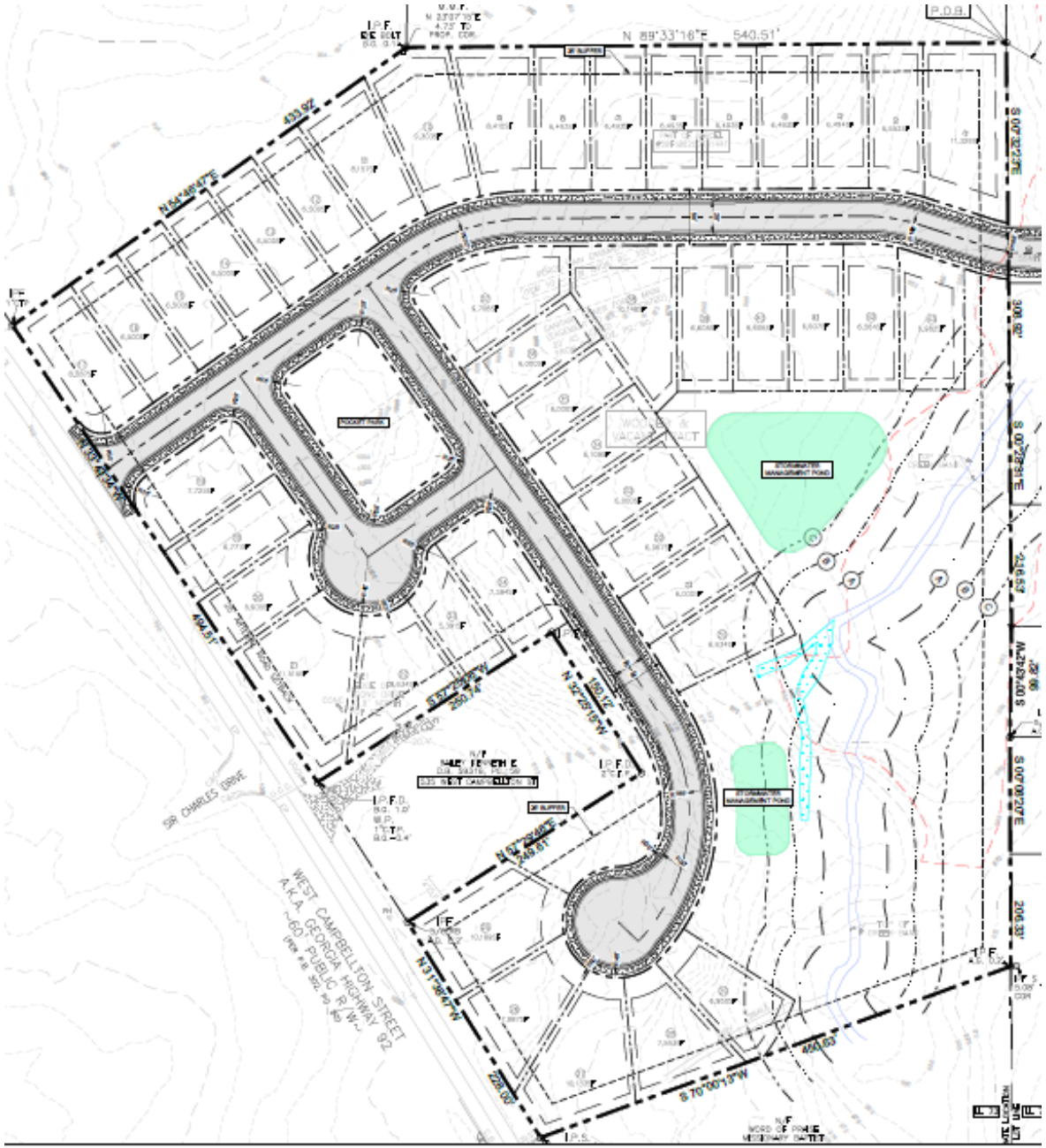
Appropriate Development Types	Conservation; parks and recreation; public/ institutional uses (schools, places of worship, and civic facilities); small- to medium-lot single-family detached houses; conservation subdivisions when located in an area with significant tree canopy or presence of water; suburban single-family subdivisions; cottage courts; accessory dwelling units (ADUs).
Density/Intensity	4 to 8 dwelling units/acre
Appropriate Zoning District(s)	R-3, R-4, R-CT, PD, P&O

Intensity



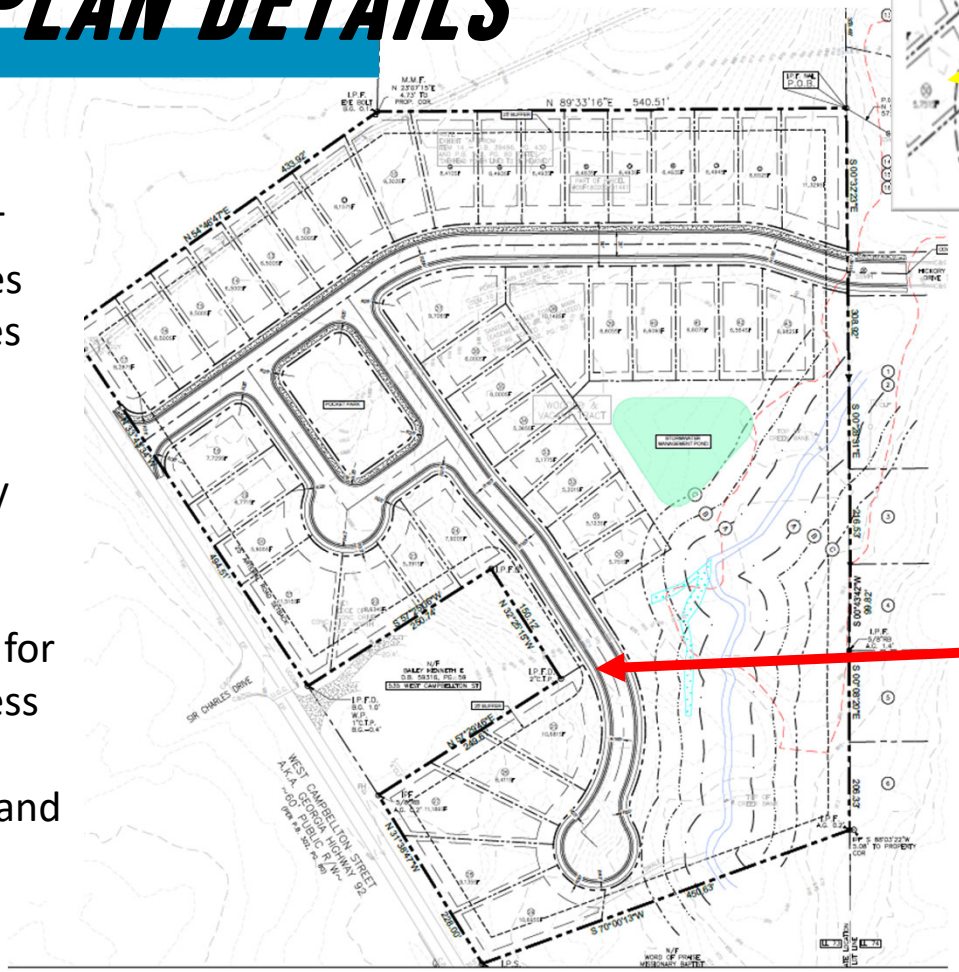
SITE PLAN DETAILS

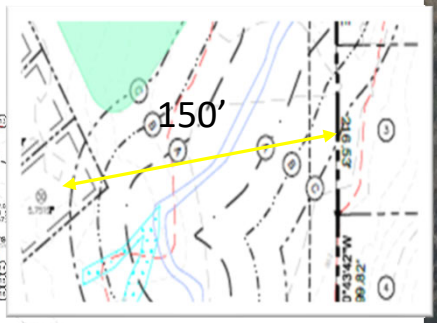
- Proposed zoning: R-CT
- 43 homesites
- For-Sale single family detached homes
- 2 driveways for ingress/egress
- Amenity: Playground and greenspace

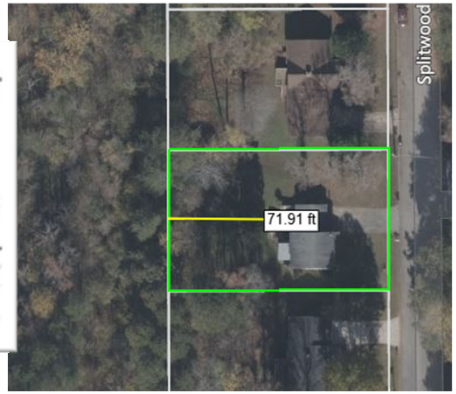


SITE PLAN DETAILS

- Proposed zoning: R-CT
- 43 homesites on 13.5 acres
- Owner-occupied single-family detached homes
- 2 driveways for ingress/egress
- Amenity: Playground and greenspace







*Residents on Splitwood Lane have over 220’ of undevelopable land between the back of their home and the newly proposed homes

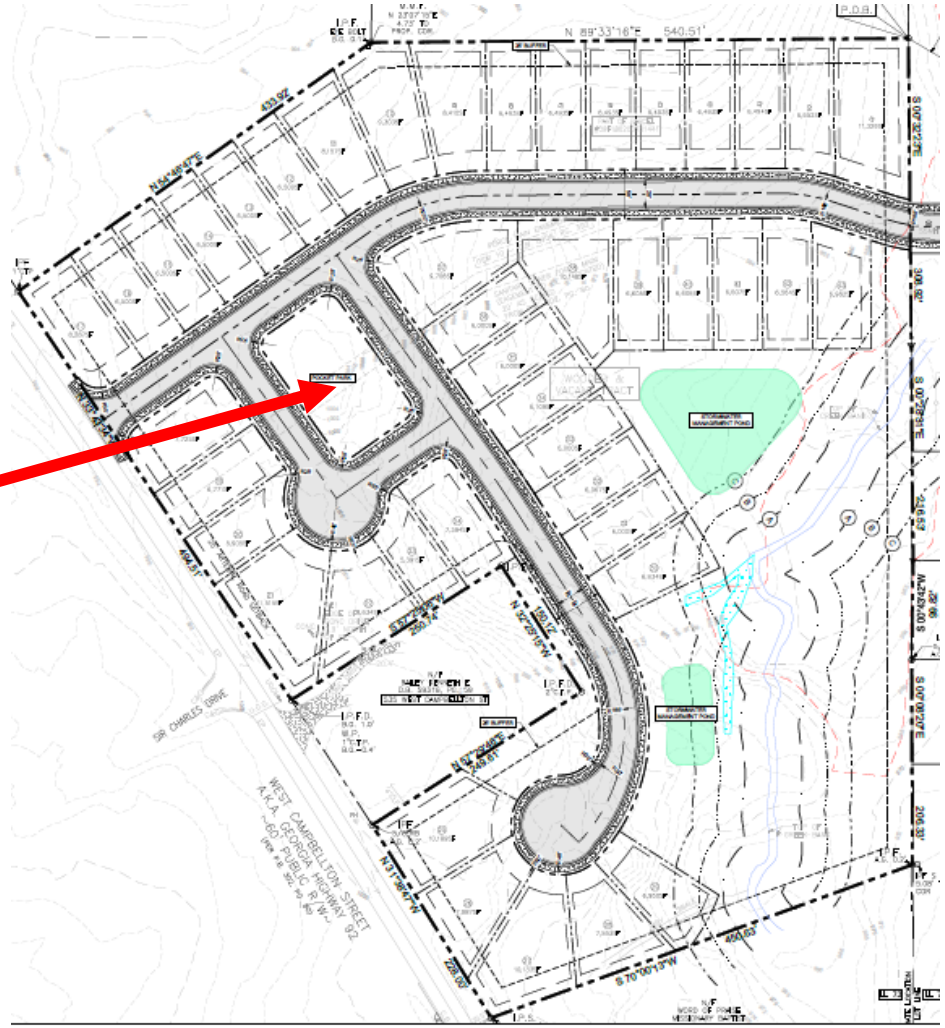


*535 Campbellton Street has **over 50 feet** of separation from the back and side of their home to the newly proposed homes

SITE PLAN DETAILS

- Amenities include:
  - Pocket Park & Playground

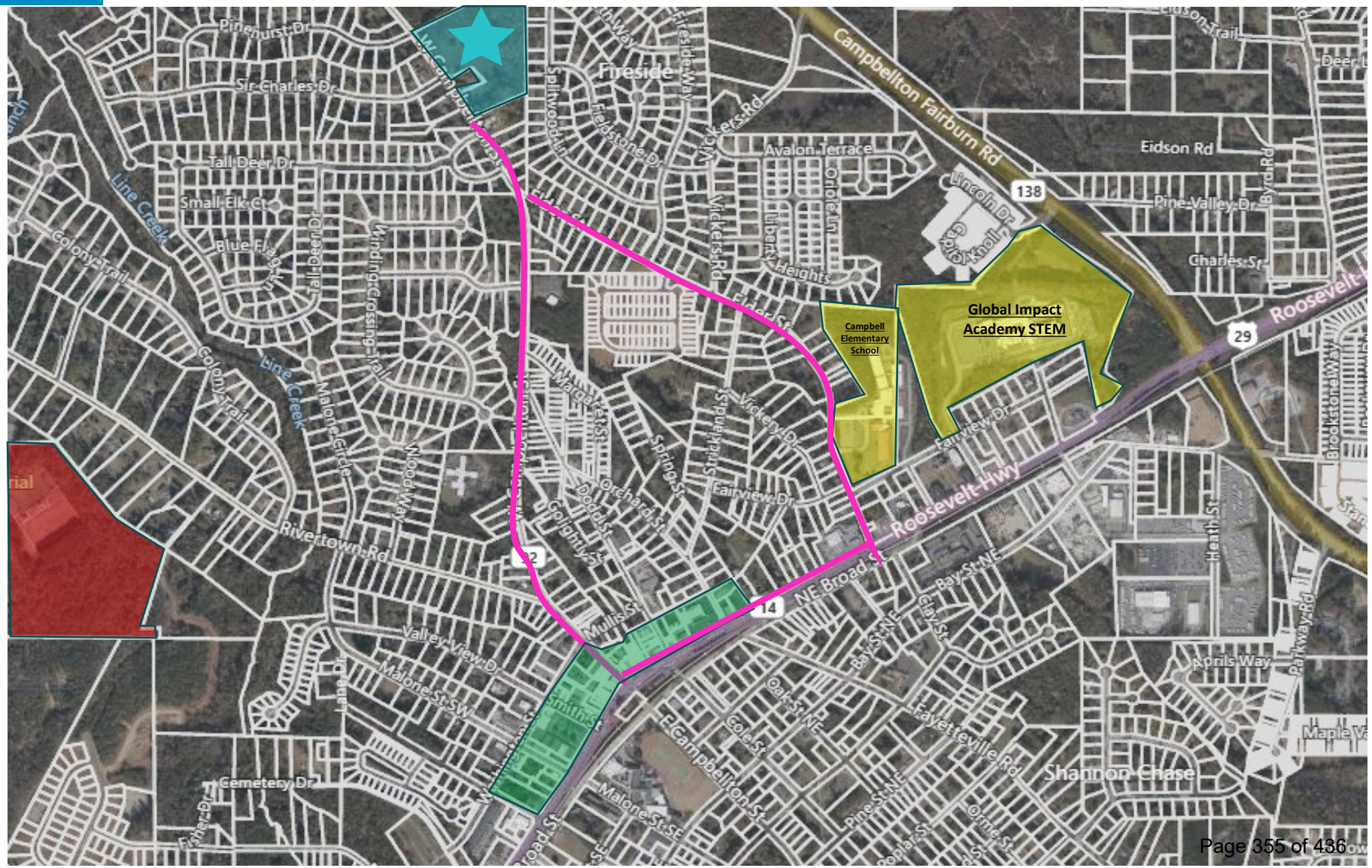




PROPERTY CONNECTIVITY

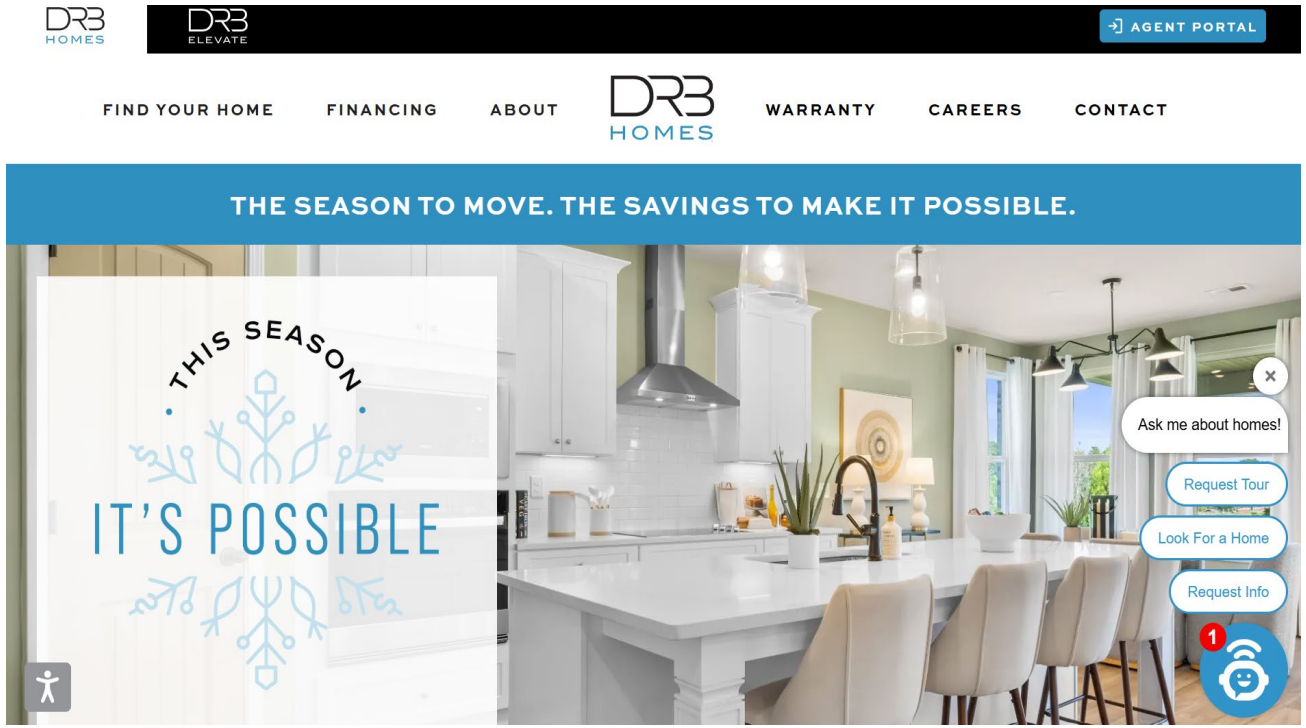
Legend:

- = existing sidewalk
- = downtown shopping & food
- = nearby schools
- = parks



DRB HOMES - WEBSITE

https://www.drbhomes.com/drbhomes/find-your-home/communities/georgia/atlanta/enclave-at-evergreen/home-plans





HOME ELEVATIONS

REAGAN PLAN – Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



LAVENDER PLAN - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



NEROLI - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



LAYLA II - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



MINT - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



MILLHAVEN - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



ZOEY II - Approx. ASP: $380K-$450K; Sq. Ft. from 2,000 – 2,700 sq.ft.



TRAFFIC

Trip Generation Estimation (subject to change when formal Traffic Impact Study Analysis is completed during Land Disturbance Permitting)

Estimated New AM (7-9am) Peak Trips: 36-60 = **5 - 8 cars every 15 minutes**
Estimated New PM (4-6pm) Peak Trips: 48-60 = **6 – 8 cars every 15 minutes**



Fireside Heights Neighborhood Access Benefits

Driveway – Existing Condition



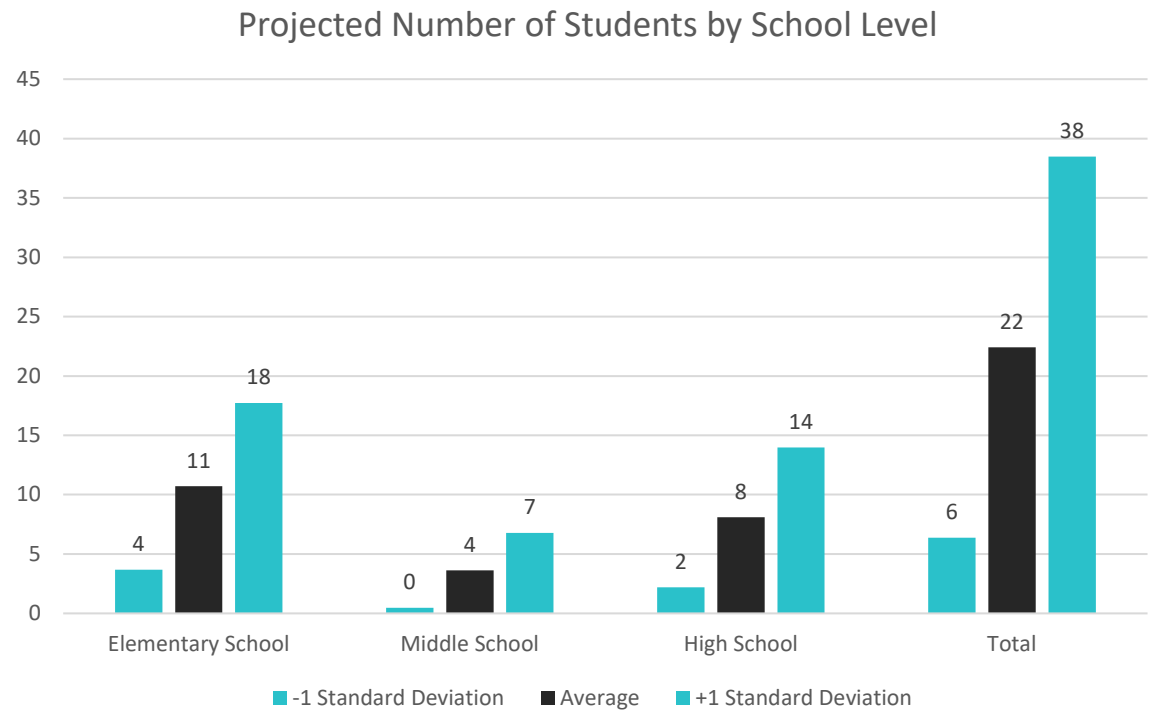


SCHOOL CAPACITY

SCHOOL PROJECTED GENERATION

School	Total Projected Number of Students
Campbell Elementary School	4 – 18
Renaissance Middle School	0 – 7
Creekside High School	2 – 14
Total	6 – 38

One Single Family Detached Unit Generates			
School Level	-1 Standard Deviation	Average	+1 Standard Deviation
Elementary School	0.09	0.25	0.41
Middle School	0.01	0.08	0.16
High School	0.05	0.19	0.33



Fulton County Schools
Where Students Come First

Rezoning Impact Statement

7/8/2026

PETITION: **DRB GROUP**

JURISDICTION: Fairburn

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
43	**0**	**0**	**0**

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT [A]	BLDG CAPACITY	EST. # NEW FCS STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY [B] WITHOUT DEV	PROJECTED UNDER/OVER CAPACITY [B] WITH DEV
Campbell ES	670 to 712	925	3 to 20	-255 to -213	-252 to -193
Renaissance MS	1,028 to 1,092	1,175	0 to 7	-147 to -83	-147 to -76
Creekside HS	1,735 to 1,843	1,925	2 to 12	-190 to -82	-188 to -70
TOTAL			**5** to **39**		Insufficient historical data to run report?: ☐

HS REGION: Creekside HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.062257	to	0.470625	*elementary school students*
	0.000000	to	0.170633	*middle school students*
	0.050770	to	0.270626	*high school students*
One townhouse unit generates:	0.100930	to	0.305892	*elementary school students*
	0.029889	to	0.076529	*middle school students*
	0.054423	to	0.238333	*high school students*
One apartment unit generates:	0.027573	to	0.220629	*elementary school students*
	0.005055	to	0.059495	*middle school students*
	0.017782	to	0.119074	*high school students*
One condominium unit generates:	0.080572	to	0.19463	*elementary school students*
	0.012761	to	0.058679	*middle school students*
(Note: Empty/null values indicate insufficient historic data)	0.076512	to	0.134358	*high school students*

[A] ***Forecasted enrollment for the 2026-27 school year***

[B] ***Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.***

* ***Bldg. capacity indicates FTE calculated space. However due to the number of special programs, portables or other measures may be needed to accommodate the instructional needs of the school.***

** ***Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.***

EXPECTED MILESTONES

Development Journey

- Land Disturbance Permit
  - Engineering & Approvals: October 2027
  - Begin Land Development: November 2027
  - Land Development Complete: November 2028
  - Vertical Construction Start: December 2028
  - Home Sales: March 2029
  - Buildout: January 2031



UTILITIES

August 20, 2025

Michael Love
DRB Group Georgia LLC
55 Ivan Allen Jr. Blvd, Ste 400
Atlanta, GA 30308

RE: Water and Sewer Availability - Parcel 09F180200731441

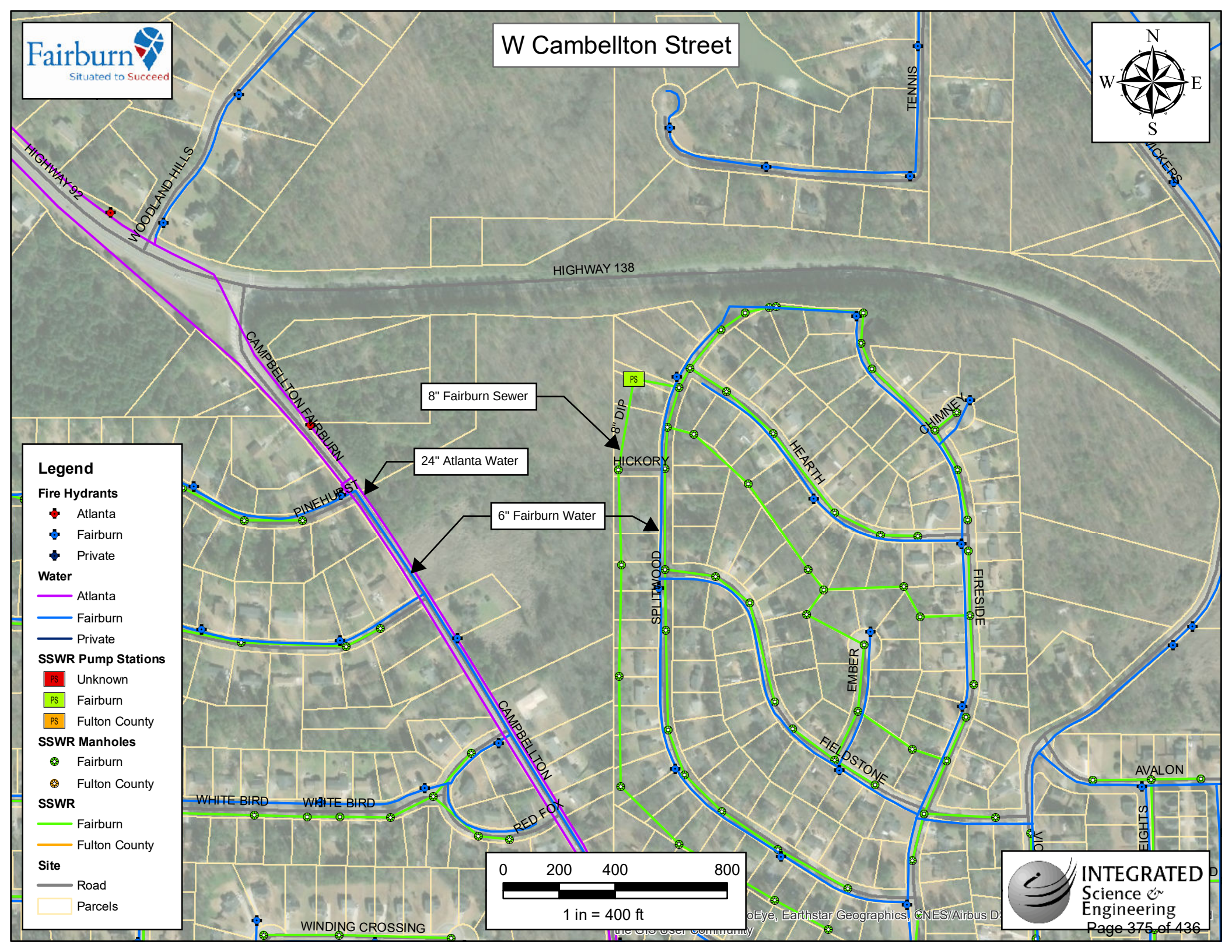
Mr. Love,

Please see the attached map showing the parcel in question. There is an 8" Fairburn sewer line along the East side of the property that is available to tie. It would be the responsibility of the developer to extend the sewer in order to connect to Fairburn's system.

There are Fairburn and Atlanta water lines running along Campbellton. A connection would be allowed to Fairburn's water line. However, a fire flow test would need to be performed to determine if there is sufficient flow/pressure to meet the domestic need and fire requirements of the development. It would be the responsibility of the developer to order the fire flow test.

Sincerely,

Fairburn Utilities


Fairburn
Situated to Succeed
W Cambellton Street
N
W
E
S
HIGHWAY 92
WOODLAND HILLS
HIGHWAY 138
TENNIS
CAMPBELLTON FAIRBURN
8" Fairburn Sewer
24" Atlanta Water
6" Fairburn Water
8" DIP
HICKORY
PINEHURST
CHIMNEY
HEARTH
SPLITWOOD
FIRESIDE
EMBER
FIELDSTONE
AVALON
CAMPBELLTON
WHITE BIRD
WHITE BIRD
RED FOX
WINDING CROSSING
Legend
Fire Hydrants
Atlanta
Fairburn
Private
Water
Atlanta
Fairburn
Private
SSWR Pump Stations
Unknown
Fairburn
Fulton County
SSWR Manholes
Fairburn
Fulton County
SSWR
Fairburn
Fulton County
Site
Road
Parcels
0
200
400
800
1 in = 400 ft
INTEGRATED
Science &
Engineering

Fairburn
Situated to Succeed

August 20th, 2025

Mr. Michael Love
Entitlements Manager
DRB Group LLC
88 Ivan Allen Blvd, Ste 400,
Allanta GA. 30308

Re: **Electric Utility Availability.**

Dear Sir,

This letter is to inform you Fairburn Electric Utilities will be able to provide power services to Parcel ID# 09F180200731441 in the City of Fairburn Georgia.

Our Power lines are found overhead along West Campbellton Street to provide power to this project area, and we may have to cross over or under a roadway. Fairburn Utilities will provide an itemized material list, along with the cost, for any reimbursements, as well as a set of plans explaining how the underground/overhead power is to be installed from our representatives from the Electric Cities of Georgia Engineering Division. This letter also gives permission to the city staff and our utility contractors to be on your property for installation and inspections.

If you have any questions or concerns, please feel free to contact the Director of Utilities, Mr. Derek Hampton, or myself directly at (770) 964-2244.

Sincerely,

Thomas M. Banks
Electric Utility Manager

Fairburn Utilities
City of Fairburn

8/16/2025

RE: Campbellton Road\W Campbellton St Fairburn, GA

Dear Michael Love,

Thank you for your request regarding:

- Vacant lot near the corner of Campbellton Road\W Campbellton St

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at 404-491-6924 or by email at Mark_Ebetino@Comcast.Com

Thank you,

Mark Ebetino
Account Executive
XFINITY CommunitiesTM
Mobile: 404-491-6924
Mark_Ebetino@Comcast.Com

Southern Company Gas
Atlanta Gas Light
Nicor
Chattanooga Gas
Virginia Natural Gas

404 584 3895 phone
www.atlantagaslight.com

Ten Peachtree Place
Atlanta, GA 30309

6/1/2026

DRB Group Georgia LLC
55 Ivan Allen Jr. Blvd, Ste 400
Atlanta, GA 30308
Attn: Andrew Burk

Re: Campbellton Fairburn Rd Project

Dear Andrew,

This is to advise you that natural gas is presently available to serve the above residential project.

This is to further advise you that natural gas service will be made available to the above referenced project in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested.

Please contact me at 404-319-4470 regarding gas installation.

Sincerely,

Emily Bowman
Senior Residential Account Executive
404-319-4470

Traffic Impact Study

Campbell Commons

City of Fairburn, Fulton County, Georgia

Report Prepared:

July 2026

Prepared for:

DRB Group

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
014957082

Traffic Impact Study

Campbell Commons

City of Fairburn, Fulton County, Georgia

Report Prepared:

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Kimley»Horn

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Appendix A: Site Plan
Appendix B: Intersection Volume Worksheets
Appendix C: *Synchro* Analysis Reports
Appendix D: Raw Traffic Counts
Appendix E: Trip Generation
Appendix F: Intersection Control Evaluation (ICE)

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the *Campbell Commons* development, which is expected to be completed in 2030 (referred to herein as "build-out year"). This study evaluates the impact of constructing 43 single-family homes. The approximate 13.5-acre site is located south of Beverly Engram Parkway (SR 138) and east of W Campbellton Street (SR 92) in the City of Fairburn in Fulton County, Georgia.

The report will summarize the analysis of the following three (3) scenarios:

1. Existing 2026 Conditions
2. Projected 2030 No-Build Conditions (Existing 2026 Conditions, plus background traffic growth)
3. Projected 2030 Build Conditions (Projected 2030 No-Build Conditions, plus traffic associated with the proposed *Campbell Commons* development)

Figure 1 provides a location map of the project site. **Figure 2** provides an aerial image of the project site and study network. Additionally, a copy of the proposed site plan is provided in **Appendix A.**

2.0 STUDY AREA DETERMINATION

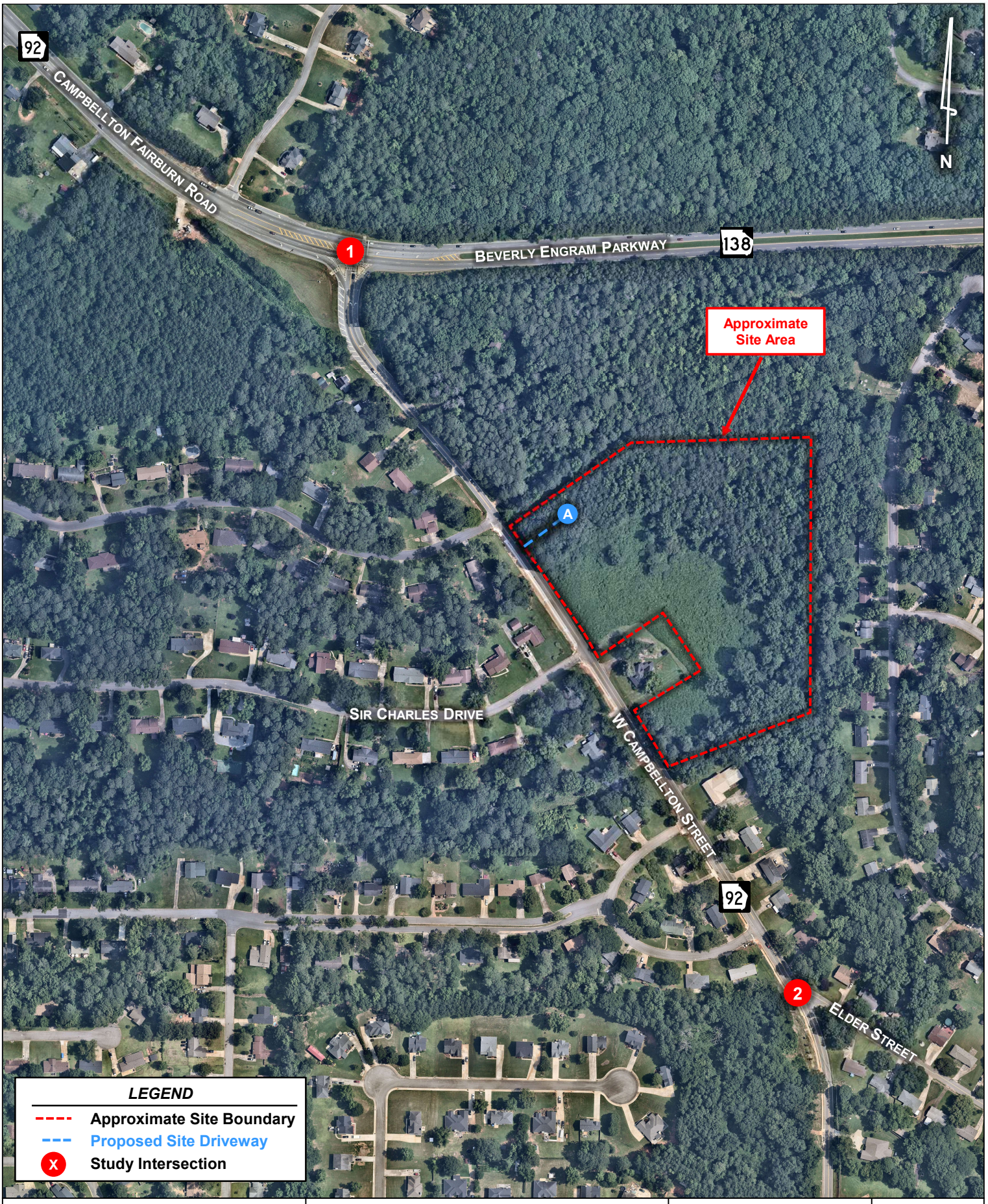
The study area consists of the following three (3) existing study intersections:

1. Campbellton Fairburn Road (SR 92)/Beverly Engram Parkway (SR 138) at W Campbellton Street (SR 92) (signalized)
2. W Campbellton Street (SR 92) at Elder Street (unsignalized)

For the purposes of this traffic impact study, W Campbellton Street (SR 92) is considered to have a north-south orientation. Campbellton Fairburn Road (SR 92)/Beverly Engram Parkway (SR 138) and Elder Street are considered to have an east-west orientation.



Kimley»Horn	*Campbell Commons* Traffic Impact Study	Site Location Map	Figure 1



Kimley»Horn	*Campbell Commons* Traffic Impact Study	Site Aerial	Figure 2
			Page 3

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

W Campbellton Street (SR 92) is a two-lane undivided minor arterial roadway (GDOT Functional Classification) with one lane in each direction. The roadway has a posted speed limit of 35 MPH. GDOT counts taken south of Winding Brook Way indicated an AADT of 10,600 vehicles per day in 2024. Kimley-Horn obtained counts taken near the proposed site development indicate a 2026 ADT of 11,300 vehicles per day.

Campbellton Fairburn Road (SR 92) is a four-lane divided principal arterial roadway (GDOT Functional Classification) with two lanes in each direction. West of W Campbellton Street, Campbellton Fairburn Road (SR 92) is divided by a center two-way left-turn lane and has a posted speed limit of 55 MPH. GDOT counts taken north of Rosewood Place indicated an AADT of 20,500 vehicles per day in 2024. East of W Campbellton Street, Campbellton Fairburn Road transitions to Beverly Engram Parkway (SR 138). SR 92 continues concurrent with W Campbellton Street.

Beverly Engram Parkway (SR 138) is a four-lane divided principal arterial roadway (GDOT Functional Classification) with two lanes in each direction. Beverly Engram Parkway (SR 138) is divided by a raised median and has a posted speed limit of 55 MPH. GDOT counts taken east of Vickers Road indicated an AADT of 16,100 vehicles per day in 2024.

Elder Street is a two-lane undivided local roadway (GDOT Functional Classification) with one lane in each direction and a posted speed limit of 25 MPH. There are no GDOT count stations along Elder Street.

3.2 EXISTING TRAFFIC VOLUMES

Vehicle peak hour turning movement counts were performed at the following study intersections:

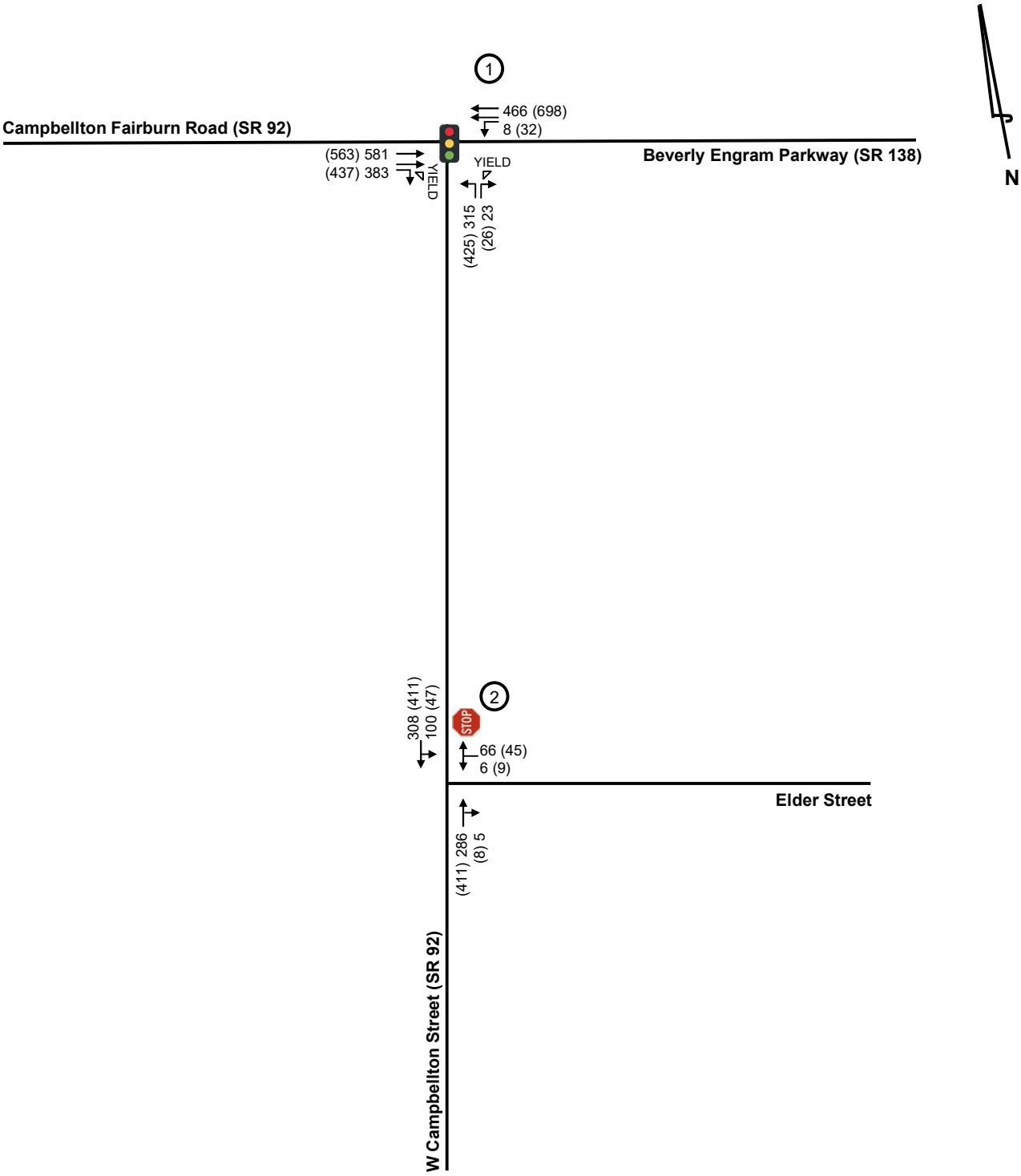
1. Campbellton Fairburn Road (SR 92)/Beverly Engram Parkway (SR 138) at W Campbellton Street (SR 92) (signalized)
2. W Campbellton Street (SR 92) at Elder Street (unsignalized)

The turning movement counts were collected during the AM period (7:00 AM – 9:00 AM) and the PM period (4:00 PM – 6:00 PM) on Tuesday, May 19, 2026. Additionally, a 24-Hour, bidirectional average daily traffic (ADT) count was collected on Tuesday, May 19, 2026 along W Campbellton Street (SR 92), south of Winding Brook Way (aligned with GDOT count station 121-0290). Raw traffic counts are provided in **Appendix D**. Peak hours for study intersections are shown in **Table 1**.

Table 1: Peak Hour Summary

Intersection	AM Peak Hour	PM Peak Hour
1. Campbellton Fairburn Road (SR 92)/Beverly Engram Parkway (SR 138) at W Campbellton Street (SR 92) (signalized)	7:00 AM – 8:00 AM	4:00 PM – 5:00 PM
2. W Campbellton Street (SR 92) at Elder Street (unsignalized)	7:00 AM – 8:00 AM	4:00 PM – 5:00 PM

Figure 3 illustrates the Existing 2026 traffic volumes of the study intersections and the existing roadway geometry (intersection layout).



LEGEND

- Existing Roadway Laneage
- XX — AM Peak Hour Traffic Volumes
- (XX) — PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- Existing Stop Control
- (X) — Intersection Reference Number

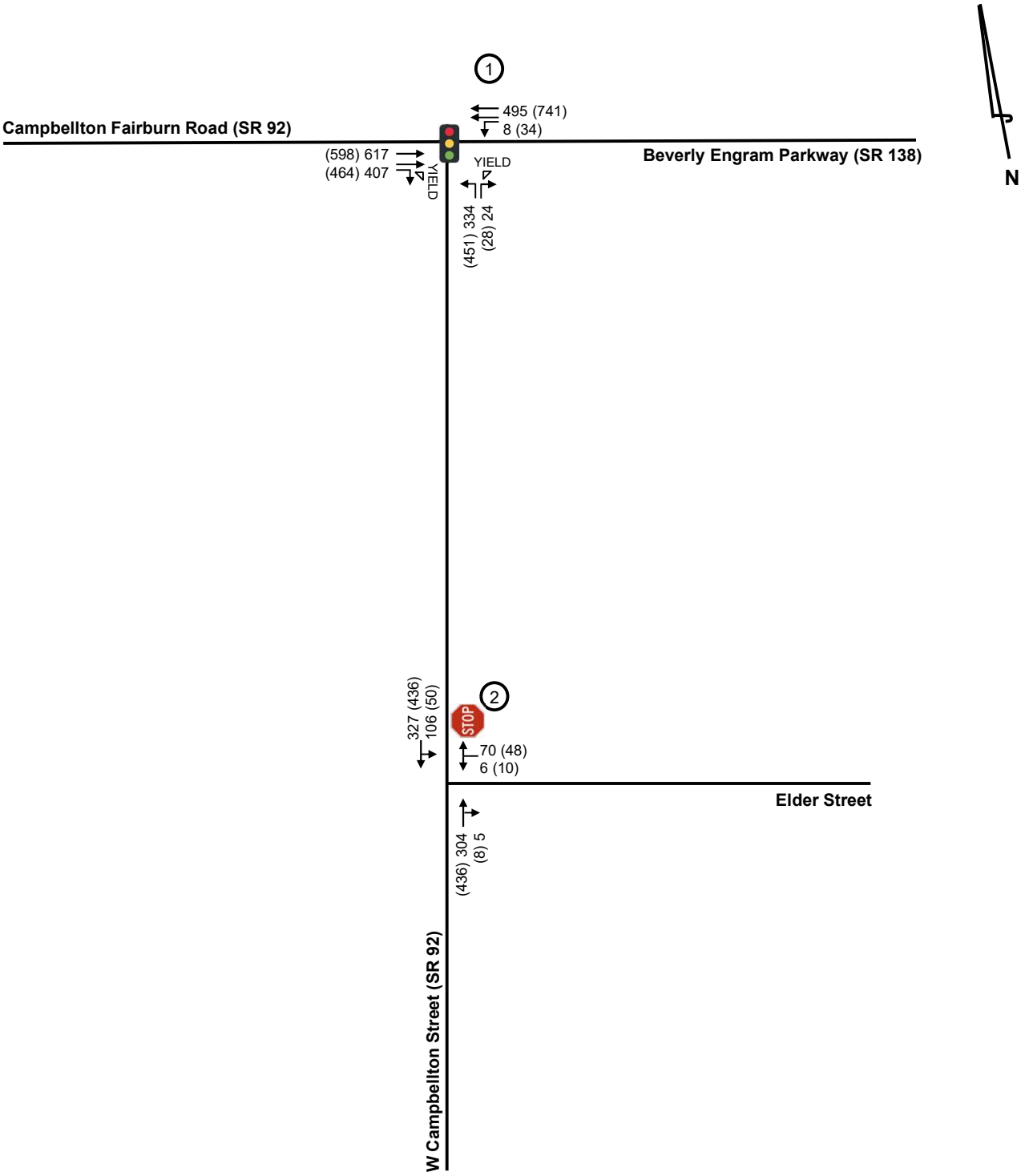
Kimley»Horn	*Campbell Commons* Traffic Impact Study	Existing 2026 Conditions	Figure 3
			Page 6

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the *Campbell Commons* development. The Existing 2026 peak hour traffic volumes were increased by 1.5% per year for four (4) years to account for the expected background growth in traffic through year 2030. **Figure 4** illustrates the Projected 2030 No-Build traffic conditions.

4.1 FUTURE ROADWAY / INTERSECTION PROJECTS

The ARC's Atlanta Regional Plan, Fulton County T-SPLOST, and GDOT GeoPI project lists were researched for currently programmed transportation projects within the vicinity of the proposed development. There were no programmed projects identified within the study network.



LEGEND

- Existing Roadway Laneage
- XX — AM Peak Hour Traffic Volumes
- (XX) — PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- Existing Stop Control
- (X) — Intersection Reference Number

Existing 2026 traffic volumes grown at 1.5% per year for four (4) years.

Kimley»Horn	***Campbell Commons*** **Traffic Impact Study**	**Projected 2030 No-Build Conditions**	**Figure 4**
			Page 8

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluates the impact of constructing 43 single-family homes on a 13.5-acre site.

5.1 PROJECT SITE ACCESS

Access to the proposed *Campbell Commons* development will be provided via one (1) proposed site driveway, which is shown on the proposed site plan in **Appendix A**. A brief description of the site driveway is as follows:

- Site Driveway A (located along W Campbellton Street (SR 92)) – a proposed full-movement, unsignalized driveway located 156 feet south of Pinehurst Drive and 297 feet north of Sir Charles Drive. The driveway is proposed to have one (1) ingress lane entering the project site and one (1) egress lane exiting the project site.

Refer to the site plan in **Appendix A** for a visual representation of vehicular access and circulation throughout the proposed development.

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025*. The project trip generation for the proposed development was calculated based upon the Single-Family Housing (Detached) land use (Land Use Code 210).

Table 2 summarizes the trip generation for the proposed development upon full build-out (2030). Due to the size, nature, and location of the proposed development, mixed-use, alternative mode, or pass-by reductions were assumed to be zero.

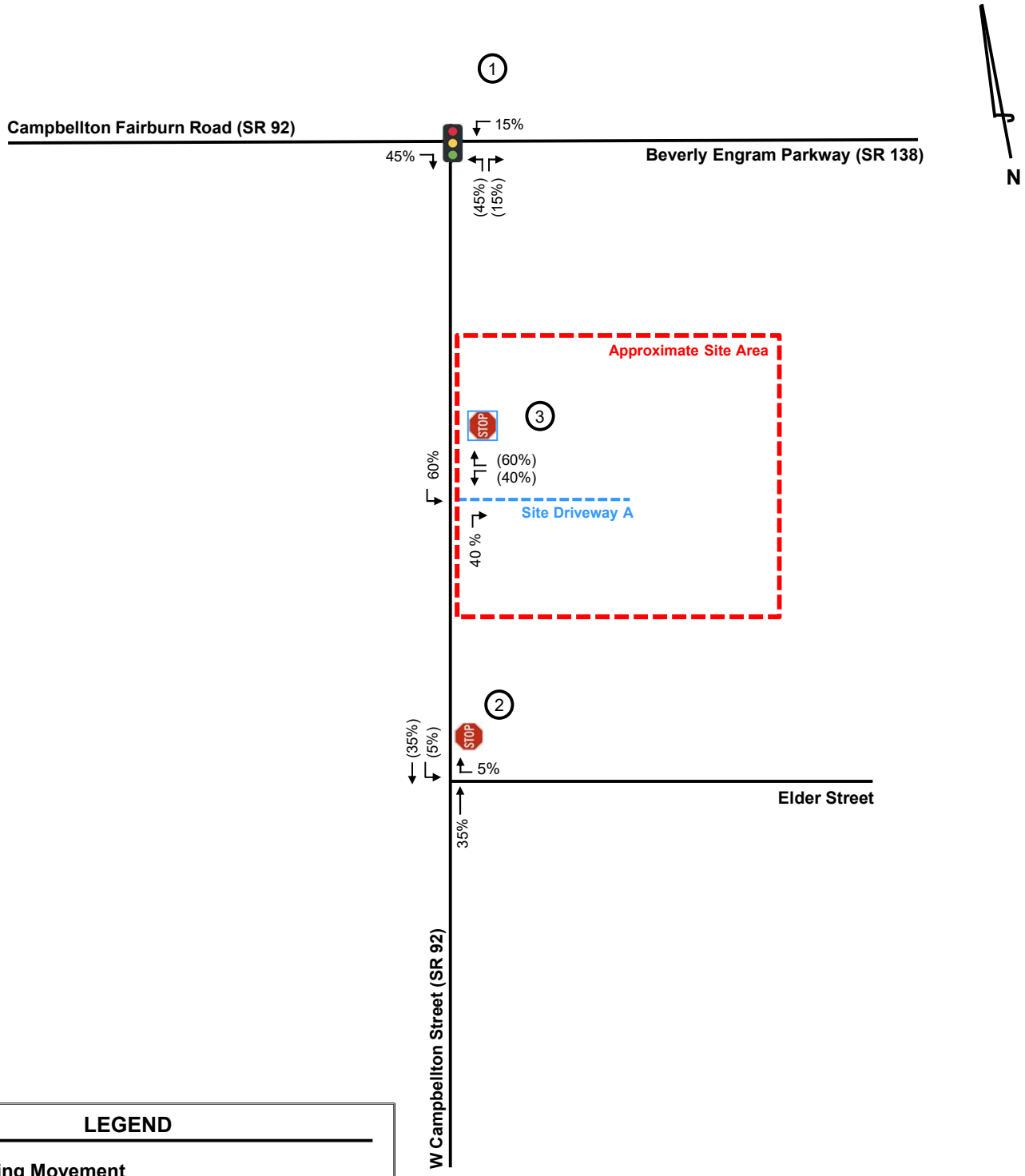
Table 2: Project Trip Generation Summary

Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour		PM Peak Hour	
			Total	Enter	Exit	Enter	Exit	Enter	Exit
Single-Family Housing (Detached)	210	*43 units*	612	306	306	9	25	27	17
Total Gross Project Trips			**612**	**306**	**306**	**9**	**25**	**27**	**17**

5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses, population densities, and existing travel patterns in the area. A detailed trip distribution and assignment for the residential trips is shown in **Figure 5**.

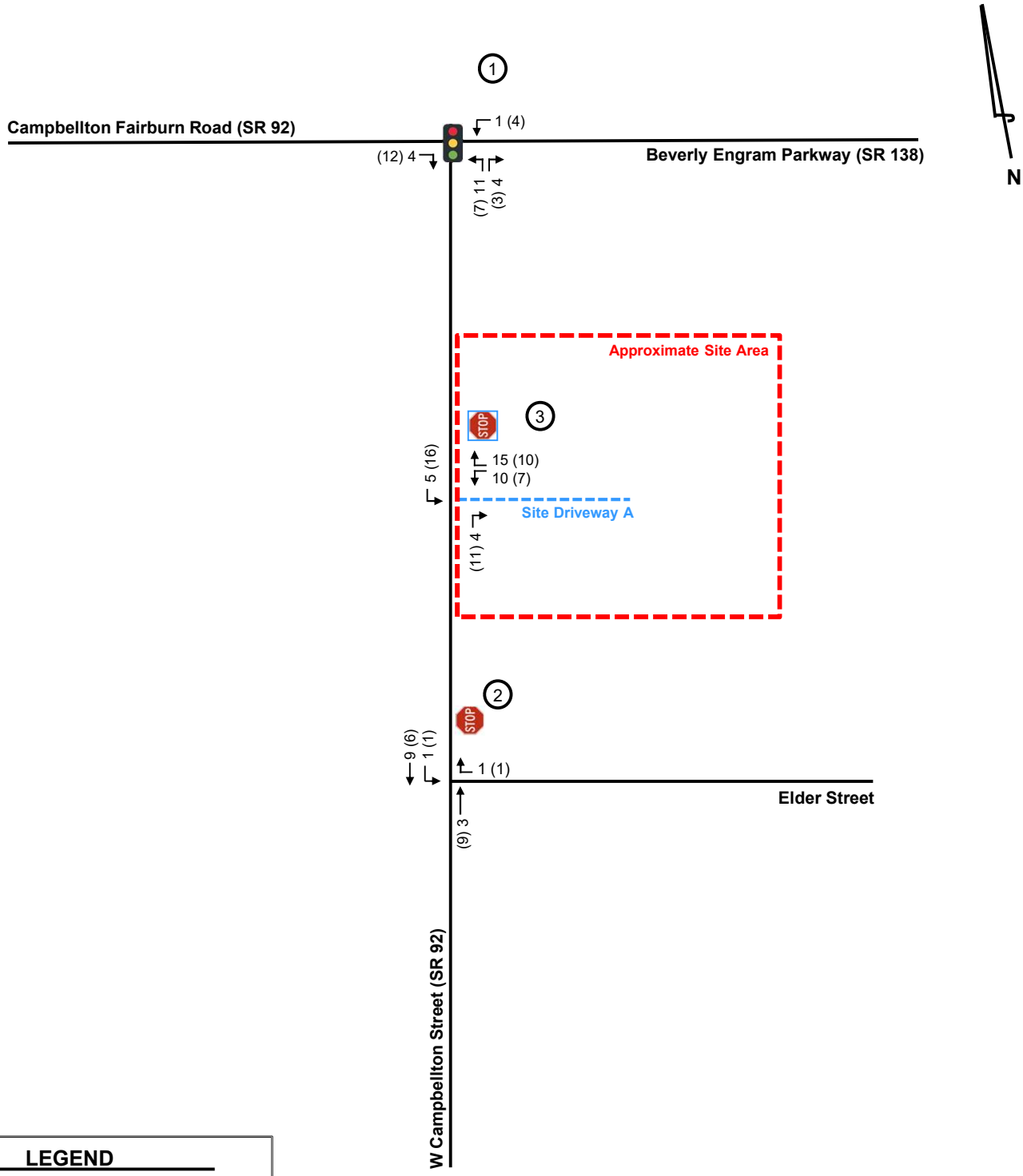
Based on the trip generation from **Table 2** and the anticipated trip distribution, new project trips were assigned to the study roadway network. **Figure 6** illustrates the project trips distributed throughout the study network for the Projected 2030 Build conditions. **Figure 7** illustrates the Projected 2030 Build traffic conditions for the AM and PM peak hours. **Appendix B** provides intersection volume worksheets for the study intersections.



LEGEND

- Turning Movement
- XX % Traffic Entering
- (XX) % Traffic Exiting
- Existing Traffic Signal
- Existing Stop Control
- Proposed Stop Control
- (X) Intersection Reference Number
- Proposed Site Driveway

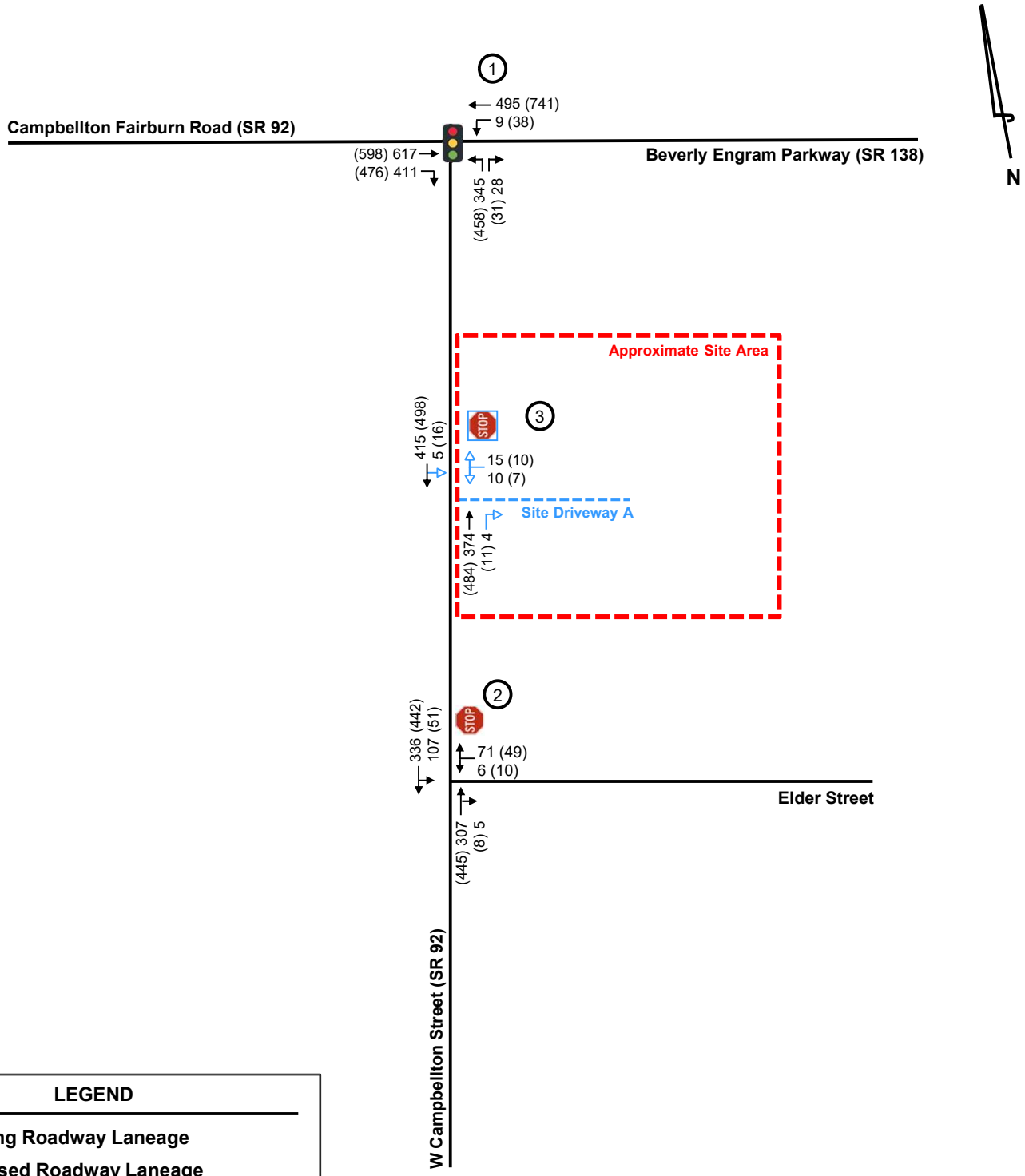
Kimley»Horn	*Campbell Commons* Traffic Impact Study	Trip Distribution & Assignment	Figure 5



LEGEND

- Turning Movement
- XX — AM Peak Hour Project Trips
- (XX) — PM Peak Hour Project Trips
- Existing Traffic Signal
- Existing Stop Control
- Proposed Stop Control
- X — Intersection Reference Number
- Proposed Site Driveway

Kimley»Horn	*Campbell Commons* Traffic Impact Study	Project Trips	Figure 6



LEGEND

- Existing Roadway Laneage
- Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- Existing Stop Control
- Proposed Stop Control
- (X) Intersection Reference Number
- Proposed Site Driveway

Projected 2030 No-Build volumes plus traffic generated by the proposed Campbell Commons development.

Kimley»Horn	***Campbell Commons*** **Traffic Impact Study**	**Projected 2030 Build Conditions**	**Figure 7**

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections using *Synchro Professional, Version 12.0*. The program uses methodologies contained in the *Highway Capacity Manual, 7th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for unsignalized intersections, with stop control on the minor street(s) only, are reported for the side street approaches. Low levels-of-service for the side street approaches are not uncommon, as vehicles may experience a delay turning onto a major roadway.

LOS for signalized intersections is reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

In addition to the Existing 2026 conditions, an analysis was performed for the AM and PM peak hours under Projected 2030 No-Build and Build traffic conditions. The results of the LOS analysis are summarized for the AM and PM peak hours in **Table 3**.

Table 3: Level-of-Service Summary *LOS (Delay in Seconds)*							
Intersection	**Approach & Movement**	**Existing 2026**		**Projected 2030 No-Build**		**Projected 2030 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Campbellton Fairburn Road (SR 92)/ Beverly Engram Parkway (SR 138) at W Campbellton Street (SR 92) (signalized)	Overall	B (13.3)	B (18.4)	B (13.8)	B (18.6)	C (19.8)	B (18.8)
2. W Campbellton Street (SR 92) at Elder Street (unsignalized)	SBL	A (8.2)	A (8.4)	A (8.3)	A (8.5)	A (8.3)	A (8.5)
	WB	B (11.6)	B (13.3)	B (11.9)	B (13.9)	B (12.0)	B (14.1)
3. W Campbellton Street (SR 92) at Site Driveway A (unsignalized)	SBL					A (8.2)	A (8.5)
	WB					B (13.7)	C (15.8)

As shown in **Table 3**, the analysis indicates that under Existing 2026, Projected 2030 No-Build, and Projected 2030 Build conditions, all study intersections will operate at an acceptable LOS during both the AM and PM peak hours. The *Synchro* analysis reports are included in **Appendix C**.

7.0 TURN LANE DETERMINATION

Georgia Department of Transportation (GDOT) provides guidance on the construction of turn lanes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a turn lane may be constructed if the daily turn volumes meet or exceed values shown in **Table 4**: Minimum Volumes Requiring Right-Turn Deceleration Lanes for right-turns.

It should be noted that this presents a conservative analysis as only the AM and PM peak hours are taken into consideration, and not projected daily turn volume.

Table 4: Minimum Volumes Requiring Right-Turn Deceleration Lanes
GDOT's Regulations for Driveway and Encroachment Control Manual

Posted Speed	Daily Volume			
	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	200 RTV/day	**100 RTV/day**	200 RTV/day	100 RTV/day
40-50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55-60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

Similarly, per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a turn lane may be constructed if the daily turn volumes meet or exceed values shown in **Table 5**: Minimum Volumes Requiring Left-Turn Lanes

for left-turns.

Table 5: Minimum Volumes Requiring Left-Turn Lanes
GDOT's Regulations for Driveway and Encroachment Control Manual

Posted Speed	Daily Volume			
	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	300 LTV/day	**200 LTV/day**	400 LTV/day	300 LTV/day
40-50 MPH	250 LTV/day	175 LTV/day	325 LTV/day	250 LTV/day
≥ 55 MPH	200 LTV/day	150 LTV/day	250 LTV/day	200 LTV/day

The consideration of a left-turn deceleration lane was determined at the intersections within the study network that currently do not have exclusive right- and/or left-turn lanes. The results of the turn lane determination are summarized in **Table 6**: Turn Lane Determination by Intersection.

Table 6: Turn Lane Determination by Intersection					
Study Intersection	**Approach**	**Turn Lane**	**GDOT Min. Volume Requirement**	**Approximate Turn Volume per day**	**Satisfied**
3. W Campbellton Street (SR 92) at Site Driveway A	SB	Left	200 LTV/Day	184	✗
	NB	Right	75 RTV/Day	123	✓

Based on the results of the turn lane analysis, the study intersection of W Campbellton Street (SR 92) at Site Driveway A (Intersection 3) satisfies the criteria for an exclusive right-turn lane in the northbound direction along W Campbellton Street (SR 92) entering the site. Turn lanes should be designed in accordance with the guidance outlined in GDOT's *Regulations for Driveway and Encroachment Control Manual*.

Turn lane recommendations outlined in **Section 9.1** follow GDOT design criteria.

8.0 INTERSECTION CONTROL EVALUATION

The purpose of GDOT's ICE Policy is to "provide transparency, consistency, and accountability when identifying and selecting an intersection control solution that both meets the project purpose and reflects the overall best value in terms of specific performance-based criteria." GDOT's ICE Policy includes two stages: Stage 1 (Screening Decision Record) and Stage 2 (Alternative Selection Decision Record). If the selected alternative is not the highest scoring alternative in the ICE Stage 2 analysis, then a waiver may be submitted with the ICE Analysis. An ICE analysis was performed on the intersection of W Campbellton Street (SR 92) at Site Driveway A.

STAGE 1: SCREENING DECISION RECORD

Stage 1 is generally conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to eliminate non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. The following alternatives were selected in Stage 1:

Intersection 3: W Campbellton Street (SR 92) at Site Driveway A.

- Conventional (Minor Stop)
- High-T (Unsignalized)

STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

Stage 2 involves a more detailed evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 takes into account the construction cost, operational efficiency, safety considerations, and public opinion.

The intersection delays and ratios were calculated at the study intersections during the AM and PM peak hours. Per ICE Stage 1, the following alternatives were compared with the final ICE Stage 2 scores shown below in **Table 7**:

Table 7: ICE Alternative Selection Decision

Intersection	ICE Stage 2	Conventional (Minor Stop)	High-T (Unsignalized)
3. W Campbellton Street (SR 92) at Site Driveway A	Score	**6.8**	4.6
	Rank	**1**	2

An alternative with the highest score is generally the preferred alternative. **Table 7** shows that a **Conventional (minor stop)** is the preferred alternative for the intersection of W Campbellton Street (SR 92) at Site Driveway A. The results of the ICE Analysis are attached in **Appendix E**.

9.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Campbell Commons* development. The approximate 13.5-acre site is located east of W Campbellton Street (SR 92) and south of Beverly Engram Parkway (SR 138) adjacent to the City of Fairburn in Fulton County, Georgia and involves the construction of 43 single-family units.

The study network, which consists of two (2) existing intersections, was analyzed for the weekday AM and PM peak hours under Existing 2026 conditions, Projected 2030 No-Build conditions (four years of background traffic growth), and Projected 2030 Build conditions (Projected 2030 No-Build conditions plus traffic generated by the proposed *Campbell Commons* development).

Based on the results of this traffic impact study, all study intersections and the driveway will operate at an acceptable LOS during both the AM and PM peak hours under Existing 2026, Projected 2030 No-Build, and Projected 2030 Build conditions.

Kimley-Horn and Associates, Inc. does not recommend any system improvements based on the results of this study (note: this would be the improvements needed to serve the background road network traffic).

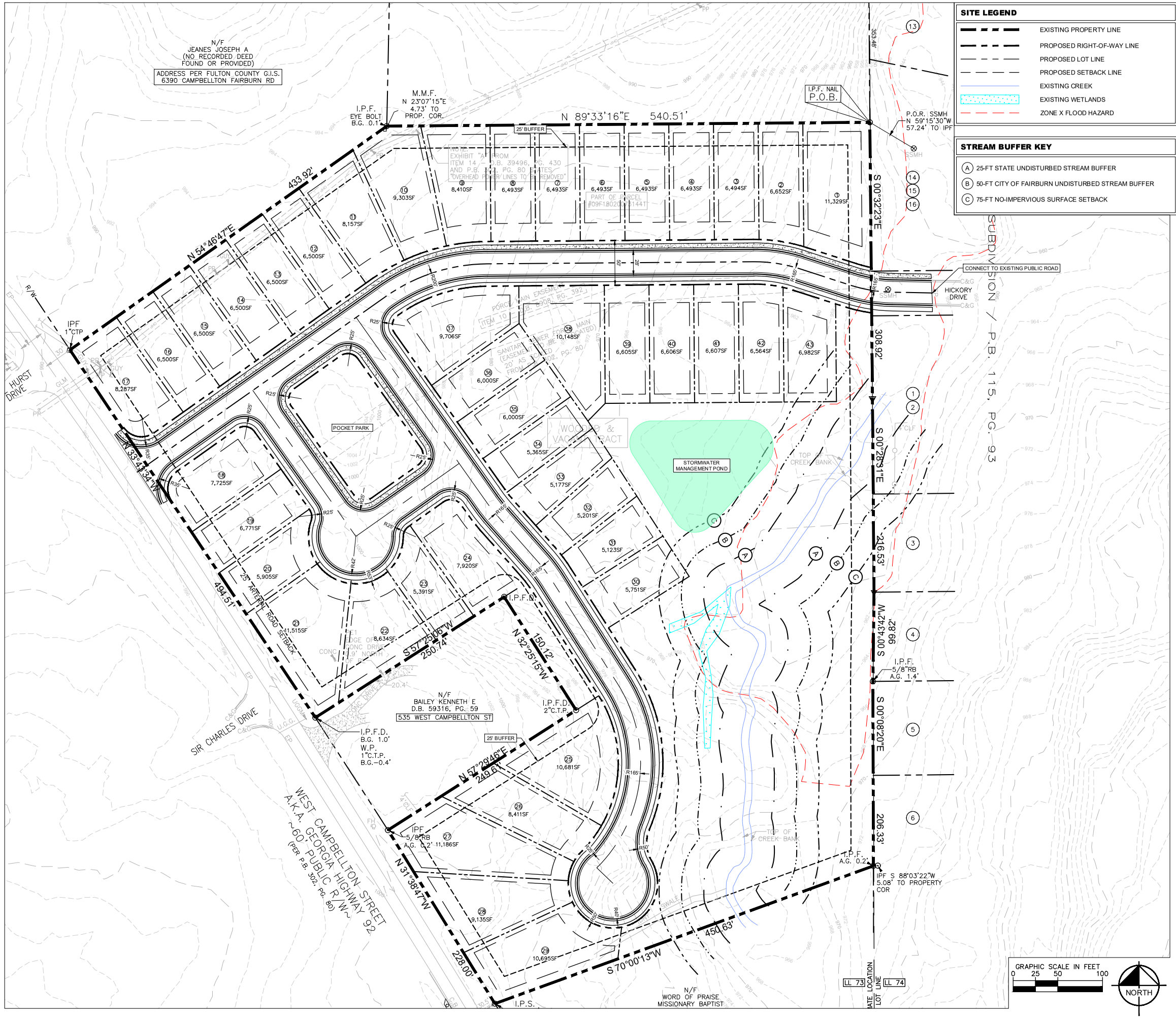
9.1 SITE ACCESS IMPROVEMENT RECOMMMENDATIONS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site access improvements to serve the Projected 2030 Build traffic conditions (note: this would be the improvements needed to serve traffic associated with the *Campbell Commons* development).

- Intersection 3 – W Campbellton Street (SR 92) at Site Driveway A
    - On the site, construct a driveway along W Campbellton Street (SR 92) with one (1) egress lane exiting the site and one (1) ingress lane entering the site.
    - Provide a northbound right-turn lane on W Campbellton Street (SR 92) entering the site.

APPENDIX A

Site Plan



SITE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- EXISTING CREEK
- EXISTING WETLANDS
- ZONE X FLOOD HAZARD

STREAM BUFFER KEY

- (A) 25-FT STATE UNDISTURBED STREAM BUFFER
- (B) 50-FT CITY OF FAIRBURN UNDISTURBED STREAM BUFFER
- (C) 75-FT NO-IMPERVIOUS SURFACE SETBACK

GENERAL NOTES

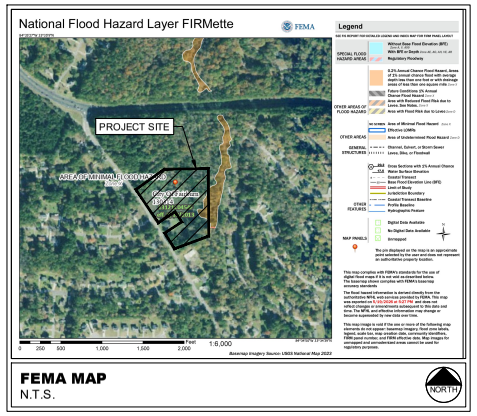
1. SURVEY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY ADAM & LEE LAND SURVEYING, DATED 05/20/2026
2. PROPERTY IS LOCATED ALONG WEST CAMPBELL STREET IN LAND LOT 73 AND IN THE 9TH DISTRICT, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA. (PARCEL ID: 09F180200831441)
3. TOTAL SITE AREA = +/- 13.573 ACRES
4. OWNER:
   FAIRBURN 138 LLC
   1074 EAGLES BROOKE DR
   LOCUST GROVE, GA 30248
5. APPLICANT/DEVELOPE/PRIMARY PERMITTEE:
   DRB GROUP GEORGIA, LLC
   55 IVAN ALLEN JR. BLVD, SUITE 400
   ATLANTA, GA 30313
   CONTACT: CAMERON HEATH
   (770) 471-4751 EXT. : 26589
   CHEATH@DRBGROUP.COM
6. ENGINEER:
   KIMLEY HORN AND ASSOCIATES, INC
   3930 E JONES BRIDGE RD, SUITE 350
   PEACHTREE CORNERS, GA 30092
   CONTACT: AUSTIN DOHRN, PE
   470.681.5527
   AUSTIN.DOHRN@KIMLEY-HORN.COM
7. PROPOSED ROADWAYS TO BE PUBLIC WITH 28' BOC AND 50' R/W. ALL STREETS TO BE DESIGNED AND CONSTRUCTED TO CITY OF FAIRBURN CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. 5' SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF PROPOSED ROADWAY.
9. A PORTION OF THE SITE IS LOCATED WITHIN A DELINEATED ZONE X FLOOD HAZARD AREA PER FIRM PANEL 13121C0454F, DATED 09/18/2013.
10. JURISDICTIONAL WETLANDS AND BUFFERED STATE WATERS EXIST ON THE SITE AND HAVE BEEN FIELD DELINEATED BY CORBLU ECOLOGY GROUP AND SURVEYED BY ADAM & LEE SURVEYING, DATED 10/15/2025.

SITE ANALYSIS

TOTAL SITE AREA		13.5 ACRES±
PROPOSED LOTS		43 LOTS
PROPOSED DENSITY		3.18 DETACHED UNITS/AC
EXISTING ZONING		R-3
PROPOSED ZONING		R-CT DETACHED UNITS
MINIMUM LOT SIZE		3,000 S.F.
DRB AVERAGE LOT SIZE		~7,400 S.F.
MINIMUM LOT WIDTH (MEASURED AT SETBACK)		30 FT
BUILDING SETBACKS	FRONT	20 FT
	SIDE	5 FT, 10FT NEXT TO STREETS
	REAR	10 FT
MAXIMUM BUILDING HEIGHT		48 FT
PROPOSED OPEN SPACE		3.5 AC± (26%)



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

PREPARED BY
Kimley»Horn
PHONE 770.619.4280
3930 E. JONES BRIDGE RD. SUITE 350 WWW.KIMLEY-HORN.COM
PEACHTREE CORNERS, GA 30092

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PREPARED FOR
DRB GROUP
55 IVAN ALLEN JR BLVD SUITE 400
ATLANTA, GA 30313
PHONE 770.471.4751
WWW.DRBGROUP.COM

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
DRB CAMPBELL COMMONS

PRELIMINARY NOT FOR CONSTRUCTION 06/11/2026

GSWCC NO. (LEVEL II)	000009710 9
DRAWN BY	MPT
DESIGNED BY	LCW
REVIEWED BY	ARD
DATE	06.11.2026
PROJECT NO.	014957077

TITLE
ZONING SITE PLAN

SHEET NUMBER
Z.1

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ATL_Civil\000_DRB\DRB Campbell Commons\CAD\Exhibits\Zoning Site Plan\DRB Campbell Commons - Zoning Site Plan.dwg Zoning Site Plan Jun 11, 2026 10:17pm by: Maddie Tong

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

APPENDIX B

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Intersection #1: Campbellton Fairburn Rd (SR 92)/Beverly Engram Pkwy (SR 138) at Campbellton St (SR 92)

AM PEAK HOUR

	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Beverly Engram Pkwy (SR 138) Eastbound			Campbellton Fairburn Rd (SR 92) Westbound		
Description	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	315	0	23	0	0	0	0	581	383	8	466	0
Pedestrians		0			0			0			0	
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	9	0	0	0	0	0	0	79	6	0	31	0
Heavy Vehicle %	3%	0%	2%	0%	0%	0%	0%	14%	2%	2%	7%	0%
Peak Hour Factor		0.89			0.89			0.89			0.89	
Adjustment												
Adjusted 2026 Volumes	315	0	23	0	0	0	0	581	383	8	466	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	334	0	24	0	0	0	0	617	407	8	495	0
2030 No-Build Heavy Vehicle %	3%	0%	2%	0%	0%	0%	0%	14%	2%	2%	7%	0%
Project Trips												
Trip Distribution IN									45%	15%		
Trip Distribution OUT	45%		15%									
Residential Trips	11	0	4	0	0	0	0	0	4	1	0	0
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	11	0	4	0	0	0	0	0	4	1	0	0
2030 Buildout Total	345	0	28	0	0	0	0	617	411	9	495	0
2030 Build Heavy Vehicle %	3%	0%	2%	0%	0%	0%	0%	14%	2%	2%	7%	0%

PM PEAK HOUR

	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Beverly Engram Pkwy (SR 138) Eastbound			Campbellton Fairburn Rd (SR 92) Westbound		
Description	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	425	0	26	0	0	0	0	563	437	32	698	0
Pedestrians		0			0			0			0	
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	7	0	0	0	0	0	0	31	6	0	20	0
Heavy Vehicle %	2%	0%	2%	0%	0%	0%	0%	6%	2%	2%	3%	0%
Peak Hour Factor		0.94			0.94			0.94			0.94	
Adjustment												
Adjusted 2026 Volumes	425	0	26	0	0	0	0	563	437	32	698	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	451	0	28	0	0	0	0	598	464	34	741	0
2030 No-Build Heavy Vehicle %	2%	0%	2%	0%	0%	0%	0%	6%	2%	2%	3%	0%
Project Trips												
Trip Distribution IN						495%			45%	15%		
Trip Distribution OUT	45%		15%									
Residential Trips	8	0	3	0	0	134	0	0	12	4	0	0
Project Trips Balance	-1	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	7	0	3	0	0	134	0	0	12	4	0	0
2030 Buildout Total	458	0	31	0	0	134	0	598	476	38	741	0
2030 Build Heavy Vehicle %	2%	0%	2%	0%	0%	2%	0%	6%	2%	2%	3%	0%

INTERSECTION VOLUME DEVELOPMENT

Intersection #2: Campbellton St (SR 92) at Elder St

AM PEAK HOUR

Description	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Elder St Eastbound			Elder St Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	0	286	5	100	308	0	0	0	0	6	0	66
Pedestrians		0			0			1			0	
Conflicting Pedestrians	1		0	0		1	0		0	0		0
Heavy Vehicles	0	7	0	2	5	0	0	0	0	0	0	2
Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	3%
Peak Hour Factor		0.88			0.88			0.88			0.88	
Adjustment												
Adjusted 2026 Volumes	0	286	5	100	308	0	0	0	0	6	0	66
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	0	304	5	106	327	0	0	0	0	6	0	70
2030 No-Build Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	3%
Project Trips												
Trip Distribution IN		35%										5%
Trip Distribution OUT				5%	35%							
Residential Trips	0	3	0	1	9	0	0	0	0	0	0	0
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	1
Total Project Trips	0	3	0	1	9	0	0	0	0	0	0	1
2030 Buildout Total	0	307	5	107	336	0	0	0	0	6	0	71
2030 Build Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	3%

PM PEAK HOUR

Description	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Elder St Eastbound			Elder St Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	0	411	8	47	411	0	0	0	0	9	0	45
Pedestrians		1			0			2			1	
Conflicting Pedestrians	2		1	1		2	0		1	1		0
Heavy Vehicles	0	5	0	0	6	0	0	0	0	0	0	2
Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	4%
Peak Hour Factor		0.93			0.93			0.93			0.93	
Adjustment												
Adjusted 2026 Volumes	0	411	8	47	411	0	0	0	0	9	0	45
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	0	436	8	50	436	0	0	0	0	10	0	48
2030 No-Build Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	4%
Project Trips												
Trip Distribution IN		35%										5%
Trip Distribution OUT				5%	35%							
Residential Trips	0	9	0	1	6	0	0	0	0	0	0	1
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	9	0	1	6	0	0	0	0	0	0	1
2030 Buildout Total	0	445	8	51	442	0	0	0	0	10	0	49
2030 Build Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	4%

INTERSECTION VOLUME DEVELOPMENT

Intersection #3: Campbellton St (SR 92) at Site Driveway A

AM PEAK HOUR

Description	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Eastbound			Site Driveway A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	0	352	0	0	391	0	0	0	0	0	0	0
Pedestrians		0			0			0			0	
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles	0	9	0	0	6	0	0	0	0	0	0	0
Heavy Vehicle %	0%	3%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor		0.88			0.88			0.88			0.88	
Adjustment												
Adjusted 2026 Volumes	0	352	0	0	391	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	0	374	0	0	415	0	0	0	0	0	0	0
2030 No-Build Heavy Vehicle %	0%	3%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Project Trips												
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
Residential Trips	0	0	4	5	0	0	0	0	0	10	0	15
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	4	5	0	0	0	0	0	10	0	15
2030 Buildout Total	0	374	4	5	415	0	0	0	0	10	0	15
2030 Build Heavy Vehicle %	0%	3%	2%	2%	2%	0%	0%	0%	0%	2%	0%	2%

PM PEAK HOUR

Description	Campbellton St (SR 92) Northbound			Campbellton St (SR 92) Southbound			Eastbound			Site Driveway A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2026 Traffic Volumes	0	456	0	0	469	0	0	0	0	0	0	0
Pedestrians		1			2			0			0	
Conflicting Pedestrians	0		0	0		0	2		1	1		2
Heavy Vehicles	0	7	0	0	6	0	0	0	0	0	0	0
Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor		0.93			0.93			0.93			0.93	
Adjustment												
Adjusted 2026 Volumes	0	456	0	0	469	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment												
Other Development Trips												
2030 Background Traffic	0	484	0	0	498	0	0	0	0	0	0	0
2030 No-Build Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Project Trips												
Trip Distribution IN			40%	60%								
Trip Distribution OUT										40%		60%
Residential Trips	0	0	11	16	0	0	0	0	0	7	0	10
Project Trips Balance	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	11	16	0	0	0	0	0	7	0	10
2030 Buildout Total	0	484	11	16	498	0	0	0	0	7	0	10
2030 Build Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	2%

APPENDIX C

Synchro Analysis Reports



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	581	383	8	466	315	23
Future Volume (veh/h)	581	383	8	466	315	23
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1693	1870	1870	1796	1856	1870
Adj Flow Rate, veh/h	653	430	9	524	354	26
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	14	2	2	7	3	2
Cap, veh/h	1241	612	292	1777	437	392
Arrive On Green	0.39	0.39	0.02	0.52	0.25	0.25
Sat Flow, veh/h	3300	1585	1781	3503	1767	1585
Grp Volume(v), veh/h	653	430	9	524	354	26
Grp Sat Flow(s),veh/h/ln	1608	1585	1781	1706	1767	1585
Q Serve(g_s), s	8.1	11.8	0.1	4.5	9.8	0.6
Cycle Q Clear(g_c), s	8.1	11.8	0.1	4.5	9.8	0.6
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1241	612	292	1777	437	392
V/C Ratio(X)	0.53	0.70	0.03	0.29	0.81	0.07
Avail Cap(c_a), veh/h	3607	1778	534	4026	1059	950
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.2	13.4	9.1	7.0	18.3	14.9
Incr Delay (d2), s/veh	0.3	1.5	0.0	0.1	3.6	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	3.1	0.0	0.9	3.9	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	12.6	14.9	9.1	7.1	22.0	15.0
LnGrp LOS	B	B	A	A	C	B
Approach Vol, veh/h	1083			533	380	
Approach Delay, s/veh	13.5			7.1	21.5	
Approach LOS	B			A	C	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	32.9			7.0	26.0	18.8
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	61.0			8.0	58.0	31.0
Max Q Clear Time (g_c+I1), s	6.5			2.1	13.8	11.8
Green Ext Time (p_c), s	3.3			0.0	6.1	1.1

Intersection Summary	
HCM 7th Control Delay, s/veh	13.3
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	66	286	5	100	308
Future Vol, veh/h	6	66	286	5	100	308
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	3	2	2	2	2
Mvmt Flow	7	75	325	6	114	350

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	905	328	0	0	331	0
Stage 1	328	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Critical Hdwy	6.42	6.23	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.327	-	-	2.218	-
Pot Cap-1 Maneuver	307	711	-	-	1229	-
Stage 1	730	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	272	711	-	-	1229	-
Mov Cap-2 Maneuver	272	-	-	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	497	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.61	0	2.02
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	627	441	-
HCM Lane V/C Ratio	-	-	0.131	0.092	-
HCM Ctrl Dly (s/v)	-	-	11.6	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.3	-



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	563	437	32	698	425	26
Future Volume (veh/h)	563	437	32	698	425	26
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1826	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	599	465	34	743	452	28
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	5	2	2	2	2	2
Cap, veh/h	1287	588	381	1924	513	457
Arrive On Green	0.37	0.37	0.09	0.54	0.29	0.29
Sat Flow, veh/h	3561	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	599	465	34	743	452	28
Grp Sat Flow(s),veh/h/ln	1735	1585	1781	1777	1781	1585
Q Serve(g_s), s	9.2	18.4	0.7	8.5	17.0	0.9
Cycle Q Clear(g_c), s	9.2	18.4	0.7	8.5	17.0	0.9
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1287	588	381	1924	513	457
V/C Ratio(X)	0.47	0.79	0.09	0.39	0.88	0.06
Avail Cap(c_a), veh/h	2857	1305	432	3078	784	698
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.8	19.7	10.5	9.4	23.9	18.2
Incr Delay (d2), s/veh	0.3	2.4	0.1	0.1	7.6	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	5.8	0.2	2.4	7.6	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	17.1	22.1	10.6	9.5	31.5	18.2
LnGrp LOS	B	C	B	A	C	B
Approach Vol, veh/h	1064			777	480	
Approach Delay, s/veh	19.3			9.5	30.7	
Approach LOS	B			A	C	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	44.1			12.0	32.1	26.3
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	61.0			8.0	58.0	31.0
Max Q Clear Time (g_c+I1), s	10.5			2.7	20.4	19.0
Green Ext Time (p_c), s	5.0			0.0	5.7	1.3

Intersection Summary	
HCM 7th Control Delay, s/veh	18.4
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	45	411	8	47	411
Future Vol, veh/h	9	45	411	8	47	411
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	10	48	442	9	51	442

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	991	447	0	0	452	0
Stage 1	447	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Critical Hdwy	6.42	6.24	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	-	-	2.218	-
Pot Cap-1 Maneuver	273	607	-	-	1109	-
Stage 1	644	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	256	607	-	-	1108	-
Mov Cap-2 Maneuver	256	-	-	-	-	-
Stage 1	644	-	-	-	-	-
Stage 2	546	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.26	0	0.86
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	494	185	-
HCM Lane V/C Ratio	-	-	0.118	0.046	-
HCM Ctrl Dly (s/v)	-	-	13.3	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	617	407	8	495	334	24
Future Volume (veh/h)	617	407	8	495	334	24
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1707	1870	1870	1811	1870	1870
Adj Flow Rate, veh/h	693	457	9	556	375	27
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	13	2	2	6	2	2
Cap, veh/h	1300	635	273	1806	455	405
Arrive On Green	0.40	0.40	0.01	0.52	0.26	0.26
Sat Flow, veh/h	3329	1585	1781	3532	1781	1585
Grp Volume(v), veh/h	693	457	9	556	375	27
Grp Sat Flow(s),veh/h/ln	1622	1585	1781	1721	1781	1585
Q Serve(g_s), s	8.9	13.3	0.2	5.0	10.8	0.7
Cycle Q Clear(g_c), s	8.9	13.3	0.2	5.0	10.8	0.7
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1300	635	273	1806	455	405
V/C Ratio(X)	0.53	0.72	0.03	0.31	0.82	0.07
Avail Cap(c_a), veh/h	3444	1683	509	3842	1011	899
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.5	13.8	9.4	7.4	19.2	15.4
Incr Delay (d2), s/veh	0.3	1.5	0.0	0.1	3.8	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	3.5	0.0	1.1	4.4	0.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	12.8	15.3	9.4	7.5	23.0	15.5
LnGrp LOS	B	B	A	A	C	B
Approach Vol, veh/h	1150			565	402	
Approach Delay, s/veh	13.8			7.5	22.5	
Approach LOS	B			A	C	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	34.7			6.8	27.9	20.0
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	61.0			8.0	58.0	31.0
Max Q Clear Time (g_c+I1), s	7.0			2.2	15.3	12.8
Green Ext Time (p_c), s	3.5			0.0	6.6	1.2

Intersection Summary	
HCM 7th Control Delay, s/veh	13.8
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	70	304	5	106	327
Future Vol, veh/h	6	70	304	5	106	327
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	3	2	2	2	2
Mvmt Flow	7	80	345	6	120	372

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	961	348	0	0	351	0
Stage 1	348	-	-	-	-	-
Stage 2	613	-	-	-	-	-
Critical Hdwy	6.42	6.23	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.327	-	-	2.218	-
Pot Cap-1 Maneuver	284	693	-	-	1208	-
Stage 1	715	-	-	-	-	-
Stage 2	541	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	249	693	-	-	1208	-
Mov Cap-2 Maneuver	249	-	-	-	-	-
Stage 1	715	-	-	-	-	-
Stage 2	473	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.91	0	2.03
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	607	441	-
HCM Lane V/C Ratio	-	-	0.142	0.1	-
HCM Ctrl Dly (s/v)	-	-	11.9	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.3	-



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	598	464	34	741	451	28
Future Volume (veh/h)	598	464	34	741	451	28
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1811	1870	1870	1856	1870	1870
Adj Flow Rate, veh/h	636	494	36	788	480	30
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	6	2	2	3	2	2
Cap, veh/h	1356	625	309	1849	538	478
Arrive On Green	0.39	0.39	0.04	0.52	0.30	0.30
Sat Flow, veh/h	3532	1585	1781	3618	1781	1585
Grp Volume(v), veh/h	636	494	36	788	480	30
Grp Sat Flow(s),veh/h/ln	1721	1585	1781	1763	1781	1585
Q Serve(g_s), s	9.5	18.9	0.8	9.4	17.8	0.9
Cycle Q Clear(g_c), s	9.5	18.9	0.8	9.4	17.8	0.9
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1356	625	309	1849	538	478
V/C Ratio(X)	0.47	0.79	0.12	0.43	0.89	0.06
Avail Cap(c_a), veh/h	3041	1401	439	3831	697	620
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.5	18.4	11.1	10.1	23.0	17.2
Incr Delay (d2), s/veh	0.3	2.3	0.2	0.2	11.5	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	5.9	0.2	2.6	8.5	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	15.8	20.7	11.2	10.2	34.6	17.2
LnGrp LOS	B	C	B	B	C	B
Approach Vol, veh/h	1130			824	510	
Approach Delay, s/veh	17.9			10.3	33.6	
Approach LOS	B			B	C	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	42.2			9.0	33.2	26.8
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	75.0			8.0	61.0	27.0
Max Q Clear Time (g_c+I1), s	11.4			2.8	20.9	19.8
Green Ext Time (p_c), s	5.4			0.0	6.3	1.1

Intersection Summary	
HCM 7th Control Delay, s/veh	18.6
HCM 7th LOS	B

Notes

User approved pedestrian interval to be less than phase max green.

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	48	436	8	50	436
Future Vol, veh/h	10	48	436	8	50	436
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	11	52	469	9	54	469

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1051	474	0	0	478	0
Stage 1	474	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Critical Hdwy	6.42	6.24	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	-	-	2.218	-
Pot Cap-1 Maneuver	251	586	-	-	1084	-
Stage 1	626	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	234	586	-	-	1083	-
Mov Cap-2 Maneuver	234	-	-	-	-	-
Stage 1	626	-	-	-	-	-
Stage 2	523	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.94	0	0.87
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	465	185	-
HCM Lane V/C Ratio	-	-	0.134	0.05	-
HCM Ctrl Dly (s/v)	-	-	13.9	8.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.2	-



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	617	411	9	495	345	28
Future Volume (veh/h)	617	411	9	495	345	28
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1707	1870	1870	1811	1870	1870
Adj Flow Rate, veh/h	693	462	10	556	388	31
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	13	2	2	6	2	2
Cap, veh/h	1847	902	317	2211	427	380
Arrive On Green	0.57	0.57	0.01	0.64	0.24	0.24
Sat Flow, veh/h	3329	1585	1781	3532	1781	1585
Grp Volume(v), veh/h	693	462	10	556	388	31
Grp Sat Flow(s),veh/h/ln	1622	1585	1781	1721	1781	1585
Q Serve(g_s), s	11.9	18.1	0.2	7.0	21.6	1.5
Cycle Q Clear(g_c), s	11.9	18.1	0.2	7.0	21.6	1.5
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1847	902	317	2211	427	380
V/C Ratio(X)	0.38	0.51	0.03	0.25	0.91	0.08
Avail Cap(c_a), veh/h	1847	902	431	2211	542	482
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	12.0	13.3	9.0	7.8	37.7	30.0
Incr Delay (d2), s/veh	0.6	2.1	0.0	0.1	16.7	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	5.8	0.1	2.0	11.1	0.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	12.6	15.4	9.1	7.8	54.3	30.1
LnGrp LOS	B	B	A	A	D	C
Approach Vol, veh/h	1155			566	419	
Approach Delay, s/veh	13.7			7.8	52.5	
Approach LOS	B			A	D	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	71.5			7.5	64.0	30.4
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	61.0			8.0	58.0	31.0
Max Q Clear Time (g_c+I1), s	9.0			2.2	20.1	23.6
Green Ext Time (p_c), s	3.5			0.0	6.6	0.8

Intersection Summary	
HCM 7th Control Delay, s/veh	19.8
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	71	307	5	107	336
Future Vol, veh/h	6	71	307	5	107	336
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	81	349	6	122	382

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	977	352	0	0	355	0
Stage 1	352	-	-	-	-	-
Stage 2	625	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	278	692	-	-	1204	-
Stage 1	712	-	-	-	-	-
Stage 2	534	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	243	692	-	-	1204	-
Mov Cap-2 Maneuver	243	-	-	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	465	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.96	0	2.01
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	605	435	-
HCM Lane V/C Ratio	-	-	0.145	0.101	-
HCM Ctrl Dly (s/v)	-	-	12	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.3	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	15	374	4	5	415
Future Vol, veh/h	10	15	374	4	5	415
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	17	425	5	6	472

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	908	425	0	0	430	0
Stage 1	425	-	-	-	-	-
Stage 2	483	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	306	629	-	-	1130	-
Stage 1	659	-	-	-	-	-
Stage 2	620	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	304	629	-	-	1130	-
Mov Cap-2 Maneuver	304	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	616	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.74	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	440	21	-
HCM Lane V/C Ratio	-	-	0.065	0.005	-
HCM Ctrl Dly (s/v)	-	-	13.7	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	598	476	38	741	458	31
Future Volume (veh/h)	598	476	38	741	458	31
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	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
Parking Bus, Adj	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	1826	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	636	506	40	788	487	33
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	5	2	2	2	2	2
Cap, veh/h	1379	630	311	1872	546	486
Arrive On Green	0.40	0.40	0.05	0.53	0.31	0.31
Sat Flow, veh/h	3561	1585	1781	3647	1781	1585
Grp Volume(v), veh/h	636	506	40	788	487	33
Grp Sat Flow(s),veh/h/ln	1735	1585	1781	1777	1781	1585
Q Serve(g_s), s	9.7	20.3	0.9	9.7	18.8	1.1
Cycle Q Clear(g_c), s	9.7	20.3	0.9	9.7	18.8	1.1
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1379	630	311	1872	546	486
V/C Ratio(X)	0.46	0.80	0.13	0.42	0.89	0.07
Avail Cap(c_a), veh/h	2795	1277	427	3011	767	683
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.0	19.2	11.3	10.4	23.8	17.7
Incr Delay (d2), s/veh	0.2	2.5	0.2	0.2	9.7	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	6.4	0.3	2.8	8.7	0.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	16.2	21.7	11.5	10.5	33.5	17.7
LnGrp LOS	B	C	B	B	C	B
Approach Vol, veh/h	1142			828	520	
Approach Delay, s/veh	18.6			10.6	32.5	
Approach LOS	B			B	C	

Timer - Assigned Phs	2			5	6	8
Phs Duration (G+Y+Rc), s	43.9			9.3	34.6	28.1
Change Period (Y+Rc), s	6.0			6.0	6.0	6.0
Max Green Setting (Gmax), s	61.0			8.0	58.0	31.0
Max Q Clear Time (g_c+I1), s	11.7			2.9	22.3	20.8
Green Ext Time (p_c), s	5.3			0.0	6.3	1.3

Intersection Summary	
HCM 7th Control Delay, s/veh	18.8
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	49	445	8	51	442
Future Vol, veh/h	10	49	445	8	51	442
Conflicting Peds, #/hr	1	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	4	2	2	2	2
Mvmt Flow	11	53	478	9	55	475

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1070	484	0	0	488	0
Stage 1	484	-	-	-	-	-
Stage 2	586	-	-	-	-	-
Critical Hdwy	6.42	6.24	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.336	-	-	2.218	-
Pot Cap-1 Maneuver	245	579	-	-	1075	-
Stage 1	620	-	-	-	-	-
Stage 2	556	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	227	578	-	-	1074	-
Mov Cap-2 Maneuver	227	-	-	-	-	-
Stage 1	619	-	-	-	-	-
Stage 2	517	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	14.11	0	0.88
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	458	186	-
HCM Lane V/C Ratio	-	-	0.138	0.051	-
HCM Ctrl Dly (s/v)	-	-	14.1	8.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.2	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	10	484	11	16	498
Future Vol, veh/h	7	10	484	11	16	498
Conflicting Peds, #/hr	1	2	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	100	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	11	520	12	17	535

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1091	522	0	0	532	0
Stage 1	520	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	238	554	-	-	1035	-
Stage 1	596	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	232	553	-	-	1035	-
Mov Cap-2 Maneuver	232	-	-	-	-	-
Stage 1	596	-	-	-	-	-
Stage 2	551	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	15.78	0	0.27
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	352	56	-
HCM Lane V/C Ratio	-	-	0.052	0.017	-
HCM Ctrl Dly (s/v)	-	-	15.8	8.5	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

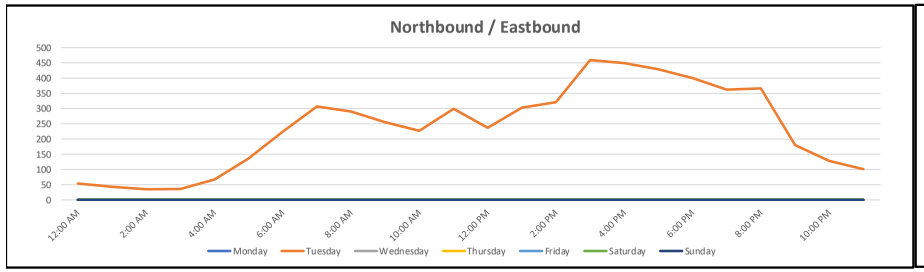
APPENDIX D

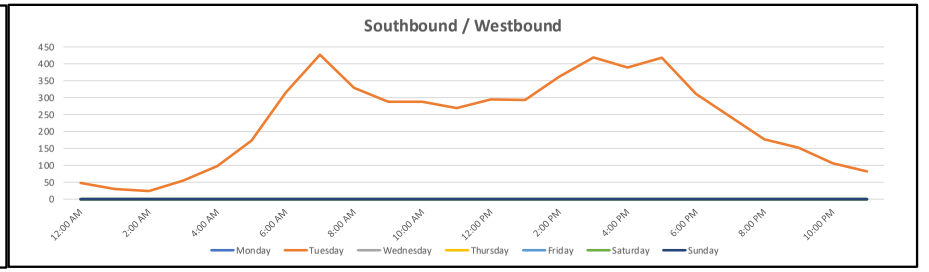
Raw Traffic Counts

Vehicle Volume Report - Hourly

Site Description: W Campbellton St
Site Number: 1
Start Date: 05/19/2026
End Date: 05/19/2026

Time	Monday 5/25/26			Tuesday 5/19/26			Wednesday 5/20/26			Thursday 5/21/26			Friday 5/22/26			Saturday 5/23/26			Sunday 5/24/26			3 Day Avg Tue-Thu		5 Day Avg Mon-Fri		7 Day Avg Mon-Sun	
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	NB	SB	NB	SB
12:00 AM	-	-	-	54	48	102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	43	30	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	35	24	59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	36	55	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	67	98	165	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	136	173	309	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	224	315	539	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	307	427	734	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	290	329	619	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	255	288	543	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	227	288	515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	299	269	568	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	237	295	532	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	303	293	596	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	321	362	683	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	459	419	878	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	449	389	838	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	429	418	847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	400	311	711	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	362	244	606	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	366	177	543	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	180	152	332	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	128	106	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	101	82	183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	821	1071	1892	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	1337	1226	2563	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	4200	4403	8603	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	5708	5592	11300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	*50.5%*	*49.5%*	*100.0%*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-		7:00 AM	8:00 AM		-	-		-	-		-	-		-	-		-	-							
PM Peak	-	-		3:00 PM	4:00 PM		-	-		-	-		-	-		-	-		-	-							

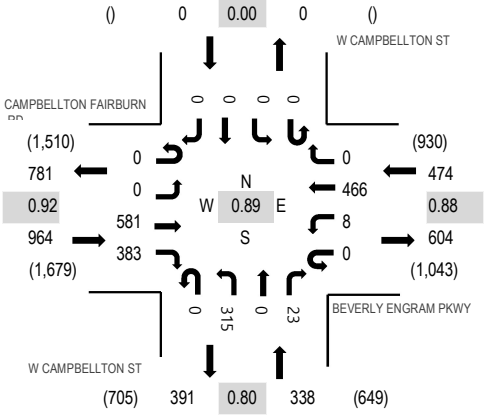




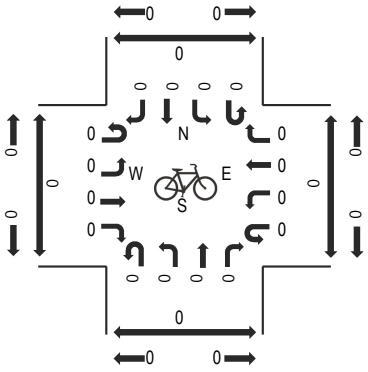
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 W CAMPBELLTON ST & BEVERLY ENGRAM PKWY AM
Date: Tuesday, May 19, 2026
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

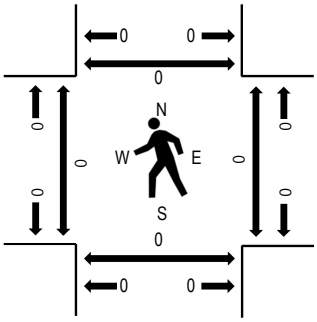
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CAMPBELLTON FAIRBURN RD Eastbound				BEVERLY ENGRAM PKWY Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	155	104	0	3	131	0	0	95	0	10	0	0	0	0	498	1,776	0	0	0	0
7:15 AM	0	0	136	98	0	4	109	0	0	68	0	5	0	0	0	0	420	1,626	0	0	0	0
7:30 AM	0	0	148	115	0	0	105	0	0	73	0	4	0	0	0	0	445	1,576	0	0	0	0
7:45 AM	0	0	142	66	0	1	121	0	0	79	0	4	0	0	0	0	413	1,519	0	0	0	0
8:00 AM	0	0	90	83	0	1	100	0	0	69	0	5	0	0	0	0	348	1,482	0	0	0	0
8:15 AM	0	0	107	71	0	8	110	0	0	67	0	7	0	0	0	0	370		0	0	0	0
8:30 AM	0	0	107	79	0	3	119	0	0	75	0	5	0	0	0	0	388		0	0	0	0
8:45 AM	0	0	114	64	1	5	109	0	0	80	0	3	0	0	0	0	376		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	18	0	0	0	13	0	0	1	0	0	0	0	0	0	32
Lights	0	0	502	377	0	8	435	0	0	306	0	23	0	0	0	0	1,651
Mediums	0	0	61	6	0	0	18	0	0	8	0	0	0	0	0	0	93
Total	0	0	581	383	0	8	466	0	0	315	0	23	0	0	0	0	1,776

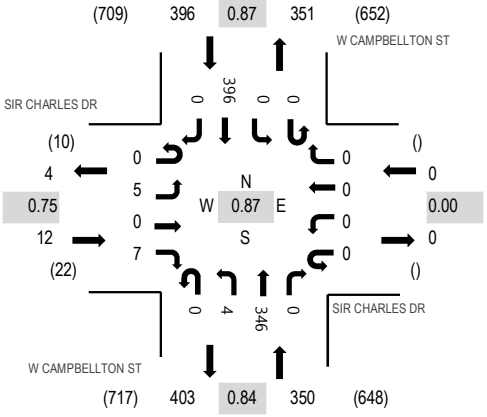
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %			8.8%				6.5%				2.7%				0.0%		7.0%
Heavy Vehicle %	0.0%	0.0%	13.6%	1.6%	0.0%	0.0%	6.7%	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%
Peak Hour Factor			0.92				0.88				0.80				0.00		0.89
Peak Hour Factor	0.00	0.00	0.94	0.83	0.25	0.53	0.89	0.00	0.00	0.83	0.00	0.58	0.00	0.00	0.00	0.00	0.89

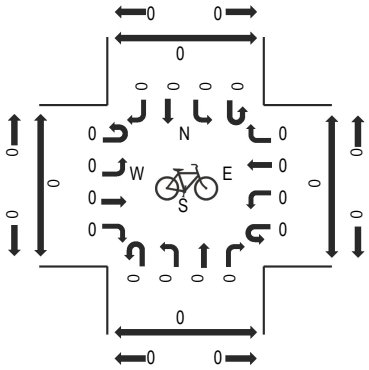
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 W CAMPBELLTON ST & SIR CHARLES DR AM
Date: Tuesday, May 19, 2026
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

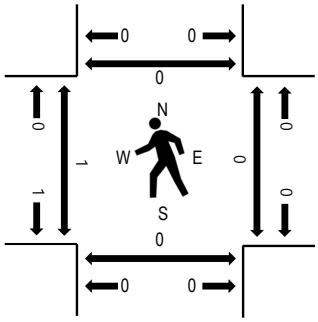
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SIR CHARLES DR Eastbound				SIR CHARLES DR Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	2	0	0	0	0	0	0	0	0	104	0	0	0	112	0	218	758	0	0	0	0
7:15 AM	0	1	0	3	0	0	0	0	0	1	77	0	0	0	101	0	183	685	0	0	0	0
7:30 AM	0	2	0	2	0	0	0	0	0	2	78	0	0	0	114	0	198	674	0	0	0	0
7:45 AM	0	0	0	2	0	0	0	0	0	1	87	0	0	0	69	0	159	621	1	0	0	0
8:00 AM	0	1	0	1	0	0	0	0	0	0	61	0	0	0	82	0	145	621	0	0	0	0
8:15 AM	0	2	0	2	0	0	0	0	0	0	83	0	0	0	85	0	172		0	0	0	0
8:30 AM	0	1	0	0	0	0	0	0	0	0	74	0	0	0	69	1	145		0	0	0	0
8:45 AM	0	1	0	2	0	0	0	0	0	2	78	0	0	0	73	3	159		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Lights	0	5	0	6	0	0	0	0	0	4	337	0	0	0	390	0	742
Mediums	0	0	0	1	0	0	0	0	0	0	8	0	0	0	6	0	15
Total	0	5	0	7	0	0	0	0	0	4	346	0	0	0	396	0	758

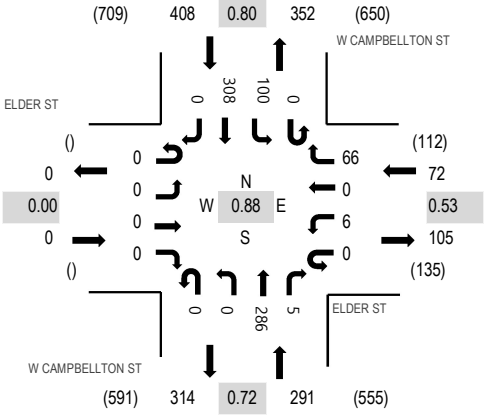
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		8.3%				0.0%				2.6%				1.5%			2.1%
Heavy Vehicle %	0.0%	0.0%	0.0%	14.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	0.0%	0.0%	1.5%	0.0%	2.1%
Peak Hour Factor		0.75				0.00				0.84				0.87			0.87
Peak Hour Factor	0.00	0.63	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.50	0.83	0.00	0.00	0.00	0.87	0.33	0.87

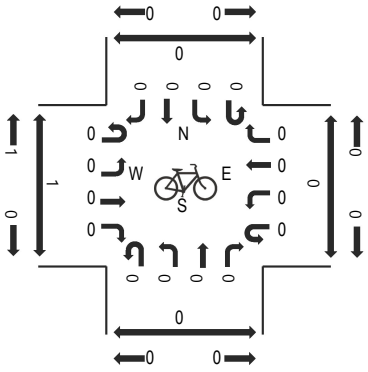
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 W CAMPBELLTON ST & ELDER ST AM
Date: Tuesday, May 19, 2026
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

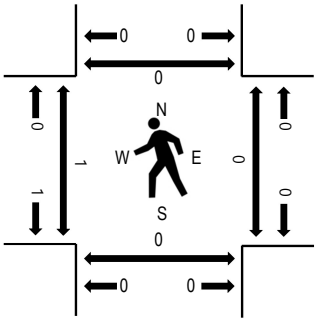
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	ELDER ST Eastbound				ELDER ST Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	7	0	0	99	2	0	19	93	0	220	771	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	10	0	0	60	2	0	25	78	0	175	703	0	0	0	0
7:30 AM	0	0	0	0	0	2	0	34	0	0	56	0	0	41	86	0	219	676	0	0	0	0
7:45 AM	0	0	0	0	0	4	0	15	0	0	71	1	0	15	51	0	157	611	1	0	0	0
8:00 AM	0	0	0	0	0	1	0	11	0	0	57	1	0	9	73	0	152	605	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	10	0	0	60	0	0	7	71	0	148		0	0	0	0
8:30 AM	0	0	0	0	0	1	0	11	0	0	65	1	0	6	70	0	154		0	0	0	0
8:45 AM	0	0	0	0	0	0	0	6	0	0	78	2	0	4	61	0	151		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Lights	0	0	0	0	0	6	0	64	0	0	279	5	0	98	303	0	755
Mediums	0	0	0	0	0	0	0	2	0	0	6	0	0	2	5	0	15
Total	0	0	0	0	0	6	0	66	0	0	286	5	0	100	308	0	771

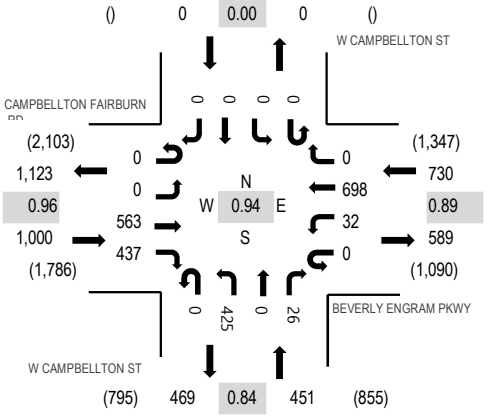
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				2.8%				2.4%				1.7%			2.1%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	2.4%	0.0%	0.0%	2.0%	1.6%	0.0%	2.1%
Peak Hour Factor		0.00				0.53				0.72				0.80			0.88
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.51	0.00	0.00	0.72	0.63	0.00	0.61	0.83	0.00	0.88

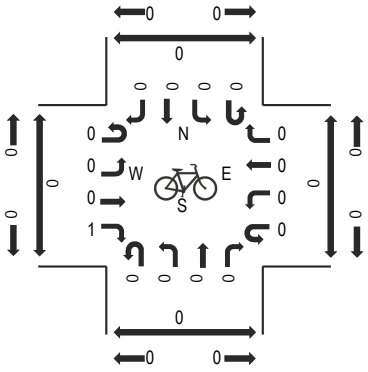
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 W CAMPBELLTON ST & BEVERLY ENGRAM PKWY PM
Date: Tuesday, May 19, 2026
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

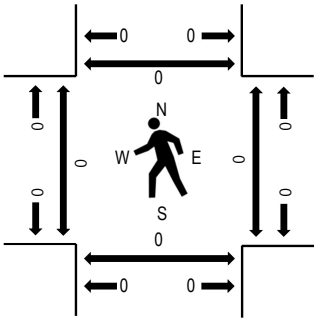
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CAMPBELLTON FAIRBURN RD Eastbound				BEVERLY ENGRAM PKWY Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	145	101	0	9	167	0	0	128	0	6	0	0	0	0	556	2,181	0	0	0	0
4:15 PM	0	0	154	101	0	2	204	0	0	109	0	7	0	0	0	0	577	2,111	0	0	0	0
4:30 PM	0	0	140	120	0	12	164	0	0	95	0	6	0	0	0	0	537	2,022	0	0	0	0
4:45 PM	0	0	124	115	0	9	163	0	0	93	0	7	0	0	0	0	511	1,936	0	0	0	0
5:00 PM	0	0	132	74	0	5	170	0	0	99	0	6	0	0	0	0	486	1,807	0	0	0	0
5:15 PM	0	0	116	80	0	8	155	0	0	124	0	5	0	0	0	0	488		0	0	0	0
5:30 PM	0	0	121	71	0	4	151	0	0	101	0	3	0	0	0	0	451		0	0	0	0
5:45 PM	0	0	112	80	1	4	119	0	0	61	0	5	0	0	0	0	382		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	14	1	0	0	10	0	0	1	0	0	0	0	0	0	26
Lights	0	0	532	431	0	32	678	0	0	418	0	26	0	0	0	0	2,117
Mediums	0	0	17	5	0	0	10	0	0	6	0	0	0	0	0	0	38
Total	0	0	563	437	0	32	698	0	0	425	0	26	0	0	0	0	2,181

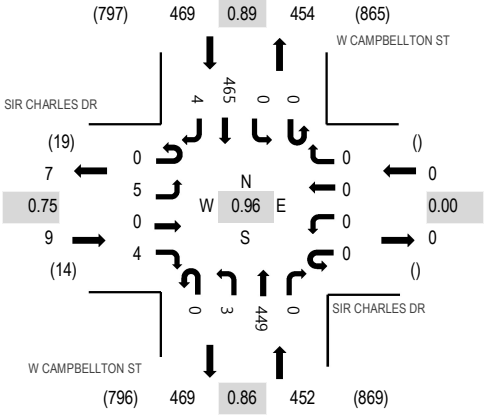
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		3.7%				2.7%				1.6%				0.0%			2.9%
Heavy Vehicle %	0.0%	0.0%	5.5%	1.4%	0.0%	0.0%	2.9%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%
Peak Hour Factor		0.96				0.89				0.84				0.00			0.94
Peak Hour Factor	0.00	0.00	0.91	0.91	0.25	0.71	0.86	0.00	0.00	0.83	0.00	0.93	0.00	0.00	0.00	0.00	0.94

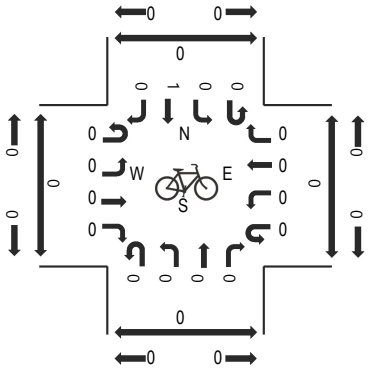
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 W CAMPBELLTON ST & SIR CHARLES DR PM
Date: Tuesday, May 19, 2026
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

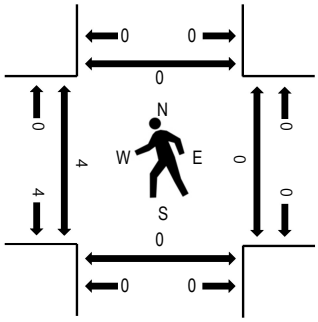
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SIR CHARLES DR Eastbound				SIR CHARLES DR Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	3	0	0	0	0	0	0	0	0	132	0	0	0	102	0	237	930	0	0	0	0
4:15 PM	0	1	0	0	0	0	0	0	0	2	120	0	0	0	118	0	241	877	2	0	0	0
4:30 PM	0	0	0	2	0	0	0	0	0	0	102	0	0	0	117	0	221	864	0	0	0	0
4:45 PM	0	1	0	2	0	0	0	0	0	1	95	0	0	0	128	4	231	823	2	0	0	0
5:00 PM	0	0	0	3	0	0	0	0	0	4	106	0	0	0	71	0	184	750	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	1	127	0	0	0	96	4	228		0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	107	0	0	0	73	0	180		0	0	0	0
5:45 PM	0	1	0	1	0	0	0	0	0	2	70	0	0	0	83	1	158		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2
Lights	0	5	0	4	0	0	0	0	0	3	442	0	0	0	459	4	917
Mediums	0	0	0	0	0	0	0	0	0	0	6	0	0	0	5	0	11
Total	0	5	0	4	0	0	0	0	0	3	449	0	0	0	465	4	930

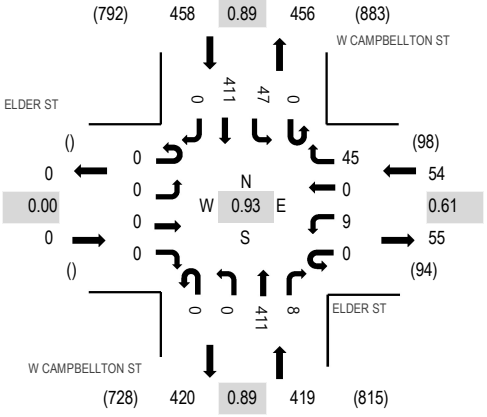
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.0%				1.5%				1.3%			1.4%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	1.3%	0.0%	1.4%
Peak Hour Factor		0.75				0.00				0.86				0.89			0.96
Peak Hour Factor	0.00	0.42	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.44	0.85	0.00	0.00	0.00	0.91	0.50	0.96

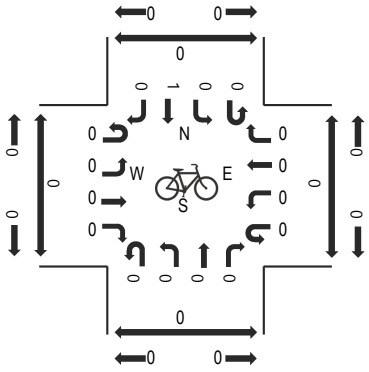
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 W CAMPBELLTON ST & ELDER ST PM
Date: Tuesday, May 19, 2026
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

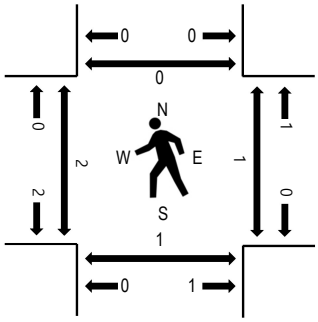
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	ELDER ST Eastbound				ELDER ST Westbound				W CAMPBELLTON ST Northbound				W CAMPBELLTON ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	4	0	18	0	0	122	3	0	13	90	0	250	931	0	0	0	0
4:15 PM	0	0	0	0	0	4	0	11	0	0	99	2	0	16	95	0	227	879	0	1	1	0
4:30 PM	0	0	0	0	0	0	0	7	0	0	96	3	0	9	107	0	222	872	0	0	0	0
4:45 PM	0	0	0	0	0	1	0	9	0	0	94	0	0	9	119	0	232	842	2	0	0	0
5:00 PM	0	0	0	0	0	2	0	9	0	0	109	1	0	5	72	0	198	774	0	0	0	0
5:15 PM	0	0	0	0	0	2	0	4	0	0	117	2	0	9	86	0	220		0	0	0	0
5:30 PM	0	0	0	0	0	1	0	15	0	0	95	2	0	10	69	0	192		0	0	0	0
5:45 PM	0	0	0	0	0	1	0	10	0	0	68	2	0	8	75	0	164		0	1	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	2
Lights	0	0	0	0	0	9	0	43	0	0	406	8	0	47	405	0	918
Mediums	0	0	0	0	0	0	0	1	0	0	5	0	0	0	5	0	11
Total	0	0	0	0	0	9	0	45	0	0	411	8	0	47	411	0	931

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				3.7%				1.2%				1.3%			1.4%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.4%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	1.5%	0.0%	1.4%
Peak Hour Factor		0.00				0.61				0.89				0.89			0.93
Peak Hour Factor	0.00	0.00	0.00	0.00	0.00	0.56	0.00	0.63	0.00	0.00	0.89	0.67	0.00	0.73	0.86	0.00	0.93

APPENDIX E

Trip Generation

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Campbell Commons Development
Fulton County, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
210 Single-Family Detached Housing	43 d.u.	612	34	9	25	44	27	17
Gross Trips		**612**	**34**	**9**	**25**	**44**	**27**	**17**
Residential Trips		612	34	9	25	44	27	17
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		612	34	9	25	44	27	17
Hotel Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Hotel Trips		0	0	0	0	0	0	0
Office Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Office Trips		0	0	0	0	0	0	0
Retail Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Retail Trips		0	0	0	0	0	0	0
Restaurant Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Restaurant Trips		0	0	0	0	0	0	0
Other Non-Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Other Non-Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**612**	**34**	**9**	**25**	**44**	**27**	**17**

APPENDIX F

Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:		Request By:			
County:	Fulton	GDOT District: 7 - Metro Atlanta			
Major Road:	SR 92	Road Class:	Minor Arterial	Speed Limit:	35 mph
Crossing Road:	Site Dvwy A	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other	Project ID:	14957082		
Prepared By:	Kimley-Horn and Associates	Date:			
Project Purpose:	ICE analysis to determine the intersection control.				

Existing Data Year:	2026
Project Opening Year:	2030
Project Design Year:	2050
Annual Growth Rate:	1.5%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

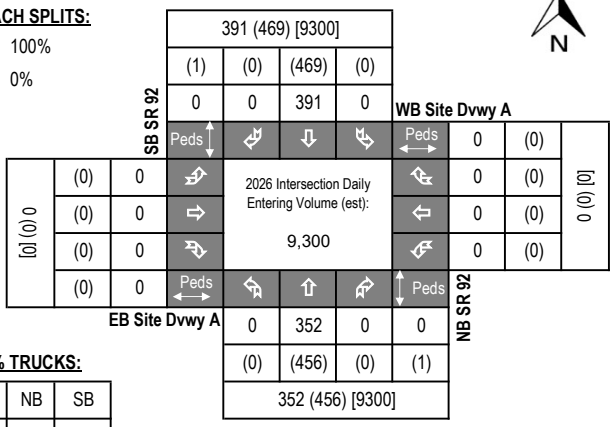
SR 92: 100%

Site Dvwy A: 0%

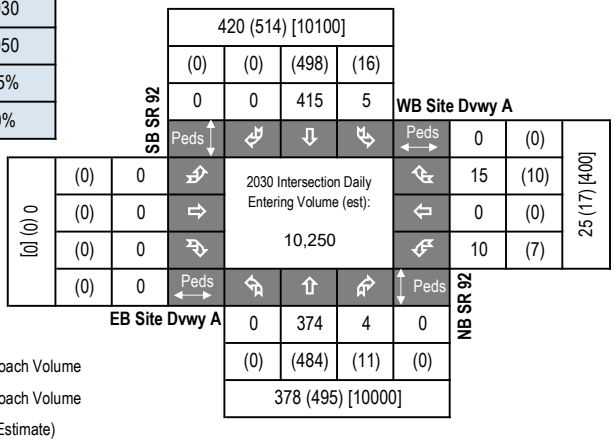
PEAK HR % TRUCKS:

EB	WB	NB	SB
0%	0%	0%	0%

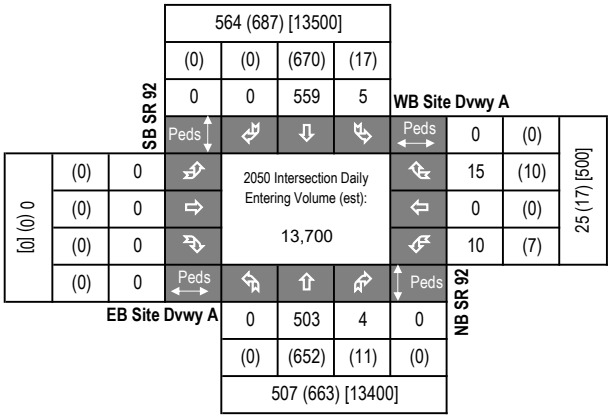
2026 EXISTING YEAR VOLUMES



2030 OPENING YEAR VOLUMES



2050 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	
Project Location:	SR 92 @ Site Dvwy A
Existing Control:	New Intersection or Other
Prepared by:	Kimley-Horn and Associates
Date:	

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	2030 Projected Build Condition
	Conventional (All-Way Stop)	No	No	**Yes**	No	**Yes**	No	No	Existing road exists less than 200 feet to proposed location
	Mini Roundabout	No	**Yes**	**Yes**	**Yes**	No	No	No	Not appropriate for speeds on the mainline
	Single Lane Roundabout	No	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	No	Violates 90/10 GDOT rule
	Multilane Roundabout	No	No	No	No	No	No	No	Not a multi-lane roadway
	RCUT (stop control)	No	No	No	No	No	No	No	U-turn movements are unrealistic at location
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	U-turn movements are unrealistic at location
	High-T (unsignalized)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Potential solution to evaluate
	Offset-T Intersections	No	No	No	No	No	No	No	Not at four-leg intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Interchange not justified at this location
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Interchange not justified at this location
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet warrants
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet warrants
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet warrants
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet warrants
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet warrants
	Jughandle	No	No	No	No	No	No	No	Does not meet warrants
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet warrants
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Interchange not justified at this location
	Diverging Diamond	No	No	No	No	No	No	No	Interchange not justified at this location
	Single Point Interchange	No	No	No	No	No	No	No	Interchange not justified at this location
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

▭ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: SR 92 @ Site Dvwy A
Existing Intersection Control: New Intersection or Other
Type of Analysis: --select one--

District: 7 - Metro Atlanta
County: Fulton
Area: Suburb/Transitic

GDOT PI #:
Prepared by: Kimley-Horn and Ass
Date:

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2030 Opening Yr No-Build Peak Hr Intersection Delay	13.7 sec	15.8 sec
2030 Opening Yr No-Build Peak Hr Intersection V/C	0.07	0.05
2050 Design Yr No-Build Peak Hr Intersection Delay	17.6 sec	22.0 sec
2050 Design Yr No-Build Peak Hr Intersection V/C	0.09	0.08

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 0 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 0
Angle	0	0	0	0	0	#####
Head-On	0	0	0	0	0	#####
Rear End	0	0	0	0	0	#####
Sideswipe - same	0	0	0	0	0	#####
Sideswipe - opposite	0	0	0	0	0	#####
Not Collision w/Motor Veh	0	0	0	0	0	#####
TOTALS:	0	0	0	0	0	0

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Conventional (Minor Stop)	High-T (unsignalized)	N/A	N/A	N/A
Project Cost: (From CostEst Worksheet)	*Additional description here*	*Additional description here*	*Additional description here*	*Additional description here*	*Additional description here*
Construction Cost	$0	$362,000			
ROW Cost	$0	$185,000			
Environmental Cost	$0	$0			
Reimbursable Utility Cost	$0	$5,000			
Design & Contingency Cost	$0	$120,000			
Cost Adjustment (justification req'd)	0%	0%			
Total Cost	$0	$672,000			
Traffic Operations:					
Traffic Analysis Software Used	Synchro	Synchro			
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr			
2050 Design Yr Build Intersection Delay	17.6 sec / 22.0 sec	12.6 sec / 14.2 sec			
2050 Design Yr Build Intersection V/C	0.09 / 0.08	0.06 / 0.05			
Safety Analysis:					
Predefined CRF: PDO	0%	0%			
Predefined CRF: Fatal/Inj	0%	0%			
Predefined CRF Source:	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below			
User Defined CRF: PDO					
User Defined CRF: Fatal/Inj					
User Defined CRF Source (write in if applicable):					
Environmental Impacts:[1]					
Historic District/Property	None	None			
Archaeology Resources	None	None			
Graveyard	None	None			
Stream	None	None			
Underground Tank/Hazmat	None	None			
Park Land	None	None			
EJ Community	None	None			
Wooded Area	None	None			
Wetland	None	None			
Stakeholder Posture:	*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*				
	[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept*				
Local Community Support	Unknown	Unknown			
GDOT Support	Unknown	Unknown			
Final ICE Stage 2 Score:	6.8	4.6			
Rank of Control Type Alternatives:	1	2			
Final Intersection Control Selection:	1 - Conventional (Minor Stop)				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary):