

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: M19-003 for a Modification of 2015Z-007
DATE: May 14, 2019

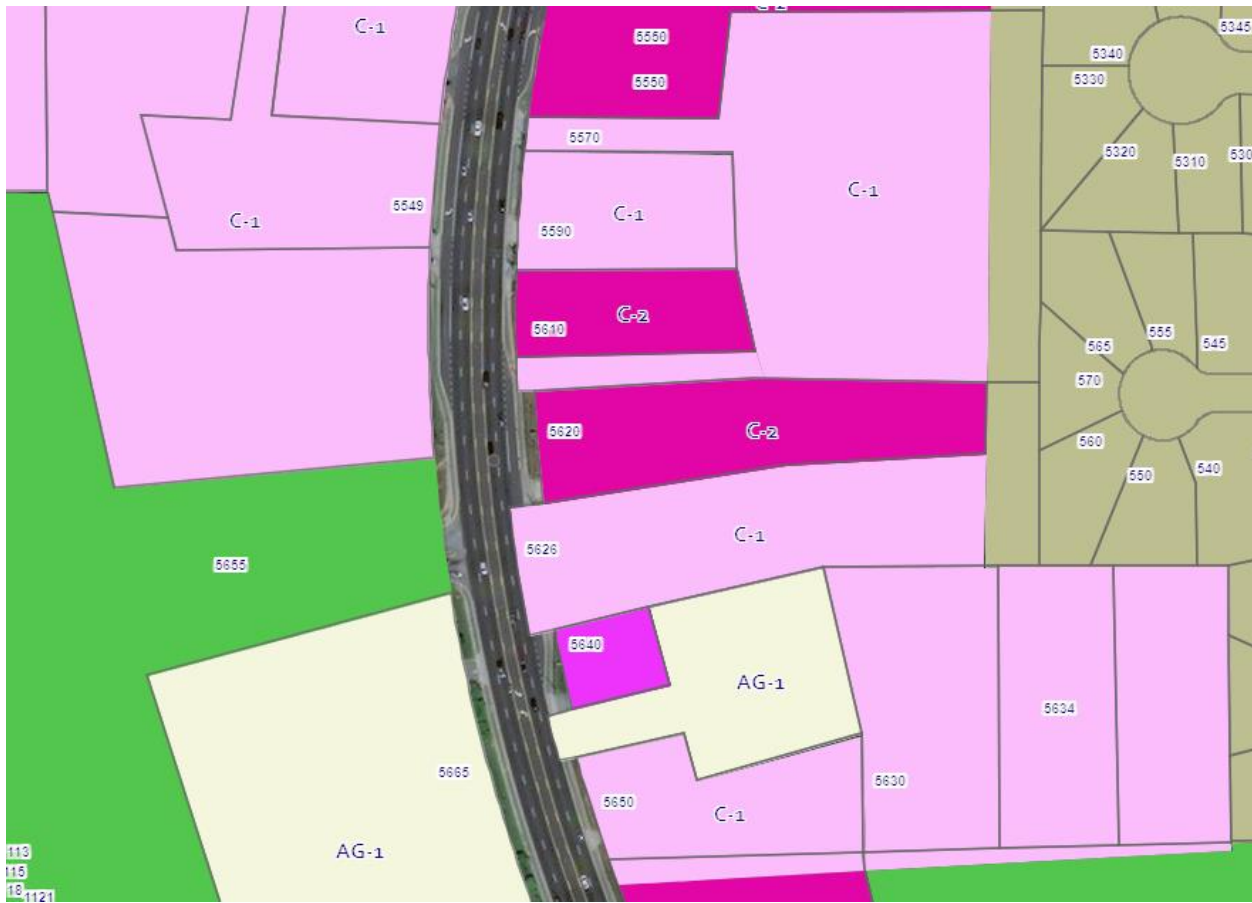
To consider an amendment to two (2) modifications identified in zoning case 2015Z-0003 to remove "Discount Retail Store" from the excluded uses of the property at 5620 Old National Highway.

STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Habitat for Humanity in Atlanta, Inc c/o Andrew Gurvey 824 Memorial Drive, SE Atlanta, GA 30316
Status of Applicant:	Property owner
City Council District(s):	6
Parcel ID Number:	13-0093-LL1182
Area of Property:	The property is composed of approximately 1.46 acres.
Current/Past Use of the Property:	This is a vacant lot that was formally used as a car dealership.
Prior Zoning Cases/History:	Z15-007 Request to rezone from C-1 (Community Business District) to C-2 (Commercial District) – APPROVED WITH CONDITIONS
Surrounding Zoning:	<u>North:</u> C-1 (Community Business District) and C-2 (Commercial District) <u>South:</u> C-1 (Community Business District) <u>East:</u> R-4 (Single-Family Dwelling District) <u>North:</u> A (Medium Density Apartment District)
2035 Future Land Use Designation:	Community Live Work.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification does align with the Comprehensive Future Land Use Designation.
Overlay District:	Old National Overlay
Public Utilities:	Water service is provided to these sites by City of Atlanta. Sewer service is available to the site by Fulton County.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street:</u> Old National Highway <u>Classification:</u> Minor Arterial State Road <u>Public Transit:</u> MARTA is approximately 0.3 miles away <u>Bike/Pedestrian Access:</u> Sidewalks are available on both sides of Old National Highway. Bike lanes are not present.



CONDITION(S) TO BE MODIFIED:

Z15-0007 condition 1a states:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail, service commercial and/or office uses, excluding indoor amusements, commercial amusements, automotive parking lot, garage, parking garage/deck, automotive specialty shop, automotive repair garage, emissions testing station, group residence, free standing fast food restaurant, free standing liquor/wine/beer/package store, motel, hotel, check cashing store, pawn shop (including title pawn), laundromat, massage establishment, nail salon, beauty supply store, beauty shop, barber shop, flea market, ~~discount retail shop~~, roadside vending, roadside produce stand and seasonal vending.

*Whereas, this request is to modify these conditions specifically, but all conditions remain intact. See attachment for all conditions.

PUBLIC PARTICIPATION

The applicant hosted a public meeting on March 14, 2019 at 7:00 p.m. at Diamond Hall and Conference Center located at 5495 Old National Highway, #C9, Atlanta, GA. Seventeen (17) members of public attended and expressed concern on access to the site, landscaping, and building material.

Three members of the public attended the staff-hosted Community Zoning Information Meeting on March 7, 2019 to learn more about the project.

STAFF COMMENTS

Engineering: None provided

Environmental: See Attached

Public Works: None provided

Transportation: None provided

MARTA: None provided

Fulton County Schools: None provided

Fire: None provided

Legal: None provided

PLANNER'S RECOMMENDATION

Staff's recommendation is **APPROVAL**. This proposed use does align with the Comprehensive Plan and would be allowed per the C-2 Zoning District.

PREPARED BY:

Richard Hathcock, Senior Planner

REVIEWED BY:

Keedra T. Jackson, Senior Planner

Shayla Reed, Director

MAYOR & COUNCIL ACTION

Original hearing date: May 14, 2019