

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: **M19-001 for a Modification of 2006Z-0042 SFC at The Bluffs at Camp Creek**

DATE: May 14, 2019

To consider an amendment of four (4) modifications identified in zoning case 2006Z-0042 SFC, 1.c, 2.a, 3.a, and 3.c at “The Bluffs at Camp Creek” subdivision by Battle Law, PC on behalf of Hybrass Overlook, LLC.

May 14, 2019 – Applicant was deferred 14 days for a traffic study and a public input meeting.

STAFF RECOMMENDATION: APPROVAL with CONDITIONS

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Battle Law, PC c/o Michele Battle 1 West Court Square Suite 750 Decatur, GA 30030
Status of Applicant:	Attorney for property owner
City Council District(s):	2
Parcel ID Number:	14F-0069-LL-0145 14F-0069-LL-0103 14F-0069-LL-0137 14F-0069-LL-0129 14F-0069-LL-0111
Area of Property:	The property is composed of approximately 99.98 acres.
Current/Past Use of the Property:	The property is currently undeveloped.
Prior Zoning Cases/History:	2006Z-0042 Request to rezone from AG-1 (Agricultural District) to CUP (Community Unit Plan` District) – APPROVED WITH CONDITIONS
Surrounding Zoning:	<u>North:</u> R-4 (Single-Family Dwelling District) and MIX (Mixed Use District) <u>South:</u> R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District) <u>East:</u> R-3 (Single-Family Dwelling District) and R-4 (Single-Family District) <u>West:</u> R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District)
2035 Future Land Use Designation:	Suburban Neighborhood, 2 to 3 Units per acre.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification aligns with the Comprehensive Plan.
Overlay District:	Cliftondale Overlay
Public Utilities:	Water service is provided to these sites by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.

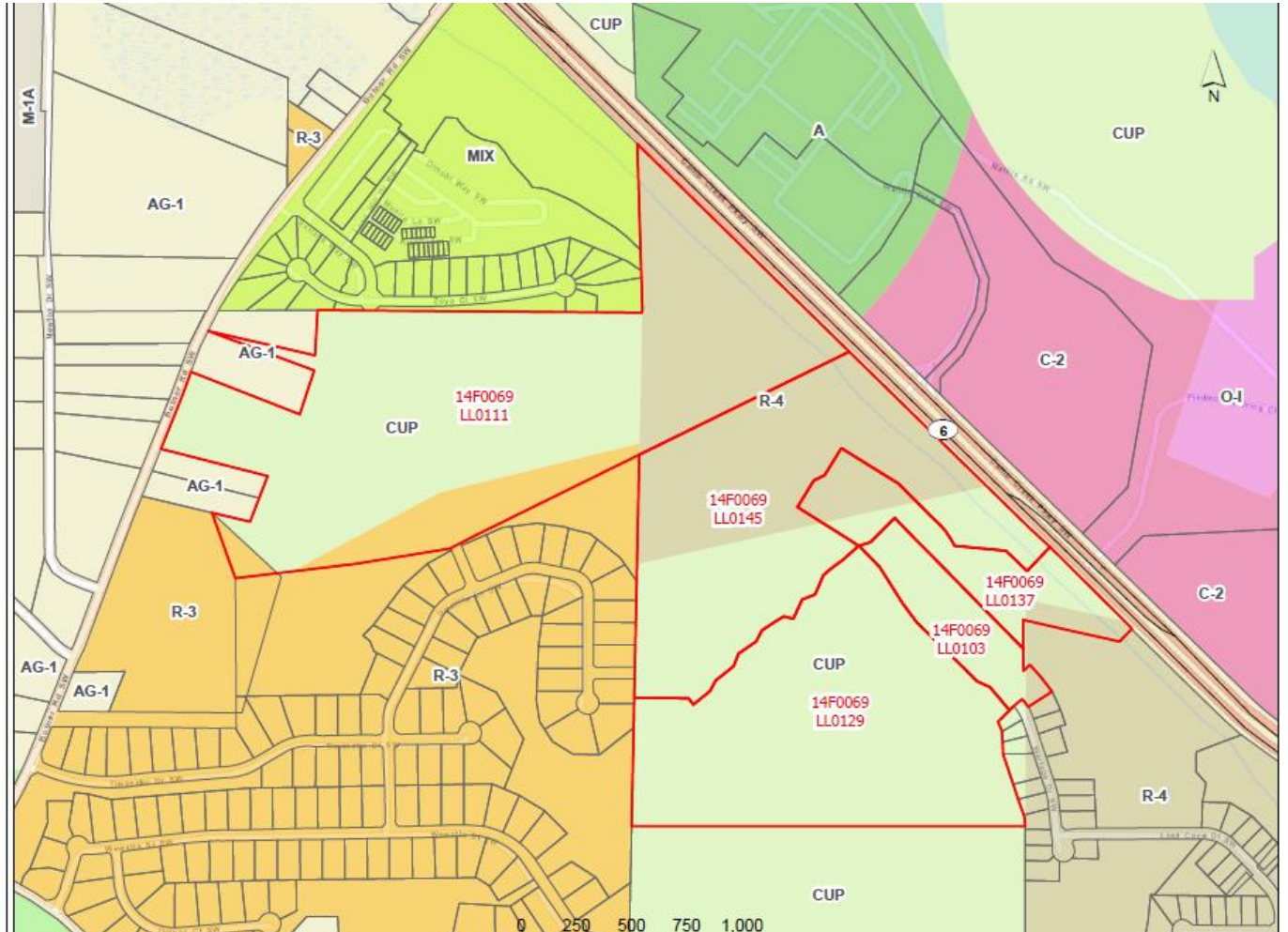
Transportation:

Street: Butner Road & Camp Creek Parkway

Classification: Primary Arterial Local Road

Public Transit: MARTA is not available within 5 miles of this site

Bike/Pedestrian Access: There are no sidewalks along this section of Butner Rd nor Camp Creek Parkway.



CONDITION(S) TO BE MODIFIED:

2006Z-0042 condition 1C states: The Minimum lot size and minimum heated floor area shall be as follows:

- i. ~~No more than 80~~ lots at or between 6,000 square feet and 7,000 square feet with a minimum heated floor area of 1,800 square feet.
- ii. No more than ~~85~~ **155** lots at or between 7,001 square feet and 9,000 square feet with a minimum heated floor area of 2,000 square feet;
- iii. No less than ~~60~~ **68** lots a minimum 9,001 square feet with a minimum heated floor area of 2,400 square feet.

2006Z-0042 condition 2A states: To the site plan received by the Department of Environmental and Community Development on April 5, 2006 **City of South Fulton Community**

Development and Regulatory Affairs Department on December 19, 2018. Said site plan is conceptual only and must meet or exceed the requirement of the Zoning Resolution and the conditions prior to approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2006Z-0042 condition 3A states: The minimum design standards are:

Minimum Lot Width: ~~60~~ 65 feet, except 70 feet for lots with a minimum square footage of 9,001 square feet or greater

Minimum Front Yard Setback: ~~25~~ 20 feet

Minimum Side Corner Setback: 25 feet with side entry garage and 15 feet without side entry garage

Minimum Building Separation: ~~20~~ 15 feet

2006Z-0042 condition 3C: (pursuant to 2006VC-0061 SFC, Part 1): To delete the 50-foot undisturbed buffer and 10-foot improvement setback for Tract B along the east property line and adjacent to the Camp Creek Village Subdivision along the northwestern boundary of the Subject Property.

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

PUBLIC PARTICIPATION

The applicant held a public participation meeting at Camp Creek Church of Christ on March 18, 2019 at 6:30pm to 7:30pm. The applicant stated that no resident was present to express any concerns.

STAFF COMMENTS

Engineering: No comments determined

Environmental: Prior to the approval of any plat by the appropriate jurisdiction, the Environmental Health Services Division of the Fulton County Board of Health shall review and approve the plat regarding water supply and sewage disposal. No person may sell, offer for sale, lease, begin construction or otherwise begin the physical improvement of an exemption plat development, nor shall a building permit be issued in any form until all requirements set forth by the Fulton County Board of Health have been met.

The Fulton County Board of Health will require that the owner/developer connect the proposed development to public water and public sanitary sewer, which are available to the site.

The Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the modification to allow for the development of the proposed subdivision.

Public Works: None received

Transportation: None received

MARTA: None received

Fulton County Schools: None received

Fire: None received

Legal: None received

PLANNER'S RECOMMENDATION:

1. All lots that front Zoya Court shall have a minimum front yard and rear yard setback of 25 feet.
2. All lots that front Zoya Court will not be required to meet the 5-foot stagger requirement.
3. All lots that front Zoya Court shall have one-sided masonry front.
4. Lots 1 & 115, pursuant to site plan received December 19, 2018, shall be two-sides brick facing Zoya Court and Sultana Way.

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.