

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City Planning Commission
FROM: Planning & Zoning Division
SUBJECT: TA19-004 Ordinance for Party Houses
DATE: September 17, 2019

A Text Amendment by the Planning and Zoning Department to regulate party houses in residential districts.

STAFF'S RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information: Planning and Zoning Department of Community and Regulatory Affairs

Status of Applicant: Staff is seeking to create an ordinance in order to curb negative outcomes due to commercial party houses, the City would be duly served to regulate the location and circumstances of such property uses

City Council District(s): ALL

Parcel ID Number: This petition is not designated to a specific parcel

Area of Property: This petition is not designated to a specific parcel

Current/Past Use of the Property: This petition is not designated to a specific parcel

Prior Zoning Cases/History: None

Surrounding Zoning: The existing zoning and land uses surrounding the Overlay Districts have various zoning designations such as, Single Family Residential, Townhomes and Multi-family dwellings (R-1, R-2, R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6, TRA, AL), in the City of South Fulton

2035 Future Land Use Designation: Suburban Neighborhood

Compatibility to the Fulton County 2035 Comprehensive Plan: The proposed zoning amendment is consistent with the existing land use designations such as Single Family Residential, Commercial Business, MIX, Office-Institutional, and Industrial.

Overlay District: Cascade Corridor, Old National, Sandtown, Cliftondale, South Fulton Parkway, Cedar Grove, Fulton Industrial,

Public Utilities: Water service is provided to this site 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: No development is being proposed, this consideration is not applicable.

Parking Required (Retail/Service Stations): No development is being proposed, this consideration is not applicable.

PUBLIC PARTICIPATION

Planning Commission will be held on September 17, 2019. Planning Commission's recommendation is to be determined.

Mayor Council decision is to be determined.

ZONING IMPACT ANALYSIS

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Since no development projects are being proposed as part of the text amendment, this consideration is not applicable.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Since no development projects are being proposed as part of the text amendment, this consideration is not applicable.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

Since no development project is being proposed as part of this text amendment, this consideration is not applicable.

4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

Since no development projects are being proposed as part of the text amendment, this consideration is not applicable.

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

Since no development project is being proposed as part of the text amendment, this consideration is not applicable.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and

Since no development project is being proposed as part of the text amendment, this consideration is not applicable.

7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.

Since no development project is being proposed as part of this text amendment, this consideration is not applicable.

STAFF COMMENTS

Engineering: None provided

Environmental: None provided

Public Works: None provided

Transportation: None provided

MARTA: None provided

Fulton County Health Department: None provided

Fire: None provided

Legal: None provided

PLANNER'S RECOMMENDATION

The Planning and Zoning staff is seeking to regulate "Party Houses" in residential districts. The City has had numerous problems with persons in single family residential homes running party home businesses, disturbing the neighborhood and causing an increase in nuisance and criminal activity. It is the City's goal to curb negative outcomes due to commercial party houses by duly regulating the location and circumstances of such property uses. Staff is recommending **APPROVAL**

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY:

Keedra T. Jackson, Senior Planner

REVIEWED BY:

Shayla Reed, Director of Community and Regulatory Affairs