

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor & Council

FROM: Planning & Zoning Division

SUBJECT: **M18-004 at 4644 Marching Lane (Lot 108, Lexington Park subdivision)**

DATE: July 24, 2018

Michelle Macauley for DR Horton requests a modification to reduce the side yard setback from 7.5 feet to 3.5 feet on the south property line at 4644 Marching Lane within the Lexington Park subdivision.

STAFF RECOMMENDATION: APPROVAL

cc: Mark Massey, City Clerk

APPLICATION INFORMATION

Applicant Information:	Michelle Macauley LeCraw Engineering 3475 Corporate Way Suite A Duluth, GA 30096
Status of Applicant:	Agent for D.R. Horton who owns the property
City Council District(s):	4
Parcel ID Number:	09F310001434537
Area of Property:	The property is composed of approximately 0.1733 acres.
Current/Past Use of the Property:	The property is currently developed with a single-family home. The home is unoccupied until it can obtain a Certificate of Occupancy, which requires compliance with this side yard setback in question.
Prior Zoning Cases/History:	Z05-096 , request to rezone property from AG-1 (Agricultural District) to CUP (Community Unit Plan District) – APPROVED WITH CONDITIONS
Surrounding Zoning:	The property is in the middle of an entire subdivision zoned CUP (Community Unit Plan District).
2035 Future Land Use Designation:	Rural Neighborhood
Compatibility with 2035 Comprehensive Plan:	The proposed modification does not alter the use of the property.
Overlay District:	Cliftdale
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:	<u>Street</u> : Marching Lane <u>Classification</u> : Residential Street <u>Public Transit</u> : MARTA is not available to this site <u>Bike/Pedestrian Access</u> : Sidewalks are available within the Lexington Park Subdivision. A small stretch of sidewalk is provided at the subdivision entrance.



CONDITION(S) TO BE MODIFIED

3a. To the owner's agreement to the following site development considerations:

Minimum side yard: 7.5 feet

PUBLIC PARTICIPATION

The applicant held their own public meeting on March 27, 2018 from 5:00 p.m. to 5:45 p.m. at the Wolf Creek Library at 3100 Enon Road. Two members of public attended the meeting, both in support of the project. One attendee wanted to make sure that this variance applied to one lot only. The applicant explained that the request is due to the need to develop houses comparable to those already constructed within the subdivision.

STAFF COMMENTS

Engineering: Reviewed; no comments

Environmental: Reviewed; no comments

Public Works: Reviewed; no comments

Transportation: None provided

MARTA: Reviewed; no comments

Fulton County Schools: Reviewed; no comments

Fire: None provided

Legal: None provided

PLANNER'S RECOMMENDATION

The house on the subject property, Lot 108, is currently constructed 3.9' from its side property line to the south. The required side yard setback is 7.5', so between every two homes, there is at least 15'. The home due south of the subject property is Lot 107 (4654 Marching Lane). Lot 107 is 14.2' from the joint property line with Lot 108. This 14.2' distance combined with the 3.9' distance provides for a total of 18.1' of separation between the existing homes. Thus, Lots 107 and 108 comply with the Zoning Resolution requirement of a minimum of 15' between homes because they were constructed 18.1' apart. Based upon the findings and conclusions herein, Staff recommends **APPROVAL**.

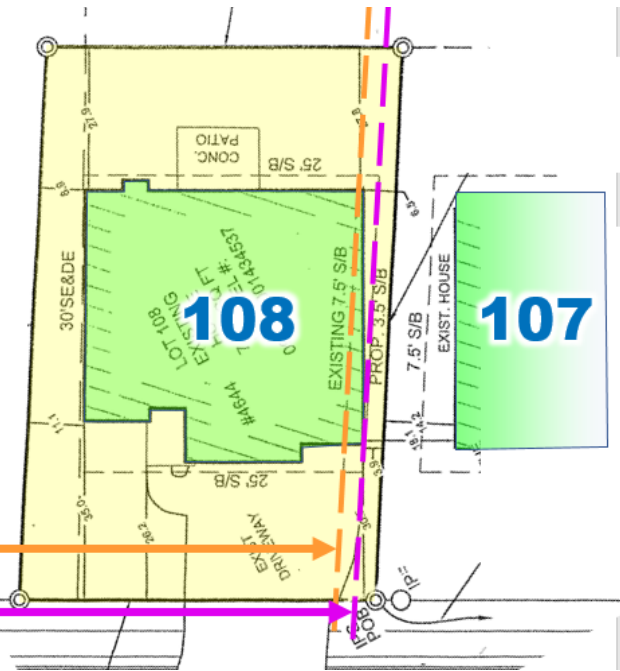
Lot 108 side set back 3.9'
+ Lot 107 side set back 14.2'

Total between homes = 18.1'
Zoning Resolution minimum = 15'

Homes meet intent of Zoning Resolution.

7.5 (required today)

3.5 (proposed)



REVIEWED BY:

Dana Gray
