

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City Planning Commission
FROM: Planning & Zoning Division
SUBJECT: **Z18-010 – 8140 & 8160 Williams Rd**
DATE: February 19, 2019

JB Hunt Transport, Inc for Dana & Doris Bomar seeks an ordinance to rezone from **AG-1 (Agricultural District) & M-2 (Heavy Industrial District)** to **M-2 (Heavy Industrial District)** for temporary storage of shipping containers and truck trailers at **8140 & 8160 Williams Rd.**

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

cc: Mark Massey, City Clerk

APPLICATION INFORMATION

Applicant Information:	Lynn Boyd JB Hunt Transport, Inc 705-A North Bloomington Street Lowell, Arkansas 72745
Status of Applicant:	Applicant plans to purchase property to develop a parking lot for temporary storage of shipping containers and truck trailers.
City Council District(s):	4
Parcel ID Number:	07 290001330655 07 290001330762
Area of Property:	The property is composed of approximately 12.44 acres.
Current/Past Use of the Property:	Across the two parcels are 2 single-family houses and 2 accessory structures.
Prior Zoning Cases/History:	1966Z-0100; 1969Z-0058; 1991U-0033
Surrounding Zoning:	<u>North</u> : M-2 (Heavy Industrial District) & AG-1 (Agricultural District) <u>South</u> : M-2 (Heavy Industrial District) & AG-1 (Agricultural District) – Split Zoned <u>East</u> : M-2 (Heavy Industrial District) & SUB-A (Suburban Single-Family District) <u>West</u> : M-2 (Heavy Industrial District)
2035 Future Land Use Designation:	Industrial
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed M-2 zoning is consistent with the existing Industrial land use designation, which includes M-1, M-1A, & M-2 as its Compatible zoning classifications.
Overlay District:	None
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: Williams Road

Classification: Minor Arterial Local Road

Public Transit: 0.3 miles to a MARTA bus stop, Route 180

Bike/Pedestrian Access: Neither sidewalks nor bike lanes exist on Williams. There is a sidewalk installed on Mclarin Rd, which is slightly north of these properties.

City of South Fulton Zoning:

8140 Williams Rd



8160 Williams Rd



PUBLIC PARTICIPATION

The applicant provided a sign-in sheet from the required public participation meeting. Only 1 resident from the community showed up and the applicant stated that no input was received from this citizen.

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;

The site is in character of the neighboring South Fulton properties in the area.

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

The surrounding properties are within three zoning districts:

- M-2 (Heavy Industrial District)
- AG-1 (Agricultural District)
- SUB-A (Suburban Single-Family District)

The only Single-Family Dwelling District zoning (SUB-A) is not contagious to these properties and the AG-1 (Agricultural District) is not being utilized for agricultural uses. Most of the surrounding properties are zoned and utilized as Heavy Industrial so this rezoning should not adversely affect the surrounding properties.

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

Both parcels are split zoned between AG-1 (Agricultural District) and M-2 (Heavy Industrial). The requested M-2 (Heavy Industrial) zoning is consistent with surrounding properties and the Comprehensive Plan, whereas AG-1 (Agricultural District) is not consistent surrounding properties nor the Comprehensive Plan. This inconsistent does not provide for a reasonable economic use, as currently zoned.

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;

On February 13, 2018, the Mayor and Council of the City of South Fulton adopted a Truck Ordinance that designates “Restricted Routes” and “Allowed Routes” for all truck traffic with the exception of trucks used for building construction, farming equipment, boat trailers, emergency vehicles, and trucking en route to its customary storage location. Roosevelt Hwy

is an approved route for trucks and Williams Rd connects into Roosevelt Hwy via Gullatt Rd. Staff does not see this as burdensome to the existing infrastructure.

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

The Fulton County 2035 Comprehensive Plan's Future Land Use Map designates the area as "Industrial" which does list the proposed zoning district, M-2, as one of its Compatible Active Zoning Classifications.

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

There have been no prior conditions placed on the zoning of this property. It is along the Roosevelt Hwy corridor, where heavy industrial zoning is found. The applicant proposes a rezoning to the Heavy Industrial District.

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.

The Environmental Site Assessment submitted by Contour Environmental, LLC states that the property contains no wetlands, floodplains, streams/stream buffers, nor slopes that exceed 33%.

STAFF COMMENTS

Engineering:

1. Pave/improve Williams Rd to Industrial Area Standard per Fulton County Standard Detail 301 from the proposed entrance to McLarin Rd.
2. Add 5' sidewalk with 2' grass strip behind curb along Williams Rd to connect to the sidewalk along McLarin Rd per Fulton County Standard Detail 308.
3. Dedicate 30' of Right-of-Way from centerline along the entire frontage of Williams Rd.

Environmental: The Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by allowing the rezoning from AG-1 to M-2 for the development proposed parking lot to store shipping containers and trucking trailers.

Public Works: None received.

Transportation: None received.

MARTA: None received.

Fulton County Schools: None received.

Fire: None received.

Legal: None received.

PLANNER'S RECOMMENDATION

The surrounding properties immediately adjacent to the subject property are all zoned heavy industrial (M-2), the majority are presently occupied with similar uses. The project's proposal does align with the 2035 South Fulton Comprehensive Plan, which designates the property for "Industrial" future land use, so Staff recommends **APPROVAL** of this request to rezone the property from AG-1 (Agricultural District) to M-2 (Heavy Industrial District) with the following conditions;

1. Pave/improve Williams Rd to Industrial Area Standard per Fulton County Standard Detail 301 from the proposed entrance to McLarin Rd.
2. Add 5' sidewalk with 2' grass strip behind curb along Williams Rd to connect to the sidewalk along McLarin Rd per Fulton County Standard Detail 308.
3. Dedicate 30' of Right-of-Way from centerline along the entire frontage of Williams Rd.

PLANNING COMMISSION RECOMMENDATION

APPROVAL with staff's recommended conditions

WRITTEN BY:

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REVIEWED BY:

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Shayla Reed, Director of Community Development and Regulatory Affairs