

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: TA19-002 Amendment for Overlay Districts
DATE: September 17, 2019

A Text Amendment by the Planning and Zoning Department to revise the provisions of the City's Overlay Districts to require that single family residential development adheres to the relevant overlay district.

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 revise the City's Overlay Districts to require single family residential districts to adhere to the provisions of each overlay.
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 overlays 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), C-1 (Commercial District), M-1 A (Industrial Park District), MIX (Mix Use) in the City of South Fulton
2035 Future Land Use Designation:	N/A.
Compatibility to the Fulton County 2035 Comprehensive Plan:	N/A
Overlay District:	Cascade Corridor, Old National, Sandtown, Cliftondale, South Fulton Parkway, Cedar Grove, Fulton Industrial,
Public Utilities:	N/A
Public Services:	N/A
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

This is a staff-initiated text amendment; no public meeting was held. Planning Commission meeting is scheduled for September 17, 2019. Mayor & Council meeting scheduled for October 27, 2019.

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 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 amendmen, 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 change existing language in all overlays districts to require developers to adhere to development regulations for single family detached dwellings. The staff is seeking to change the language from commercial development to both from “applies to all properties zoned or developed for nonresidential and residential uses (except single family detached dwelling units)” to clarify that the regulatory mechanisms therein apply to development of single family detached dwelling units. Staff is recommending is **APPROVAL**.

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY:

Keedra T. Jackson, Senior Planner

REVIEWED BY:

Richard Hathcock, Senior Planner