

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: **M19-007 for a Modification of Z2003-102 (Bedford Estates)**
MEETING DATE: January 28, 2020

To consider an amendment to a modification identified in zoning case 2003Z-102 (3.a) to reduce the lot width on five properties.

STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

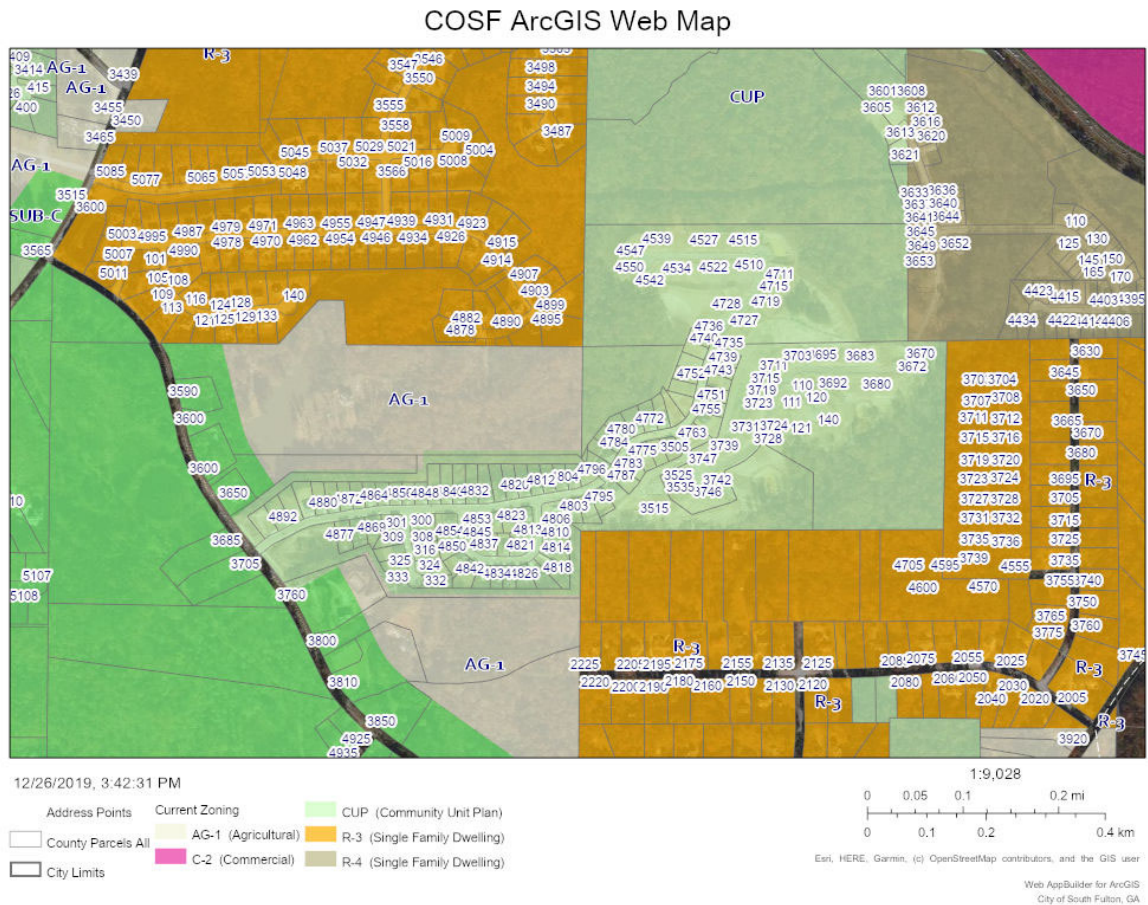
APPLICATION INFORMATION

Applicant Information:	Brandon Richardson for Century Communities of Georgia LLC 3091 Governors Lake Drive Norcross, GA 30071
Status of Applicant:	Property owner
City Council District(s):	2
Parcel ID Number:	14F0069 LL0483, 14F0069 LL0491, 14F0069 LL0509, 14F0069 LL0517, 14F0069 LL0525
Area of Property:	Lot 136: 0.35 acres, Lot 137: 0.33 acres, lot 138: 0.30 acres, lot 139: 0.39 acres, lot 140: 0.24 acres
Current/Past Use of the Property:	These are 5 vacant lots
Prior Zoning Cases/History:	Z-2003-0102 request to rezone from Sub-C (Suburban Dwelling) and AG-1 (Agricultural) to CUP (Community Unit Plan). Approved with conditions
Surrounding Zoning:	<u>North</u> : CUP (Community Unit Plan) and AG-1 (Agricultural District) <u>South</u> : R-4 (Single Family Dwelling District), AG-1 (Agricultural District), Sub C (Suburban Single-Family Dwelling District) <u>East</u> : Sub-C (Suburban Single-Family Dwelling District) and AG-1 (Agricultural District) <u>West</u> : R-3 (Single Family Dwelling District)
2035 Future Land Use Designation:	Suburban Neighborhood.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification does align with the Comprehensive Future Land Use Designation.
Overlay District:	Clifftondale Overlay

Public Utilities: Water service is provided to these sites by City of Atlanta.
Sewer service is available to the site by Fulton County.

Public Services: Police and Fire services are available to the site by the City of South Fulton.

Transportation: Street: Bridgeway Road
Classification: Local Road
Public Transit: MARTA is approximately 1.5 miles away
Bike/Pedestrian Access: Sidewalks will be available on both sides of Bridgeway Road.



CONDITION(S) TO BE MODIFIED:

Z2003-102 condition 3a states:

3. To the owner's agreement the following site development regulations:

a. Development Standards

Minimum Front Yard 20 feet
Minimum Rear Yard 25 feet
Minimum Side Yard 0 feet
Minimum Building Separation 15 feet
Minimum Lot Width at the Building Line 70 feet

*Whereas, this request is to modify condition 3a to reduce the minimum lot width at the building line which the applicant intends to vary:

- Lot 136-64.5 feet
- Lot 137 66.7 feet
- Lot 138 61.2 feet
- Lot 139 47.9 feet
- Lot 140 66.6 feet

PUBLIC PARTICIPATION

The applicant held a public meeting at the Wolf Creek Library on December 18, 2019. No members of the public attended this meeting.

No members of the public attended the staff-hosted Community Zoning Information Meeting on December 12, 2019 to learn more about the project.

STAFF COMMENTS

Engineering: None provided

Environmental: None provided

Public Works: None provided

Transportation: None provided

MARTA: None provided

Fulton County Schools: None provided

Fire: None provided

Legal: None provided

PLANNER'S RECOMMENDATION

Staff's recommendation is **APPROVAL**.

PREPARED BY:
 Marissa Jackson, Planner

REVIEWED BY:
 Allison Duncan, Deputy Director
 Shayla Reed, Director

