

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: **M19-006 for a Modification of Z64-190**
MEETING DATE: December 10, 2019

To consider an amendment to a modification identified in zoning case Z84-190 (1.a) to remove the requirement limiting “retail and service commercial and accessory uses having a total floor area of 7200 square feet” at the property located at 5626 Old National Highway.

The applicant desires to construct a *Restore* and office space on the site with a total square footage of 18,000. The majority of the building will be built on the 5626 Old National Hwy parcel. The applicant is able to meet all other zoning considerations and dimensional requirements for the C-2 (Commercial District) district. This request is to modify the part of the conditions specific to the total square footage allowed, but all other conditions remain intact.

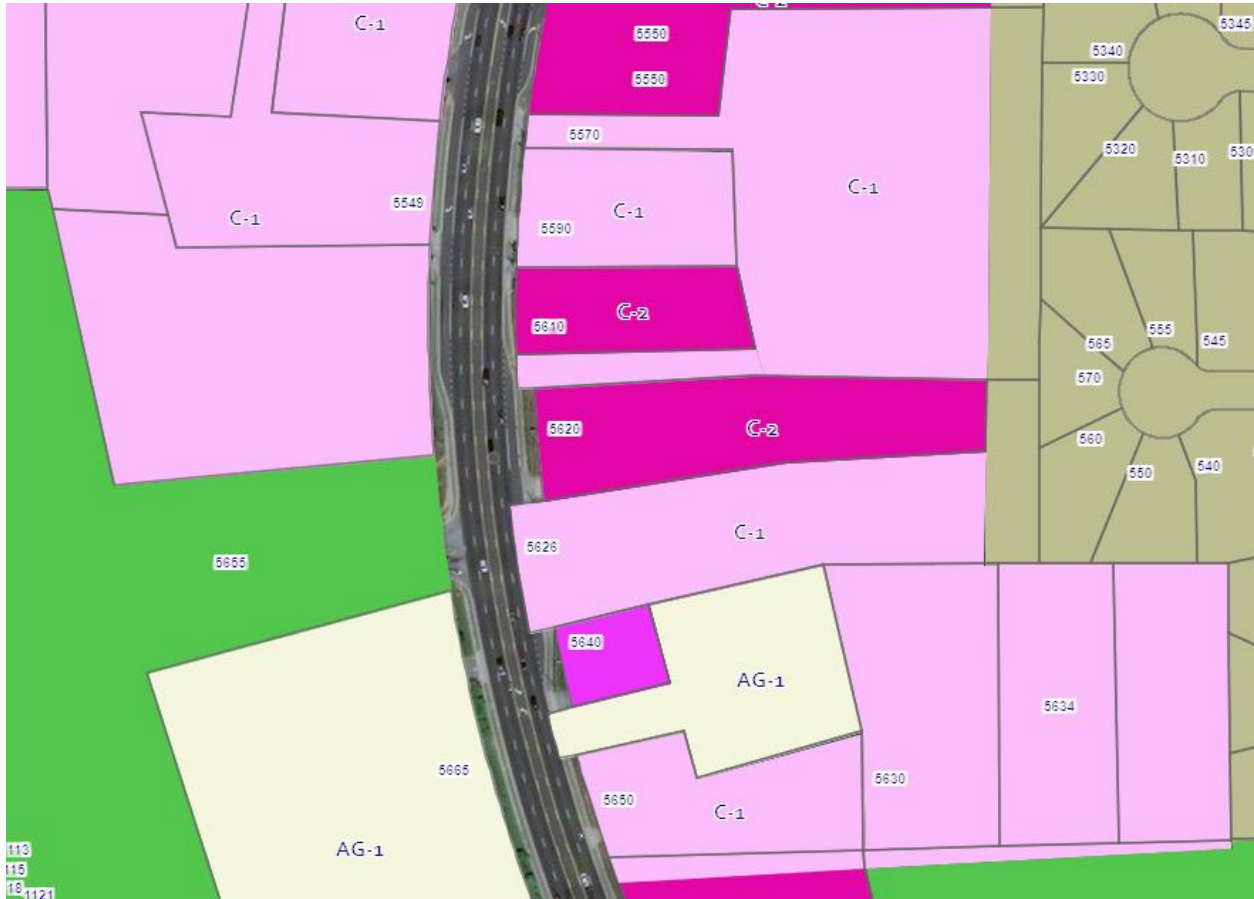
STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Lauren M. Clayton for Habitat for Humanity in Atlanta, Inc c/o Andrew Gurvey 824 Memorial Drive, SE Atlanta, GA 30316
Status of Applicant:	Property owner
City Council District(s):	6
Parcel ID Number:	13-0093-LL1190
Area of Property:	The property is composed of approximately 1.83 acres.
Current/Past Use of the Property:	This is a vacant lot that was formally used as a car dealership.
Prior Zoning Cases/History:	Z84-0190 Request to rezone from C-1 (Community Business District) to C-1 (Community Business District) – for retail and service commercial. APPROVED WITH CONDITIONS Z15-007 Request to rezone from C-1 (Community Business District) to C-2 (Commercial District) – APPROVED WITH CONDITIONS
Surrounding Zoning:	<u>North:</u> C-1 (Community Business District) and C-2 (Commercial District) <u>South:</u> C-1 (Community Business District) <u>East:</u> R-4 (Single-Family Dwelling District) <u>North:</u> A (Medium Density Apartment District)
2035 Future Land Use Designation:	Community Live Work.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification does align with the Comprehensive Future Land Use Designation.
Overlay District:	Old National 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:	<u>Street:</u> Old National Highway <u>Classification:</u> Minor Arterial State Road <u>Public Transit:</u> MARTA is approximately 0.3 miles away

Bike/Pedestrian Access: Sidewalks are available on both sides of Old National Highway. Bike lanes are not present.



CONDITION(S) TO BE MODIFIED:

Z15-0007 condition 1a states:

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail and service commercial and accessory uses having a total floor area of 7200 square feet, but excluding fast food restaurants, service stations and commercial amusements.

*Whereas, this request is to modify the part of the conditions specific to the total square footage allowed, but all other conditions remain intact. See attachment for all conditions.

PUBLIC PARTICIPATION

The applicant hosted a public meeting on November 18, 2019 at 7:00 – 9:00 p.m. at Diamond Hall and Conference Center located at 5495 Old National Highway, #C9, Atlanta, GA. There were 6 members of the community that attended. After the presentation by the applicant those in attendance left comfortable with the request and expressed no concerns.

One member of the public attended the staff-hosted Community Zoning Information Meeting on November 7, 2019 to learn more about the project.

STAFF COMMENTS

Engineering: None provided

Environmental: See Attached

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**.

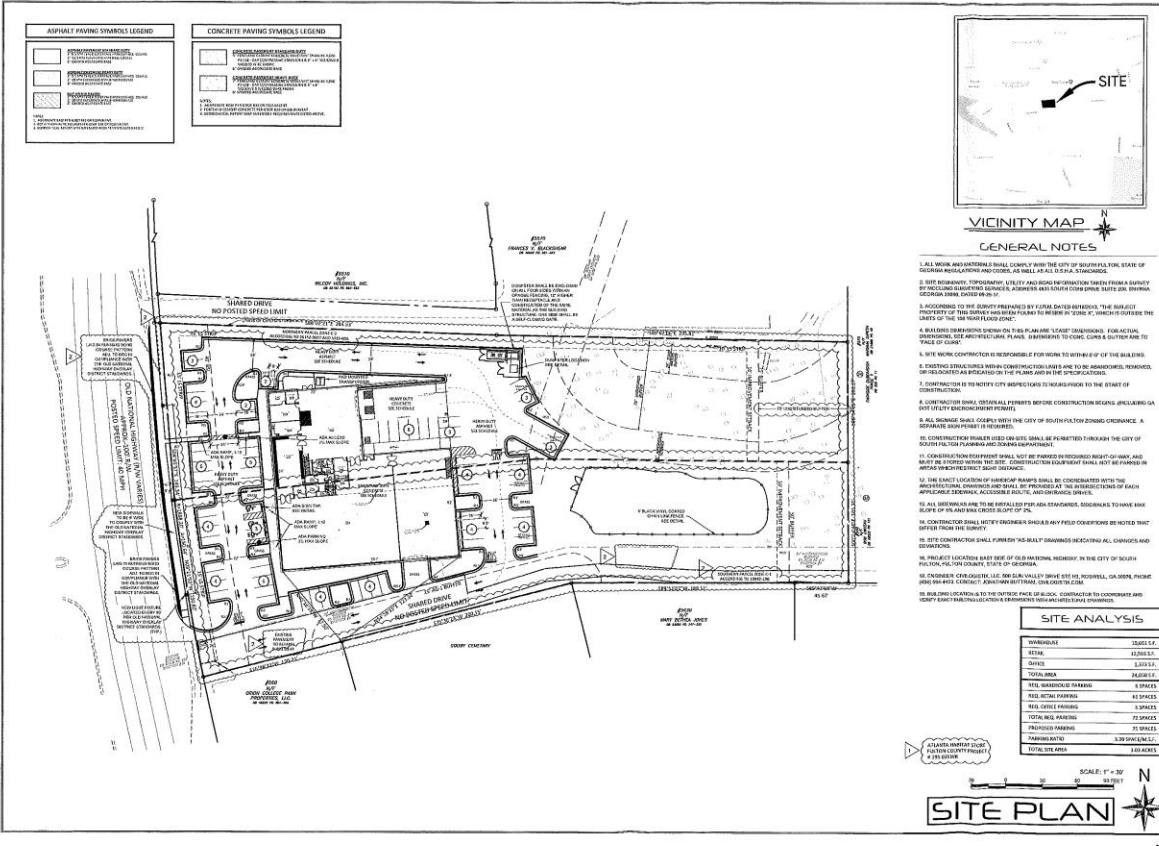
PREPARED BY:

Dana Gray, Planner

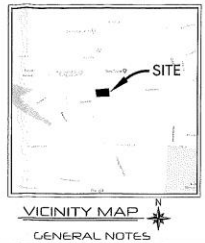
REVIEWED BY:

Allison Duncan, Deputy Director

Shayla Reed, Director



ASPHALT PAVING SYMBOLS LEGEND	CONCRETE PAVING SYMBOLS LEGEND
<p>1. CONCRETE DRIVEWAYS</p> <p>2. ASPHALT DRIVEWAYS</p> <p>3. ASPHALT DRIVEWAYS WITH CURB AND GUTTER</p> <p>4. ASPHALT DRIVEWAYS WITH CURB AND GUTTER AND SIDEWALK</p> <p>5. ASPHALT DRIVEWAYS WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY</p>	<p>1. CONCRETE DRIVEWAYS</p> <p>2. CONCRETE DRIVEWAYS WITH CURB AND GUTTER</p> <p>3. CONCRETE DRIVEWAYS WITH CURB AND GUTTER AND SIDEWALK</p> <p>4. CONCRETE DRIVEWAYS WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY</p>



1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF SOUTH FULTON STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL CITY ORDINANCES.
2. SITE BOUNDARY, TOPOGRAHY, UTILITY AND DESIGN INFORMATION SHALL BE A SURVEY BY A LICENSED SURVEYOR, ENGINEER OR ARCHITECT. THE SURVEY SHALL BE A SURVEY OF THE SURVEY AND SHALL BE IN ACCORDANCE WITH THE SURVEYING BOARD OF THE STATE OF GEORGIA.
3. THE EXISTING UTILITIES SHALL BE IDENTIFIED BY FIELD SURVEY. THE SURVEY PROPERTY OF THE SURVEY AND SHALL BE IN ACCORDANCE WITH THE SURVEYING BOARD OF THE STATE OF GEORGIA.
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SITE ANALYSIS	
THUMBNAIL	2000 S.F.
SEAL	1200 S.F.
DRIVE	1200 S.F.
TOTAL AREA	3400 S.F.
NET AVAILABLE TO PARK	1200 S.F.
NET AVAILABLE TO PARK	1200 S.F.
TOTAL AVAILABLE TO PARK	2400 S.F.
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CIVILICISTIX
PROFESSIONAL ENGINEER
1001 15th Street SW, Atlanta, GA 30335
404.525.1000
civ@civilicistix.com

SITE PLAN
C201
18408
SEPTEMBER 09, 2019

ATLANTA HABITAT RESTORE
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M19-006