

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT &
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: **M21-002 for a Modification of U2016-001**
MEETING DATE: March 9, 2021

To consider an amendment to the Zoning Condition **1) e of Use Permit U2016-001**, to allow an after school program to operate in the new proposed Fellowship Hall.

STAFF RECOMMENDATION: APPROVAL

cc: Corey Adams, City Clerk

APPLICATION INFORMATION

Applicant Information:	Bethel United Methodist Church 1215 New Hope Rd. South Fulton GA 30331
Status of Applicant:	Property owner
City Council District(s):	1
Parcel ID Number:	14F0062 LL0266
Area of Property:	6.18 acres
Current/Past Use of the Property:	Church, School, Daycare, After School Program
Prior Zoning Cases/History:	U2004-0012 -Use permit for a church with an area of 16,541 square feet and after school program to operate in the existing church. U2016-0001 -Use permit for the church to expand from 16,541 square feet to 44,541 square feet, permission to hold an after school program inside the existing church, variance to allow an expansion to encroach in the minimum yards, variance to allow parking in the 50 ft, buffer, administrative variance to allow off-site parking.
Surrounding Zoning:	<u>North</u> : City of Atlanta, Residential Sub-division <u>South</u> : R-3 (Residential) <u>East</u> : R-3 (Residential) <u>West</u> : R-3 (Residential) + NUP (Neighborhood Unit Plan)
2035 Future Land Use Designation:	<u>Character Type</u> : Suburban Neighborhood <u>Land Uses</u> : Residential 2 to 3 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings</u> : R-3, R-3A, R-4A, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes. The proposed modification does align with the Comprehensive Future Land Use Designation.
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.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.
Transportation:	Street: New Hope Road Classification: Local Collector Street Public Transit: The nearest bus stop is 1.9 miles away on Cascade Rd.

Bike/Pedestrian Access: There is a sidewalk along the east frontage of the parcel.

MAPS:

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

CONDITION(S) TO BE MODIFIED:

U2016-001 condition 1) e. states:

1. The owner's agreement to:
 - e. After School Care Facility in the existing Church (U2004-0012).

PUBLIC PARTICIPATION

The applicants held their meeting on February 24, 2021, via Zoom. The report is attached.

STAFF COMMENTS

Engineering: Engineering was invited to the pre-application meeting before the application was submitted and provided comments at that time.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: The traffic engineer was invited to the pre-application meeting before the application was submitted and provided comments at that time.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire: The Fire Marshall was invited to the pre-application meeting before the application was submitted and provided comments at that time.

Legal: Requested information, none provided.

PLANNER'S RECOMMENDATION

Staff's recommendation is **APPROVAL**. Bethel United Methodist Church has been a fixture of the community and a reputable childcare institution for decades. Allowing the current after school program to expand into the proposed fellowship hall will allow Bethel United Methodist Church to serve even more families and nurture even more young minds. The additional fellowship hall should not have a negative impact on neighboring parcels or the surrounding community.

PREPARED BY:

Marissa Jackson, Planner

REVIEWED BY:

Shayla Reed, Director

MAYOR & COUNCIL ACTION

TBD