

# 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:** **M21-001 3580 Flat Shoals Road  
for a Modification of 2016Z-001 (1a)**

**MEETING DATE:** March 9, 2021

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To consider an amendment to the Zoning Condition **2016Z-001 (1a.)** to allow a barber, beauty, and nail salon.

**STAFF RECOMMENDATION: APPROVAL**

cc: Corey Adams, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information:	Pooja C Stores, Inc. Pritesh Patel 5131 Meadowlake Drive Dunwoody, GA 30338
Status of Applicant:	Property owner
City Council District(s):	5
Parcel ID Number:	09F241100820336
Area of Property:	1.41 acres
Current/Past Use of the Property:	This property is currently a gas station with a convenience store and deli.
Prior Zoning Cases/History:	<b>2016Z-001</b> SFC a rezoning from C-1 to C-1. Approved with conditions.  <b>1984Z-0232</b> a rezoning from C-1 to C-1. Approved with conditions.
Surrounding Zoning:	<u>North</u> : C-1 (Commercial) <u>South</u> : Union City, zoning GC <u>East</u> : Union City, zoning GC <u>West</u> : Union City, zoning GC
2035 Future Land Use Designation:	<u>Character Type</u> : Live-Work <u>Land Uses</u> : Live-Work Community, Public, Semi-Public and Institutional. Commercial Office Density: up to 10,000 sf per acre. <u>Zonings</u> : MIX, C-1, C-2, O-I
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: Flat Shoals Road Classification: Minor Arterial Local Public Transit: MARTA bus is available directly in front of the across the street of the subject site. Bike/Pedestrian Access: Sidewalks are provided on both side of Flat Shoals Road. There are no bike lanes provided.

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**MAPS:**

**City of South Fulton Zoning and Aerial Map:**

(see attached)

**Proposed Site Plan:**

(see attached)

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**CONDITION(S) TO BE MODIFIED:**

**2016Z-0001 (1a.) states:**

Retail, service commercial and/or office and accessory uses, excluding indoor amusements, commercial amusements, group residence, free standing liquor/wine/beer/package store, check cashing store, pawn shop (including title pawn), laundromat, massage establishment, nail salon, beauty supply store, barber shop, flea market, discount retail shop roadside vending, roadside produce stand and seasonal vending.

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**PUBLIC PARTICIPATION**

The applicant provided the report and noted that no one showed up to the virtual meeting.

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**STAFF COMMENTS**

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Requested information, none provided.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

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**PLANNER'S RECOMMENDATION**

There are no beauty and barber salon within a quarter mile of the subject site. This will be a convenient business for the area and is in proximity to the residential neighborhood. Staff's recommendation is **APPROVAL**.

**PREPARED BY:**  
Dana Gray, Planner

**REVIEWED BY:**  
Shayla Reed, Director

**MAYOR & COUNCIL ACTION**

Original hearing date: March 9, 2021





