

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT &
REGULATORY AFFAIRS

MEMORANDUM

TO: City Planning Commission
FROM: Planning & Zoning Division
SUBJECT: Z20-008 for 7195 Butner, o W Stubbs, and 3315 W Stubbs Rd
MEETING DATE: January 19, 2021

Applicant seeks to rezone from **AG-1 (Agricultural)** to **CUP (Community Unit Plan)**

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: TBD

cc: Corey Adams, City Clerk

APPLICATION INFORMATION

Applicant Information:	Michele Battle for Proterra Development L.L.C. 133 Johnson Ferry Rd Ste 115 Marietta, GA, 30068-4923
Status of Applicant:	Owner of property; intent is to rezone for residential development
City Council District(s):	District 2
Parcel ID Number:	14F 0155 LL 0579, 14F 0155 LL 0538, 14F 0155 LL 0603
Area of Property:	83.30 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> : CUP and AG-1 <u>South</u> : CUP and AG-1 <u>East</u> : CUP, AG-1, and R-3 <u>West</u> : CUP and AG-1
2035 Future Land Use Designation:	<u>Character Type</u> : Rural Neighborhood <u>Land Uses</u> : Agricultural, Forestry and Estate Residential, Residential 1 Unit or Less per acre, 1 to 2 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings</u> : R-2A, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes
Overlay District:	Cliftondale
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to the site by Fulton County. Any extension of sewer service is the responsibility of the developer.
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	<u>Street</u> : Butner Rd <u>Classification</u> : Collector Road

Public Transit: Not served by MARTA

Bike/Pedestrian Access: No sidewalk or bicycle lanes

Parking Required (Retail/Service Stations): N/A

MAPS

City of South Fulton Zoning and Aerial Map:

(see attached)

Proposed Site Plan:

(see attached)

PUBLIC PARTICIPATION

A virtual meeting was held December 7th via Zoom. The report is attached.

The applicants have also held several extra community meetings for residents of both adjoining Council Districts. They have also met with the Councilmembers.

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;

Yes. This proposal is for a future low to medium density residential development. The property borders similar residential developments.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No. The proposed future development is similar to what has already been built in the area. It would fit in appropriately and would not affect any existing use.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

No. The current zoning of the property significantly limits its use; other zoning classifications are suitable for the area and provide a higher and/or more relevant economic use.

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;

No. The proposal is for a future medium to low density residential area that would not be significantly impactful to the existing infrastructure. These developments are not of a size to where streets or transportation in the area would be overburdened. Current utility infrastructure is sufficient for this proposal, including what is already in the area. Future needed infrastructure improvements for the site would be paid for by the developer

5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;

Yes. The zoning requested is a type specifically listed as appropriate for the area.

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

No. There are no other pertinent conditions or concerns with this site.

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.

No. The uses allowable under this zoning are suitable for the area, and any site environmental concerns would have to be addressed in any development plan.

STAFF COMMENTS

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Requested information, none provided. A traffic study was submitted by the applicants. It did not find significant new impact from this proposal, and existing infrastructure is capable of handling increased traffic.

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.

PLANNER'S RECOMMENDATION

Approval. This development is highly suitable for the area. It would be an improvement to the site and is in line with the Future Land Use map and existing development.

The proposed conditions are attached.

Any specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY: Nathan Mai-Lombardo, Planning and Zoning Administrator

REVIEWED BY: Shayla Reed, Director, CDRA