



NEWS RELEASE

City of South Fulton Government

Department of Communications and External Affairs

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South Fulton Mulls Zoning Change Prohibiting New Rental Homes in Subdivisions

(City of South Fulton, GA – Aug. 25, 2021) – Seeking to avoid a potential strain on local schools and other potential issues, City of South Fulton officials are looking to stop the construction of single-family homes planned for rent or lease in subdivisions within the city.

City council members heard a first reading Tuesday of a proposed change to the city's zoning ordinance that would prohibit such developments. The measure also would help protect the city's high rate of home ownership.

"That is one of our unique characteristics that has attracted many of the residents to the area," said District 1 Councilwoman Dr. Catherine F. Rowell, who is sponsoring the legislation change. "We want to maintain that."

Two-thirds of South Fulton residents own their homes. That compares with 33 percent for the metro Atlanta area and 45 percent for Fulton County.

"Data shows that communities with higher rates of homeownership have lower crime rates and enjoy other social benefits," Rowell added. "Residents in these areas show a greater willingness to come together and solve issues through civic groups and neighborhood watch programs."

City officials are addressing other housing impacts as well. About three-quarters of South Fulton homes fall within the two-to-three-bedroom range.

"Geared more toward families, these developments can be particularly taxing for our school system, especially with our booming residential development," Rowell said. "We want to be good partners and ensure Fulton County is adequately prepared to serve the student population associated with this growth."

Part of the solution lies in thoughtful planning, according to Economic Development Director Christopher Pike. Adopted last year, the city's economic development strategic plan identifies nodes that can best accommodate high-density populations.

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“We went to great lengths to engage residents and get their input when developing the plan,” Pike said. “We seek smart, balanced growth that proactively address many issues associated with the dramatic population increase in our city. We’re on the right track to achieve that.” City council members will vote on the ordinance change after a second reading on Sept. 28.

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About the City of South Fulton

Home to more than 107,000 residents, the City of South Fulton is Georgia’s fifth-largest city. It covers more than 85 square miles and features both urban and rural landscapes with the most undeveloped land on metro Atlanta’s southern side. Incorporated on May 1, 2017, South Fulton is among Georgia’s youngest and fast-growing cities – on the rise and recognized as the place you want to be. Learn more, download our smartphone app and connect with us on social media at cityofsouthfultonga.gov.