

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City Planning Commission
FROM: Planning and Zoning Division
SUBJECT: Z18-007 for 6926 Campbellton Rd
MEETING: July 17, 2018

Jupiter Development seeks to rezone 13.71 acres at 6926 Campbellton Rd from both **AG-1 (Agricultural District)** and **SUB-A (Single-Family Dwelling District)** to **C-1 (Community Business District)**.

3/27/18: APPLICATION SUBMITTED
5/15/18: PLANNING COMMISSION DEFERRED TO 6/19/18 MEETING
5/31/18: APPLICANT REQUESTED DEFERRAL TO 7/17/18 MEETING
6/19/18: PLANNING COMMISSION DEFERRED TO 7/17/18 MEETING

As of 7/11/18: Applicant has not submitted new deferral request, new site plan, nor Public Participation Report

STAFF RECOMMENDATION: WITHDRAWAL

cc: Mark Massey, City Clerk

APPLICATION INFORMATION

Applicant Information:	Jupiter Development 2055 North Druid Hills Rd Atlanta, GA 30329
Status of Applicant:	Applicant plans to purchase property
City Council District(s):	2
Parcel ID Number:	09C130000530033, 09C140000600157, 09C140000600108
Area of Property:	The property is composed of approximately 13.71 acres.
Current/Past Use of the Property:	There are currently two homes across the 13.71 acres.
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> across Campbellton Rd <ul style="list-style-type: none">• <i>Unincorporated Fulton County</i> M-1 (Light Industrial District)• <i>Unincorporated Fulton County</i> M-2 (Heavy Industrial District) <u>West</u> <ul style="list-style-type: none">• AG-1 (Agricultural District)• SUB-A (Single-Family Dwelling District)• A-L (Apartment Limited Dwelling District)• R-4A (Single-Family Dwelling District) <u>South</u> across Cascade Palmetto Hwy <ul style="list-style-type: none">• AG-1 (Agricultural District)• CUP (Community Unit Plan District) <u>East</u> at intersection <ul style="list-style-type: none">• <i>Unincorporated Fulton County</i> M-1 (Light Industrial District)• MIX (Mixed-Use District)• SUB-A (Single-Family Dwelling District)• C-1 (Commercial District)
2035 Future Land Use Designation:	Regional Live-Work
Compatibility with Fulton County 2035 Comprehensive Plan:	The proposed C-1 zoning is consistent with the existing Regional Live-Work land use designation which includes MIX, C-1, C-2, O-I, and SH as its compatible zoning classifications.
Overlay District:	Cliftdale

Public Utilities:	Water service is provided to the site by the 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:	<p><u>Street</u>: Campbellton Fairburn Road <u>Classification</u>: Minor Arterial State Road</p> <p><u>Street</u>: Cascade Palmetto Highway <u>Classification</u>: Minor Arterial State Road</p> <p><u>Public Transit</u>: MARTA is not available to the site <u>Bike/Pedestrian Access</u>: Neither sidewalks nor bike lanes exist adjacent to the site except sidewalk across Campbellton Road within unincorporated Fulton County</p>
Parking Required (Retail):	50 spaces (5 spaces per 1,000 square feet)
Parking Required (Restaurant):	66 spaces (10 spaces per 1,000 square feet)
Total Parking Required:	116 spaces
Total Parking Proposed:	204 spaces
Loading Required:	Proposed 16,600 total square footage does not meet minimum threshold that requires loading spaces.
*Note that this analysis is based on the site plan submitted at the March 27, 2018 due date.	

City of South Fulton Zoning:



PUBLIC PARTICIPATION

Applicant has not submitted Public Participation Report, originally due on May 6, 2018.

Four members of the public attended the Staff-hosted Community Zoning Information Meeting.

STAFF COMMENTS

Engineering: Restrict Campbellton Road entrance to right-in/right-out

Environmental: None provided

Public Works: It will be the developer's responsibility to run to sewer line from the existing manhole to 6926 Campbellton Road. The developer may also be asked to run a 20' wide sewer easement and 8" sewer line up to an adjacent property so Fulton County Government can provide sanitary sewer service to upstream users in the future per the Fulton County Sanitary Sewer Regulations.

Transportation:

- The developer shall not install curb cuts along Cascade Palmetto Highway

- The developer shall add both a left and right turn lane into the development along Campbellton Road

MARTA: MARTA service is not available to the site.

Fulton County Schools: Reviewed; no comments

Fire: None provided

Legal: None provided

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;

The subject site is across the street from another C-1-zoned site of similar size. Directly adjacent to the subject site exists residential zoning from which the proposed development will maintain required buffers. The site is subject to the requirements of the Cliftdale Overlay District, which requires a 50'-wide landscape strip along all public streets (12L.4.A.2), a 50'-wide natural, undisturbed buffer with a 10' improvement setback adjacent to residential zoning and/or use (12L.4.A.3), and that all parking and loading areas be screened from public streets by either a minimum 4'-high berm and/or continuous hedge of evergreen shrubs (12L.4.B.9). To combine these requirements, Staff recommends that the applicant be required to supply a minimum 50' undisturbed buffer with a 10' improvement setback along all lot lines.

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

The proposed zoning will expand potential uses of the property from only single-family residential and agricultural to all uses permitted within the C-1 zoning district, increasing the potential number of uses at the property.

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

As currently zoned, only single-family residential units and agricultural uses are permitted. The new zoning district proposal expands the possibilities of the site as the C-1 zoning district permits commercial uses not permitted by the existing AG-1 or SUB-A zoning districts.

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;

The proposal sits at a major intersection of two state roads – Campbellton Road and Cascade Palmetto Highway. At the subject site, Campbellton Road is a three-lane road and Cascade Palmetto is a four-lane divided highway with a landscaped median. Continuous, dedicated right-hand turn lanes and dedicated left-hand turn lanes already exist at the intersection in all eight directions. The Cliftdale Overlay District requires that sidewalks along all public and private road frontages be shown on the site plan at the Land Disturbance Permit stage (12L.4.C.1), by which the applicant must abide. Apartments above or behind commercial and

office uses in the same building are permitted in the C-1 zoning district but are not part of the proposed development plan dated March 22, 2018, so schools would not be affected.

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

The Fulton County 2035 Comprehensive Plan's Future Land Use Map designates the area as "Regional Live-Work" which includes MIX, C-1, C-2, O-I, an SH as its compatible zoning classifications. Thus, the proposal is in conformance with the Comprehensive Plan.

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

There have been no prior conditions placed on the zoning of this property. The site is currently split-zoned, and one of those districts (SUB-A) has since been removed from the Fulton County Zoning Resolution in a previous Fulton County effort to modernize and simplify the zoning code. This rezoning would both clean up the existing split zoning of the property as well as decrease the number of parcels under the extinct zoning district.

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.

The subject site includes a wetland and a stream but the development will comply with all required stream buffers.

PLANNER'S RECOMMENDATION

The project's proposed rezoning aligns directly with the 2035 Comprehensive Plan. This rezoning would both clean up the existing split zoning of the property as well as decrease the number of parcels under the extinct zoning district. The intersection as it exists is designed for significant vehicular capacity. The site is subject to the regulations of the Cliftondale Overlay District. The request deferred at the last two Planning Commission meetings, and the applicant has not submitted a third deferral request, new site plan, nor Public Participation Report, despite intentions to do so. Thus, due to insufficient information Staff recommends **WITHDRAWAL**.

PLANNING COMMISSION RECOMMENDATION

TBD

REVIEWED BY

Brianna Rindge, AICP

