

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
INTERIM DIRECTOR  
COMMUNITY DEVELOPMENT SERVICES

## MEMORANDUM

**TO:** City of South Fulton Mayor & Council

**FROM:** Planning & Zoning Division

**SUBJECT:** **M18-003 for a Modification of Z02-124 within the Renaissance at South Park subdivision**

**DATE:** August 28, 2018

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Public hearing to consider a modification from zoning *Case No. Z02-124*, to replace previously approved 20 single-family and 302 multifamily dwelling units with 216 townhouses, and increase the minimum heated floor area per unit to 1,100 square feet, within the Renaissance at South Park subdivision by Rocklyn Homes Inc.

### **STAFF RECOMMENDATION: APPROVAL**

6/26/18: MAYOR & COUNCIL DEFERRED REQUEST

7/24/18: MAYOR & COUNCIL DEFERRED REQUEST

cc: Mark Massey, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information: Rocklyn Homes Inc.  
6085 Lake Forrest Dr, Suite 200  
Atlanta, GA 30328

Status of Applicant: Developer

City Council District(s): 7

Parcel ID Number: 09F070300260328, 09F070300330170,  
09F070300330162, 09F070300330154,  
09F070300330147, 09F070300330139,  
09F070300330121, 09F070300330113,  
09F070300330105, 09F070300330097,  
09F070300330089, 09F070300330071,  
09F070300330063, 09F070300330055,  
09F070300330048, 09F070300330030,  
09F070300330022, 09F070300330014,  
09F070000261048

Area of Property: The entire Renaissance at South Park development is approximately 149.17 acres.

Current/Past Use of the Property: The property affected by the modification request within the Renaissance at South Park development is currently undeveloped and partially cleared.

Prior Zoning Cases/History: **Z02-124** and **VC03-229**, request to rezone to MIX (Mixed-Use District) – **APPROVED WITH CONDITIONS**  
**M06-042** and **VC06-165**, request to remove land from *Case No. Z02-124*, decreasing the number of multifamily units and allowed density – **APPROVED**  
**M08-002**, request to increase the number of curb cuts accessing the development – **APPROVED**  
**M10-002**, request to replace select townhouses with 20 single-family lots – **APPROVED**  
**M10-008**, request to allow for a convenience store within Pod 6 – **APPROVED**  
**M11-004**, request to replace select townhouses with multifamily dwelling units – **APPROVED**  
**M15-005**, request to allow for a hotel at 7775 Ella Ln – **APPROVED**

Surrounding Zoning: North: Interstate 85 right-of-way  
South: A (Medium Density Apartment District)  
East: *City of Fairburn* M-2 (Heavy Industrial District)  
West: *City of Fairburn* C-2 (General Commercial District)

2035 Future Land Use Designation: Suburban II Neighborhood

Compatibility with the 2035 Comprehensive Plan:

This designation specifically permits “higher residential densities”. The Comprehensive Plan classifies townhouses as a higher-density residential product, so the proposal will bring the property more into compliance with the Comprehensive Plan.

Overlay District:

None

Public Utilities:

Water and sewer service is provided by the City of Fairburn.

Public Services:

Police and fire services are available by the City of South Fulton.

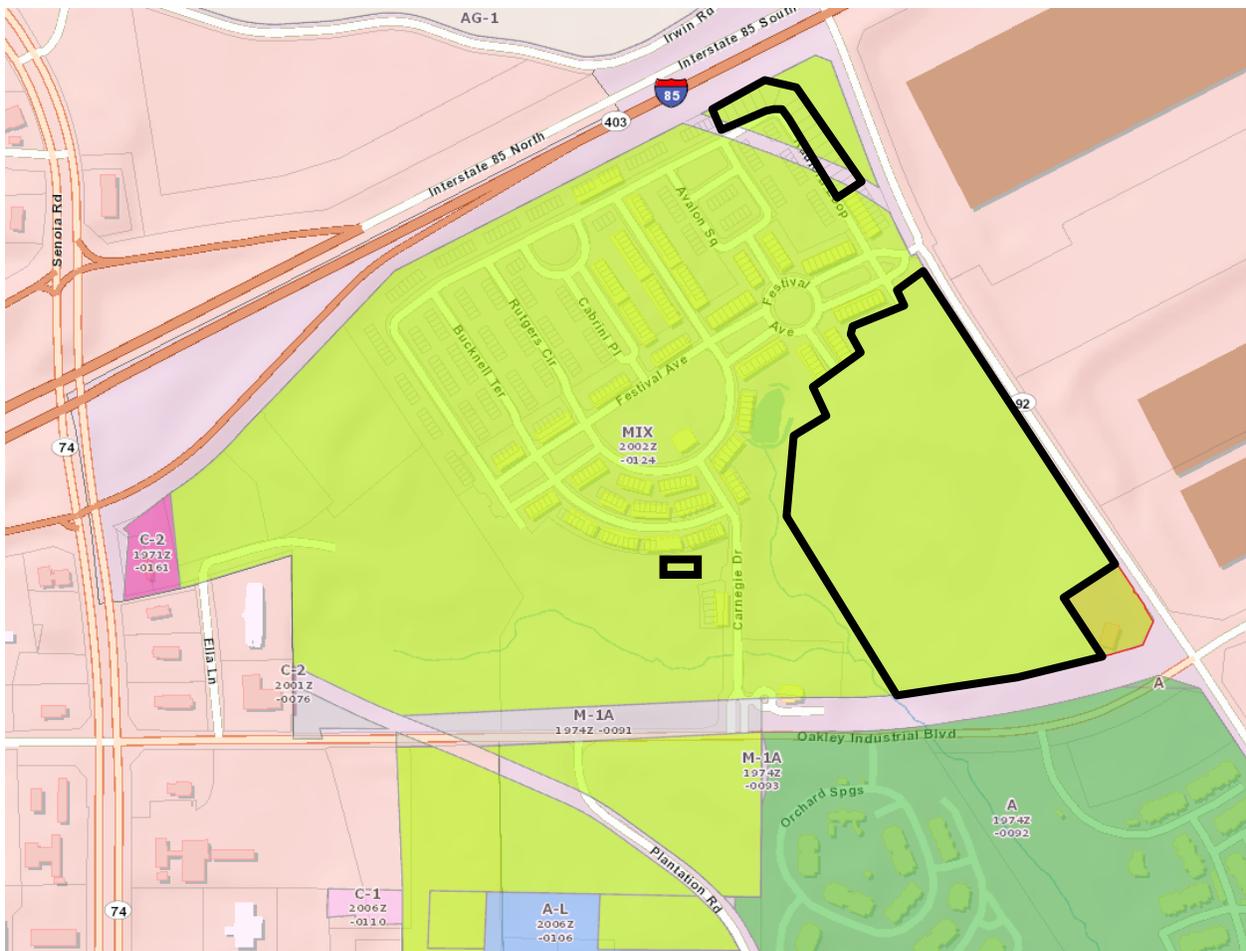
Transportation:

Street: Spence Road

Classification: Minor Arterial Local Road

Public Transit: MARTA is not available to this site

Bike/Pedestrian Access: Sidewalks exist along the property’s entire frontage on Spence Rd and partially along Oakley Industrial Blvd. *Condition 6e* requires sidewalks along the entire frontage on both roads. Bike lanes are not present.



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

**Z02-124 condition 1b states:** No more than 980 townhouses and 20 single-family lots, at a maximum density of 6.65 dwelling units per acre based on the total acreage zoned, whichever is less.

**Z02-124 condition 1c states:** No more than 302 multifamily dwellings, at a maximum density of 2.01 dwelling units per acre based on the total acreage zoned, whichever is less.

**Z02-124 condition 1d states:** The minimum heated floor area per dwelling unit shall be as follows: multifamily units shall be a minimum of 600 square feet for 1-bedroom units; 800 square feet for 2-bedroom units; 900 square feet for 3-bedroom units; townhouse units shall be a minimum of 1,100 square feet and single-family lots shall be a minimum of 1,200 square feet.

**Z02-124 condition 1e states:** To provide a minimum lot size of 3,150 square feet for the single-family lots approved in condition 1b.

**Z02-124 condition 2a states:** To the revised site plan received by the Department of Environment and Community Development on October 31, 2006, as amended on January 26, 2010 to allow 20 single-family lots instead of townhouses and December 29, 2010 to allow convenience store use of Pod 6 and October 28, 2011 to relocate townhouses and multifamily units, and on October 27, 2015 to allow a hotel. Said site plan is not conceptual; the developer must strictly adhere to the site plan as submitted. Any changes to the site plan must be approved by the Director of Environment and Community Development and must meet or exceed the requirements of the Zoning Resolution and these conditions. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

**Z02-124 condition 3a** includes minimum lot width and setback regulations for the single-family lots.

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**PUBLIC PARTICIPATION**

The applicant held their own public meeting on May 8, 2018 at 6:00 p.m. at the sales office for the Renaissance at South Park subdivision at 7842 Carnegie Dr, Fairburn, GA 30313. Twenty-two members of public attended and expressed numerous inquiries on which you may find details in the attached report.

Five members of the public attended the Staff-hosted Community Zoning Information Meeting to learn more about the project.

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**STAFF COMMENTS**

Engineering: Reviewed; no comments

Environmental: Based upon the information submitted, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment as a result of approval of the proposed modification.

Public Works: None provided

Transportation: None provided

MARTA: Reviewed; none provided

Fulton County Schools: See attached Rezoning Impact Statement. “[The Fulton County School District’s] stance is that they will always be able to accommodate any and all students generated by a new development. The report [the] department provides is really for informational purposes and neutral in opinion. And... Georgia law currently does not permit a rezoning proposal from being explicitly denied due to projected impact on student enrollment.”

Fire: None provided

Legal: None provided

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## PLANNER’S RECOMMENDATION

In 2010, the Fulton County Board of Commissioners approved *Case No. M10-002* to replace select townhouses on the Renaissance at South Park site plan with single-family lots. Similarly, in 2011, the Fulton County Board of Commissioners approved *Case No. M11-004* to replace select townhouses with multifamily dwelling units. The current applicant requests to revert back to the original plan, so that the entire neighborhood is comprised of only townhouses. This proposal streamlines the existing character of the neighborhood. Additionally, the *2035 Comprehensive Plan* designates the subject property as “Suburban II” which specifically permits “higher residential densities” and “transitional density from the less intense uses near rural areas to the more intensive suburban uses”, a goal with which the townhouse use complies. Based upon the findings and conclusions herein, staff recommends **APPROVAL** of modification request M18-003 to complete the residential subdivision with townhomes only; the following edits reflect this change and eliminate conflicting language. The revised conditions shall read as follows (deletions are ~~struck through~~; new text is **highlighted in blue**):

**1b.** No more than ~~980~~ **1,125** townhouses and ~~20~~ single-family lots, at a maximum density of ~~6.65~~ dwelling units per acre based on the total acreage zoned, whichever is less.

**1c.** *No longer applicable; delete.*

**1d.** The minimum heated floor area per dwelling unit shall be as follows: ~~multifamily units shall be a minimum of 600 square feet for 1-bedroom units; 800 square feet for 2-bedroom units; 900 square feet for 3-bedroom units; townhouse units shall be a minimum of 1,100 square feet and single-family lots shall be a minimum of 1,200 square feet.~~

**1e.** *No longer applicable; delete.*

**2a.** To the revised site plan received by the ~~Department of Environment and Community Development~~ **Services Department** dated **April 23, 2018** ~~on October 31, 2006, as amended on January 26, 2010 to allow 20 single-family lots instead of townhouses and December 29, 2010 to allow convenience store use of Pod 6 and October 28, 2011 to relocate townhouses and multifamily units, and on October 27, 2015 to allow a hotel.~~ Said site plan is ~~not~~ conceptual; the developer must strictly adhere to the site plan as submitted. Any changes to the site plan must be approved by the Director of ~~Environment and Community Development~~ **Services** and must meet or exceed the requirements of the Zoning Resolution and these conditions. Unless otherwise noted

herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

**3a.** *No longer applicable; delete minimum lot width and setback regulations for single-family lots.*

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**REVIEWED BY:**  
Brianna Rindge, AICP

