

# GOVERNMENT OF THE CITY OF SOUTH FULTON

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CITY MANAGER

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DIRECTOR



## MEMORANDUM

**TO:** Planning Commission

**FROM:** Engineering Division

**SUBJECT:** Approval of Plats for the City of South Fulton.

**MEETING DATE:** December 7, 2022

**CC:** Derek R. Hull, CDRA Director

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### BACKGROUND

The City of South Fulton has received six (6) plats that require approval from City Council. The plats will be presented to the Planning Commission at the December 7, 2022, Planning Commission Meeting.

### ANALYSIS

CDRA have been reviewing plats carefully to fully understand requirements of responsibilities after developments are constructed. The following is a list of characteristics for plats for City Council's considerations:

- Anatole Phase 2 - Submitted separate plat documents for each building unit. The first three (3) pages of each package shows the overall development phasing. Overall development does have public streets, sewer easements, drainage easements and public parks indicated, as shown on Plot Book 439 page. There are 19 townhome blocks on the plans. It appears the Developer is providing plats for each block separately:

- Units 1801 - 1807 - No City commitments indicated on the plat.
  - Units 1901 - 1905 - No City commitments indicated on the plat.
  - Units 2001 - 2008 - No City commitments indicated on the plat.
  - Units 2101 - 2107 - No City commitments indicated on the plat.
  - Units 2201 - 2207 - No City commitments indicated on the plat.
- 4720 / 4730 Diann Drive Plat - No City commitments indicated on the plat.
  - 698 - 704 Butch Art Place Plat- Applicant would need to work with Fulton County to obtain sewer access prior to the issuance of a building permit. No City commitments indicated on the plat.
  - Anthem Senior Community Plat - No City commitments indicated on the plat.
  - Campbellton Road Parcels 1 - 4 Plat - A total 0.2117 acres of public right-of-way being proposed at three (3) locations.
  - Oaks at Cedar Grove Plat
    - Proposed City / County Commitments: 11.61 ac public streets; 2.82 ac sewer easements; 1.66 ac drainage easements; 19.305 ac HOA maintained open space
    - General Note #21 indicates the HOA is responsible for the stormwater detention facility and storm drainage system.

**STAFF RECOMMENDATIONS**

Staff recommends that Planning Commission approve the attached plats.