

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES

CITY MANAGER

DEREK R. HULL

COMMUNITY DEVELOPMENT AND REGULATORY AFFAIRS
DIRECTOR



MEMORANDUM

TO: Planning Commission

FROM: Derek R. Hull, CDRA Director

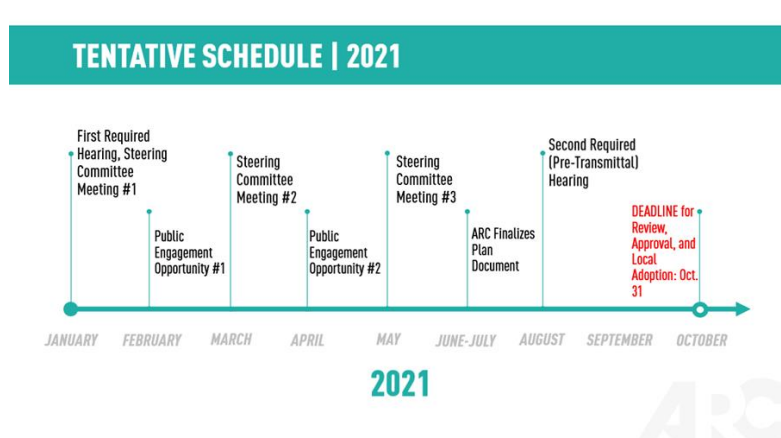
SUBJECT: City Initiated Corrections to Future Land Use Map in the City of South Fulton

MEETING DATE: December 7, 2022

CC: Corey Adams, City Clerk

BACKGROUND

The City of South Fulton adopted the 2021 Comprehensive Plan in December 2021. The planning effort was led by the Atlanta Regional Commission (ARC) and afforded city stakeholders to participate in outreach events. The schedule below outlined the tentative Comp. Plan schedule.

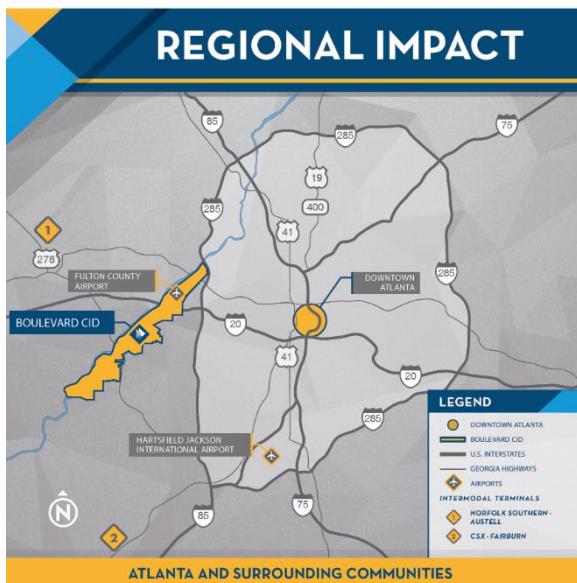


While the Comprehensive Plan was adopted by City Council, it has been determined that the Plan contained some errors, omissions, and incorrect land use designations that require reconsideration.

The Community Development and Regulatory Affairs Department will bring forward recommendations to amend the Comprehensive Plan language, policy recommendations and Land Use Map when it has been determined to be in error. The Commercial Center Land Use designation was done in error during the preparation of the Comprehensive Plan and staff has provided an analysis of the proposed revision of the Future Land Use map to correct the error.

ANALYSIS

The Fulton Industrial Boulevard (FIB) corridor is considered one of the largest industrial and manufacturing areas in the United States. It is home to several Fortune 100 Companies (manufacturing and warehouse operations) and the area is considered a major employment center for metro Atlanta. Illustrations below highlight the significance of FIB to the area.



The Largest Industrial District in the Eastern U.S.

The Fulton Industrial Boulevard area represents one of the largest concentrations of industrial space and employment in the Atlanta region. The major industrial employment sectors are Manufacturing, Wholesale Trade, Transportation/Warehousing and Food and Beverage industry cluster.

\$2.4 Billion

ANNUAL DISTRICT PAYROLL

1,000

BUSINESSES

28,000

EMPLOYEES

4,800

ACRES OF LAND

Source: Fulton Industrial Boulevard Improvement District

During the update to the Comprehensive Plan of 2021, most land use designations provided to areas along FIB respected existing industrial uses. The primary land use designation for FIB was Industrial Zone, particularly for parcels that display frontage along the boulevard itself; however, one area of particular interest that is located near Kendall Park Lane and FIB (Parcel ID# Parcel 14F01137 LL0184) was designated as **Commercial Center**.

The 2021 COSF Comprehensive Plan envisions Commercial Centers to provide opportunities for commercial development in areas that should not contain residential uses which would be recommended in the Live-Work Character areas. The Commercial Center Character Area is designed to be used as a buffer between residential and industrial uses. These areas should also provide neighborhood services such as health care, banks, and small shopping centers, including grocery stores. New developments within the Commercial Center Character Area should be

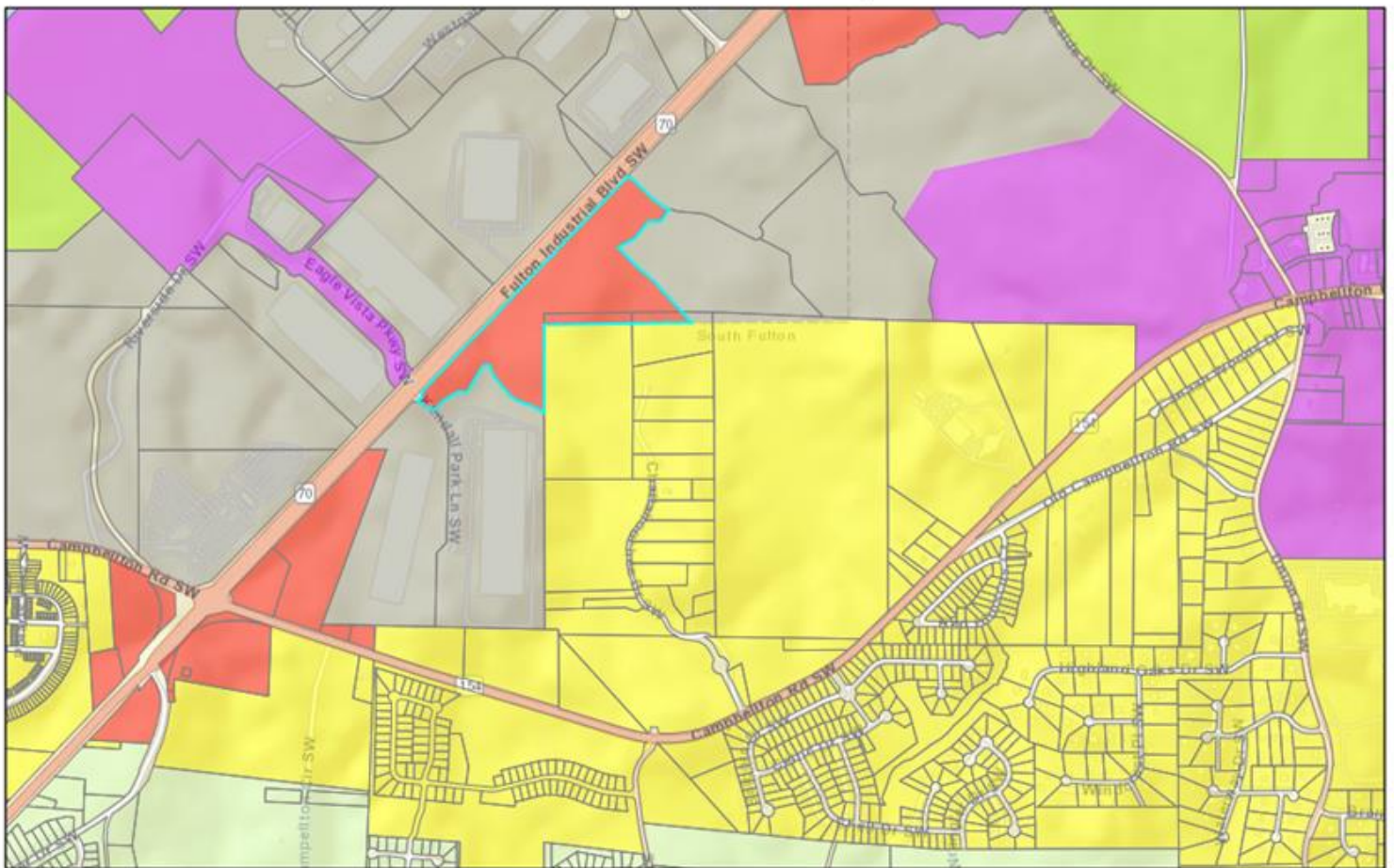
designed in a walkable nature with shared parking, and streetscapes, with multi-modal transportation options.

The parcels near Kendall Park Lane are surrounded by Industrial Zone Land Use designations to the north, south, east and west. It would be inconceivable to permit any use other than industrial uses given the heavy industrial activities near the parcels. Exhibit A highlights the current land use designation for this area of FIB.

Exhibit A

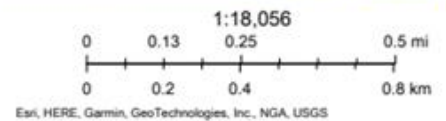
2021 Comprehensive Plan Land Use Designation along FIB

COSF ArcGIS Web Map



8/19/2022, 10:36:03 AM

- Address Points
- City Limits
- Tax Parcels 2021
- 2021 South Fulton Future Development
- Agricultural Neighborhood
- Commercial Center
- Community Live Work
- Industrial Zone
- Rural Neighborhood
- Suburban Neighborhood



Web AppBuilder for ArcGIS
City of South Fulton, GA

The areas highlighted in light grey were given Industrial Zone Land Use designations on each parcel. It is possible though highly unlikely that this area could support neighborhood services such as health care, banks, and small shopping centers, including grocery stores, but these uses are incompatible with existing heavy industrial uses surrounding the area. Within this area, the City has witnessed some residential uses encroaching too close to industrial uses and these conflicts illustrate the need to support traditional industrial uses and land use designations along FIB.

STAFF RECOMMENDATIONS

Staff recommends updating the 2021 Comprehensive Plan Future Land Use Map for Parcel ID #-14F01137 LL0184 (located near Kendall Park Lane and FIB) from Commercial Center to Industrial Zone, given the location of heavy intensive industrial uses around the parcel. The Commercial Center Land Use designation was done in error during the preparation of the Comprehensive Plan.