



The Honorable William "Bill" Edwards, Mayor
The Honorable Mark Baker, District 7, Mayor Pro Tem
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Rosie Jackson, District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember

REGULAR COUNCIL MEETING AGENDA

- I. Meeting Called to Order - Guest Mayor of the Day - Mr. Justin Riddick
- II. Roll Call
- III. Invocation - Guest Pastor - Pastor Albert E. Love, Boat Rock Baptist Church
- IV. Pledge of Allegiance
- V. Presentations and Announcements
 1. The American Society for Public Administration- Georgia Chapter, present District 1 Councilmember - Dr. Catherine Foster-Rowell, with the 2019 ASPA-GA Distinguished Public Service Practitioner Award.
 2. Proclamation recognizing Nina Giddens Day (**Rowell**)
 3. Proclamation recognizing Girl Scouts Day (**Rowell**)
 4. Presentation: District 2 Cleaner Greener South Fulton Mascot Contest Winners (**Gumbs**)
- VI. Adoption of Council Agenda
- VII. Approval of City Council Meeting Minutes
 5. Work Session and Regular Meeting Minutes, Tuesday, May 14, 2019
- VIII. Public Hearing(s)

6. **PUBLIC HEARING** - M18-006 for a Modification of Z00-0102 at Briar Creek (fka Legend Oaks Phase II)
7. **PUBLIC HEARING** - Council Approval of M19-001 for Modification of 2006Z-0042 SFC The Bluffs at Camp Creek with conditions (Planning)
8. **PUBLIC HEARING** - Council Approval of M19-002 for Modification of 2002Z-0012 SFC Camp Creek Village Phase 1 (Planning)
9. **PUBLIC HEARING** - U18-005 for a Use Permit for 6375 East Stubbs Road
10. **PUBLIC HEARING** - Z19-003 for a Rezoning Request for 5955 Fulton Industrial Boulevard
11. **PUBLIC HEARING** - AN19-001 for an Annexation for 5955 Fulton Industrial Boulevard

IX. Public Comments

Speakers can complete a Public Comment Speaker Card between the 6:30pm and 6:50pm, when completed, please take card to the City Clerk. Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the foregoing.

X. Consent Agenda Items

12. Proclamation - Velma Mae Turner Rainey Day, May 26, 2019 **(Edwards)**
13. Proclamation - Michelle Jackson Appreciation Day, May 25, 2019 **(Mayor and Council)**
14. Council Approval to Cancel the June 25, 2019 Meeting due to lack of quorum (City Clerk)
15. Anthem at Riverside IGA with Fulton County for Provision of Municipal Services (City Manager)

XI. Previous Agenda Items

16. Second Reading of Amending Parks Advisory Board Ordinance **(Willis)**
17. First Reading of Finance Ordinance **(Gilyard)**

XII. Agenda Items

18. First Reading of Adoption of FY18 Final Budget Amendment (Finance)
19. Resolution to Resolve Land Disputes with Union City **(Gilyard)**
20. Council approval of a Strategic Plan Resolution **(Gilyard)**
21. First Reading of the Code Enforcement Ordinance **(Gumbs)**

XIII. Chief Financial Officer's Monthly Report

22. Chief Financial Officer's Monthly Report - April 2019

XIV. City Manager's Monthly Report

23. City Manager's Monthly Report - April 2019

XV. Comments from Council

XVI. Executive Session

When an Executive Session is Required, one will be called for the following issues:

1) Personnel, 2) Litigation or 3) Real Estate

XVII Adjournment of Meeting

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Presentation - Distinguished Public Service Practitioner Award

FROM: Frank Milazi

DATE: May 28, 2019

SUBJECT: Presentation - Distinguished Public Service Practitioner Award

REFERENCE:

CONCLUSION:

This American Society for Public Administration - Georgia Chapter, Distinguished Public Service Practitioner Awards recognize sustained, outstanding achievement in, and contributions to public administration and public service through applied practice in the field. The recipients of this award must be, or have been, a practitioner with a significant and established record in public service. Service may be tied to any public service environment (local, state, federal, international, government or nonprofit)

The recipient of this award; must have a minimum of one year of service as a public service practitioner, may have served in any type of public service environment — local, state, federal, or international, in either government or nonprofit environments; and must have made the considered contributions while providing his/her public service within Georgia.

Candidates were assessed on the extent to which they have made a sustained contribution to innovative, effective and/or inspirational practice. Candidates must have consistently demonstrated ethical behavior in public service.

BACKGROUND:

FISCAL IMPACT:

There is no Financial Impact

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Proclamation recognizing Nina Giddens Day

DATE: May 28, 2019

SUBJECT: Proclamation recognizing Nina Giddens Day

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation recognizing Nina Giddens Day	Cover Memo	5/22/2019



City of South Fulton

WHEREAS, Nina Giddens is a native Atlantan who has a heart for others and has demonstrated her passion for helping others throughout her matriculation at Westlake High School;

WHEREAS, Nina is an exemplary scholar at Westlake serving as the Beta Club President, the student representative on the School Governance Council, an active member of the National Honor Society, 21st Century Leaders, Future Health Professionals, Girls Going Global and Girl Scouts of Greater Atlanta;

WHEREAS, Nina has been recognized for her service to humanity and passion for community service by being awarded the Georgia Youth Leadership Award (Georgia Top 21 Under 21), the President's Volunteer Service Award (Gold Level), and the Girl Scout Silver Award, the second highest award in girl scouting;

WHEREAS, Nina's intrinsic value of "global interconnectedness" has afforded her opportunities to study in China, volunteer in Peru and serve as a youth ambassador in Germany. Further, Nina has been recognized for organizing a day camp to expose young children to African culture and history through music and movement. This project evolved into an initiative titled Mimi Ni Afrika which Nina continues to teach today;

WHEREAS, Nina has excelled in the dual Science and Mathematics Magnet and International Baccalaureate Diploma Program at Westlake. Nina's academic excellence has earned her over three million dollars in scholarship offers to over fifty colleges and universities which have offered her admittance and;

WHEREAS, Nina aspires to continue her impact on the world by becoming a global health advocate and creating her own non-profit organization aimed at serving underserved communities to gain access to preemptive medicine. Further Nina intends to continue to live her life with purpose and realize her dreams of positively impacting the lives of others through global community service, motivational speaking and mentorship.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council recognizes Nina's outstanding accomplishments, acknowledges her love and passion for humanity and the global community, congratulates her for caring for "the least of these" and do hereby proclaim Tuesday, May 28, 2019 as "**NINA GIDDENS DAY**" in the City of South Fulton, Georgia.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Proclamation recognizing Girl Scouts Day

DATE: May 28, 2019

SUBJECT: Proclamation recognizing Girl Scouts Day

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation recognizing Girl Scouts Day	Cover Memo	5/22/2019



City of South Fulton

WHEREAS, the Bronze, Silver, and Gold awards are the highest achievements in Girl Scouting for girls who have planned and executed the Take-Action projects in response to pressing community needs. In the process, girls gain skills in leadership, project planning, time management, and budgeting, plus the confidence that lasts a lifetime;

WHEREAS, the Gold Award is the highest award in Girl Scouts. It is comparable to the Boy Scouts' Eagle Scout honor and awarded each year to fewer than 6% of Girl Scouts;

WHEREAS, Alexis Jacobs a senior at Westlake High School and the Salutatorian of her class, for her Gold Award project, created *A Writing Rescue Mission*. A camp for students with a focus on constructing essays, working from introductory to body and conclusion paragraphs.

WHEREAS, she targeted her help on future International Baccalaureate (IB) students who struggle with writing or want to improve their organizational writing skills. She held the camp sessions over four days and covered the different essay writing skills each day. Alexis also created informational layouts that students were able to take home, also available on a website she created;

WHEREAS, Kendall Henry a senior at Westlake High School was recently named one of the school's Top 25 students. For her Gold Award project, Kendall created *Cheerful Soles* with a focus on helping special needs students experience the joys of cheering for their school. She knew how much the girls loved getting into the team spirit at games and noticed they often became "the life to the party" at the events.

WHEREAS, she wanted to make sure they had the proper shoes to get involved and realized they lacked the money to purchase the kind of footwear the cheer squads use. Kendall held a cheerleading shoe drive and worked with the vendor, Nfinity Athletics, to help ensure the students received the shoes they needed;

WHEREAS, the Silver Award is the highest achievement in Girl Scouting for girls in sixth through eighth grade;

WHEREAS, Natalie Jacobs a 10th grader at Westlake High School, for her Silver Award project, Natalie wanted to reflect her love for animals, specifically dogs. After researching local shelter needs, she decided to create *Blankets for Shelter Dogs*. She collected loads of fleece fabrics and handmade 30, no-sew blankets for the Fulton County Animal Shelter. Once she completed them, she hand-delivered them to the shelter and met many of the thankful dogs;

WHEREAS, the Bronze Award is a leadership adventure and the highest honor a Girl Scout can earn in fourth and fifth grades and;

WHEREAS, the members of Troop 3835, A'yree Reynolds, Andrea Jones, Anya Anderson, Charrie Finley, Edith Durden and Taylor Flagg with the Tri-Cities Service unit decided to help homeless women in the community. The five Junior Girl Scouts collected purses, and filled them with toiletries including lotion, soap, deodorant, and feminine products. They gave them out to homeless women and those in a local retirement home.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council recognizes the Girl Scouts outstanding accomplishments, acknowledges their heart for community service, congratulates them for being citizen leaders and do hereby proclaim Tuesday, May 28, 2019 as "**GIRL SCOUTS DAY**" in the City of South Fulton, Georgia.

Councilwoman Dr. Catherine Foster Rowell, District 1

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Presentation: District 2 Cleaner Greener South Fulton Mascot Contest
Winners

DATE: May 28, 2019

SUBJECT: Presentation: District 2 Cleaner Greener South Fulton Mascot Contest
Winners

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Approval of Work Session and Regular Meeting Minutes, Tuesday, May 14, 2019

DATE: May 28, 2019

SUBJECT: Approval of Work Session and Regular Meeting Minutes, Tuesday, May 14, 2019

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Work Session and Regular Meeting Minutes, Tuesday, May 14, 2019	Cover Memo	5/22/2019



COUNCIL WORK SESSION MEETING MINUTES

I. Call to Order

Minutes:

The meeting was called to order by Mayor Edwards at 5:00 PM.

II. Roll Call

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Mark Baker	District 7 Councilmember Mayor Pro Tem	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember		5:03 PM
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Rosie Jackson	District 5 Councilmember		5:03 PM
Khalid Kamau	District 6 Councilmember		5:28 PM

A quorum was present.

III. Presentations

1. Presentation to Council on Mobile Integrated Health (MIH) from Grady Health System-EMS (Fire)

Minutes:

Dr. Steven Moyers, Dr. Arthur Yancey II, Dr. Shara Mayberry and Dr. Lekshmi Kumar appeared before the Council to update the City regarding activities of the Mobile Integrated Health EMS System operated by Grady Health System.

The presentation was followed by a question and discussion period.

Councilmember Willis requested that Grady staff provide a written summary of their report so

IV. Agenda Items

2. Council discussion on Aerotropolis Transit Feasibility Study from Aerotropolis Atlanta CIDs (City Manager)

Minutes:

Ms. Kirsten Mote with the Aerotropolis Atlanta Community Improvement District provided an update regarding the Aerotropolis Transit Feasibility Study. Recommendations for the Transit System Plan were presented and discussed. A formal Resolution accepting the Transit Feasibility Study is presented for approval on the May 14, 2019 Regular Meeting Consent Agenda.

The presentation was followed by a question and discussion period.

3. Council discussion on BAE Urban Economics, Inc. (Economic Development)

Minutes:

Ms. Mary Burkholder and Ms. Sherry Okun-Rudnak with BAE Urban Economics, Inc. provided an oral update regarding the Economic Development Strategic Plan which had its kick-off this week. Preliminary meetings have been conducted with various business stakeholders. The proposed timeline and public outreach plan were discussed.

Christopher Pike, Economic Development Manager, explained the proposed Economic Development Steering Committee and the urgency for the Council to make appointments to the Steering Committee.

The presentation was followed by a question and discussion period.

Councilmember Willis requested that BAE staff provide a written outline detailing the proposed timeline and schedule for this project.

4. Council discussion on Zoning Ordinance Revision with Wood Environment & Infrastructure Solutions, Inc. (Planning)

Minutes:

Mr. Lee Walton with Wood Environment and Infrastructure Solutions, Inc. provided an update regarding the Zoning Ordinance Revision Process including public outreach conducted and future outreach activities. Mr. Walton advised that the Final Revisions and Public Hearing are still scheduled to be completed by the end of 2019.

The presentation was followed by a question and discussion period.

5. Council discussion on rescheduling or cancelling the June 25, 2019 Council Work Session and Regular Meeting (City Clerk)

Minutes:

The Mayor and Council agreed (by consensus) to cancel the June 25, 2019 Council Work Session and Regular Meeting.

6. Monthly Council Meeting Schedule

Minutes:

Mayor Edwards discussed a proposed new Council Meeting schedule which will entail having the first Council Meeting of the month serve as the Work Session. All items will be discussion only. The second Council Meeting of the month will be an action (voting) meeting which will include all items discussed at the previous Work Session.

The City Clerk, City Manager and City Attorney will provide a written proposal for the Council to review and consider.

V. Executive Session

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate

Motion (Recess): Councilmember Willis

Second: Mayor Pro Tem Baker

[Motion Approved]

Yea: 5 Baker, Gumbs, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 2 Gilyard, Jackson

Minutes:

A motion was made to recess for an executive session at 6:46 PM to discuss personnel.

The motion was approved 5-0-2. Councilmembers Jackson and Gilyard were absent.

VI. Adjournment

Motion (Adjourn): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Baker, Gilyard, Gumbs, Jackson, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 khalid

Minutes:

The City Clerk announced there was no action taken during the executive session.

**A motion was made to close the executive session and adjourn the Work Session at 7:06 PM.
The motion was approved 6-0-1. Councilmembers khalid was absent.**



DIVIDER SHEET



REGULAR MEETING MINUTES

I. Meeting Called to Order

Minutes:

The meeting was called to order by Mayor Edwards at 7:09 PM.

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Mark Baker	District 7 Councilmember Mayor Pro Tem	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Rosie Jackson	District 5 Councilmember	Present	
Khalid Kamau	District 6 Councilmember		7:32 PM

A quorum was present.

II. Invocation - Pastor Warren Henry, Sr.

Minutes:

The invocation was rendered by Pastor Warren Henry, Sr.

III. Pledge of Allegiance

Minutes:

The pledge of allegiance was recited in unison.

IV. Presentations and Announcements

1. Proclamation presented to Sandtown 10U Girls Basketball (**Rowell**)

Minutes:
PRESENTED

2. Proclamation presented to Robert DW Jackson (**Rowell**)

Minutes:
PRESENTED

3. Proclamation presented to LA Pink (**Baker**)

Minutes:
PRESENTED

4. Proclamation presented to Stonewall Tell Elementary

Minutes:
PRESENTED

V. Adoption of Council Agenda

Motion (Approve): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Regular Meeting agenda.

The motion was approved unanimously.

VI. Approval of City Council Meeting Minutes

5. Council Approval of City Council Meeting Minutes from April 23, 2019

Motion (Approve): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Meeting Minutes for the Tuesday, April 23, 2019 Work Session and Regular Meeting.

The motion was approved unanimously.

VII. Public Hearing(s)

6. **PUBLIC HEARING - Council Approval of M19-001 for Modification of 2006Z-0042 SFC The Bluffs at Camp Creek with conditions (Planning)**

Motion (Table): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Tabled]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to table modification M19-001 until the May 28, 2019 Council Meeting to allow the applicant to conduct more community outreach and provide a copy of the traffic study.

The motion was approved unanimously.

7. **PUBLIC HEARING - Council Approval of M19-002 for Modification of 2002Z-0012 SFC Camp Creek Village Phase 1 (Planning)**

Motion (Table): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Tabled]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to table modification M19-002 until the May 28, 2019 Council Meeting.

The motion was approved unanimously.

8. **PUBLIC HEARING - Council Approval of M19-003 for Modification of 2015Z-007 5620 Old National Hwy - Habitat for Humanity in Atlanta, Inc. (Planning)**

Motion (Approve): Councilmember khalid

Second: Mayor Pro Tem Baker
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to approve modification M19-003.

The motion was approved unanimously.

VIII. Public Comments

Minutes:
There were fourteen (14) speakers who provided public comment as follows:

Ms. Taylor Blumenthal (District 4): Bishop Road Fire
Ms. Kim King (District 2): NPHC Divine Nine 5K/9K Walk
Ms. Deborah Dunnegan (District 4): Bishop Road Fire
Ms. Natasha Williams (District 6): Concerned about Property Investors in her Community
Mr. Michael Schaepe (District 4): Bishop Road Fire
Ms. Elizabeth Bartos (District 4): Bishop Road Fire
Ms. Gina Yielding (District 4): Bishop Road Fire
Ms. Jane Schaepe (District 4): Bishop Road Fire
Mr. Roberto Young (District 1): Park Safety and Park Maintenance Needs at Sandtown Park
Mr. Raymond Purifoy (District 4): Concerned about Commercial Trucks using Hobgood Road
Ms. Carolyn Stephens (District 6): Support Future Seekers Program at Burdette Park
Ms. Erikcion Riley (East Point, GA): Represents Future Seekers Program
Ms. Kathy Butler (John's Amazing Grace Foundation, District 5): Support for Military Veterans
Ms. Zenobia Rakestraw: Concerned about Police Services

IX. City Manager's Monthly Report

9. City of South Fulton DRAFT Strategic Plan

Minutes:
Report Presented.

X. City Attorney's Monthly Report

Minutes:

Report Presented.

XI. Consent Agenda Items

Motion (Approve): Councilmember khalid

Second: Mayor Pro Tem Baker

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Consent Agenda items 11-21 with the following revisions: add Proclamation - Comcast Cares Day; remove item 10, Proclamation - Nina Giddens and move item 21, Resolution Authorizing Lease Agreement with Sandtown Crossing to the Regular Meeting Agenda.

The motion was approved unanimously.

10. Proclamation - Nina Giddens (**Rowell**)
11. Proclamation to Marquis Grissom Baseball Association (**Willis**)
12. Proclamations - GA 811 Safe Digging Month (**Edwards**)
13. Proclamations - Robert Mayes (**Edwards**)
14. Proclamations - Pastor Martin Potratz (**Baker**)
15. Proclamations - Union Grove Baptist Church (**Edwards**)
16. Proclamations - Atlanta Interfaith Broadcasters (AIB) Network (**Edwards**)

17. Council approval of the following Board Appointments:

Parks & Recreation Advisory Board
Councilmember Rowell – Ms. Anita Bellinger
Councilmember Gilyard – Ms. Barbara Mostella

Arts Commission
Councilmember Gilyard – Ms. Tisha Smith

Zoning Board of Appeals
Councilmember khalid - Mr. Emmanuel Morrell

18. Council Approval for Police to apply for Bulletproof Vest Partnership Program Grant (Police)
19. Council Approval of Resolution Consenting to Expansion of the Airport West Community Improvement District (CID) (City Manager)
20. Council Approval of Resolution Accepting Aerotropolis Transit Feasibility Study (City Manager)
21. Council Approval of Resolution Authorizing Leasing Agreement with City of South Fulton and Sandtown Crossing

Motion (Approve): Councilmember Rowell

Second:

[Motion Failed for Lack of Second]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve item 21, Resolution Authorizing Lease Agreement with Sandtown Crossing within the current allocated budget.

The motion failed for a lack of a second.

22. Proclamation - Comcast Cares Day (Gumbs)

XII. Previous Agenda Items

23. Council's Second Reading and Adoption of Amendment to Ethics Ordinance
(Willis)

Motion (Approve): Councilmember Willis

Second:

[Motion Failed for Lack of Second]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Second Reading of item 23, Amendment to Ethics Ordinance.

The motion failed for a lack of a second.

24. Council's Second Reading and Adoption of Traffic Calming Ordinance
(Gumbs)

Motion (Approve): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Second Reading of item 24, Adoption of Traffic Calming Ordinance.

The motion was approved unanimously.

25. Council's Second Reading and Adoption of FY19 Mid-Year Budget
Amendment (Finance)

Motion (Approve): Mayor Pro Tem Baker

Second: Councilmember Willis

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve the Second Reading of item 25, Adoption of FY19 Mid-Year Budget Amendment.

The motion was approved unanimously.

26. Council's Approval to Amend Resolution 2017-023 - Standards for Issuing Proclamations and Letters of Commendations (**Rowell & City Clerk**)

Motion (Approve): Councilmember Rowell

Second:

[Motion Failed for Lack of Second]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve item 26, Amendment of Resolution 2017-023 - Standards for Issuing Proclamations and Letters of Commendations (Rowell & City Clerk).

The motion failed for a lack of a second.

XIII. Agenda Items

27. Council Approval to enter into an agreement with Sage Networks as a vendor to develop and implement the Planning & Permitting Software, not to exceed \$200,000 (Procurement)

Motion (Approve): Councilmember khalid

Second: Councilmember Rowell

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve item 27 - Agreement with Sage Networks as a vendor to develop and implement the Planning & Permitting Software.

The motion was approved unanimously.

28. Council Approval to enter to contract with VAAS Professionals, LLC to provide Accounting Support for the City of South Fulton (Finance)

Motion (Approve): Councilmember khalid

Second: Mayor Pro Tem Baker

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to approve item 28 - Contract with VAAS Professionals, LLC to provide Accounting Support for the City of South Fulton.

The motion was approved unanimously.

29. Council's First Reading of Amending Parks Advisory Board Ordinance
(Willis)

Minutes:

Item read. (First Read)

30. Council's Approval of an IGA with Georgia Department of Transportation for Upgrading Traffic Signal at Welcome All Road (Public Works)

Motion (Approve): Councilmember Willis

Second: Councilmember Jackson

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve item 30 - IGA with Georgia Department of Transportation for Upgrading Traffic Signal at Welcome All Road.

The motion was approved unanimously.

31. Council Approval of Resolution Naming Voting Delegate and Alternate for the 2019 GMA Conference Annual Business Meeting and to participate in the Parade of Flags

Motion (Approve): Mayor Pro Tem Baker

Second: Councilmember khalid

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve item 31 - Resolution Naming Voting Delegate as Councilmember Catherine Rowell and the alternate as Councilmember Carmalitha Gumbs for the 2019 GMA Conference Annual Business Meeting. The Council will not participate in the Parade of Flags.

The motion was approved unanimously.

32. Council Approval of Amending Resolution 2019-012 Zoning Moratorium

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs

[Motion Approved]

Yea: 6 Baker, Gilyard, Gumbs, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Jackson

Minutes:

A motion was made to approve item 32 - Amendment of Resolution 2019-012 Zoning Moratorium. Councilmember khalid requested that District 6 be removed from the resolution and not included in the zoning moratorium.

The motion was approved 6-0-1. Councilmember Jackson was not present.

XIV. Chief Financial Officer's Monthly Report

Minutes:

Discussion held with Doug Selby from Hunton Andrews Kurth regarding the Urban Redevelopment Act and Bond Refinancing. The Chief Financial Officer will submit relevant resolutions at the next Council Meeting to create the City of South Fulton Urban Redevelopment Agency.

XV. Comments from Council

Minutes:

Councilmember Baker publically thanked the City of South Fulton Police, Fire and EMS personnel for their quick action and support at the recent Career Day incident.

XVI. Executive Session

Motion (Recess): Councilmember Willis

Second: Councilmember Jackson

[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, Jackson, khalid , Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to recess for an executive session at 10:21 PM to discuss real estate, litigation and personnel.

The motion was approved unanimously.

Motion (Reconvene): Mayor Pro Tem Baker

Second: Councilmember Willis

[Motion Approved]

Yea: 4 Baker, Gilyard, Jackson, Willis

Nay: 0

Abstain: 0

Not Voting: 3 Gumbs, khalid , Rowell

Minutes:

A motion was made to close the executive session and reconvene the regular meeting at 11:01 PM.

There was no action taken during executive session.

The motion was approved 4-0-3. Councilmembers khalid, Rowell and Gumbs were not present.

XVII Adjournment of Meeting

Motion (Adjourn): Mayor Pro Tem Baker

Second: Councilmember Willis

[Motion Approved]

Yea: 4 Baker, Gilyard, Jackson, Willis

Nay: 0

Abstain: 0

Not Voting: 3 Gumbs, khalid , Rowell

Minutes:

A motion was made to adjourn the regular meeting at 11:02 PM. The motion was approved 4-0-3. Councilmembers khalid, Rowell and Gumbs were not present.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - M18-006 for a Modification of Z00-0102 at Briar Creek (fka Legend Oaks Phase II)

DATE: May 28, 2019

SUBJECT: Public Hearing - M18-006 for a Modification of Z00-0102 at Briar Creek (fka Legend Oaks Phase II)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing - M18-006 for a Modification of Z00-0102 at Briar Creek (fka Legend Oaks Phase II)	Cover Memo	5/22/2019

M18-006

Modification Request of 2000Z-0102 at Briar Creek Subdivision (fka Legend Oaks Phase II)

February 26, 2019 Deferred 60 days to work with citizens

April 23, 2019 Deferred 30 days

Mayor & Council
City of South Fulton

May 28, 2019



**Contains
single-
family
homes**



**Contains
single-
family
homes**



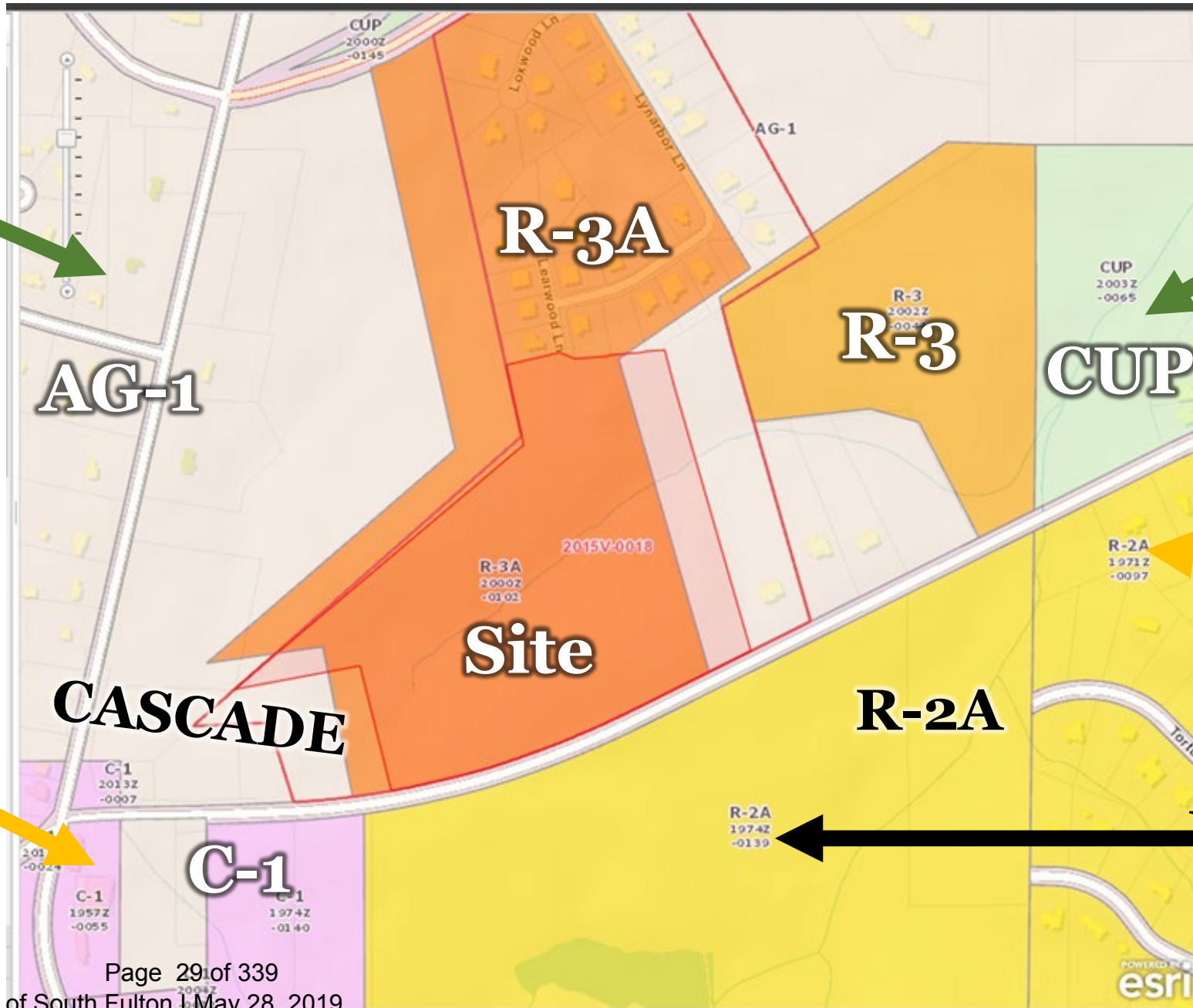
**Contains
single-
family
home**



**Undisturbed
residential**



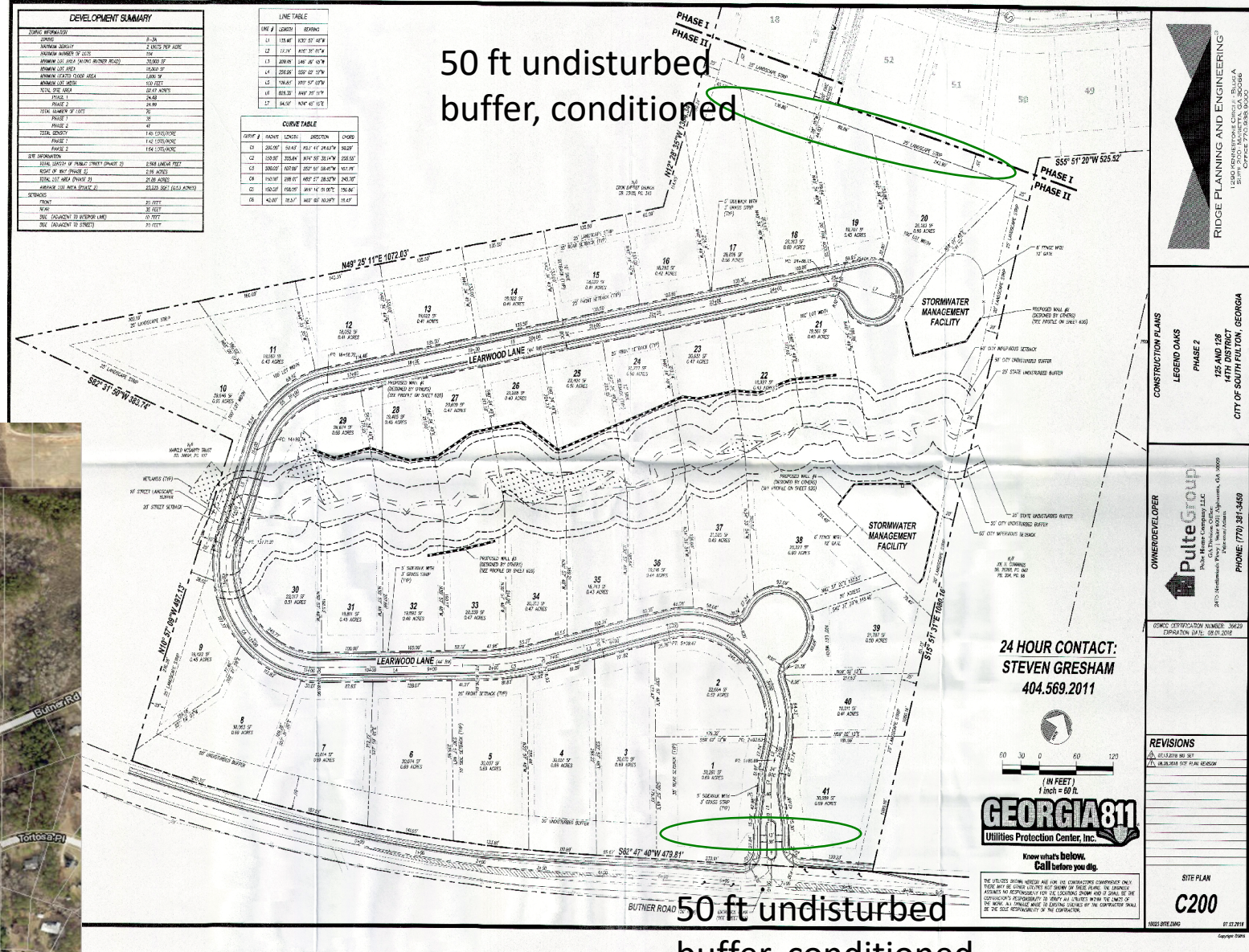
**Contains
commercial**





Site Plan

- 52.47 acres
- Residential undeveloped property
- 76 lots



24 HOUR CONTACT:
STEVEN GRESHAM
404.569.2011



RIDGE PLANNING AND ENGINEERING
15200 WOODBRIDGE AVENUE, SUITE 100
DUBLIN, GEORGIA 31009
PHONE: (770) 381-3469

CONSTRUCTION PLANS
LELAND OAKS
PHASE 2
125 AND 128
14TH DISTRICT
CITY OF SOUTH FULTON, GEORGIA

OWNER/DEVELOPER
Pulte Group
Pulte Home Company, LLC
2415 Northchase Pkwy, Suite 1000, Atlanta, GA 30329
PHONE: (770) 381-3469

FORMAL CERTIFICATION NUMBER: 30433
EXPIRATION DATE: 08/31/2018

REVISIONS
NO. DESCRIPTION OF REVISION

SITE PLAN
C200

DATE: 07/12/2019



Case Facts

- To modify condition 3g: “All houses shall be constructed with a crawl space or basement, and not a slab foundation.”
- To modify condition 3k: “Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton.”
- Site zoned R-3A (Single-Family Dwelling District)
- Today, every property surrounding the subject site is either occupied by or zoned for residential uses.
- Zoning Modification approval does not include approval of variance to the Stream Buffer Protection Ordinance.



Staff Recommendation

APPROVAL with Conditions:

1. Removal of condition 3k would not include approval of variance to the Stream Buffer Protection Ordinance;
2. Lots 1 and 41 on submitted site plan shall include 50ft undisturbed buffer along Butner Road (the submitted site plan does not show required buffer extending through Lots 1 and 41);
3. Provide 50ft wide buffer along the Legend Oaks Phase 1 boundary, undisturbed except for approved access and utility crossings and replanting where sparsely vegetated to meet buffer standards subject to City Arborist approval. Buffer may be apart of individual lots;
4. Homes shall include fire suppression system subject to Fire Marshall approval unless secondary fire access is provided subject to City approval. All area required to encompass improvements necessary to provide City approved fire access shall be exterior of individual lots.

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council

FROM: Planning & Zoning Division

SUBJECT: **M18-006 for a Modification of Zoo-0102 at Briar Creek (fka Legend Oaks Phase II)**

DATE: May 28, 2019

To consider a modification from two conditions identified in zoning case 200Z-0102, 3.g and 3.k (crawl space or basement and Fulton County Tributary Buffer requirements) at the Briar Creek subdivision (fka Legend Oaks Phase II) by Pulte Home Corporation.

Applicant was granted a 60-day deferral to address development concerns with the community. Staff has not received an update on the results from those meetings. Staff believes that it may be in the best interest of all parties to defer for 30 additional days.

Applicant's case was removed from the Agenda.

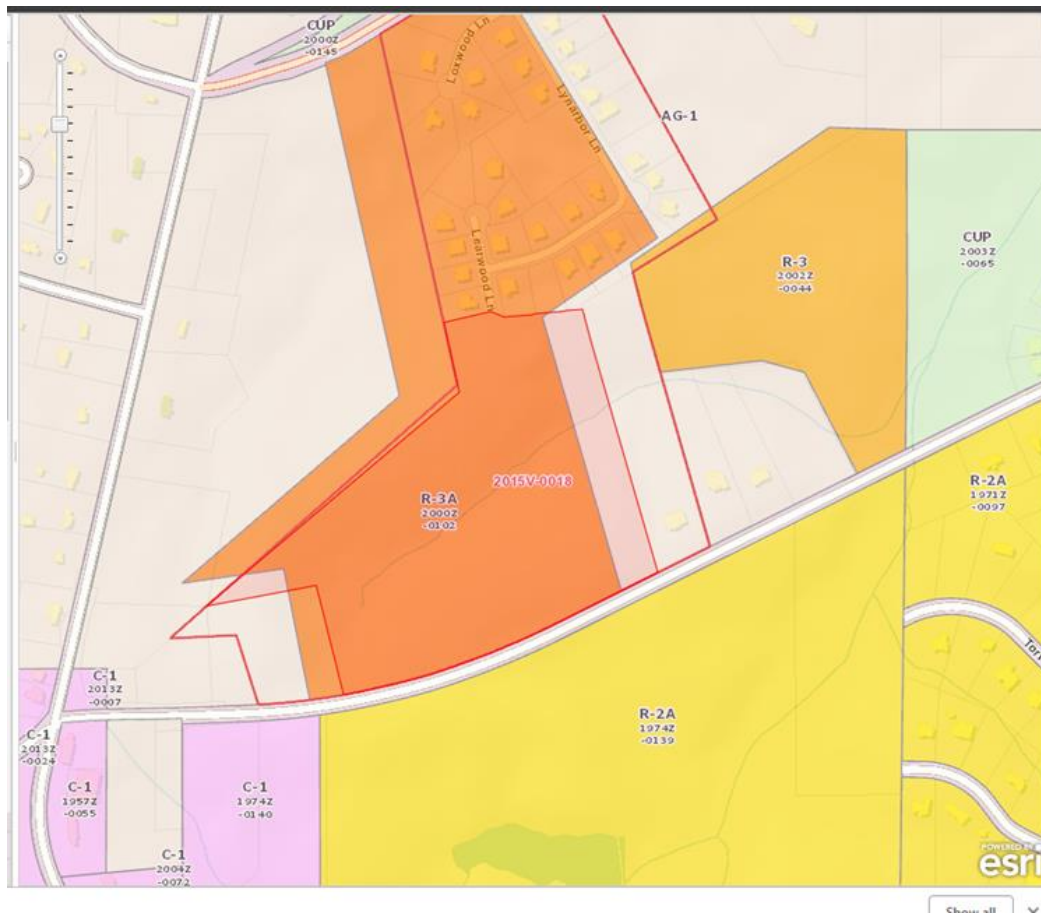
STAFF RECOMMENDATION: APPROVAL with Conditions

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Pulte Home Corporation c/o Brian Ehrsam 2475 Northwinds Parkway Suite 600 Alpharetta, GA 30009
Status of Applicant:	Property owner
City Council District(s):	2
Parcel ID Number:	14F0125 LLO477
Area of Property:	The property is composed of approximately 52.47 acres.
Current/Past Use of the Property:	The property is currently undeveloped.
Prior Zoning Cases/History:	Z00-102 Request to rezone from AG-1 (Agricultural District) to R-3A (Single-Family Dwelling District) – APPROVED WITH CONDITIONS ZM05-0051 , request to modify condition 1C to reduce lot size along Enon Rd and Butner Rd to 18,000 sq. ft; 2A to revise site plan; and 3G to allow houses to be constructed on slabs. – DENIED ZM05-0051 , request to revise site plan. – APPROVED ZM12-0002 , request to reduce the front yard setback from 50’ to 25’; Reduce the minimum setback for a new street adjacent to AG-1 and residentially zoned properties from 50 feet to 20 feet, and plant a 10-foot wide landscape strip planted along perimeter property line; provide 50’ natural, undisturbed buffer along Butner Rd; and provide a 25’ landscape strip along the east and west property lines. - APPROVED ZM14-0006 , request to modify 3G to allow a minimum 16” raised slab for lots 35 and 37. - DENIED
Surrounding Zoning:	<u>North</u> : R-3A (Single-Family Dwelling District) and AG-1 (Agricultural District) <u>South</u> : R-2A (Single-Family Dwelling District) <u>East</u> : AG-1 (Agricultural District) <u>West</u> : AG-1 (Agricultural District)
2035 Future Land Use Designation:	Agricultural, Forestry and Estate Residential, Residential 1 unit or less per acre, 1 to 2 Units per acre, Open space, Public, Semi-Public and Institutional.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification does not alter the use of the property.

Overlay District:	Cliftondale Overlay
Public Utilities:	Water service is provided to these sites by 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:	<u>Street:</u> Butner Road <u>Classification:</u> Primary Arterial Local Road <u>Public Transit:</u> MARTA is not available to this site <u>Bike/Pedestrian Access:</u> There are no sidewalks along this section of Butner Rd.



CONDITION(S) TO BE MODIFIED:

Zoo-0102 condition 3G states: “All houses shall be constructed with a crawl space or basement, and not a slab foundation.”

Zoo-0102 condition 3K states: “Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton.”

PUBLIC PARTICIPATION

STAFF COMMENTS

Engineering:

1. Removal of condition 3k would not include approval of variance to the Stream Buffer Protection Ordinance;
2. Lots 1 and 41 on submitted site plan shall include 50ft undisturbed buffer along Butner Road (the submitted site plan does not show required buffer extending through Lots 1 and 41);
3. Provide 50ft wide buffer along the Legend Oaks Phase 1 boundary, undisturbed except for approved access and utility crossings and replanting where sparsely vegetated to meet buffer standards subject to City Arborist approval. Buffer may be apart of individual lots;
4. Homes shall include fire suppression system subject to Fire Marshall approval unless secondary fire access is provided subject to City approval. All area required to encompass improvements necessary to provide City approved fire access shall be exterior of individual lots.

Environmental: The Fulton County Board of Heath does not anticipate any adverse impacts to the health of humans or the environment by approving the modification to allow for the development of the proposed subdivision.

Public Works: N/A

Transportation: N/A

MARTA: N/A

Fulton County Schools: See attached report.

Fire: N/A

Legal: N/A

PLANNER’S RECOMMENDATION:

1. Removal of condition 3.k would not include approval of variance to the Stream Buffer Protection Ordinance;
2. Lots 1 and 41 on submitted site plan shall include 50ft undisturbed buffer along Butner Road (the submitted site plan does not show required buffer extending through Lots 1 and 41);
3. Provide 50ft wide buffer along the Legend Oaks Phase 1 boundary, undisturbed except for approved access and utility crossings and replanting where sparsely vegetated to meet buffer standards subject to City Arborist approval. Buffer may be a part of individual lots;

4. Homes shall include fire suppression system subject to Fire Marshall approval unless secondary fire access is provided subject to City approval. All area required to encompass improvements necessary to provide City approved fire access shall be exterior of individual lots.

RICHARD HATHCOCK, PLANNER II

REVIEWED BY: KEEDRA T. JACKSON, SENIOR PLANNER

MAYOR & COUNCIL ACTION

Original hearing date: February 26, 2019. Deferred for 60 days.
April 23, 2019. Removed from Agenda.

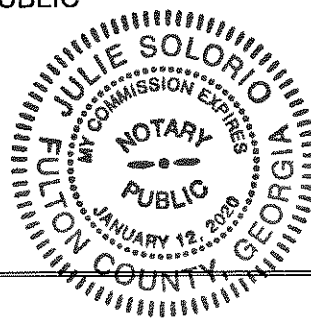
NOTICE: Sections III or IV below **MUST** be signed and notarized when application is submitted. If Section III is signed and notarized, applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of property described in the attached legal description, which is made part of this application for a Modification.

Pulte Home Corporation
TYPE OR PRINT OWNER'S NAME
2475 Northwinds Parkway - Suite 600
ADDRESS
Alpharetta, GA 30009
CITY & STATE ZIP CODE
Brian W. Smith - Div VP Land Acquisition
OWNER OF PROPERTY (SIGNATURE)
(678) 459-1346
PHONE NUMBER
brian.chrisam@pulte.com
EMAIL ADDRESS

Sworn to and subscribed before me this
4 day of December 2018

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) Applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) Applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach copy of contract and type name of Owner as indicated in Section III; or
- 3) Applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of lease and type name of Owner as indicated in Section III.

APPLICANT (SIGNATURE)

TYPE/PRINT NAME OF APPLICANT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

Sworn to and subscribed before me this

____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

CHECK ONE: [] ATTORNEY [] AGENT

PRE-APPLICATION REVIEW FORM

Office use only:

I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the Fulton County Zoning Resolution.

Staff signature: _____ Date: _____

Planning Division
Community Development Services

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the Fulton County Zoning Resolution and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature:  Date: 12/18/2018

Applicant printed name: Brian Ehrsam



PulteGroup, Inc.
2475 Northwinds Parkway – Suite 600
Alpharetta, GA 30009

December 17, 2018

RE: Zoning Modification for Briar Creek (fka Legend Oaks Phase II), City of South Fulton, Fulton County, Georgia

Dear City of South Fulton Resident,

We are submitting a Zoning Modification Application that will involve the residential development of 24.99 acres for 41 total single-family detached lots at Briar Creek, formerly known as Legend Oaks Phase II (reference Exhibit I). On October 24, 2000, the rezoning application (#2000Z-0102) for 52.4736 acres (both Phase I and Phase II) was approved by the Fulton County Board of Commissioners. A number of conditions were attached to the zoning approval, including conditions "3-g" and "3-k" (reference Exhibit II):

- "3-g": "All houses shall be constructed with a crawl space or basement, and not a slab foundation."
- "3-k": Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton."

We are requesting removal of condition "3-g". Though this condition was agreed to at the date of original zoning, it is atypical for the Atlanta housing market.

We are requesting modification of condition "3-k" to read "Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton or the Variance Procedures set forth in the Ordinance."

If you have any questions, then please reach out and I will do my best to provide you with answers. In the coming weeks additional info will be sent, including a time and location for an informal meeting. Have a wonderful holiday!

Sincerely,

Brian W. Ehram, 12/17/2018

Brian Ehram, Land Project Manager
PulteGroup, Inc.
Phone: (513) 687-0752
Email: brian.ehram@pulte.com

ZOO-102

the Fulton County Traffic Engineer.

- b. No more than 1 exit/entrance on Butner Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
 - c. No lot shall be allowed direct access from Enon Road.
 - d. No lot shall be allowed direct access from Butner Road.
 - e. Provide a 2-car garage either attached or detached. If the garage is detached, it shall be connected to the primary residence by a covered walkway, trellis or other decorative structure appropriate for the architectural style of the primary residence.
 - f. Exterior facades shall consist of a minimum of three sides of brick, stucco, masonry, wood shake or clapboard siding (except vinyl and aluminum siding which does not include architectural trim or details). Where wood shake or clapboard siding is used as the primary building material on the front and side facades, all exposed foundations shall be covered in a veneer of brick or stone.
 - g. All houses shall be constructed with a crawl space or basement, and not a slab foundation.
 - h. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
 - i. Designate all unbuildable space as open space held in common and maintained by the homeowners association.
 - j. Construct subdivision monuments at the Enon Road and Butner Road entrances. The Enon Road and Butner Road entrances shall be landscaped. Landscaped areas shall be maintained by the homeowners association.
 - k. Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:

Exhibit I



Exhibit II

the Fulton County Traffic Engineer.

- b. No more than 1 exit/entrance on Butner Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
 - c. No lot shall be allowed direct access from Enon Road.
 - d. No lot shall be allowed direct access from Butner Road.
 - e. Provide a 2-car garage either attached or detached. If the garage is detached, it shall be connected to the primary residence by a covered walkway, trellis or other decorative structure appropriate for the architectural style of the primary residence.
 - f. Exterior facades shall consist of a minimum of three sides of brick, stucco, masonry, wood shake or clapboard siding (except vinyl and aluminum siding which does not include architectural trim or details). Where wood shake or clapboard siding is used as the primary building material on the front and side facades, all exposed foundations shall be covered in a veneer of brick or stone.
 - g. All houses shall be constructed with a crawl space or basement, and not a slab foundation.
 - h. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
 - i. Designate all unbuildable space as open space held in common and maintained by the homeowners association.
 - j. Construct subdivision monuments at the Enon Road and Butner Road entrances. The Enon Road and Butner Road entrances shall be landscaped. Landscaped areas shall be maintained by the homeowners association.
 - k. Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 125 and 126 of District 14F, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin located on the northerly right of way of Butner Road (60 foot right of way), said iron pin being located north 85 degrees 36 minutes 1 second east 1,098.28 feet along said right of way from its intersection with the easterly right of way of Stonewall Tell Road; thence depart said right of way and run north 10 degrees 57 minutes 09 seconds west 497.13 feet to a ½ " rebar; run thence south 82 degrees 31 minutes 50 seconds west 383.74 feet to a ½ " rebar; run thence north 49 degrees 25 minutes 11 seconds east 1,072.03 feet to a ½ " rebar; run thence north 12 degrees 28 minutes 35 seconds west 1,364.34 feet to a point on the southeasterly right of way of Enon Road (right of way varies); run thence along said right of way north 57 degrees 04 minutes 43 seconds east 292.20 feet to a point; thence continue along said right of way north 56 degrees 42 minutes 59 seconds east 353.65 feet to a point; thence depart said right of way and run south 00 degrees 26 minutes 21 seconds west 27.00 feet to a point; run thence south 89 degrees 29 minutes 07 seconds east 75.28 feet to a ½" rebar; run thence south 31 degrees 25 minutes 39 seconds east 1,161.50 feet to a ½" rebar; run thence south 55 degrees 51 minutes 20 seconds west 525.52 feet to a point; run thence south 15 degrees 51 minutes 31 seconds east 1,080.16 feet to a point on the northerly right of way of Butner Road; run thence along said right of way south 62 degrees 47 minutes 40 seconds west 479.81 feet to a point; thence continue along said right of way along the arc of a curve to the right an arc distance of 744.64 feet, said arc having a radius of 2,785.27 feet and being subtended by a chord having a bearing and distance of south 70 degrees 27 minutes 12 seconds west 742.42 feet to a point and the True Place or Point of Beginning.

Said property contains 52.4736 acres as shown on ALTA/ACSM Land Title Survey for John Wieland Homes and Neighborhoods, Inc. and Old Republic National Title Insurance Company by C2 Land Surveying, LLC, certified by Patrick P. Nunn, GRLS No. 2860, dated May 20, 2005, and sealed August 8, 2005.



DISCLOSURE REPORT FORM C

Office use only:

REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

- Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of the City Council.

CIRCLE ONE: YES NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition ~~In Opposition to Petition~~

~~If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.~~

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Brian Ehsam

Signature  Date: 12/4/2018



**PUBLIC PARTICIPATION PLAN
FORM D**

Applicant: Pulte Home Corporation

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Fulton County Zoning Resolution:

All property owners within 1/4 mile will be contacted immediately following receipt
contact
of list provided by City of South Fulton.

2. The individuals and others listed in 1. above will be notified of the requested modification using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

Property owners will be contacted via letters. Existing Legend Oaks HOA has
already been contacted and made aware of zoning modification.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

Meeting location and time will be determined after application submittal.

Attach additional sheets as needed.

M18-006

DEVELOPMENT SUMMARY

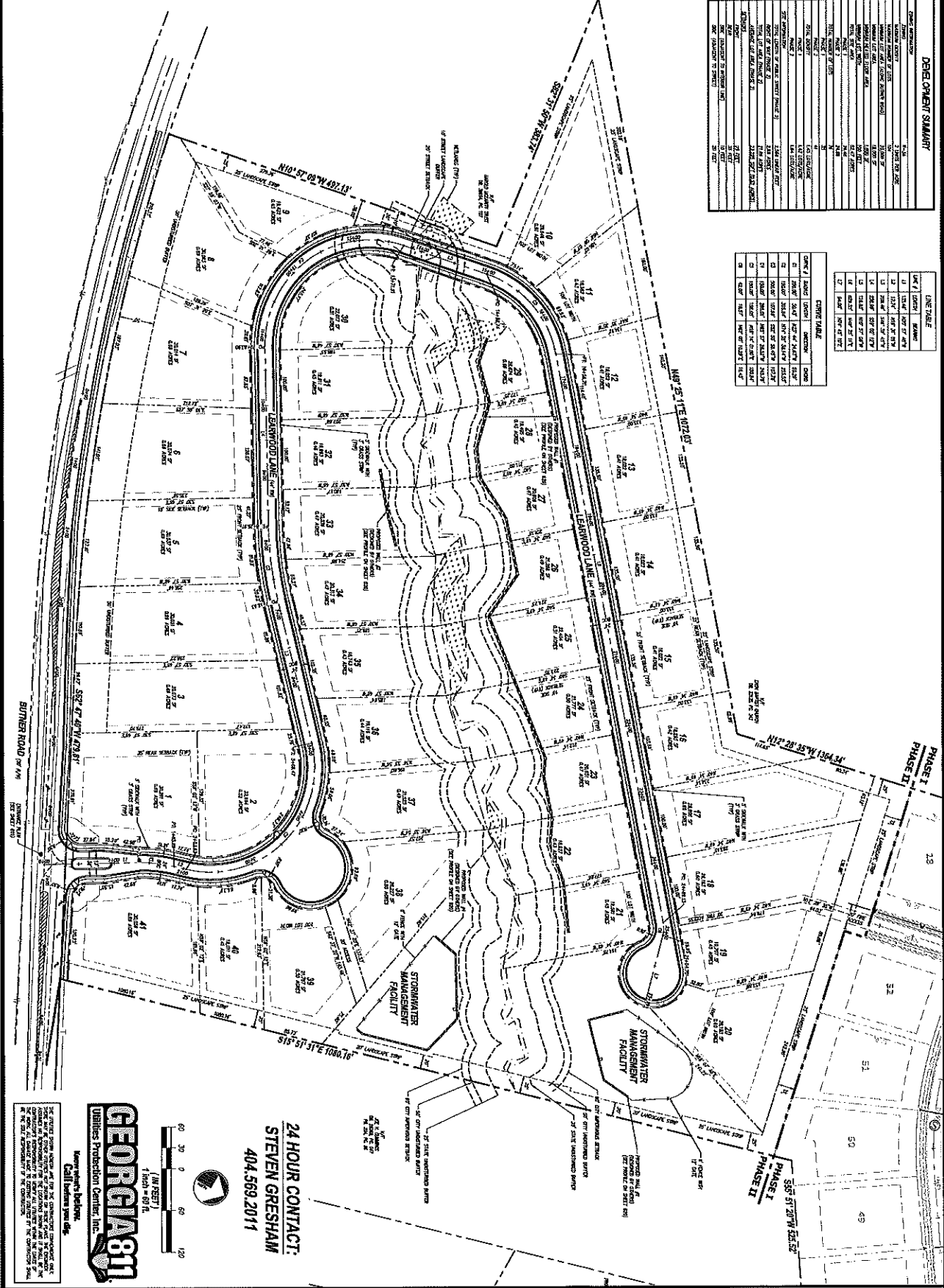
PROPOSED DEVELOPMENT	1.10
EXISTING DEVELOPMENT	1.10
TOTAL DEVELOPMENT	2.20
PROPOSED DEVELOPMENT	1.10
EXISTING DEVELOPMENT	1.10
TOTAL DEVELOPMENT	2.20
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EXISTING DEVELOPMENT	1.10
TOTAL DEVELOPMENT	2.20
PROPOSED DEVELOPMENT	1.10
EXISTING DEVELOPMENT	1.10
TOTAL DEVELOPMENT	2.20

USE TABLE

USE #	DESCRIPTION	AREA	PERCENT
1	RESIDENTIAL	1.10	50.00
2	COMMERCIAL	1.10	50.00
3	INDUSTRIAL	0.00	0.00
4	RECREATION	0.00	0.00
5	AGRICULTURE	0.00	0.00
6	UTILITY	0.00	0.00
7	OTHER	0.00	0.00
TOTAL	2.20	100.00	

CONCRETE TABLE

CONCRETE #	CONCRETE TYPE	AREA	PERCENT
1	CONCRETE	1.10	50.00
2	ASPHALT	1.10	50.00
3	PAVEMENT	0.00	0.00
4	OTHER	0.00	0.00
TOTAL	2.20	100.00	



GEORGIA 811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.
 1-800-4-A-ROOT
 1 inch = 60 ft.

24 HOUR CONTACT:
STEVEN GRESHAM
404.569.2011

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		REVISED PER CITY COMMENTS
3		REVISED PER CITY COMMENTS
4		REVISED PER CITY COMMENTS
5		REVISED PER CITY COMMENTS
6		REVISED PER CITY COMMENTS
7		REVISED PER CITY COMMENTS
8		REVISED PER CITY COMMENTS
9		REVISED PER CITY COMMENTS
10		REVISED PER CITY COMMENTS
11		REVISED PER CITY COMMENTS
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28		REVISED PER CITY COMMENTS
29		REVISED PER CITY COMMENTS
30		REVISED PER CITY COMMENTS

C200

OWNER/DEVELOPER
PulteGroup
 Pulte Home Company LLC
 2415 N. WINDY HILL DRIVE, SUITE 100, FULTON, GA 30204
 (404) 271-3444

CONSTRUCTION PLANS
 LEGEND OAKS
 PHASE 2
 125 AND 126
 14TH DISTRICT
 FULTON, GEORGIA

City of South Fulton - May 28, 2019

RIDGE PLANNING AND ENGINEERING®
 1200 KENNEDY CIRCLE - BLDG A
 SUITE 200 - MARIETTA, GA 30066
 OFFICE: 770.838.9000



ZONING MODIFICATION APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Copy	✓
2.	APPLICATION FORM	3 Copies	✓
3.	LEGAL DESCRIPTIONS	3 Copies	✓
4.	SITE PLAN	9 Copies	✓
5.	LETTERS OF INTENT	9 Copies	✓
6.	PUBLIC PARTICIPATION PLAN	1 Copy	✓
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	2 Copies	
8.	DEPARTMENTAL SIGN-OFF LETTERS	2 Copies	✓
9.	DISCLOSURE FORM	2 Copies	✓

12-18-18
 WE WILL NOTIFY
 APPLICANT ONCE
 THIS IS OFFICIALLY
 ACCEPTED

TRANSMITTAL FORM
 ENVIRONMENT & COMMUNITY DEVELOPMENT
 141 PRYOR STREET, SUITE 2085
 ATLANTA, GEORGIA 30303

CLIENT'S NAME: PULTEGROUP INC. (BRIAN EHRSAM)

FUND 300
 AGENCY # 580
 ORGANIZATION # 5801
 ZONING & ADMINISTRATIVE DIV.

DATE: 12-18-18

PENDING
 LEGAL
 COUNCIL
 ADJUSMENT

Dept No	REVENUE SOURCE #	REVENUE SOURCE	CHECK NO.	AMOUNT	INT.
29	6025	PHOTO COPIES [300]			
	6100	RETURN CHECK FEE [\$20.00 PER CHECK]			
30	6155	MODIFICATION CASE #: 0071294885 ←		\$ 400 00 Do	
31	6152	RIVER CORRIDOR CASE #:			
		AGENDA N S V			

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW. DO NOT CASH IF NOT PRESENT.



Pulte Home Corp. - GA Division
 3350 Peachtree Road, NE
 Suite 150
 Atlanta, GA 30326

Check Number 0071294885
 Check Date 12/10/18

Void After 180 Days

PAY
 FOUR HUNDRED AND 00/100 DOLLARS

\$****400.00

Bank of America
 Customer Connection
 Atlanta, Dekalb County, GA

TO THE CITY OF SOUTH FULTON, GEORGIA
 ORDER OF 5440 FULTON INDUSTRIAL BLVD
 ATLANTA, GA 30336

Blair

⑈0071294885⑈ ⑆061112788⑆ 3299039422⑈

39	7006	CERTIFICATION OF ZONING				
40	7011	EXTENSION REQUEST FEES REZONING CASE #:				
		USE PERMIT CASE #:				
		PRIMARY VARIANCE CASE #:				
		CONCURRENT VARIANCE CASE #:				
GRAND TOTAL				\$ 400	00	

M18-006

12-18-18

WE WILL NOTIFY APPLICANT ONCE

THIS IS OFFICIALLY ACCEPTED

PENDING

LEGAL COUNCIL ADVISMENT

TRANSMITTAL FORM
ENVIRONMENT & COMMUNITY DEVELOPMENT
 141 PRYOR STREET, SUITE 2085
 ATLANTA, GEORGIA 30303

CLIENT'S NAME: PULTEGROUP INC. (BRIAN EHRSAM)

DATE: 12-18-18

FUND 300
AGENCY # 580
ORGANIZATION # 5801
ZONING & ADMINISTRATIVE DIV.

Dept No	REVENUE SOURCE #	REVENUE SOURCE	CHECK NO.	AMOUNT	INT.
29	6025	PHOTO COPIES [300]			
	6100	RETURN CHECK FEE (\$20.00 PER CHECK)			
30	6155	MODIFICATION CASE #: 0071294885 ←		\$ 400 00	D6
31	6152	RIVER CORRIDOR CASE #:			
32	6200	AGENDA N S V RESOLUTION			
		TOPOGRAPHY/ORTHOGRAPHY			
		MAPS/SITE PLAN			
		SKETCH			
33	6531	RE-ADVERTISING FEES CASE #:			
34	6999	MISCELLANEOUS/ROAD NAME CHANGE [300]			
35	7001	USE PERMIT APPL. CASE #:			
36	7002	VARIANCE APPL. CASE #:			
37	7003	REZONING APPL. CASE #:			
38	7004	SUBDIVISION FEES PRELIMINARY: Init. Rev.			
		FINAL: Init. Rev.			
		EXEMPTION: Init. Rev.			
		S/D. DEDICATION L.L.: DIST.:			
39	7006	CERTIFICATION OF ZONING			
40	7011	EXTENSION REQUEST FEES REZONING CASE #:			
		USE PERMIT CASE #:			
		PRIMARY VARIANCE CASE #:			
		CONCURRENT VARIANCE CASE #:			
GRAND TOTAL				\$ 400 00	

M18-006

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved ~~R-3~~ R-3A (Residential) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Single family detached dwellings and accessory uses and structures.
 - b. No more than 104 total dwelling units at a maximum density of 2 dwelling units per acre, whichever is less, based on the total acreage zoned.
 - c. The minimum lot size shall be 1 acre along Enon Road and 30,000 square feet along Butner Road.
 - d. The minimum heated floor area per dwelling unit shall be ~~4,600~~ 1,800 square feet.

2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Environment and Community Development on ~~August 10, 2000~~ ~~July 15, 2005~~ **April 26, 2012**. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy. (~~2005ZM-0051~~ **2012ZM-0002 SFC**)

3. To the owner's agreement to the following site development considerations:
 - a. No more than 1 exit/entrance on Enon Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

- b. No more than 1 exit/entrance on Butner Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
- c. No lot shall be allowed direct access from Enon Road.
- d. No lot shall be allowed direct access from Butner Road.
- e. Provide a 2-car garage either attached or detached. If the garage is detached, it shall be connected to the primary residence by a covered walkway, trellis or other decorative structure appropriate for the architectural style of the primary residence.
- f. Exterior facades shall consist of a minimum of three sides of brick, stucco, masonry, wood shake or clapboard siding (except vinyl and aluminum siding which does not include architectural trim or details).
Where wood shake or clapboard siding is used as the primary building material on the front and side facades, all exposed foundations shall be covered in a veneer of brick or stone.
- g. All houses shall be constructed with a crawl space or basement, and not a slab foundation.
- h. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
- i. Designate all unbuildable space as open space held in common and maintained by the homeowners association.
- j. Construct subdivision monuments at the Enon Road and Butner Road entrances. The Enon Road and Butner Road entrances shall be landscaped. Landscaped areas shall be maintained by the homeowners association.
- k. Comply with the requirements of the Fulton County Tributary Buffer Ordinance for South Fulton.
- l. Reduce the front yard building setback from 50 feet to 25 feet (2012VC-0009 SFC, Part 1) (2012ZM-0002 SFC)
- m. Reduce the minimum setback for a new street adjacent to AG-1

(Agricultural) and residentially zoned properties as shown on the site plan from 50 feet to 20 feet, and plant a 10-foot wide landscape strip planted to buffer standards adjacent to the perimeter property line. (2012VC-0009 SFC, Part 2) (2012ZM-0002 SFC)

n. Provide a 50-foot wide natural buffer, undisturbed except for approved access and utility crossings, improvements, and replanting where sparsely vegetated and subject to the approval of the Fulton County Arborist along Butner Road. Said buffer may be part of individual lots.(2012ZM-0002 SFC)

o. Provide a 25-foot landscape strip planted to buffer standards along the west and east property lines, except in the area of the detention ponds reduce the width from 25 feet to the required detention pond buffer (20-foot landscape strip planted to buffer standards), and except as specified in condition 3.m. Said plantings and specifications shall be subject to the approval of the Fulton County Arborist. Said landscape strips may be part of individual lots. (2012ZM-0002 SFC)

4. To the owner's agreement to abide by the following requirements, dedication and improvements:

a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

45 feet from centerline of Enon Road.

b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Enon Road.

30 feet from centerline of Butner Road.

- c. Improve roadway(s) along the entire property frontage with curb and gutter per Fulton County standards or as may be approved by the Fulton County Traffic Engineer and/or the Georgia Department of Transportation.
 - d. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - e. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - f. If access is obtained from both Enon Road and Butner Road, the internal roadway design and construction must incorporate traffic calming devices and techniques or as approved by the Fulton County Traffic Engineer.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - c. To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, to meet with the Fulton County Drainage Engineer on-site.
 - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.

- e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
- f. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development surface water runoff conditions are controlled at the minimum predevelopment level, so that downstream conveyance systems may not be impacted, aggravate existing flooding or drainage problems nor creates new flooding or drainage problems off-site.
- g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of project surface water quality and quantity facilities/Best Management Practices (BMP's); the existing downstream off-site drainage conveyance system that the proposed development runoff will impact; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the appropriate receiving conveyance system downstream and any potential surface water implications.
- h. The developer/engineer is responsible to conceptually describe to the County at the storm water concept plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detail engineering analysis and specifications of BMPs shall be included as a part of the LDP storm water submittal.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - M19-001 for Modification of 2006Z-0042 SFC The Bluffs at Camp Creek

FROM: Frank Milazi

DATE: May 28, 2019

SUBJECT: Public Hearing - M19-001 for Modification of 2006Z-0042 SFC The Bluffs at Camp Creek

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

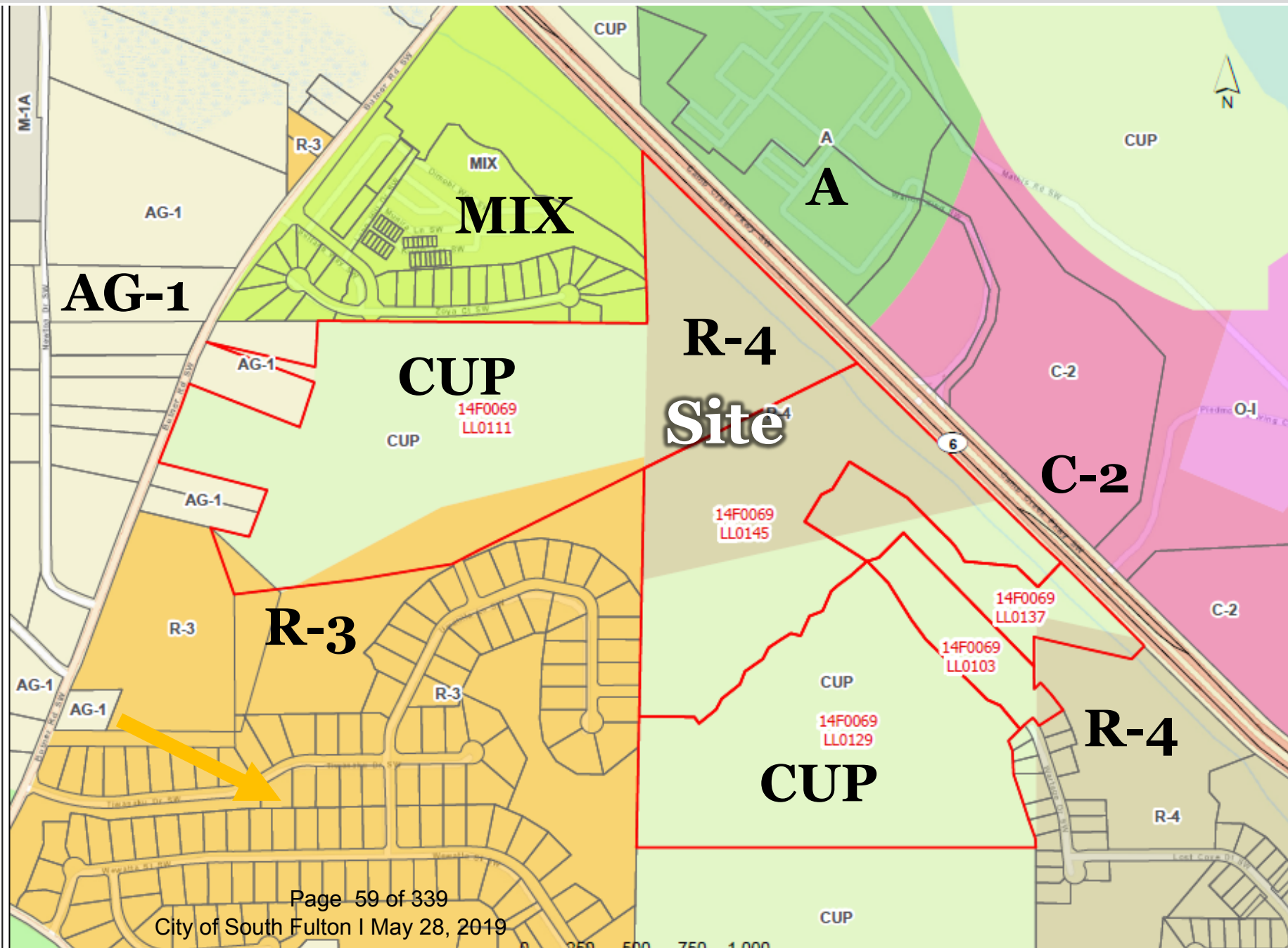
Description	Type	Upload Date
Public Hearing - M19-001 for Modification of 2006Z-0042 SFC The Bluffs at Camp Creek	Cover Memo	5/22/2019

M19-001

Modification Request of 2006Z-0042 at The Bluffs at Camp Creek

May 14, 2019 Deferred for 14 days traffic study and public input

Mayor & Council
City of South Fulton
May 28, 2019





Site Plan

- 99.98 acres
- Residential undeveloped property
- 249 lots



HRC
 HUNTER REALTY COMPANY, INC.
 1000 W. BROADWAY, SUITE 200
 ATLANTA, GA 30334
 (404) 525-1234

DATE	REVISION	BY

OWNER: HUNTER REALTY COMPANY, INC.
 1000 W. BROADWAY, SUITE 200
 ATLANTA, GA 30334

DEVELOPER: HUNTER REALTY COMPANY, INC.
 1000 W. BROADWAY, SUITE 200
 ATLANTA, GA 30334

24 HR. CONTACT: (404) 525-1234

DATE: 05/28/19
 DRAWN BY: JTB
 CHECKED BY: JTB
 JOB#: H17229

OV-1



Case Facts

2006Z-0042 condition 1C:

- Request to remove 80 lots less 7,000 square feet
- Request to increase in number of lots between 7,001 square feet and 9,000 square feet from 85 to 155 with a minimum heated floor area of 2,000 square feet
- Request to increase in minimum number of lots greater than 9,001 square feet from 60 to 68 with a minimum heated floor area of 2,400 square feet.

2006Z-0042 condition 2A: Request to removes reference to Fulton County and adds “City of South Fulton Community Development and Regulatory Affairs Department on December 19, 2018”

2006Z-0042 condition 3A:

Minimum Lot Width: ~~60~~ 65 feet

Minimum Front Yard Setback: ~~25~~ 20 feet

Minimum Building Separation: ~~20~~ 15 feet

Minimum Side Yard: 7.5

2006Z-0042 condition 3C: Request to removes the 50-foot undisturbed buffer and 10-foot improvement setback adjacent to the Camp Creek Village Subdivision along the northwestern boundary of the Subject Property.

- Site is zoned CUP and R-4.
- The surrounding properties are residential, mixed use, and a golf course.
- This modification would align with the 2035 Fulton County Comprehensive Plan.



Staff Recommendation

APPROVAL with Conditions:

1. All lots that front Zoya Court shall have a minimum front yard and rear yard setback of 25 feet.
2. All lots that front Zoya Court will not be required to meet the 5-foot stagger requirement.
3. All lots that front Zoya Court shall have one-sided masonry front.
4. Lots 1 & 115, pursuant to site plan received December 19, 2018, shall be two-sides brick facing Zoya Court and Sultana Way.

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council

FROM: Planning & Zoning Division

SUBJECT: **M19-001 for a Modification of 2006Z-0042 SFC at The Bluffs at Camp Creek**

DATE: May 28, 2019

To consider an amendment of four (4) modifications identified in zoning case 2006Z-0042 SFC, 1.c, 2.a, 3.a, and 3.c at "The Bluffs at Camp Creek" subdivision by Battle Law, PC on behalf of Hybrass Overlook, LLC.

May 14, 2019 – Applicant was deferred 14 days for a traffic study and a public input meeting.

STAFF RECOMMENDATION: 60-DAY DEFERRAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Battle Law, PC c/o Michele Battle 1 West Court Square Suite 750 Decatur, GA 30030
Status of Applicant:	Attorney for property owner
City Council District(s):	2
Parcel ID Number:	14F-0069-LL-0145 14F-0069-LL-0103 14F-0069-LL-0137 14F-0069-LL-0129 14F-0069-LL-0111
Area of Property:	The property is composed of approximately 99.98 acres.
Current/Past Use of the Property:	The property is currently undeveloped.
Prior Zoning Cases/History:	2006Z-0042 Request to rezone from AG-1 (Agricultural District) to CUP (Community Unit Plan` District) – APPROVED WITH CONDITIONS
Surrounding Zoning:	<u>North:</u> R-4 (Single-Family Dwelling District) and MIX (Mixed Use District) <u>South:</u> R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District) <u>East:</u> R-3 (Single-Family Dwelling District) and R-4 (Single-Family District) <u>West:</u> R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District)
2035 Future Land Use Designation:	Suburban Neighborhood, 2 to 3 Units per acre.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification aligns with the Comprehensive Plan.
Overlay District:	Cliftondale Overlay
Public Utilities:	Water service is provided to these sites by 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.

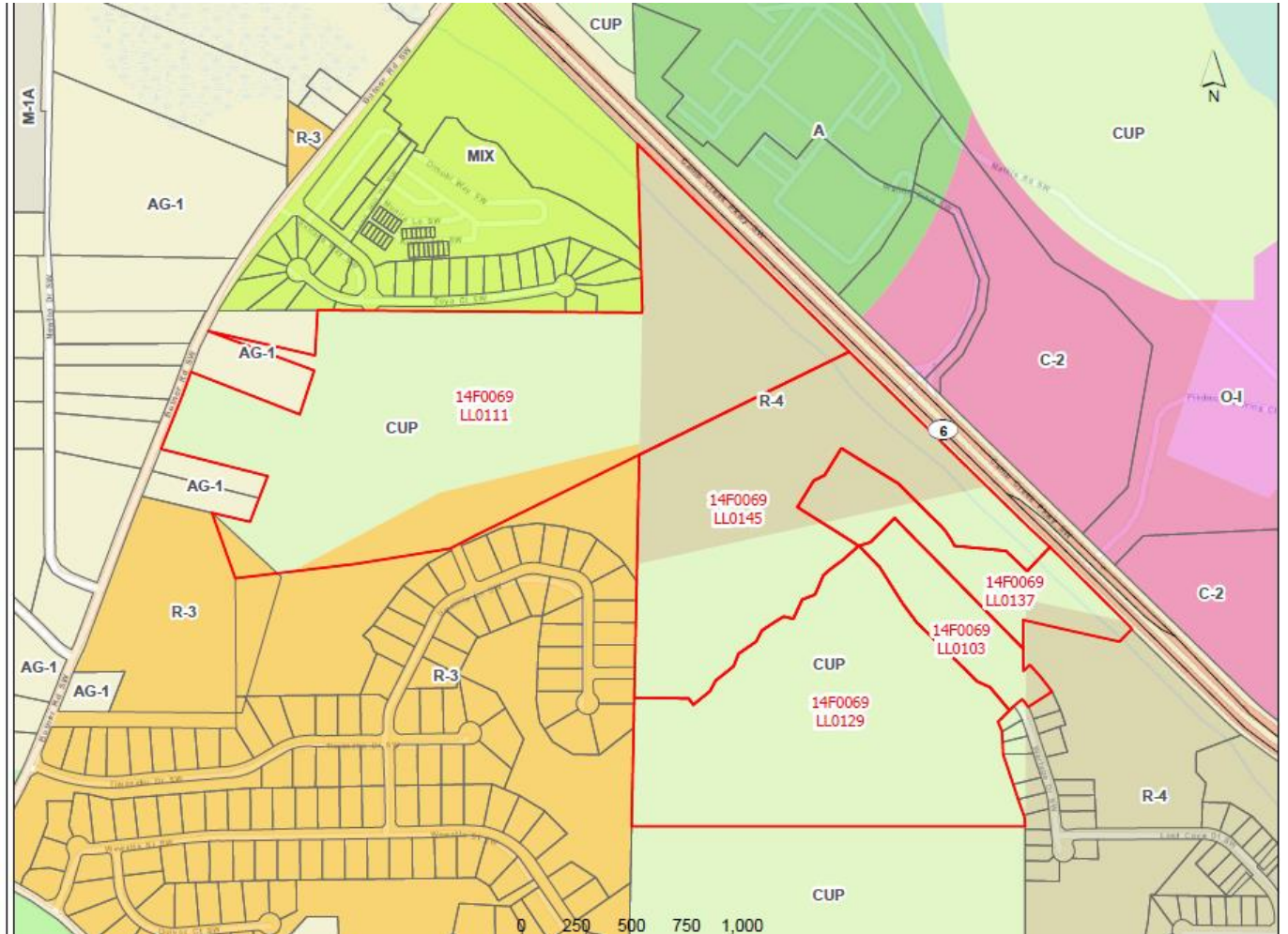
Transportation:

Street: Butner Road & Camp Creek Parkway

Classification: Primary Arterial Local Road

Public Transit: MARTA is not available within 5 miles of this site

Bike/Pedestrian Access: There are no sidewalks along this section of Butner Rd nor Camp Creek Parkway.



CONDITION(S) TO BE MODIFIED:

2006Z-0042 condition 1C states: The Minimum lot size and minimum heated floor area shall be as follows:

- i. ~~No more than 80~~ lots at or between 6,000 square feet and 7,000 square feet with a minimum heated floor area of 1,800 square feet.
- ii. No more than ~~85~~ **155** lots at or between 7,001 square feet and 9,000 square feet with a minimum heated floor area of 2,000 square feet;
- iii. No less than ~~60~~ **68** lots a minimum 9,001 square feet with a minimum heated floor area of 2,400 square feet.

2006Z-0042 condition 2A states: To the site plan received by the Department of Environmental and Community Development on April 5, 2006 **City of South Fulton Community**

Development and Regulatory Affairs Department on December 19, 2018. Said site plan is conceptual only and must meet or exceed the requirement of the Zoning Resolution and the conditions prior to approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2006Z-0042 condition 3A states: The minimum design standards are:

Minimum Lot Width: ~~60~~ 65 feet, except 70 feet for lots with a minimum square footage of 9,001 square feet or greater

Minimum Front Yard Setback: ~~25~~ 20 feet

Minimum Side Corner Setback: 25 feet with side entry garage and 15 feet without side entry garage

Minimum Building Separation: ~~20~~ 15 feet

2006Z-0042 condition 3C: (pursuant to 2006VC-0061 SFC, Part 1): To delete the 50-foot undisturbed buffer and 10-foot improvement setback for Tract B along the east property line and adjacent to the Camp Creek Village Subdivision along the northwestern boundary of the Subject Property.

*Whereas, this request is to modify these conditions specifically, but all conditions remain intact. See attachment for all conditions.

PUBLIC PARTICIPATION

The applicant held a public participation meeting at Camp Creek Church of Christ on March 18, 2019 at 6:30pm to 7:30pm. The applicant stated that no resident was present to express any concerns.

STAFF COMMENTS

Engineering: No comments determined

Environmental: Prior to the approval of any plat by the appropriate jurisdiction, the Environmental Health Services Division of the Fulton County Board of Health shall review and approve the plat regarding water supply and sewage disposal. No person may sell, offer for sale, lease, begin construction or otherwise begin the physical improvement of an exemption plat development, nor shall a building permit be issued in any form until all requirements set forth by the Fulton County Board of Health have been met.

The Fulton County Board of Health will require that the owner/developer connect the proposed development to public water and public sanitary sewer, which are available to the site.

The Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the modification to allow for the development of the proposed subdivision.

Public Works: None received

Transportation: None received

MARTA: None received

Fulton County Schools: None received

Fire: None received

Legal: None received

PLANNER'S RECOMMENDATION:

1. All lots that front Zoya Court shall have a minimum front yard and rear yard setback of 25 feet.
2. All lots that front Zoya Court will not be required to meet the 5-foot stagger requirement.
3. All lots that front Zoya Court shall have one-sided masonry front.
4. Lots 1 & 115, pursuant to site plan received December 19, 2018, shall be two-sides brick facing Zoya Court and Sultana Way.

PREPARED BY:

Richard Hathcock, Senior Planner

REVIEWED BY:

Keedra T. Jackson, Senior Planner

Shayla Reed, Director

MAYOR & COUNCIL ACTION

Original hearing date: May 14, 2019.



APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of South Fulton)

- A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.
- B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of South Fulton Councilmembers.

If "A" was denied, list previous case number: #M _____

- 1) Planner who determined the type of Modification you should file: Dana Gray
- 2) Identify the specific condition(s) being modified as provided by the Planner. State the condition number(s) and letter(s) (e.g. 2-b, 2-e). 1(e); 2(a); 3(a)
- 3) Petition number of the Zoning or Use Permit to which this application applies 20062 0042 SFC
Current zoning district CUP
- 4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

SUBDIVISION NAME: The Bluffs at Camp Creek UNIT/PHASE: _____
 LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): _____
 DISTRICT/SECTION: 1 RECORDED IN PLAT BOOK: _____ PAGE: _____
 ROAD NAME: Butner Road + Camp Creek Parkway

RECEIVED

FEB 26 2019

PLANNING AND ZONING

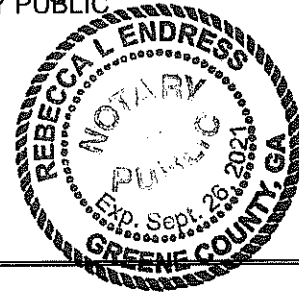
NOTICE: Sections III or IV below **MUST** be signed and notarized when application is submitted. If Section III is signed and notarized, applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of property described in the attached legal description, which is made part of this application for a Modification.

Butner Investments, LLC
TYPE OR PRINT OWNER'S NAME
988 East Freeway Drive SE, Suite A
ADDRESS
Conyers, GA 30094
CITY & STATE ZIP CODE
[Signature]
OWNER OF PROPERTY (SIGNATURE)
(770) 679-4262
PHONE NUMBER
bill@havenwoodholdings.com
EMAIL ADDRESS

Sworn to and subscribed before me this
19th day of December 2018

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) Applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) Applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach copy of contract and type name of Owner as indicated in Section III; or
- 3) Applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of lease and type name of Owner as indicated in Section III.

Sworn to and subscribed before me this

_____ day of _____ 20____

APPLICANT (SIGNATURE)

TYPE/PRINT NAME OF APPLICANT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

SECTION IV: Attorney or Agent, if different from the applicant and/or owner

[Signature]
SIGNATURE OF ATTORNEY/AGENT
One West Court Sq., Suite 750
ADDRESS
Decatur, GA 30030
CITY & STATE ZIP CODE
404-601-7616
PHONE NUMBER

CHECK ONE: [] ATTORNEY [] AGENT

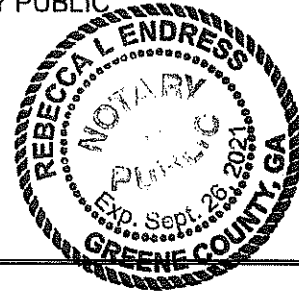
NOTICE: Sections III or IV below **MUST** be signed and notarized when application is submitted. If Section III is signed and notarized, applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of property described in the attached legal description, which is made part of this application for a Modification.

Hybrass Overlook, LLC
TYPE OR PRINT OWNER'S NAME
988 East Freeway Drive SE, Suite A
ADDRESS
Conyers, GA 30094
CITY & STATE ZIP CODE
OWNER OF PROPERTY (SIGNATURE)
(770) 679-4262
PHONE NUMBER
bill@havenwoodholdings.com
EMAIL ADDRESS

Sworn to and subscribed before me this
19th day of December 20 18

Rebecca L. Endress
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) Applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) Applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach copy of contract and type name of Owner as indicated in Section III; or
- 3) Applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of lease and type name of Owner as indicated in Section III.

APPLICANT (SIGNATURE)
TYPE/PRINT NAME OF APPLICANT
ADDRESS
CITY & STATE ZIP CODE
PHONE NUMBER
EMAIL ADDRESS

Sworn to and subscribed before me this
_____ day of _____ 20__

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

[Signature]
SIGNATURE OF ATTORNEY/AGENT
One West Court Sq., Suite 750
ADDRESS
Decatur, GA 30030
CITY & STATE ZIP CODE
404-601-7616
PHONE NUMBER

CHECK ONE: [X] ATTORNEY [] AGENT

STATEMENT OF INTENT

And

Other Material Required by
City of South Fulton, Georgia Zoning Ordinance
For

Zoning Modification Application pursuant to
the City of South Fulton Zoning Ordinance

Of

Hybrass Overlook,, LLC

For

2006Z 0042 SFC

Regarding 99.98 acres of land zone CUP
being

Portions of Fulton County, Georgia Tax Parcels

14F-0069-LL-0145
14F-0069-LL-0103
14F-0069-LL-0137
14F-0069-LL-0129
14F-0069-LL-0111

Submitted for Applicant by:

Michèle L. Battle
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

119-001

I. STATEMENT OF INTENT

On August 2, 2006, the Fulton County Board of Commissioner approved the rezoning of two parcels of land having frontage on Butler Road and Camp Creek Parkway and being an aggregate acreage of +/-99.98 acres (the "Subject Property") from AG-1 to CUP for the development of a 255-unit residential subdivision pursuant to Rezoning Case No. 2006Z 0042 SFC and 2006VC-0061 SFC. Subsequent to the approval of the CUP, the Subject Property was foreclosed upon prior to the development of the Subject Property. Hybrass Overlook, LLC acquired the Subject Property during the Summer of 2017. The Subject Property is an environmentally challenging piece of land as the topography varies greatly with deep valleys and high peaks. The Subject Property is traversed by creeks and a gas line main, and parts of the property are heavily wooded. In order to develop a subdivision which honors the environmental complexity of the site in a manner which is aesthetically and marketable, yet cost effective, the Application is seeking the following modification to the CUP Conditions:

1. Modify Condition 1(c) as follows:

The minimum lot size and minimum heated floor area shall be as follows:

- ~~i. No more than 80 lots at or between 6,000 square feet and 7,000 square feet with a minimum heater floor area of 1,800 square feet~~
- ii. No more than 85 155 lots at or between 7,001 square feet and 9,000 square feet with a minimum heated floor area of 2,000 square feet;
- iii. No less than 60 68 lots at a minimum of 9,001 square feet with a minimum heated floor area of 2,400 square feet.

2. Modify Condition 2a as follows:

~~To the site plan received by the Department of Environmental and Community Development on April 5, 2006~~ City of South Fulton Planning and Zoning Department on December 19, 2018. Said site plan is conceptual only and must meet or exceed the requirement of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy

3. Modify Condition 3a as follows:

- a. The minimum design standards are:

Minimum Lot Width: ~~60~~ 65 feet, ~~except 70 feet for lots with a minimum square footage of 9,001 square feet or greater~~

65-feet

Minimum Front Yard Setback: 25 20 feet

Minimum Side Corner Setback: 25 feet with side entry garage and
15 feet without side entry garage

Minimum Side Yard Setback: 7.5 0 feet

Minimum Rear Yard Setback 30 feet

Minimum Building Separation: 20-15 ft

4. To delete the 50ft undisturbed buffer and 10ft improvement setback adjacent to the Camp Creek Village Subdivision along the northwestern boundary of the Subject Property

II. BASIS FOR REQUESTED MODIFICATION

It is the Applicant's contention that the reason the prior owner was unable to complete the development was in part due to the prior owner's failure to layout the Subject Property in a manner that addressed the topographic and environmental conditions of the Subject Property in a cost-effective manner. The 2006 site plan was simply unworkable. In order to address the topo and environmental issues with the Subject Property, the Applicant believes that it is imperative to increase the minimum size of the lots, by eliminating the requirement to build lots under 7,000 sq. ft. The topo makes the smaller lots unmarketable due to the lack of a functional rear yard particularly when combined with the 25ft front setback that pushes the house further back on the lot. The increase in the minimum size, when combined with the wider lot, will allow for a larger house that is more consistent with the homes in the surrounding communities, and in some instances, allow for a step up from other surrounding subdivisions in style and price point.

ft

Due to the topographic challenges of the site set forth above, the Applicant is seeking to reduce the 25 ft front setback back to the originally required 20 ft front setback. This change is necessary in order to allow for the required 5ft staggered setback required in Condition 3.b. The staggered setback has been voiced by the City Council as a desired look for communities. In order to achieve this look the lots have to have a sufficient area to push back the house on the lot 5 feet. The majority of the proposed lots are simply too shallow to push the lot back 5 feet and have a functional rear yard, particularly if the rear yard has a retaining wall in it due to the topography of the lot, and in some instances the location of the gas line and/or creek running behind the lot.

The reduction of the minimum building separation is needed in order to make the building separation consistent with the 7.5ft. side yard setback. Requiring a 20 ft building separation imposes a de facto 10 ft side yard setback. This would result in the builder having to build a 40 to 45 wide house, instead of the more marketable 50 ft wide house on a 65 ft wide lot. While the elimination of the buffer and landscape strip along the northwestern border is needed as the Subject Property and the Camp Creek Village Subdivision on Zoya Ct are being developed jointly by the Applicant.

Based upon the foregoing, the Applicant is hereby requesting the approval of the Modifications set forth above.

III. STEINBERG CRITERIA

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: The zoning proposal will permit a use that is suitable in view of the use and development of adjacent property and nearby property. The Subject Property is in a single-family subdivision, which is adjacent to other single-family subdivision within the immediate area. The proposed changes to the CUP Zoning District Requirements will have no impact on the surrounding community, as the proposed changes will only impact those homes within the proposed subdivision. The proposed modifications, however, will allow for the development of homes that are consistent with the size and quality of homes in the immediate area.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The proposed use will not affect the existing use or usability of adjacent or nearby property. Again, the proposed change to the front yard setback will have no impact on the surrounding community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Without the proposed modifications, the Subject Property has marginal value as currently zoned. The Subject Property was approved for 255 lots under the CUP zoning conditions, however, the lots are simply too shallow, and the terrain is too varied to allow for the development of marketable homes based upon the 2006 site plan subject to the existing conditions.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools, as the Subject Property has been zoned for up to 255 single family homes since 2006.

E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan: The zoning proposal is in conformity with the policy and intent of the future land use plan.

F. 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: The Subject Property was rezoned in 2006 for 255 single family homes. As the market has continued to rebound from the 2007 real estate crash, opportunities have arisen for builders to pick up abandoned projects, and complete them, which greatly benefits the surrounding community.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Zoning Modification be approved by the City of South Fulton City Council.

V. NOTICE OF PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of South Fulton Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of South Fulton Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the City of South Fulton City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of South Fulton City Council to rezone the Subject Property to the classification as requested or issue the special land use permit requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property or granting of a special land use permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



DISCLOSURE REPORT FORM C

Office use only:
 REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

- Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of the City Council.

CIRCLE ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
 If the answer is NO, complete only section 4.

1. CIRCLE ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
 If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Hybrass Overlook, LLC
MICHAEL K. POTTS
 Signature: Date: 12/19/2018



**PUBLIC PARTICIPATION PLAN
FORM D**

Applicant: Hybrass Overlook, LLC

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7, Public Participation Plan and Report, of the Zoning Resolution:

The Applicant will send out notices for the proposed community meeting to those

property owners identified in the property owner list generated by the City of South Fulton

and provided to the Applicant at the time of submission of this Application.

2. The individuals and others listed in 1. above will be notified of the requested variance using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

The property owners will be notified of the community meeting by postcard

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The Applicant will hold a community meeting at 6:30pm at a location to be determined

which will be at a location within a 1 to 2 miles radius of the Subject Property.

Attach additional sheets as needed.



ZONING MODIFICATION APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Copy	✓
2.	APPLICATION FORM	3 Copies	✓
3.	LEGAL DESCRIPTIONS	3 Copies	NA ✓
4.	SITE PLAN	9 Copies	✓
5.	LETTERS OF INTENT	9 Copies	✓
6.	PUBLIC PARTICIPATION PLAN	1 Copy	✓
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	2 Copies	* Applicant will email over prior to packages to the board
8.	DEPARTMENTAL SIGN-OFF LETTERS	2 Copies	✓
9.	DISCLOSURE FORM	2 Copies	✓

THE BLUFFS AT OVERLOOK
CUP ZONING LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 72, DISTRICT 14FF, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LAND LOTS 68, 69, 72 & 73 AT A 3/4" OPEN TOP PIPE FOUND;
THENCE, ALONG COMMON LINE OF LAND LOTS 69 AND 72, SOUTH 00° 18 MINUTES 56 SECONDS WEST, 675.11 FEET TO AN AXLE FOUND;
THENCE, LEAVING COMMON LAND LOT LINE, SOUTH 63° 51MINUTES 00 SECONDS WEST, 932.72 FEET TO A POINT;
THENCE, SOUTH 81 DEGREES 24 MINUTES 42 SECONDS WEST, 959.37 FEET TO AN AXLE FOUND;
THENCE, NORTH 18 DEGREES 23 MINUTES 50 SECONDS WEST, 401.75 FEET TO A 1/2" REBAR FOUND;
THENCE, SOUTH 75 DEGREES 42 MINUTES 32 SECONDS EAST, 200.54 FEET TO A 1" OPEN TOP PIPE FOUND;
THENCE, NORTH 21 DEGREES 34 MINUTES 15 SECONDS EAST, 99.69 FEET TO A 1" CRIMPED TOP PIPE FOUND;
THENCE, NORTH 21 DEGREES 39 MINUTES 26 SECONDS EAST, 99.98 FEET TO A 1/2" OPEN TOP PIPE FOUND;
THENCE, NORTH 75 DEGREES 42 MINUTES 02 SECONDS WEST, 497.76 FEET TO A 1/2" ROD FOUND ON THE EASTERLY RIGHT OF WAY LINE OF BUTNER ROAD (50' R/W);
THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 21 DEGREES 31 MINUTES 53 SECONDS EAST, 234.11 FEET TO A POINT;
THENCE, NORTH 21 DEGREES 32 MINUTES 22 SECONDS EAST, 149.52 FEET TO A POINT;
THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 68 DEGREES 53 MINUTES 22 SECONDS EAST, 498.47 FEET TO A 1/2" CRIMPED TOP PIPE FOUND;
THENCE, NORTH 21 DEGREES 16 MINUTES 45 SECONDS EAST, 200.20 FEET TO 1/2" REBAR FOUND;
THENCE, NORTH 68 DEGREES 55 MINUTES 35 SECONDS WEST, 491.36 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT OF WAY LINE OF BUTNER ROAD;
THENCE, LEAVING SAID RIGHT OF WAY LINE, SOUTH 75 DEGREES 34 MINUTES 19 SECONDS EAST, 491.61 FEET TO A 1/2 REBAR FOUND;
THENCE, NORTH 01 DEGREES 18 MINUTES 18 SECONDS EAST, 202.28 FEET TO A 1/2" REBAR FOUND;
THENCE, SOUTH 88 DEGREES 45 MINUTES 13 SECONDS EAST, 1430.47 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING **42.59 ACRES (1,855,250 SQUARE FEET)**.

THE BLUFFS AT OVERLOOK
CUP (2) ZONING LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69, DISTRICT 14FF, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF LAND LOTS 68, 69, 72 & 73 AT A 3/4" OPEN TOP PIPE FOUND;

THENCE, ALONG COMMON LINE OF LAND LOTS 69 AND 72, SOUTH 00 DEGREES 18 MINUTES 56 SECONDS WEST, 675.11 FEET TO AN AXLE FOUND;

THENCE, SOUTH 00 DEGREES 48 MINUTES 45 SECONDS WEST, 445.14 FEET TO AN AXLE FOUND, BEING THE **POINT OF BEGINNING**;

THENCE, LEAVING COMMON LAND LOT LINE, NORTH 77 DEGREES 30 MINUTES 04 SECONDS EAST, 1636.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMP CREEK PARKWAY (150' RIGHT OF WAY);

THENCE, ALONG SAID RIGHT OF WAY LINE, SOUTH 45 DEGREES 45 MINUTES 30 SECONDS EAST, 958.10 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 44 DEGREES 14 MINUTES 03 SECONDS WEST, 77.19 FEET TO THE TO A POINT;

THENCE, NORTH 77 DEGREES 08 MINUTES 18 SECONDS WEST, 448.35 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, 225.94 FEET TO A POINT;

THENCE, NORTH 47 DEGREES 03 MINUTES 58 SECONDS EAST, 39.39 FEET TO A POINT;

THENCE, SOUTH 42 DEGREES 56 MINUTES 02 SECONDS EAST, 70.00 FEET TO A POINT;

THENCE, SOUTH 38 DEGREES 12 MINUTES 00 SECONDS EAST, 85.57 FEET TO A POINT;

THENCE, SOUTH 58 DEGREES 17 MINUTES 49 SECONDS WEST, 129.73 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WARTRACE DRIVE (50' RMV);

THENCE, 44.10 FEET WITH SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 225.00 FEET, AND A CHORD BEARING NORTH 37 DEGREES 19 MINUTES 08 SECONDS WEST, 44.03 FEET) TO A POINT;

THENCE, SOUTH 51 DEGREES 20 MINUTES 45 SECONDS WEST, 50.14 FEET TO A POINT

THENCE, SOUTH 45 DEGREES 59 MINUTES 41 SECONDS WEST, 100.02 FEET TO A POINT

THENCE, SOUTH 22 DEGREES 48 MINUTES 59 SECONDS EAST, 47.25 FEET TO A POINT

THENCE, SOUTH 02 DEGREES 12 MINUTES 52 SECONDS EAST, 101.01 FEET TO A POINT

THENCE, SOUTH 18 DEGREES 26 MINUTES 20 SECONDS EAST, 301.46 FEET TO A 1/2" REBAR FOUND;

THENCE, NORTH 89 DEGREES 42 MINUTES 31 SECONDS WEST, 1808.14 FEET TO A 1/2" REBAR FOUND ON THE COMMON LAND LOT LINE OF LAND LOTS 69 AND 72;

THENCE, FOLLOWING ALONG SAID LAND LOT LINE, NORTH 00 DEGREES 51 MINUTES 01 SECONDS EAST, 586.80 FEET TO A 1/2" REBAR FOUND;

THENCE, NORTH 00 DEGREES 49 MINUTES 58 SECONDS EAST, 555.99 FEET THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING **57.39 ACRES (2,499,752 SQUARE FEET)**.

14F0038 LL0095
2780 CHAUCER DR SW
ATLANTA GA 30311

AJO AMOS A
308 CAMPBELL ST
DANVILLE VA 24540

ALLEN SELWYN W
4922 WEWATTA ST SW
ATLANTA GA 30331

AMERICAN HOMES 4 RENT PROPERTIES
EIGHT LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

ANDREW & RUTH GUERRIER
REVOCABLE TRUST THE
117 KIRAM TER SW
ATLANTA GA 30331

BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD FLOOR 5TH
MIAMI FL 33146

BENJAMIN JAMELA M
3406 HAMLIN SQ SW
ATLANTA GA 30331

BLAKE JAMAINE & LUGO BLAK EMMA
3535 UMATILLA LN SW
ATLANTA GA 30331

BOLDEN LORETTA
3554 HAMLIN SQUARE SW
ATLANTA GA 30331

BRANNU JOCKEY CLUB LLC
3332 BUTNER RD
ATLANTA GA 30331

2015 3 IH2 BORROWER LP
901 MAIN ST SUITE 4700
DALLAS TX 75202

ALEXANDER RITA M
3600 THAXTON RD SW
ATLANTA GA 30331

AMARAPHIBAL BURASAK & PHANNIDA
3543 UMATILLA LN
ATLANTA GA 30331

AMERICAN RESIDENTIAL LEASING
COMPANY LLC
7047 E GREENWAY PKWY # 350
SCOTTSDALE AZ 85254

BALLARD JAMES & ELOISE
185 LOST COVE DR
ATLANTA GA 30331

BENEFIELD CANDACE
5016 TIWANAKU DR SW
ATLANTA GA 30331

BEREAN BIBLE BAPTIST CHURCH OF
ATLANTA
3515 BUTNER RD SW
ATLANTA GA 30331

BLANTON JULIUS III & BLANTON
THERESA J
5008 TIWANAKU DR SW
ATLANTA GA 30331

BOLDEN RITA & BRANDON
4915 WEWATTA ST
ATLANTA GA 30331

BRATHWAITE HELEN L.
3507 UMATILLA LN
ATLANTA GA 30331

ADAMS CARLA J
4955 WEWATTA ST SW
ATLANTA GA 30331

ALLEN CRYSTAL N & ALLEN RODERICK D
4919 WEWATTA ST SW
ATLANTA GA 30331

AMBO ESAI & LOUSSITA
3549 HAMLIN SQUARE
ATLANTA GA 30331

AMH 2014 3 BORROWER LP
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

BARBEE TODD
4903 WEWATTA ST
ATLANTA GA 30331

BENJAMIN CORNELL RUTHERFORD
16353 JOHNS FOLLY
ST JOHN VI 00830-9549

BING JAMES A JR
3526 UMATILLA LANE
ATLANTA GA 30331

BOLDEN LATANYA I
5053 TIWANAKU DR SW
ATLANTA GA 30331

BOYCE REGINALD JR
4522 BLUE JAY CT
WOODBIDGE VA 22193-1872

BRIDGE 2 BLUE LLC
4430 WADE GREEN RD NW SUITE
180/114
KENNESAW GA 30144

BROADY TIMOTHY W 5003 WEWATTA ST SW ATLANTA GA 30331	BROOKS MILDRED D & JAMES M 3405 SOUTHLAKE DR CUMMING GA 30041	BROWN LORENZO & CAIN ISABELL 4931 WEWATTA ST SW ATLANTA GA 30331
BUTNER INVESTMENTS LLC 988 E FREEWAY DR SE SUITE A CONYERS GA 30094	BYNOE RICHARD P 4914 WEWATTA ST SW ATLANTA GA 30331	BYSE TILJANDA 4967 WEWATTA ST SW ATLANTA GA 30331
CALLOWAY EARL GENARD 4939 ZOYA CT ATLANTA GA 30331	CAMP CREEK VILLAGE TOWNHOMES LLC 2171 KINGSTON CT SUITE A MARIETTA GA 30067	CARROLL AWANA U 4995 WEWATTA ST ATLANTA GA 30331
CENTURY COMMUNITES OF GA LLC 3091 GOVERNORS LAKE DR STE 200 NORCROSS GA 30071	CENTURY COMMUNITES OF GA LLC 41 PERIMETER CENTER PKWY STE 400 ATLANTA GA 30346	CENTURY COMMUNITIES OF GEORGIA LLC 8390 E CRESCENT PKWY GREENWOOD VILLAGE CO 80111
CERBERUS SFR HOLDINGS L P 1850 PARKWAY PL SUITE 900 MARIETTA GA 30067	CHARLES BRENDA LINE & CHARLES STEPHEN A 5032 TIWANAKU DR SW ATLANTA GA 30331	CHASTINE ANITRA M CHASTINE GERARD E 3555 UMATILLA LN ATLANTA GA 30331
CHASTINE GERARD 4978 WEWATTA ST ATLANTA GA 30331	CLISBY TYRICE L & CLISBY RENEE 107 KIRAM TER SW ATLANTA GA 30331	CLOVIE COLLIS 103 KIRAM TER SW ATLANTA GA 30331
COBB FRANK M 119 KIRAM TER SW ATLANTA GA 30331	COCHRAN WANSLEY W 55 HUCKLEBERRY LN CARROLLTON GA 30116-8578	CODRINGTON ERNEST & CHERRELL E 5061 TIWANAKU DR ATLANTA GA 30331
COLLINS KATHERINE 3558 HAMLIN SQUARE ATLANTA GA 30331	CORBITT CARROLL & MARCUS C 36 CANDLEWOOD CT NEWNAN GA 30265	CREATIVE CAPITAL INC 3000 EDMONTON GREEN CT ALPHARETTA GA 30022
CROSBY DONOVAN P & ELIZABETH P 4959 WEWATTA ST SW ATLANTA GA 30331	CROWDER MAUDIREE J 3355 BUTNER RD ATLANTA GA 30331	CUMBERLANDER OLIVIA 4371 CAMPBELLTON RD ATLANTA GA 30331
CUMMINGS ANGELISA H 3558 UMATILLA LANE SW ATLANTA GA 30331	DAVIS DEVIN MARIE & DANIELS YVETTE 128 KIRAM TER SW ATLANTA GA 30331	DAVIS JAMES C 4427 MINKSLIDE DR ATLANTA GA 30331

DAVIS RAMISHA
5012 TIWANAKU DR SW
ATLANTA GA 30331-7509

DERRICK ANNE
4746 HEATHERWOOD DR
TUSCALOOSA AL 35405-5741

DIYRA REALTY LLC
100 MILLPOND DR
GLASGOW KY 42141

EGGLESTON SCOTTIE L
3482 UMATILLA LN SW
ATLANTA GA 30331

ERVIN VALERIE M
113 KIRAM TER
ATLANTA GA 30331

FFRENCH DEBRA
4974 WEWATTA ST SW
ATLANTA GA 30331

FOSTER JACQUELYN D
3365 BUTNER RD
ATLANTA GA 30331

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

GADDIS WILLIE J
1523 OLD ASHLAND RD
GOODWATER AL 35072

GASSIM ANDREW F
106 KIRAM TER SW
ATLANTA GA 30331

DENEUS GARRY & GRACELYN
5009 TIWANAKU DR
ATLANTA GA 30331

DERRICK WINNIE L
5906 GRETNA CT
REX GA 30273

DRISKELL LEE
110 KIRAM TER SE
ATLANTA GA 30331

EGINS TANYA L.
3491 UMATILLA LN
ATLANTA GA 30331

FALL SHONDA R
4975 WEWATTA ST SW
ATLANTA GA 30331

FINCHER MARTHA JEAN & WALKER
HENRY HARRY SR
1689 E FAYETTEVILLE RD
RIVERDALE GA 30296

FOWLER JULLUS E
1762 BUCKEYE ST SW
ATLANTA GA 30310

FULTON DISHEMA
118 KIRAM TER SW
ATLANTA GA 30331

GARDNER WILLIAM JR
3409 REGENT PL
ATLANTA GA 30311

GERSON JAY
3450 BUTNER RD
ATLANTA GA 30331

DENEUS SUZETTE
3530 UMATILLA LN SW
ATLANTA GA 30331

DIOP IBRAHIMA
4927 WEWATTA ST SW
ATLANTA GA 30331-7522

EAVES ANTOINETTE M
5069 TIWANAKU DR SW
ATLANTA GA 30331

EPH 2 ASSETS LLC
8300 N MOPAC EXPRESSWAY
AUSTIN TX 78759

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
PO BOX 650043
DALLAS TX 75265-0043

FOSTER ANDY S
3365 BUTNER RD
ATLANTA GA 30331

FRITZ ANITA V
5017 TIWANAKU DR
ATLANTA GA 30331

FUNDERBIRK DAWN C
3414 HAMLIN SQ
ATLANTA GA 30331

GARRICK ROUSSEL MARGOT
3542 HAMLIN SQUARE SW
ATLANTA GA 30331

GIBSON ODENA M
3546 UMATILLA LANE SW
ATLANTA GA 30331

GOLIGHTLY HAJJI & DANYS
3503 UMATILLA LN
ATLANTA GA 30331

GRAY GREGORY
3551 UMATILLA LN
ATLANTA GA 30331

GREY NATASHA
3567 UMATILLA LN SW
ATLANTA GA 30331

GUMBS STRATTON CARMALITHA L &
NANCY D
5048 TIWANAKU DR SW
ATLANTA GA 30331

HAWKINS ANTHONY
112 KIRAM TER
ATLANTA GA 30331

HILL RUFUS E
0 P.O. BOX 251
RED OAK GA 30272

HOWARD KEVIN C
5081 TIWANAKU DR
ATLANTA GA 30331

IH3 PROPERTY GEORGIA LP
950 N POINT PKWY SUITE 350
ALPHARETTA GA 30005

ISRAEL ANDY
3523 UMATILLA LN
ATLANTA GA 30331

JAMES SHANTEL M
3444 PARK ST
PASO ROBLES CA 93446

GONZAGUE HENRY & KAI A
401 EIGHTY THIRD AVE SE
NORTH LAUDERDALE FL 33068

GRAY KURTIS B
4930 WEWATTA ST SW
ATLANTA GA 30331-7521

GUILFORD PHILLIP
125 KIRAM TER SW
ATLANTA GA 30331-6020

HANKS AARON
123 KIRAM TER SW
ATLANTA GA 30331

HILL ASHA N
121 KIRAM TER SW
ATLANTA GA 30331

HORTON EVERETT C
4902 ZOYA CT
ATLANTA GA 30331

HOWARD KEVIN M
3409 HAMLIN SQUARE
ATLANTA GA 30331

INGRAM DENITRA
4878 WEWATTA ST
ATLANTA GA 30331

ISRAEL KENNETH & N CHELLE L
3531 UMATILLA LN
ATLANTA GA 30331

JENNINGS JEFF L
4991 WEWATTA ST
ATLANTA GA 30331

GORDON KENYA & SHOCKLEY INDIRA J
4979 WEWATTA ST
ATLANTA GA 30331

GREEN MELESHA D
P O BOX 962277
RIVERDALE GA 30296

GUILFORDS JEWEL INC
2127 HAMPTON TRL
CONYERS GA 30013

HASTINGS JANESEA & MICHAEL
127 KIRAM TER SW
ATLANTA GA 30331

HILL PATRICIA AURELIA
111 KIRAM TER
ATLANTA GA 30331

HOUSTON DOROTHY M ET AL
105 KIRAM TER SW
ATLANTA GA 30331

HYBRASS OVERLOOK LLC
988 E FREEWAY DR SE STE A
CONYERS GA 30094

INGRAM DORIS J
3498 UMATILLA LN SW
ATLANTA GA 30331

IVORY VICKI C
3519 UMATILLA LN SW
ATLANTA GA 30331

JOHNSON CHADRIC K
5401 OLD NATIONAL HWY APT 1213
ATLANTA GA 30349

JOHNSON KEISHA Y & SIAH JULLEN M
3562 HAMLIN SQUARE SW
ATLANTA GA 30331

JOHNSON MILLIE
3486 UMATILLA LN
ATLANTA GA 30331

JOHNSON MWAMBA A
4407 MINKSLIDE DR SW
ATLANTA GA 30331

JOHNSON RAYMOND JR
4923 WEWATTA ST SW
ATLANTA GA 30331

JOHNSON WILLIE C JR
3410 HAMLIN SQ SW
ATLANTA GA 30331

JOSEPH FRANKLIN
910 LENOX RD
BROOKLYN NY 11203

KING KIMBERLY L
3645 HIGH POINT LN
ATLANTA GA 30331

KING MONIQUE N
5033 TIWANAKU DR SW
ATLANTA GA 30331

KING SHAWLAWN D & LARRY D
4926 WEWATTA ST
ATLANTA GA 30331

KIRKLAND TIMOTHY A.
5004 TIWANAKU DR
ATLANTA GA 30331

LEFFERTS VINCENT J
3510 MILBURN ST
SAN JOSE CA 95148-2248

LOUIS HELEN R
3650 HIGH POINT LN
ATLANTA GA 30331

LYNCH TRISTA DIONNA & LYNCH
FREDRICK SHABAZZ
4899 WEWATTA ST
ATLANTA GA 30331-7520

MARRAC LLC
2476 CORONADO WAY
DUNEDIN FL 34698

MAYEBE MERCEDES G & ANA TERESA G
4950 WEWATTA ST
ATLANTA GA 30331

MC KINLEY ORLANDO M & LAQUISHA
405 REXHAM WAY SW
ATLANTA GA 30331

MEKERTA SORAYA
3553 HAMLIN SQ SW
ATLANTA GA 30331

MILTON ANDREA
4970 WEWATTA ST
ATLANTA GA 30331

MITCHELL GREGORY & MITCHELL
RASHUAN L
5073 TIWANAKU DR SW
ATLANTA GA 30331

MITCHELL MWATA J
124 KIRAM TER SW
ATLANTA GA 30331

MOHAMMED ISAAC
290 KENNEDY AVE
HEMPSTEAD NY 11550

MOMENT JACQUELINE
4946 WEWATTA ST SW
ATLANTA GA 30331

MOORE PORTER III JERRIMICA L
165 LOST COVE DR
ATLANTA GA 30331

MORRIS KESTEN L
5040 TIWANAKU DR
ATLANTA GA 30331

NEBLETT MALLORIE JACOBS
129 KIRAM TER SW
ATLANTA GA 30331

NELSON DANIELLE DOMINIQUE
4414 MINKSLIDE DR
ATLANTA GA 30331

NIXON MARCELLA L
3547 UMATILLA LN
ATLANTA GA 30331

NORTHERN ERNESTINE
3417 HAMLIN SQUARE SW
ATLANTA GA 30331

OATES PAUL V JR
102 KIRAM TER
ATLANTA GA 30331

OBIOHA PATRICK C
109 KIRAM TER
ATLANTA GA 30331

OVERLOOK AT CAMP CREEK
COMMUNITY ASSOCIATION INC
6716 E CHURCH ST
DOUGLASVILLE GA 30134

PATEL NISHITH H
3475 MILL BRIDGE DR
MARIETTA GA 30062-5539

PERRY MIGNON R & JOHN S
4982 WEWATTA ST
ATLANTA GA 30331

PRICE SHAMAYA
100 QUIVAS CT SW
ATLANTA GA 30331

RHONE UNARTHICA SOPHIA
4967 WEWATTA ST SW
ATLANTA GA 30331

RUMPH ERNEST C & WEATHERS
RUMPH LOUISE W
3630 HIGH POINT LANE
ATLANTA GA 30331

SCOTT CHARLOTTE
3487 UMATILLA LN
ATLANTA GA 30331

SHEA INVESTMENT GROUP INC
3451 VALLEY RIDGE TER
ATLANTA GA 30331

SMITH STARVIS D
104 KIRAM TER
ATLANTA GA 30331

SPIRLING WARREN
5049 TIWANAKU DR SW
ATLANTA GA 30331

OXMOOR ESTATES HOMEOWNERS
ASSOCIATION INC
5280 LEXMARK CIR
ATLANTA GA 30331

PATTERSON GRANT ELTANYA A &
NOGEN J
11302 NEW HOME RD
MARTIN TN 38237-5734

PIEDMONT DRIVING CLUB
1215 PIEDMONT AVE
ATLANTA GA 30309

QUIROZ BARBARA & SMITH SEAN
4808 ALBANY WAY
ATLANTA GA 30331

ROUSE LETONY II & ROUSE INDIA A
3495 UMATILLA LANE SW
ATLANTA GA 30331

SAMPSON CARLENE
5065 TIWANAKU DR SW
ATLANTA GA 30331

SEARS CHRISTINA N
4895 WEWATTA ST SW
ATLANTA GA 30331

SHEFFIELD ROWENA
3235 BUTNER RD
ATLANTA GA 30331

SOUTHEASTERN TRUST FOR PARKS &
LAND INC
4892 HAMPTON LAKE DR
MARIETTA GA 30068

STANLEY POINT HOLDINGS LLC
3635 N STRATFORD RD NE
ATLANTA GA 30342

PARKER PHILLIP
4987 WEWATTA ST SW
ATLANTA GA 30331

PEREZ SANDRA A
5013 TIWANAKU DR
ATLANTA GA 30331

PITTS JOHN A JR & TONI M
4890 WEWATTA ST SW
ATLANTA GA 30331

RANDALL SHAUN M
3515 UMATILLA LN
ATLANTA GA 30331

RUFFIN DEBRA C.
4934 WEWATTA ST
ATLANTA GA 30331

SB & T
6000 LAKE FORREST DR NW STE 325
ATLANTA GA 30328

SHAMBURGER ANNETTE R
3527 UMATILLA LN
ATLANTA GA 30331

SMITH SHAW MIRIAM R
9270 BEACH RD
PERRY FL 32348

SOUTHEASTERN TRUST FOR PARKS &
LAND INC
34054892 HAMPTON LAKE DR
MARIETTA GA 30068

STARLING DONALD R & BEVERLY J
3465 BUTNER RD
ATLANTA GA 30331

STRACHAN KEELA R
108 KIRAM TER
ATLANTA GA 30331

SULLIVAN PEGGY J
120 KIRAM TER
ATLANTA GA 30331

TAYLOR ELIZABETH
126 KIRAM TER SW
ATLANTA GA 30331

TEAGUE CAMP CREEK TRACT D LLC
2181 NEWMARKET PKWY
MARIETTA GA 30067

TERRANOVA CORPORATION & THANG
LUU
3305 PINE HEIGHTS DR
ATLANTA GA 30324

TERROIR DEV LLC
PO BOX 1889
DECATUR GA 30031

TERRY BARBARA H
5020 TIWANAKU DR SW
ATLANTA GA 30331

TERRY BOBBY L
4983 WEWATTA ST SW
ATLANTA GA 30331

THELEMAQUE JUNA
543 FRANKLIN ST
ELIZABETH NJ 07206

THOMAS ANNA
3640 HIGH POINT LN
ATLANTA GA 30331

THOMAS ARNETTA B
4935 WEWATTA ST SW
ATLANTA GA 30331

THOMAS NAROBI
180 LOST COVE DR
ATLANTA GA 30331

TRIMAS SOMSAK
3554 UMATILLA LN
ATLANTA GA 30331

TRINITY CAPITAL INVESTMENTS LLC
3416 PORIDGE WALK DR
LAWRENCEVILLE GA 30044

TUCKER MICHAEL A
3490 UMATILLA LN
ATLANTA GA 30331

TULLOCH GLENNIS
415 REXHAM WAY SW
ATLANTA GA 30331-7994

VISHAL CAMP CREEK LLC
5675 JIMMY CARTER BLVD SUITE 500
NORCROSS GA 30071

WALKER DAVID M.
4903 ZOYA CT
ATLANTA GA 30331

WALTON LAKES LLC
2181 NEWMARKET PKWY
MARIETTA GA 30067

WASHINGTON MARK A
4971 WEWATTA ST SW
ATLANTA GA 30331

WATKINS LARRY
3335 NEWTON DR
ATLANTA GA 30331

WATSON WILLIE JAMES
4800 POINT PKWY # 300
ALPHARETTA GA 30022

WAYLAND HOLDINGS LLC
517 HUBBARD WALK
ATLANTA GA 30331

WHITE SANDRA F & KENNETH J
3546 HAMLIN SQUARE
ATLANTA GA 30331

WILLIAMS GEORGIA H
5037 TIWANAKU DR SW
ATLANTA GA 30331

WILLIAMS TERESA O & WILLIAMS
GREGORY
3499 UMATILLA LANE
ATLANTA GA 30331

WINGFIELD CIELITA M
131 KIRAM TER
ATLANTA GA 30331

WOODS RONALD K
4962 WEWATTA ST
ATLANTA GA 30331

WORTHAMS ROBERT D
3538 UMATILLA LN
ATLANTA GA 30331

WYNTER MYKAH
122 KIRAM TER SW
ATLANTA GA 30331

YANG CAMP CREEK PARKWAY
PROPERTIES LTD
1085 ARDEN DR
MARIETTA GA 30008

M19-001

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED CUP (Community Unit Plan) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Single family detached dwellings and accessory uses and structures.
 - b. No more than 255 total dwelling units at a maximum density of 2.62 dwelling units per acre, whichever is less, based on the total acreage zoned. Approved lot totals are not guaranteed. The developer is responsible through site engineering (at the time of application for a Land Disturbance Permit) to demonstrate that all lots/units within the approved development meet or exceed all the development standards of Fulton County. The total lot yield of the subject site shall be determined by this final engineering.
 - c. ~~The minimum lot size shall be 9,000 square feet. The minimum lot size and minimum heated floor area shall be as follows:~~
 - ~~No more than 80 lots at or between 6,000 square feet and 7,000 square feet with a minimum heated floor area of 1,800 square feet;~~
 - ~~No more than 85 lots at or between 7,001 square feet and 9,000 square feet with a minimum heated floor area of 2,000 square feet;~~
 - ~~No less than 60 lots at a minimum of 9,001 square feet with a minimum heated floor area of 2,400 square feet.~~
 - d. ~~The minimum heated floor area per dwelling unit shall be 1,800 square feet. (See condition 3.c.)~~
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on April 5, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. The

applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

- b. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.

3. To the owner's agreement to the following site development considerations:

- a. The minimum design standards are:

Minimum Lot Width 60 feet, except 70 feet for lots with a minimum square footage at 9,001 square feet or greater
Minimum Front Yard Setback 20 25 feet
Minimum Side Corner Setback 15 feet 25 feet with side entry garage and 15 feet without side entry garage
Minimum Side Yard Setback 7.5 0 feet
Minimum Rear Yard Setback 25 30 feet
Minimum Building separation: 15 20 feet

- b. Provide a staggered setback of all dwelling facades. Staggered setbacks shall be determined by the placement of the dwellings on either side of the dwelling in question. Said setback shall provide a minimum 5-foot variation for single family detached dwellings and a 2-foot variation for attached dwellings as measured from the back of curb.
- c. To delete the 50-foot undisturbed buffer and 10-foot improvement setback for Tract B along the east property line. (2006VC-0061 SFC, Part 1)
- d. To delete the 50-foot undisturbed buffer and 10-foot improvement setback for Tract A along the north and east property lines. (2006VC-0061 SFC, Part 2)
- e. All dwellings shall have a minimum 2-car garage.
- f. The use of vinyl or aluminum siding on the dwellings shall be prohibited.

4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:

- a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit,

sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers may straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

45 feet from centerline of Butner Road

- b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Butner Road,

75 feet from the centerline of Campcreek Parkway (SR-6) or as may be required by the Georgia Department of Transportation.

5. To the owner's agreement to abide by the following:

- a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.
- c. Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.

- d. Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc. from the point of storm water discharge at the proposed development site boundary downstream to the confluence of the receiving drainage course at a point where the drainage area is at least ten times the proposed development site area and the next downstream drainage area having a drainage area of fifty acres or more. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment, and limited field survey data. The analysis shall identify the downstream properties pre and post-development 100-year water surface elevations, and for any post-development water surface elevation increase exceeding 0.05 feet, the developer shall acquire the applicable offsite drainage easement to accommodate the 100-year storm flow through impacted properties. Where Fulton County has completed a model of the basin, it shall be used by the developer in the analyses.
- e. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan. Should the method to achieve sheet flow across an external property line be unsuccessful, the developer shall acquire an easement(s) from the point of discharge to a point down gradient at a live dry weather stream sufficient to contain the 25 year storm flow or other location as approved by the Director of Public Works. This condition will not apply when the storm water management facility is designed and approved to discharge directly to a stream or watercourse.
- f. A draft of the Inspection and Maintenance Agreement required by Fulton County Code Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.

- g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed, and cleaned, if necessary, on a monthly basis, by the owner. The Inspection and Maintenance Agreement shall require that the design engineer shall prepare an operation and maintenance guidance document, for use by the owner and/or any professionals retained by the owner, to plainly describe the basic operational function of the facility(ies), including a description of a permanent marker post(s) which shall indicate that the level of sediment which, if exceeded, requires sediment removal. The Inspection and Maintenance Agreement shall require an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as described in the design guidance document (described above), and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended.
- h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit, or Building Permit associated with the development.
- i. The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.
- j. Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to reduce pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A general description, or concept, of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan. A detailed design of such facilities shall be included in applicable documents for a land disturbance permit.
- k. With the application for an LDP, provide documentation (such as channel cross-sections, centerline profile, etc.) describing the geometry of those existing natural streams, creeks, or draws within the proposed development boundary which in the design engineer's judgment are at risk of erosion due to increased flow, provide a description of the basis utilized in judging areas to be at risk, and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.

- l. The developer/engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff resulting from the development is restricted to seventy-five percent (75%) of the pre-development conditions for the 1-year frequency storm event, up to and including the ten (10)-year frequency storm event.

- m. Drainage from all disturbed areas shall be collected and conveyed to a storm water management facility provided as part of the development. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities, subject to the approval of the Director of Public Works. Plans for any land disturbance permit shall show all proposed drainage patterns for the proposed development after its completion. Any incidental release of unmanaged or untreated storm flows from any disturbed portion of the developed property shall be allowed only with the approval of the Director of Public Works. Other than minimal incidental flows shall be specifically approved by the Director of Public Works. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.

- n. Storm water management facility(ies) volumes shall be designed to achieve water quality treatment, channel protection, over bank flood protection and extreme flood protection, in accordance with the Georgia State Storm water Manual, except that the duration of release for water quality treatment shall be 48 hours.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - M19-002 for Modification of 2002Z-0012 SFC Camp Creek Village Phase 1

FROM: **Frank Milazi**

DATE: May 28, 2019

SUBJECT: Public Hearing - M19-002 for Modification of 2002Z-0012 SFC Camp Creek Village Phase 1

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing - M19-002 for Modification of 2002Z-0012 SFC Camp Creek Village Phase 1	Cover Memo	5/22/2019

M19-002

Modification Request of 2002Z-0012 at Camp Creek Village Phase 1

May 14, 2019 Deferred for 14 days traffic study and public input

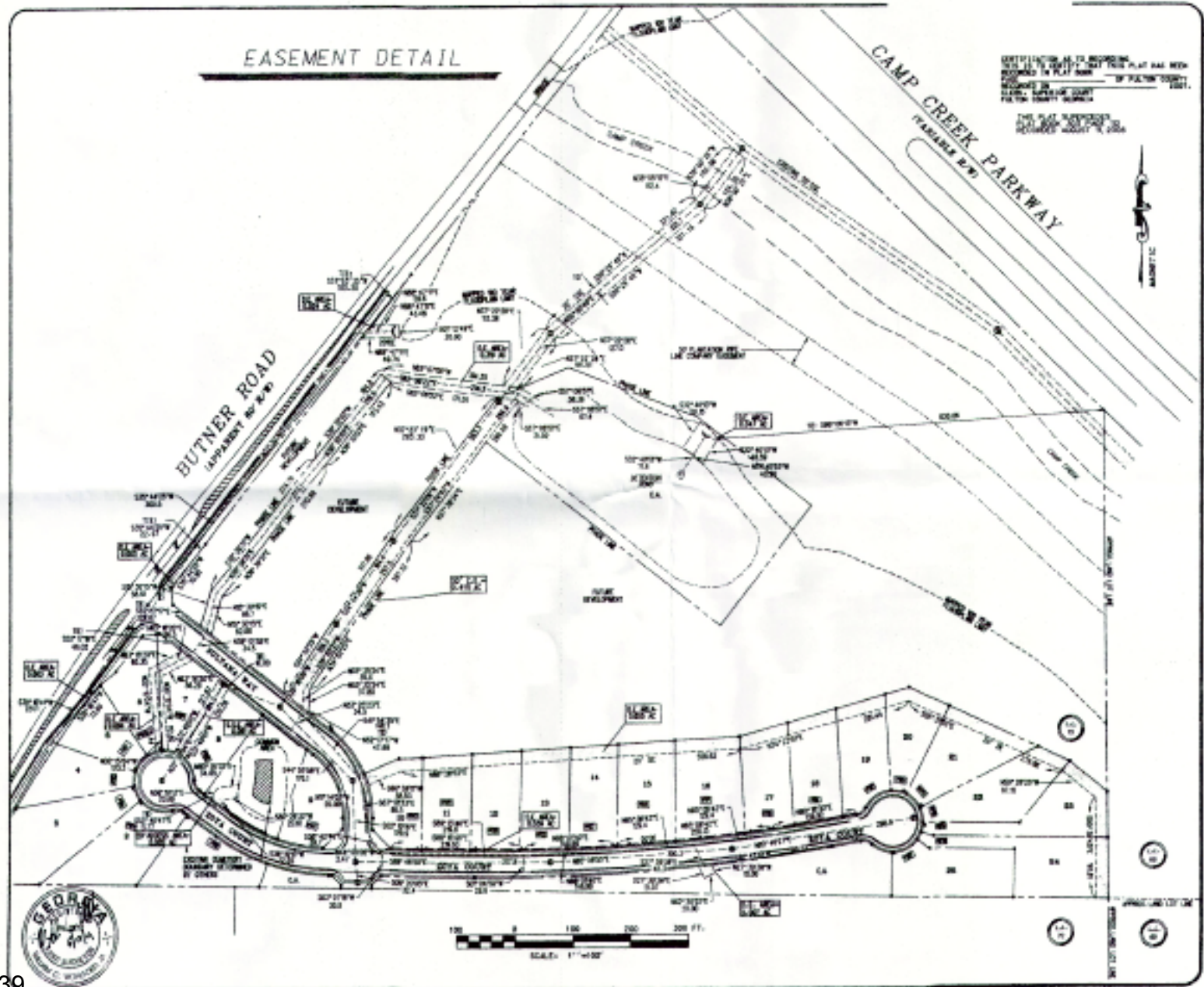
Mayor & Council
City of South Fulton
May 28, 2019





Site Plan

- 39.40 acres
- Partially developed mixed use with commercial and residential features
- 25 single-family lots



Prepared & Issued Pursuant to the Georgia Land Use Code, Chapter 101-2-1, Official Code of Georgia Annotated.

Project No.	2019-0001
Survey Order	101-2-1-1
Order No.	101-2-1-1
Approved By	[Signature]
Date	5/28/2019
Scale	1"=100'

CAMP CREEK VILLAGE
 PHASE 1
 FINAL PLAT
 LAND LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Case Facts

2002Z-0012 condition 1B states: Request to remove the 10 proposed single-family detached lots that are split between MIX and CUP from being counted against the total dwelling units or maximum density requirements set forth in condition 1B and 1C.

2002Z-0012 condition 1C states: Request to remove the 10 proposed single-family detached lots that are split between MIX and CUP from being counted against the total dwelling units or maximum density requirements set forth in condition 1B and 1C.

2002Z-0012 condition 2A states: Request to remove reference to Fulton County and adds “as revised by the site plan received by the South Fulton Community Development and Regulatory Affairs Department on February 22, 2019 pertaining solely to the single-family detached lots shown thereon.”

- The property is zoned MIX (2002Z-0012)
- The surrounding property is zoned and/or occupied for residential and mixed-use development
- This modification would be in line with the 2035 Fulton County Comprehensive Plan



Staff Recommendation
APPROVAL

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council

FROM: Planning & Zoning Division

SUBJECT: **M19-002 for a Modification of 2002Z-0012 SFC at Camp Creek Village Phase 1**

DATE: May 28, 2019

To consider an amendment of three (3) modifications identified in zoning case 2002Z-0012 SFC, 1.b, 1.c, and 2.a at Camp Creek Village Phase 1 subdivision by Battle Law, PC on behalf of Hybrass Properties, LLC.

May 14, 2019 – Applicant was deferred 14 days for a traffic study and public input.

STAFF RECOMMENDATION: 60-DAY DEFERRAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Battle Law, PC c/o Michele Battle 1 West Court Square Suite 750 Decatur, GA 30030
Status of Applicant:	Attorney for property owner
City Council District(s):	2
Parcel ID Number:	14F-0073-LL-0750 14F-0073-LL-0776
Area of Property:	The property is composed of approximately 39.40 acres.
Current/Past Use of the Property:	The property is partially developed with commercial and residential features.
Prior Zoning Cases/History:	2002Z-0012 Request to rezone from R-2 (Single-Family Residential District) to MIX (Mixed Use District) – APPROVED WITH CONDITIONS 2006ZM-0032 SFC Request to decrease total dwelling units from 245 to 201 and increase the number of townhouses dwelling units from 26 to 110. This request also removed the allowance of apartments and a 92 unit assisted living facility. APPROVED
Surrounding Zoning:	<u>North</u> : CUP (Community Unit Plan District) and A (Medium Density Apartment District) <u>South</u> : CUP (Community Unit Plan Dwelling District) and AG-1 (Agricultural District) <u>East</u> : A (Medium Density Apartment District) and R-4 (Single-Family District) <u>West</u> : R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District)
2035 Future Land Use Designation:	Suburban Neighborhood, 2 to 3 units per acre.
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed modification aligns with the Comprehensive Plan.
Overlay District:	Cliftondale Overlay

Public Utilities: Water service is provided to these sites by 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: Street: Butner Road & Camp Creek Parkway
Classification: Primary Arterial Local Road
Public Transit: MARTA is not available within 5 miles of this site
Bike/Pedestrian Access: There are sidewalks along this section of Butner Rd but not Camp Creek Parkway.

CONDITION(S) TO BE MODIFIED:

2002Z-0012 condition 1B states: No more than 201 (2006ZM-0032) total dwelling units at a maximum density of 5.13 (2006ZM-0032) units per acre, whichever is less, based on the total acreage zoned. **Notwithstanding the foregoing, the proposed ten (10) single-family detached lots split between tax parcel 14F-0069-LL0750 (which is not part of this zoning decision) and tax parcels 14F-0073-LL0750 and 14F-0073-0776 having frontage on Zoya Court, shall not be counted against the total dwelling units or maximum density requirements set forth in this condition 1.b nor condition 1.c.**

2002Z-0012 condition 1C states: No more than 25 single-family dwelling units. Single-family dwelling units shall be calculated as a part of the total dwelling units allowed in condition 1.b. **Notwithstanding the foregoing, the proposed ten (10) single-family detached lots split between tax parcel 14F-0069-LL0750 (which is not part of this zoning decision) and tax parcels 14F-0073-LL0750 and 14F-0073-0776 having frontage on Zoya Court, shall not be counted against the total dwelling units or maximum density requirements set forth in this condition 1.b nor condition 1.c.**

2002Z-0012 condition 1C states: To the revised site plan received by the Department of Environment and Community Development on August 22, 2003, **as revised by the site plan received by the South Fulton Community Development Department on February 22, 2019 pertaining solely to the single-family detached lots shown thereon.** Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless, otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

*Whereas, this request is to modify these conditions specifically, but all conditions remain intact. See attachment for all conditions.

PUBLIC PARTICIPATION

The applicant held a public participation meeting at Camp Creek Church of Christ on March 18, 2019 at 6:30pm to 7:30pm. The applicant stated that no resident was present to express any concerns.

STAFF COMMENTS

Engineering: None provided

Environmental: Prior to the approval of any plat by the appropriate jurisdiction, the Environmental Health Services Division of the Fulton County Board of Health shall review and approve the plat regarding water supply and sewage disposal. No person may sell, offer for sale, lease, begin construction or otherwise begin the physical improvement of an exemption plat development, nor shall a building permit be issued in any form until all requirements set forth by the Fulton County Board of Health have been met.

The Fulton County Board of Health will require that the owner/developer connect the proposed development to public water and public sanitary sewer, which are available to the site.

The Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the modification to allow for the development of the proposed subdivision.

Public Works: None received

Transportation: None received

MARTA: None received

Fulton County Schools: None received

Fire: None received

Legal: None received



PLANNER’S RECOMMENDATION: APPROVAL

PREPARED BY:

Richard Hathcock, Senior Planner

REVIEWED BY:

Keedra T. Jackson, Senior Planner

Shayla Reed, Director

MAYOR & COUNCIL ACTION

Original hearing date: May 14, 2019.

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved MIX (Mixed Use) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 761. 43* gross square feet per acre zoned or a total of 30,000* square feet, whichever is less, but excluding automotive specialty shops, automotive parking lots, garage and automobile repair, group residence home, laundromat, lawn service, parking garages, landscaping business, stadium, theater, recycling collection center, service station, drive-thru restaurants, adult bookstores, check cashing facilities and liquor stores. ~~convenience stores with gas pumps, freestanding fast food restaurants and commercial amusements.~~
 - b. No more than 281* 245 total dwelling units, at a maximum density of 7.14* 6.22 dwelling units per acre, whichever is less, based on the total acreage zoned.
 - c. No more than 25 single family dwelling units. Single family dwelling units shall be calculated as a part of the total dwelling units allowed in Condition 1.b.
 - d. No more than 164* 128 apartments dwelling units. Apartment dwelling units shall be calculated as a part of the total dwelling units allowed in Condition 1.b.
 - e. No more than 26* townhouse dwelling units. Townhouse dwelling units shall be calculated as a part of the total dwelling units allowed in Condition 1.b.
 - f. No more than 66* independent living dwelling units. Independent living dwelling units shall be calculated as a part of the total dwelling units allowed in Condition 1.b.
 - g. The minimum heated floor area per *independent living dwelling unit shall be *700 square feet.

- h. The minimum heated floor area per *townhouse dwelling unit shall be *1,600 square feet.
 - i. The minimum lot size per single family dwelling unit shall be 10,890 10,000 square feet.
 - j. The minimum heated floor area per single family dwelling unit shall be *2,500 2,000 square feet.
 - k. The minimum front yard and rear yard setbacks for single family dwelling units shall be 25 feet.
 - l. The minimum side yard setback for single family dwelling units shall be 10 feet.
 - m. A 92-bed assisted living facility.
2. To the owner's agreement to abide by the following:
- a. To the *revised site plan received by the Department of Environment and Community Development on August 22, 2003. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 - b. To comply with the Subdivision Regulations of 2003, Fulton County, Georgia.
 - c. Development must comply with standards of the Sandtown Overlay District.
3. To the owner's agreement to the following site development considerations:
- a. No more than 3 exit/entrance(s) on Butner Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
 - b. No exit/entrances shall be allowed on Camp Creek Parkway.
 - c. ~~Provide an additional lane of the ramp (south leg) to allow for a free-flowing eastbound right-turn lane at the Camp Creek Parkway/I-285 southbound ramp intersection.~~
 - d. A professional archeologist shall determine the boundaries of the existing cemetery and the report shall be forwarded to Plan Review Staff at the Land Disturbance Permitting (LDP) phase.
 - e. Prepare a survey of the cemetery identifying the full boundaries with a metes

and bounds description based on the archeologist's report.

- f. Provide a 25-foot natural undisturbed buffer with a 10-foot improvement setback around the cemetery boundary determined by a professional archeologist.
- g. Provide orange protective fence on the outer perimeter of the 25-foot buffer before beginning construction.
- h. Provide uninhibited daylight access to the cemetery via a 20-foot easement to the cemetery from the nearest public road. The easement shall be recorded.
- i. Only hand tools can be used for trimming of vegetation around graves.
- j. Comply with state and local cemetery ordinances.
- k. Single - Family dwelling units shall have one-sided masonry fronts.
- l. Corner lots shall have three-sided brick.
- m. Townhouses must have 50% of front as masonry.
- n. Townhouses shall have rear entry garages.
- o. Provide sidewalks on both sides of the street.
- p. Provide recreational amenities consisting of a pool/and or tennis court and clubhouses.
- q. Provide green space (100' x 100'). All green space and recreation areas which may be held in common shall be accessible via dedicated roadways, easements, sidewalks, trails, etc. and shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.
- r. All utilities will be underground.

4. To the owner's agreement to abide by the following requirements, dedication and improvements:

- a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive

Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

from centerline of Camp Creek Parkway (SR 6) or as may be required by the Georgia Department of Transportation;

- b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Butner Road.

75 feet from centerline of Camp Creek Parkway (SR 6).

- c. Provide an exclusive southbound left-turn lane along Butner Road at the northern site driveway.
- d. Provide additional turn lanes on Butner Road onto Camp Creek Parkway; upgrade traffic signal to accommodate a left turn phase.
- e. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- f. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- g. Inter-parcel access must be provided to adjacent properties or as approved by the Fulton County Traffic Engineer.
- ~~h. Provide bridge reconstruction and addition of left turn lane at Camp Creek Parkway and Fairburn Road.~~
- ~~i. Provide an additional lane of the ramp (north leg) to allow for a free-flowing westbound right turn lane at the Camp Creek Parkway/I-285 northbound ramp intersection.~~

5. To the owner's agreement to abide by the following:

Applicant: CRM VENTURES,LLC/BARKAT CHARINA
KFH (P:\PlanAnalysis\Planners\Cases\2002Z-012S.11)

*Based on revised site plan submitted on 08/22/03

Printed:4/17/19

Petition: 2002Z-0012 SFC
R/A 97Z-163 SFC

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City of South Fulton | ^{WRAP-UP} May 28, 2019

BOC Meeting: 09/03/03

- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- c. To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, to meet with the Fulton County Drainage Engineer on-site.
- d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
- e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
- f. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development surface water runoff conditions are controlled at the minimum predevelopment level, so that downstream conveyance systems may not be impacted, aggravate existing flooding or drainage problems nor creates new flooding or drainage problems off-site.
- g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of project surface water quality and quantity facilities/Best Management Practices (BMP's); the existing downstream off-site drainage conveyance system the proposed development runoff will impact; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the appropriate receiving conveyance system downstream and any potential surface water implications.

- h. The developer/engineer is responsible to conceptually describe to the County at the storm water concept plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detail engineering analysis and specifications of BMP's shall be included as a part of the LDP storm water submittal.

Applicant: CRM VENTURES,LLC/BARKAT CHARINA
KFH (P:\PlanAnalysis\Planners\Cases\2002Z-012S.11)

*Based on revised site plan submitted on 08/22/03

Printed:4/17/19

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City of South Fulton | ^{WRAP-UP} May 28, 2019

Petition: 2002Z-0012 SFC
R/A 97Z-163 SFC

BOC Meeting: 09/03/03



APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of South Fulton)

- A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.
- B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of South Fulton Councilmembers.

If "A" was denied, list previous case number: #M _____

- 1) Planner who determined the type of Modification you should file: Dana Gray
- 2) Identify the specific condition(s) being modified as provided by the Planner. State the condition number(s) and letter(s) (e.g. 2-b, 2-e). 1.b. ; 1.c. ; 2.a ; ; ; ;
- 3) Petition number of the Zoning or Use Permit to which this application applies 2002Z 0012 SFC
Current zoning district MIX
- 4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

SUBDIVISION NAME: Camp Creek Village Phase I UNIT/PHASE: _____
LOT NUMBER: C.A. BLOCK DESIGNATION: _____ LAND LOT(S): 0073
DISTRICT/SECTION: 14F / RECORDED IN PLAT BOOK: 324 PAGE: 21
ROAD NAME: Zoya Court

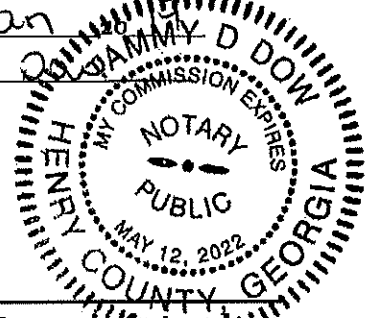
M19-002⁶

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Creative Capital Inc
 TYPE OR PRINT OWNER'S NAME
3000 Edmonton Green Court
 ADDRESS
Alpharetta GA 30022
 CITY & STATE ZIP CODE
[Signature]
 OWNER'S SIGNATURE **AUTHORIZED SIGNATORY**
dave@havenwoodholdings.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the
23 Day of Jan
Tammy D. Dow
 NOTARY PUBLIC

770 507 0013
 PHONE NUMBER

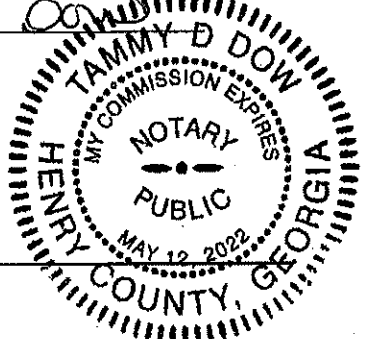


PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Hybrass Properties LLC
 TYPE OR PRINT PETITIONER'S NAME
988 East Freeway Drive Suite 11
 ADDRESS
Conyers GA 30094
 CITY & STATE ZIP CODE
[Signature]
 PETITIONER'S SIGNATURE
bill@havenwoodholdings.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the
23 Day of Jan 2019
Tammy D. Dow
 NOTARY PUBLIC

770 679 4262
 PHONE NUMBER



SECTION V ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME
 SIGNATURE OF ATTORNEY / AGENT
 ADDRESS
 CITY & STATE ZIP CODE
 PETITIONER'S SIGNATURE

EMAIL ADDRESS
 PHONE NUMBER

M19-002

STATEMENT OF INTENT

And

Other Material Required by
City of South Fulton, Georgia Zoning Ordinance
For

Zoning Modification Application pursuant to
the City of South Fulton Zoning Ordinance

Of

Hybrass Properties, LLC

For

2002Z 0012 SFC

Submitted for Applicant by:

Michèle L. Battle
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

I. STATEMENT OF INTENT

On September 3, 2003, the Fulton County Board of Commissioner approved the rezoning of 39.40 acres of land at the corner of Butler Road and Camp Creek Parkway R-2 to MIX for the development of mixed-use retail, townhome, apartment, single family detached project. The retail and townhome component of the project has been built out. Additionally, the single-family detached units located on Zoya Court have been final platted as Camp Creek Village Phase I recorded in Plat Book 324, Page 21, Fulton County, GA records, and three homes have been built and sold. Unfortunately, the economic downturn in 2007 resulted in the balance of the lots remaining undeveloped. Currently, Butler Investment, LLC, the owner of the adjacent Bluffs at Camp Creek Subdivision, has the balance of vacant lots under contract. It is their intent to complete the development of the single-family homes, in conjunction with the development of The Bluffs. In order to achieve this goal Hybrass Properties, LLC (the "Applicant") is seeking to modify Conditions 1b and c, and 2a to allow for the development of ten (10) proposed lots that will be split between The Bluffs (CUP 2006Z 042 SFC) and the Camp Creek Village Phase I. It is the Applicant's intent that all ten (10) of the proposed lots will be included in the final plat for the Bluff's subdivision. To facilitate this outcome, the Applicant has submitted a Modification Application simultaneously with the subject modification application, to remove the 50 ft buffer between the two projects. Of the ten (10) lots, the majority of three (3) of the lots will be zoned MIX and subject to the MIX 2002Z 0012 SFC zoning conditions. Therefore, the Applicant is seeking the following modification to the MIX Conditions solely for Tax Parcels 14F0073 LL0750 and 14F0073 LL0776 (the "Subject Property"):

1. Modify Condition 1(~~b~~) as follows:

No more than 245 total dwelling units at a maximum density of 6.22 dwelling units per acre, whichever is less, based on the total acreage zoned. Notwithstanding the foregoing, the proposed ten (10) single family detached lots split between Tax Parcel 14F0069 LL0111 (which is not a part of this zoning decision) and Tax Parcels 14F0073 LL0750 and 14F0073 LL00776 having frontage on Zoya Court, shall not be counted against the total dwelling units or maximum density requirements set forth in this Condition 1.b or in Condition 1.c.

2. Modify Condition 1c as follows:

No more than 25 single family dwelling units. Single family dwelling units shall be calculated as a part of the total dwelling units allowed in Conditions 1.b. Notwithstanding the foregoing, the proposed ten (10) single family detached lots split between Tax Parcel 14F0069 LL0111 (which is not a part of this zoning decision) and Tax Parcels 14F0073 LL0750 and 14F0073 LL00776 having frontage on Zoya Court, shall not be counted against the total dwelling units or maximum density requirements set forth in this Condition 1.c, or in Condition 1.b.

3. Modify Condition 2a as follows:

To the revised site plan received by the Department of Environment and Community Development on August 22, 2003, as revised by the site plan received by the South Fulton Community Development Dept on February 22, 2019 pertaining solely to the single-family detached lots shown thereon. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

II. BASIS FOR REQUESTED MODIFICATION

In order to allow for an integration of the surrounding single-family residential neighborhoods, and to facilitate the build out of the balance of the Camp Creek Village Phase I, it is the Applicant's belief that the relief being requested is justified. The tree save area between the Camp Creek Village Phase I lots and the proposed Bluff's has the potential to result in unkept area that would detract from the aesthetics of the area. Additionally, the proposed 10 units would allow for more eyes on the street, and an integration of the two communities. The balance of the unbuilt units on Zoya Court will be built by one builder, and this will allow for a consistency in product that will help to maintain the anticipated home values for the area. Yet, even more importantly, the integration of the two projects will allow for the owners within Camp Creek Village to utilize the amenity area within the Bluffs, including the clubhouse, tot lot, and dog park.

Based upon the foregoing, the Applicant is hereby requesting the approval of the Modifications set forth above.

III. STEINBERG CRITERIA

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: The zoning proposal will permit a use that is suitable in view of the use and development of adjacent property and nearby property. The Subject Property is in a single-family subdivision, which is adjacent to other single-family subdivision within the immediate area. The proposed changes to the MIX Zoning District Requirements will have no impact on the surrounding community or the existing improved lots. The proposed modifications, however, will allow for the development of homes that are consistent with the size and quality of homes in the immediate area.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The proposed use will not affect the existing use or usability of adjacent or nearby property. Again, the proposed change to the front yard setback will have no impact on the surrounding community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Without the proposed modifications, the Subject Property has no value as currently zoned, as the lots are too shallow for development.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land use plan: The zoning proposal is in conformity with the policy and intent of the future land use plan.

F. 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: The Subject Property was rezoned in 2002. As the market has continued to rebound from the 2007 real estate crash, opportunities have arisen for builders to pick up abandoned projects, and complete them, which greatly benefits the surrounding community.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Zoning Modification be approved by the City of South Fulton City Council.

V. NOTICE OF PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of South Fulton Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of South Fulton Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the City of South Fulton City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of South Fulton City Council to rezone the Subject Property to the classification as requested or issue the special land use permit requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property or granting of a special land use permit subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.



DISCLOSURE REPORT FORM C

Office use only:
 REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

- Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of the City Council.

CIRCLE ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
 If the answer is NO, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
 If in opposition, proceed to sections 3 and 4 below.

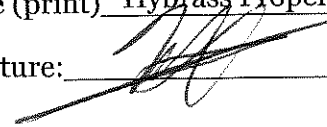
2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____
- _____
- _____

3. **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Hybrass Properties, LLC

Signature:  Date: 1/23/2019



**PUBLIC PARTICIPATION PLAN
FORM D**

Applicant: Hybrass Properties, LLC c/o Battle Law, P.C.

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Fulton County Zoning Resolution:

See Spreadsheet attached hereto provided by the City of South Fulton

Community Development Department

2. The individuals and others listed in 1. above will be notified of the requested modification using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

A postcard will be mailed to each individual advising them of the pending application
and inviting them to attend a community meeting hosted by the Applicant to
discuss the pending application prior to the City Council Meeting.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

A community meeting hosted by the Applicant will be held during the month of
March 2019. Additionally, the post card will contain contact information for
the Applicant's representative that interested parties can contact should they be
unable to attend the meeting.

Attach additional sheets as needed.



ZONING MODIFICATION APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Copy	✓
2.	APPLICATION FORM	3 Copies	✓
3.	LEGAL DESCRIPTIONS	3 Copies	NA
4.	SITE PLAN	9 Copies	✓
5.	LETTERS OF INTENT	9 Copies	✓
6.	PUBLIC PARTICIPATION PLAN	1 Copy	✓
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	2 Copies	
8.	DEPARTMENTAL SIGN-OFF LETTERS	2 Copies	
9.	DISCLOSURE FORM	2 Copies	✓

MIQ-002

SURVEY NOTES

EQUIPMENT USED: TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS...
FIELD WORK FOR THIS PROJECT WAS COMPLETED ON JUN. 12, 2008.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

FLOOD HAZARD NOTES

FLOOD HAZARD: THE REGIONAL STORM DRAINAGE...
THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS...
NO FLOOD HAZARD IS INDICATED ON THIS SURVEY.

REFERENCE MATERIAL

- 1. PLAN FOR CONCRETE...
2. REPORT FOR CONCRETE...
3. REPORT FOR CONCRETE...

DATE: 08/12/16
BY: [Signature]
FOR THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

DRAINAGE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE...
DRAINAGE PATTERNS AND TO IDENTIFY...
ENCUMBRANCES THAT MAY AFFECT...
THE DRAINAGE OF THE PROPERTY.

OWNER'S ACKNOWLEDGEMENT

I, the undersigned, acknowledge that I am the owner...
of the above described property...
and that I have read and understand...
the contents of this plat.

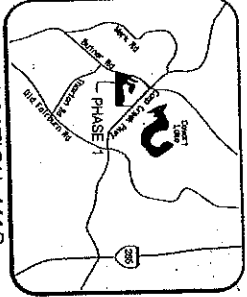
GENERAL NOTES

- 1. ALL DIMENSIONS...
2. ALL CORNERS...
3. ALL DISTANCES...
4. ALL BEARINGS...
5. ALL CURVES...

SLOPE EASEMENT NOTES

STANDARD OF SLOPE EASEMENT...
THIS PLAT IS A SLOPE EASEMENT...
FOR THE PURPOSE OF...
SLOPE CUTS AND FILLS AS...
SHOWN ON THIS PLAT.

CERTIFICATION AS TO RECORDING...
THIS IS TO CERTIFY THAT...
RECORDED IN PLAT BOOK...
OF FULTON COUNTY...
GEORGIA.



FULTON CO. HEALTH DEPT.

THIS SUBDIVISION, AS SHOWN...
ON THIS PLAT, IS APPROVED...
BY THE FULTON COUNTY HEALTH...
DEPARTMENT...
DATE: 08/15/2008

FINAL PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT...
OF COMMUNITY DEVELOPMENT...
HEREBY APPROVES...
THIS PLAT FOR RECORDING...
DATE: 08/15/2008

SURVEYORS CERTIFICATE

THE UNDERSIGNED, SURVEYORS...
OF THE STATE OF GEORGIA...
CERTIFY THAT...
THIS SURVEY WAS CONDUCTED...
IN ACCORDANCE WITH...
THE RULES AND REGULATIONS...
OF THE BOARD OF SURVEYING...
AND MAPPING ENGINEERS...
OF THE STATE OF GEORGIA.

Book 302 Page 106
Filed 8/15/08
[Signature]

CAMP CREEK VILLAGE
PHASE 1
FINAL PLAT
LOCATED IN
LAND LOT 73, 14FF DISTRICT
FULTON COUNTY, GEORGIA

Table with columns: Project No., Date, Status, etc.



M19-002

M19-002

ZONING CONDITIONS ZONING NO. 2002Z-0012 SFC

Approved and adopted by the Board of Commissioners.

- 1. To the owner's agreement to restrict the use of the subject property on...
2. To the owner's agreement to abide by the following...
3. To the owner's agreement to the following site development considerations...

THIS PLAT SUPERCEDES PLAT BOOK 303 PAGE 107 RECORDED AUGUST 11, 2006

CONSTRUCTION AS TO RECORDING THIS PLAT TO BE COMPLETE AND VALID MUST BE FILED WITH THE FULTON COUNTY CLERK'S OFFICE AND RECORDS DEPARTMENT



CAMP CREEK VILLAGE PHASE 1 FINAL PLAT LOCATED IN LAND LOT 73, 14FF DISTRICT FULTON COUNTY, GEORGIA

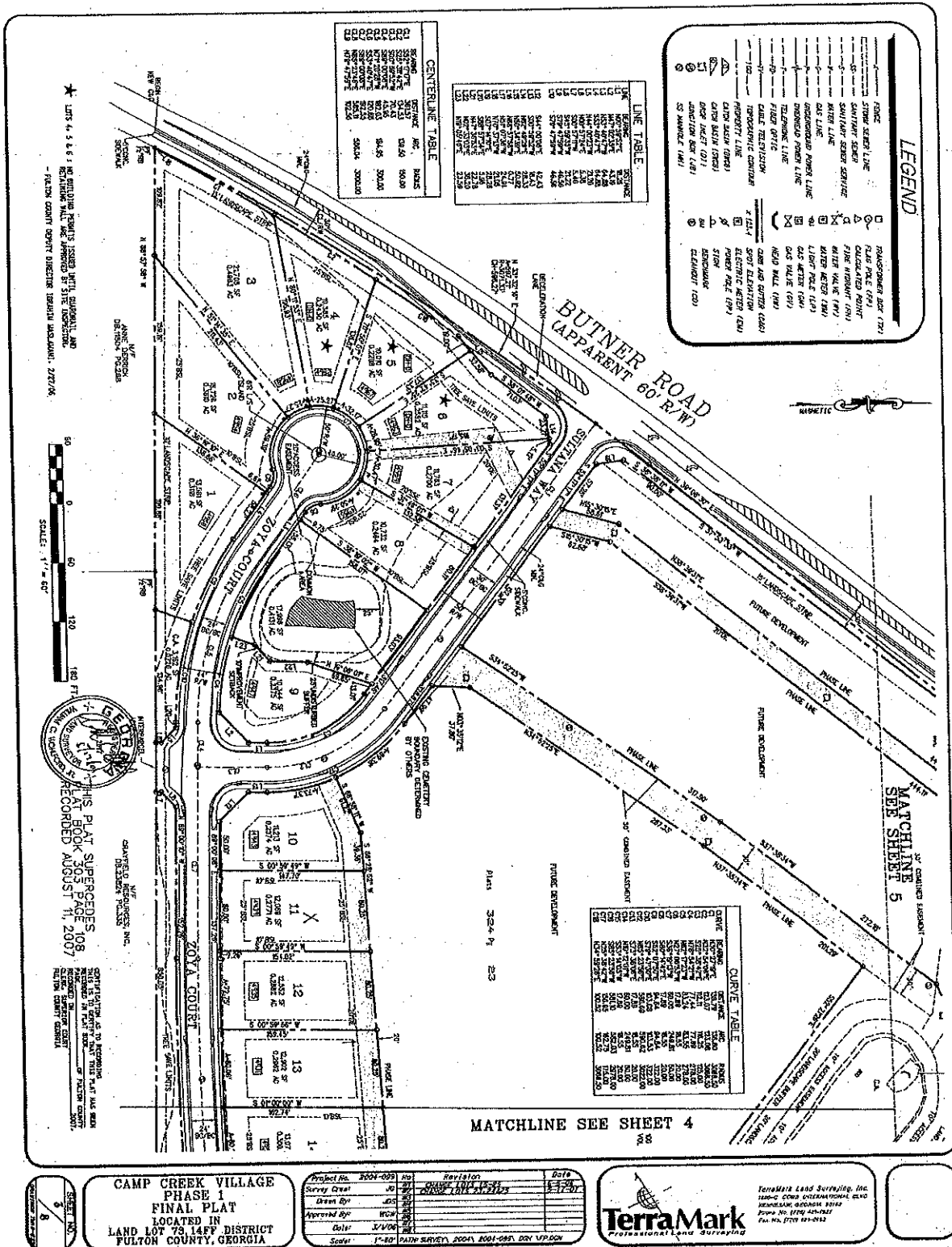
Table with columns: Project No., Survey Crew, Drawn By, Approved By, Date, Scale. Includes project details for Camp Creek Village Phase 1.



TerraMark Land Surveying, Inc. 10000 Cobb International Blvd. Marietta, Georgia 30067 Phone No. 770-471-1511 Fax No. 770-471-0547

Plats 324 Pg 22

M18-002



★ LOTS 4, 5 & 6 TO BE REMOVED FROM THIS SUBDIVISION AND RE-RECORDED IN A SEPARATE PLAT AS APPROVED BY THE COMMISSIONER OF REVENUE. - FLEMING COUNTY DEPT. DIRECTOR TERESA M. MADAMANI, 2/27/06.

SCALE: 1" = 60'



THIS PLAT SUPERSEDES THIS PLAT AT BOOK 303 PAGE 108 RECORDED AUGUST 11, 2007.

CONVEYANCE TO BE RECORDED IN THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA. THIS PLAT HAS BEEN PREPARED BY THE SURVEYOR AND IS SUBJECT TO THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA.

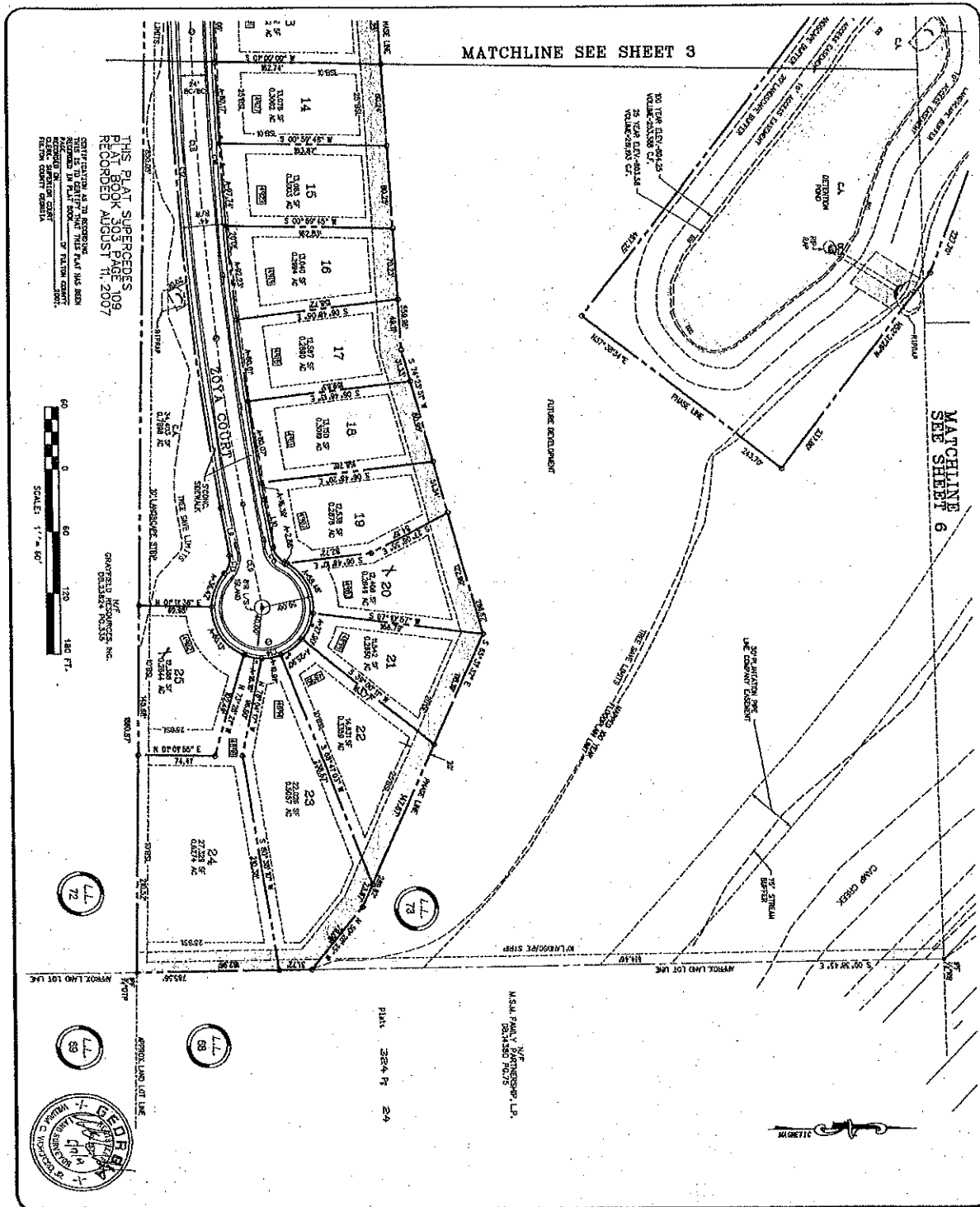
M10-002

**CAMP CREEK VILLAGE
PHASE 1
FINAL PLAT**
LOCATED IN
LAND LOT 79, LAFY DISTRICT
FULTON COUNTY, GEORGIA

Project No.	Revision	Date
2004-095	1	8/7/07
2004-095	2	8/7/07
2004-095	3	8/7/07
2004-095	4	8/7/07
2004-095	5	8/7/07
2004-095	6	8/7/07
2004-095	7	8/7/07
2004-095	8	8/7/07
2004-095	9	8/7/07
2004-095	10	8/7/07
2004-095	11	8/7/07
2004-095	12	8/7/07
2004-095	13	8/7/07
2004-095	14	8/7/07
2004-095	15	8/7/07
2004-095	16	8/7/07
2004-095	17	8/7/07
2004-095	18	8/7/07
2004-095	19	8/7/07
2004-095	20	8/7/07
2004-095	21	8/7/07
2004-095	22	8/7/07
2004-095	23	8/7/07
2004-095	24	8/7/07
2004-095	25	8/7/07
2004-095	26	8/7/07
2004-095	27	8/7/07
2004-095	28	8/7/07
2004-095	29	8/7/07
2004-095	30	8/7/07
2004-095	31	8/7/07
2004-095	32	8/7/07
2004-095	33	8/7/07
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2004-095	35	8/7/07
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2004-095	38	8/7/07
2004-095	39	8/7/07
2004-095	40	8/7/07
2004-095	41	8/7/07
2004-095	42	8/7/07
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2004-095	96	8/7/07
2004-095	97	8/7/07
2004-095	98	8/7/07
2004-095	99	8/7/07
2004-095	100	8/7/07

TerraMark
Professional Land Surveying

TerraMark Land Surveying, Inc.
1800-C COMM INTERNATIONAL BLVD
WILMINGTON, GEORGIA 31826
Phone No. 770-446-1822
Fax No. 770-446-1822



THIS PLAT SUPERCEDES
 PLAT BOOK 303, PAGE 109
 RECORDED AUGUST 11, 2007

CONVEYANCE AS TO ASSURANCE
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
 PREPARED IN ACCORDANCE WITH THE
 FULTON COUNTY ORDINANCE
 FULTON COUNTY, GEORGIA

SCALE: 1" = 60'
 0 60 120 180 FT.

L.L. 72
 L.L. 73
 L.L. 74
 L.L. 75
 L.L. 76
 L.L. 77
 L.L. 78
 L.L. 79
 L.L. 80

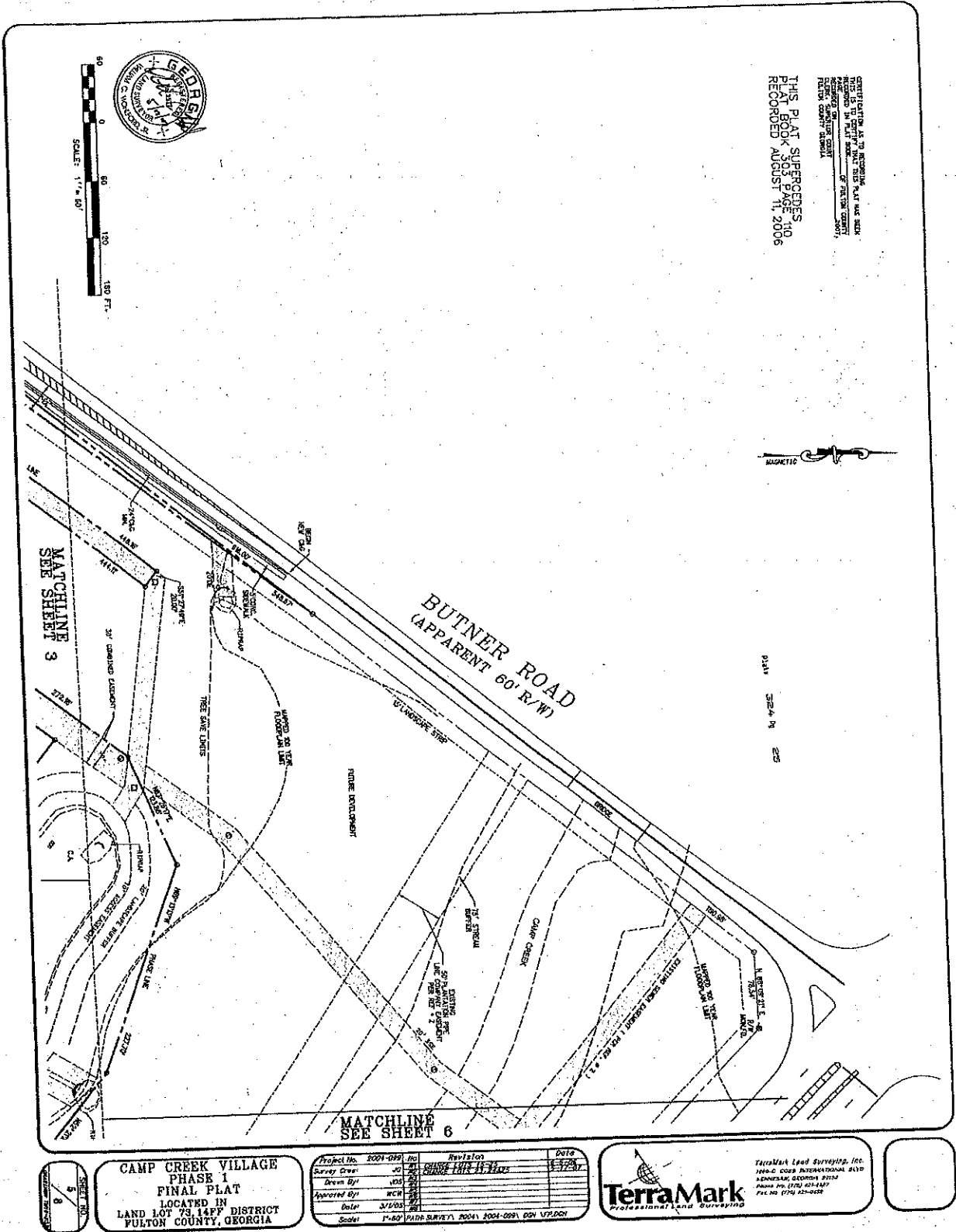
CAMP CREEK VILLAGE
 PHASE I
 FINAL PLAT
 LOCATED IN
 LAND LOT 73.1467 DISTRICT
 FULTON COUNTY, GEORGIA

Project No.	No.	Revisions	Date
JOM-023	01	REVISED TO SHOW	11/23/17
JOM-023	02	REVISED TO SHOW	11/23/17
JOM-023	03	REVISED TO SHOW	11/23/17
JOM-023	04	REVISED TO SHOW	11/23/17
JOM-023	05	REVISED TO SHOW	11/23/17
JOM-023	06	REVISED TO SHOW	11/23/17
JOM-023	07	REVISED TO SHOW	11/23/17
JOM-023	08	REVISED TO SHOW	11/23/17
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JOM-023	17	REVISED TO SHOW	11/23/17
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JOM-023	97	REVISED TO SHOW	11/23/17
JOM-023	98	REVISED TO SHOW	11/23/17
JOM-023	99	REVISED TO SHOW	11/23/17
JOM-023	100	REVISED TO SHOW	11/23/17

TerraMark
 Professional Land Surveying

TerraMark Land Surveying, Inc.
 1000 O. COOKS INTERNATIONAL BLVD
 ROCKSPRING, GEORGIA 30080
 Phone No. (770) 491-1317
 Fax No. (770) 491-1312

M19-002



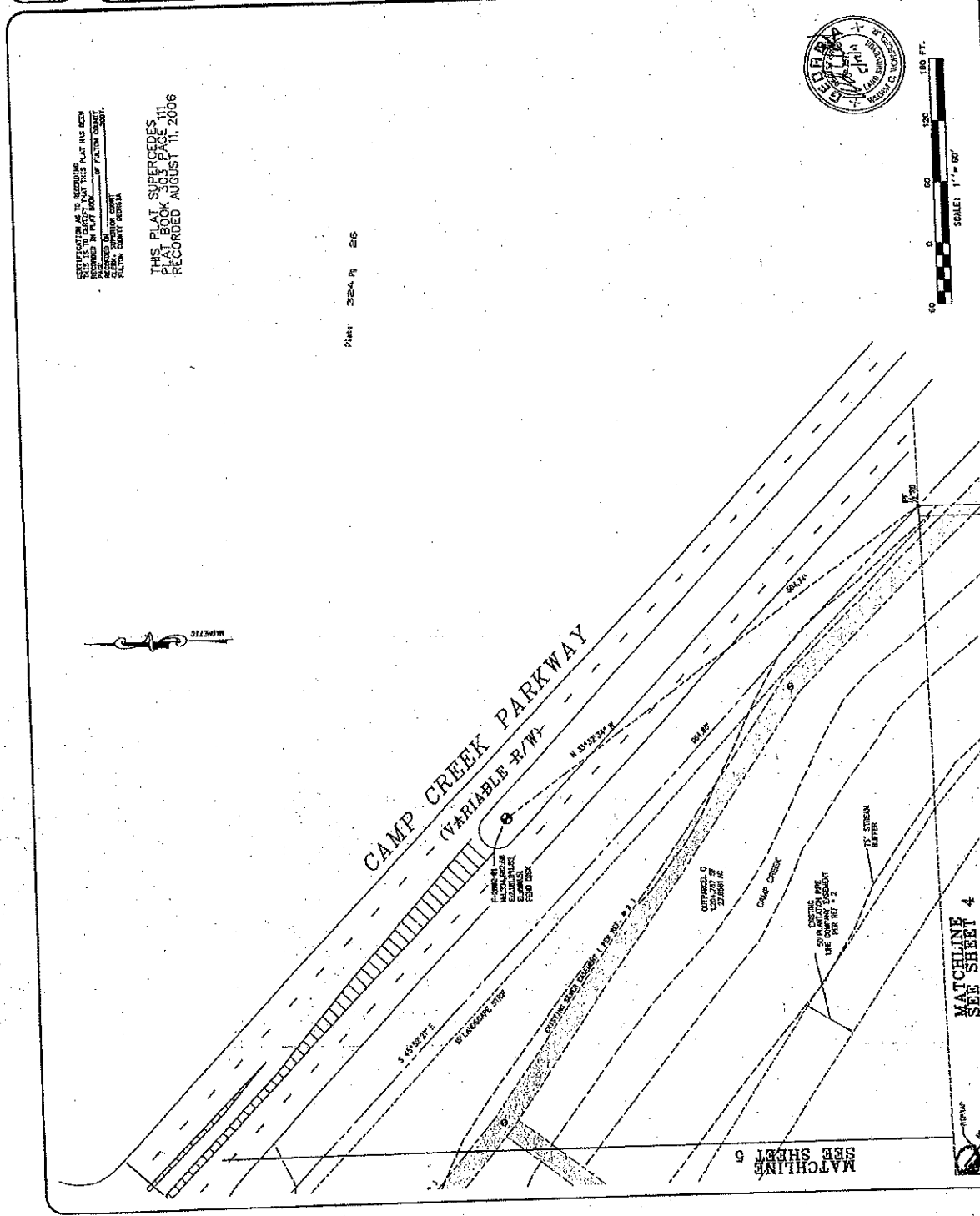
M19-002

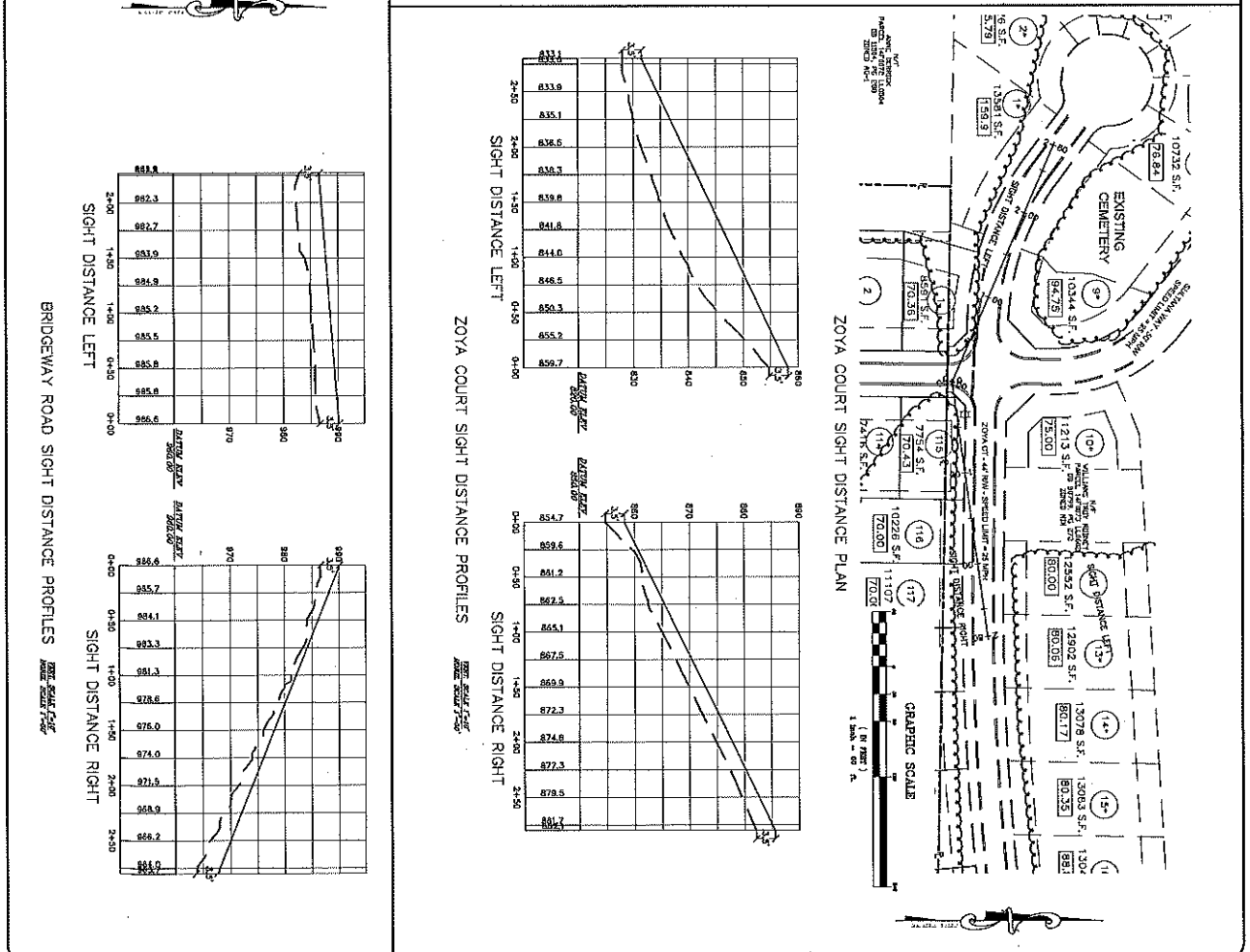
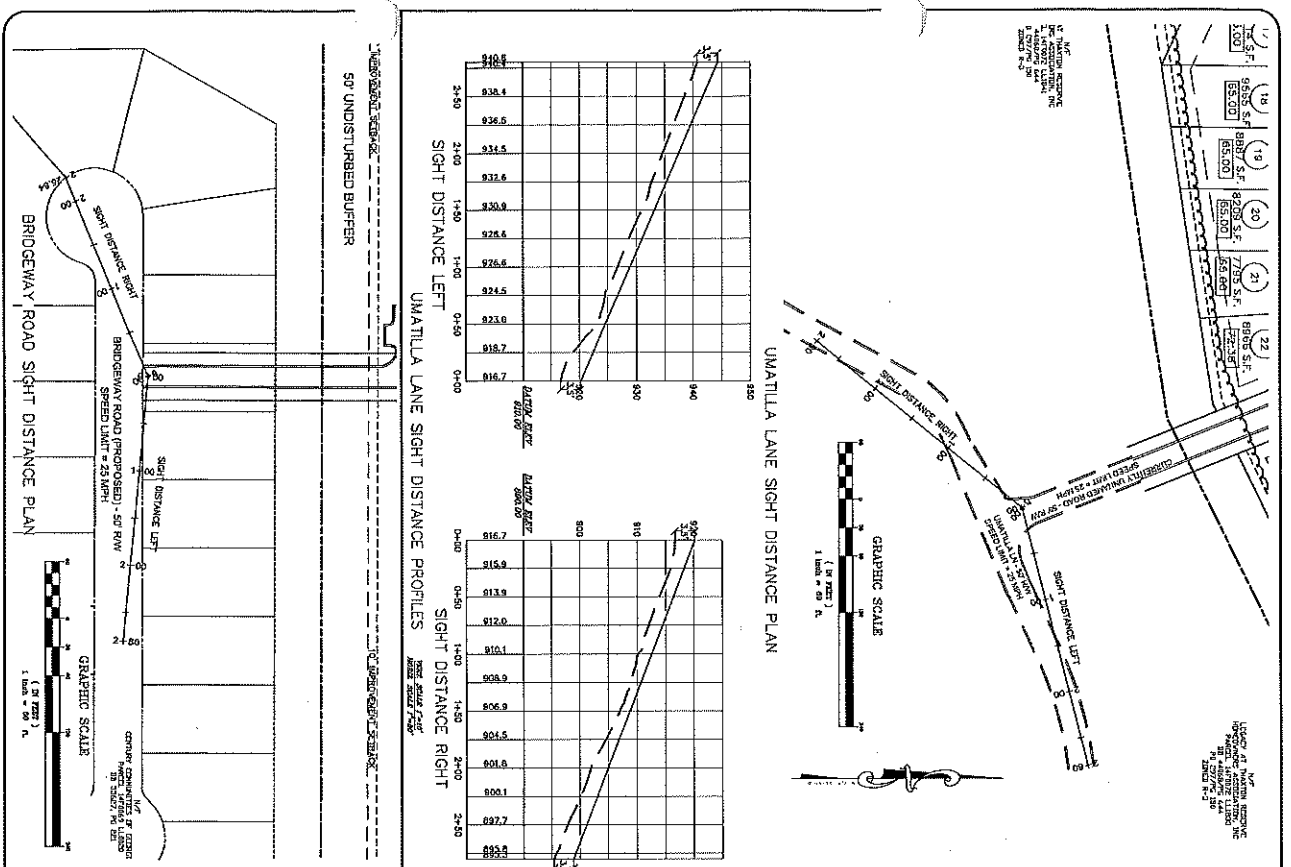
TerraMark
Professional Land Surveying
FULTON COUNTY, GEORGIA
1000 N. GUNNERSVILLE AVE
FULTON, GA 30750-4616
TEL: 706-879-4616

Project No.	2004-009
Client	DAVID L. BROWN, JR.
Survey Date	12/15/04
Scale	1"=60'
Drawn By	JOS
Checked By	JOS
Approved By	JOS
Date	1/12/05

CAMP CREEK VILLAGE
PHASE 1
FINAL PLAT
LOCATED IN
FULTON COUNTY, GEORGIA

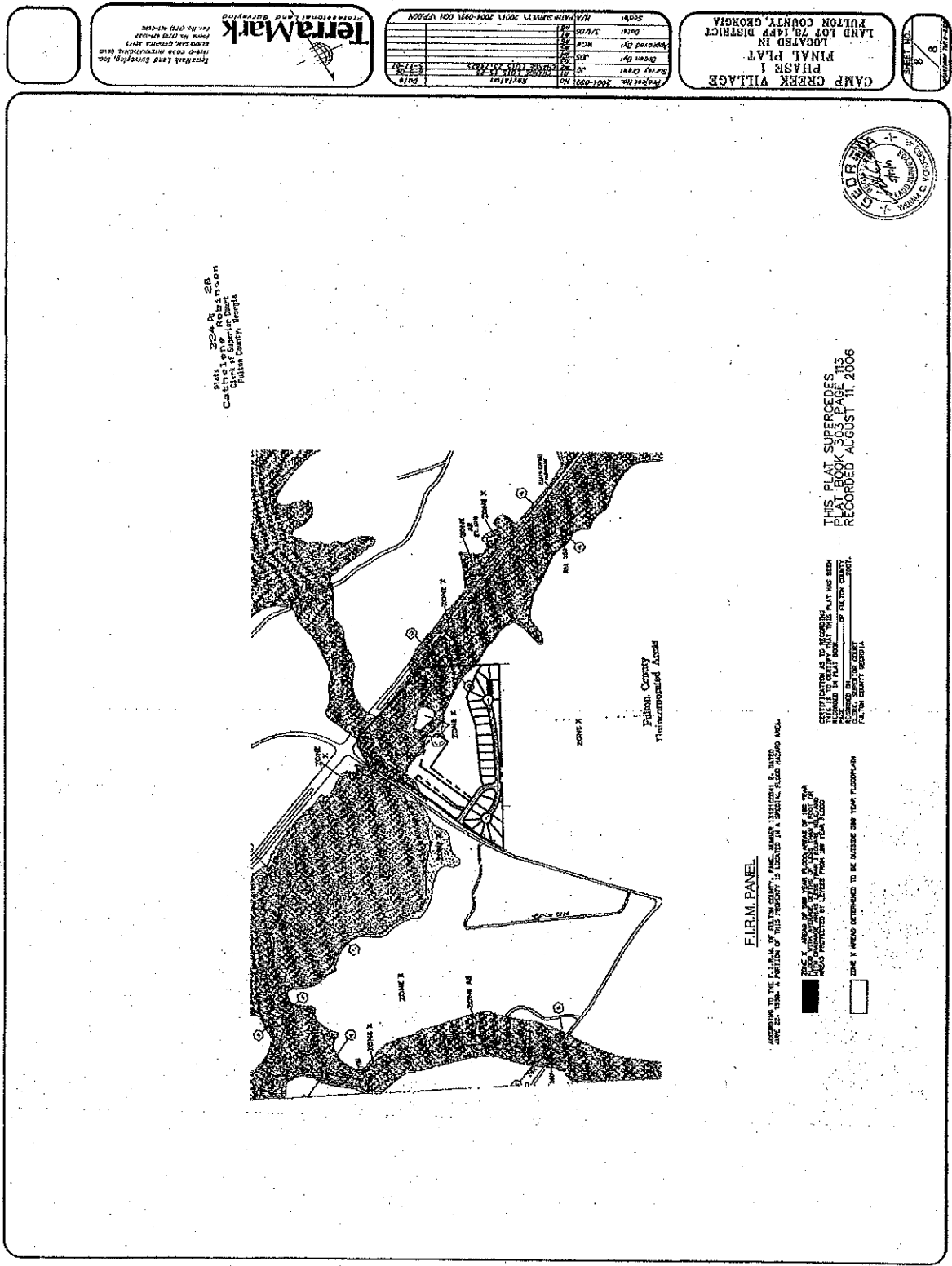
SHEET NO.
8





ENT-1 JOB# H1729 DATE: 1/22/10 DRAWN BY: [blank] CHECKED BY: [blank]	OWNER: HURON RESIDENTIAL DEVELOPMENT 24 HR. CONTRACTORS, LLC 10000 W. 10TH AVE. TULSA, OK 74107	DEVELOPER: DAVE W. WATSON 10000 W. 10TH AVE. TULSA, OK 74107	DATE: 1/22/10 REVISION: 1 REVISED LAYOUT AND CONDITIONS	

M10-002



**CAMP CREEK VILLAGE
PHASE I
FINAL PLAT**
LOCATED IN
FULTON COUNTY, GEORGIA

NO.	REVISION	DATE
1	INITIAL DESIGN	12/12/05
2	REVISED LOTS AND DRIVE	1/17/06
3	REVISED DRIVE	1/17/06
4	REVISED DRIVE	1/17/06
5	REVISED DRIVE	1/17/06
6	REVISED DRIVE	1/17/06
7	REVISED DRIVE	1/17/06
8	REVISED DRIVE	1/17/06
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15	REVISED DRIVE	1/17/06
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17	REVISED DRIVE	1/17/06
18	REVISED DRIVE	1/17/06
19	REVISED DRIVE	1/17/06
20	REVISED DRIVE	1/17/06

TerraMark
Professional Land Surveying
11500 Old International Blvd
Kennesaw, Georgia 30144
Tel: 770-425-1234

THIS PLAT SUPERCEDES
PLAT BOOK 505, PAGE 113
RECORDED AUGUST 11, 2006

THIS PLAT IS TO REMAIN
IN FULL FORCE AND EFFECT
UNLESS THE COURT OF FULTON COUNTY,
GEORGIA, IN A WRITING,
ORDER THE CONTRARY.

F.U.R.M. PANEL
AREAS WITHIN THE PERIMETER OF THIS PLAT WHICH ARE Hatched ARE TO BE USED AS FULTON COUNTY TRANSCORPORATED ACCESS AREAS.
ZONE X AREAS OF ONE YEAR FLOODING ARE TO BE Hatched.
ZONE Y AREAS OF TWO YEAR FLOODING ARE TO BE Hatched.
AREAS NOT Hatched ARE TO BE USED AS FULTON COUNTY TRANSCORPORATED ACCESS AREAS.
ZONE X AREAS DETERMINED TO BE OUTSIDE ONE YEAR FLOODING

PLAT 322A OF 2006
CAMP CREEK VILLAGE PHASE I
FULTON COUNTY, GEORGIA

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - U18-005 for a Use Permit for 6375 East Stubbs Road

DATE: May 28, 2019

SUBJECT: Public Hearing - U18-005 for a Use Permit for 6375 East Stubbs Road

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing - U18-005 for a Use Permit for 6375 East Stubbs Road	Cover Memo	5/22/2019

U18-005

Use Permit Request 6375 East Stubbs Road

February 19, 2019 Deferred for City service information
March 19, 2019 Deferred for septic/sewer approval
April 16, 2019 Recommendation of Approval by PC

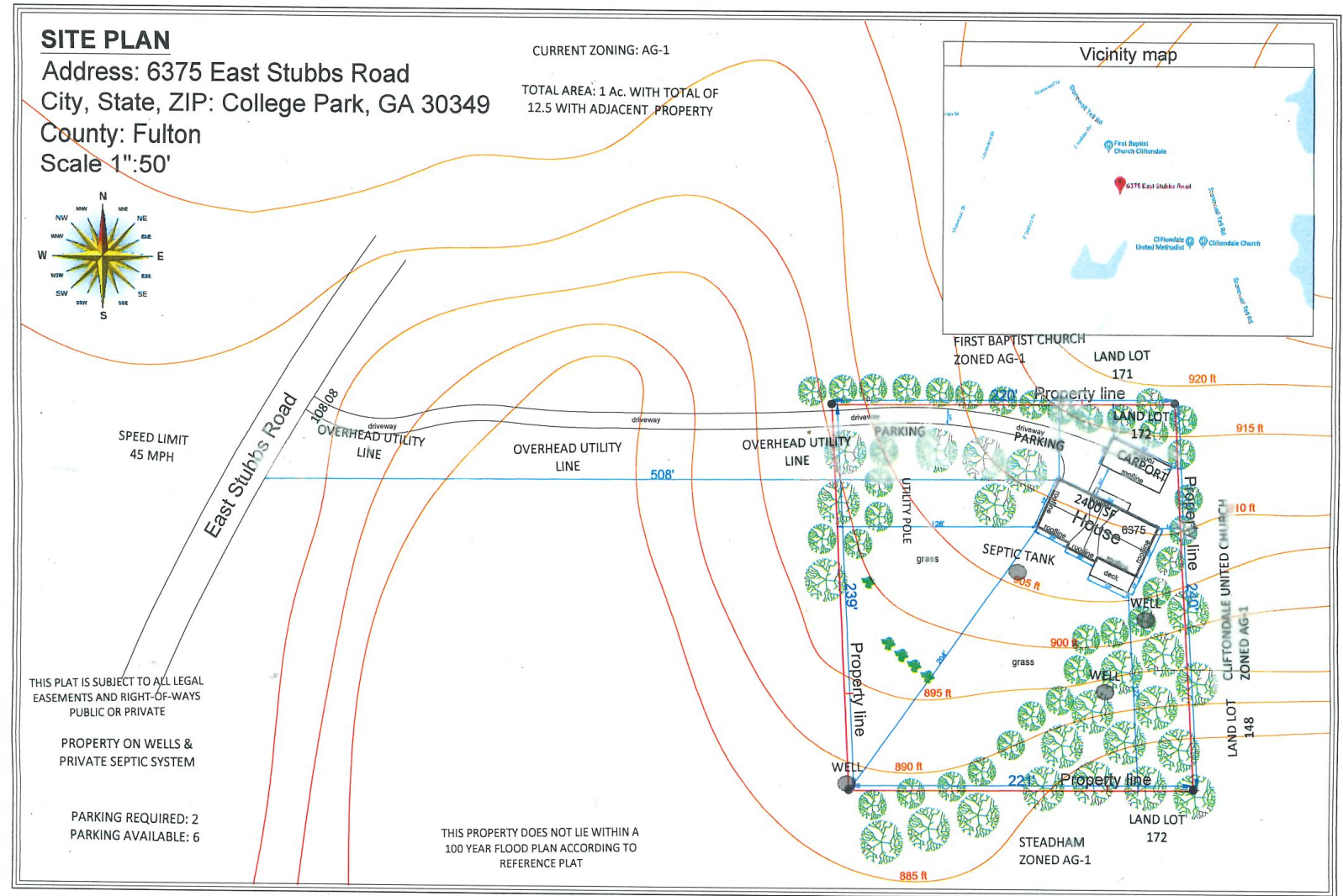
Mayor & Council
City of South Fulton
May 28, 2019





Site Plan

- Approximately 1 acre
- (1) 2,400 sq. ft single family home
- 1 curb cut on East Stubbs Rd.
- 16 parking spaces
- 1 MARTA bus stops ~1.5 miles
- No sidewalks on East Stubbs Rd.





Single Family Homes

Existing Church





Site Plan

- 2,400 ft² single family home
- Facility is for 5-8 children

Office Hours

- 24 hours a day

Adjacent church at the corner of East Stubbs Rd. & Stonewall Tell Rd.

Property seen from East Stubbs Rd.





Case Facts

- Site is zoned AG-1, allowed for group residence.
- The applicant has been in business for several years and wishes to increase services up to four more children.
- Applicant is not seeking new construction or change to existing building.
- The applicant provided City services information as well information regarding horses and stables for the March 19, 2019 meeting.
- The applicant provided approval to keep their 1500 –gallon septic tank from the Health Department for the April 16, 2019 meeting.



Staff Recommendation

APPROVAL:

Pursuant to Article 19.4.20(1), GROUP RESIDENCE FOR CHILDREN (5 to 8 CHILDREN)

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning and Zoning Division
SUBJECT: **U18-005 for 6375 East Stubbs Road**
DATE: May 28, 2019

Applicant Marion Berry for The Berry Kind Project seeks a use permit for a group residence for 5 to 8 children at 6375 East Stubbs Rd. Application was received on December 19, 2018.

DEFERRED on FEBRUARY 19, 2019 for 30 DAYS

DEFERRED on MARCH 19, 2019 for 30 DAYS

RECOMMENDATION of APPROVAL on April 16, 2019 by Planning Commission

STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Marion Berry The Berry Kind Project 6375 East Stubbs Rd. College Park, Ga. 30349
Status of Applicant:	Applicant does not currently own the property.
City Council District(s):	4
Parcel ID Number:	09F410001721428
Area of Property:	The property is composed of approximately 1 acre.
Current/Past Use of the Property:	Single-family home of ~2,400 ft ²
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> : Sub C (Single Family Dwelling) <u>East</u> AG-1 (Agricultural District) <u>South</u> : AG-1 (Agricultural District) <u>West</u> : Sub C (Single Family Dwelling)
2035 Future Land Use Designation:	Rural Neighborhood
Compatibility with the 2035 Comprehensive Plan:	This Designation provides for residential as well as “schools, places of worship, community centers and facilities” with which the proposed group residence for children aligns.
Overlay District:	Clifftondale
Public Utilities:	Water service is provided to these sites by City of Atlanta. The property utilizes a septic tank. 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:	<u>Street</u> : East Stubbs Road <u>Classification</u> : Local Road <u>Public Transit</u> : MARTA Bus 88 stops a 1.5 mile from the subject property at the intersection of Derrick Industrial Blvd. and South Fulton Parkway. <u>Bike/Pedestrian Access</u> : Neither sidewalks nor bike lanes exist
Parking Required:	2 spaces
Parking Proposed:	16 existing spaces

City of South Fulton Zoning:



PUBLIC PARTICIPATION

The applicant held their own public meeting on January 19, 2019 at 3:00 p.m. at 6385 East Stubbs Road, College Park, GA 30349. One member of public attended to inquire about supervision for the youth. The applicant's response was that they will provide 24-hour supervision with three shifts 7am – 3 pm, 3pm – 11pm and 11pm to 7am with trained staff.

No community participants at Community Zoning Information Meeting (CZIM).

USE PERMIT STANDARDS FOR A GROUP RESIDENCE FOR 5-8 CHILDREN

1. Facility shall be for no more than 8 children.
2. Parking shall comply with the requirements of *Article 18* for dwellings.
3. Copies of applicable local, state, and federal permits shall be provided to Community Development Services prior to the issuance of a certificate of occupancy.
4. Facility shall not be located closer than a quarter mile to the nearest property line of another group residence.
5. Facilities must be served by public sewer when available within 1,000 feet of a utilized gravity flow.

USE PERMIT CONSIDERATIONS

Staff is including the specific considerations for a use permit to be granted in an effort to assist City officials in considering the application and its merits. In granting such permits, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors to ameliorate the effects of the proposed development/use. These considerations include:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by Mayor and Council;

Rural Neighborhood designation provides for residential as well as “schools, places of worship, community centers and facilities” with which the proposed group residence for children aligns.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

The subject parcel is zoned AG-1 (Agricultural District). According to *Fulton County Zoning Resolution Article 19 Section 4.20(1)A*, AG-1 allows for this use, so long as no other group residences are located within a quarter-mile of this group residence. The City of South Fulton Geographic Information Systems Division confirms adherence to minimum distance requirements set forth by *Article XIX* of the *Zoning Resolution* with all available resources. The group residence operates as a single-family use, which is in line with the adjacent uses and zoning.

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

The applicant must comply with all ordinances and regulations before approval of any City land disturbance permit is issued.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

The proposed use will have negligible effect on traffic flow along East Stubbs Road and surrounding streets.

5. The location and number of off-street parking spaces;

Parking is located approximately 500 feet from East Stubbs Rd.

6. The amount and location of open space;

The subject parcel is a flag lot consisting of 1 acre. Most of the open area is located to the side (south) of the house.

7. Protective screening;

The house is set back approximately 500 feet from East Stubbs Rd. It is also buffered by trees along the east, west and north, providing screening and privacy between adjacent properties.

There is partial screen to the south of the property with the existing home located approximately 600 feet away.

8. Hours and manner of operation;

The business will operate 24 hours per day.

9. Outdoor lighting; and

The facility currently has outdoor security lights.

10. Ingress and egress to the property.

There is one means of ingress and egress by a driveway from the home to East Stubbs Rd right-of-way.

STAFF COMMENTS

Engineering: N/A

Environmental: N/A

Public Works: N/A

Transportation: N/A

MARTA: N/A

Fulton County Schools: N/A

Fire: The current Property consists of two houses and they are up in age. I am unsure of details in this request. I will say the IBC for R-4 group homes would say you must meet 903.3.1.3 and NFPA 13 sprinkler or 907.2 with NFPA 73 alarms. If they are trying to convert the buildings, it would still have to comply with the Life Safety Codes chapter 33 again requiring sprinklers.

Legal: N/A

PLANNER'S RECOMMENDATION

The applicant has been in business (below the threshold that would be permitted through the requested use permit) for several years and wishes to increase the number of children to whom they can provide service. The facility sits approximately 500 feet from East Stubbs Rd. The property is buffered by trees along the east, west and north, providing screening between adjacent properties. There is partial screening to the south of the property with an existing home located approximately 600 feet away. Adequate privacy is provided for the children from adjacent properties. Based on the conclusions and findings herein, Staff recommends **APPROVAL.**

PLANNING COMMISSION RECOMMENDATION

TBD

PREPARED BY:

Dana Gray, Planner II

REVIEWED BY:

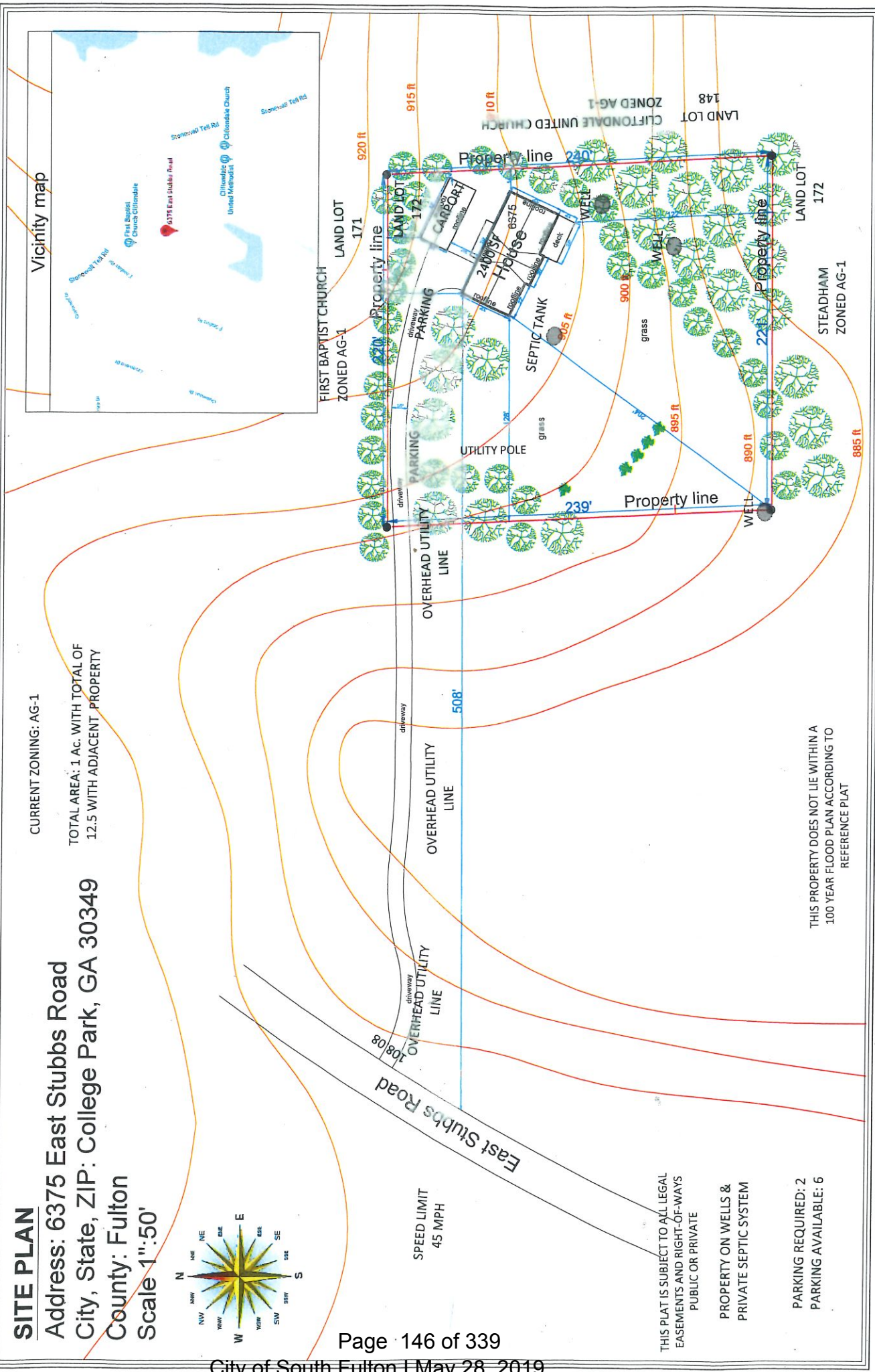
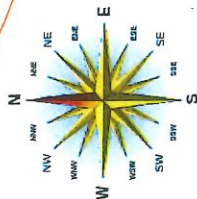
Keedra T. Jackson, Senior Planner

SITE PLAN

Address: 6375 East Stubbs Road
City, State, ZIP: College Park, GA 30349
County: Fulton
Scale 1"=.50'

CURRENT ZONING: AG-1

TOTAL AREA: 1 AC. WITH TOTAL OF
12.5 WITH ADJACENT PROPERTY



THIS PLAN IS SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT-OF-WAYS
PUBLIC OR PRIVATE

PROPERTY ON WELLS &
PRIVATE SEPTIC SYSTEM

PARKING REQUIRED: 2
PARKING AVAILABLE: 6

THIS PROPERTY DOES NOT LIE WITHIN A
100 YEAR FLOOD PLAN ACCORDING TO
REFERENCE PLAT

SPEED LIMIT
45 MPH

323670

Friday, February 22, 2019
3:12 PM

COMMUNICATIONS

Event Report

Event ID: **2018-323670** Call Ref #: 25 Date/Time Received: 10/10/18 08:00:02

Rpt #:	Prime SF225	Services Involved					
Call Source: W911	Unit: WOOD, LANCE	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px;">LAW</td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>	LAW				
LAW							

Location: 6375 E STUBBS RD	DIST: 352.68 ft
X-ST: STONEWALL TELL RD SNOWDEN DR	Jur: CAD Service: LAW Agency: SFPD
Business:	St/Beat: SF37 District: RA: SFD4
Phone:	GP: 37B

Nature: 45 INVESTIGATE LARCENY	Alarm Lvl: 1	Priority: 2	Medical Priority:
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Reclassified Nature:

Caller: MARION DERRY	Phone: (404) 840-8555	Alarm:
Addr: 4017 STONEWALL TELL RD		Alarm Type:

Vehicle #:	St:	Report Only: No	Race:	Sex:	Age:
------------	-----	-----------------	-------	------	------

Call Taker: FCES1490	Console: CT01
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Geo-Verified Addr.: Yes	Nature Summary Code:	Disposition: 3	Close Comments:
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Notes: {SF225} horse located...waiting on mr gary to retrieve horse from across the st [10/10/18 08:20:21 FCES1425]
 S39 AT CAD LOCATION [10/10/18 08:01:50 FCES1490]
 45 OF HORSE... LIGHT BROWN, BLK MANE AND TAIL. BLK MARKINGS ON LEG. [10/10/18 08:01:24 FCES1490]

Times

Call Received: 10/10/18 08:00:02	Time From Call Received	Unit Reaction: 000:12:06 (1st Dispatch to 1st Arrive)
Call Routed: 10/10/18 08:00:49	000:00:47	En-Route: (1st Dispatch to 1st En-Rout)
Call Take Finished: 10/10/18 08:01:32	000:01:30	On-Scene: 000:07:14 (1st Arrive to Last Clear)
1st Dispatch: 10/10/18 08:07:51	000:07:49 (Time Held)	
1st En-Route: 10/10/18 08:07:51	000:07:49	
1st Arrive: 10/10/18 08:19:57	000:19:55 (Reaction Time)	
Last Clear: 10/10/18 08:27:11	000:27:09	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments	Close Code	User
SF225	SFPD81	D	Dispatched	10/10/18 08:07:51	Stat/Beat: SF25		FCES1425
SF225	SFPD81	E	En-Route	10/10/18 08:07:51	Stat/Beat: SF25		FCES1425
SF225	SFPD81	A	Arrived	10/10/18 08:19:57			FCES1425
SF225	SFPD81	C	Cleared	10/10/18 08:27:11	3 [3]	3	FCES1425

Event Log

Unit	Empl ID	Type	Description	Time Stamp	Comments	Close Code	User
		TR	Time Received	10/10/18 08:00:02	By: E911		FCES1490
		ENT	Entered Street	10/10/18 08:00:02	4564 BUTNER RD - S SECTOR		FCES1490

Report Generated: 02/22/2019 15:12:45 | User ID: FCES1265

Event ID: 2018-323670

Call Ref #: 25

45 INVESTIGATE LARCENY at 6375 E STUBBS RD

CHG	Changed Street	10/10/18 08:00:39	4017 STONEWALL TELL RD --> 6375 E	FCES1490
ENT	Entered Nature	10/10/18 08:00:49	45 INVESTIGATE LARCENY	FCES1490
FF	Fast Forward to LAW	10/10/18 08:00:49	LAW	FCES1490
CHG	Changed CallerName_C	10/10/18 08:00:57	SPRINT --> MARION DERRY	FCES1490
ARM	Added Remarks	10/10/18 08:01:24		FCES1490
FIN	Finished Call Taking	10/10/18 08:01:32		FCES1490
ARM	Added Remarks	10/10/18 08:01:50		FCES1490
ARM	Added Remarks	10/10/18 08:20:21		FCES1425

Ms. Rooter Septic & Drain, LLC
770-717-7117 / 678-670-6754



Attention: Marion Berry	Property Address: 6375 East Stubbs Road College Park, GA 30349
	06-19-18

Septic Inspection:

Tank was opened and inspected:
- 1500 gal septic tank and system operating properly

<i>Thank you for your business!</i>



DEPARTMENT OF HEALTH AND WELLNESS

Environmental Health Services Division
1920 John Wesley Ave
Suite 212
College Park GA, 30337

April 5, 2019

Marion Berry
6375 E. Stubbs
Atlanta, GA 30349

Address/Location of Renovation: 6375 East Stubbs Atlanta GA 30349
Street City State Zip

Proposed Renovation(s): Adding More Children

An evaluation has been performed at the above listed property on April 5, 2019 to determine if the proposed renovation will adversely affect the on-site sewage management system or designated system repair area serving this property.

The proposed renovation is approved. See drawings.

Signed: [Signature] (EHS Staff)

04-09-2019 (Date)

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: Marion Berry		Reason for Existing Sewage System Evaluation: Adding More Children
Property/System Address: 6375 E. STUBBS ATLANTA, GA 30349		
Subdivision Name:	Lot:	Block:
Existing System Information: Water Supply (circle)		Number of Bedrooms/GPD:
(1) Public <input checked="" type="radio"/> Private Well (3) Community		Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

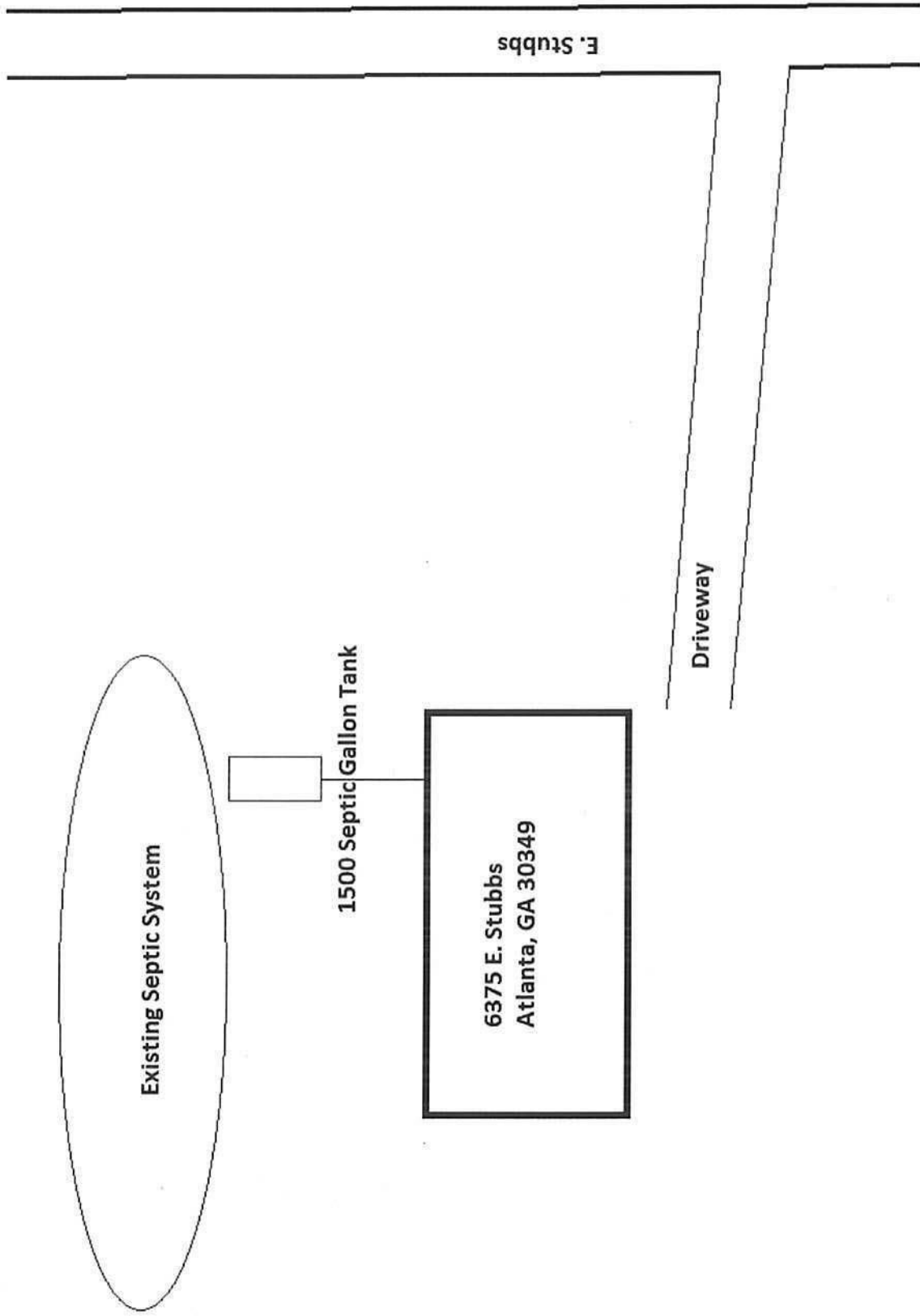
(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: Septic tank is 1500 gallon pumped on 6/19/18. Did not observed the septic tank being pumped out	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>J.A.P. Collier</i>	<i>E.S.</i>	05-Apr-19	

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: There is 4 bedrooms and there is a 1500 gallon which can only hold up to 8 people in the home.	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.		
		Number of Bedrooms/GPD:	
		Garbage Grinder: (circle) (1) Yes <input checked="" type="radio"/> No	
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<i>J.A.P. Collier</i>	<i>E.S.</i>	05-Apr-19	





DEPARTMENT OF HEALTH AND WELLNESS

Environmental Health Services Division
1920 John Wesley Ave
Suite 212
College Park GA, 30337

April 5, 2019

Marion Berry
6375 E. Stubbs
Atlanta, GA 30349

Address/Location of Renovation: 6375 East Stubbs Atlanta GA 30349
Street City State Zip

Proposed Renovation(s): Adding More Children

An evaluation has been performed at the above listed property on April 5, 2019 to determine if the proposed renovation will adversely affect the on-site sewage management system or designated system repair area serving this property.

The proposed renovation is approved. See stamped plans.

Signed: [Signature] (EHS Staff)

4/5/19 (Date)

Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant:	Marion Berry	Reason for Existing Sewage System Evaluation: Adding More Children
Property/System Address:	6375 E. STUBBS ATLANTA, GA 30349	
Subdivision Name:	Lot:	Block:
Existing System Information: Water Supply (circle):	Number of Bedrooms/GPD:	Garbage Grinder: (circle)
(1) Public (2) Private Well (3) Community	4/0	(1) Yes (2) No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments:
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	Septic tank is 1500 gallon pumped on 6/19/18. Did not observe the septic tank being pumped out
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	
<i>J.A. McCallum</i>	<i>E.S.</i>	05-Apr-19
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments:
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	There is 4 bedrooms and there is a 1500 gallon which can only hold up to 8 people in the home.
	Number of Bedrooms/GPD:	Garbage Grinder: (circle)
	4	(1) Yes (2) No
Evaluating Environmentalist	Title:	Date:
<i>J.A. McCallum</i>	<i>E.S.</i>	05-Apr-19
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - Z19-003 for a Rezoning Request for 5955 Fulton Industrial Boulevard

DATE: May 28, 2019

SUBJECT: Public Hearing - Z19-003 for a Rezoning Request for 5955 Fulton Industrial Boulevard

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing - Z19-003 for a Rezoning Request for 5955 Fulton Industrial Boulevard	Cover Memo	5/22/2019

Z-19-003

**Request TO REZONE FROM
FULTON COUNTY M-1A TO
COSF M-1A**

**5955 FULTON INDUSTRIAL
BLVD**

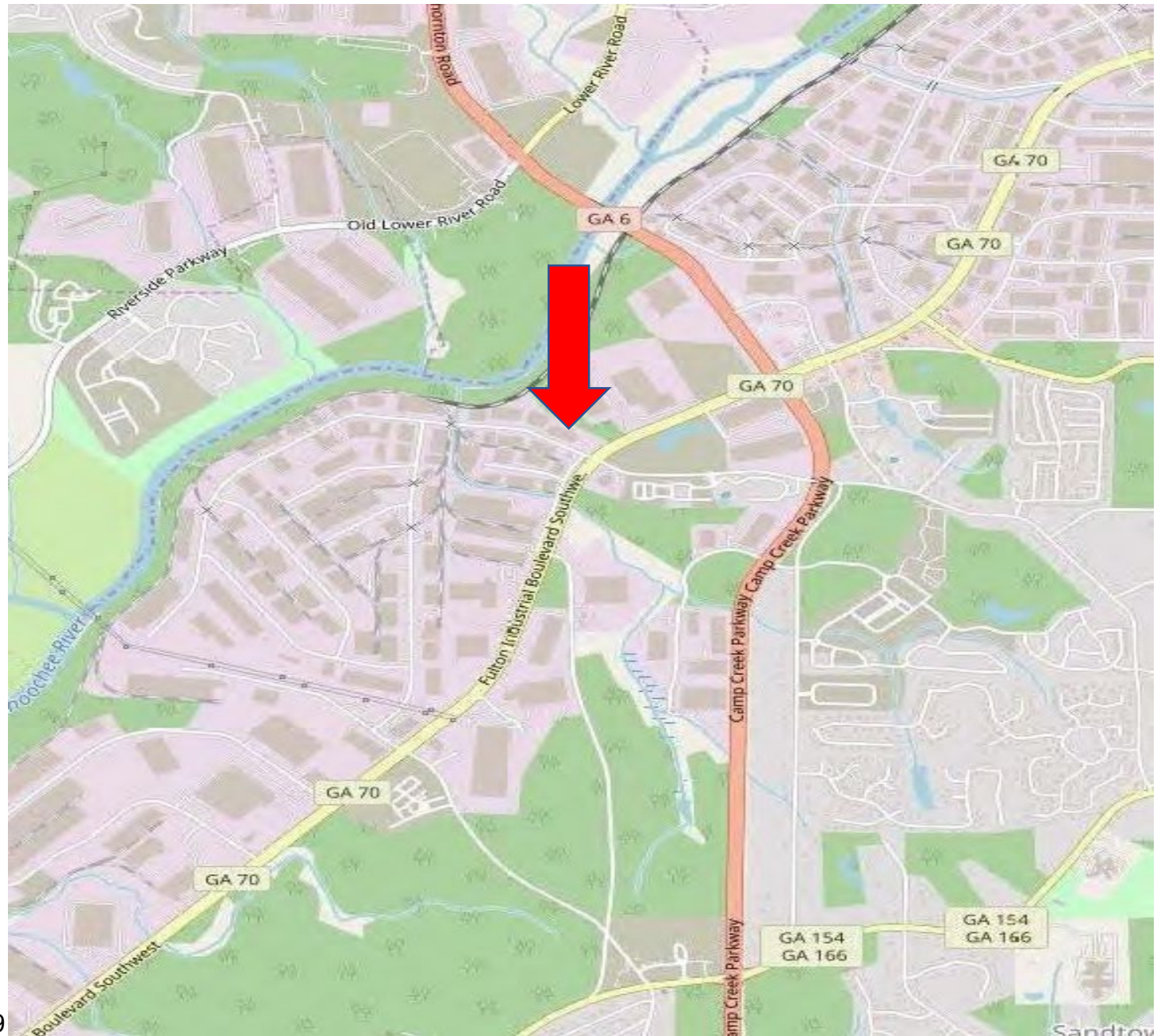
Planning Commission
City of South Fulton
April 16, 2019





Site Plan

- Approximately 2.844 acres
- Vacant 400 sf, one-story building. Previously operated as a gas station
- Accessible via two driveways: Fulton Industrial Blvd and Boat Rock Blvd





CHEP USA (WAREHOUSE)

Sterlization Services of GA

Boat Rock Blvd

Fulton Industrial Blvd

C-1

WATER TREATMENT
SUPPLIER

Fisk Drive

Greensboro Dr

M-1

C-1



Canopy, pavement and vacant building facing NE



Canopy, pavement and vacant building facing NW



Canopy and former
dispenser islands
facing NW



GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: **Z19-003 for a Rezoning Request for 5955 Fulton Industrial Boulevard**
DATE: May 28, 2019

-
1. Sarah King for ADC Development Group, LLC., seek a petition to rezone from Fulton County M-1A to City of South Fulton M-1A (Industrial Park District) for property at 5955 Fulton Industrial Boulevard.

STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Sarah King ADC Development Group, LLC ADC Architectural 2611 Pine Springs Lane, N.E. Marietta, GA 30067
Status of Applicant:	Applicant plans to purchase property to construct a gas station/convenient store with
City Council District(s):	1 (tentative per annexation approval)
Parcel ID Number:	14F0115LL0180
Area of Property:	The property is composed of approximately 2.844 acres.
Current/Past Use of the Property:	The site is currently vacant but was previously operated as a gas station/convenience mart with evidence of this still present on site.
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> : Unincorporated Fulton County M-1 A (Industrial Park District) <u>South</u> : AG-1 (Agricultural District) in the City of South Fulton <u>East</u> : C-1 (Commercial District, M-1 A (Industrial Park District), CUP (Community Unit Plan District) in the City of South Fulton <u>West</u> : Douglas County
2035 Future Land Use Designation:	Industrial Corridor Marketplace
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed M-1A zoning is consistent with the existing Industrial land use designation, which includes R-M-1, M-1A and C-1 as its Compatible zoning classifications.
Overlay District:	Fulton Industrial Business Overlay District
Public Utilities:	Water service is provided to this site by 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:
Boulevard

Street: Boat Rock Boulevard and Fulton Industrial

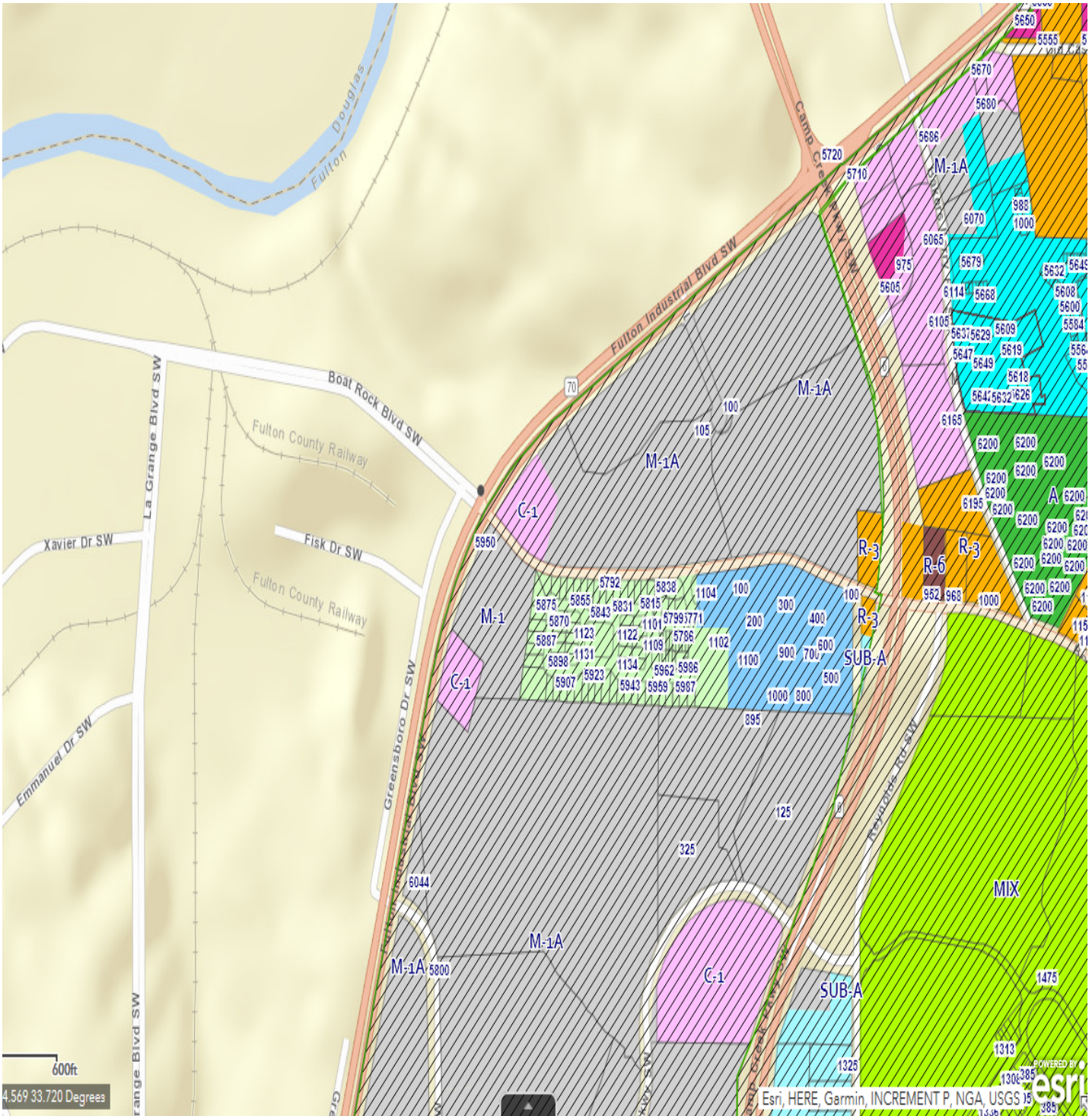
Classification: Major Arterial Road

Public Transit: MARTA is available to the site

Bike/Pedestrian Access: Neither sidewalks nor bike lanes exist

Parking Required (Retail/Service Stations): (5 spaces per 1,000 square feet). Proposed square footage unknown.

City of South Fulton Zoning:



Z19-003 for Rezoning at 5955 Fulton Industrial Blvd

M 28, 2019

Page 4 of 8

PUBLIC PARTICIPATION

The Public Participation Meeting was held on site at 6pm. One person was present to inquire about the project. No opposition was stated.

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 site is current in character of the neighboring South Fulton properties adjacent to the site and at Camp Creek Parkway and Fulton Industrial Boulevard. The contiguous Unincorporated Fulton Count are within the same zoning district as the proposed rezoning. Traveling south along Fulton Industrial Boulevard from Camp Creek Parkway toward the site, drivers move through a commercial/industrial area, after which the character becomes heavy Industrial. The applicant proposes to maintain all buffer requirements and Staff recommends stronger than standard front yard buffer requirements to protect the residents across the county line in Douglas County.

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

The surrounding properties are within three zoning districts that allow certain commercial uses by right today:

- C-1 (Community Business District)
- CUP (Community Unit District)
- M-1A (Industrial Park District)

The only Single-Family Dwelling District zoning (R-3) exists approximately 5,186 feet east of the subject property from Camp Creek Parkway. However, most of the industrial zoned parcels at and surrounding the subject property currently contain industrial structures.

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

The applicant proposes a rezoning to M-1a (Industrial Park District), which allows for manufacturing, fabrication, processing, warehousing, distribution, research, and associated office. The subject property has historically maintained reasonable economic use and a rezoning would not change the character.

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;

On February 13, 2018, the Mayor and Council of the City of South Fulton adopted a Truck Ordinance that designates “Restricted Routes” and “Allowed Routes” for all truck traffic except for trucks used for building construction, farming equipment, boat trailers, emergency vehicles, and trucking en route to its customary storage location. Fulton Industrial was designated as a “Restricted Route” or an “Allowed Route” from Campbellton Road (SR154) to Atlanta City Limits; therefore, trucks are permitted to traverse Fulton Industrial as needed.

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 "Industrial Park" which does list the proposed zoning district, M-1A, as one of its Compatible Active Zoning Classifications.

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. It is along the City's border with the City of Douglasville, where both light and heavy industrial zoning is found. The applicant proposes a rezoning to the Industrial Park 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 Environmental Site Assessment submitted by Former Pacific Ridge states that the property contains the following:

- A ravine was in the wooded area northeast of the paved area of the subject property
- A small, unnamed tributary of the Chattahoochee River wound through the wooded area of the site
- A fenced retention pond was located directly north of the grassy area of the property
- No endangered species
- No archaeological or historic sites
- There is an evidence of surface debris observed in the wooded area along Fulton Industrial Boulevard. However, no threat to the soil or ground water of the site is indicated by the staining or the debris.

STAFF COMMENTS

Engineering: None provided

Environmental: None provided

Public Works: None provided

Transportation: None provided

MARTA: None provided

Fulton County Schools: None provided

Fire: None provided

Legal: None provided

PLANNER'S RECOMMENDATION

The surrounding properties immediately adjacent to the subject property are zoned agricultural (M-1A). The project's proposal does align with the 2035 Comprehensive Plan, which designates the property for "Industrial Park District" future land use, therefore, Staff recommends **APPROVAL** of this request to rezone the property from m-1A (Industrial Park District) to M-1A (Industrial Park District). Regarding the request for annexation, the site is current in character of the neighboring South Fulton properties and would be a reasonable economic use and would not change the existing character in this area.

PLANNING COMMISSION RECOMMENDATION

April 16, 2019

PREPARED BY:

Keedra T. Jackson, Senior Planner

REVIEWED BY:

Shayla Reed, Director of Community Development and Regulatory Affairs



APPLICATION FOR REZONING & USE PERMIT

City of South Fulton Community Development Services
City of South Fulton City Hall
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

DATE: 4/1/2019

TAX PARCEL IDENTIFICATION NUMBER(S): _____

SECTION I REZONING REQUEST

Office use only:
ZONING CASE #: AN19-001 ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 5955 Fulton Industrial Blvd., Atlanta, GA

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from M1-A to M1-A
Existing Zoning(s) Proposed Zoning(s)

SECTION II USE PERMIT REQUEST

Office use only:
USE PERMIT CASE # _____ ROAD FRONTAGE: _____

Under the provisions of Article XIX of the Zoning Resolution, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

SECTION IV OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

BALZAWARI M. KARIMI
TYPE OR PRINT OWNER'S NAME

1707 MI. VERNON RD, MIKE D
ADDRESS

DUNWOODY, GA 30338
CITY & STATE ZIP CODE

[Signature]
OWNER'S SIGNATURE

M222 COMPANY @ gmail. com
EMAIL ADDRESS

Sworn to and subscribed before me this the

18 Day of April 2019

[Signature]
NOTARY PUBLIC

Karina Zametin
Notary Public
My Commission Expires:
May 18, 2020
State of Georgia
Fulton County

110-821-5480
PHONE NUMBER

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [] Attorney [] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

EMAIL ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

PHONE NUMBER

EXHIBIT "A"

A Tract of land situated in Land Lots 115 and 134, 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar at the northeast intersection of right-of-way of Fulton Industrial Boulevard (200' right-of-way) and Boat Rock Boulevard (90' right-of-way); thence following the right-of-way line of Boat Rock Boulevard N60°38'24"W a distance of 296.06 feet to a capped rebar set; thence leaving said right-of-way line and running N29°18'22"E a distance of 294.97 feet to a ½" rebar; running thence N58°49'38"W a distance of 460.25 feet to a capped rebar set; running thence N29°03'50"E a distance of 91.50 feet to a ½" rebar; running thence S50°49'17"E a distance of 843.16 feet to a capped rebar set on the northwesterly right-of-way line of Fulton Industrial Boulevard; thence following said right-of-way line and a curve to the left, said curve having an arc distance of 267.87 feet with a radius of 2009.86 feet and being subtended by a chord of S45°24'11"W a distance of 267.67 feet to a ½" rebar and the POINT OF BEGINNING

Said tract contains 2.844 acres

GENERAL WARRANTY DEED

THIS INDENTURE, made this 28 day of June, 2018 between **5955 Fulton Industrial Boulevard, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), and **Georgia Commercial Stores, Inc.**, a Georgia corporation (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in **Land Lots 115 and 134** of the **14th District of Fulton County, Georgia**, said tract of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "**Land**"), together with all rights privileges, hereditaments, members, licenses, and easements appurtenant to the Land; any all buildings and other improvements located within, on or under the Land (the "**Improvements**") and all fixtures attached to the Improvements or located on the Land, and all machinery and other equipment located in, on or under the Land and/or the Improvements that are now or hereafter owned by Grantor; and all privileges, remedies, licenses, and appurtenances to the forgoing now or hereafter existing and all other property, right, title or interest, tangible or intangible, personal or real, or otherwise owned by Grantor which is located on the Land or within the Improvements, including but not limited to all rights, title and interest of Grantor in (a) strips or gores, if any, between the land and abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether owned or claimed by deed, limitations or otherwise, and whether or not they are located inside or outside the Land, and (b) easements, rights of way, rights to ingress and egress or other interests in or to any highway, street or roadway on, across or adjoining the Land (the Land, the Improvements and the other property, rights and appurtenances described above are hereinafter collectively referred to as the "**Property**"); subject only to claims arising under or by virtue of the matters (hereinafter "**Permitted Exceptions**") set forth in Exhibit "B" attached hereto and incorporated herein.

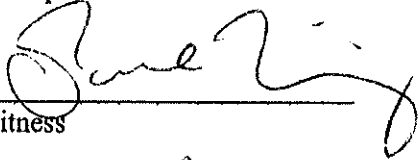
TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor covenants that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor will warrant and forever defend the right and title to the Property unto said Grantee and its successors and assigns against the claims of all persons whomsoever, subject only to the claims arising under or by virtue of the Permitted Exceptions.

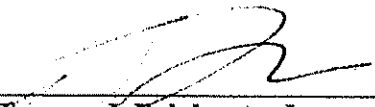
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Sworn to and subscribed
in the presence of:

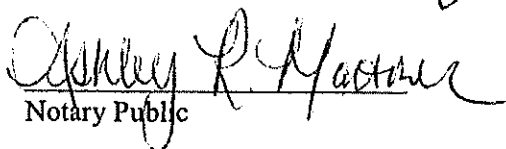
5955 Fulton Industrial Boulevard, LLC



Witness

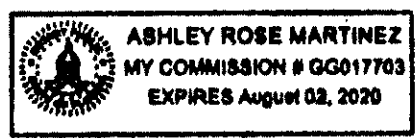
By: 

Terence J. Delahunty, Jr.
Its: Authorized Representative



Notary Public

[NOTARY SEAL]



April 1, 2019

City of South Fulton
5440 Fulton Industrial Blvd.
South Fulton, GA 30336

Rezoning as part of Annexation: Parcel Identification Number 14F0115LL0180 located 0 Fulton Industrial Boulevard, Atlanta, GA 30336

To whom it may concern,

It is the intent of the owners of said parcel 114F0115LL0180 located at 5955 Fulton Industrial Blvd. Atlanta, GA to be rezoned from M1-A to M1-A per The City of South Fulton. It is our intent to be rezoned under current M1-A zoning with an allowable permitted use of a 5,750 sq.ft. convenience store with gas & diesel pumps along with leasable food service franchise.

According to M-1A Industrial Park District 10.1.2 the article lists only prohibited uses which does not prohibit the above use. Also, the property has previously operated as a gas station/convenience mart with evidence of this still present on site. In addition, Quik Trip located at 5705 Fulton Industrial Blvd. Atlanta, GA less than a quarter of a mile from proposed annexed property is operating as convenience store with gas pumps, in-store kitchen, and truck stop under M-1 Industrial Park District.

The owners and representative of this property believe the proposed use will benefit the City of South Fulton local industrial park community. The proposed use will facilitate day-time traffic for local business gasoline and diesel requirements, as well as provide additional food service attractions to the surrounding areas.

Sincerely,



Ben Skaggs, RA
Managing Member

GENERAL NOTES:

- PRESENT ZONING: GENERAL COMMERCIAL C-2
- LAND LOT & DISTRICT #: LL 115 & 134, DIST. 14th
- CITY WATER & COUNTY SEWER AVAILABLE
- MINIMUM FRONT SETBACK (FSB): 25 FT.
- MINIMUM SIDE SETBACK: 15 FT.
- MINIMUM REAR SETBACK (RSB): 20 FT.
- SEE CITY OF SOUTH FULTON AND FULTON COUNTY DEVELOPMENT REGULATION AND ZONING REQUIREMENTS FOR ADDITIONAL REGULATIONS THAT APPLY TO THIS TRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT.

DEVELOPMENT NOTES:

CONVENIENT STORE AREA: 3,750 SF
 LEASE BUILDING AREA: 1,500 SF
 GROSS BUILDING AREA: 5,250 SF

OFF-STREET PARKING NOTES:

RETAIL/STORE ESTABLISHMENT: 5 SPACES PER 1,000 SF
 SERVICE ESTABLISHMENT: 5 SPACES PER 1,000 SF
 RESTAURANT ESTABLISHMENT: 10 SPACES PER 1,000 SF

C-STORE AREA: 3,750 SF
 LEASE AREA: 1,500 SF

HANDICAP SPACES REQUIRED: 1 SPACE FOR EVERY 25 SPACES
 HANDICAP SPACES PROVIDED: 5 PROVIDED

FLOOD HAZARD NOTE:

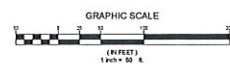
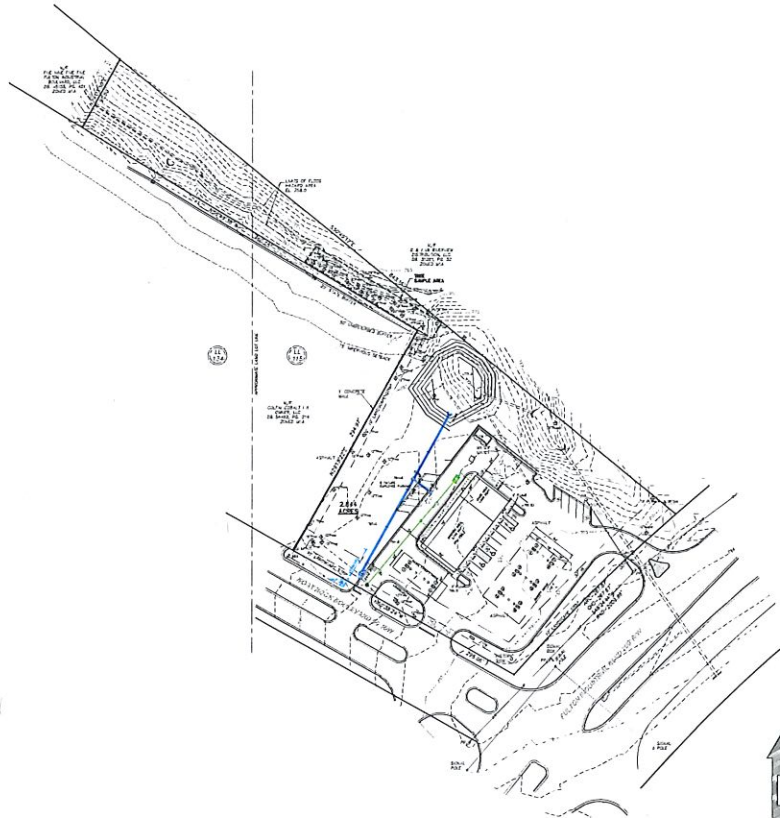
BASED ON FIELD RUN TOPOGRAPHIC INFORMATION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FEMA FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NUMBER 13121 C07F DATED SEPTEMBER 18, 2013.

LEGEND & ABBREVIATIONS

⊖	POWER POLE (PP)
○	LIGHT POLE (LP)
⊠	TELEPHONE FEEDER
⊞	WATER METER (WM)
⊞	WATER VALVE (WV)
⊞	DOUBLE VENT CATCH BASIN (DVCB)
⊞	MANHOLE (MH)
⊞	ELECTRICAL BOX
⊞	TRANSFORMER
⊞	ELECTRICAL BOX
—	EXISTING FENCE LINE
PCB	POINT OF BEGINNING
RS	REAR
OTF	OPEN TOP FIFE
FO	FOUND
RV	RIGHT OF WAY
OPV	OVERHEAD POWER



Know what's below.
Call before you dig.



ADC ADC Development Group LLC
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Tel: 404.525.1111
 Fax: 404.525.1112
 www.adcgroup.com

SEALED

REVISIONS

NO.	DATE	DESCRIPTION

PROVING

DATE	DESCRIPTION

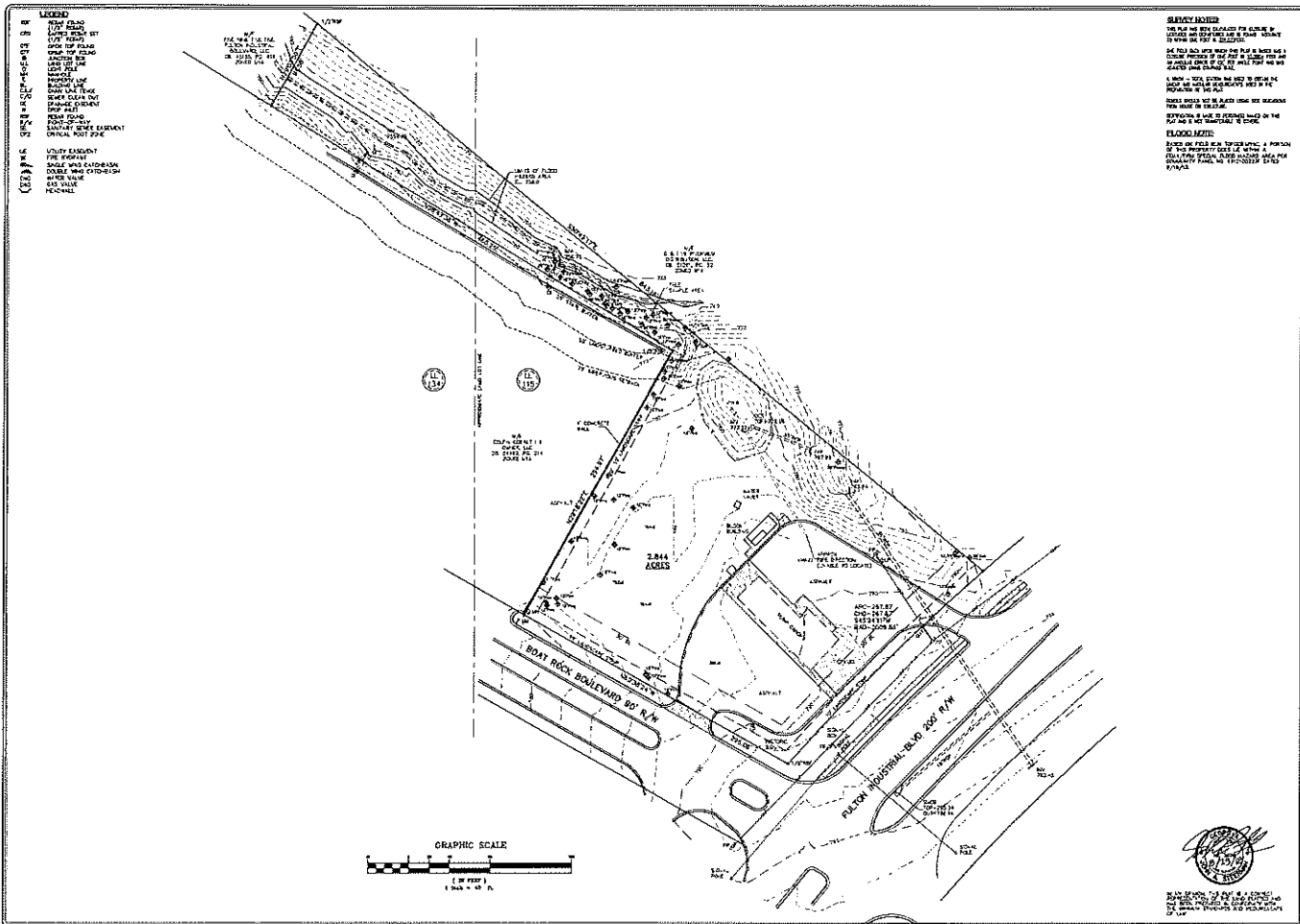
CONSTRUCTION DRAWINGS
 FOR
BOAT ROCK C-STORE
 FULTON INDUSTRIAL HWY
 LAND LOT 115 & 134 DISTRICT 14TH
 MZZZ COMPANY, INC.



DATE: NOVEMBER 17, 2018
 DESIGNED: J. GARDEN
 CHECKED: A. WOODS
 PLOTTED: 10/18/18-DL

TITLE
SITE PLAN
 SHEET NUMBER
C2.0

NOT FOR CONSTRUCTION



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

SC Development Services
 CONSULTING ENGINEERS - PLANNERS
 17700 73rd Street
 Atlanta, Georgia 30328
 (404) 488-1100

AS-BUILT SURVEY FOR
ADC DEVELOPMENT GROUP, LLC
 0 BOAT ROCK BOULEVARD
 LAND LOTS 18 AND 19A 1/4TH DISTRICT
 PALTON COUNTY, GEORGIA REC. IN FILE NO. 19-072

AS-BUILT SURVEY

PROJECT NO. 1379

GENERAL NOTES
 THIS PLAN HAS BEEN PREPARED FOR THE CITY OF SOUTH FULTON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN.
 THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE OR THE EXISTING CONDITIONS THEREON.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT PROPERTIES.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT UTILITIES.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT EASEMENTS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT RIGHTS OF WAY.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ZONING.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT TAX MAPS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT RECORDS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DEEDS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT MORTGAGES.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT EASEMENTS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT RIGHTS OF WAY.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ZONING.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT TAX MAPS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT RECORDS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DEEDS.
 THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE ADJACENT MORTGAGES.



IMPACT ANALYSIS FORM B

Applicant: 5955 Fulton Industrial Blvd.

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes, proposed rezoning is from M1-A to M1-A
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No, the property remains industrial zoning
3. Does the property to be rezoned have a reasonable economic use as currently zoned? Yes, the property will not alter the current M1-A industrial park district.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? Yes, complies with The City of South Fulton Comprehensive Plan
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? The properties intended use is a Gas Station and convenience store, with small fast food establishment. Previously, the property operated as a gas station .
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton? No adverse effect.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN
FORM D

RECEIVED

APR 11 2019

PLANNING AND ZONING

Applicant: 219-053 / AN19-001

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Fulton County Zoning Resolution:

See attached for complete list

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

Letters to owners

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

On Site: 14F0115LL0180 corner of Boat Rock Blvd. & Fulton Industrial Boulevard on April 11, 2019

from 11:00 am-12:00 pm

Attach additional sheets as needed.



**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

RECEIVED
APR 11 2019

PLANNING AND ZONING

Applicant: 219-003 / A219-001 Petition No. _____

Date: 7/11/19

1. The following parties were notified of the requested rezoning/use permit:
ALL OWNER WITHIN 1/4 MILE

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
APRIL 11, 2019 MEETING WAS HELD ON SITE.

3. The following issues and concerns were expressed:
ONE OWNER STOPPED BY, GAVE FULL SUPPORT OF PROJECT

4. The applicant's response to issues and concerns was as follows:
NO ISSUE EXPRESSED

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



SITE PLAN CHECKLIST FORM F

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK
1	Key and/or legend and site location map with North arrow	✓
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning	✓
3	Acreage of subject property	✓
4	Location of land lot lines and identification of land lots	✓
5	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property	✓
6	Proposed streets on the subject site	✓
7	Posted speed limits on all adjoining roads	✓
8	Current zoning of the subject site and adjoining properties	✓
9	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property	✓
10	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400 feet of the subject site based on the County's aerial photography or an acceptable substitute as approved by the Director	✓
11	Location of proposed buildings (except single family residential lots) with total square footage	✓
12	Layout and minimum lot size of proposed single family residential lots	
13	Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects; Onsite areas with slopes greater than thirty-three percent (33%) shall be labeled and identified through cross-hatching and/or separate colors.	✓
14	Location of major overhead and underground electrical and petroleum transmission/conveyance lines	✓
15	Required and/or proposed setbacks	✓
16	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	✓
17	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
18	Required and proposed parking spaces; Loading and unloading facilities	✓
19	Lakes, streams and other waters on the site and associated buffers	✓
20	Proposed stormwater management facilities	✓
21	Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	✓
22	Availability of water system and sanitary sewer system	✓
23	Tree lines, woodlands and open fields on subject site	✓
24	Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Fulton County Subdivision Regulations)	
25	Wetlands shown on the County's GIS maps or survey	✓
26	Airport noise contours on those properties within the FAR Part 150 Airport Noise Contour Map.	

PRE-APPLICATION REVIEW FORM

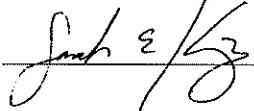
Office use only:
I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the Fulton County Zoning Resolution.

Staff signature: _____ Date: _____
 Planning Division
 Community Development Services

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the Fulton County Zoning Resolution and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: Sarah King Date: 4/1/2019

Applicant printed name: 



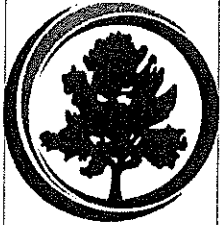
COMMERCIAL LLC

RECEIVED

APR 11 2019

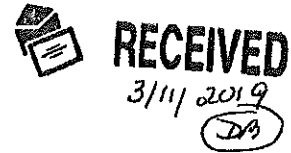


Owner	OwnerAddr1	OwnerAddr2
200 FISK LLC	P.O. BOX 450233	ATLANTA GA 31145
300 FISK LLC	445 GREAT SOUTHWEST PKWY SW	ATLANTA GA 30336-2311
355 FISK LLC	P O BOX 450233	ATLANTA GA 31145
50 INGOLD ROAD PROPERTIES LLC	50 INGOLD RD	BURLINGAME CA 94010
ABRAMS GARBRIELLE K	5915 WESTCHASE ST	ATLANTA GA 30336
ATLANTA TECHNICAL COLLEGE FOUNDATION INC	1560 METROPOLITAN PKWY SW	ATLANTA GA 30310
AVERITT PROPERTIES INC	1355 NEAL ST	COOKEVILLE TN 38501
BELL VACCARO JR	5887 WESTCHASE ST	ATLANTA GA 30336
C K S PACKAGING INC	P O BOX 44386	ATLANTA GA 30336
CANTY TASHA M	11716 FAIRFAX WOODS WAY APT 22008	FAIRFAX VA 22030-8337
CASIMIR MONEE D	5919 WESTCHASE ST	ATLANTA GA 30336
CKS FISK LLC	P.O. BOX 450233	ATLANTA GA 31145
CLARK TAMIKA	5875 WESTCHASE ST	ATLANTA GA 30336
COLEMAN SHAWONNA SHANTELL	5871 WESTCHASE ST	ATLANTA GA 30336
COLFIN COBALT I II OWNER LLC	2450 BROADWAY FLOOR 6TH	SANTA MONICA CA 90404
DC GROUP L L C	22502 S SUMMIT RIDGE CIR	CHATSWORTH CA 91311- 2681
DOERING CONNIE M	2193 WEYBRIDGE DR	VIRGINIA BEACH VA 23454- 5037
FIVE NINE FIVE FIVE FULTON INDUSTRIAL BOULEVARD LLC	P.O. BOX 1726	ORLANDO FL 32802
FULTON CAMP CREEK PARTNERS LTD	3715 NORTHSIDE PKWY NW	ATLANTA GA 30327
FULTON COUNTY GEORGIA	141 PRYOR ST SW STE 8021	ATLANTA GA 30303
G & I VII RIVERVIEW DISTRIBUTION LLC	P.O. BOX 450233	ATLANTA GA 31145
GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE	ATLANTA GA 30308-3374
GEOSAM CAPTIAL US ATLANTA LP	2170 SATELLITE BLVD STE 425	DULUTH GA 30097
HMI ATLANTA VI LLC	3520 PIEDMONT RD NE SUITE 410	ATLANTA GA 30305
LAWRENCE JHADRIAN	5911 WESTCHASE ST	DECATUR GA 30036
LAWSON LEVI J	5891 WESTCHASE ST	ATLANTA GA 30336
LUCKY AMEERA L	3502 HAMLIN SQ	ATLANTA GA 30331
M D HODGES ENTERPRISES INC	3520 PIEDMNOT RD NE STE 410	ATLANTA GA 30305
MUSHTAQ INVESTMENT INC	925 GREENSBORO DR	ATLANTA GA 30336
NORTH FULTON PROPERTIES LLC	795 GLENAIRY DR NE	ATLANTA GA 30328-4212



**FULTON
COUNTY**

Planning and Development a Division of
Fulton County Public Works
141 Pryor Street SW, Suite 6001
Atlanta, GA 30303



March 6, 2019

Honorable William "Bill" Edwards
Mayor
City of South Fulton
5440 Fulton Industrial Blvd.
Atlanta, GA 30336

RE: Annexation Petition for 2.844 acres on Fulton Industrial Blvd. @ Boat Rock Road

Dear Mayor Edwards:

Planning and Development, a Division of Public Works, received a letter from the City of South Fulton dated February 5, 2019, providing notice of a proposed annexation of approximately 2.844 acres on Fulton Industrial Blvd. @ Boat Road.

The purpose of my letter to you is to provide notification that the Fulton County Board of Commissioners, at their March 6, 2019 meeting, approved Agenda Item 19-0176. This item approved notification to the City of South that Fulton County has no objection to this annexation.

If you would like to discuss the details of the areas of concern you may contact Randy Beck at 404-612-8053.

Sincerely,

Randy Beck
Transportation Administrator, Assistant

cc: Shayla Reed, South Fulton Director of Community Development Services

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT
& REGULATORY AFFAIRS

MEMORANDUM

TO: Sarah King
ADC Development Group, LLC

FROM: Shayla Reed, Director of Community Development and Regulatory
Affairs

DATE: April 1, 2019

SUBJECT: Annexation of 2.844 acres at Fulton Industrial Boulevard and Boat Rock Road

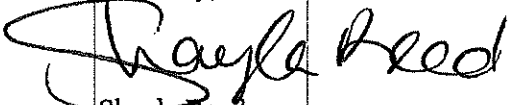
Greetings Ms. King,

This letter is to serve as confirmation that the City of South Fulton has received the applications submitted by you to annex 2.844 acres of property located at Fulton Industrial Boulevard and Boat Rock Road and rezone the property into the City of South Fulton's General M-1A Industrial Park District Zoning District.

The Planning Commission's Public Hearing to consider your request for zoning and annexation has been scheduled for Tuesday, April 16, 2019 at 6:30 p.m. and will be held in the Fulton County South Annex Facility, 5600 Stonewall Road, College Park, GA. Please be advised that the City's Mayor and Council will also hold a Public Hearing to discuss this agenda item on **Tuesday, May 28, 2019 at 7:00 p.m.** in the Fulton County South Annex Facility.

It is necessary for you and/or a representative to attend both Public Hearings in order to represent the petition. Should you have any questions, please feel free to contact me.

Sincerely,


Shayla Reed

LOGIC has made every effort to present the information in the preceding report using clear, direct language. Still, this report may incorporate certain terms and acronyms which have been widely adopted throughout the environmental industry because they are uniquely descriptive or have specific meanings defined by environmental regulations. For your reference, the following is a brief explanation of selected terms and acronyms which may appear in this report:

ACM	Asbestos Containing Material. Asbestos is a fibrous mineral which was common in building material until about 1980. When airborne, asbestos fibers may cause certain pulmonary diseases, including asbestosis. ACM is defined by most OSHA and EPA regulations as any material which contains more than 1 percent asbestos fibers.
AAI	All Appropriate Inquiries. The standards established by the US Environmental Protection Agency for the performance of Environmental Site Assessment and codified in 40 CFR §312. The standards became effective in November 2006.
AST	Aboveground Storage Tank.
ASTM	American Society of Testing and Materials, a standard-setting organization. The ASTM has established, among other things, a widely-used procedure for Environmental Site Assessments (Standard ASTM E 1527).
BTEX	Benzene, Toluene, Ethyl benzene and Xylenes. Common fractions of petroleum, particularly gasoline.
Down-gradient	Gradient refers to the topographic elevation of one location in relation to another. Like surface water, groundwater in the upper aquifer tends to flow downhill and contaminated groundwater is more likely to impact nearby downgradient property or groundwater rather than upgradient areas.
Engineering Controls	Physical technologies implemented to minimize the potential for human exposure to contamination by means of control or remediation.
EPA	The United States Environmental Protection Agency.
EPD	The Georgia Environmental Protection Division, a division of the Georgia Department of Natural Resources.
Groundwater	This term includes any water which has saturated soil below the surface of the ground. The gradual movement of groundwater may provide a mechanism for the migration of contamination.



DISCLOSURE REPORT FORM C

Office use only:
 REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
 If the answer is NO, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
 If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) RAMZAWAN M. KARIMI
 Signature: Date: 4/1/2019

Hazardous Waste	Hazardous waste is strictly defined by the federal Resource Conservation and Recovery Act (RCRA). Waste products may be deemed hazardous based upon their characteristics (e.g., ignitability, toxicity), based upon the process by which they were generated, or upon other criteria specified in 40 CFR § 261.
Hazardous Substance	A Substance which has been designated as health or environmental hazard pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund) or SARA.
Manifest	The paperwork which must accompany a shipment of hazardous waste. Copies of manifests are maintained by the hazardous waste generator, the shipper, and the disposal facility.
PCB	Polychlorinated Biphenyl. A family of industrial chemicals commonly used in electrical equipment, such as transformers.
Storm Water	Storm water includes surface runoff from rain or snow melt. The federal Clean Water Act's National Pollutant Discharge Elimination System program has established requirements for permitting certain private and government facilities with the potential to adversely impact storm water runoff.
TCLP	Toxicity Characteristic Leaching Procedure. A laboratory procedure used to determine whether a waste material is hazardous waste based upon its content of certain toxic constituents.
Up gradient	See "Down gradient"
UST	Underground Storage Tank. Underground storage tanks most commonly contain petroleum and may be regulated if more than 10 percent of their capacity is below ground.

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Appeals History

Personal Property

PP Value History

Tax Information

Assessment Notice

PARID: 14F0115 LL0180
GEORGIA COMMERCIAL STORES INC 0 FULTON INDUSTRIAL BLVD

Parcel

Parcel ID: 14F0115 LL0180
Property Location: 0 FULTON INDUSTRIAL BLVD
Unit:
City: FULTON INDUSTRIAL DISTRICT
Neighborhood: C501
Improvement Strata: I1
Property Class: I4
Land Use Code: 334-Service Station (without bays)
Living Units: 0
Acres: 2.33
Zoning: MIA-
Location: 7
Fronting: 2 - 2
Parking Type: 1-OFF STREET
Parking Quantity: 2
Street 1/Street 2: 1-Paved/-
Topo 1/Topo2/Topo3: 1-LEVEL/-/-
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

Tax District 70D

Owners

Owners: FIVE NINE FIVE FIVE FULTON INDUSTRIAL BOULEVARD LLC

Mailing Address

Address FUL Exmp Code ATL Exmp Code
GEORGIA COMMERCIAL STORES INC
1707 MT. VERNON RD SUITE D
ATLANTA GA 30328

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**Peachtree Center North Tower
(Main Office)**
235 Peachtree Street, NE Suite 1400
Atlanta, GA 30303
Hours of Operation:
Monday-Friday 8am-4:30pm



FULTON COUNTY

Fulton County
141 Pryor Street
Atlanta, GA 30303

Alpharetta Ser
11575 Maxwell R
Alpharetta, GA

North Service C
7741 Roswell R
Atlanta, GA 30328

South Service C
5600 Stonewall
College Park, GA

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PARID: 14F0115 LL0180
GEORGIA COMMERCIAL STORES INC 0 FULTON INDUSTRIAL BLVD

Appraised Value

Tax Year	Land	Building	Total
2018	314,600	18,900	333,500

Assessed Value

Tax Year	Class	Land	Building	Total	Base Year
2018	14	125,840	7,560	133,400	

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FULTON COUNTY

Fulton County
141 Pryor Street
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Alpharetta Ser
11575 Maxwell
Alpharetta, GA

North Service C
7741 Roswell R
Atlanta, GA 303

South Service C
5600 Stonewall
College Park, G

City of South Fulton

INVOICE #
19-00693

ACCOUNT ID: JULES005 PIN: 672392
 INVOICE DATE: 04/08/19
 DUE DATE: 05/08/19

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083

PERMIT INFORMATION
 PERMIT NO: 19-00663
 LOCATION: 5601 FESTIVAL AVE
 OWNER: ARNOLD KENYON

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: 19-00663		
1.0000	P-A1	Processing Fee	25.000000	25.00
		Permit No: 19-00663		
1.0000	P-C2	Trade Permits	75.000000	75.00
		Permit No: 19-00663		
			TOTAL DUE:	\$ 100.00
		Prn Payment: 04/08/19 VT		-100.00
			BALANCE:	\$ 0.00

 PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of South Fulton

INVOICE #: 19-00693
 DESCRIPTION: Permit No: 19-00663
 ACCOUNT ID: JULES005 PIN: 672392
 DUE DATE: 05/08/19
 TOTAL DUE: \$ 0.00

JULES POLANEN
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City of South Fulton

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City of South Fulton

INVOICE #: 19-00693
 DESCRIPTION: Permit No: 19-00663
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 TOTAL DUE: \$ 0.00

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083



GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Public Hearing - AN19-001 for an Annexation for 5955 Fulton Industrial Boulevard

DATE: May 28, 2019

SUBJECT: Public Hearing - AN19-001 for an Annexation for 5955 Fulton Industrial Boulevard

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing - AN19-001 for an Annexation for 5955 Fulton Industrial Boulevard	Cover Memo	5/22/2019

AN19-001

A REQUEST TO ANNEX FROM FULTON COUNTY

5955 FULTON INDUSTRIAL BLVD



Planning Commission
City of South Fulton
April 16, 2019



- This request is pursuant to the 100% method of annexation as provided by O.C.G.A. 36-36-20 et seq. which requires that the property be contiguous to the existing municipal boundary by at least 1/8 the aggregate boundary or 50 feet whichever is less.
- The subject property shares 267.87 feet of property with the corporate limits of the City of South Fulton which meets the requirement of 50 feet contiguity required by the 100% annexation method. Extension of police protection, fire protection, and other city services will occur immediately upon the effective date of annexation.

COMMENTS

- (1) Notice was sent to Fulton County on February 7, 2019. Fulton County did not deliver an objection to the city by certified mail or statutory overnight delivery of an objection by the Fulton County Commission.
- (1) Additional revenue in the form of property tax will be generated in the amount of \$1,544.63 based on the 2018 tax rate of City of South Fulton's 11.579 millage rate.

Staff Recommendation:

**APPROVAL for
REZONING**

Staff Recommendation:

**APPRVOAL for
ANNEXATION**

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: City of South Fulton Mayor and Council
FROM: Planning & Zoning Division
SUBJECT: AN19-001 for an Annexation for 5955 Fulton Industrial Boulevard
DATE: May 28, 2019

1. The applicant is seeking an annexation from Fulton County to the City of South Fulton to maintain the Unincorporated Fulton County zoning category of M-1A (Industrial Park District).

STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

APPLICATION INFORMATION

Applicant Information:	Sarah King ADC Development Group, LLC ADC Architectural 2611 Pine Springs Lane, N.E. Marietta, GA 30067
Status of Applicant:	Applicant plans to purchase property to construct a gas station/convenient store with
City Council District(s):	1 (tentative per annexation approval)
Parcel ID Number:	14F0115LL0180
Area of Property:	The property is composed of approximately 2.844 acres.
Current/Past Use of the Property:	The site is currently vacant but was previously operated as a gas station/convenience mart with evidence of this still present on site.
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North:</u> Unincorporated Fulton County M-1 A (Industrial Park District) <u>South:</u> AG-1 (Agricultural District) in the City of South Fulton <u>East:</u> C-1 (Commercial District, M-1 A (Industrial Park District), CUP (Community Unit Plan District) in the City of South Fulton <u>West:</u> Douglas County
2035 Future Land Use Designation:	Industrial Corridor Marketplace
Compatibility to the Fulton County 2035 Comprehensive Plan:	The proposed M-1A zoning is consistent with the existing Industrial land use designation, which includes R-M-1, M-1A and C-1 as its Compatible zoning classifications.
Overlay District:	Fulton Industrial Business Overlay District
Public Utilities:	Water service is provided to this site by 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:
Boulevard

Street: Boat Rock Boulevard and Fulton Industrial

Classification: Major Arterial Road

Public Transit: MARTA is available to the site

Bike/Pedestrian Access: Neither sidewalks nor bike lanes exist

Parking Required (Retail/Service Stations): (5 spaces per 1,000 square feet). Proposed square footage unknown.

PUBLIC PARTICIPATION

The Public Participation Meeting was held on site at 6pm. One person was present to inquire about the project. No opposition was stated.

ANNEXATION ANALYSIS

This request is pursuant to the 100% method of annexation as provided by O.C.G.A. 36-36-20 et seq. which requires that the property be contiguous to the existing municipal boundary by at least 1/8 the aggregate boundary or 50 feet whichever is less.

The subject property shares 267.87 feet of property with the corporate limits of the City of South Fulton which meets the requirement of 50 feet contiguity required by the 100% annexation method. Extension of police protection, fire protection, and other city services will occur immediately upon the effective date of annexation.

COMMENTS

- (1) Notice was sent to Fulton County on February 7, 2019. Fulton County did not deliver an objection to the city by certified mail or statutory overnight delivery of an objection by the Fulton County Commission.
- (2) Additional revenue in the form of property tax will be generated in the amount of \$1,544.63 based on the 2018 tax rate of City of South Fulton's 11.579 millage rate.

PLANNER'S RECOMMENDATION

The surrounding properties immediately adjacent to the subject property are zoned agricultural (M-1A). The project's proposal does align with the 2035 Comprehensive Plan, which designates the property for "Industrial Park District" future land use, therefore, Staff recommends **APPROVAL** of this request to rezone the property from m-1A (Industrial Park District) to M-1A (Industrial Park District). Regarding the request for annexation, the site is current in character of the neighboring South Fulton properties and would be a reasonable economic use and would not change the existing character in this area. Staff recommends **APPROVAL** for the annexation.

PLANNING COMMISSION RECOMMENDATION

April 16, 2019

PREPARED BY:

Keedra T. Jackson, Senior Planner

REVIEWED BY:

Shayla Reed, Director of Community Development and Regulatory Affairs



APPLICATION FOR REZONING & USE PERMIT

City of South Fulton Community Development Services
City of South Fulton City Hall
5440 Fulton Industrial Boulevard
Atlanta, GA 30336

DATE: 4/1/2019

TAX PARCEL IDENTIFICATION NUMBER(S): _____

SECTION I REZONING REQUEST

Office use only:
ZONING CASE #: AN19-001 ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 5955 Fulton Industrial Blvd., Atlanta, GA

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from M1-A to M1-A
Existing Zoning(s) Proposed Zoning(s)

SECTION II USE PERMIT REQUEST

Office use only:
USE PERMIT CASE # _____ ROAD FRONTAGE: _____

Under the provisions of Article XIX of the Zoning Resolution, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

SECTION IV OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

BALZAWARI M. KARIMI
TYPE OR PRINT OWNER'S NAME

1707 MI. VERNON RD, MIKE D
ADDRESS

DUNWOODY, GA 30338
CITY & STATE ZIP CODE

[Signature]
OWNER'S SIGNATURE

M222 COMPANY @ gmail. com
EMAIL ADDRESS

Sworn to and subscribed before me this the

18 Day of April 2019

[Signature]
NOTARY PUBLIC

Karina Zametin
Notary Public
My Commission Expires:
May 18, 2020
State of Georgia
Fulton County

110-821-5480
PHONE NUMBER

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [] Attorney [] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

EMAIL ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

PHONE NUMBER

EXHIBIT "A"

A Tract of land situated in Land Lots 115 and 134, 14th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a ½" rebar at the northeast intersection of right-of-way of Fulton Industrial Boulevard (200' right-of-way) and Boat Rock Boulevard (90' right-of-way); thence following the right-of-way line of Boat Rock Boulevard N60°38'24"W a distance of 296.06 feet to a capped rebar set; thence leaving said right-of-way line and running N29°18'22"E a distance of 294.97 feet to a ½" rebar; running thence N58°49'38"W a distance of 460.25 feet to a capped rebar set; running thence N29°03'50"E a distance of 91.50 feet to a ½" rebar; running thence S50°49'17"E a distance of 843.16 feet to a capped rebar set on the northwesterly right-of-way line of Fulton Industrial Boulevard; thence following said right-of-way line and a curve to the left, said curve having an arc distance of 267.87 feet with a radius of 2009.86 feet and being subtended by a chord of S45°24'11"W a distance of 267.67 feet to a ½" rebar and the POINT OF BEGINNING

Said tract contains 2.844 acres

GENERAL WARRANTY DEED

THIS INDENTURE, made this 28 day of June, 2018 between **5955 Fulton Industrial Boulevard, LLC**, a Georgia limited liability company (hereinafter called "Grantor"), and **Georgia Commercial Stores, Inc.**, a Georgia corporation (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by Grantee to Grantor at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and being in **Land Lots 115 and 134** of the **14th District of Fulton County, Georgia**, said tract of land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "**Land**"), together with all rights privileges, hereditaments, members, licenses, and easements appurtenant to the Land; any all buildings and other improvements located within, on or under the Land (the "**Improvements**") and all fixtures attached to the Improvements or located on the Land, and all machinery and other equipment located in, on or under the Land and/or the Improvements that are now or hereafter owned by Grantor; and all privileges, remedies, licenses, and appurtenances to the forgoing now or hereafter existing and all other property, right, title or interest, tangible or intangible, personal or real, or otherwise owned by Grantor which is located on the Land or within the Improvements, including but not limited to all rights, title and interest of Grantor in (a) strips or gores, if any, between the land and abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether owned or claimed by deed, limitations or otherwise, and whether or not they are located inside or outside the Land, and (b) easements, rights of way, rights to ingress and egress or other interests in or to any highway, street or roadway on, across or adjoining the Land (the Land, the Improvements and the other property, rights and appurtenances described above are hereinafter collectively referred to as the "**Property**"); subject only to claims arising under or by virtue of the matters (hereinafter "**Permitted Exceptions**") set forth in Exhibit "B" attached hereto and incorporated herein.

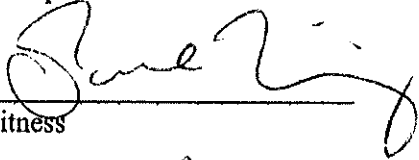
TO HAVE AND TO HOLD the said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor covenants that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor will warrant and forever defend the right and title to the Property unto said Grantee and its successors and assigns against the claims of all persons whomsoever, subject only to the claims arising under or by virtue of the Permitted Exceptions.

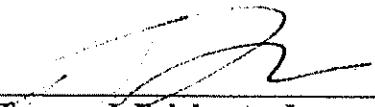
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Sworn to and subscribed
in the presence of:

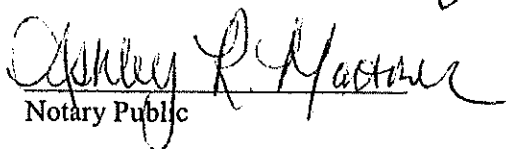
5955 Fulton Industrial Boulevard, LLC



Witness

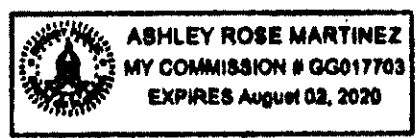
By: 

Terence J. Delahunty, Jr.
Its: Authorized Representative



Notary Public

[NOTARY SEAL]



April 1, 2019

City of South Fulton
5440 Fulton Industrial Blvd.
South Fulton, GA 30336

Rezoning as part of Annexation: Parcel Identification Number 14F0115LL0180 located 0 Fulton Industrial Boulevard, Atlanta, GA 30336

To whom it may concern,

It is the intent of the owners of said parcel 114F0115LL0180 located at 5955 Fulton Industrial Blvd. Atlanta, GA to be rezoned from M1-A to M1-A per The City of South Fulton. It is our intent to be rezoned under current M1-A zoning with an allowable permitted use of a 5,750 sq.ft. convenience store with gas & diesel pumps along with leasable food service franchise.

According to M-1A Industrial Park District 10.1.2 the article lists only prohibited uses which does not prohibit the above use. Also, the property has previously operated as a gas station/convenience mart with evidence of this still present on site. In addition, Quik Trip located at 5705 Fulton Industrial Blvd. Atlanta, GA less than a quarter of a mile from proposed annexed property is operating as convenience store with gas pumps, in-store kitchen, and truck stop under M-1 Industrial Park District.

The owners and representative of this property believe the proposed use will benefit the City of South Fulton local industrial park community. The proposed use will facilitate day-time traffic for local business gasoline and diesel requirements, as well as provide additional food service attractions to the surrounding areas.

Sincerely,



Ben Skaggs, RA
Managing Member

GENERAL NOTES:

- PRESENT ZONING: GENERAL COMMERCIAL C-2
- LAND LOT & DISTRICT #: LL 115 & 134, DIST. 14th
- CITY WATER & COUNTY SEWER AVAILABLE
- MINIMUM FRONT SETBACK (FSB): 25 FT.
- MINIMUM SIDE SETBACK: 15 FT.
- MINIMUM REAR SETBACK (RSB): 20 FT.
- SEE CITY OF SOUTH FULTON AND FULTON COUNTY DEVELOPMENT REGULATION AND ZONING REQUIREMENTS FOR ADDITIONAL REGULATIONS THAT APPLY TO THIS TRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT.

DEVELOPMENT NOTES:

CONVENIENT STORE AREA: 3,750 SF
 LEASE BUILDING AREA: 1,500 SF
 GROSS BUILDING AREA: 5,250 SF

OFF-STREET PARKING NOTES:

RETAIL/STORE ESTABLISHMENT: 5 SPACES PER 1,000 SF
 SERVICE ESTABLISHMENT: 5 SPACES PER 1,000 SF
 RESTAURANT ESTABLISHMENT: 10 SPACES PER 1,000 SF

C-STORE AREA: 3,750 SF
 LEASE AREA: 1,500 SF

HANDICAP SPACES REQUIRED: 1 SPACE FOR EVERY 25 SPACES
 HANDICAP SPACES PROVIDED: 5 PROVIDED

FLOOD HAZARD NOTE:

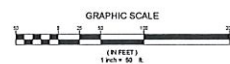
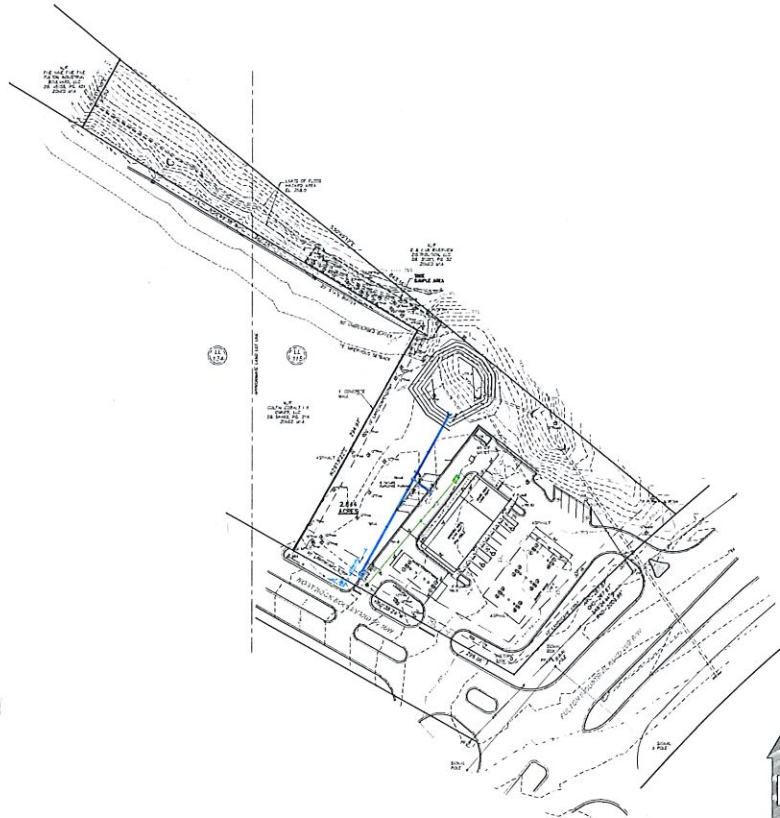
BASED ON FIELD RUN TOPOGRAPHIC INFORMATION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FEMA FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NUMBER 13121 C07F DATED SEPTEMBER 18, 2013.

LEGEND & ABBREVIATIONS

⊖	POWER POLE (PP)
○	LIGHT POLE (LP)
⊠	TELEPHONE PEDestal
⊞	WATER METER (WM)
⊞	WATER VALVE (WV)
⊞	DOUBLE VORTEX CATCH BASIN (DVCB)
⊞	MANHOLE (MH)
⊞	ELECTRICAL BOX
⊞	TRANSFORMER
⊞	ELECTRICAL BOX
---	EXISTING FENCE LINE
PCB	POINT OF BEGINNING
RS	REAR
OTF	OPEN TOP FIFE
FO	FOUND
RV	RIGHT OF WAY
OPV	OVERHEAD POWER



Know what's below.
Call before you dig.



ADC ADC Development Group LLC
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 Tel: 404.525.1100
 Fax: 404.525.1101
 www.adcgroup.com

REVISIONS

NO.	DATE	DESCRIPTION

PROVING

DATE	DESCRIPTION

CONSTRUCTION DRAWINGS
 FOR
BOAT ROCK C-STORE
 FULTON INDUSTRIAL HWY
 LAND LOT 115 & 134 DISTRICT 14TH
 MZZZ COMPANY, INC.



DATE: NOVEMBER 17, 2018
 DESIGNED: J. GARDEN
 CHECKED: A. WOODS
 PLOTTED: 10/18/18-01

TITLE
SITE PLAN

SHEET NUMBER
C2.0

NOT FOR CONSTRUCTION



IMPACT ANALYSIS FORM B

Applicant: 5955 Fulton Industrial Blvd.

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes, proposed rezoning is from M1-A to M1-A
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No, the property remains industrial zoning
3. Does the property to be rezoned have a reasonable economic use as currently zoned? Yes, the property will not alter the current M1-A industrial park district.
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? Yes, complies with The City of South Fulton Comprehensive Plan
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? The properties intended use is a Gas Station and convenience store, with small fast food establishment. Previously, the property operated as a gas station .
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton? No adverse effect.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN
FORM D

RECEIVED

APR 11 2019

PLANNING AND ZONING

Applicant: 219-053 / AN19-001

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Fulton County Zoning Resolution:

See attached for complete list

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

Letters to owners

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

On Site: 14F0115LL0180 corner of Boat Rock Blvd. & Fulton Industrial Boulevard on April 11, 2019

from 11:00 am-12:00 pm

Attach additional sheets as needed.



**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

RECEIVED
APR 11 2019

PLANNING AND ZONING

Applicant: 219-003 / A219-001 Petition No. _____

Date: 7/11/19

1. The following parties were notified of the requested rezoning/use permit:
ALL OWNER WITHIN 1/4 MILE

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

APRIL 11, 2019 MEETING WAS HELD ON SITE.

3. The following issues and concerns were expressed:
ONE OWNER STOPPED BY, GAVE FULL SUPPORT OF PROJECT

4. The applicant's response to issues and concerns was as follows:
NO ISSUE EXPRESSED

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



SITE PLAN CHECKLIST FORM F

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK
1	Key and/or legend and site location map with North arrow	✓
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning	✓
3	Acreage of subject property	✓
4	Location of land lot lines and identification of land lots	✓
5	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property	✓
6	Proposed streets on the subject site	✓
7	Posted speed limits on all adjoining roads	✓
8	Current zoning of the subject site and adjoining properties	✓
9	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property	✓
10	Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400 feet of the subject site based on the County's aerial photography or an acceptable substitute as approved by the Director	✓
11	Location of proposed buildings (except single family residential lots) with total square footage	✓
12	Layout and minimum lot size of proposed single family residential lots	
13	Topography (surveyed or County) on subject site and adjacent property within 200 feet as required to assess runoff effects; Onsite areas with slopes greater than thirty-three percent (33%) shall be labeled and identified through cross-hatching and/or separate colors.	✓
14	Location of major overhead and underground electrical and petroleum transmission/conveyance lines	✓
15	Required and/or proposed setbacks	✓
16	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps	✓
17	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
18	Required and proposed parking spaces; Loading and unloading facilities	✓
19	Lakes, streams and other waters on the site and associated buffers	✓
20	Proposed stormwater management facilities	✓
21	Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access	✓
22	Availability of water system and sanitary sewer system	✓
23	Tree lines, woodlands and open fields on subject site	✓
24	Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See Fulton County Subdivision Regulations)	
25	Wetlands shown on the County's GIS maps or survey	✓
26	Airport noise contours on those properties within the FAR Part 150 Airport Noise Contour Map.	

PRE-APPLICATION REVIEW FORM

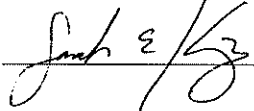
Office use only:
I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the Fulton County Zoning Resolution.

Staff signature: _____ Date: _____
 Planning Division
 Community Development Services

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the Fulton County Zoning Resolution and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: Sarah King Date: 4/1/2019

Applicant printed name: 

14F0115LL0180 Proposed Convenience Store + Food Service

Public Participation Meeting

Location: On Site:Corner of Boat Rock Blvd. & Fulton Indus. Blvd.

Date: April 11, 2019

Time: 11:00 am – 12:00 pm

RECEIVED

APR 11 2019

Participants Attended:

PLANNING AND ZONING

NAME

EMAIL OR PHONE NUMBER

NAME	EMAIL OR PHONE NUMBER
JAVEED MUSHTAQ	JAVEEDM@AOL.com 404-422-0498



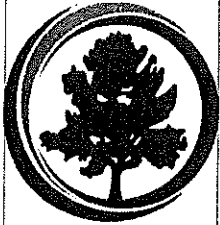
COMMERCIAL LLC

RECEIVED

APR 11 2019



Owner	OwnerAddr1	OwnerAddr2
200 FISK LLC	P.O. BOX 450233	ATLANTA GA 31145
300 FISK LLC	445 GREAT SOUTHWEST PKWY SW	ATLANTA GA 30336-2311
355 FISK LLC	P O BOX 450233	ATLANTA GA 31145
50 INGOLD ROAD PROPERTIES LLC	50 INGOLD RD	BURLINGAME CA 94010
ABRAMS GARBRIELLE K	5915 WESTCHASE ST	ATLANTA GA 30336
ATLANTA TECHNICAL COLLEGE FOUNDATION INC	1560 METROPOLITAN PKWY SW	ATLANTA GA 30310
AVERITT PROPERTIES INC	1355 NEAL ST	COOKEVILLE TN 38501
BELL VACCARO JR	5887 WESTCHASE ST	ATLANTA GA 30336
C K S PACKAGING INC	P O BOX 44386	ATLANTA GA 30336
CANTY TASHA M	11716 FAIRFAX WOODS WAY APT 22008	FAIRFAX VA 22030-8337
CASIMIR MONEE D	5919 WESTCHASE ST	ATLANTA GA 30336
CKS FISK LLC	P.O. BOX 450233	ATLANTA GA 31145
CLARK TAMIKA	5875 WESTCHASE ST	ATLANTA GA 30336
COLEMAN SHAWONNA SHANTELL	5871 WESTCHASE ST	ATLANTA GA 30336
COLFIN COBALT I II OWNER LLC	2450 BROADWAY FLOOR 6TH	SANTA MONICA CA 90404
DC GROUP L L C	22502 S SUMMIT RIDGE CIR	CHATSWORTH CA 91311- 2681
DOERING CONNIE M	2193 WEYBRIDGE DR	VIRGINIA BEACH VA 23454- 5037
FIVE NINE FIVE FIVE FULTON INDUSTRIAL BOULEVARD LLC	P.O. BOX 1726	ORLANDO FL 32802
FULTON CAMP CREEK PARTNERS LTD	3715 NORTHSIDE PKWY NW	ATLANTA GA 30327
FULTON COUNTY GEORGIA	141 PRYOR ST SW STE 8021	ATLANTA GA 30303
G & I VII RIVERVIEW DISTRIBUTION LLC	P.O. BOX 450233	ATLANTA GA 31145
GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE	ATLANTA GA 30308-3374
GEOSAM CAPTIAL US ATLANTA LP	2170 SATELLITE BLVD STE 425	DULUTH GA 30097
HMI ATLANTA VI LLC	3520 PIEDMONT RD NE SUITE 410	ATLANTA GA 30305
LAWRENCE JHADRIAN	5911 WESTCHASE ST	DECATUR GA 30036
LAWSON LEVI J	5891 WESTCHASE ST	ATLANTA GA 30336
LUCKY AMEERA L	3502 HAMLIN SQ	ATLANTA GA 30331
M D HODGES ENTERPRISES INC	3520 PIEDMNOT RD NE STE 410	ATLANTA GA 30305
MUSHTAQ INVESTMENT INC	925 GREENSBORO DR	ATLANTA GA 30336
NORTH FULTON PROPERTIES LLC	795 GLENAIRY DR NE	ATLANTA GA 30328-4212



**FULTON
COUNTY**

Planning and Development a Division of
Fulton County Public Works
141 Pryor Street SW, Suite 6001
Atlanta, GA 30303



March 6, 2019

Honorable William "Bill" Edwards
Mayor
City of South Fulton
5440 Fulton Industrial Blvd.
Atlanta, GA 30336

RE: Annexation Petition for 2.844 acres on Fulton Industrial Blvd. @ Boat Rock Road

Dear Mayor Edwards:

Planning and Development, a Division of Public Works, received a letter from the City of South Fulton dated February 5, 2019, providing notice of a proposed annexation of approximately 2.844 acres on Fulton Industrial Blvd. @ Boat Road.

The purpose of my letter to you is to provide notification that the Fulton County Board of Commissioners, at their March 6, 2019 meeting, approved Agenda Item 19-0176. This item approved notification to the City of South that Fulton County has no objection to this annexation.

If you would like to discuss the details of the areas of concern you may contact Randy Beck at 404-612-8053.

Sincerely,

Randy Beck
Transportation Administrator, Assistant

cc: Shayla Reed, South Fulton Director of Community Development Services

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT
& REGULATORY AFFAIRS

MEMORANDUM

TO: Sarah King
ADC Development Group, LLC

FROM: Shayla Reed, Director of Community Development and Regulatory
Affairs

DATE: April 1, 2019

SUBJECT: Annexation of 2.844 acres at Fulton Industrial Boulevard and Boat Rock Road

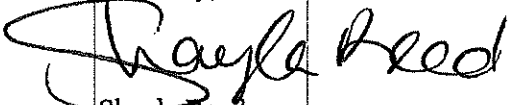
Greetings Ms. King,

This letter is to serve as confirmation that the City of South Fulton has received the applications submitted by you to annex 2.844 acres of property located at Fulton Industrial Boulevard and Boat Rock Road and rezone the property into the City of South Fulton's General M-1A Industrial Park District Zoning District.

The Planning Commission's Public Hearing to consider your request for zoning and annexation has been scheduled for Tuesday, April 16, 2019 at 6:30 p.m. and will be held in the Fulton County South Annex Facility, 5600 Stonewall Road, College Park, GA. Please be advised that the City's Mayor and Council will also hold a Public Hearing to discuss this agenda item on **Tuesday, May 28, 2019 at 7:00 p.m.** in the Fulton County South Annex Facility.

It is necessary for you and/or a representative to attend both Public Hearings in order to represent the petition. Should you have any questions, please feel free to contact me.

Sincerely,


Shayla Reed

LOGIC has made every effort to present the information in the preceding report using clear, direct language. Still, this report may incorporate certain terms and acronyms which have been widely adopted throughout the environmental industry because they are uniquely descriptive or have specific meanings defined by environmental regulations. For your reference, the following is a brief explanation of selected terms and acronyms which may appear in this report:

ACM	Asbestos Containing Material. Asbestos is a fibrous mineral which was common in building material until about 1980. When airborne, asbestos fibers may cause certain pulmonary diseases, including asbestosis. ACM is defined by most OSHA and EPA regulations as any material which contains more than 1 percent asbestos fibers.
AAI	All Appropriate Inquiries. The standards established by the US Environmental Protection Agency for the performance of Environmental Site Assessment and codified in 40 CFR §312. The standards became effective in November 2006.
AST	Aboveground Storage Tank.
ASTM	American Society of Testing and Materials, a standard-setting organization. The ASTM has established, among other things, a widely-used procedure for Environmental Site Assessments (Standard ASTM E 1527).
BTEX	Benzene, Toluene, Ethyl benzene and Xylenes. Common fractions of petroleum, particularly gasoline.
Down-gradient	Gradient refers to the topographic elevation of one location in relation to another. Like surface water, groundwater in the upper aquifer tends to flow downhill and contaminated groundwater is more likely to impact nearby downgradient property or groundwater rather than upgradient areas.
Engineering Controls	Physical technologies implemented to minimize the potential for human exposure to contamination by means of control or remediation.
EPA	The United States Environmental Protection Agency.
EPD	The Georgia Environmental Protection Division, a division of the Georgia Department of Natural Resources.
Groundwater	This term includes any water which has saturated soil below the surface of the ground. The gradual movement of groundwater may provide a mechanism for the migration of contamination.



DISCLOSURE REPORT FORM C

Office use only:

REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE: YES **NO**

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) RAMZAWAN M. KARIMI

Signature: Date: 4/1/2019

Hazardous Waste	Hazardous waste is strictly defined by the federal Resource Conservation and Recovery Act (RCRA). Waste products may be deemed hazardous based upon their characteristics (e.g., ignitability, toxicity), based upon the process by which they were generated, or upon other criteria specified in 40 CFR § 261.
Hazardous Substance	A Substance which has been designated as health or environmental hazard pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund) or SARA.
Manifest	The paperwork which must accompany a shipment of hazardous waste. Copies of manifests are maintained by the hazardous waste generator, the shipper, and the disposal facility.
PCB	Polychlorinated Biphenyl. A family of industrial chemicals commonly used in electrical equipment, such as transformers.
Storm Water	Storm water includes surface runoff from rain or snow melt. The federal Clean Water Act's National Pollutant Discharge Elimination System program has established requirements for permitting certain private and government facilities with the potential to adversely impact storm water runoff.
TCLP	Toxicity Characteristic Leaching Procedure. A laboratory procedure used to determine whether a waste material is hazardous waste based upon its content of certain toxic constituents.
Up gradient	See "Down gradient"
UST	Underground Storage Tank. Underground storage tanks most commonly contain petroleum and may be regulated if more than 10 percent of their capacity is below ground.

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Agricultural

Sketch

Pictometry Imagery

Map

Appeals

Appeals History

Personal Property

PP Value History

Tax Information

Assessment Notice

PARID: 14F0115 LL0180
GEORGIA COMMERCIAL STORES INC 0 FULTON INDUSTRIAL BLVD

Parcel

Parcel ID: 14F0115 LL0180
Property Location: 0 FULTON INDUSTRIAL BLVD
Unit:
City: FULTON INDUSTRIAL DISTRICT
Neighborhood: C501
Improvement Strata: I1
Property Class: I4
Land Use Code: 334-Service Station (without bays)
Living Units: 0
Acres: 2.33
Zoning: MIA-
Location: 7
Fronting: 2 - 2
Parking Type: 1-OFF STREET
Parking Quantity: 2
Street 1/Street 2: 1-Paved/-
Topo 1/Topo2/Topo3: 1-LEVEL/-/-
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

Tax District 70D

Owners

Owners: FIVE NINE FIVE FIVE FULTON INDUSTRIAL BOULEVARD LLC

Mailing Address

Address FUL Exmp Code ATL Exmp Code
GEORGIA COMMERCIAL STORES INC
1707 MT. VERNON RD SUITE D
ATLANTA GA 30328

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Residential PRC
Commercial PRC

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BOARD OF ASSESSORS

**Peachtree Center North Tower
(Main Office)**
235 Peachtree Street, NE Suite 1400
Atlanta, GA 30303
Hours of Operation:
Monday-Friday 8am-4:30pm



FULTON COUNTY

Fulton County
141 Pryor Street
Atlanta, GA 30303

Alpharetta Ser
11575 Maxwell R
Alpharetta, GA

North Service C
7741 Roswell R
Atlanta, GA 30303

South Service C
5600 Stonewall
College Park, GA

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- Appeals History
- Personal Property
- PP Value History
- Tax Information
- Assessment Notice

PARID: 14F0115 LL0180
GEORGIA COMMERCIAL STORES INC 0 FULTON INDUSTRIAL BLVD

Appraised Value

Tax Year	Land	Building	Total
2018	314,600	18,900	333,500

Assessed Value

Tax Year	Class	Land	Building	Total	Base Year
2018	14	125,840	7,560	133,400	

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Reports

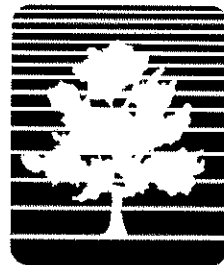
- [Attribute Export](#)
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BOARD OF ASSESSORS

Peachtree Center North Tower
(Main Office)
235 Peachtree Street, NE Suite 1400
Atlanta, GA 30303
Hours of Operation:
Monday-Friday 8am-4:30pm



FULTON COUNTY

Fulton County
141 Pryor Street
Atlanta, GA 303

Alpharetta Ser
11575 Maxwell
Alpharetta, GA

North Service C
7741 Roswell R
Atlanta, GA 303

South Service C
5600 Stonewall
College Park, G

City of South Fulton

INVOICE #
19-00693

ACCOUNT ID: JULES005 PIN: 672392
 INVOICE DATE: 04/08/19
 DUE DATE: 05/08/19

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083

PERMIT INFORMATION
 PERMIT NO: 19-00663
 LOCATION: 5601 FESTIVAL AVE
 OWNER: ARNOLD KENYON

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: 19-00663		
1.0000	P-A1	Processing Fee	25.000000	25.00
		Permit No: 19-00663		
1.0000	P-C2	Trade Permits	75.000000	75.00
		Permit No: 19-00663		
			TOTAL DUE:	\$ 100.00
		Prn Payment: 04/08/19 VT		-100.00
			BALANCE:	\$ 0.00

 PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of South Fulton

INVOICE #: 19-00693
 DESCRIPTION: Permit No: 19-00663
 ACCOUNT ID: JULES005 PIN: 672392
 DUE DATE: 05/08/19
 TOTAL DUE: \$ 0.00

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083



City of South Fulton

INVOICE #
19-00693

ACCOUNT ID: JULES005 PIN: 672392
 INVOICE DATE: 04/08/19
 DUE DATE: 05/08/19

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083

PERMIT INFORMATION
 PERMIT NO: 19-00663
 LOCATION: 5601 FESTIVAL AVE
 OWNER: ARNOLD KENYON

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: 19-00663		
1.0000	P-A1	Processing Fee Permit No: 19-00663	25.000000	25.00
1.0000	P-C2	Trade Permits Permit No: 19-00663	75.000000	75.00
			TOTAL DUE:	\$ 100.00
		Prn Payment: 04/08/19 VT		-100.00
			BALANCE:	\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of South Fulton

INVOICE #: 19-00693
 DESCRIPTION: Permit No: 19-00663
 ACCOUNT ID: JULES005 PIN: 672392
 DUE DATE: 05/08/19
 TOTAL DUE: \$ 0.00

JULES POLANEN
 JUSTPOAIR SERVICES
 JULES POLANEN
 770 VALLEY CREEK DRIVE
 STONE MOUNTAIN, GA 30083



GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Proclamation - Velma Mae Turner Rainey Day, May 26, 2019

DATE: May 28, 2019

SUBJECT: Proclamation - Velma Mae Turner Rainey Day, May 26, 2019

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation - Velma Mae Turner Rainey Day, May 26, 2019	Cover Memo	5/23/2019



City of South Fulton

WHEREAS, Mrs. Velma Mae Turner Rainey was born May 15, 1919 in Carroll County, Georgia to Mr. Luther and Mrs. Pharracee Smith Turner;

WHEREAS, Mrs. Rainey married the love of her life, Mr. Lovett "Mutt" Rainey, Sr. on February 22, 1940 to which thirteen children were born;

WHEREAS, although Mrs. Rainey's registered educational career ended in the third grade of public school, she was always one to stay engaged in her children's educational activities through all Parent Teacher Association opportunities;

WHEREAS, Mrs. Rainey was the consummate helpmeet to her beloved "Mutt", working alongside him as a farming assistant and later as customer service extraordinaire in his landscaping business and rental properties;

WHEREAS, Mrs. Rainey was never one to say, "what are you going to do for me", but was quick to roll up her sleeves in partnership for the betterment of her community by serving with the Fulton County PTA, Mobile Book Mobile, Brady Recreation Center in College Park and is a registered voter;

WHEREAS, though wheelchair bound for 30 years, she never let her disability stop her. She regularly attends City Council meetings and other events. She believes a mind is a terrible thing to waste, so she is alert and current on local and national news; loves crossword puzzles, sewing, cooking and gardening;

***NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council recognizes the many accomplishments of Mrs. Rainey and is honored to join with family, friends and loved ones in celebration of her 100th Birthday and do hereby proclaim Sunday, MAY 26, 2019 as **VELMA MAE TURNER RAINY DAY** in the City of South Fulton.*

Mayor William "Bill" Edwards

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Proclamation - Michelle Jackson Appreciation Day, May 25, 2019

DATE: May 28, 2019

SUBJECT: Proclamation - Michelle Jackson Appreciation Day, May 25, 2019

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation - Michelle Jackson Appreciation Day, May 25, 2019	Cover Memo	5/22/2019



City of South Fulton

WHEREAS, Michelle began her professional career with the General Electric Company through the Human Resource Leadership Program; a challenging and robust 2-year rotational program focused on HR accelerated development. Upon graduating from the Human Resource Leadership Program, Michelle worked as a Human Resource leader in numerous progressive roles and industries within the General Electric Company for 20 faithful years to include GE Appliance, GE Industrial Systems, GE Electrical Distribution & Control, GE Energy, GE Plastics and GE Capital; and

WHEREAS, Michelle was commissioned as an Ensign through the Navy Reserve Officer Training Corp. serving 7 years in the United States Navy. More recently, due to her expertise in Human Capital, Michelle was hand selected and recalled to active duty to be the Executive Assistant to the Admiral of Naval Air Forces command for Human Capital Strategy. For 20 years, Michelle continued to serve her country in the United States Navy Reserve as a senior officer in Human Resources; and

WHEREAS, Michelle Jackson has more than 25 years as a strategic human resources leader and proactive business partner in all facets of Human Resources in both the private and public sectors. She has a diverse and global background to include senior and executive HR roles in multiple industries at the local, field, regional, and HQ levels. She is an accomplished leader with a legacy of achievements, piloting change and driving results for Fortune 500 companies.; and

WHEREAS, Michelle Jackson earned her B.S. in Information Systems from the University of South Carolina and a MBA from the Citadel Military College. She is a Joint Professional Military Education (JPME) graduate and is also a certified Professional in Human Resources (PHR). She holds certifications in both Six Sigma and Lean Six Sigma and trained in numerous business and HR capacities. Actively engaged in community service, she is on the executive board of Jack & Jill of America, and in 2013, the National Coalition of 100 Black Women named her as one of their 2013 Unsung Heroine honorees for making positive changes in the community; and

WHEREAS, Michelle married Derrick Jackson where their union brought 3 beautiful daughters; and

WHEREAS, it is an honor for the City of South Fulton to commemorate the legacy and life of Michelle Jackson who has made substantial contributions to our metro Atlanta community; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton honors the memory of Michelle Jackson for her service and contributions to the citizens of Georgia and South Fulton and does hereby proclaim Saturday, May 25, 2019, as **“Michelle Jackson Appreciation Day”** in the City of South Fulton, Georgia.

Mayor William ‘Bill’ Edwards

Mayor Pro Tem Mark Baker, District 7

Councilwoman Catherine Rowell
District 1

Councilwoman Carmalitha Gumbs
District 2

Councilwoman Helen Z. Willis
District 3

Councilwoman Naeema Gilyard
District 4

Councilwoman Rosie Jackson
District 5

Councilman khalid
District 6

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Approval of Cancellation of the June 25, 2019 Meeting

FROM: Frank Milazi

DATE: May 28, 2019

SUBJECT: Approval of Cancellation of the June 25, 2019 Meeting

REFERENCE:

CONCLUSION:

Mayor and Council approves the cancellation of the June 25, 2019 Work Session and Regular Council Meeting due to majority of Council attending the 2019 GMA Conference in Savannah, GA.

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Anthem at Riverside IGA with Fulton County for Provision of Municipal Services (City Manager)

DATE: May 28, 2019

SUBJECT: Anthem at Riverside IGA with Fulton County for Provision of Municipal Services (City Manager)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Anthem at Riverside IGA with Fulton County for Provision of Municipal Services (City Manager)	Cover Memo	5/22/2019

**INTERGOVERNMENTAL
AGREEMENT
Between
FULTON COUNTY, GEORGIA
and
THE CITY OF SOUTH FULTON, GEORGIA
FOR INSPECTION AND PERMITTING SERVICES FOR THE
ANTHEM AT RIVERSIDE PROJECT FOR SENIOR CITIZENS**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), by and between Fulton County, Georgia ("County") and the City of South Fulton, Georgia ("City") entered into effective the 21st day of May, 2019.

WITNESSETH

WHEREAS, Fulton County, Georgia is a constitutionally created political subdivision of the State of Georgia (hereinafter "County"); and

WHEREAS, the City of South Fulton is a municipal corporation of the State of Georgia (hereinafter "City"); and

WHEREAS, except as otherwise provided by law, the Georgia Constitution of 1983, Article IX, Section 2, Paragraph 3, prohibits cities and counties from exercising governmental authority within each other's boundaries except pursuant to an Intergovernmental Agreement; and

WHEREAS, the Fulton County Housing Authority (the "Authority") and Prestwick Development Company (the "Developer") desire to develop and construct a housing project for senior citizens currently named the Anthem by Riverside Project (the "Project"); and

WHEREAS, the Project site lies predominately within the corporate boundaries of the City and in an unincorporated area of the County, as depicted on the Concept Plan and the Site Plan attached hereto as **Exhibit A** and **Exhibit B**, respectively, and incorporated herein by this reference; and

WHEREAS, the County and the City desire that all necessary permitting services relating to the Project shall be administered, processed, and issued, and enforced by the City; and

WHEREAS, the County and City desire to enter into this Agreement which grants the City the authority to administer, process, and issue all necessary permits for the Project lying within unincorporated Fulton County, and wherein the City agrees to administer, process, and issue and enforce all necessary permits pertaining to the Project.

NOW THEREFORE, in consideration of the following mutual obligations, the County and

City agree as follows:

ARTICLE 1

PURPOSE AND INTENT

- 1.1 The City shall provide development and building permit services related to the development and construction of the Project for senior citizens, being developed by the Fulton County Housing Authority and Prestwick Development Company, parts of which are located within portions of the City of South Fulton and unincorporated Fulton County, as these services are more defined in Article 4 of this Agreement. The County shall continue to provide permitting services for the Project related to sewer and access to County rights-of-way. The City of Atlanta shall continue to provide permitting services for the Project related to water service.
- 1.2 The County shall fully cooperate with the City and the Developer to facilitate annexation of the portion of the Project site that sits in unincorporated Fulton County into the City's corporate boundaries; provided that nothing herein is construed to prevent the County from exercising its discretion or impinge on the County's exercise of its authority over any annexation matter presented to the County.
- 1.3 The City shall, prior to the issuance of any building permits, obtain prior review and sign-off from Fulton County staff of any zoning plans.
- 1.4 Outside of the services authorized for the Project under this Agreement, nothing herein shall be construed as granting the City quasi-judicial or legislative rights to act within the boundaries of unincorporated Fulton County.

ARTICLE 2

POWERS AND DUTIES

In furtherance of the public purposes of this Agreement, the County and City hereby represent and warrant to each other the following:

2.1 Authority. Each party hereto expressly represents and warrants that (i) it has the power to make, deliver and perform this Agreement, and has taken all necessary action to authorize the execution, delivery and performance of this Agreement; (ii) this Agreement when executed will be legally binding upon the parties and enforceable in accordance with the terms hereof; and (iii) no further consent or approval of any other party not specifically mentioned herein is required in connection with the execution, delivery, performance, validity and enforcement of this Agreement, unless where required by law. Without limiting the generality of the foregoing, each party hereby expressly acknowledges and represents that it has officially adopted and otherwise approved this Agreement at a meeting of its governing authority in accordance with the Constitution and laws of the State of Georgia. To the knowledge of the County and the City, there are no actions, suits or proceedings pending or threatened, in any court or before any governmental authority, domestic or foreign against, by or affecting the County or City which

affect or question the validity or enforceability of this Agreement or of any action taken by the County or the City under this Agreement.

2.2 Public Purpose. This Agreement and the services contemplated herein are for the public welfare and benefit and are undertaken in accordance with the laws and Constitution of the State of Georgia. Without limiting the foregoing, the parties specifically and expressly warrant and represent, and do hereby find, that this Agreement (i) pertains to the provision of services and activities which the parties are by law authorized to undertake and provide; (ii) is otherwise authorized under the Intergovernmental Contracts Clause of the Georgia Constitution of 1983, Art. IX, Sec. III, Par. I (a); (iii) does not authorize the creation of new debt as contemplated by Ga. Const. of 1983, Art. IX, Sec. V. Par. I (a); and (iv) does not violate O.C.G.A. § 36-30-3(a) or otherwise prevent free legislation by any party in matters of government, and shall be binding and enforceable against the parties and their successors during the term hereof in accordance with its terms.

2.3 No Conflicting Agreements. The execution, delivery and performance of this Agreement will not violate or contravene any contract, undertaking, instrument or other agreement to which the County or the City is a party, or which purports to be binding upon said parties. Furthermore, the execution, delivery and performance of this Agreement does not violate the provisions of any party's enabling legislation or Code of Ordinances, or any statutory or decisional laws of the State of Georgia regarding similarly political subdivisions of said State. The representations and warranties contained in this Article shall be true and correct as of the date hereof and such representations and warranties, and the obligation of the County and the City to perform their respective obligations under this Agreement shall be expressly conditioned upon said representations and warranties being true and correct on the date hereof. Furthermore, each party hereto specifically acknowledges and agrees that it shall be forever estopped from making any claim, counterclaim, assertion, or other argument of any kind against the other party contrary to the representations and warranties set forth in this Agreement.

ARTICLE 3

TERM

3.1 The term of this Agreement is for a period commencing May 31, 2019 at midnight and concluding on either of the following: (i) at midnight on May 30, 2020, (ii) the Project is completed, or (iii) the unincorporated area in which portions of the Project is located is annexed into a municipality, whichever occurs first.

3.2 Termination.

3.2.1. Termination for Convenience. The parties may mutually agree to terminate this Agreement for convenience, with the consent and approval of the governing body of each party, by giving thirty (30) days advance written notice of termination.

ARTICLE 4

- 3 -

PERMITTING AND INSPECTION SERVICES

- 4.1 The City, its employees or any third-party under contract with the City and used by the City to perform permitting and inspection services for the Project, shall at all times remain qualified and approved by the State of Georgia to perform permitting and inspection services in accordance to the applicable building codes and other necessary codes, and shall at all times maintain proper qualifications to perform these and related services.
- 4.2 The City, through its employees or a third-party under contract with the City is hereby authorized to provide the following permitting, inspection, and related services for all aspects of the Project located within the City and within unincorporated Fulton County:
- 4.2.1 Permits and Building Inspections Components. The City is authorized and shall conduct all aspects of permitting and building inspections for the Project.
 - 4.2.2 The Permitting component includes intake of all permit applications submitted for those portions of the Project located in unincorporated Fulton County. The City shall intake, process, issue, and handle payments for all portions of the Project as well as all other related development and Administrative Use Permits for the Projects located within the City and the unincorporated area of Fulton County. The City shall intake, process, route and process payments for all land disturbance permits and plat review applications to the Plan Review and Site Inspection Program, or any process adopted by the City similar to the County's Plan Review and Site Inspection Program.
 - 4.2.3 Under the Building Inspections component, the City shall inspect all permitted construction related to the Project for compliance with current building (structural) electrical, plumbing and mechanical (HVAC) codes as required by State and County laws, and laws of the City.
 - 4.2.4 The City perform all necessary administration and customer service functions necessary for the Project and those portions of the Project located within unincorporated Fulton County. Under no circumstances shall the City or the County be required to make payments, make purchases or acquire debt under this Agreement. Nor shall the City or County be required to perform any actions outside of ordinary regulatory, permitting, enforcement, administrative and inspection services which it is authorized to perform under federal, local and state law.
 - 4.2.5 Plan review and Site Inspections Components. The City is authorized and shall conduct all aspects of plan review and site inspection for the

Project, to include those portions of the Project located within unincorporated Fulton County.

4.2.6 Under the Plan Review and Site Inspection component, the City shall review grading, storm water control, infrastructure placement and road layout on all applications for land disturbance permits and plat review, to include those portions of the Project located within unincorporated Fulton County.

4.2.7. For the Site Inspection component, the City shall inspect all permitted land disturbance activities for compliance with County, State, City and Federal Erosion and storm water controls and stream buffer protection, to include those portions of the Project located within unincorporated Fulton County.

4.2.7 For the Site Inspection component, the City shall also inspect the installation of all public infrastructure for compliance with Fulton County City standards, to include those portions of the Project located within unincorporated Fulton County.

4.3 Enforcement. The City is authorized to take enforcement action on all services provided under this Agreement for the Project, consistent with the laws, rules and regulations of the State of Georgia, Fulton County and the City.

ARTICLE 5

RESPONSIBILITY FOR CLAIMS AND LIABILITY

. It is hereby stipulated and agreed between the parties that, with respect to any claim or action brought by a third party and arising out of the activities described in this IGA or stems from any matter arising out of any act or omission by the parties in connection to the performance of this IGA, that each party shall only be liable for payment of that portion of any and all liability, costs, expenses, demands, settlements, or judgments resulting from the negligence actions or omissions of its own agents, officers, and employees. Either party may self-fund its obligations under this IGA. However, nothing herein shall be construed as a waiver of any party's sovereign immunity or the immunities available to the officials, officers and employees of the parties.

The City shall ensure that any contractor retained or selected to provide the services relating to the Project under this Agreement shall agree in to indemnify and hold harmless the County as well as the County's commissioners, officers, officials, employees, and agents, from and against any and all loss and/or expense which they or any of them may suffer or pay as a result of claims or suits due to, because of, or arising out of any and all such injuries, deaths and/or damage, irrespective of the County's negligence (except that no party shall be indemnified for their own sole negligence). The contractor, if requested, shall assume and defend at the contractor's

own expense, any suit, action or other legal proceedings arising there from in which the County is named as a party, and the contractor hereby agrees to satisfy, pay, and cause to be discharged of record any judgment which may be rendered against the County arising there from. Nothing herein shall be construed as a waiver of either the City's or the County's sovereign immunity or any immunities available to their respective officers, officials, employees or agents. The City shall ensure that the provisions of this Article are included in all contracts and subcontracts.

ARTICLE 6

INSURANCE

Prior to beginning work, the City shall obtain, and where applicable, cause its contractors to obtain and furnish certificates to the County in which the County is named as an "Additional Insured," for the following minimum amounts of insurance prior to the undertaking of any of the services relating to the Project under this Agreement:

A. Workers Compensation & Employer Liability Insurance (Statutory) in compliance with the applicable Georgia Workers Compensation Act. Employer Liability Insurance with limits of not less than \$1,000,000 per accident for bodily injury or disease.

B. Professional (Errors and Omissions) insurance with limits of liability of not less than \$1,000,000 per occurrence or claim / aggregate (coverage shall insure damage, injury and loss caused by error, omission or negligent acts related to the professional services to be provided under this Agreement.

B. Public Liability Insurance in an amount of not less than one hundred thousand dollars (\$100,000) for injuries, including those resulting in death to any one person, and in an amount of not less than three hundred thousand dollars (\$300,000) on an account of any one occurrence.

C. Property Damage Insurance in an amount of not less than fifty thousand dollars (\$50,000) from damages on account of any occurrence, with an aggregate limit of one hundred thousand dollars (\$100,000).

D. Valuable Papers Insurance in an amount sufficient to assure the restoration of any plans, drawings, field notes, or other similar data relating to the work covered by the Project.

Insurance shall be maintained in full force and effect during the life of the Agreement and until final completion of the Project. The scope and coverage of the insurance protection shall extend beyond the completion of the Project until the expiration of any applicable statutes of limitations. The City may self-fund its insurance obligations under this Agreement.

ARTICLE 7

AMENDMENTS

This Agreement may be modified at any time during the term by mutual written consent of both parties.

ARTICLE 8

NOTICES

All required notices shall be given by first class mail, except that any notice of termination shall be mailed via U.S. Mail, return receipt requested. Notices shall be addressed to the parties at the following addresses:

If to the County: Richard Anderson, County Manager
141 Pryor Street, SW,
Suite 1000
Atlanta, Georgia 30303
404-612-8335
404-612-0350 (facsimile)

With a copy to: Patrise Perkins-Hooker, County Attorney
141 Pryor Street, SW,
Suite 4038
Atlanta, Georgia 30303
404-612-0246 (telephone)
404-730-6324 (facsimile)

If to the City: Odie Donald, City Manager
City of South Fulton
5440 Fulton Industrial Blvd, S.W.
Suite A
Atlanta, Georgia 30336
470.809.7204 (telephone)

With a copy to: Emilia C. Walker, City Attorney
Fincher Denmark LLC
8024 Fair Oaks Court
Jonesboro, Georgia 30236
770-478-9950 (telephone)
770-471-9948 (facsimile)

ARTICLE 9

NON-ASSIGNABILITY

Neither party shall assign any of the obligations or benefits of this Agreement.

ARTICLE 10

ENTIRE AGREEMENT

The parties acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and Agreement of the parties regarding the subject matter of the Agreement.

ARTICLE 11

SEVERABILITY

If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or portion of the provision, were not part of this Agreement.

ARTICLE 12

BINDING EFFECT

This Agreement shall inure to the benefit of, and be binding upon, the respective parties' successors.

ARTICLE 13

COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

ARTICLE 14

MISCELLANEOUS

14.1 Cooperation. The parties agree to cooperate and coordinate the creation and the submittal to each other of any necessary reports, data or records that may be needed by each to carry out its essential functions and to comply with any reporting or auditing requirements of any

regulatory agency. Each party shall have the right to assert, retain and protect the confidential and/or proprietary nature of any documents created by it.

14.2 Governing Law. This Agreement and each provision hereof shall be construed under and governed by the laws of the State of Georgia.

14.3 Captions. The captions in this Agreement are for purposes of convenient reference only and form no part hereof.

14.4 Waiver. Failure of any party to pursue any remedy pursuant to the terms of this Agreement for any default by the other party or a party's waiver of any default or non-compliance by the other party shall not affect or impair either party's rights with respect to any subsequent default or non-compliance of the same or different nature. Furthermore, a party's delay or omission in asserting any right which the party may have hereunder will not constitute a waiver of such party's right or impair the party's right to assert such default or non-compliance by the other party.

14.5 Drafting of Agreement. This Agreement shall be construed without regard to the party or parties responsible for its preparation and shall be deemed as having been prepared jointly by the parties. Any ambiguity or uncertainty existing in this Agreement shall not be interpreted or construed against any party hereto. The parties hereto agree that no representations except those contained herein that have been made by any party to induce the execution of this Agreement by any other party.

14.6 Relationship of Parties. Notwithstanding anything in this Agreement to the contrary, neither shall have the power to bind or obligate the other except as expressly set forth in this Agreement.

14.7 Survival of Representations. All terms, conditions, covenants, warranties contained in any determination of this Agreement shall remain in effect until amended by the applicable governing authority.

14.8 No Third-Party Beneficiaries. This Agreement is made between and limited to the County and City, and is not intended, and shall in no event be construed to be, for the benefit of any person or entity other than the County and the City, and no other person or entity shall be considered a third-party beneficiary of this Agreement or otherwise entitled to enforce the terms of this Agreement for any reason whatsoever.

IN WITNESS WHEREOF, the City and County have executed this Agreement through their duly authorized officers on the day and year first above written.

[SIGNATURES ON FOLLOWING PAGE]

FULTON COUNTY, GEORGIA

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST

Jesse A Harris, Clerk to
the Commission

SEAL

Approved as to Form:

Patrise Perkins-Hooker
Fulton County Attorney

CITY OF SOUTH FULTON, GEORGIA

Odie Donald, City Manager

S. Diane White, CMC, City Clerk

SEAL

Approved as to Form:

Emilia C. Walker, City Attorney

EXHIBIT A
CONCEPT PLAN

DRAFT

EXHIBIT B

SITE PLAN

DRAFT

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Second Reading of Amending Parks Advisory Board Ordinance
(Willis)

DATE: May 28, 2019

SUBJECT: Second Reading of Amending Parks Advisory Board Ordinance
(Willis)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Council's Second Reading of Amending Parks Advisory Board Ordinance (Willis)	Cover Memo	5/22/2019
Parks Ordinance Supplement (2nd read 5_28_19, Willis)	Cover Memo	5/22/2019

1
2 **STATE OF GEORGIA**
3 **COUNTY OF FULTON**
4 **CITY OF SOUTH FULTON**

5
6
7 **AN ORDINANCE AMENDING TITLE 11, PARKS AND RECREATION, CHAPTER 3,**
8 **PARKS AND RECREATION ADVISORY BOARD, OF THE CITY OF SOUTH FULTON**
9 **CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilperson Willis)**

12
13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
17 Council thereof ("City Council");

18 **WHEREAS**, the City desires to amend its code of ordinances through this
19 Ordinance;

20 **WHEREAS**, this Ordinance is in the best interests of the health and general
21 welfare of the City, its residents and general public.

22
23 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
24 follows:

25
26 **Section 1.** The City of South Fulton Code of Ordinances, **Title 11, Parks and**
27 **Recreation, Chapter 3, Parks and Recreation Advisory Board**, is hereby revised to
28 read as follows:

29
30 **TITLE 11. – PARKS AND RECREATION**

31 **CHAPTER 3. - PARKS AND RECREATION ADVISORY BOARD**

32 **Sec. 11-3001. – Role.**

33 A parks and recreation advisory board ("Advisory Board") is created and shall act in an
34 advisory capacity in matters of policy and programming with respect to City parks
35 property as follows:

- 36 (a) Provide recommendations through budget process re park priorities and funding
37 needs;
- 38
39 (b) Explore ways to improve and enhance parks and recreation programing. Parks
40 and recreation programing under this paragraph shall not be deemed to include
41 parks facility use agreements, special use permits and/or MOUs. Absent an

42 emergency, the Parks Director shall bring all parks and recreation programming
43 proposals before the Advisory Board prior to bringing such items before the City
44 Council. The Advisory Board shall offer a recommendation on any such
45 programming proposals within 10 days of their meeting at which it was
46 considered, or shall be deemed to have no comment; and
47

48 (c) Offer annual reporting on parks master plan compliance and necessary changes.

49 Nothing in this chapter shall prevent the City Council from acting on a park related item
50 and/or proposal that has not gone before the Advisory Board.

51 **Sec. 11-3002. - Qualifications.**

52 (a) All members appointed to the Advisory Board must reside in the City at the time of
53 their appointment and throughout their term. Any member who relocates out of the
54 city during their term, or otherwise ceases to reside in the City throughout his or her
55 term, shall cause such person's position to be declared vacant and be filled in
56 accordance with this chapter.

57
58 (b) No member shall miss more than three consecutive regular board meetings during
59 any 12-month period. Any member who does not adhere to such minimum
60 attendance requirements shall cause such person's position to be automatically
61 declared vacant and filled in accordance with this chapter.

62
63 **Sec. 11-3003. - Composition and Appointment.**

64 The Advisory Board shall consist of up to three City Councilmembers and up to eight
65 City residents, all subject to confirmation by the City Council. Each member of the City
66 Council may nominate an appointee to serve. The parks and recreation Director shall
67 serve as a non-voting, ex-officio member of the Advisory Board. The Chairperson and
68 Vice-Chairperson shall be selected by the City Council from the members appointed.
69 The Advisory Board shall appoint a Secretary from its members. No City Council
70 member shall be appointed, or selected to serve as the Chairperson and/or Vice-
71 Chairperson, absent their consent.

72
73 **Sec. 11-3004. – Term and Removal.**

74 Non-City Council Advisory Board members shall serve a two year term, commencing
75 from the date of their Appointment. City Councilmembers shall serve on the Advisory
76 Board for the remainder of the term of office during which they are appointed, but may
77 resign from the Advisory Board at any time for any reason. The City Council may
78 remove any Advisory Board member at any time, with or without cause. Any Non-City
79 Council Advisory Board member who fails to attend three consecutive regular meetings
80 shall automatically stand removed. Should a vacancy be created, the city council
81 member shall appoint a person to fill the remainder of the term of the vacant position,
82 subject to confirmation by the City Council.

83 **Sec. 11-3005. - Meetings.**

84 (a) Time. The Advisory Board shall adopt a regular meeting schedule, and may hold
85 special meetings, as they deem necessary in order to carry out their functions.
86 Meetings may be cancelled or rescheduled by the Board as circumstances require.
87 Special meetings may be called by the park Director, Chairperson and Vice
88 Chairperson upon 48 hours written notice to all members. The regular meetings
89 schedule and notice of any special and/or rescheduled meetings shall be promptly
90 provided to the City Clerk, who shall notice the same in accordance with the Open
91 Meetings Act.

92
93 (b) Location. In addition to City property and/or the City Council Chambers, the Advisory
94 Board may conduct its meetings at churches, parks, schools and libraries within the
95 City, as such is available. The Advisory Board Chairperson, Vice-chairperson or
96 Secretary shall confirm with the City Clerk the availability of City property.

97
98 **Sec. 11-3006. - Input and Assistance.**

99
100 The Advisory Board members may seek input from City residents and businesses.
101 Members may interact directly with the City Manager, park's Director, City Attorney and
102 City Clerk, and may request assistance from City staff through the City Manager and/or
103 his designee.

104
105 **Sec. 11-3007. - Quorum and Governance.**

106
107 Five Advisory Board members shall constitute a quorum. The affirmative vote of a
108 majority of members present at a meeting shall be required to approve decisions by the
109 Advisory Board. The Advisory Board shall be governed procedurally by Robert's Rules
110 of Order, as it is revised from time to time, and shall conduct its meetings in accordance
111 with all applicable local and state laws, including the Georgia Open Meetings Act.

112
113 *****

114 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
115 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
116 upon their enactment, believed by the City Council to be fully valid, enforceable and
117 constitutional.

118 (b) To the greatest extent allowed by law, each and every section, paragraph,
119 sentence, clause or phrase of this Ordinance is severable from every other section,
120 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
121 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
122 section, paragraph, sentence, clause or phrase of this Resolution.

123 (c) In the event that any phrase, clause, sentence, paragraph or section of this
124 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
125 otherwise unenforceable by the valid judgment or decree of any court of competent
126 jurisdiction, it is the express intent of the City Council that such invalidity,
127 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
128 render invalid, unconstitutional or otherwise unenforceable any of the remaining
129 phrases, clauses, sentences, paragraphs or sections of the Ordinance.

130 **Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly
131 repealed.

132 **Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized
133 to make non-substantive formatting and renumbering edits to this ordinance for
134 proofing, codification, and supplementation purposes. The final version of all
135 ordinances shall be filed with the City Clerk.

136 **Section 5.** The effective date of this Ordinance shall be on the date as set forth
137 under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state
138 and/or federal law.

139
140 THIS RESOLUTION adopted this _____ day of _____ 2019. **CITY OF**
141 **SOUTH FULTON, GEORGIA**

142
143
144 _____
145 WILLIAM "BILL" EDWARDS, MAYOR

146
147 ATTEST:

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150 _____
151 S. DIANE WHITE, CITY CLERK

152
153 APPROVED AS TO FORM:
154
155 _____
156 EMILIA C. WALKER, CITY ATTORNEY

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166
167 The foregoing Ordinance No. 2019-xxx was moved for approval by Councilmember
168 _____. The motion was seconded by Councilmember
169 _____, and being put to a vote, the result was as
170 follows:
171

	AYE	NAY
172		
173		
174 William "Bill" Edwards, Mayor	_____	_____
175 Mark Baker, Mayor Pro Tem	_____	_____
176 Catherine Foster Rowell	_____	_____
177 Carmalitha Lizandra Gumbs	_____	_____
178 Helen Zenobia Willis	_____	_____
179 Gertrude Naeema Gilyard	_____	_____
180 Rosie Jackson	_____	_____
181 khalid kamau	_____	_____

PARKS ORDINANCE ADD-ON

The following represents an additional proposed change to the Parks Ordinance which came before the City Council for First Read on May 14, 2019:

Underline = Added language

~~Strikethrough~~= deleted language

AN ORDINANCE AMENDING TITLE 11, PARKS AND RECREATION, CHAPTER 3, PARKS AND RECREATION ADVISORY BOARD AND CHAPTER 5, SPECIAL EVENTS, OF THE CITY OF SOUTH FULTON CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES

(Sponsored by Councilperson Willis)

The City of South Fulton Code of Ordinances, **Title 11, Parks and Recreation, Chapter 5, Special Events, Sec. 11-5003(a) – (b)** are hereby revised to read as follows:

Sec. 11-5003. - Permit application.

(a) An application for a special event permit shall be submitted to the parks and recreation director with a nonrefundable payment in the amount established by resolution by city council no later than ~~60~~ 30 days prior to the proposed event. Nothing in the chapter shall prevent the city council from authorizing a special event permit at the city's discretion.

(b) Upon written request and submittal of appropriate documentation, the parks and recreation director or his or her designee may waive the payment referenced in subsection (a) of this section for fundraising for charitable events if he determines ~~that such fee is overly burdensome to the requestor or~~ that it is to the city's benefit to waive the fee. All requests to fundraise during a special event must be approved in advance by the director. No special event permit authorizing fundraising shall be approved unless it is determined by the director that at least 50% of the proceeds raised will directly benefit the city.

...

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: First Reading of Finance Committee Ordinance

DATE: May 28, 2019

SUBJECT: First Reading of Finance Committee Ordinance

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Finance Committee Ordinance	Cover Memo	5/24/2019

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3 CITY OF SOUTH FULTON

4
5
6 **ORDINANCE NO. 2019-xxx**

7
8 **AN ORDINANCE CREATING A FINANCE COMMITTEE FOR THE CITY OF SOUTH**
9 **FULTON AND FOR OTHER LAWFUL PURPOSES**

10 **(Sponsored by Councilperson Gilyard and Willis)**

11 **WHEREAS**, the City of South Fulton (“City”) is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the Mayor and Council (“City Council”) is the duly elected governing
15 authority of the City;

16
17 **WHEREAS**, the City Council fiduciary responsibility to the City as a guardian of
18 public funds;

19
20 **WHEREAS**, appropriations, expenditures and other budgetary matters are a
21 primary concern of the City Council;

22
23 **WHEREAS**, the City Council desires to create a Finance Committee through this
24 Ordinance to enhance financial oversight within the City;

25
26 **WHEREAS**, the City Council also desires to create an Appendix G to the City
27 Code of Ordinances to house the Finance Committee and other entities created by the
28 City; and

29
30 **WHEREAS**, this Ordinance will benefit the health and general welfare of the City,
31 its citizens and general public.

32 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA HEREBY**
33 **ORDAINS** as follows:

34 **Section 1.** The City hereby adopts “Appendix G, Committees and Boards,
35 Generally,” to the City’s Code of Ordinances, which shall read as follows:

36 **APPENDIX G - COMMITTEES AND BOARDS, GENERALLY**

37 **Table of Contents**

38 **Sec. 1 Finance Committee**

39 **Sec. 1 Finance Committee.**

40 **Sec. 1.1 - Purpose.** The City hereby establishes the City Finance Committee to
41 enhance financial oversight for the City. Finance Committee members shall not be
42 entitled to compensation.

43 **Sec. 1.2 - Duties.** The duties of the City Finance Committee shall consist of:

- 44 a. Reviewing City finance policies governing planning, reporting and internal
45 controls;
- 46
- 47 b. Assessing the City's long-term and short-term financial objectives, goals and
48 strategies;
- 49
- 50 c. Reviewing documents pertaining to proposed debt financing, investment portfolio
51 allocations and guidelines;
- 52
- 53 d. Analyzing the City's financial and cash position, adherence to the budget,
54 compliance with extramural funding restrictions and allocation of resources
55 toward the accomplishment of its objectives;
- 56
- 57 e. Assessing the City's audit report and related correspondence from auditors to
58 ensure that follow-up occurs on audit recommendations.

59 The Finance Committee shall serve as an advisory board in that it may not act or
60 implement policy on behalf of the City, but may submit recommendations and reports to
61 the City Council as a result of its duties performed under this Ordinance.

62 **Sec. 1.3 - Composition and Appointment.** The Finance Committee shall consist of
63 eleven members. Up to three will be City Council members and up to
64 eight members will consist of City residents. Each member of the governing
65 body may appoint a resident to the committee, subject to confirmation by the City
66 Council. The City Council will appoint the Councilmember appointees, subject to such
67 appointed Councilmembers' consent. The Chair and Vice-Chair will be selected by the
68 City Council. All non-City Council committee members must have accounting, financial,
69 auditing or investment education and/or experience.

70 **Sec. 1.4 Term and Removal.** Non-City Council Finance Committee members shall
71 serve a two year term, commencing from the date of their first committee meeting. City
72 Councilmembers shall serve for the remainder of their term of office, but may resign
73 from the Finance Committee at any time for any reason. The City Council may remove
74 any Finance Committee member at any time, with or without cause. Any non-City
75 Council member who fails to attend three consecutive regular meetings shall
76 automatically stand removed.

77

78 **Sec. 1.5 - Meetings.** The Finance Committee shall adopt a regular meeting schedule,
79 and may hold special meetings as it deems necessary in order to carry out its
80 functions, with the exception that they shall hold at least one regular meeting during
81 every month in which there is a scheduled regular meeting of the City Council. The
82 regular meeting schedule and notice of any special and/or rescheduled meetings shall
83 be promptly provided to the City Clerk, who shall notice the same in accordance with
84 the Open Meetings Act.

85
86 **a. Location.** In addition to City property and/or the City Council Chambers, the
87 Finance Committee may conduct its meetings at churches, parks, schools and
88 libraries within the City, as such are available. The Finance Committee
89 Chairperson shall confirm with the City Clerk the availability of City property.
90

91 **b. Cancellation.** Meetings may be cancelled, continued or rescheduled by the
92 Committee as circumstances require.
93

94 **Sec. 1.6 - Input and Assistance.** Finance Committee members may seek input from
95 City residents and businesses. Members may interact directly with the City Manager,
96 City Attorney, City Treasurer and City Clerk, and may request assistance from City
97 staff through the City Manager and/or his designee. Records requests by the Finance
98 Committee shall be approved by a quorum of the Committee and facilitated through the
99 City Treasurer.
100

101 **Sec. 1.7 Quorum and Governance.** Eight Finance Committee members shall
102 constitute a quorum and shall be authorized to act on behalf of the Committee. The
103 Finance Committee shall be governed procedurally by Robert's Rules of Order, as it is
104 revised from time to time, and shall conduct its meetings in accordance with all
105 applicable local and state laws, including the Georgia Open Meetings Act.
106

107 *****
108

109 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
110 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
111 upon their enactment, believed by the City Council to be fully valid, enforceable and
112 constitutional.

113 (b) To the greatest extent allowed by law, each and every section, paragraph,
114 sentence, clause or phrase of this Ordinance is severable from every other section,
115 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
116 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
117 section, paragraph, sentence, clause or phrase of this Resolution.

118 (c) In the event that any phrase, clause, sentence, paragraph or section of this
119 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
120 otherwise unenforceable by the valid judgment or decree of any court of competent
121 jurisdiction, it is the express intent of the City Council that such invalidity,
122 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not

123 render invalid, unconstitutional or otherwise unenforceable any of the remaining
124 phrases, clauses, sentences, paragraphs or sections of the Ordinance.

125 **Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly
126 repealed.

127 **Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized
128 to make non-substantive formatting and renumbering edits to this ordinance for
129 proofing, codification, and supplementation purposes. The final version of all
130 ordinances shall be filed with the clerk.

131 **Section 5.** The effective date of this Ordinance shall be on the date as set forth
132 under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state
133 and/or federal law.

134 **Section 6. *Instruction to City Clerk.*** The City Clerk is hereby directed to forward a
135 copy of this ordinance to the City Finance Department.
136
137

138 The foregoing Ordinance No. 2019-xxx was moved for approval by Councilmember
139 _____. The motion was seconded by Councilmember
140 _____, and being put to a vote, the result was as
141 follows:

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	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Mark Baker, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Carmalitha Lizandra Gumbs	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Rosie Jackson	_____	_____
khalid kamau	_____	_____

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THIS RESOLUTION adopted this _____ day of _____ 2019. **CITY OF SOUTH FULTON, GEORGIA**

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160 _____
161 WILLIAM "BILL" EDWARDS, MAYOR

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ATTEST:

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168 _____
169 DIANE WHITE, CITY CLERK

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APPROVED AS TO FORM:

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177 _____
EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: First Reading of Adoption of FY18 Final Budget
Amendment

DATE: May 28, 2019

SUBJECT: First Reading of Adoption of FY18 Final Budget
Amendment

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
FY18 Final Budget Amendment	Cover Memo	5/23/2019

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3 CITY OF SOUTH FULTON

4
5
6 **AN ORDINANCE TO AMEND THE FISCAL YEAR 2018 FINAL BUDGET**
7 **FOR EACH FUND OF THE CITY OF SOUTH FULTON, GEORGIA,**
8 **APPROPRIATING THE AMOUNTS SHOWING IN EACH FUND AS**
9 **EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF**
10 **REVENUE ANTICIPATIONS, PROHIBITING EXPENDITURES OR**
11 **EXPENSES FROM EXCEEDING THE ACTUAL FUNDING AVAILABLE**
12 **AND FOR OTHER LAWFUL PURPOSES**
13

14 **WHEREAS**, the City of South Fulton (“City”) is a municipal corporation duly
15 organized and existing under the laws of the State of Georgia;
16

17 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
18 Council thereof (“City Council”);

19 **WHEREAS**, sound governmental operations require a budget in order to plan
20 the financing of services for City residents;
21

22 **WHEREAS**, O.C.G.A. § 36-81-1 requires a balanced budget for the City’s fiscal
23 year, which runs from October 1st to September 30th of each year;
24

25 **WHEREAS**, O.C.G.A. § 36-81-3 authorizes a local government to amend “its
26 budget so as to adapt to changing governmental needs during the budget period.”
27

28 **WHEREAS**, Section 6.27 of the City Charter provides that “the City Council by
29 majority vote may make changes in the appropriations contained in the current
30 operating budget at any regular meeting or special or emergency meeting called for
31 such purposes;”
32

33 **WHEREAS**, the City Council has reviewed the amended budget as presented
34 by the City Manager;
35

36 **WHEREAS**, each of these funds is a balanced budget, so that anticipated
37 revenues and other financial resources for each fund equal the proposed expenditures
38 or expenses;
39

40 **WHEREAS**, the City Council wishes by this Resolution to amend its final Fiscal
41 Year 2018 annual budget (said amendment referred to herein as “Amended Final
42 Fiscal Year 2018 Budget”), effective from October 1, 2017 through September 30,
43 2018; and
44

45 **WHEREAS**, this Ordinance will benefit the health and general welfare of the
46 City, its citizens and general public.

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**NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON
HEREBY ORDAINS** as follows:

Section 1. Amendment of Budget. The Amended Final Fiscal Year 2018 Budget, attached hereto and incorporated herein as a part of this ordinance, is hereby adopted as the final budget for the City for the Fiscal Year 2018, which began October 1, 2017 and ends September 30, 2018. A summary is copied below of the current Fiscal Year 2018 budget (“2018 Adopted”) as compared to the Amended Final Fiscal Year 2018 Budget adopted herein:

REVENUES	Amended 11/2018	Propose Amended Budget
General Fund	\$51,969,855	\$51,969,855
Debt Service	12,000,000	\$12,000,000
Multiple Grant Fund		\$637,785
Hotel Motel		\$214,315
Total Source of Funds	\$63,969,855	\$64,821,955
EXPENDITURES	Amended 11/2018	Propose Amended Budget
General Fund	\$49,837,805	\$49,837,805
E-911	\$1,704,281	\$1,704,281
Debt Service	\$321,526	\$321,526
Multiple Grant Fund		\$627,185
Hotel Motel		\$128,589
Capital Projects	980,000	\$980,000
Total Use of Funds	\$52,843,612	\$53,599,386

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- 1. Appropriation.** That the several items of revenues, expenditures, other financial resources, and sources of cash shown in the budget for each fund in the amounts shown within the Amended Final Fiscal Year 2018 Budget are hereby adopted, and that the several amounts shown in the budget for each fund as proposed expenditures or expenses and uses of cash are hereby appropriated to the departments named in each fund.

- 67 2. **Legal Level of Control.** That the “legal level of control” as defined in O.C.G.A.
68 § 36-81-2 is set at the department level, meaning that the City Manager in
69 his/her capacity is authorized to move appropriations from one line item to
70 another within a department, but under no circumstances may expenditures or
71 expenses exceed the amount appropriated for a department without a further
72 budget amendment approved by the City Council.
73
- 74 3. **Expiration of Appropriations.** That all appropriations shall lapse at the end of
75 the fiscal year.
76

77 *****

78
79 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
80 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
81 upon their enactment, believed by the City Council to be fully valid, enforceable and
82 constitutional.

83 (b) To the greatest extent allowed by law, each and every section, paragraph,
84 sentence, clause or phrase of this Ordinance is severable from every other section,
85 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
86 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
87 section, paragraph, sentence, clause or phrase of this Resolution.

88 (c) In the event that any phrase, clause, sentence, paragraph or section of this
89 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
90 otherwise unenforceable by the valid judgment or decree of any court of competent
91 jurisdiction, it is the express intent of the City Council that such invalidity,
92 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
93 render invalid, unconstitutional or otherwise unenforceable any of the remaining
94 phrases, clauses, sentences, paragraphs or sections of the Ordinance.

95 **Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly
96 repealed.

97 **Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized
98 to make non-substantive formatting and renumbering edits to this ordinance for
99 proofing, codification, and supplementation purposes. The final version of all
100 ordinances shall be filed with the clerk.

101 **Section 5.** The effective date of this Ordinance shall be on the date as set forth
102 under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state
103 and/or federal law.
104
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109 THIS **ORDINANCE** adopted this _____ day of _____ 2018.

110

111

112 **FIRST READING** _____

113

114 **SECOND READING** _____

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117 **CITY OF SOUTH FULTON, GEORGIA**

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122 _____
WILLIAM "BILL" EDWARDS, MAYOR

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127 **ATTEST:**

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131 _____
S. DIANE WHITE, CITY CLERK

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138 **APPROVED AS TO FORM:**

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EMILIA C. WALKER, CITY ATTORNEY

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154 The foregoing **ORDINANCE No. 2019-xxx** was adopted on _____
155 was moved for approval by Councilmember _____ and seconded by
156 Councilmember _____, and being put to a vote, the result was
157 as follows:

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William "Bill" Edwards, Mayor
Mark Baker, Mayor Pro Tem
Catherine Foster Rowell
Carmalitha Lizandra Gumbs
Helen Zenobia Willis
Gertrude Naeema Gilyard
Rosie Jackson
khalid kamau

AYE

NAY

_____	_____
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GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Resolution to Resolve Land Disputes with Union City
(Gilyard)

DATE: May 28, 2019

SUBJECT: Resolution to Resolve Land Disputes with Union City
(Gilyard)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Resolution to Resolve Land Disputes with Union City (Gilyard)	Cover Memo	5/22/2019

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3 CITY OF SOUTH FULTON

4
5 **A RESOLUTION OF THE CITY OF SOUTH FULTON TO RESOLVE LAND AND**
6 **DEVELOPMENT DISPUTES WITH UNION CITY AND FOR OTHER LAWFUL**
7 **PURPOSES**

8
9 **(Sponsored by Councilperson Gilyard)**

10
11 **WHEREAS**, the City of South Fulton (“City”) is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the duly elected governing authority of the City is the Mayor and City
15 Council (“City Council”);

16
17 **WHEREAS**, one of the essential responsibilities of local government is the
18 protection of its communities, land and territorial boundaries;

19
20 **WHEREAS**, it is further an essential responsibilities of local government to
21 ensure that land is developed and managed in a manner that does not threaten the
22 heath, safety and general welfare of visitors and residents;

23
24 **WHEREAS**, proper and sustainable land development is critical to public health,
25 survivability and the management of land, water, biodiversity and other environmental
resources;

26
27 **WHEREAS**, positive land use is the backbone to a healthy community and economy
and provides substantial economic and social benefits;

28
29 **WHEREAS**, the City Council desires through this Resolution to initiate a dialogue
30 with Union City towards resolution of disputes and concerns regarding territorial
boundaries and land development; and

31
32 **WHEREAS**, this Resolution is in the best interests of the general welfare of the
City, its residents and general public.

33
34 **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL** as
follows:

35
36 **Section 1.** The City Attorney and City Manager are hereby directed to commence
37 negotiations with the City Manager and City Attorney of Union City towards bringing the
38 cities together to discuss resolution of issues between the Cities pertaining to land use,
39 acquisition and development.

40 **Section 2.** It is hereby declared to be the intention of the Mayor and Council that: (a)
41 All sections, paragraphs, sentences, clauses and phrases of this Resolution are or
42 were, upon their enactment, believed by the City Council to be fully valid, enforceable
43 and constitutional.

44 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
45 clause or phrase of this Resolution is severable from every other section, paragraph,
46 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause
47 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
48 sentence, clause or phrase of this Resolution.

49 (c) In the event that any phrase, clause, sentence, paragraph or section of this
50 Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or
51 otherwise unenforceable by the valid judgment or decree of any court of competent
52 jurisdiction, it is the express intent of the City Council that such invalidity,
53 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
54 render invalid, unconstitutional or otherwise unenforceable any of the remaining
55 phrases, clauses, sentences, paragraphs or sections of the Resolution.

56 **Section 3.** All Resolutions and parts of Resolutions in conflict herewith are hereby
57 expressly repealed.

58 **Section 4.** The effective date of this Resolution shall be the date of adoption unless
59 provided otherwise by the City Charter or state and/or federal law.

60
61 THIS RESOLUTION adopted this _____ day of _____ 2019. **CITY OF**
62 **SOUTH FULTON, GEORGIA**

63
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67 _____
68 WILLIAM "BILL" EDWARDS, MAYOR

69
70 ATTEST:

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74 _____
75 S. DIANE WHITE, CITY CLERK

76 APPROVED AS TO FORM:

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79 _____
80 EMILIA C. WALKER, CITY ATTORNEY
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The foregoing RESOLUTION No. 2019-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the
result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Mark Baker, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Carmalitha Lizandra Gumbs	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Rosie Jackson	_____	_____
khalid kamau	_____	_____

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM “BILL” EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Diane White, City Clerk

FROM: Frank S. Milazi, CFO

DATE: May 7th, 2019

SUBJECT: Fiscal Impact Statement –A Resolution of The City of South Fulton to Resolve Land and Development Disputes with Union City and For Other Lawful Purposes

REFERENCE: This resolution seeks to initiate a dialogue with Union City towards resolution of disputes and concerns regarding territorial boundaries and land development.

CONCLUSION

Funds **ARE NOT** needed for the implementation of the proposed resolution for this Fiscal Year.

BACKGROUND

One of the essential responsibilities of local government is the protection of its communities, land and territorial boundaries. It is further an essential responsibility of local government to ensure that land is developed and managed in a manner that does not threaten the health, safety and general welfare of visitors and residents.

The City Council desires through this Resolution to initiate a dialogue with Union City towards resolution of disputes and concerns regarding territorial boundaries and land development. Furthermore, this Resolution is in the best interests of the general welfare of the City, its residents and the public.

FINANCIAL IMPACT

This resolution is deemed to NOT have a financial impact on the current fiscal year's financial resources.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Strategic Plan Resolution (Gilyard)

DATE: May 28, 2019

SUBJECT: Strategic Plan Resolution (Gilyard)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Strategic Plan Resolution (Gilyard)	Cover Memo	5/22/2019

1 STATE OF GEORGIA
2 COUNTY OF FULTON
3 CITY OF SOUTH FULTON

4
5 **A RESOLUTION OF THE CITY OF SOUTH FULTON ESTABLISHING**
6 **A DEADLINE FOR THE FIRST DRAFT OF THE CITY STRATEGIC PLAN AND FOR**
7 **OTHER LAWFUL PURPOSES**

8
9 **(Sponsored by Councilperson Gilyard)**

10
11 **WHEREAS**, the City of South Fulton (“City”) is a municipal corporation duly
12 organized and existing under the laws of the State of Georgia;

13
14 **WHEREAS**, the duly elected governing authority of the City is the Mayor and City
15 Council (“City Council”);

16 **WHEREAS**, pursuant to City Resolution 2018-013, “the City Manager shall
17 annually develop and bring to the City Council an update of a City-wide strategic plan
18 [“Strategic Plan”];

19 **WHEREAS**, a Strategic Plan is significant in helping the City Council to establish
20 long-term City goals, set key performance measures for each goal and address City
21 Council strategic priorities.”;

22 **WHEREAS**, the City Council desires to set deadline for the City Manager to bring
23 a Strategic Plan before the City Council; and

24 **WHEREAS**, this Resolution is in the best interests of the general welfare of the
25 City, its residents and general public.

26 **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL** as
27 follows:

28
29 **Section 1.** The City Manager is hereby directed to bring to the City Council a
30 proposed Strategic Plan for consideration and review at the City Council’s May 28, 2019
31 Workshop.

32 **Section 2.** It is hereby declared to be the intention of the Mayor and Council that: (a)
33 All sections, paragraphs, sentences, clauses and phrases of this Resolution are or
34 were, upon their enactment, believed by the City Council to be fully valid, enforceable
35 and constitutional.

36 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,
37 clause or phrase of this Resolution is severable from every other section, paragraph,
38 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause

39 or phrase of this Resolution is mutually dependent upon any other section, paragraph,
40 sentence, clause or phrase of this Resolution.

41 (c) In the event that any phrase, clause, sentence, paragraph or section of this
42 Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or
43 otherwise unenforceable by the valid judgment or decree of any court of competent
44 jurisdiction, it is the express intent of the City Council that such invalidity,
45 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
46 render invalid, unconstitutional or otherwise unenforceable any of the remaining
47 phrases, clauses, sentences, paragraphs or sections of the Resolution.

48 **Section 3.** All Resolutions and parts of Resolutions in conflict herewith are hereby
49 expressly repealed.

50 **Section 4.** The effective date of this Resolution shall be the date of adoption unless
51 provided otherwise by the City Charter or state and/or federal law.

52

53 THIS RESOLUTION adopted this _____ day of _____ 2019. **CITY OF**
54 **SOUTH FULTON, GEORGIA**

55

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59 _____
WILLIAM "BILL" EDWARDS, MAYOR

60

61

62 ATTEST:

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66 _____
S. DIANE WHITE, CITY CLERK

67

68 APPROVED AS TO FORM:

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EMILIA C. WALKER, CITY ATTORNEY

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The foregoing RESOLUTION No. 2019-_____, adopted on _____
was offered by Councilmember _____, who moved its approval. The motion
was seconded by Councilmember _____, and being put to a vote, the
result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Mark Baker, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Carmalitha Lizandra Gumbs	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Rosie Jackson	_____	_____
khalid kamau	_____	_____

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM “BILL” EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Diane White, City Clerk

FROM: Frank S. Milazi, CFO

DATE: May 7th, 2019

SUBJECT: Fiscal Impact Statement –Strategic Plan Resolution

REFERENCE: This resolution seeks to establish a deadline for the City Manager to bring a Strategic Plan before the City Council during the scheduled workshop on May 28th, 2019.

CONCLUSION

Funds **ARE NOT** needed for the implementation of the proposed resolution for this Fiscal Year.

BACKGROUND

A Strategic Plan is significant in helping the City Council to establish long-term City goals, set key performance measures for each goal and address City Council strategic priorities

This resolution seeks to establish a deadline for the City Manager to bring a Strategic Plan before the City Council during the scheduled workshop on May 28th, 2019.

FINANCIAL IMPACT

This resolution is deemed to NOT have a financial impact on the current fiscal year’s financial resources.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: First Reading of the Code Enforcement Ordinance
(Gumbs)

DATE: May 28, 2019

SUBJECT: First Reading of the Code Enforcement Ordinance
(Gumbs)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
First Reading of the Code Enforcement Ordinance (Gumbs, khalid)	Cover Memo	5/22/2019

1 **STATE OF GEORGIA**
2 **COUNTY OF FULTON**
3 **CITY OF SOUTH FULTON**

4
5
6 **AN ORDINANCE ENHANCING CODE ENFORCEMENT OPERATIONS, AMENDING**
7 **TITLE 1, ADMINISTRATION, OF THE CITY OF SOUTH FULTON CODE OF**
8 **ORDINANCES TO CREATE A NEW CHAPTER 12, CODE ENFORCEMENT, AND**
9 **FOR OTHER LAWFUL PURPOSES**

10
11 **(Sponsored by Councilperson Gumbs)**
12

13 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly
14 organized and existing under the laws of the State of Georgia;

15
16 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and
17 Council thereof ("City Council");

18 **WHEREAS**, the City desires to amend its code of ordinances through this
19 Ordinance to enhance administrative and code enforcement operations; and

20 **WHEREAS**, this Ordinance is in the best interests of the health and general
21 welfare of the City, its residents and general public.

22
23 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as
24 follows:

25
26 **Section 1. Title 1, Administration** of the City of South Fulton Code of
27 Ordinances is hereby amended to create a new **Chapter 12, Code Enforcement**, to
28 read as follows:

29
30 **TITLE 1. – ADMINISTRATION**

31 **CHAPTER 12. – CODE ENFORCEMENT**

32 **Sec. 1-12001. – Definitions.**

33 Definitions. The following words, terms and phrases, when used in this section, shall
34 have the meanings ascribed to them in this section, except where the context clearly
35 indicates a different meaning:

36 "Code enforcement officer" shall mean those employees or other agents of the city
37 duly authorized and appointed by the city manager whose duty it is to assure code
38 compliance, enforce the city code and/or to present code violations to the city municipal
39 court or code enforcement board.

40 "Person" means any individual, firm, partnership, permit holder, owner, corporation,
41 company, association, and includes any trustee, receiver, assignee, representative,
42 agent, manager or similar representative thereof.

43
44 "Repeat violation" shall mean a violation of a provision of the code by a person who
45 has previously been found, through a administrative, quasi-judicial and/or judicial
46 process, by admission or other means, to have violated the code within 5 years prior to
47 such new violation or a person who has failed to contest a citation for violating the code
48 within 5 years prior to the new violation.

49 Violator means any person who has committed a violation of the city code or
50 applicable state, federal and/or local laws, rules, acts and/or regulations.

51 "Violator" shall mean any person responsible for the code violation, which, in the
52 appropriate circumstances, may either be the perpetrator of the violation, the
53 responsible employee, agent, and/or manager of a business and/or the owner of the
54 real property upon which the violation occurred.

55
56 **Sec. 1-12002. – Authority.**

57 City code enforcement officers shall have the authority to issue citations against any
58 person whom the code enforcement officer has reasonable cause, following
59 investigation, to believe has committed a violation of city code. Such citation(s) shall be
60 brought, in the citing code enforcement officers' discretion, before the city municipal
61 court and/or code enforcement board. In addition, code enforcement officers shall have
62 all such other authority and responsibilities as they may be afforded by local, state and
63 federal law, in addition to those duties imposed by function of their job description,
64 and/or as designated by the city manager or his/her designee.

65
66 **Sec. 1-12003. – Procedure for issuing citations.**

67 **A. Notice.** Prior to issuing a citation, and based on the severity of the surrounding
68 circumstances, a code enforcement officer may provide notice to the violator that the
69 violator has committed a violation of the code and, if such notice is issued, shall
70 establish a reasonable time period, in light of the nature of the violation, within which
71 the violator must correct the violation.

72
73 **B. Service of the citation to the violator shall be as follows:**

- 74 1. Whenever possible and practicable, the code enforcement officer shall hand
75 deliver the citation directly to the violator, who shall be required to provide
76 identification to the code enforcement officer upon request.
- 77 2. Otherwise, including where the violator cannot be located after due diligence
78 or is believed to be located and/or reside outside the city, service of the
79 citation may be provided to the alleged violator by:

- 80 a. Certified mail to the address listed in the tax collector's office for tax
81 notices, or to any other address provided by the property owner in
82 writing to the city for the purpose of receiving notices. For property
83 owned by a corporation, notices may be provided by certified mail to the
84 registered agent of the corporation; or
- 85 b. For those violations involving the location of a motor vehicle,
86 recreational vehicle, boat or trailer, posting the citation conspicuously
87 on the motor vehicle, recreational vehicle, boat or trailer; or
- 88 c. Leaving the citation at the violator's usual place of residence with any
89 person residing therein who is above 15 years of age and informing
90 such person of the contents of the notice; or
- 91 d. In the case of commercial premises, by leaving the citation with the
92 manager, receptionist or other person in charge of acknowledging
93 visitors at such commercial location.
- 94 3. Evidence that an attempt has been made to hand deliver or serve the
95 citation as provided in this chapter, shall be sufficient to show that the
96 notice requirements of this division have been met, without regard to
97 whether or not the violator actually received such notice.

98 **C. Minimum Contents.** At a minimum, the citation issued by a code enforcement
99 officer shall state and contain the following information:

- 100 1. The date and time of issuance;
- 101 2. The name and (if known) address of the person to whom the citation is issued
102 against;
- 103 3. The date(s) the violation was allegedly committed;
- 104 4. The number or section of the code violated;
- 105 6. The last name of the code enforcement officer;
- 106 7. The date, time and location where the violator shall appear to answer to the
107 charge.

108
109 **Sec. 1-12004. – Code Enforcement and Abatement Funding.**

110 Fifty percent of the fines collected from citations issued by code enforcement officers
111 shall be allocated by the city finance director to a line item within the budget “Property
112 Abatement Fund.” Such funds shall be used, as directed by the Department of
113 Community and Regulatory Affairs, towards abating, fixing, repairing, protecting,
114 boarding, and/or demolishing property and/or taking other necessary action for code
115 enforcement purposes.

116
117 **Sec. 1-12005. – Non-exclusivity.**

118 The provisions of this chapter shall be an additional and supplemental means of
119 enforcing provisions of the city code. Nothing in this chapter shall preclude the city, or
120 its officers and employees, from employing, enacting and utilizing any other means,
121 methods, procedures and penalties authorized by state or local law for the enforcement
122 of its city code.

123

124 *****

125 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All
126 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
127 upon their enactment, believed by the City Council to be fully valid, enforceable and
128 constitutional.

129 (b) To the greatest extent allowed by law, each and every section, paragraph,
130 sentence, clause or phrase of this Ordinance is severable from every other section,
131 paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph,
132 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
133 section, paragraph, sentence, clause or phrase of this Resolution.

134 (c) In the event that any phrase, clause, sentence, paragraph or section of this
135 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
136 otherwise unenforceable by the valid judgment or decree of any court of competent
137 jurisdiction, it is the express intent of the City Council that such invalidity,
138 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not
139 render invalid, unconstitutional or otherwise unenforceable any of the remaining
140 phrases, clauses, sentences, paragraphs or sections of the Ordinance.

141 **Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly
142 repealed.

143 **Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized
144 to make non-substantive formatting and renumbering edits to this ordinance for
145 proofing, codification, and supplementation purposes. The final version of all
146 ordinances shall be filed with the City Clerk.

147 **Section 5.** The effective date of this Ordinance shall be on the date as set forth
148 under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state
149 and/or federal law.

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158 The foregoing Ordinance No. 2019-xxx was moved for approval by Councilmember
159 _____. The motion was seconded by Councilmember
160 _____, and being put to a vote, the result was as
161 follows:

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	AYE	NAY
William "Bill" Edwards, Mayor	_____	_____
Mark Baker, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Carmalitha Lizandra Gumbs	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Rosie Jackson	_____	_____
khalid kamau	_____	_____

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180 THIS ORDINANCE, so adopted this _____ day of _____ 2019. **CITY OF**
181 **SOUTH FULTON, GEORGIA**

182
183

184 _____
185 WILLIAM "BILL" EDWARDS, MAYOR

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ATTEST:

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191 _____
S. DIANE WHITE, CITY CLERK

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APPROVED AS TO FORM:

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EMILIA C. WALKER, CITY ATTORNEY

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GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: Chief Financial Officer's Monthly Report - April 2019

DATE: May 28, 2019

SUBJECT: Chief Financial Officer's Monthly Report - April 2019

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
INCOME STATEMENT AS OF April 30th, 2019	Cover Memo	5/22/2019

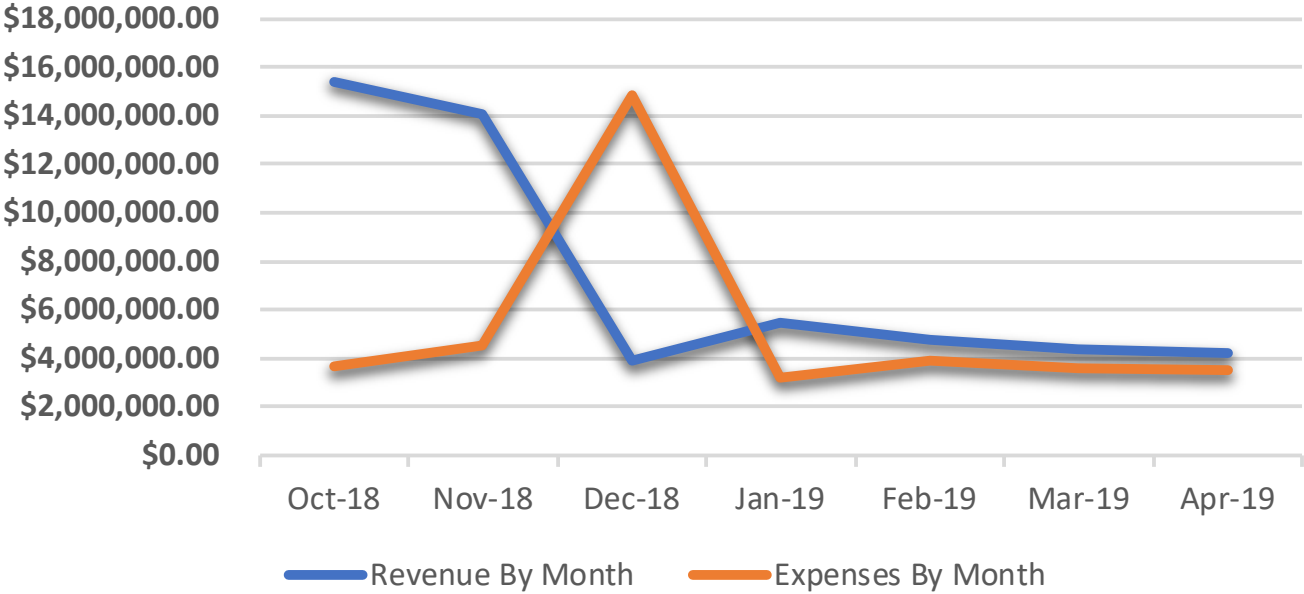
**CITY OF SOUTH FULTON
INCOME STATEMENT
AS OF
APRIL 30TH, 2019**

**FRANK S. MILAZI, CPFA, CPFIM
CHIEF FINANCIAL OFFICER**

Revenue vs Expenditures Summary

Month Ending April 30th 2019

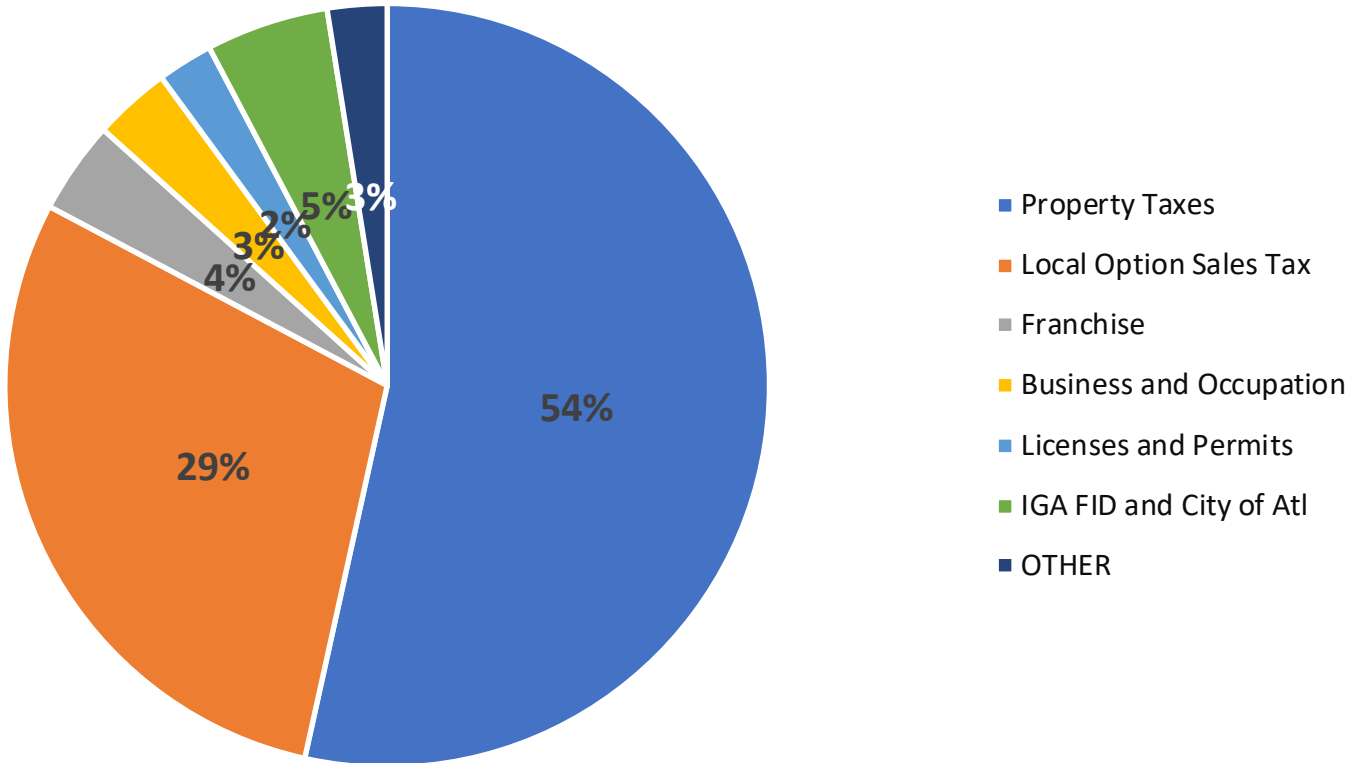
Revenue vs Expenditures By Month



The largest revenue driver during the months of October and November were property taxes in the amount of \$23M. The increase in expenses for the month of December 2018 was paying \$12M in debt.

Revenue By Source

Revenue By Source



Property Taxes and The Local Option Sales Tax account for 83% of Revenues

3



City of South Fulton Summary of Revenues For Month Ending April 30, 2019

	2019 Budget	Feb-19	Mar-19	Apr-19	Trend	Oct - April	Balance	% Received
Taxes								
Property Taxes	33,907,936	1,510,614	845,103	241,619		27,831,227	(6,076,709)	82%
Local Option Sales Tax	24,000,000	2,058,819	2,070,407	2,191,884		15,250,399	(8,749,601)	64%
Motor Vehicle	700,000	4,135	3,790	3,858		267,227	(432,773)	38%
Intangible	200,000	45,527	54,680	35,773		223,818	23,818	112%
Franchise	1,000,000	-	593,216	87,013		2,041,480	1,041,480	204%
Business and Occupation	1,800,000	258,261	148,716	1,021,692		1,696,126	(103,874)	94%
Other Taxes	3,270,000	8,372	8,497	12,023		141,760	(3,128,240)	4%
Total Taxes	64,877,936	3,885,728	3,724,409	3,593,862		47,452,039	(17,425,897)	73%
Licenses and Permits	1,600,000	99,005	247,389	164,680		1,223,803	(376,197)	76%
IGA FID and City of Atl	3,696,000	648,334	308,333	308,333		2,700,722	(995,278)	73%
<i>Charges for Services</i>	750,000	52,246	69,628	79,353		374,698	(375,302)	50%
Municipal court	200,000	30,601	20,327	27,195		249,238	49,238	125%
Other Revenue	50,500	11,650	8,415	7,310		55,876	5,376	111%
Transfer to Other funds							-	
Total Revenues	71,174,436	4,727,565	4,378,501	4,180,733		52,056,376	(19,118,060)	73%

City of South Fulton Major Fund Variances

As of April 30th, 2019

Business and Occupation Tax: 2019 Budget for this revenue line is \$1,800,000 and only \$1,021,692 has been received as of end of Apr. 2019. Business and Occupation Tax was not due until March 31, 2019. More revenue will be reflected in the May report.

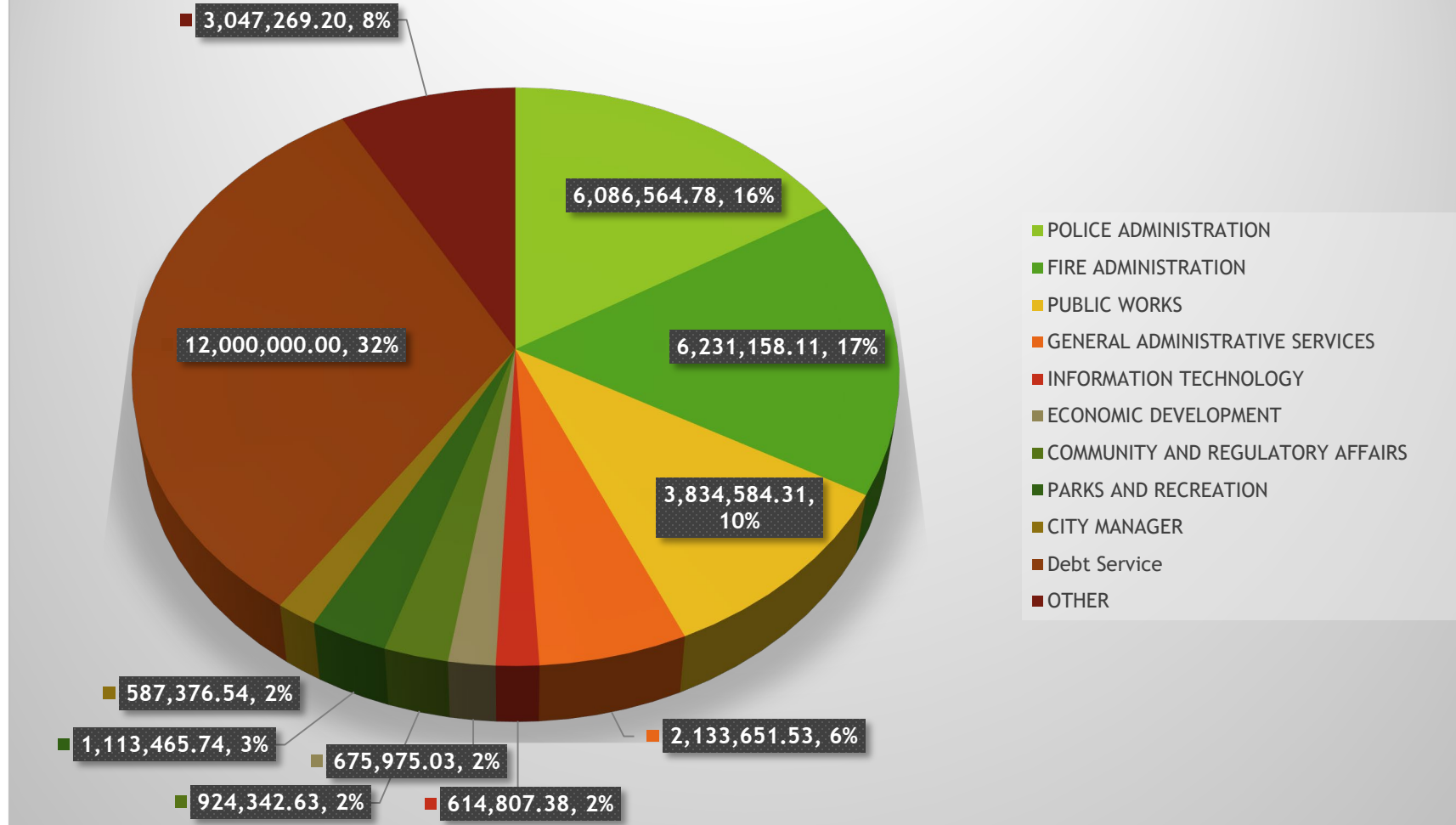
Building Permit: Building Permit revenue received end of Apr. 2018 was \$678,921 vs \$1,223,803 received end of Apr 2019.

Charges for Services: Charges for Services is current trending up and has been since February, This trend should continue as the summer months are among us recreational revenue begins to increase collections

City of South Fulton Summary of Expenditures For Period Ending April 30th

Account Description	Budgeted	April	Oct 2018 - Apr 2019	Balance	% used
DISTRICT 1	140,982.00	9,349.78	52,910.54	88,071.46	37.53
DISTRICT 2	140,982.00	8,781.36	61,770.42	79,211.58	43.81
DISTRICT 3	140,885.00	5,895.63	66,505.82	74,379.18	47.21
DISTRICT 4	140,885.00	8,658.11	60,482.50	80,402.50	42.93
DISTRICT 5	143,285.00	10,841.29	71,583.91	71,701.09	49.96
DISTRICT 6	140,982.00	12,374.74	84,352.35	56,629.65	59.83
DISTRICT 7	143,287.00	12,773.15	95,624.66	47,662.34	66.74
CITY CLERK	677,029.00	22,093.04	196,612.35	480,416.65	29.04
MAYOR	209,161.00	11,433.18	91,725.61	117,435.39	43.85
CITY MANAGER	1,327,325.00	100,379.30	587,376.54	739,948.46	44.25
FINANCE AND ADMINISTRATIVE SERVICE	1,984,644.00	50,098.95	744,812.60	1,239,831.40	37.53
CONTRACTS & PROCUREMENT	467,773.00	18,047.39	83,979.01	383,793.99	17.95
LAW	600,000.00	51,117.74	301,559.71	298,440.29	50.26
INFORMATION TECHNOLOGY	1,615,581.00	162,751.31	614,807.38	1,000,773.62	38.05
HUMAN RESOURCES	752,032.00	54,237.39	370,641.50	381,390.50	49.29
RISK MANAGEMENT	264,841.00	6,643.70	54,513.55	210,327.45	20.58
COMMUNICATIONS	460,622.00	14,931.64	223,488.11	237,133.89	48.52
GENERAL ADMINISTRATIVE SERVICES	4,032,578.00	232,718.54	2,133,651.53	1,898,926.47	52.91
MUNICIPAL COURT	1,228,589.00	55,645.52	486,706.56	741,882.44	39.62
POLICE ADMINISTRATION	12,943,116.00	944,299.58	6,086,564.78	6,856,551.22	47.03
FIRE ADMINISTRATION	12,732,497.00	790,677.48	6,231,158.11	6,501,338.89	48.94
PUBLIC WORKS	6,035,808.00	532,013.47	3,834,584.31	2,201,223.69	63.53
PARKS AND RECREATION	3,345,231.00	129,943.15	1,113,465.74	2,231,765.26	33.29
COMMUNITY AND REGULATORY AFFAIRS	3,418,524.00	140,413.59	924,342.63	2,494,181.37	27.04
ECONOMIC DEVELOPMENT	1,584,798.00	149,840.21	675,975.03	908,822.97	42.65
DEBT SERVICE	12,000,000.00	0.00	12,000,000.00	0.00	100.00
GENERAL FUND EXPENDITURES TOTALS	66,671,437.00	3,535,959.24	37,249,195.25	29,422,241.75	55.87

Expenses YTD By Department



Seven Month Cash Flow

Cash Inflows & Outflows		October, 2018	Nov, 2018	Dec, 2018	Jan, 2019	Feb, 2019	Mar-19	Apr-19
Beginning Cash Balance	4,486,260	4,486,260.00	16,399,556	24,762,419	13,118,446	14,122,747	15,063,274	16,410,235
Cash Receipts G.F		15,573,287	11,932,041	3,352,346	5,537,174	5,215,246	4,322,776	4,108,029
Total Cash Receipts		20,059,547	28,331,597	28,114,765	18,655,620	19,337,993	19,386,050	20,518,264
Disbursement								
Salaries		1,636,073	2,397,789	1,499,193	1,870,292	1,902,507	1,896,173	1,506,215
Operations & maintenance		1,877,566	277,270	1,019,866	1,201,158	2,354,832	1,079,367	1,826,211
E-911		146,352	160,935	160,935	1,448,414	-	-	
Fulton County			733,184					
Solid Waste				325	13,010	17,380	275	
Tax Anticipation Note		-	-	12,316,000	-	-		
Total Disbursement GF		3,659,991	3,569,178	14,996,319	4,532,873	4,274,720	2,975,815	3,332,426
Surplus (Deficit)		11,913,296	8,362,863	(11,643,973)	1,004,301	940,527	1,346,961	775,603
Ending Cash Balance		16,399,556	24,762,419	13,118,446	14,122,747	15,063,274	16,410,235	17,185,838

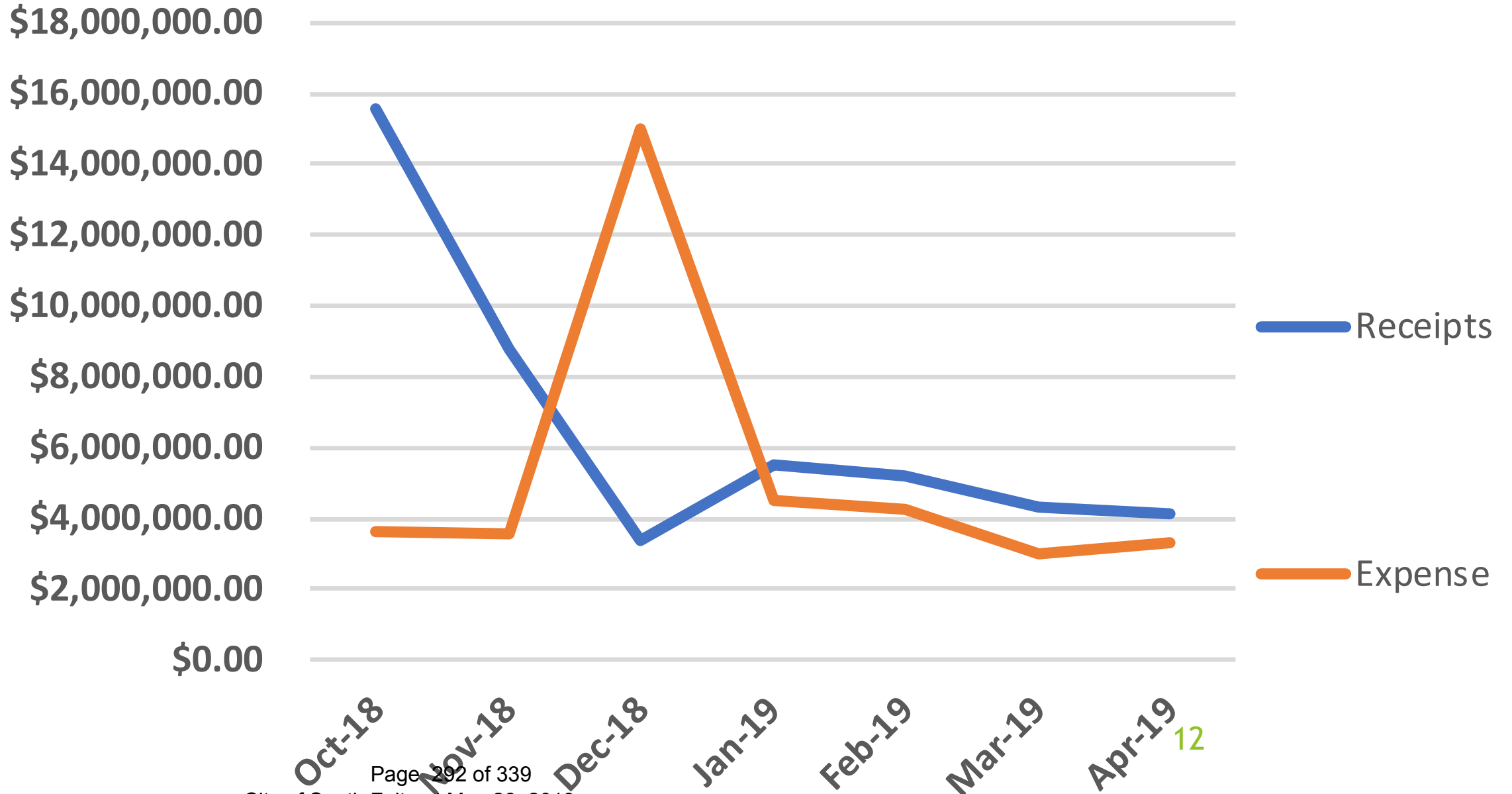
Cash Flow Summary

FY19 Cash Balance has increased from \$4,486,260 in Oct 2018 to \$17,185,838 as end of April. 2019.

Cash inflows continues to exceed our monthly cash outflows for since January 2019. However, this trend is expected to reverse course with May summer hiring for seasonal staff in some departments such as Parks and Recreation.

Based on our projections, current cash position is enough to finance all approved appropriations through the end of the fiscal year , September 30,2019.

Cash Flow By Month



Questions

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR



ODIE DONALD II
CITY MANAGER

MEMORANDUM

TO: City Manager's Monthly Report - April 2019

DATE: May 28, 2019

SUBJECT: City Manager's Monthly Report - April 2019

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
City Manager's Monthly Report - April 2019	Cover Memo	5/22/2019



GOVERNMENT OF THE CITY OF SOUTH FULTON

CITY MANAGER MONTHLY

April 2019

Report



Greetings Honorable Mayor and City Council Members,

I am honored to present a summary of the City's monthly administrative activities. South Fulton is one of Georgia's largest cities, with a population of more than 100, 000 residents, home to more than 1,800 businesses, covering a diverse geographic area of more than 85 square miles. Leveraging Council's five key priorities (1. Improve Parks and Recreation 2. Improve Public Safety 3. Economic Development 4. Updating Comprehensive & Land Use Plans 5. Create Branding & Messaging) for the City, our staff is committed to ensuring our residents receive world class customer service, and access to resources that support a safe, inclusive, innovative, and economically vibrant city.

As we move forward on post transition activities, there is much to look forward to --- including the implementation of key planning activities focused on economic development, land use, parks and recreation --- all focused on developing our sense of place. Our City is moving forward towards realizing the vision of our 100,000 residents. I encourage you to connect with your constituents to further encourage their engagement in these worthy activities. This report highlights the continued efforts that have resulted in the efficient delivery of services in line with your collective vision. Please review a summary of the City's successful outcomes from April of FY2019.

In Service,

Odie Donald II
City Manager



1. IMPROVE PARKS AND RECREATION

Department Highlights/Accomplishments

- **City of South Fulton Track & Field:** Congratulations are in order as the Parks & Recreation Department had several athletes win the Georgia Recreation and Park Association (GRPA) State Championship in multiple events. Two of the athletes set a new State record in the 11/12 boys 400 Meter Run and 7/8 girls Long Jump. Every athlete that represented the City of South Fulton placed within the top eight in the State of Georgia in their respective events. Overall, the girls team placed second out of 26 teams in the State and the boys team placed third out of 27 teams in the State.
- **April Program Registration Numbers:**
 - After School Program – 86
 - Open Gym – 132
 - Open Swim – 200
 - Fitness – 445
 - Club 55 Card Day – 100
 - Line Dancing – 480

Facility Improvement Projects

- **LED Lighting:** Cliftdale Park was outfitted with new LED lights on all existing light poles throughout the park. The new light fixtures provide improved lighting with the added benefit of being more energy efficient and cost effective.

Project Status

Project	Status	Task Remaining
Parks Master Plan	In Progress	Bid Closed – Selection Committee
STEM Programming	In Progress	Bid Closed – Selection Committee
City-wide Concessions	In Progress	RFP Pending
Tennis Programming	In Progress	Revision of RFP – Scheduled to be reissued June 2019



2. IMPROVE PUBLIC SAFETY -
CODE ENFORCEMENT, POLICE AND FIRE

Code Enforcement and Code Board

SeeClickFix Violations

- 265 Cases (YTD Open)
- 134 Cases (YTD Closed)
 - 78 Acknowledged
 - 62 Archived-Closed
 - 67 Open
 - 46 Closed

Violations Reported in Edmunds

- 742 Cases (YTD)
 - 483 Open Cases
 - 259 Closed Cases
- 354 cases (April 2019)
 - 216 Open Cases
 - 138 Closed Cases
 - 4 Pending Cases

Code Enforcement Board

- 152 Cases (YTD)
- 45 Cases (April 2019)

**Average cases include maintenance of property (trash, debris, and high weeds), junk vehicles, and property maintenance violations.*

Municipal Court

- 37 Cases (YTD)
- 11 Cases (April 2019)



Fire Department

CRR - South Fulton Fire Rescue Monthly Report- April 2019		
Fire Rescue Activities	Current Month	YTD
COLUMN #1:		
Emergency Call Volume		
Fire	25	141
Overpressure Rupture, Explosion, Overheat	0	3
EMS/Rescue	668	2720
Hazardous Condition	36	113
Service Calls	134	508
Good Intent Calls	327	1235
False Alarms & False Calls	97	380
Severe Weather/Natural Disaster	2	6
Special Incident Types	2	2
Non-Specific	0	2
Total	1291	5110
Average Response Time	6:48	6:45
COLUMN #2		
Community Risk Reduction (CRR) Activities		
Company Level Inspections	0	0
CRR Final and Existing Business Inspection Requests	58	144
Company Level Inspections - Vacant Buildings	0	0
COLUMN #3		
Fire Safety Education		
Number of Classes	0	65
Number of Students	0	1,115
Number of Special Events	1	6
Number of Persons Contacted	150	2180
Number of Facilities Visited and Educated	17	41
Number of Apparatus Requests	4	28



COLUMN #4		
Homes Visited	15	27
Smoke Detectors Installed (via fire station requests)	54	78
Smoke Detectors Given to the Public (via Fire Stations)	0	2
COLUMN #5		
Fee Schedule Collection		
Fire Safety Inspections	\$ 75.00	\$ 2,175.00
Personal Care Homes/ Day Care Inspections	\$ 1,575.00	\$ 2,200.00
Fire Alarm Reviews	\$ -	\$ 90.00
Fire Sprinkler Review	\$ 30.00	\$ 84.95
Blasting Permits	\$ -	\$ -
Open Records Request	\$ 10.00	\$ 45.00
Special Events	\$ -	\$ -
Combustible Permits	\$ -	\$ -
Fireworks Permits	\$ -	\$ -
Business Inspections	\$ 150.00	\$ 225.00
Burn Permits	\$ -	\$ -
Tent Permit	\$ -	\$ -
Fire Extinguisher Training	\$ -	\$ -
2019 Year-To Date Total		\$ 4,819.95
Fee Schedule Collection Total for 2018		\$ 4,819.95

Department Updates

- On April 22, 2019 the South Fulton Fire Department visited the Sheltering Arms Stonewall Tell Center where personnel read to children and gave them a tour of Engine 1.
- The South Fulton Fire Department participated in an active duty shooter drill at Westlake High School.
- The South Fulton Fire Department participated in three (3) meetings with the City Manager to provide feedback on the selection of the next Fire Chief.



Police Department

28 DAY COMPSTAT								
Crime by MONTH	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
AGG ASSAULT-GUN	14	6	2	1	1	7	6	37
AGG ASSAULT-OTHER WEAPON	2		1	1		1		5
AGG BATTERY				1				1
BURGLARY-FORCED ENTRY-RESIDENCE	2	6	7	6	3	4	3	31
BURGLARY-FORCED ENTRY-NONRESIDENCE		3	1				1	5
BURGLARY-NO FORCED ENTRY-RESIDENCE				2			1	3
BURGLARY-NO FORCE ENTRY-NON RESIDENCE		1						1
ARSON					1			1
MURDER	1							1
RAPE								0
ROBBERY-BUSINESS	1		1					2
ROBBERY-STREET	1	2	2	1	3	2	1	12
THEFT-ARTICLES FROM VEHICLE	5	22	12	10	9	5	12	75
THEFT-OTHER OFFENSES	8	21	15	19	20	13	6	102
THEFT BY TAKING AUTO	8	6	3	5	8	8	12	50
TOTALS	42	67	44	46	45	40	42	326

Department Updates

- The Silver Jubilee Pioneer Award was presented by the Safe Kids of Fulton County Coalition at their 25th Anniversary Celebration on April 30, 2019 to Captain Hattie Cotton-Tukes for her outstanding commitment and dedicated years of service to reduce unintentional childhood injuries in Fulton County.
- The South Fulton Police Department promoted two (2) employees to the rank of Sergeant and three (3) employees to the rank of Detective on Monday, April 15, 2019.
- The South Fulton Police Department celebrated it’s first anniversary with a picnic at Trammell Crow Park.



3. ECONOMIC DEVELOPMENT

Business License

- **April 2019 Business Licenses Processed**
 - 51 New Business Licenses
 - 136 Renewed Business Licenses
- **Total Business Licenses Processed**
 - 517 (YTD)
 - 187 (April 2019)

Permits and Buildings

- **2019 Issued Building Permits**
 - 840 Permits
 - 508 Residential
 - 41 Commercial/Industrial
 - 291 Miscellaneous*
- **April 2019 Issued Building Permits**
 - 243 Permits
 - 109 Residential
 - 23 Commercial/Industrial
 - 111 Miscellaneous*
- **Land Disturbance Permits**
 - 13 Permits (YTD)
 - 5 Permits (April 2019)

**Miscellaneous permits would include, but are not limited to, fence, pool, plumbing, trade, and electrical.*



Geographic Information System

	Map Requests	Addressing	Demographics	Data Analysis	Deed/Plat Research	Total Requests
2017 Total	19	18	5	22	12	76
2018 Total	165	90	21	175	75	526
2019 March	18	10	0	13	18	59
2019 YTD	67	39	2	55	43	206

Online GIS Application Views

- Public Facing
 - Public Works Information Viewer – 89
 - Zoning and Land Use Viewer – 311
 - Property Information Viewer – 622
 - Undeveloped Properties Viewer – 23
- Internal Only
 - Fire Information Viewer – 81
 - FID Viewer – 2

Department Updates

- GIS Home Page on COSF website – The “Go Live’ date is pending due to a possible redesign of the site via the City’s partnership with ROK Technologies. The page link is <https://cosfga.maps.arcgis.com> and can be accessed.
- Major Projects and Points of Focus:
 - GIS support to COSF Complete Count Committee



- Pending Council Requests:
 - Councilman khalid
 - Request for updated business licenses by district – 65% complete
 - Request for population density map – Pending

- Map Requests
 - City Facilities Map – Pending
 - Maps to Support City Ordinances (truck routes, cell towers, elections, etc.) – Pending
 - Fire Station (individual maps) – Pending, Station 15 has been completed



4. PLANNING – REVIEW AND UPDATE

COMPREHENSIVE AND LAND USE PLAN

Moratorium

On June 12, 2018, a 90-day moratorium was implemented for Districts 2, 3, 4, 5 and 6. This moratorium was extended on September 18, 2018. On December 27, 2018, a second moratorium extension occurred leading to an expected release date on March 27, 2019. On March 26, 2019, a Resolution was adopted to impose a moratorium on the acceptance of applications and/or petitions for rezoning and variances for Districts 3, 5 and 6 for 45 days. As of today, there have been a total 89 zoning related requests that have been affected by the Moratorium. Of these 89 requests:

- 22 projects are located within Council District 2;
- 15 projects are located within Council District 3;
- 26 projects are located within Council District 4;
- 9 projects are located within Council District 5;
- 8 projects are located within Council District 6; and
- 9 projects are within an unspecified Council district.

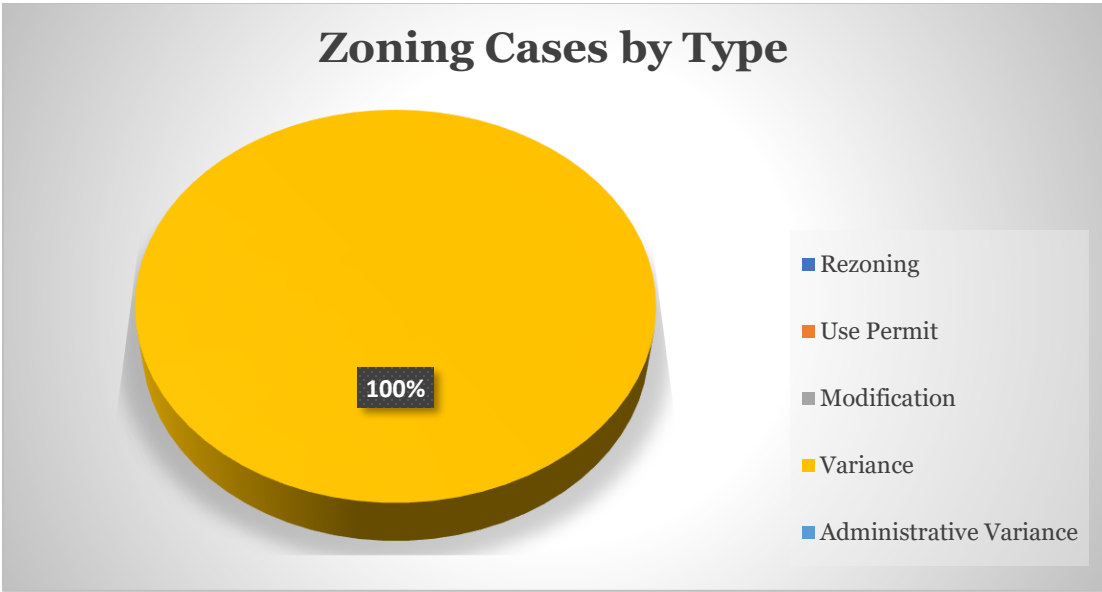
Zoning Applications & Certifications

Staff has processed a total of 60 zoning applications, 74 zoning certifications and one (1) open records reports as of April 30, 2019.

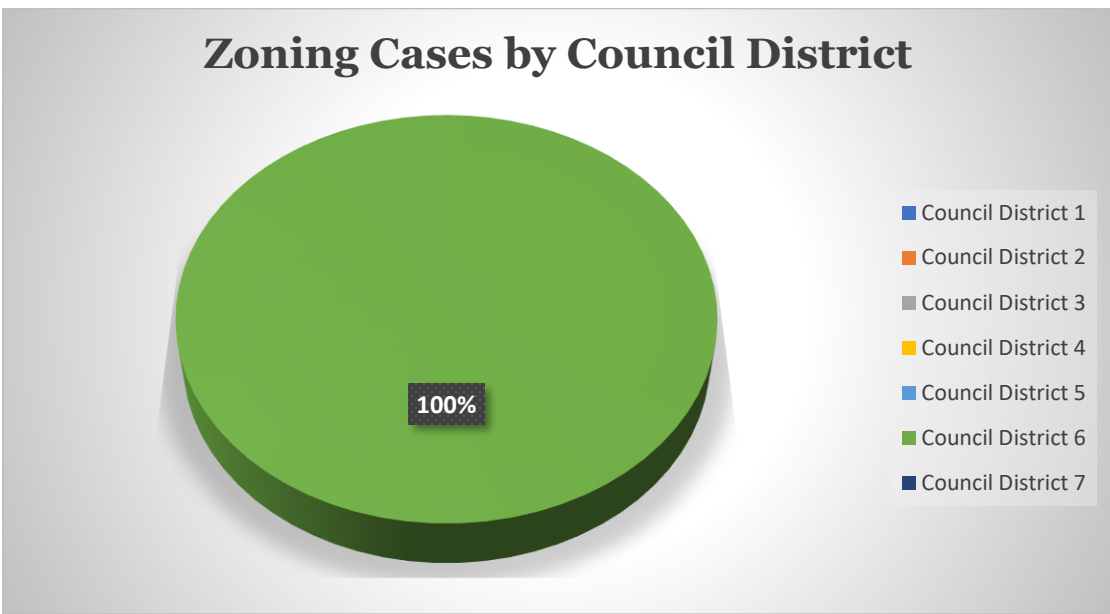
Zoning Cases

One (1) zoning application was received for April 2019 and is broken down by type as follows:

- 0 Rezoning
- 0 Use Permit
- 0 Modifications
- 1 Variance
- 0 Administrative Variance



The location of each of these cases is broken down by Council district below.





5. CREATE AND IMPLEMENT BRANDING AND MESSAGING

I. Website Launch






Host	Statistics	Progress
CivicPlus	Visits: 307,557 Pageviews: 713,380 Unique pageviews: 527,860	Uploaded State of the City Address Video

II. “The South Fulton Monthly” E-Newsletter

Current Number of Subscribers	Frequency	Host	Next Issue
3,960	Monthly	Constant Contact	June 3rd

Link to latest Issue: <https://conta.cc/2Hbu9YC>

III. COSF Social Media

 <p>Twitter -Followers: 784 -Tweets: 1,136 -Likes & Retweets: 1,941</p>	 <p>Instagram -Followers: 1,060 -Posts: 491 -Engagement (Likes & Comment): 4,808</p>	 <p>Facebook -Followers: 1,270 -Posts: 650+ -Engagement (Reactions, Shares & Comments): 3,211</p>	 <p>Nextdoor -Members: 22,822</p>	 <p>YouTube -Views: 17,200 -Impressions: 76.8K -Subscribers: 199</p>
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IV. Mayor's Community Walk

a. Mayor's Community Walk Monthly Reports:

- Mayor's Community Walk June 7th 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1138/Mayors-Community-Walk-June-7th-30-Day-Report-7-30-18>
- Mayor's Community Walk June 27th 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1142/Mayors-Community-Walk-June-27th-30-Day-Report-Final>
- Mayors Community Walk July 25th 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1146/Mayors-Community-Walk-July-25th-30-Day-Report-Final>
- Mayors Community Walk August 22nd 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1150/Mayors-Community-Walk-August-22nd-30-Day-Report->
- Mayors Community Walk October 24th 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1153/Mayors-Community-Walk-October-24th-30-Day-Report>
- Mayors Community Walk November 28th 30-Day Report:
<https://www.cityofsouthfultonga.gov/DocumentCenter/View/1455/Mayors-Community-Walk-November-28th-30-Day-Report>

Should you need further information regarding this correspondence, please contact Odie Donald II at odie.donald@cityofsouthfultonga.gov.



CALENDAR OF EVENTS



CITY OF SOUTH FULTON MAY CALENDAR 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 South Fulton Development Authority Meeting 6PM	7	8	9 District 4 Zoning Rewrite Townhall Meeting at 7PM	10	11 District 3 Fit to Serve at 12PM
12	13	14 Historic & Cultural Landmarks Commission Meeting 12PM City Council Work Session 5PM City Council Meeting 7PM	15	16 Zoning Board of Appeals Meeting 6pm Power of Compliance 6PM	17	18
19	20	21 Mayor William "Bill" Edwards at 5 th Grade Awards Ceremony Cliftondale Elementary 5PM Planning Commission Meeting 7pm	22	23 Mayor William "Bill" proclamation to AIB District 5 Senior Royale Gala, 6pm-10pm	24	25
26	27	28 City Council Work Session 5pm City Council Meeting 7pm	29	30	31	

EVENTS

May 6: South Fulton Development Authority Meeting at 6PM at Welcome All Park

May 9: District 4 Councilwoman Naema Gilyard Hosts Zoning Rewrite Townhall Meeting 7PM- 9PM Cedar Grove Community Building [Click Here](#)

May 11: District 3 Councilwoman Helen Willis Hosts Fit to Serve- Physically and Mentally 12PM – 4PM at Welcome All Park. [Click Here](#)

May 14: Historic & Cultural Landmarks Commission Meeting 12PM at Welcome All Park; City Council Work Session 5pm & City Council Meeting 7PM at Fulton County South Service Center

May 16: Power of Compliance Seminar 6PM – 8PM at Welcome All Park. [Click Here](#) & Zoning Board of Appeals Meeting 6PM at Fulton County South Service Center

May 21: Mayor William "Bill" Edwards speaks at 5th Grade Awards Ceremony at 5PM at Cliftondale Elementary

May 21: Planning Commission Meeting at 7PM at City of South Fulton City Hall

May 23: Mayor William "Bill" Edwards presents Proclamation to the Atlanta Interfaith Broadcasters at 6PM at the Southwest Arts Center (915 New Hope Road, Atlanta, GA 30331).

May 23: District 5 Councilwoman Rosie Jackson Hosts Senior Royale Gala, Prince Grand Hall Lodge 6PM - 10PM. [Click Here](#)

May 28: City Council Work Session 5PM & City Council Meeting 7PM at Fulton County South Service Center



PUBLIC WORKS REPORT



Public Works Department Monthly Report April 2019

By the Numbers

1,716.....Calls received by the Call Center for both the City and Public Works

568.....Work Requests Completed

287.....Calls inquiring about Spring Clean Up/Senior Pick Up

28.....Potholes filled (17 filled and 11 were re-categorized for resurfacing)

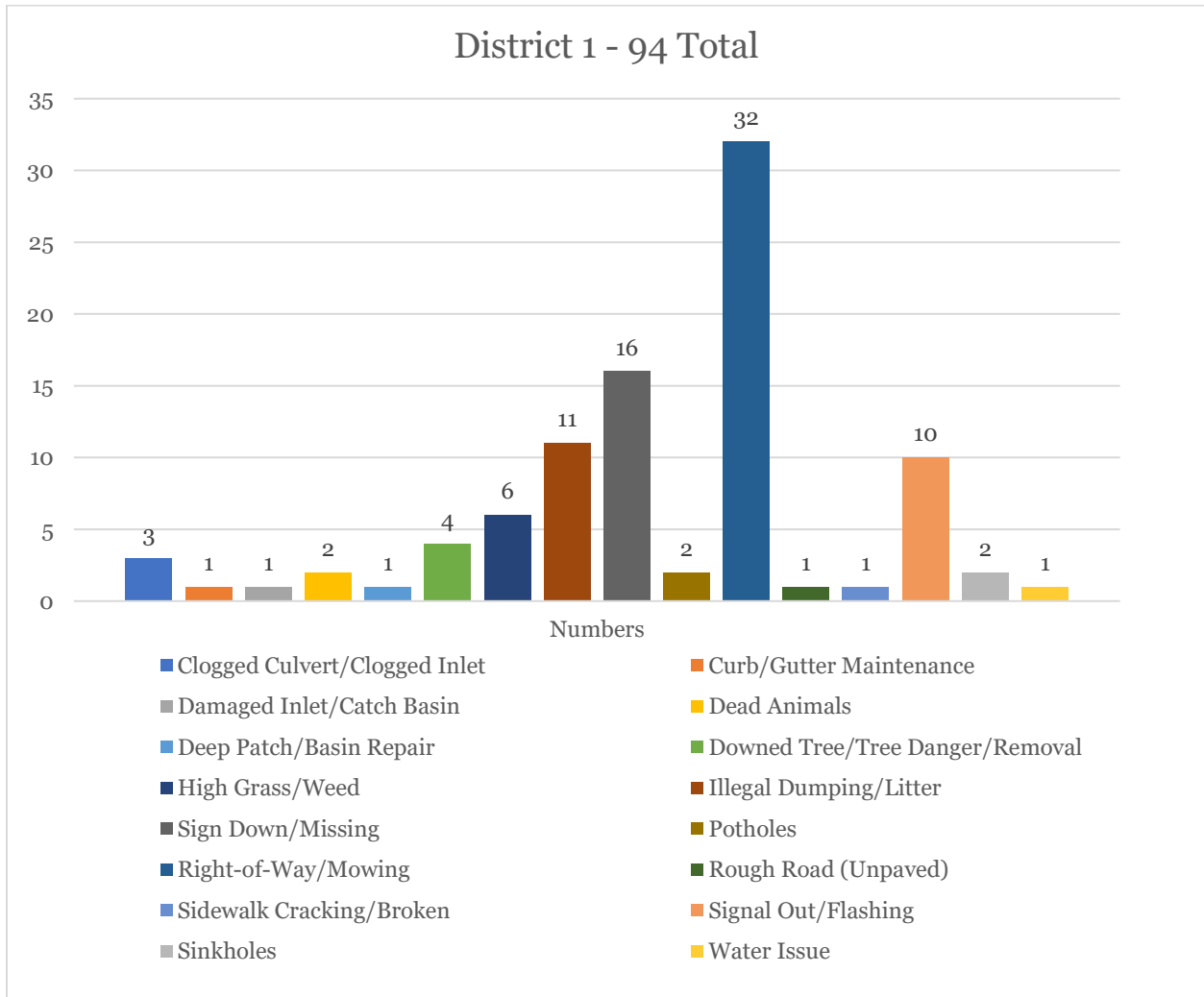
102.....Illegal dumping/Litter complaints

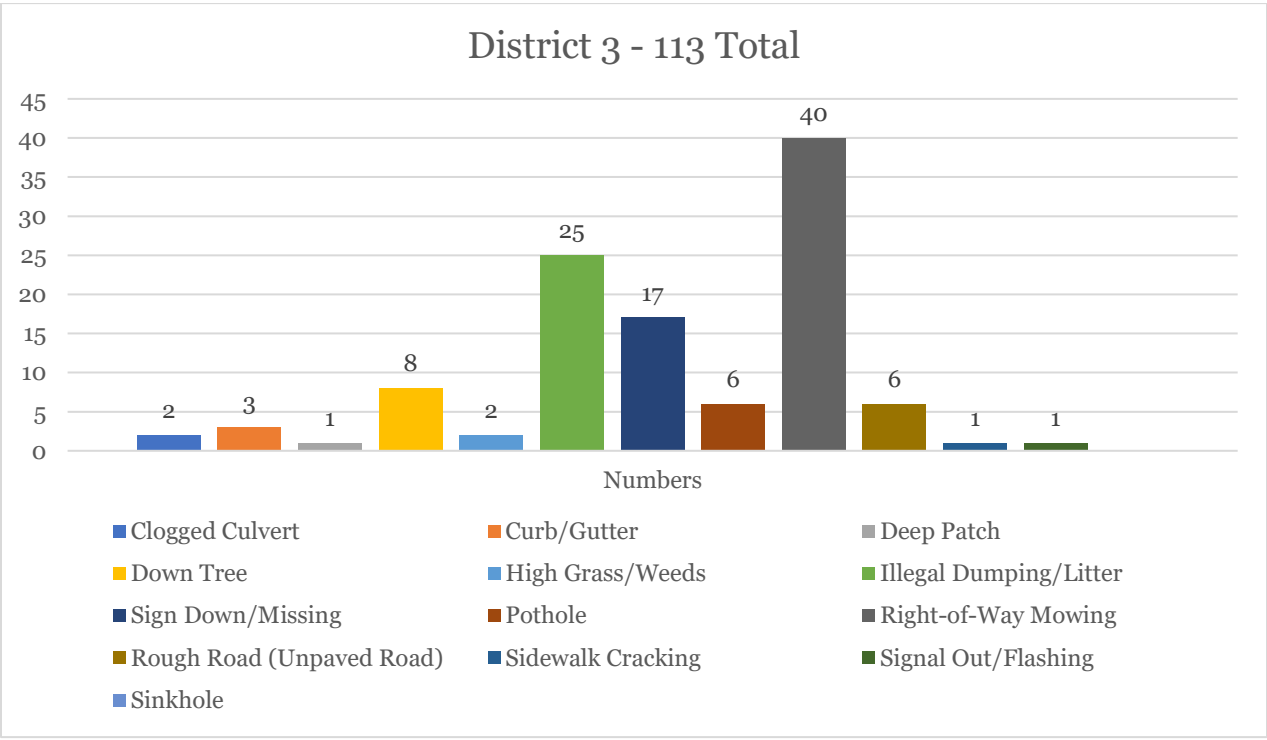
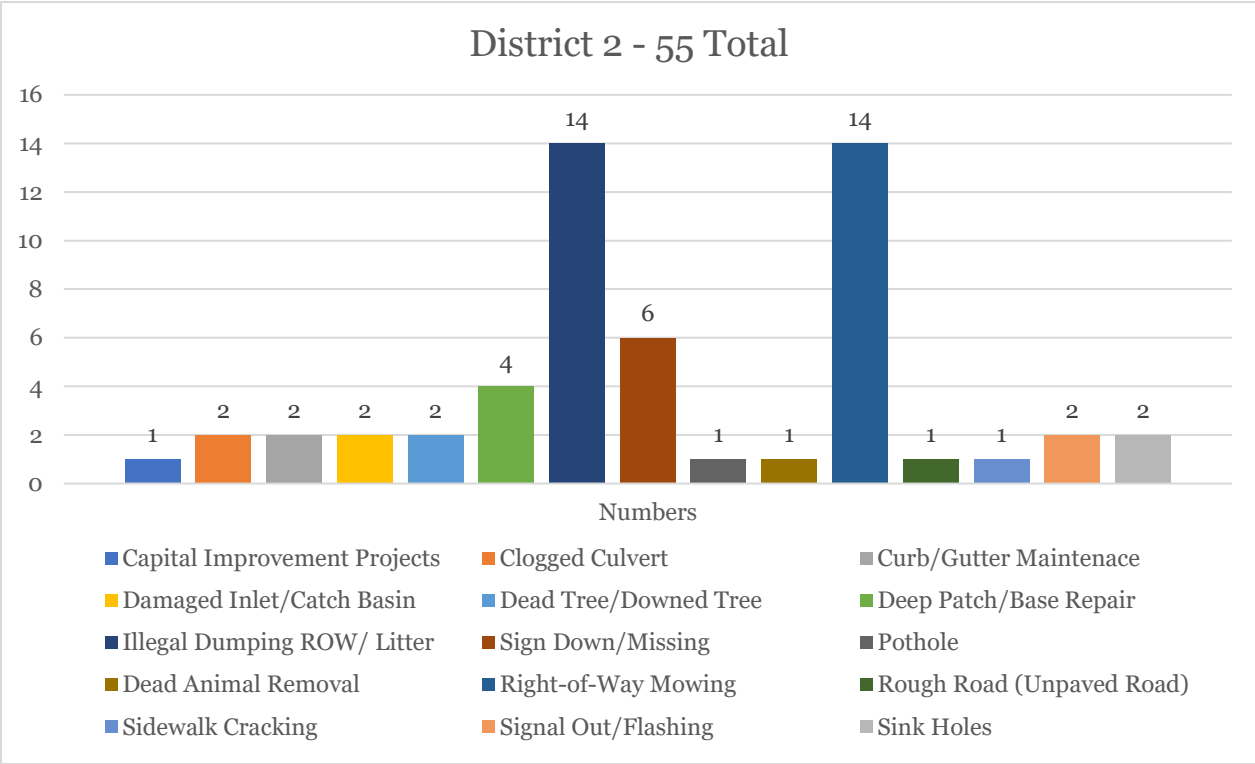
66.....Drainage Related complaints

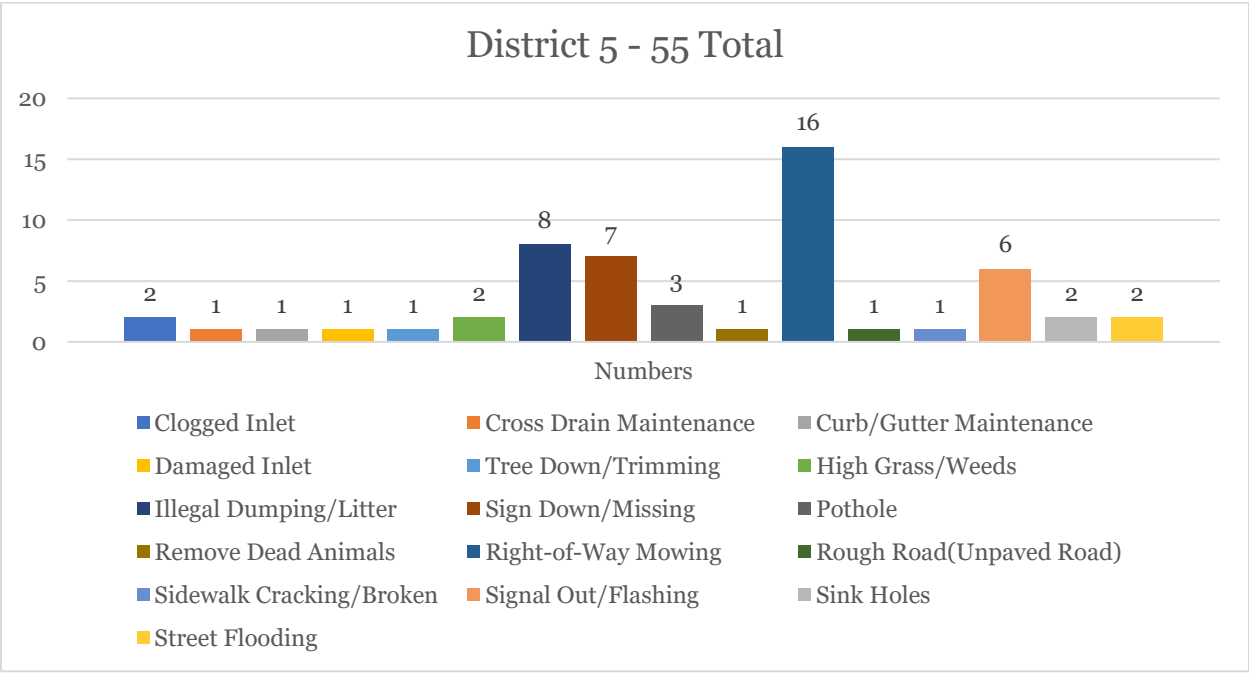
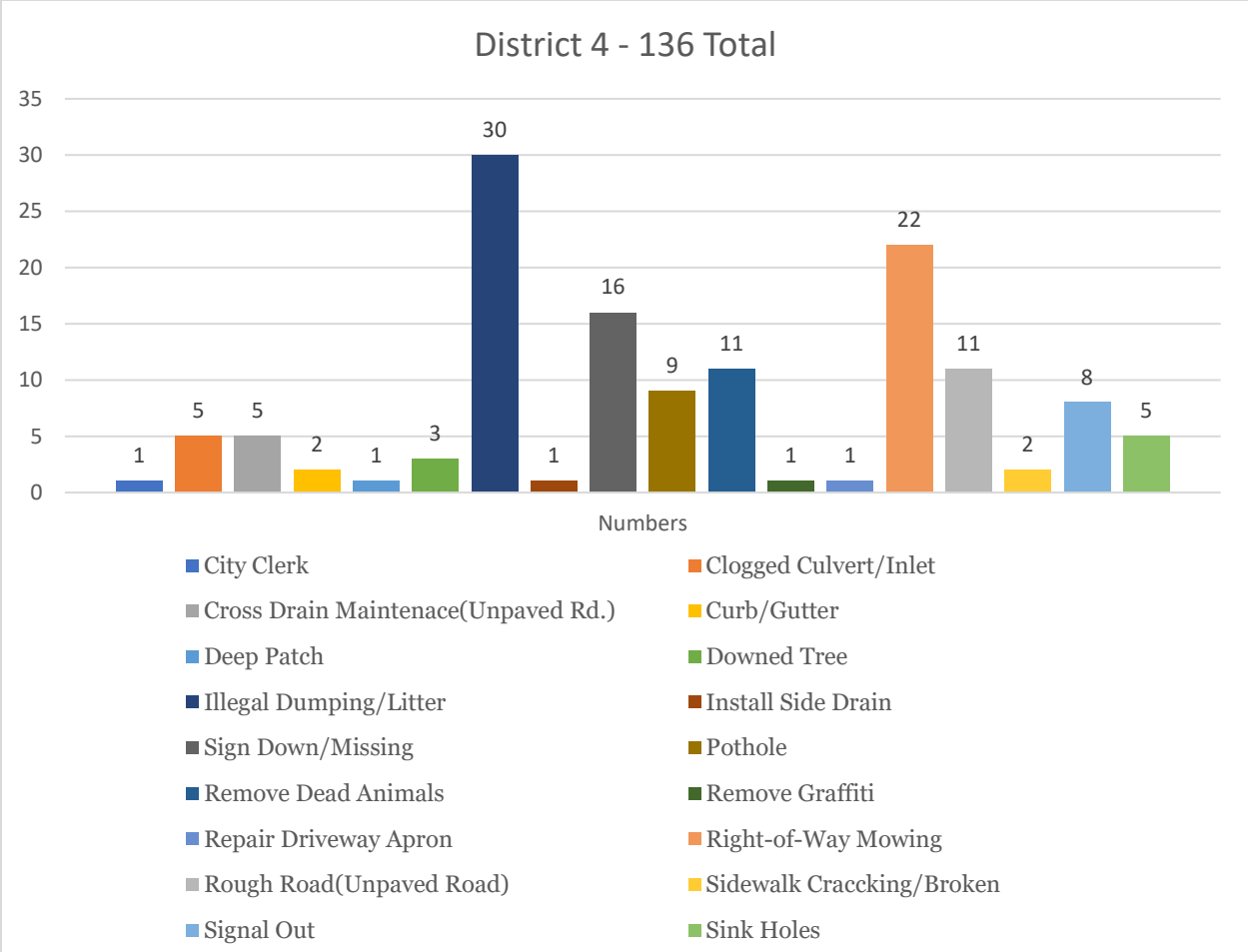
17.....Roads completed in gravel road maintenance program (10.51 miles)

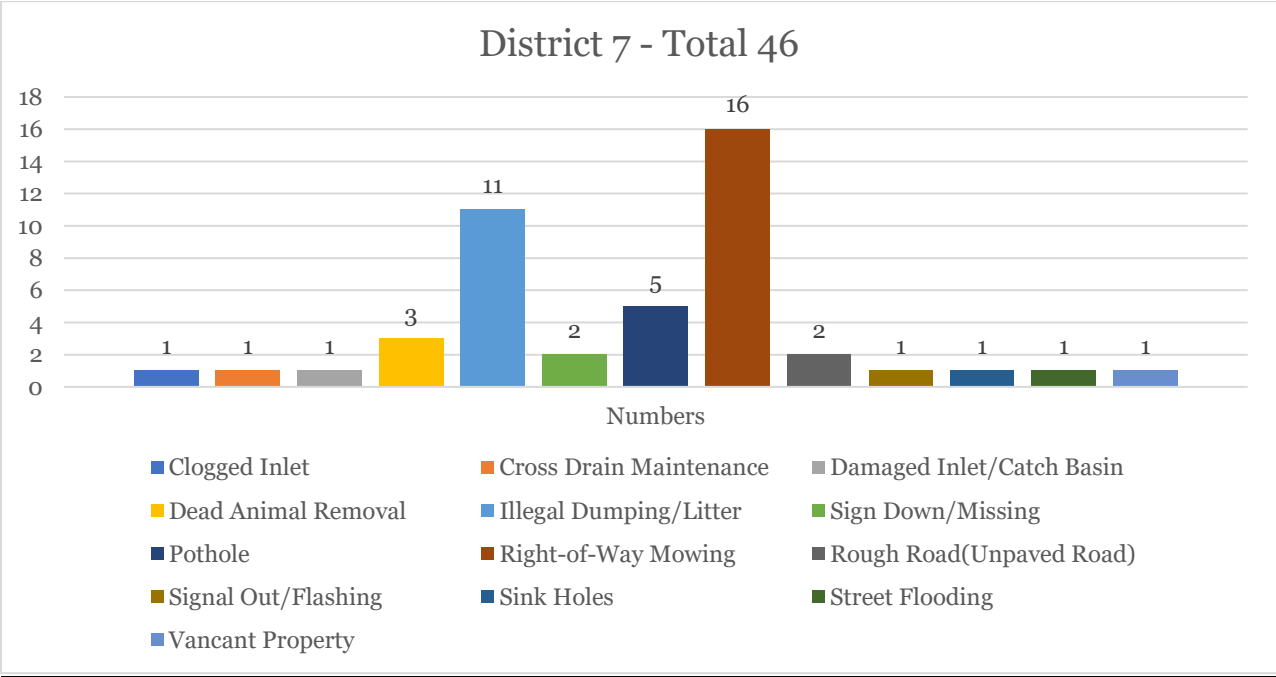
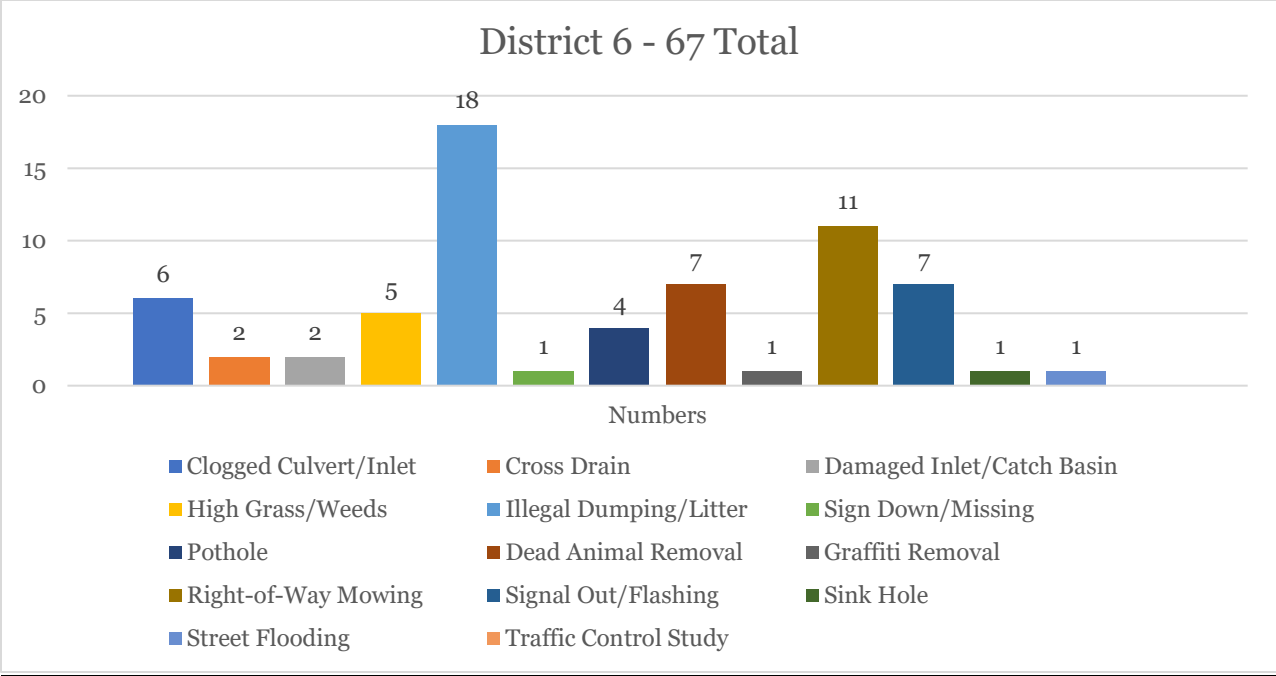


Work Requests Completed by Council District









Traffic – Engineering

- Development Engineering Review – Traffic
 - 1995 New Hope Road Gas station rezoning, requested applicant’s engineer provide a traffic study.
 - Renaissance at South Park no comments as the development is the final phase of a PUD.
 - Jones Road residential development. The applicant was requested to provide proper sight distance displays and to address the paving of the road to a proper pavement design.

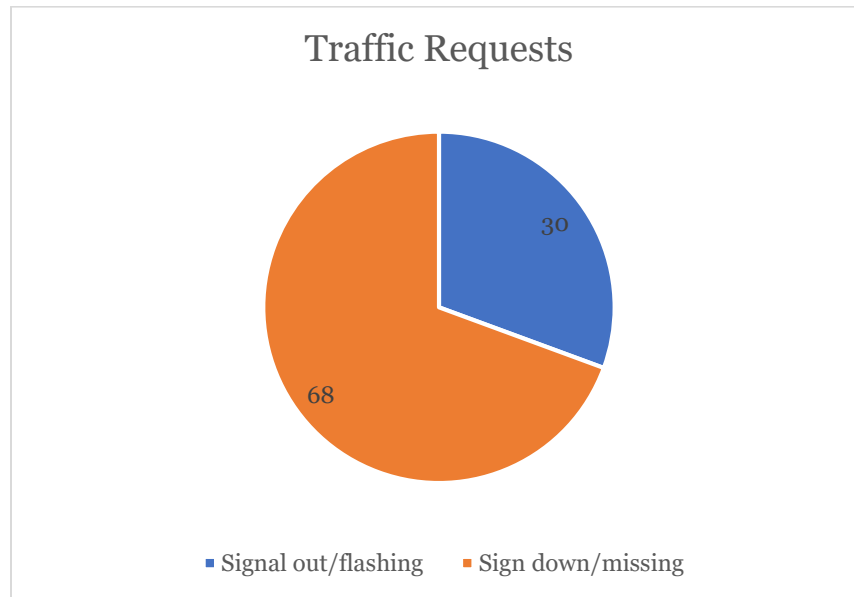
- 6 intersections reviewed
 - Bethsaida Road at Bethsaida Drive to review after a crash. Recommended additional signage and delineators.
 - Reviewed signing for four T intersections after a fatality crash.
 - Reviewed sight distance at 1393 Boatrock. Recommended cutting back brush and signage.

- Attended 2 pre-application meetings

- Met with GDOT District 7 employees to discuss outstanding issues including:
 - Old National highway at Bethsaida Road signal modifications
 - Signal permits and maintenance responsibilities
 - Status of the City of South Fulton’s radar permit

- Met with Fulton County at their TMC
 - Discussed collaboration on signal operations, signal permits and maintenance
 - Access to Max View signal server to monitor signals
 - GDOT signal timing assistance

Traffic – Reactive Maintenance



After Hours Repairs:

- 4/14 – 2466 Enon Road – Report of downed wires – No Trouble Found – 5:30 – 7:00 PM
- Old National @ Flat Shoals – Signal in Flash – Power Outage Resulting in a Signal in Flash at Turn-On – Reset the Signal – 7:00 – 7:30 PM
- 4/15 – South Fulton Pkwy @ Hwy 92 – Signal in Flash – Replaced the Signal Controller – 6:45 -7:15 AM
- 4/30 – Old Fairburn @ Glad Morning Drive – Stop Sign Down – 6:40 – 7:25 AM
 - Old National @ Flat Shoals – Signals Dark due to downed power lines – 3:00 – 7:15 PM
 - Old National @ McGhee – Signals Dark due to downed power lines – 3:00 – 7:15 PM
 - Old National @ Woodward - Signals Dark due to downed power lines – 3:00 – 7:15 PM



724 Lavender Lane

Transportation Planning

- Streetlights
 - Conducted site visits at 4841 Neal Ridge Drive, Atlanta and Smoke Ridge Drive, 4498 Favored Way and 2700–2822 Greenbower Ct Atlanta, Flat Shoals Road and Mozart Drive
 - Updated the Council’s priority list based on latest inquiries received.
 - Completed and validated Greystone accounts and submitted for payments

- Livable Center Initiatives (LCI) grant Applications
 - Assisted the Department of Community Development Affairs with the development and review of 2 LCI applications (Camp Creek Access and Federal Job Access on Washington Road)
 - Drafted and submitted a scope of services for a Streetlight Masterplan for the Department of Community Development Affairs in response for a call for LCI projects

- Specific Tasks
 - Completed the Public Works’ share of GDOT’s requirements for City to be LAP certified. However, the Purchasing Department still needs to provide information procurement guidelines for acquire federal funding.

- Prepared and submitted transmittal package to go after GDOT's off-set funding for four sinkholes
- Meetings
 - Attended the Sanitation Providers/Jacobs sanitation Meeting
 - Attended the C.W Mathews Contract Renewal meeting. Drafted and submitted minutes for review.
 - Attended the Project Management Meeting for the update of the South Fulton Comprehensive Transportation Plan (CTP). Main objective was to develop a project prioritization framework. Categories included Safety, Public Health, System Preservation, Regional Impact, Project Readiness, Economic Impacts, Mobility Options and Access, and Connectivity and Reliability.
 - Attended the Transportation Coordinating Committee (TCC) Meeting at the Atlanta Regional Commission
 - TIP Amendment 7: Unanimously approved by TCC
 - Call for projects: August 2019

Stormwater

- Developed list of (12) drainage projects to be completed by construction staff
- Created UPCs for associated construction projects
- Performed (44) drainage site assessments
- Assisted Transportation in the development of a GDOT grant proposal
 - 7465 Misty Dawn Lane
 - 8027 Stillmist Drive
 - 6524 Snowden Drive
 - 5285 – 5225 Stone Croft Trail
- Developed proposal package for high priority drainage sites for the City of South Fulton, including costs, scope of work, and exhibits
- Construction site inspections
 - Fairburn & Utoy Springs
- Utility coordination w/City of Atlanta DWM Water Department
- Began development of BMPs for the MS4 permit application



2505 Carolina Ridge

Solid Waste Coordination

City of South Fulton inaugural Spring Clean Up event on April 27th. This event was held at Stonewall Tell, Merk Miles, and Creel Park during the hours of 8:00 am to 4:00 pm. The Stonewall Tell and Creel Park locations serviced approximately 518 citizens and collected 47 tons of waste material and 159 tires. Merk Miles was operated by BMS, and they are still compiling their totals.

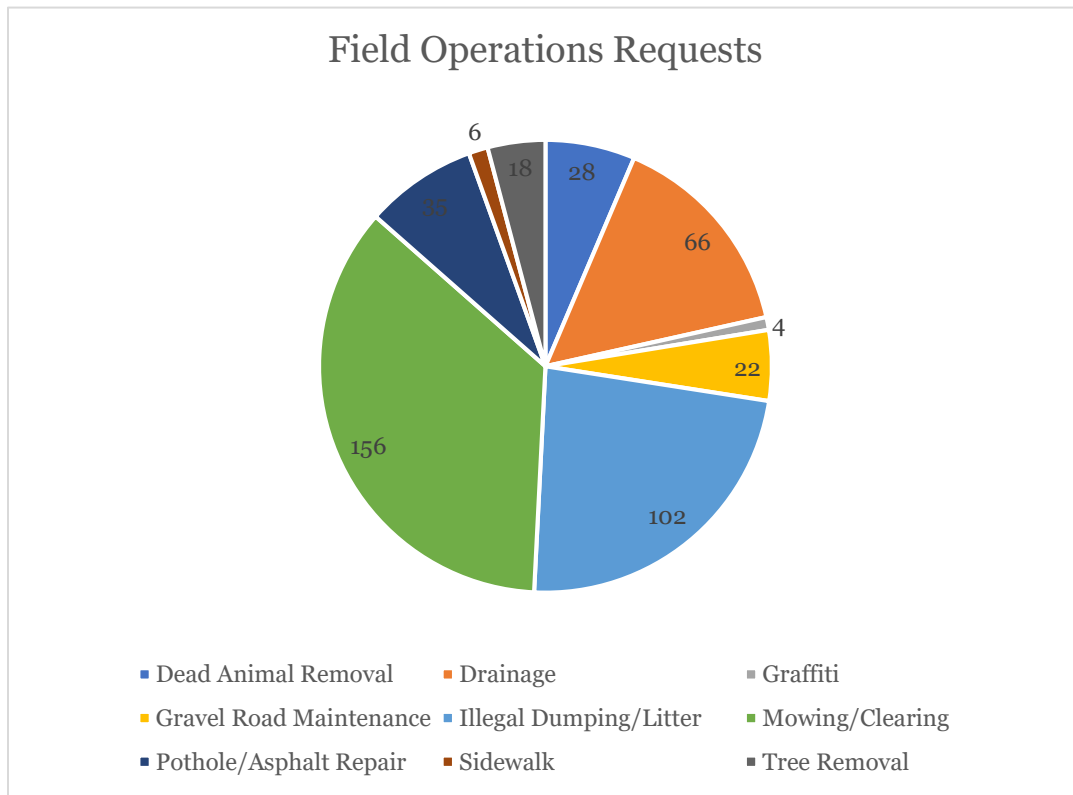


Stonewall Tell – Spring Clean Up Day

Lee Place



Field Operations – Reactive Maintenance



SNOWDEN DRIVE



BEFORE



AFTER

Field Operations – Proactive Maintenance

Right of Way Mowing

- 175 locations were mowed for a total of 227.20 miles.

Dust Abatement

- Began dust abatement on gravel roads that serve as bus routes at the end of April. This will continue into May.





OPEN RECORDS & COUNCIL REQUEST SUMMARY

APRIL 2019

	Total Requests	Requests Completed	Completion Percentage
OPEN RECORDS REQUESTS			
City Clerk	1	1	100%
Communications	--	--	--
Community Development & Regulatory Affairs	25	25	100%
Destination South Fulton	8	7	87.5%
Facilities	--	--	--
Finance	1	1	100%
Fire	9	8	88.8%
Human Resources	--	--	--
Information Technology	--	--	--
Legal	1	1	100%
Municipal Court	1	1	100%
Police	47	45	95.7%
Public Works	--	--	--
Total	93	85	91.3%
2019 YTD Total	531	495	93.2%
	Total Requests	Requests Completed	Completion Percentage
COUNCIL REQUESTS			
City Manager	15	15	100%
Communications	3	3	100%
Community Development & Regulatory Affairs	11	8	72.7%
Destination South Fulton	1	--	--
Facilities	--	--	--
Finance	--	--	--
Fire	3	1	33.3%
Human Resources	--	--	--
Legal	--	--	--
Parks & Recreation	5	5	100%
Police	--	--	--
Programs & Performance	4	4	100%
Public Works	27	24	88.8%
Total	69	61	88.4%
2019 YTD Total	456	380	83.3%

4 Pending Open Records Request:

- Destination South Fulton – 1 request pending response/update by requestor
- Fire – 1 request pending response/update by requestor
- Police – 2 requests pending response/update by requestor

9 In-Progress/Pending Council Request:

- Community Development & Regulatory Affairs – 3
- Destination South Fulton – 1
- Fire – 2
- Public Works – 3



COSF 311 DASHBOARD

Summary Dashboard | Citywide CRC (thru April 2019)



NUMBER OF REQUESTS OPEN

4546



NUMBER OF REQUESTS CLOSED

3786 / 83%

Goal: 90%



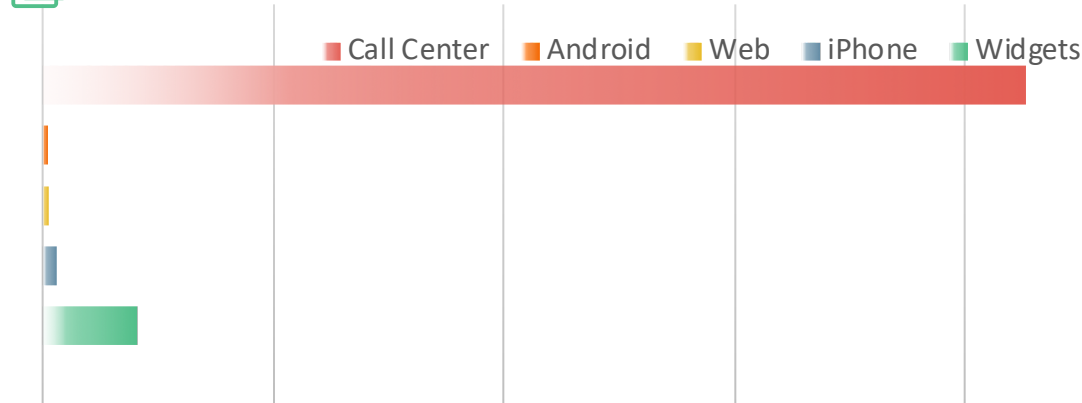
AVERAGE TIME TO CLOSE

5 days

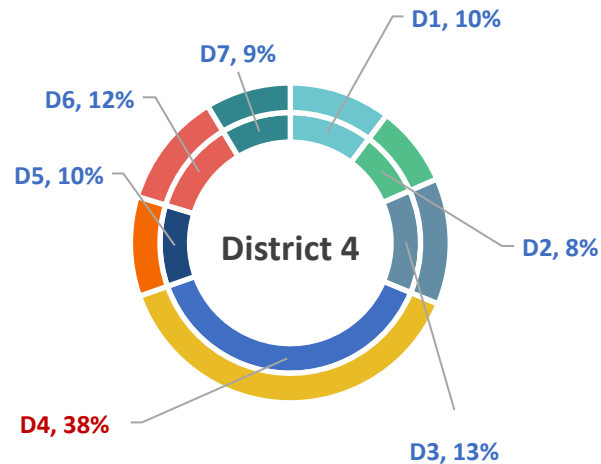
Goal: varies based on SLA



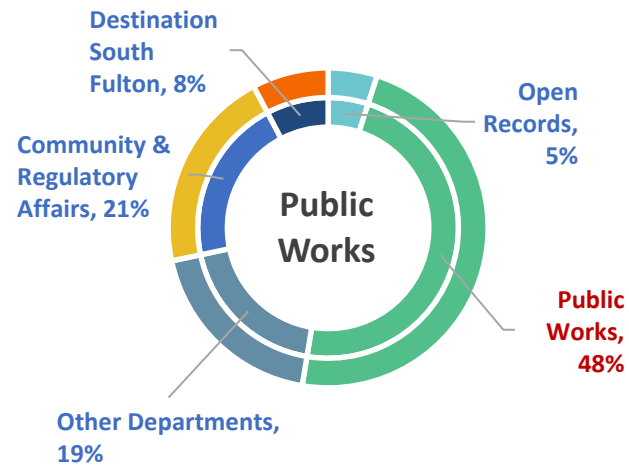
REQUESTS BY SOURCE



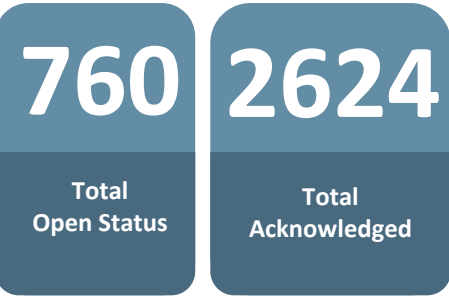
% REQUESTS BY DISTRICT



% REQUESTS BY DEPARTMENT



OVERALL STATUS OF REQUESTS

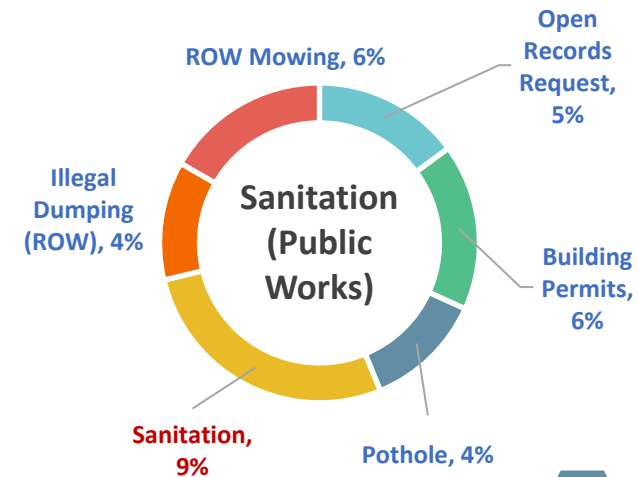


Average time to acknowledge a request is 1.7 days.

Goal: 1 day



TOP REQUESTED (ISSUES)



Summary Dashboard | Citywide CRC *(April 30, 2019)*



NUMBER OF REQUESTS OPEN

1817



NUMBER OF REQUESTS CLOSED

1543 / 85%

Goal: 90%



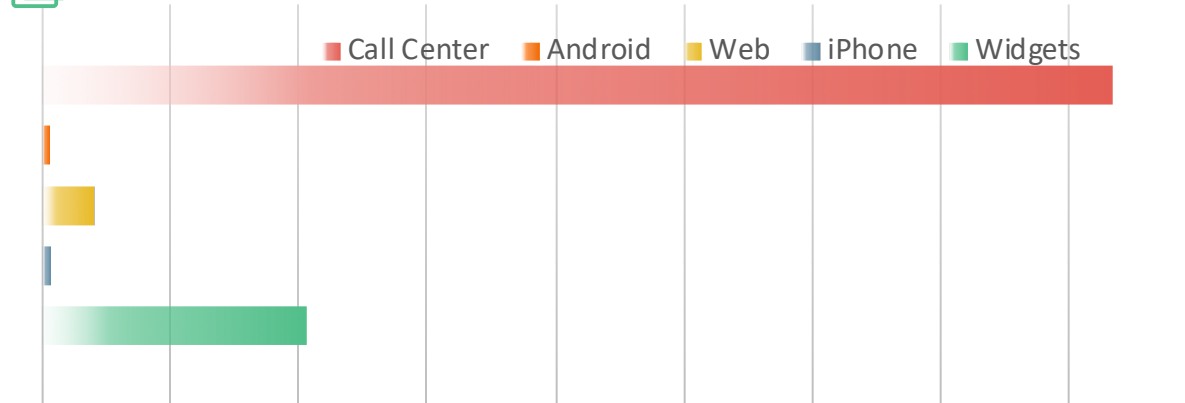
AVERAGE TIME TO CLOSE

4.6 days

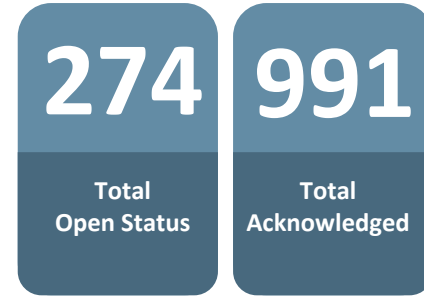
Goal: varies based on SLA



REQUESTS BY SOURCE



OVERALL STATUS OF REQUESTS

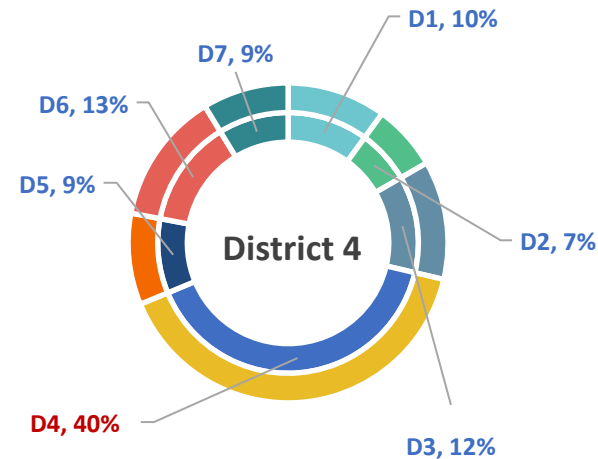


Average time to acknowledge a request is 1 day.

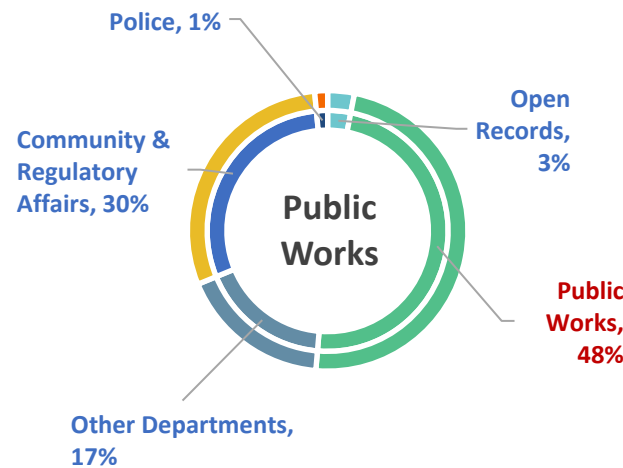
Goal: 1 day



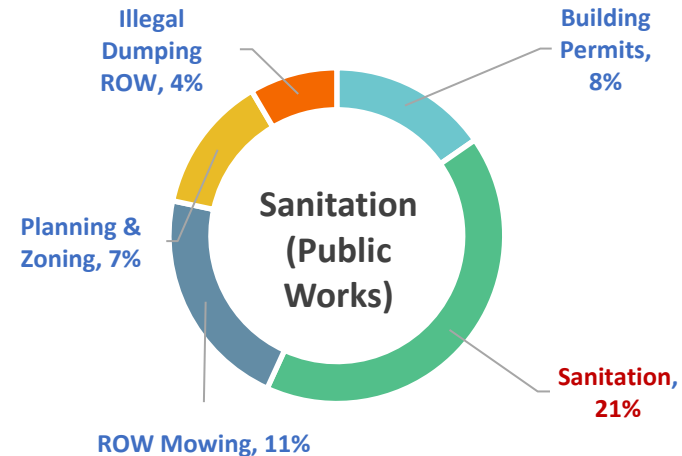
% REQUESTS BY DISTRICT



% REQUESTS BY DEPARTMENT



TOP REQUESTED (ISSUES)



Dashboard | Citizen Response Center *(April 1 – April 30, 2019)*



NUMBER OF CALLS

1716



AVERAGE SPEED OF ANSWER

0m 36ss



Goal: 0:30



AVERAGE TALK TIME

3m 28ss



Goal: 3:00



ABANDONED CALL %

4%



Goal: 5%

	Jan-2019	Feb-2019	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-12	Rolling 12-Month
Inbound Call Volume	155	835	1140	1716						3836
Average Calls/Day	7.0	38.0	51.8	57.2						42.6
Average Speed of Answer (KPI 0:30)	1:05	0:46	0:45	0:36						0:48
Average Talk Time (KPI 3:00)	0:03:38	0:03:34	0:03:24	3:28:00						0:54:39
Short Abandon Calls	7	21	30	43						101
Abandon Calls	24	63	81	110						278
Abandon % (KPI 5%)	11%	5%	5%	4%						6.3%
Non-Request Calls	15	42	105	184						346
Reception Calls	49	107	234	272						662

COSF CRC Report | District 1 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 1

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Right-of-Way Mowing (Roadway Maintenance)	96	96	87	0	1.3	10	days	87	91%	0	9	0
Sanitation (Public Works)	44	31	44	1.3	1.4	3	days	38	86%	0	0	0
Other Sign Down / Missing (Roadside Maintenance)	34	7	34	0.1	0	3	days	34	100%	0	0	0
Signal Out / Flashing (Traffic Issues)	30	7	30	0	0	1	days	30	100%	1	0	0
Property Maintenance (Zone 2)	24	22	23	1	6.6	21	days	22	92%	1	1	0
Reception Call	23	3	23	1.5	0.6	1	days	11	48%	3	0	0
Building Permits	23	1	2	0.2	0	1	days	2	9%	0	21	17
Pothole (Asphalt Paved Maintenance)	23	22	23	0.3	1.9	1	days	10	43%	7	0	0
High Grass / Weeds (Roadside Maintenance)	21	21	21	0.3	2	3	days	19	90%	1	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 2)	18	18	18	0.7	11.1	21	days	14	78%	2	0	0
Remove / Pick-Up Litter	18	18	18	0	2	3	days	16	89%	1	0	0
Yard Issue (Zone 2)	17	17	16	0.9	3.6	21	days	16	94%	1	1	0
Illegal Dumping in Right-of-Way	16	15	16	2.1	3.1	3	days	12	75%	1	0	0
Other	16	16	2	0.2	0.1			0	0%	0	14	0
Planning & Zoning (Community & Regulatory Affairs)	14	0	0					0	0%	0	14	0
Additional Patrol Request	12	7	12	0.3	2.3	1	days	5	42%	7	0	0
Remove Dead Animals in Roadway	11	10	11	0.1	0.6	1	days	9	82%	2	0	0
Blighted / Vacant Property (Zone 2)	10	9	10	5.9	25.1	21	days	8	80%	0	0	0
Sink Holes (Drainage Maintenance)	10	10	10	0.2	1.3	1	days	3	30%	4	0	0
Stop Sign Down (Roadside Maintenance)	10	5	10	0	0.1	1	days	9	90%	1	0	0
Illegal Dumping on Private Property (Zone 2)	9	7	9	4	11.5	21	days	7	78%	1	0	0
Clogged Inlet (Storm Water Issues)	9	9	9	0.1	2.2	3	days	7	78%	0	0	0
Clogged Culvert (Drainage Maintenance)	9	9	9	0.2	2.4	1	days	5	56%	1	0	0
Capital Improvement Projects (Public Works)	7	6	7	2.6	3.6	5	days	4	57%	2	0	0
Other	7	2	7	1	2			0	0%	0	0	0
Commercial Vehicles in Residential Zones (Zone 2)	7	5	6	1.3	5	21	days	6	86%	0	1	0
Damaged Inlet / Catch Basin (Storm Water Issues)	6	6	5	0	6.1	10	days	4	67%	1	1	0
Remove Dead Animals - Off Road in Right-of-Way	6	6	6	0.4	1.1	3	days	6	100%	0	0	0
Street Flooding (Drainage Maintenance)	5	4	5	0	1.1	1	days	2	40%	1	0	0
Street Lights Out (Traffic Issues)	5	4	5	0	1.5	3	days	4	80%	1	0	0
Tree Hindering Sight Distance (Roadside Maintenance)	5	5	5	0.6	3	3	days	2	40%	2	0	0
Open Records Request	4	4	2	0.6	5.1	3	days	0	0%	1	2	2
Rough Road (Unpaved Road Maintenance)	4	4	4	0.2	5.8	10	days	4	100%	0	0	0
Tree Danger / Removal (Roadside Maintenance)	4	2	4	0.6	0.3	3	days	4	100%	0	0	0
Street Lights	4	3	4	0.3	0.3	7	days	4	100%	0	0	0
Noise Complaint (Hartsfield-Jackson Atlanta International Airport)	4	0	1		0.2			0	0%	0	3	0
Land Development (Community and Regulatory Affairs)	3	0	0			3	days	0	0%	0	3	2
Other	3	2	1	0.4	2.2	2	days	0	0%	0	2	2
Other	3	2	2	0.1	1.6			0	0%	1	1	0
Dead Trees (Zone 2)	3	1	2	1	4.5	7	days	1	33%	0	1	1
Dead Animal Pickup on Private Property (Zone 2)	3	2	3	0.5	4.3	7	days	2	67%	0	0	0
Deep Patch / Base Repair (Asphalt Paved Maintenance)	3	3	2	0	2.8	10	days	2	67%	0	1	0
Illegal Dumping In Roadway	3	3	3	0	0.5	1	days	2	67%	1	0	0
Business Licenses (Economic Development - Destination South Fulton)	2	1	2	0.6	0.6	2	days	2	100%	0	0	0
GIS (Geographic Information Systems)	2	0	2		4.7	2	days	0	0%	2	0	0
Damaged Fire Hydrant	2	0	1		32.1	30	days	0	0%	1	1	1
Damaged Curb (Roadway Maintenance)	2	2	1	0	8.2	10	days	1	50%	0	1	0
City Clerk	1	0	0			5	days	0	0%	0	1	1
Live Wild Animals	1	0	1		0	1	days	1	100%	0	0	0
Unlicensed Business Complaint	1	0	1		0	5	days	1	100%	0	0	0
Business Inquiry	1	0	1		0	10	days	1	100%	0	0	0
Fire Apparatus Request (for Community Events)	1	0	1		3.1	2	days	0	0%	1	0	0
Recreation Programs	1	1	1	0.9	0.9	3	days	1	100%	0	0	0
Weight, Gymnasium, Pool or Walking Track - Parks & Rec. Facilities	1	0	0			21	days	0	0%	0	1	0
Trash & Litter or Cleaning Requests - Parks & Rec. Facilities	1	0	0			2	days	0	0%	0	1	1
Excessively Barking Dog - Late Night Nuisance (Zone 2)	1	1	1	0.1	1.9	7	days	1	100%	0	0	0
Permit / Licensing Issue (Zone 2)	1	1	1	0	12.8	21	days	1	100%	0	0	0
Tree Fallen (Zone 2)	1	0	0			7	days	0	0%	0	1	1
Downed Tree (Roadside Maintenance)	1	1	1	0	0.2	1	days	1	100%	0	0	0
Sidewalk Cracking / Broken (Roadway Construction)	1	1	1	0.6	10.6	10	days	0	0%	0	0	0
Snow / Ice Removal (Inclement Weather)	1	1	1	0.2	0.2	1	days	1	100%	0	0	0
Street Signs Gone (Traffic Issues)	1	1	1	0	0.4	3	days	1	100%	0	0	0
609	434	528	0.6	3.7							81	
		71%	87%									

Prepared for Councilwoman Rowell by the Office of Programs and Performance

COSF CRC Report | District 2 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 2

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Right-of-Way Mowing (Roadway Maintenance)	45	45	40	0	1.6	10 days		40	89%	0	5	0
Illegal Dumping in Right-of-Way	41	38	39	0.4	2.7	3 days		30	73%	5	2	0
Other Sign Down / Missing (Roadside Maintenance)	36	14	36	0	0.1	3 days		36	100%	0	0	0
Sanitation (Public Works)	23	19	23	0.1	0.9	3 days		21	91%	0	0	0
Remove / Pick-Up Litter	22	22	21	0	1.4	3 days		17	77%	3	1	0
Reception Call	20	3	19	0.6	0.1	1 days		12	60%	1	1	1
Illegal Dumping on Private Property (Zone 4)	17	12	17	5.6	19.5	21 days		9	53%	7	0	0
Planning & Zoning (Community & Regulatory Affairs)	13	0	1	0	0			0	0%	0	12	1
Building Permits	12	0	3	0	0	1 days		3	25%	0	9	9
Deep Patch / Base Repair (Asphalt Paved Maintenance)	12	12	12	0.7	5	10 days		10	83%	1	0	0
Additional Patrol Request	11	4	11	0.9	1.8	1 days		4	36%	4	0	0
Pothole (Asphalt Paved Maintenance)	11	11	11	0.2	1.4	1 days		3	27%	4	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 4)	9	6	6	6	17	21 days		3	33%	3	3	0
Property Maintenance (Zone 4)	9	5	7	8.7	18.2	21 days		4	44%	2	2	1
Signal Out / Flashing (Traffic Issues)	9	0	9	0	0	1 days		9	100%	0	0	0
Sink Holes (Drainage Maintenance)	9	9	9	0.3	2.6	1 days		5	56%	1	0	0
Illegal Dumping In Roadway	8	7	8	0.5	2.2	1 days		4	50%	3	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 2)	7	7	6	0.2	8.3	21 days		5	71%	0	1	1
Sidewalk Cracking / Broken (Roadway Construction)	7	7	4	0.3	8	10 days		1	14%	0	3	0
Blighted / Vacant Property (Zone 4)	6	4	6	3	20.8	21 days		2	33%	3	0	0
Damaged Curb (Roadway Maintenance)	6	5	2	0	8.8	10 days		2	33%	0	4	0
Stop Sign Down (Roadside Maintenance)	6	3	6	0	0.1	1 days		6	100%	0	0	0
Damaged Inlet / Catch Basin (Storm Water Issues)	5	5	5	0.1	4.1	10 days		4	80%	1	0	0
High Grass / Weeds (Roadside Maintenance)	5	5	5	0	1.7	3 days		5	100%	0	0	0
Remove Dead Animals In Roadway	5	4	5	0	0	1 days		5	100%	0	0	0
Street Signs Down in Road (Signage Issues)	5	5	5	0	1.2	1 days		4	80%	0	0	0
Street Signs Gone (Traffic Issues)	5	3	5	0	2.9	3 days		3	60%	0	0	0
Other	5	5	0	0	0			0	0%	0	5	0
Capital Improvement Projects (Public Works)	4	2	3	19.3	20.6	5 days		0	0%	2	1	0
Other	4	3	4	12.6	18.8			0	0%	1	0	0
Damaged Fire Hydrant	4	1	3	34.1	46.9	30 days		1	25%	2	1	0
Rough Road (Unpaved Road Maintenance)	4	4	4	0	3.6	10 days		4	100%	0	0	0
Tree Danger / Removal (Roadside Maintenance)	4	3	4	2.4	5.9	3 days		2	50%	1	0	0
Open Records Request	3	3	2	0.8	5.7	3 days		0	0%	1	1	1
Yard Issue (Zone 2)	3	3	3	0.4	3.8	21 days		3	100%	0	0	0
Dead Trees (Zone 4)	3	0	1	0	0	7 days		1	33%	0	2	0
Yard Issue (Zone 4)	3	0	2	0	14.5	21 days		1	33%	1	1	0
Commercial Vehicles in Residential Zones (Zone 4)	3	3	2	3.4	16	21 days		1	33%	2	1	1
Clogged Inlet (Storm Water Issues)	3	3	3	0	6.9	3 days		2	67%	0	0	0
Curb / Gutter Maintenance (Roadway Maintenance)	3	3	3	2	3	3 days		2	67%	1	0	0
Clogged Culvert (Drainage Maintenance)	3	3	3	0.2	0.3	1 days		3	100%	0	0	0
Downed Tree (Roadside Maintenance)	3	1	3	0	0	1 days		3	100%	0	0	0
Tree Hindering Sight Distance (Roadside Maintenance)	3	3	3	0	2.4	3 days		3	100%	0	0	0
Street Lights	3	2	3	0.2	0.2	7 days		3	100%	0	0	0
Other	2	1	1	0	0.6			0	0%	0	1	0
Blighted / Vacant Property (Zone 2)	2	2	2	0	16.2	21 days		1	50%	0	0	0
Illegal Dumping on Private Property (Zone 2)	2	2	2	0.2	5.2	21 days		2	100%	0	0	0
Property Maintenance (Zone 2)	2	2	1	0.5	1.1	21 days		1	50%	0	1	0
Excessively Barking Dog - Late Night Nuisance (Zone 4)	2	2	2	4.6	6.5	7 days		1	50%	0	0	0
Remove Dead Animals - Off Road in Right-of-Way	2	2	2	0	0.1	3 days		2	100%	0	0	0
Street Flooding (Drainage Maintenance)	2	2	2	4.6	10.2	1 days		0	0%	0	0	0
Land Development (Community and Regulatory Affairs)	1	0	0	0	0	3 days		0	0%	0	1	1
Live Domestic Animals	1	0	0	0	0			0	0%	0	1	0
Live Wild Animals	1	0	1	0	0	1 days		1	100%	0	0	0
Other	1	1	1	0.1	0.1	2 days		1	100%	0	0	0
Business Inquiry	1	1	1	0.4	1.1	10 days		1	100%	0	0	0
Outdoor Requests (Other)	1	1	1	10.1	17	3 days		0	0%	1	0	0
Trash & Litter or Cleaning Requests - Parks & Rec. Facilities	1	0	1	0	10.3	2 days		0	0%	1	0	0
Commercial Vehicles in Residential Zones (Zone 2)	1	1	1	9.2	22	21 days		0	0%	1	0	0
Dead Animal Pickup on Private Property (Zone 4)	1	1	1	3.4	4	7 days		1	100%	0	0	0
Permit / Licensing Issue (Zone 4)	1	1	1	8.6	22.3	21 days		0	0%	1	0	0
Cross Drain Maintenance (Unpaved Road Maintenance)	1	1	1	0.1	2.5	3 days		1	100%	0	0	0
Street Lights Out (Traffic Issues)	1	1	1	2.8	3	3 days		0	0%	1	0	0
Dead Tree Removal from Right of Way	1	0	1	0	0	3 days		1	100%	0	0	0
Noise Complaint (Hartsfield-Jackson Atlanta International Airport)	1	0	1	0	6.5			0	0%	0	0	0
	450	318	391	2.7	6.6						59	
		71%	87%									

Prepared for Councilwoman Willis by the Office of Programs and Performance

COSF CRC Report | District 3 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 3

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Right-of-Way Mowing (Roadway Maintenance)	101	101	81	0	2.3	10 days		81	80%	0	20	0
Illegal Dumping in Right-of-Way	57	55	55	0.1	1.2	3 days		50	88%	3	2	0
Building Permits	49	4	8	0.2	7.1	1 days		6	12%	1	41	33
Sanitation (Public Works)	45	31	45	0.1	0.3	3 days		42	93%	0	0	0
Other Sign Down / Missing (Roadside Maintenance)	44	13	44	0	0	3 days		44	100%	0	0	0
Pothole (Asphalt Paved Maintenance)	36	35	36	0.3	1.8	1 days		16	44%	14	0	0
Remove / Pick-Up Litter	33	31	32	0.3	2	3 days		22	67%	6	1	0
Reception Call	21	6	21	0.8	0.8	1 days		12	57%	2	0	0
Illegal Dumping on Private Property (Zone 6)	19	16	19	0.7	10.8	21 days		15	79%	2	0	0
Planning & Zoning (Community & Regulatory Affairs)	18	1	1	0.1	0			0	0%	0	17	0
Property Maintenance (Zone 4)	18	9	13	5	23.7	21 days		6	33%	6	5	0
Open Records Request	12	6	11	1	4.9	3 days		8	67%	3	1	0
Yard Issue (Zone 6)	11	11	9	0	6.6	21 days		9	82%	0	2	0
Clogged Inlet (Storm Water Issues)	11	7	11	0.2	1.6	3 days		9	82%	1	0	0
Rough Road (Unpaved Road Maintenance)	11	11	9	0.1	3	10 days		9	82%	0	2	0
Signal Out / Flashing (Traffic Issues)	11	4	11	0	0	1 days		11	100%	0	0	0
Additional Patrol Request	10	8	9	0.2	6.4	1 days		1	10%	7	1	0
Property Maintenance (Zone 6)	10	10	9	2.5	9.3	21 days		7	70%	0	1	0
Remove Dead Animals in Roadway	10	7	10	0.4	0.7	1 days		7	70%	2	0	0
Blighted / Vacant Property (Zone 6)	8	5	8	1.7	11.6	21 days		7	88%	0	0	0
Curb / Gutter Maintenance (Roadway Maintenance)	8	8	8	0	1.6	3 days		8	100%	0	0	0
Stop Sign Down (Roadside Maintenance)	8	5	8	0	0.1	1 days		8	100%	0	0	0
Tree Danger / Removal (Roadside Maintenance)	8	8	8	0.1	2.7	3 days		6	75%	0	0	0
Remove Dead Animals - Off Road in Right-of-Way	7	7	7	0.4	1.7	3 days		7	100%	0	0	0
Other	6	3	6	0.1	1.4			0	0%	0	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 6)	6	5	6	7	21.5	21 days		4	67%	0	0	0
Downed Tree (Roadside Maintenance)	6	2	6	0	0	1 days		6	100%	0	0	0
Other	6	6	1	0	0.8			0	0%	0	5	0
Illegal Dumping on Private Property (Zone 4)	5	4	5	10.5	17.2	21 days		3	60%	2	0	0
Illegal Dumping In Roadway	5	5	5	0.1	2.9	1 days		1	20%	3	0	0
Sidewalk Cracking / Broken (Roadway Construction)	5	5	4	0.4	9.7	10 days		2	40%	1	1	0
Sink Holes (Drainage Maintenance)	5	5	5	0.4	4.2	1 days		2	40%	1	0	0
Street Lights Out (Traffic Issues)	5	4	5	0.3	2	3 days		4	80%	1	0	0
Business Licenses (Economic Development - Destination South Fulton)	4	3	4	0.2	0.6	2 days		4	100%	0	0	0
Dead Animal Pickup on Private Property (Zone 4)	4	3	4	2.5	4.7	7 days		3	75%	1	0	0
Yard Issue (Zone 4)	4	4	3	5.8	12.2	21 days		3	75%	0	1	0
Commercial Vehicles in Residential Zones (Zone 4)	4	2	2	1.6	11.1	21 days		2	50%	0	2	0
Commercial Vehicles in Residential Zones (Zone 6)	4	4	4	0.2	14.8	21 days		2	50%	2	0	0
Damaged Curb (Roadway Maintenance)	4	4	4	0.1	3	10 days		3	75%	1	0	0
Deep Patch / Base Repair (Asphalt Paved Maintenance)	4	4	4	0.2	4.4	10 days		3	75%	1	0	0
High Grass / Weeds (Roadside Maintenance)	4	4	4	0.6	1.3	3 days		4	100%	0	0	0
Street Flooding (Drainage Maintenance)	4	4	4	0.1	1.4	1 days		1	25%	1	0	0
Street Signs Gone (Traffic Issues)	4	1	4	0	0.1	3 days		4	100%	0	0	0
Capital Improvement Projects (Public Works)	3	1	2	44.7	26.1	5 days		1	33%	0	1	0
Land Development (Community and Regulatory Affairs)	3	1	0	0.4		3 days		0	0%	0	3	3
Municipal Court	3	0	1		0			0	0%	0	2	0
Abandoned / Inoperative / Junk Vehicle (Zone 4)	3	0	1	0.8	0.8	21 days		1	33%	0	2	0
Clogged Culvert (Drainage Maintenance)	3	3	3	3.6	4	1 days		2	67%	0	0	0
Snow / Ice Removal (Inclement Weather)	3	1	3	0	0	1 days		3	100%	0	0	0
Street Signs Down in Road (Signage Issues)	3	2	3	0	0.3	1 days		2	67%	1	0	0
Unlicensed Business Complaint	2	2	1	0.6	1.6	5 days		1	50%	0	1	0
Outdoor Requests (Other)	2	1	1	0	3	3 days		0	0%	1	1	1
Property Maintenance (Zone 2)	2	2	1	0.9	17.3	21 days		1	50%	0	1	1
Illegal Dumping on Private Property (Zone 5)	2	2	2	0.1	2.3	21 days		2	100%	0	0	0
Dead Animal Pickup on Private Property (Zone 5)	2	2	2	2	4.4	7 days		2	100%	0	0	0
Commercial Vehicles in Residential Zones (Zone 5)	2	1	1	1	43.9	21 days		0	0%	1	1	0
Dead Trees (Zone 6)	2	2	2	0.8	4	7 days		1	50%	1	0	0
Damaged Guard Rail (Roadway Construction)	2	2	2	0.4	8.3	10 days		2	100%	0	0	0
Remove Graffiti in Right-of-Way	2	2	2	3.1	18.5	10 days		1	50%	0	0	0
Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Issues)	2	2	2	0	0.8	3 days		2	100%	0	0	0
Tree Hindering Sight Distance (Roadside Maintenance)	2	2	2	0	1.2	3 days		2	100%	0	0	0
Noise Complaint (Hartsfield-Jackson Atlanta International Airport)	2	0	2		4.2			0	0%	0	0	0
Contract and Purchasing Oversight (Finance & Administrative Services)	1	0	1		0	2 days		1	100%	0	0	0
Other	1	0	1	0.1	0.1	2 days		1	100%	0	0	0
Damaged Fire Hydrant	1	0	0			30 days		0	0%	0	1	0
Other	1	1	0	0.1				0	0%	0	1	1
Recreation Programs	1	1	1	23.1	23.1	3 days		0	0%	1	0	0
Restroom, Kitchen, Activity, Cardio, Locker Rooms or Water Fountains - Parks	1	1	1	15	18.1	14 days		0	0%	1	0	0
Dead Trees (Zone 2)	1	1	0	0.3		7 days		0	0%	0	1	1
Blighted / Vacant Property (Zone 4)	1	1	1	3.8	38.1	21 days		0	0%	1	0	0
Permit / Licensing Issue (Zone 4)	1	0	1	1.4	1.4	21 days		1	100%	0	0	0
Tree Fallen (Zone 4)	1	1	1	0	41	7 days		0	0%	1	0	0
Blighted / Vacant Property (Zone 5)	1	1	1	1.8	2.9	21 days		1	100%	0	0	0
Dead Trees (Zone 5)	1	0	0			7 days		0	0%	0	1	1
Property Maintenance (Zone 5)	1	1	0	14.4		21 days		0	0%	0	1	0
Blighted / Vacant Property (Zone 12)	1	1	1	0	6.4	21 days		1	100%	0	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 12)	1	0	1		23.8	21 days		0	0%	1	0	0
Property Maintenance (Zone 12)	1	0	1		3.3	21 days		1	100%	0	0	0
Cross Drain Maintenance (Unpaved Road Maintenance)	1	1	1	0	2.3	3 days		1	100%	0	0	0
Curb / Gutter Installation (Roadway Construction)	1	1	1	0	10	10 days		0	0%	1	0	0
	718	510	599	2.3	7.1						119	
		71%	83%									

Prepared for Councilwoman Willis by the Office of Programs and Performance

COSF CRC Report | District 4 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 4

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Reception Call	616	17	603	1	0.2	1	days	405	66%	20	13	10
Open Records Request	239	193	221	0.7	5.5	3	days	98	41%	103	18	12
Sanitation (Public Works)	190	72	189	0.6	0.4	3	days	174	92%	1	1	1
Building Permits	190	6	57	1	3.4	1	days	44	23%	7	133	112
Planning & Zoning (Community & Regulatory Affairs)	120	3	8	0.6	0			0	0%	0	112	2
Pothole (Asphalt Paved Maintenance)	80	72	80	0.7	2.7	1	days	45	56%	19	0	0
Right-of-Way Mowing (Roadway Maintenance)	53	53	49	0	1.8	10	days	49	92%	0	4	0
Business Licenses (Economic Development - Destination South Fulton)	48	27	45	2.1	1.8	2	days	32	67%	4	3	0
Property Maintenance (Zone 5)	42	25	29	3.5	8.9	21	days	26	62%	3	13	3
Illegal Dumping in Right-of-Way	37	35	36	0.3	2.2	3	days	29	78%	6	1	0
Remove / Pick-Up Litter	37	35	37	0.2	1.8	3	days	34	92%	2	0	0
Other Sign Down / Missing (Roadside Maintenance)	36	12	36	0.6	0.7	3	days	32	89%	2	0	0
Signal Out / Flashing (Traffic Issues)	35	13	35	0	0	1	days	35	100%	4	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 5)	31	22	27	2.3	9.2	21	days	25	81%	2	4	0
Rough Road (Unpaved Road Maintenance)	30	29	28	0.2	3.4	10	days	27	90%	0	2	0
Additional Patrol Request	26	10	26	0.8	1.1	1	days	16	62%	10	0	0
Illegal Dumping on Private Property (Zone 5)	26	19	23	1.9	6.2	21	days	21	81%	3	3	0
Municipal Court	21	0	4		1.2			0	0%	0	17	0
Sink Holes (Drainage Maintenance)	21	19	21	0.4	1.7	1	days	12	57%	5	0	0
Yard Issue (Zone 5)	20	10	15	4.5	5.1	21	days	15	75%	0	5	1
Remove Dead Animals in Roadway	19	16	19	0.3	0.7	1	days	13	68%	3	0	0
Other	19	17	6	0	0.7			0	0%	0	13	0
Other	15	3	12	2.2	9.4	2	days	3	20%	1	3	3
High Grass / Weeds (Roadside Maintenance)	15	15	14	0	3.1	3	days	9	60%	0	1	0
Blighted / Vacant Property (Zone 5)	14	9	12	1.9	5.1	21	days	12	86%	0	2	0
Stop Sign Down (Roadside Maintenance)	14	7	14	0	0	1	days	14	100%	1	0	0
Capital Improvement Projects (Public Works)	10	3	5	11.3	9.2	5	days	3	30%	1	5	0
Other	10	2	10	3.3	6.1			0	0%	0	0	0
Cross Drain Maintenance (Unpaved Road Maintenance)	10	10	9	0.8	3.4	3	days	7	70%	0	1	0
Live Domestic Animals	9	0	7		0			0	0%	0	2	1
Remove Dead Animals - Off Road in Right-of-Way	9	8	9	0.4	0.9	3	days	7	78%	1	0	0
Sidewalk Cracking / Broken (Roadway Construction)	9	9	7	0.5	8.4	10	days	6	67%	0	2	0
Tree Hindering Sight Distance (Roadside Maintenance)	9	9	8	0	1.7	3	days	8	89%	0	1	0
Dead Animal Pickup on Private Property (Zone 5)	8	4	8	1.7	9.2	7	days	5	63%	3	0	0
Clogged Inlet (Storm Water Issues)	8	7	8	0.1	1.7	3	days	6	75%	2	0	0
Illegal Dumping In Roadway	8	8	8	0.4	2.1	1	days	4	50%	4	0	0
Land Development (Community and Regulatory Affairs)	7	1	3	3.4	3.1	3	days	1	14%	1	4	3
Street Signs Gone (Traffic Issues)	7	4	7	0.6	1.3	3	days	6	86%	1	0	0
Other	6	3	5	0.5	0.5			0	0%	0	1	0
Downed Tree (Roadside Maintenance)	6	6	6	0	0.5	1	days	4	67%	3	0	0
Remove Graffiti in Right-of-Way	6	6	5	1.1	1.9	10	days	5	83%	0	1	0
Street Lights Out (Traffic Issues)	6	3	6	1.1	0.7	3	days	5	83%	0	0	0
Street Signs Down in Road (Signage Issues)	6	4	6	0.1	2	1	days	4	67%	1	0	0
Illegal Dumping on Private Property (Zone 4)	5	4	5	0.6	6.1	21	days	5	100%	0	0	0
Clogged Culvert (Drainage Maintenance)	5	5	4	0.1	0.5	1	days	3	60%	0	1	0
Deep Patch / Base Repair (Asphalt Paved Maintenance)	5	5	5	0	5.3	10	days	5	100%	0	0	0
GIS (Geographic Information Systems)	4	0	4		3.2	2	days	1	25%	3	0	0
Dead Trees (Zone 5)	4	3	4	0.1	7.4	7	days	1	25%	3	0	0
Commercial Vehicles in Residential Zones (Zone 5)	4	3	3	0	10.6	21	days	2	50%	1	1	0
Curb / Gutter Maintenance (Roadway Maintenance)	4	4	4	0	1.5	3	days	3	75%	0	0	0
Street Flooding (Drainage Maintenance)	4	2	4	0	0.1	1	days	4	100%	0	0	0
Tree Danger / Removal (Roadside Maintenance)	4	4	4	0	2.2	3	days	2	50%	0	0	0
City Clerk	3	0	1		0	5	days	1	33%	0	2	1
Live Wild Animals	3	0	3		0.1	1	days	3	100%	0	0	0
Business Inquiry	3	1	3	0.1	0.6	10	days	3	100%	0	0	0
Trash & Litter or Cleaning Requests - Parks & Rec. Facilities	3	0	2		31	2	days	0	0%	2	1	0
Permit / Licensing Issue (Zone 5)	3	2	2	2.7	19.8	21	days	1	33%	1	1	1
Damaged Inlet / Catch Basin (Storm Water Issues)	3	2	3	0	0	10	days	3	100%	0	0	0
Install Side Drain (Unpaved Road Maintenance)	3	3	2	0	5.2	10	days	2	67%	0	1	0
Accounts Receivable (Finance & Administrative Services)	2	0	2		7.9	2	days	1	50%	1	0	0
Communications & External Affairs	2	0	0			2	days	0	0%	0	2	2
Contract and Purchasing Oversight (Finance & Administrative Services)	2	0	2		10.4	2	days	0	0%	2	0	0
Fire Alarm System Review (Businesses Only)	2	0	2		3.4	3	days	1	50%	1	0	0
Trespassing	2	2	2	0.1	1.3	1	days	0	0%	1	0	0
Illegal Dumping on Private Property (Zone 2)	2	2	2	0.5	3.8	21	days	2	100%	1	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 4)	2	2	2	0.7	0.9	21	days	2	100%	0	0	0
Dead Animal Pickup on Private Property (Zone 4)	2	2	2	1.5	3.8	7	days	2	100%	0	0	0
Tree Fallen (Zone 5)	2	1	1	7.3	12.3	7	days	0	0%	1	1	1
Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Issues)	2	2	2	0.1	1.6	3	days	1	50%	0	0	0
Support / Respond to Natural Disasters (Inclement Weather)	2	1	2	0	0	1	days	2	100%	0	0	0
Curb / Gutter Installation (Roadway Construction)	2	2	1		5.8	10	days	2	100%	0	0	0
Noise Complaint (Hartsfield-Jackson Atlanta International Airport)	2	0	2		3.4			0	0%	0	0	0
Human Resources	1	0	1		0.5	2	days	1	100%	0	0	0
Occupational Tax Certificate	1	1	1	0.6	0.6	10	days	1	100%	0	0	0
Damaged Fire Hydrant	1	1	1	32.6	32.6	30	days	0	0%	1	0	0
Lobby - Parks & Rec. Facilities	1	0	0			3	days	0	0%	0	1	1
Weight Gymnasium, Pool or Walking Track - Parks & Rec. Facilities	1	0	0			21	days	0	0%	0	1	0
Property Maintenance (Zone 4)	1	1	0	23.5		21	days	0	0%	0	1	1
Excessively Barking Dog - Late Night Nuisance (Zone 5)	1	0	1		10.8	7	days	0	0%	1	0	0
Damaged Guard Rail (Roadway Construction)	1	1	1	0	2.4	10	days	1	100%	0	0	0
2222	882	1844	1.9	4.3							378	
		40%	83%									

Prepared for Councilwoman Gilyard by the Office of Programs and Performance

COSF CRC Report | District 5 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 5

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Sanitation (Public Works)	37	25	37	0.2	0.6	3 days		35	95%	0	0	0
Reception Call	36	6	35	0.7	0.4	1 days		21	58%	2	1	1
Property Maintenance (Zone 8)	36	30	25	1.4	13.1	21 days		15	42%	8	11	3
Property Maintenance (Zone 12)	33	25	26	2.2	15.7	21 days		19	58%	6	7	1
Right-of-Way Mowing (Roadway Maintenance)	29	29	29	0.2	1.8	10 days		29	100%	0	0	0
Property Maintenance (Zone 6)	25	24	16	0.2	10.1	21 days		13	52%	2	9	0
Yard Issue (Zone 6)	23	20	13	0.2	8.3	21 days		12	52%	1	10	0
Signal Out / Flashing (Traffic Issues)	23	6	23	0.3	0.1	1 days		21	91%	0	0	0
Other Sign Down / Missing (Roadside Maintenance)	20	13	20	0.1	0.2	3 days		20	100%	0	0	0
Pothole (Asphalt Paved Maintenance)	20	17	20	1.5	4.5	1 days		14	70%	4	0	0
Illegal Dumping in Right-of-Way	19	18	19	0.1	2.1	3 days		16	84%	0	0	0
Building Permits	18	0	8		5.1	1 days		4	22%	2	10	7
Abandoned / Inoperative / Junk Vehicle (Zone 6)	18	16	18	0.5	23.8	21 days		10	56%	5	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 8)	16	13	15	4.8	21.3	21 days		5	31%	8	1	0
Remove / Pick-Up Litter	15	14	14	0.5	2.4	3 days		10	67%	4	1	0
Planning & Zoning (Community & Regulatory Affairs)	14	0	1		0			0	0%	0	13	0
Additional Patrol Request	11	10	11	0.2	1.5	1 days		5	45%	5	0	0
Yard Issue (Zone 8)	11	7	10	0.3	8.9	21 days		8	73%	1	1	0
Clogged Inlet (Storm Water Issues)	11	11	11	0.2	2.5	3 days		8	73%	1	0	0
Street Lights Out (Traffic Issues)	11	3	11	0.2	0.1	3 days		11	100%	0	0	0
Blighted / Vacant Property (Zone 8)	10	8	10	3	17.4	21 days		6	60%	4	0	0
Stop Sign Down (Roadside Maintenance)	10	8	10	0	0.1	1 days		9	90%	1	0	0
Damaged Inlet / Catch Basin (Storm Water Issues)	9	8	5		6.7	10 days		4	44%	1	4	0
Sink Holes (Drainage Maintenance)	9	9	9	0.4	0.9	1 days		6	67%	1	0	0
Blighted / Vacant Property (Zone 6)	6	6	5	0.1	28.1	21 days		2	33%	0	1	0
Open Records Request	5	4	5	0.5	2.4	3 days		2	40%	1	0	0
Other	5	1	5	0	2.1			0	0%	2	0	0
High Grass / Weeds (Roadside Maintenance)	5	5	5	0.2	0.8	3 days		5	100%	0	0	0
Business Licenses (Economic Development - Destination South Fulton)	4	2	3	0.4	1.4	2 days		2	50%	0	1	1
Capital Improvement Projects (Public Works)	4	1	2	30.5	24.8	5 days		0	0%	1	2	0
Trespassing	4	2	4	0.1	1	1 days		2	50%	1	0	0
Illegal Dumping on Private Property (Zone 8)	4	4	4	0.5	11.1	21 days		3	75%	1	0	0
Rough Road (Unpaved Road Maintenance)	4	4	4	0.1	3.7	10 days		4	100%	0	0	0
Street Flooding (Drainage Maintenance)	4	4	4	3	3.6	1 days		2	50%	1	0	0
Other	3	3	3	2.5	26.1	2 days		0	0%	2	0	0
Other	3	2	3	0.7	6.7			0	0%	0	0	0
Illegal Dumping on Private Property (Zone 6)	3	3	3	0.4	7.5	21 days		2	67%	1	0	0
Commercial Vehicles in Residential Zones (Zone 6)	3	3	3	0	7.2	21 days		3	100%	0	0	0
Remove Dead Animals in Roadway	3	3	3	0.3	0.3	1 days		3	100%	0	0	0
Street Signs Down in Road (Signage Issues)	3	3	3	0.2	0.3	1 days		3	100%	0	0	0
Noise Complaint (Hartsfield-Jackson Atlanta International Airport)	3	0	3		4.4			0	0%	0	0	0
Land Development (Community and Regulatory Affairs)	2	0	0			3 days		0	0%	0	2	0
Illegal Dumping on Private Property (Zone 2)	2	2	2	0.1	13.3	21 days		1	50%	0	0	0
Permit / Licensing Issue (Zone 6)	2	2	1	0.6	21.2	21 days		0	0%	0	1	0
Dead Trees (Zone 8)	2	1	1	0.2	13.3	7 days		0	0%	1	1	1
Illegal Dumping on Private Property (Zone 12)	2	2	2	2.6	6.8	21 days		2	100%	0	0	0
Curb / Gutter Maintenance (Roadway Maintenance)	2	2	2	0.7	2.8	3 days		1	50%	0	0	0
Damaged Curb (Roadway Maintenance)	2	2	2	0.6	12.6	10 days		0	0%	2	0	0
Clogged Culvert (Drainage Maintenance)	2	2	2	0	0.8	1 days		1	50%	0	0	0
Downed Tree (Roadside Maintenance)	2	1	2	0	0.5	1 days		1	50%	0	0	0
Illegal Dumping In Roadway	2	2	2	0	0.5	1 days		2	100%	0	0	0
Install Side Drain (Unpaved Road Maintenance)	2	2	2	0.2	5.2	10 days		1	50%	0	0	0
Remove Dead Animals - Off Road in Right-of-Way	2	2	2	1	3.7	3 days		1	50%	1	0	0
Sidewalk Cracking / Broken (Roadway Construction)	2	2	1	0.5	9.3	10 days		1	50%	0	1	0
Tree Danger / Removal (Roadside Maintenance)	2	2	2	0.7	2.8	3 days		1	50%	0	0	0
Tree Hindering Sight Distance (Roadside Maintenance)	2	2	2	0	0	3 days		2	100%	0	0	0
Dead Tree Removal from Right of Way	2	2	2	0	0.1	3 days		2	100%	0	0	0
GIS (Geographic Information Systems)	1	0	1		0	2 days		1	100%	0	0	0
Live Domestic Animals	1	0	1		0			0	0%	0	0	0
Occupational Tax Certificate	1	1	0	0.9		10 days		0	0%	0	1	0
Damaged Fire Hydrant	1	0	0			30 days		0	0%	0	1	0
Outdoor Requests (Other)	1	1	1	0.9	25.3	3 days		0	0%	1	0	0
Blighted / Vacant Property (Zone 2)	1	1	1	9.1	114	21 days		0	0%	1	0	0
Property Maintenance (Zone 2)	1	1	0	1.9		21 days		0	0%	0	1	1
Yard Issue (Zone 2)	1	1	1	0.1	1.6	21 days		1	100%	0	0	0
Property Maintenance (Zone 5)	1	1	1	7.6	7.7	21 days		1	100%	1	0	0
Excessively Barking Dog - Late Night Nuisance (Zone 8)	1	0	1		0.6	7 days		1	100%	0	0	0
Permit / Licensing Issue (Zone 8)	1	1	0	0		21 days		0	0%	0	1	1
Commercial Vehicles in Residential Zones (Zone 8)	1	0	0			21 days		0	0%	0	1	0
Abandoned / Inoperative / Junk Vehicle (Zone 12)	1	0	0			21 days		0	0%	0	1	0
Yard Issue (Zone 12)	1	0	0			21 days		0	0%	0	1	0
Cross Drain Maintenance (Unpaved Road Maintenance)	1	1	1	0	1.2	3 days		1	100%	0	0	0
Street Signs Gone (Traffic Issues)	1	0	1		0	3 days		1	100%	0	0	0
Street Lights	1	1	1	0	0	7 days		1	100%	0	0	0
	579	407	495	1.4	7.9						84	
		70%	85%									

Prepared for Councilwoman Jackson by the Office of Programs and Performance

COSF CRC Report | District 6 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 6

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Sanitation (Public Works)	62	46	61	0.1	0.4	3	days	60	97%	0	1	0
Reception Call	49	8	45	1	0.5	1	days	26	53%	8	4	3
Building Permits	37	1	12	0.3	8	1	days	8	22%	3	25	24
Property Maintenance (Zone 9)	31	27	16	4.9	27.4	21	days	8	26%	8	15	2
Illegal Dumping in Right-of-Way	29	28	28	0.5	2.3	3	days	23	79%	3	1	0
Remove / Pick-Up Litter	27	26	27	0.9	3.1	3	days	16	59%	6	0	0
Property Maintenance (Zone 7)	26	23	13	2.3	11.9	21	days	11	42%	2	13	7
Yard Issue (Zone 9)	24	23	14	4.3	24.3	21	days	8	33%	6	10	2
Right-of-Way Mowing (Roadway Maintenance)	22	22	22	0	1.8	10	days	22	100%	0	0	0
Planning & Zoning (Community & Regulatory Affairs)	20	1	2	1.7	5.1	0		0	0%	0	18	0
Signal Out / Flashing (Traffic Issues)	20	9	20	0.1	0	1	days	19	95%	1	0	0
Illegal Dumping on Private Property (Zone 9)	19	16	18	6.1	25.9	21	days	10	53%	7	1	1
Yard Issue (Zone 7)	18	13	11	5.6	23.4	21	days	7	39%	4	7	2
Pothole (Asphalt Paved Maintenance)	18	18	18	0.2	1.8	1	days	10	56%	6	0	0
Blighted / Vacant Property (Zone 9)	13	13	8	4.3	47.7	21	days	1	8%	7	5	0
Blighted / Vacant Property (Zone 7)	12	12	9	4.2	17.1	21	days	6	50%	2	3	2
Illegal Dumping on Private Property (Zone 8)	12	7	11	1.1	9.7	21	days	9	75%	2	1	0
Abandoned / Inoperative / Junk Vehicle (Zone 9)	12	12	6	4.8	29.5	21	days	2	17%	4	6	1
Clogged Inlet (Storm Water Issues)	10	8	10	0	2	3	days	7	70%	0	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 7)	9	6	4	3.9	13.3	21	days	3	33%	0	5	0
Property Maintenance (Zone 8)	9	9	8	2	15.4	21	days	5	56%	3	1	0
Clogged Culvert (Drainage Maintenance)	8	8	8	0.6	3.1	1	days	5	63%	0	0	0
Sink Holes (Drainage Maintenance)	8	8	8	0	1.1	1	days	5	63%	2	0	0
Street Lights	8	6	8	0	1.8	7	days	7	88%	1	0	0
Illegal Dumping on Private Property (Zone 7)	7	6	5	2.2	9.5	21	days	5	71%	0	2	0
High Grass / Weeds (Roadside Maintenance)	7	7	7	0.1	2.3	3	days	4	57%	1	0	0
Remove Dead Animals in Roadway	7	7	7	0	0.7	1	days	6	86%	0	0	0
Remove Dead Animals - Off Road in Right-of-Way	7	7	7	0.1	1.2	3	days	7	100%	0	0	0
Other	6	5	5	14.4	23.3	0		0	0%	0	1	0
Other Sign Down / Missing (Roadside Maintenance)	6	2	6	0	0.6	3	days	6	100%	0	0	0
Blighted / Vacant Property (Zone 8)	5	5	5	0.4	13.8	21	days	3	60%	1	0	0
Illegal Dumping In Roadway	5	5	5	1	1.5	1	days	2	40%	3	0	0
Street Flooding (Drainage Maintenance)	5	5	5	0	0.7	1	days	4	80%	1	0	0
Other	5	4	3	0	1.1	0		0	0%	0	2	0
Business Licenses (Economic Development - Destination South Fulton)	4	2	4	1.4	0.8	2	days	2	50%	0	0	0
Other	4	2	2	6.5	53.2	2	days	0	0%	1	2	2
Additional Patrol Request	4	4	4	0.1	1.3	1	days	1	25%	2	0	0
Damaged Inlet / Catch Basin (Storm Water Issues)	4	4	4	0.1	8.6	10	days	3	75%	1	0	0
Tree Danger / Removal (Roadside Maintenance)	4	4	4	0.3	4.3	3	days	2	50%	0	0	0
City Manager	3	2	3	6.3	25.3	2	days	0	0%	3	0	0
Damaged Fire Hydrant	3	0	0			30	days	0	0%	0	3	0
Open Records Request	3	0	3		13.3	3	days	0	0%	2	0	0
Dead Animal Pickup on Private Property (Zone 7)	3	2	3	4.9	4.2	7	days	2	67%	1	0	0
Rough Road (Unpaved Road Maintenance)	3	3	3	1.4	3.5	10	days	3	100%	0	0	0
Cross Drain Maintenance (Unpaved Road Maintenance)	3	3	3	0.2	2.3	3	days	2	67%	0	0	0
Stop Sign Down (Roadside Maintenance)	3	1	3	0.4	0.2	1	days	3	100%	0	0	0
Street Lights Out (Traffic Issues)	3	2	3	5.5	5.1	3	days	1	33%	1	0	0
Street Signs Down in Road (Signage Issues)	3	1	3	2.3	2.7	1	days	1	33%	1	0	0
Tree Hindering Sight Distance (Roadside Maintenance)	3	3	2	0	2.3	3	days	1	33%	1	1	0
Land Development (Community and Regulatory Affairs)	2	1	1	2.1	17.5	3	days	0	0%	0	1	0
Municipal Court	2	0	0					0	0%	0	2	0
Fire Alarm System Review (Businesses Only)	2	1	2	3.8	3.8	3	days	0	0%	2	0	0
Outdoor Requests (Other)	2	0	0			3	days	0	0%	0	2	2
Trash & Litter or Cleaning Requests - Parks & Rec. Facilities	2	1	1	2	2	2	days	0	0%	0	1	1
Blighted / Vacant Property (Zone 2)	2	2	2	1.8	57.2	21	days	0	0%	2	0	0
Illegal Dumping on Private Property (Zone 2)	2	2	2	3.9	17.4	21	days	1	50%	1	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 8)	2	1	2	0	25	21	days	1	50%	1	0	0
Yard Issue (Zone 8)	2	2	1	1.7	11.5	21	days	1	50%	0	1	0
Abandoned / Inoperative / Junk Vehicle (Zone 12)	2	2	2	2.4	21.5	21	days	0	0%	2	0	0
Property Maintenance (Zone 12)	2	2	2	0.5	1.5	21	days	2	100%	0	0	0
Curb / Gutter Maintenance (Roadway Maintenance)	2	2	1	0	3	3	days	0	0%	1	1	0
Live Domestic Animals	1	0	1		0			0	0%	0	0	0
Live Wild Animals	1	0	1		0	1	days	1	100%	0	0	0
Unlicensed Business Complaint	1	1	1	0.2	1.8	5	days	1	100%	0	0	0
Trespassing	1	1	1	1.5	1.5	1	days	0	0%	1	0	0
Other	1	1	1	0	0.5	0		0	0%	0	0	0
Property Maintenance (Zone 4)	1	1	1	21	22	21	days	0	0%	1	0	0
Excessively Barking Dog - Late Night Nuisance (Zone 7)	1	1	1	2	52	7	days	0	0%	1	0	0
Permit / Licensing Issue (Zone 7)	1	0	1		3.2	21	days	1	100%	0	0	0
Excessively Barking Dog - Late Night Nuisance (Zone 8)	1	1	1	0.2	10.8	7	days	0	0%	1	0	0
Dead Animal Pickup on Private Property (Zone 8)	1	1	1	1.9	2	7	days	1	100%	0	0	0
Permit / Licensing Issue (Zone 8)	1	1	1	0.5	1.3	21	days	1	100%	0	0	0
Commercial Vehicles in Residential Zones (Zone 9)	1	1	0	0.6		21	days	0	0%	0	1	0
Illegal Dumping on Private Property (Zone 12)	1	1	1	5.8	19.1	21	days	1	100%	0	0	0
Remove Graffiti in Right-of-Way	1	1	1	0	4.5	10	days	1	100%	0	0	0
Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Issues)	1	1	1	0.6	1	3	days	1	100%	0	0	0
Street Signs Gone (Traffic Issues)	1	1	1	0.1	0.1	3	days	1	100%	0	0	0
Dead Tree Removal from Right of Way	1	1	1	0	2.5	3	days	1	100%	0	0	0
	654	466	518	2.1	10.0						136	
		71%	79%									

Prepared for Councilman Baker by the Office of Programs and Performance

COSF CRC Report | District 7 (October 1, 2018 - April 30, 2019)

Requests filtered by request category that have been created 10/01/2018 - 04/30/2019 filtered to all categories within District 7

Request Category	Created in period	Acknowledged in period	Closed in period	Average days to acknowledge in period	Average days to close	Category SLA length	Unit of category SLA length	Closed within SLA	SLA %	Number of requests within period that are overdue	Open count	Number of requests within period that are overdue and not closed
Sanitation (Public Works)	48	38	48	0.1	1		3 days	45	94%	3	0	0
Right-of-Way Mowing (Roadway Maintenance)	34	34	33	0	2.3		10 days	33	97%	0	1	0
Pothole (Asphalt Paved Maintenance)	31	31	31	0.5	1.3		1 days	17	55%	7	0	0
Reception Call	30	6	30	0.4	0.4		1 days	18	60%	3	0	0
Illegal Dumping in Right-of-Way	29	28	29	1.3	3		3 days	27	93%	3	0	0
Building Permits	23	0	7		4.8		1 days	6	26%	1	16	15
Property Maintenance (Zone 11)	20	20	17	0.9	15.2		21 days	10	50%	4	3	0
Additional Patrol Request	15	11	15	0.7	5		1 days	2	13%	13	0	0
Remove / Pick-Up Litter	15	14	15	0	2.3		3 days	10	67%	3	0	0
Illegal Dumping on Private Property (Zone 11)	14	10	14	0.7	13.5		21 days	9	64%	4	0	0
Property Maintenance (Zone 9)	13	11	8	3	38		21 days	2	15%	5	5	2
Other Sign Down / Missing (Roadside Maintenance)	12	10	12	0.4	1.1		3 days	10	83%	2	0	0
Sink Holes (Drainage Maintenance)	12	12	10	0.4	7.6		1 days	7	58%	0	2	0
Abandoned / Inoperative / Junk Vehicle (Zone 9)	11	8	9	4.4	17.4		21 days	6	55%	3	2	0
Yard Issue (Zone 7)	10	8	6	5.2	12.9		21 days	5	50%	1	4	1
Yard Issue (Zone 9)	10	8	2	3.8	3.8		21 days	2	20%	0	8	0
Abandoned / Inoperative / Junk Vehicle (Zone 11)	9	8	9	1.6	9.9		21 days	7	78%	2	0	0
Planning & Zoning (Community & Regulatory Affairs)	8	2	1	4.7	14.1			0	0%	0	7	1
Blighted / Vacant Property (Zone 9)	8	7	2	8.3	16		21 days	1	13%	1	6	1
Clogged Inlet (Storm Water Issues)	8	8	8	0.2	4.6		3 days	5	63%	0	0	0
Rough Road (Unpaved Road Maintenance)	8	7	7	0	2.5		10 days	7	88%	0	1	0
Illegal Dumping on Private Property (Zone 9)	7	4	6	13.8	11.4		21 days	4	57%	2	1	0
Illegal Dumping on Private Property (Zone 7)	6	4	6	16.3	25.2		21 days	3	50%	3	0	0
Yard Issue (Zone 11)	6	5	4	1.1	10.5		21 days	3	50%	1	2	0
Street Flooding (Drainage Maintenance)	6	6	6	0.5	7.6		1 days	2	33%	0	0	0
Other	5	4	5	4.2	5.9			0	0%	0	0	0
Open Records Request	5	5	5	0.5	3.1		3 days	4	80%	1	0	0
Curb / Gutter Maintenance (Roadway Maintenance)	5	5	5	0.1	1.3		3 days	4	80%	1	0	0
Remove Dead Animals in Roadway	5	5	5	0.1	0.6		1 days	4	80%	1	0	0
Signal Out / Flashing (Traffic Issues)	5	3	5	0	0		1 days	5	100%	0	0	0
Blighted / Vacant Property (Zone 11)	4	4	4	3.1	12.3		21 days	3	75%	1	0	0
High Grass / Weeds (Roadside Maintenance)	4	4	4	0.6	1.7		3 days	4	100%	0	0	0
Abandoned / Inoperative / Junk Vehicle (Zone 2)	4	3	3	7.6	44.6		21 days	0	0%	1	0	0
Illegal Dumping on Private Property (Zone 2)	3	3	3	0.8	12		21 days	2	67%	2	0	0
Blighted / Vacant Property (Zone 7)	3	3	1	7.5	30		21 days	0	0%	1	2	1
Commercial Vehicles in Residential Zones (Zone 9)	3	3	1	3.5	55		21 days	0	0%	1	2	0
Damaged Inlet / Catch Basin (Storm Water Issues)	3	3	3	2.9	8.1		10 days	3	100%	0	0	0
Clogged Culvert (Drainage Maintenance)	3	3	3	0	0.5		1 days	2	67%	0	0	0
Deep Patch / Base Repair (Asphalt Paved Maintenance)	3	3	2	0	0.3		10 days	2	67%	0	1	1
Cross Drain Maintenance (Unpaved Road Maintenance)	3	3	3	0.2	1.7		3 days	3	100%	0	0	0
Street Lights Out (Traffic Issues)	3	2	3	0.9	0.9		3 days	3	100%	0	0	0
Street Signs Down in Road (Signage Issues)	3	2	3	0.1	0.6		1 days	2	67%	1	0	0
Land Development (Community and Regulatory Affairs)	2	1	0	5			3 days	0	0%	0	2	2
Live Domestic Animals	2	0	0					0	0%	0	2	0
Other	2	2	1	9.8	13.2		2 days	0	0%	1	1	1
Business Inquiry	2	1	2	0.1	0.3		10 days	2	100%	0	0	0
Other	2	1	2	1.5	5.9			0	0%	1	0	0
Blighted / Vacant Property (Zone 2)	2	2	2	0	0.3		21 days	2	100%	0	0	0
Yard Issue (Zone 2)	2	2	1	1.4	48.6		21 days	0	0%	0	1	0
Abandoned / Inoperative / Junk Vehicle (Zone 7)	2	2	1	1.2	28.1		21 days	0	0%	1	1	1
Property Maintenance (Zone 7)	2	1	2	0.5	21.5		21 days	1	50%	1	0	0
Dead Trees (Zone 9)	2	1	2	6.7	6		7 days	1	50%	0	0	0
Dead Animal Pickup on Private Property (Zone 9)	2	2	2	6.9	30.2		7 days	0	0%	2	0	0
Dead Trees (Zone 11)	2	2	2	7.1	8.5		7 days	0	0%	2	0	0
Commercial Vehicles in Residential Zones (Zone 11)	2	2	2	2.8	7.7		21 days	2	100%	0	0	0
Property Maintenance (Zone 12)	2	0	0				21 days	0	0%	0	2	0
Stop Sign Down (Roadside Maintenance)	2	1	2	0	0		1 days	2	100%	0	0	0
Tree Danger / Removal (Roadside Maintenance)	2	2	2	1.2	5.2		3 days	1	50%	1	0	0
Other	2	2	0	0				0	0%	0	2	0
GIS (Geographic Information Systems)	1	0	1		3.8		2 days	0	0%	1	0	0
Trespassing	1	0	1		0.4		1 days	1	100%	0	0	0
Tree Fallen (Zone 9)	1	0	0				7 days	0	0%	0	1	1
Tree Fallen (Zone 11)	1	0	0				7 days	0	0%	0	1	1
Illegal Dumping on Private Property (Zone 12)	1	1	1	0.2	0.7		21 days	1	100%	0	0	0
Damaged Curb (Roadway Maintenance)	1	1	0	0			10 days	0	0%	0	1	0
Remove Graffiti in Right-of-Way	1	1	1	3	10.5		10 days	0	0%	0	0	0
Remove Dead Animals - Off Road in Right-of-Way	1	1	0	0			3 days	0	0%	0	1	0
Support / Respond to Natural Disasters (Inclement Weather)	1	1	1	0	1.4		1 days	0	0%	0	0	0
Curb / Gutter Installation (Roadway Construction)	1	1	1	3.6	3.6		10 days	1	100%	0	0	0
Street Lights	1	1	1	0	0.1		7 days	1	100%	0	0	0
	501	388	423	2.4	9.8						78	
		77%	84%									

Prepared for Councilman Baker by the Office of Programs and Performance



CITY MANAGER MEMORANDUMS TO CITY COUNCIL

April 1, 2019	Employee Performance Evaluation	Email with attachments
April 2, 2019	Airport Noise Complaint Added to SeeClickFix	Email no attachment
April 3, 2019	Out of Office Notice – Conference Attendance	Memorandum
April 3, 2019	COSF Partners with Georgia Municipal Association to Pilot Supervisory Leadership Development Program – Update	Memorandum
April 3, 2019	ICMA Local Government Management Fellowship	Memorandum with Attachment
April 3, 2019	City of South Fulton Launches Page Dedicated to Informing Residents on Bishop Road	Email no attachment
April 4, 2019	Legislative Summary	Email with attachment
April 4, 2019	H Willis/Chief Judge FC Magistrate	Memorandum
April 5, 2019	LCI and CDAP Application Summary	Memorandum with attachments
April 11, 2019	Sanitation Program First Assessment	Memorandum
April 11, 2019	Employee Appreciation Week	Memorandum
April 11, 2019	South Fulton Delegation	Letter
April 15, 2019	2019 Budget Midyear Amendment DRAFT	Email with attachments
April 15, 2019	Reporting Structure, Closed Investigation, Council Actions/Finance	Memorandum
April 16, 2019	ECD Plan Steering Committee	Memorandum
April 18, 2019	State of the City and Minutes from Anniversary Committee	Email no attachment
April 18, 2019	Public Works ROW Maintenance Schedule April 15 to May 10	Memorandum
April 18, 2019	State of the City Address Invitation	Email with attachments
April 19, 2019	South Fulton Transportation Plan	Memorandum