

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** City Planning Commission and City Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** Z20-001 for 6705 Camp Valley Rd  
**MEETING DATE:** October 27, 2020

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Applicant seeks to rezone from **SH (Senior Housing)** to **TR (Townhome Residential)**

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

cc: Diane White, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information:	Kevin Siefert Pacific Group 5755 Dupree Drive, Suite 130 Atlanta, Georgia 30327
Status of Applicant:	Owner of property; intent is to rezone for residential development
City Council District(s):	District 6
Parcel ID Number:	13 0133 LLO418
Area of Property:	43.80 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	Z11-0010, VC11-015, Z03-113
Surrounding Zoning:	<u>North</u> : R-4 <u>South</u> : CUP and AG-1 <u>East</u> : N/A (not in COSF) <u>West</u> : TR and AG-1
2035 Future Land Use Designation:	<u>Character Type</u> : Suburban II Neighborhood <u>Land Uses</u> : Residential 2 to 3 Units per acre, Residential 3 to 5 Units per acre, Open Space, Public, Semi-Public and Institutional <u>Zonings</u> : R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, CUP, NUP
Compatibility to the Fulton County 2035 Comprehensive Plan:	Yes
Overlay District:	Old National
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:	<u>Street</u> : Camp Valley Rd

Classification: Collector Road

Public Transit: unknown

Bike/Pedestrian Access: No sidewalk or bicycle lanes

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Parking Required (Retail/Service Stations): N/A

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## MAPS

### **City of South Fulton Zoning and Aerial Map:**

(see attached)

### **Proposed Site Plan:**

(see attached)

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## PUBLIC PARTICIPATION

A virtual meeting was held August 13<sup>th</sup> via Zoom. The applicants hosted a second meeting with the community as well. The report is attached.

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## 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;**

Yes. This proposal is for a future low to medium density residential development. The property borders similar residential developments, both single family and townhomes.

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

No. The proposed future development is similar to what has already been built in the area. It would fit in appropriately and would not affect any existing use.

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

The current zoning of the property significantly limits its use; other zoning classifications are suitable for the area and provide a higher and/or more relevant economic use.

### **4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

The proposal is for a future medium to low density residential area that would not be significantly impactful to the existing infrastructure. Current infrastructure is sufficient for what is in the area. Future needed infrastructure improvements for the site would be paid for by the developer.

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

Yes. The zoning requested is a type specifically listed as appropriate for the area.

**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**

No. There are no other pertinent conditions or concerns with this site.

**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.**

No. The uses allowable under this zoning are suitable for the area, and any site environmental concerns would have to be addressed in any development plan.

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**STAFF COMMENTS**

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Requested information, none provided.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Report attached.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

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**PLANNER'S RECOMMENDATION**

Approval. This development is highly suitable for the area, would be an improvement to the site, and would take particular care to manage the natural characteristics of the site.

Any specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

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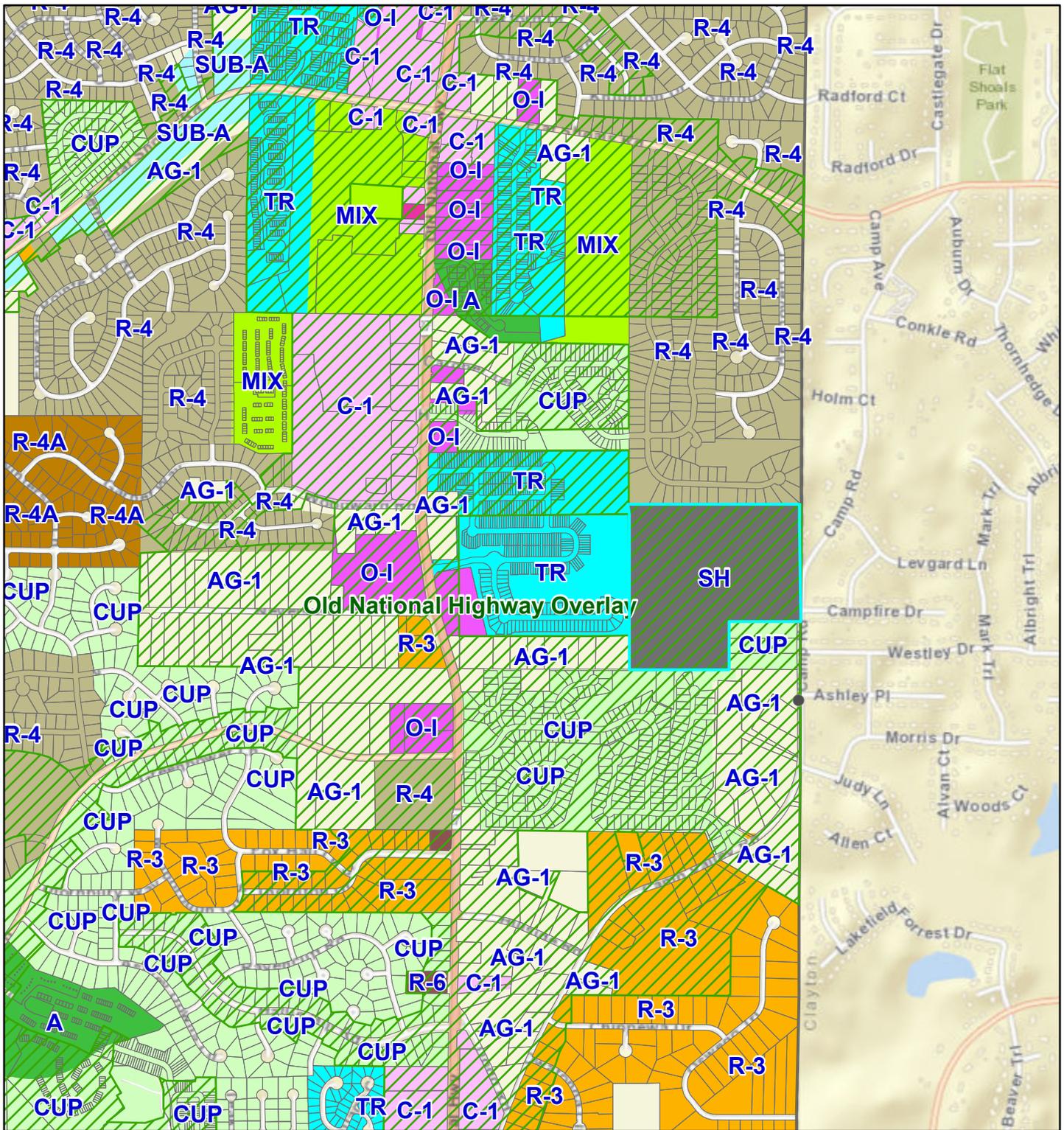
**PLANNING COMMISSION RECOMMENDATION**

At the September 15<sup>th</sup> Planning Commission meeting, the board voted for Approval.

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**PREPARED BY:** Nathan Mai-Lombardo, Planning and Zoning Administrator**REVIEWED BY:** Shayla Reed, Director, CDRA

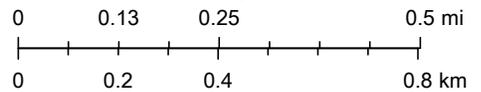
# COSF ArcGIS Web Map



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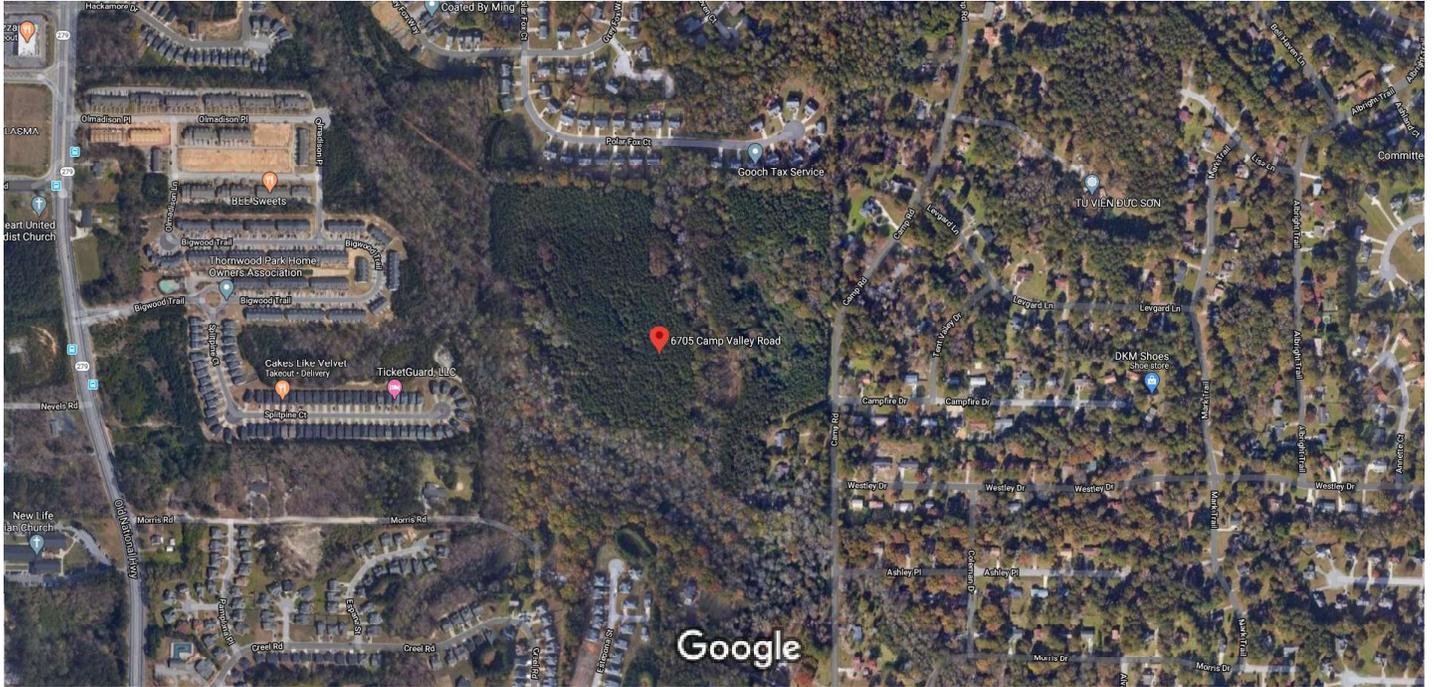
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- |                       |                              |  |                              |
|-----------------------|------------------------------|--|------------------------------|
|                       | Overlay Districts            |  | C-1 (Limited Commercial)     |
|                       | County Parcels All           |  | C-2 (General Commercial)     |
|                       | City Limits                  |  | CUP (Community Unit Plan)    |
| <b>Current Zoning</b> |                              |  |                              |
|                       | A (Medium Density Apartment) |  | O-I (Office & Institutional) |
|                       | AG-1 (Agricultural)          |  | R-3 (Single Family Dwelling) |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Google Maps 6705 Camp Valley Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



## 6705 Camp Valley Rd

Riverdale, GA 30296



Directions



Save



Nearby



Send to your phone



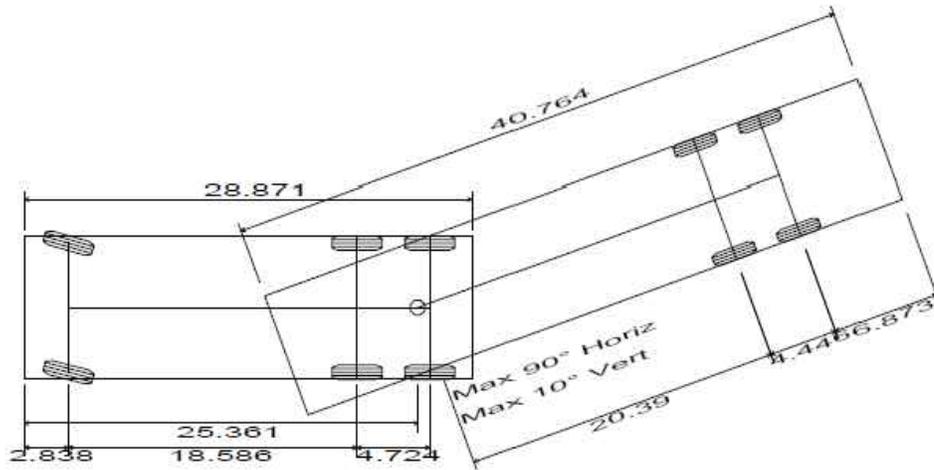
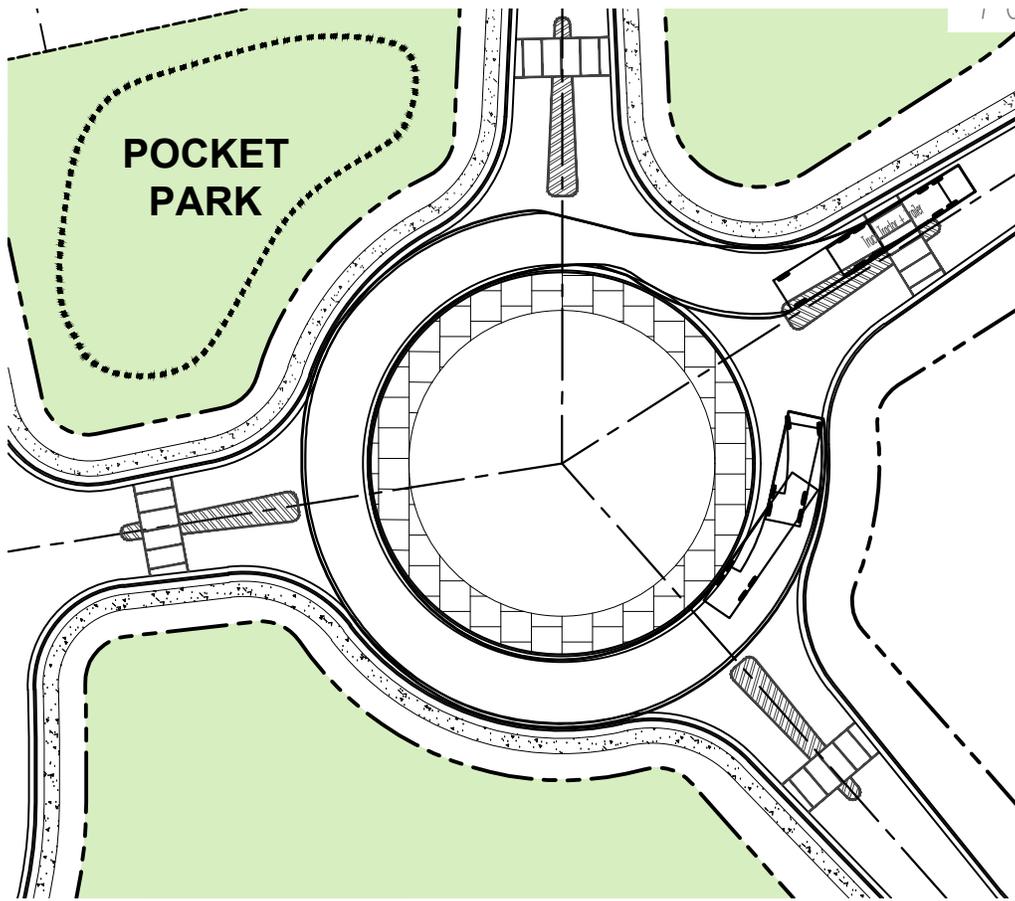
Share



HGGQ+VJ Riverdale, Georgia

### Photos





Truck Tractor + Trailer	
Overall Length	57.070ft
Overall Width	9.285ft
Overall Body Height	12.502ft
Min Body Ground Clearance	1.559ft
Max Track Width	9.285ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	26.247ft

## TRAFFIC CIRCLE DETAIL

PROJECT : CAMP VALLEY ROAD

PROJECT #: 19-011

DATE : 9/29/2020

SCALE : 1"=50'

**GREYDEN**  
ENGINEERING  
12460 Crabapple Road, Ste 202-374  
Milton, Georgia 30009  
PH: 770-573-4801 FAX: 678-302-6362

Century Communities Single Family Detached 39' Elevations



39' - 2410 'A3'



39' - 2410 'B3'



39' - 2410 'C3'



39' - 2570 'A1'



39' - 2570 'B1'



39' - 2570 'C1'

Century Communities Composite Elevation





**The Pacific Group, Inc.**  
5755 Dupree Drive, Suite 130  
Atlanta, Georgia 30327  
Tel: (770) 984-8170  
Fax: (770) 984-8171

July 22, 2020

Marissa Jackson  
City of South Fulton  
Community Development of Regulatory Affairs  
Department of Planning & Zoning  
5440 Fulton Industrial Blvd.  
Atlanta, GA 30336

RE: Letter of Intent for Proposed Camp Valley Road Development at 6507 Camp Valley Road (Parcel ID 13 0133 LL0418) Rezoning Application

Ms. Jackson:

We write to you as a request for rezoning for 45.664 acres on Camp Valley Road. We are proposing a residential development of 164 units (92 single family detached lots and 72 townhome lots). The site is currently partially wooded with wetlands through the middle of the property. We are proposing a TR zoning district with ZERO variance requests. Currently the site is zoned SH with a condition capping the total units at 251; thus, we are proposing a reduction in density from 5.5 units per acre DOWN to 3.6 units per acre.

This proposed single-family development is consistent with the Suburban II Neighborhood designation on the 2035 Future Development Map designation and fits appropriately considering the R-4, CUP and TH zonings surrounding this property. As mentioned, the maximum proposed lot count of 164 units would result in a maximum density of 3.6 units per acre. This is substantially below the allowed 9.0 du/ac in the TR district. Since the TR district allows for single family detached homes, we have presented a sample site plan that includes a mix of both townhomes lots and single family detached lots. We want to propose a condition of zoning that would allow for the approval and development any mix of townhomes and/or single family detached so long as all regulation standards within the TR zoning district are followed. We also want to propose a minimum open space of 40% of the total site area. Below are the proposed conditions:

1. There shall be no more than 164 residential units in total. As long as the total number of units remains at or below the 164-unit maximum count, any combination of number of single family detached homes and/or townhomes may be submitted for a Land Disturbance Permit. The plan could include all townhomes, all single family detached, or any combination in between.
2. There shall be a minimum of 40% open space

Maximum building height not to exceed 40-feet, maximum building coverage, percent of impervious surface, front, side, corner, and rear setbacks, and minimum parking would all be per the standards stated in the City of South Fulton Zoning Ordinance.

We will also be providing a traffic report and an arborist survey & report prior to the public hearing(s). In addition to the 40%+ open space we are proposing to provide, there is no evidence of any endangered species (vegetation or wildlife) and there is no evidence of any natural, archaeological, or historic resources on the site.

Thank you for your time and consideration of this rezoning request. Please let us know if there are any other questions we can help answer.

Thanks so much,

Kevin Seifert  
The Pacific Group  
[kevin@pacificgroupinc.com](mailto:kevin@pacificgroupinc.com)  
678.409.8557



## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: PGO Investments, LLC                      Petition No. \_\_\_\_\_

Date: \_\_\_\_\_

1. The following parties were notified of the requested rezoning/use permit:  
See attached the letters, mailing lists and certificate of mailings of  
notification.

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2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

August 13, 2020 at 7pm via Zoom Conference Call- applicant meeting.

August 10, 2020 at 6pm CZIM via Zoom Conference Call

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3. The following issues and concerns were expressed:

The community was primarily concerned about speeding traffic on Camp Valley and the density  
of the project

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4. The applicant's response to issues and concerns was as follows:

We agreed to obtain a traffic study to address the traffic concerns. We are already reducing  
the density from what was previously approved. We also agreed to have a follow up meeting

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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. *See attached- copies of letters, mailing lists and certificate of mailings sent.*  
*Attach additional sheets as needed.*

## Rezoning Impact Statement

9/11/2020

**PETITION:** Z20-001

**JURISDICTION:** South Fulton

### Proposed Residential Units

Single-family detached **92**      Townhouses **72**      Apartments **0**      Condominiums **0**

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT <sup>A</sup>	GADOE CAPACITY	EST. # NEW FCS STUDENTS GENERATED	TOWNHOUSES	APARTMENTS	CONDOMINIUMS
Nolan, Love T. ES	693 to 735	850	7 to 84			
McNair, Ronald MS	874 to 928	1,250	8 to 23			
Creekside HS	1,787 to 1,897	1,900	17 to 47			
<b>TOTAL</b>			<b>32 to 154</b>	<b>72</b>	<b>0</b>	<b>0</b>
				<b>PROJECTED UNDER/OVER CAPACITY <sup>B</sup></b>		
				WITHOUT DEV	WITH DEV	WITH DEV
				-157 to -376 to -113	-115 to -322 to -3	-157 to -368 to -96
				Insufficient historical data to run report? <input type="checkbox"/>		

HS REGION:	AVERAGE - 1 STD.DEV	AVERAGE + 1 STD. DEV.	SCHOOL LEVEL
<b>Creekside HS</b>			
<i>One single-family detached unit generates:</i>			
	0.073304	0.489766	elementary school students
	0.019534	0.155084	middle school students
	0.078802	0.233298	high school students
<i>One townhouse unit generates:</i>			
	0.000000	0.536439	elementary school students
	0.084624	0.114366	middle school students
	0.139509	0.349225	high school students
<i>One apartment unit generates:</i>			
	0.037565	0.315093	elementary school students
	0.012956	0.086998	middle school students
	0.022323	0.176217	high school students
<i>One condominium unit generates:</i>			
			elementary school students
			middle school students
			high school students

(Note: Empty/null values indicate insufficient historic data)

*A Forecasted enrollment for the 2020-21 school year*

*B Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.*

*\* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*

*\*\* Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*