

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** Mayor and Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** Z20-003 3825 and 3895 Jonesboro Rd  
**MEETING DATE:** October 27, 2020

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Applicant seeks to rezone from **AG-1 (Agricultural)** to **SH (Senior Housing)**

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

cc: Diane White, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information:	CRN Development as agent for Delores West Kuneyl 579 Sawnee Corners Dr. Cumming GA, 30040
Status of Applicant:	Future developer and owner of property; intent is to rezone for a Senior Living development
City Council District(s):	District 7
Parcel ID Number:	09F130000591172 and 09F130000591164
Area of Property:	17 Acres
Current/Past Use of the Property:	Undeveloped
Prior Zoning Cases/History:	None
Surrounding Zoning:	<u>North</u> : N/A (not in COSF) <u>South</u> : AG-1 and not in COSF <u>East</u> : AG-1 and R-4 <u>West</u> : N/A (not in COSF)
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:	No
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> : Jonesboro Rd

Classification: Arterial

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

Meeting was held on August 5<sup>th</sup>. Report has been submitted to staff. A copy of 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. The adjacent property is undeveloped. However, the parcel sits on a major commercial road and is down the street from established commercial development. This will be a large Senior Living facility and will be well placed in such an area. In fact, the quality of this development would likely lead to improved development in the future in this corridor.

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

No. The adjacent property is undeveloped, and this proposal would be a significant improvement in the area.

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

No. The uses allowed in agricultural zoning significantly undervalue the property.

**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;**

No. Existing streets are more than sufficient to support the proposed development. Schools will be unaffected by a Senior Living facility.

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

Not literally, but this is a clear oversight in the Future Land use Plan. SH Zoning fits perfectly with this area, especially considering the excellent transportation infrastructure available here.

**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 development proposed for this site would be not only a significant improvement to the area, but also fill a clear need in our area for Senior Living. As previously stated, this development may well serve as an impetus to higher quality future development in this corridor as well.

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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: Requested information, none provided.

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 fill a clear need in the community.

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

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**PLANNING COMMISSION RECOMMENDATION**

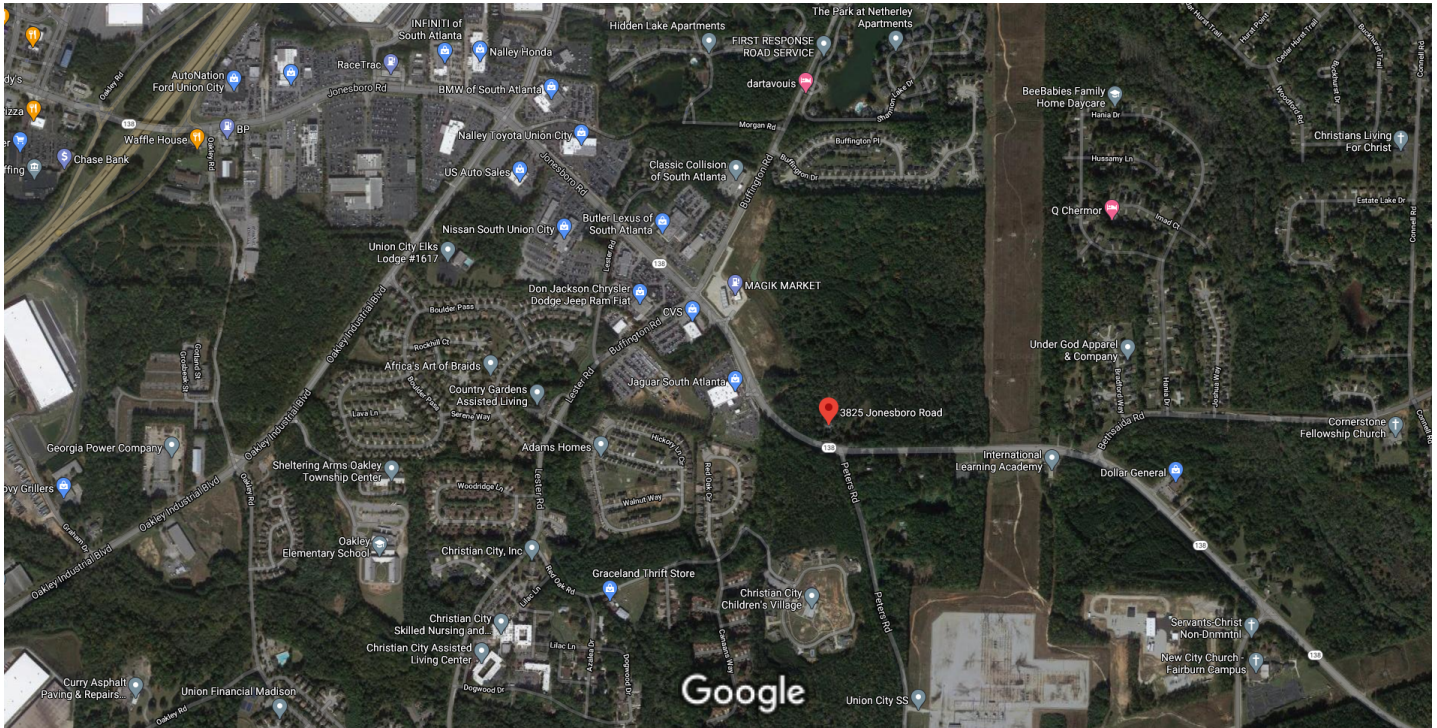
At the August 18<sup>th</sup>, 2020 meeting, Planning Commission voted for Approval.

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**PREPARED BY:** Nathan Mai-Lombardo, Planning and Zoning Administrator

**REVIEWED BY:** Shayla Reed, Director, CDRA

## Google Maps 3825 Jonesboro Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 500 ft



3825 Jonesboro Rd

Fairburn, GA 30213



Directions



Save



Nearby

Send to your  
phone

Share

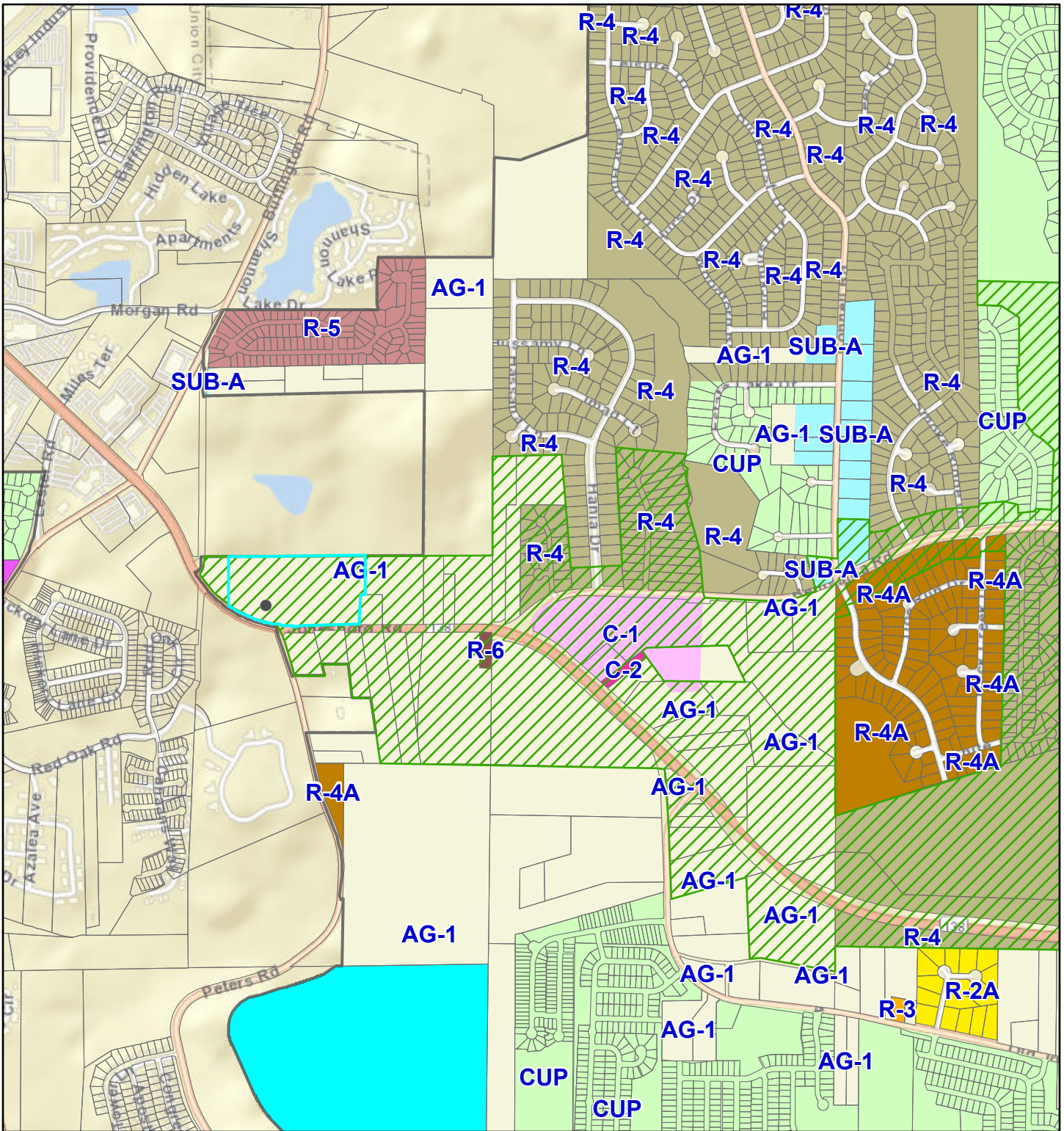


HF5P+X8 Fairburn, Georgia

Photos

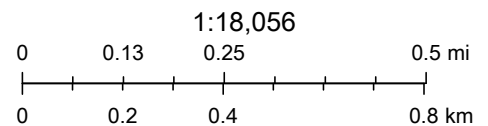


# COSF ArcGIS Web Map



8/6/2020, 11:02:02 AM

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

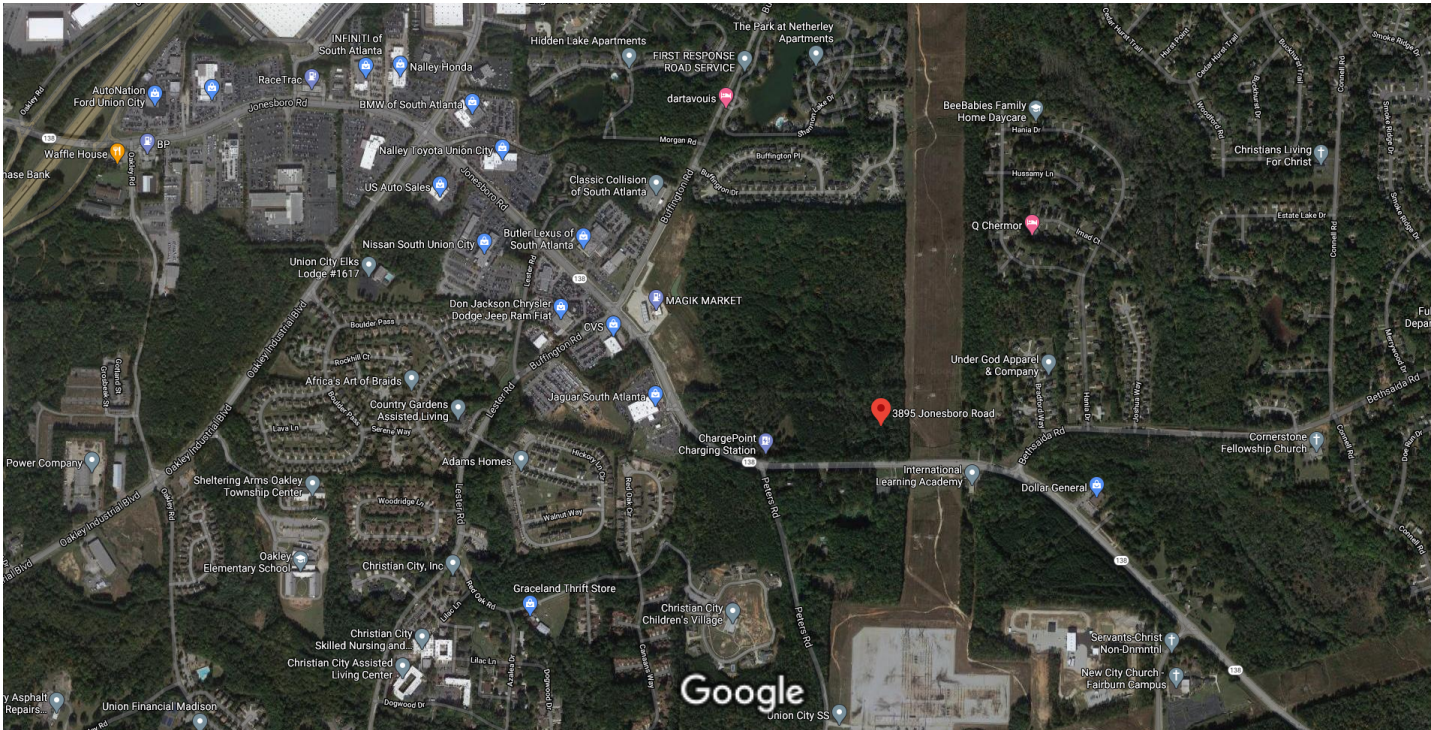


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Google Maps

3895 Jonesboro Rd



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 500 ft



3895 Jonesboro Rd

Fairburn, GA 30213

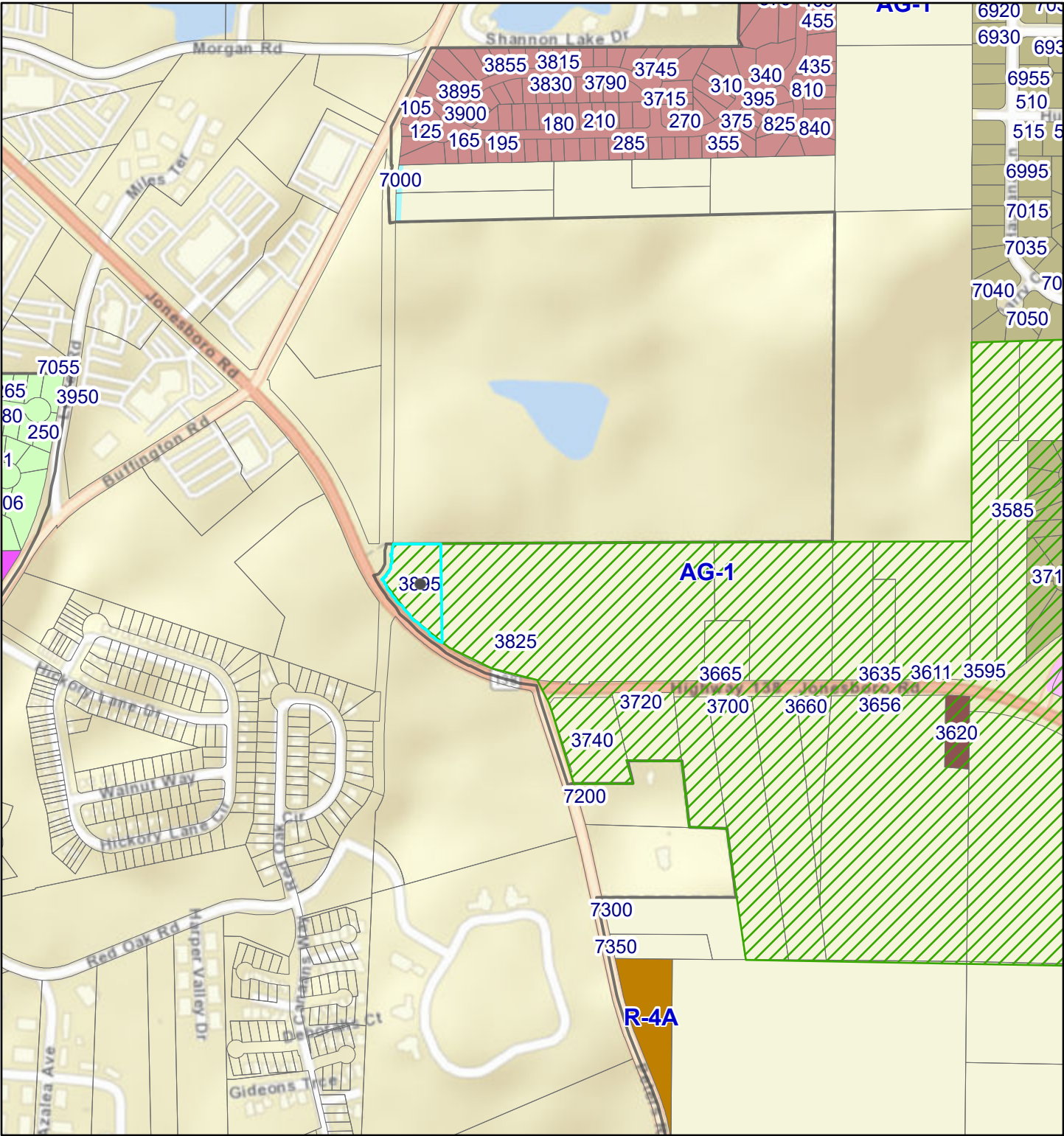
- Directions
- Save
- Nearby
- Send to your phone
- Share

HF6Q+4R Fairburn, Georgia

Photos

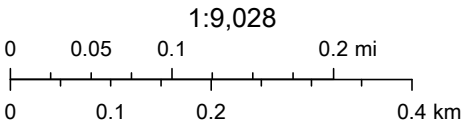


# COSF ArcGIS Web Map



8/6/2020, 4:48:15 PM

- Address Points
- Overlay Districts
- County Parcels All
- City Limits
- Current Zoning
  - AG-1 (Agricultural)
  - C-1 (Limited Commercial)
  - CUP (Community Unit Plan)
  - O-I (Office & Institutional)
  - R-4 (Single Family Dwelling)
  - R-4A (Single Family Dwelling)
  - R-5 (Single Family Dwelling)
  - R-6 (Single Family Dwelling)
  - SUB-A (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









## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: CRN Development, LLC Petition No. Z20-003  
Date: August 10, 2020

1. The following parties were notified of the requested rezoning/use permit:  

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See attached Certificate of Mailing USPS 3877. Applicant sent notices to all surrounding property owners from the list provided by the City of South Fulton.

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

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A virtual Community Meeting was held on Wednesday, August 5, 2020 via Zoom.

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See attached notice letter sent to all surrounding property owners on the list referenced above.

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3. The following issues and concerns were expressed:  

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See attached summary of the meeting which states issues and concerns raised by residents.

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

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See attached summary of the meeting which addresses the residents' issues and concerns by the Applicant.

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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.

*Attach additional sheets as needed.*



July 30, 2020

**RE:** Proposed Rezoning Project at 3825 and 3895 Jonesboro Road, Fairburn, Georgia 30213

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Wednesday, August 5, 2020 from 6:00 pm – 7:00 pm to discuss the proposed rezoning of the property located at 3825 and 3895 Jonesboro Road, Fairburn, Georgia 30213. My client, CRN Development, LLC is seeking to rezone the property from AG-1 to SH for the development of a 110-unit Senior Housing development.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 5 or email us at [jlj@battlelawpc.com](mailto:jlj@battlelawpc.com) and we'll send you a summary of the meeting.

**Zoom Meeting Details**

**Meeting ID:** 845 0829 6243

**Password:** 739886

Internet: <https://otago.zoom.us/join>

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

  
Michele L. Battle



## **Zoom Step by Step Instructions**

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click “Join” (the meeting ID will be a 9 digit or 10 digit number)

### **If joining from a mobile Device**

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

### **If joining from a computer**

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

### **Join Audio via Computer**

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

### **Join Audio via Telephone**

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

### **Raising Your Hand**

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

### **Leave Meeting**

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”

## **August 5th Virtual Community Meeting**

### **SENIOR HOUSING DEVELOPMENT** **3825 and 3895 Jonesboro Road, Fairburn, Ga**

#### **Representing Developer (CRN Development, LLC):**

Michele Battle (MLB), Attorney; and Carrie Cornelison (CC), Company Representative

#### **Attendees:**

Katrina Williams, Lasharme Biggers, Lothair Biggers, Alma Shelton, Timothy Neff, Sally Conley, Jerry Hambrick and Penyon Hambrick

#### **Presentation by Michele Battle and Carrie Cornelison**

- Power Point Presentation (MLB) – showing location, site plan and elevations of proposed project
- Apartment living for senior citizens
- Non-assisted living facility
- 110 units
- Apts will not be seen from street
- Well landscaped
- Residents must have key fob to get into building
- No gate at entrance, as traffic backing up may be issue
- Amenities will include library, gym, garden area
- Rent: 1-bedroom - \$735.00; 2-bedroom \$950.00
- Full-time Manager and full-time maintenance person on site

#### **Questions/Responses:**

**Sally Conley:** Concerned about traffic – cars doing well over the speed limit on Jonesboro Road in front of this property. Five (5) major car accidents to date for the year. She knows of one fatality. Will the developer be requesting a traffic light?

**Response:** We will order a traffic study to determine if any traffic lights are needed and we will also be having conversations with the City of South Fulton's Transportation Dept. and GDOT about these issues as we want our residents to be and feel safe.

**Lathhair Biggers:** Wants to know rent numbers and the fact that he is 62, but his wife is younger. Can I be eligible to be a resident?

**Response:** As long as you qualify for the 60% AMI (area medium income) – Reference HUD website

**MLB:** Will there be any type of financial assistance is available if you are living on a fixed income?

**Response:** (CC) No.

**Follow-up:**

**Sally Conley:** Mentions that crime in the area is an issue.

**CC:** We're not opposed to installing a security gate, however, we do not want cars to be sitting outside the gate for any length of time due to traffic backing up on to Jonesboro Road. We will be discussing this along with the traffic issues with the City of South Fulton.

**MLB:** Reiterates that CRN Development is a Company that will always be there for the residents and the surrounding community to address any issues.