

**CITY OF SOUTH FULTON, GEORGIA**  
**VIRTUAL - REGULAR COUNCIL MEETING**  
**Tuesday, December 8, 2020, 12:00 PM**



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**The Honorable William "Bill" Edwards, Mayor**  
**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 Corey A. Reeves, District 5 Councilmember**  
**The Honorable khalid kamau, District 6 Councilmember**  
**The Honorable Mark Baker, District 7 Councilmember**

**REGULAR COUNCIL MEETING AGENDA**

- I. Meeting Called to Order
- II. Roll Call
- III. Invocation
- IV. Pledge of Allegiance
- V. Adoption of Council Agenda
- VI. Approval of City Council Meeting Minutes
  - 1. Request Council Approval of City Council Work Session Minutes from November 10, 2020 (City Clerk)
  - 2. Request Council Approval of City Council Regular Meeting Minutes from November 10, 2020 (City Clerk)
  - 3. Request Council Approval of City Council Special Called Meeting Minutes from November 10, 2020 (City Clerk)
  - 4. Request Council Approval of City Council Special Called Meeting Minutes from November 24, 2020 (City Clerk)
  - 5. Request Council Approval of City Council Special Called Meeting Minutes from December 2, 2020 (City Clerk)
- VII. Public Hearing(s)

6. Request Council Approval of Alcohol License for Blaze Steak and Seafood Restaurant located at 3752 Cascade Road, Suite 100 (Police)
7. Z19-005: Request Council to reconsider a rezoning from AG-1 to C-2 for property located at 3560 Jonesboro Rd for the purpose of developing a car dealership and shopping center (CDRA)
8. Z20-003: Request Council to consider a rezoning from AG-1 to SH for property located at 3825 and 3895 Jonesboro Rd for the purpose of developing a Senior Living facility (CDRA)
9. M20-002: Request Council to consider a Modification for Bedford Estates located off Camp Creek for the purpose of removing an entrance gate requirement (CDRA)
10. M20-003: Request Council to consider a Modification for Kingsland amenity located off W Stubbs Rd for the purpose of adjusting the amenities (CDRA)

#### VIII. 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.*

#### IX. Chief Financial Officer's Monthly Report

11. October 2020 Financial Report

#### X. City Manager's Monthly Report

12. October 2020 City Manager's Report

#### XI. City Attorney's Monthly Report

#### XII. Consent Agenda Items

13. Request Council Approval to adopt the Washington Road CDAP (CDRA)
14. Request Council Approval to accept a Local Maintenance and Improvement Grant (LMIG) in the amount of \$1,048,106.07 and submit a listing of projects that are eligible to receive funding from the LMIG contingent on the City of South Fulton providing the required 30% match in the amount of \$314,431.82 (Public Works)
15. Request Council Approval to enter into a Memorandum of Agreement (MOA) with GDOT to enable GreyStone Power to obtain the proper permit to remove existing poles and install fourteen (14) new 83-watt LED roadway luminaries on new poles at State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout (Public Works)



16. Request Council Approval to complete the traffic signal request application for the use of a traffic signal at the intersection of Campbellton Road and Polaris Way (Public Works)
17. Request Council Approval of A Resolution Authorizing the Mayor to apply for CARES Act Grant Funds from Fulton County through their CDBG Program in an amount not to exceed \$300,000 (CDRA)
18. Request Council Approval of Automatic Aid Agreement with the City of Union City Fire (Fire)
19. Request Council Approval to purchase IBM i2 Analyzer Software from DAI Source in an amount not to exceed \$27,831.00 (Police)
20. Resolution Authorizing Comprehensive Plan Development MOA with ARC (CDRA)
21. City of South Fulton 2021 Candidate Qualification and Key Election Dates Resolution (City Clerk)
22. Request Council Approval to explore the Community Connection Grant Program opportunity to ensure fiscal feasibility and identity that the 15% match funds are available prior to application submission (IT)

### XIII. Previous Agenda Items

23. Council 2nd Reading and Request Approval of An Ordinance Mandating Social Distancing at Restaurants (**Mayor Edwards**)
24. Council 2nd Reading and Request Approval of An Ordinance Title 16\_ Alcoholic Beverages Regulating Entertainment at Restaurants (**Mayor Edwards**)
25. Council 2<sup>nd</sup> Reading and Approval of the following actions associated with An Ordinance Readopting City Zoning Resolution (CDRA)
  1. Council consideration of adoption of policies and procedures which govern the calling and holding of a public hearing in accordance with O.C.G.A. § 36-66-4, as well as standards for the exercise of the zoning power prepared in accordance with O.C.G.A. § 36-66-5.
  2. Council consideration of adoption of a new Zoning Ordinance.
  3. Council consideration of adoption of a new Zoning Map.

### XIV. Agenda Items

26. Opportunity Zone Incentives Resolution (**Gilyard**)
27. Resolution Adopting Complete Streets Policy (**Rowell**)
28. Request Council Approval of Council Meeting Schedule for 2021
29. First Reading of FY21 Budget Amendment #1 Ordinance (Finance)
30. First Reading of Amended Smoking Ordinance (**Rowell, Gumbs Reeves, Baker**)

31. First Reading of Investor Harassment Ordinance (**Baker**)

32. First Reading of Street Racing Ordinance (**Rowell & Reeves**)

XV. Executive Session

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

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

XVI. 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:** Request Council Approval of City Council Work Session Minutes from November 10, 2020

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of City Council Work Session Minutes from November 10, 2020

**REFERENCE:**

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**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                         | Type       | Upload Date |
|-------------------------------------|------------|-------------|
| Minutes_WS_2020_11_10_Meeting_DRAFT | Cover Memo | 12/3/2020   |

**CITY OF SOUTH FULTON, GEORGIA**  
**VIRTUAL - WORK SESSION**  
**Tuesday, November 10, 2020, 10:00 AM**



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**COUNCIL WORK SESSION MEETING MINUTES**

**I. Call to Order**

Minutes:

**The Work Session was called to order by Mayor William Edwards at 10:00 AM.**

**The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.**

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**II. Roll Call**

| <b>Attendee Name</b>   | <b>Title</b>             | <b>Status</b> | <b>Arrived</b> |
|------------------------|--------------------------|---------------|----------------|
| William "Bill" Edwards | Mayor                    | Present       |                |
| Catherine F. Rowell    | District 1 Councilmember | Present       | 10:09 AM       |
| Carmalitha Gumbs       | District 2 Councilmember | Present       |                |
| Helen Z. Willis        | District 3 Councilmember | Present       |                |
| Naeema Gilyard         | District 4 Councilmember | Present       |                |
| Corey A. Reeves        | District 5 Councilmember | Present       |                |
| khalid kamau           | District 6 Councilmember | Present       |                |
| Mark Baker             | District 7 Councilmember | Present       |                |

**Following the roll call by the City Clerk, a quorum was established.**

**III. Presentations**

1. **Historic Campbellton Crossroads – Framework Plan by Pond and Company (CDRA)**

Minutes:

**Shayla Reed, Director, Department of Community Development and Regulatory Affairs**

**and Andrew Khor with Pond and Company presented the Historic Campbellton Crossroads Village Framework Plan.**

**The presentation was followed by a question and discussion period.**

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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 permit the extension of the presenter's time beyond the specified limit.**

**The motion failed to receive a second.**

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2. Washington Road Pedestrian Safety Audit by the Atlanta Regional Commission (CDRA)

Minutes:

**Jared Lombard with the Atlanta Regional Commission presented the Washington Road Pedestrian Safety Audit.**

**The presentation was followed by a question and discussion period.**

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3. City of South Fulton's AeroATL Model Mile Feasibility Study presented by Pond and Company (CDRA)

Minutes:

**Andrew Khor with Pond and Company presented the City of South Fulton's AeroATL Model Mile Feasibility Study.**

**The presentation was followed by a question and discussion period.**

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4. CARES Act Project Plan Update (Interim City Manager)

Minutes:

**Tammi Saddler Jones, Interim City Manager provided an update regarding the CARES Act Project Plan and Programs Update.**

**The verbal update was followed by a question and discussion period.**

**Members of the City Council requested that the Interim City Manager review the current programs and funding allocated to determine whether funding can be added to supplement the current programs. Additionally, a request was made to research whether the Chiefs of**

**Police and Fire can be added to the Gladiator Benefits Program. Lastly, a request was made to ensure that the City adequately advertises the availability of the programs and the application procedures to include a city-wide mailer.**

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#### IV. Executive Session (if needed)

*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: Councilmember Reeves

[Motion Approved]

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

Nay: 1 khalid

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made at 11:15 AM to Recess for an Executive Session for Personnel, Litigation and Real Estate.**

**The motion was approved 6-1. Councilmember khalid voted in opposition.**

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Motion (Reconvene): Councilmember Rowell

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 1 khalid

Minutes:

**A motion was made to Reconvene from Executive Session at 12:06 PM.**

**The motion was approved 6-0-1. Councilmember khalid did not vote.**

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#### V. Adjournment of Meeting

Motion (Adjourn): Councilmember Gumbs

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 1 khalid



Minutes:

**A motion was made to adjourn the Work Session at 12:07 PM.**

**The motion was approved 6-0-1. Councilmember khalid did not vote.**

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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:** Request Council Approval of City Council Regular Meeting Minutes from November 10, 2020

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of City Council Regular Meeting Minutes from November 10, 2020

**REFERENCE:**

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**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                             | Type       | Upload Date |
|-----------------------------------------|------------|-------------|
| Minutes_RM_2020_11_10_Meeting_DRAFT_rev | Cover Memo | 12/3/2020   |

**CITY OF SOUTH FULTON, GEORGIA**  
**VIRTUAL - REGULAR COUNCIL MEETING**  
**Tuesday, November 10, 2020, 12:00 PM**



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**REGULAR MEETING MINUTES**

**I. Meeting Called to Order**

Minutes:

**The meeting was called to order by Mayor William Edwards at 12:08 PM.**

**The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.**

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| <b>Attendee Name</b>   | <b>Title</b>             | <b>Status</b> | <b>Arrived</b> |
|------------------------|--------------------------|---------------|----------------|
| William "Bill" Edwards | Mayor                    | 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       |                |
| Corey A. Reeves        | District 5 Councilmember | Present       |                |
| khalid kamau           | District 6 Councilmember | Present       |                |
| Mark Baker             | District 7 Councilmember | Present       |                |

**Following the roll call by the City Clerk, a quorum was established.**

**II. Invocation**

Minutes:

**A moment of silence was observed.**

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**III. Pledge of Allegiance**

Minutes:

#### IV. Adoption of Council Agenda

Motion (Approve as Amended): Councilmember Rowell

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Council Agenda as amended.**

**Th motion was approved unanimously.**

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Motion (Table): Councilmember khalid

Second: Councilmember Baker

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**An amendment motion was made to table items #12 and #13 until the Mayor is able to meet with the affected businesses owners impacted by the proposed legislation.**

**Th motion was approved unanimously.**

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#### V. Approval of City Council Meeting Minutes

1. Request Council Approval of City Council Regular Meeting Minutes from October 27, 2020 (City Clerk)

Motion (Approve): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the City Council Regular Meeting Minutes from October 27, 2020.**

**The motion was approved unanimously.**

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VI. Public Hearing(s)

2. ***PUBLIC HEARING:*** Request Council Approval of Rezoning Case Z20-002 from AG1 to CUP for a Residential Development at 2210 Wallace Road (CDRA)

Motion (Withdraw): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Withdrawn]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**Public Hearing held. There were no comments received.**

**A motion was made to accept the withdrawal by the applicant of Case Z20-002 at 2210 Wallace Road.**

**The motion to accept the withdrawal was approved unanimously.**

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3. ***PUBLIC HEARING:*** Request Council Approval of Rezoning Case Z20-001 from SH to TR for a Residential Development at 6705 Camp Valley (CDRA)

Motion (Deny): Councilmember khalid

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**Public Hearing held. There were no comments received.**

**A motion was made to deny Case Z20-001 at 6705 Camp Valley.**

**The motion to deny was approved unanimously.**

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VII. Public Comments

Minutes:

There were 19 speakers who submitted public comment regarding items #12 and #13 which were tabled during the approval of the Council Agenda at the beginning of the meeting.

1. Clyde Sampson, District 5: Supports Item #13-Ordinance Regulating Entertainment at Restaurants
2. Marcellus Alston, District 5: Request meeting with mayor regarding Ordinance Mandating Social Distancing
3. Sy Collins, District 5: Opposed to Ordinance Mandating Social Distancing
4. Emmanuel Rainey, District 5: Request meeting with mayor regarding Ordinance Mandating Social Distancing
5. Chanda Love, District 5: Opposed to Ordinance Mandating Social Distancing
6. Angeleena Tavares, District 5: Opposed to Ordinance Mandating Social Distancing
7. Kevin Smith, District 5: Request meeting with mayor regarding Ordinance Mandating Social Distancing
8. Sherie Phillips, District 5: Request meeting with mayor regarding Ordinance Mandating Social Distancing
9. Michael Nelson, Union City: Request meeting with mayor regarding Ordinance Mandating Social Distancing
10. Rajuan Moore, Jonesboro: Opposed to Ordinance Mandating Social Distancing
11. Sim Robinson, Sugar Hill: Request meeting with mayor regarding Ordinance Mandating Social Distancing
12. Jordan Cruse, Atlanta: Opposed to Ordinance Mandating Social Distancing
13. Isaiah Mitchell, Atlanta: Opposed to Ordinance Mandating Social Distancing
14. Miranda Pollard, Jonesboro: Opposed to Ordinance Mandating Social Distancing
15. Shantavia Fizer, Snellville: Opposed to Ordinance Mandating Social Distancing
16. Patrice Rowland, East Point: Opposed to Ordinance Mandating Social Distancing
17. Robert McCombs, Atlanta: Opposed to Ordinance Mandating Social Distancing
18. Maria Tavares, East Point: Opposed to Ordinance Mandating Social Distancing
19. Diane Tavares, Massachusetts: Opposed to Ordinance Mandating Social Distancing

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## VIII. Chief Financial Officer's Monthly Report

Minutes:

**NO REPORT PRESENTED.**

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## IX. City Manager's Monthly Report

Minutes:

**NO REPORT PRESENTED.**

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## X. City Attorney's Monthly Report

Minutes:

**NO REPORT PRESENTED.**

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## XI. Consent Agenda Items

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

**Councilmember Gilyard requested a point of personal privilege to acknowledge the proclamation on the Consent Agenda proclaiming November 2020 as Lung Cancer Awareness Month. This proclamation was developed based upon the request of Barry Xu, an 18 year old student, at Johns Hopkins University whose grandparents were diagnosed with cancer.**

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### 4. Council Proclamations for Spreading on the Minutes:

- Dr. C. Clayton Powell (**Mayor Edwards**)
- Lincoln Damione Scott (**Councilmember khalid**)
- Lung Cancer Awareness Month (**Councilmember Gilyard**)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

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5. Request Council Approval to accept a monetary donation from Adams & Company in the amount of \$30,000 for the installation of new playground equipment at Sandtown Park and apply for the 2020 Gametime CARES Grant Program for a promotional funding discount of \$11,308.00 toward the cost of the playground equipment (PRCA)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

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6. Request Council Approval to accept the Publix monetary donation of \$3,000 and non-monetary donation of \$1,408.80 for the Parks, Recreation and Cultural Affairs Extension Program (PRCA)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

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7. Request Council Approval of Resolution Extending Moratorium Banning Uses (extending to 12.8.2020) (CDRA)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0



Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

---

8. Request Council Approval of Renewal of Memorandum of Understanding with the U.S. Drug Enforcement Agency (Police)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

---

9. Request Council Approval of A Resolution Authorizing the Execution of A Public Safety Memorandum of Understanding with the Georgia Bureau of Investigation (Police)

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Consent Agenda items 4-9.**

**The motion was approved unanimously.**

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## XII. Previous Agenda Items

10. Council 2nd Reading and Approval of An Ordinance to be known as the South Fulton Crown Act Anti-discrimination Ordinance (**Councilmembers Baker and Reeves**)

Motion (Approve): Councilmember Baker

Second: Councilmember Reeves

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve An Ordinance to be known as the South Fulton Crown Act Anti-discrimination Ordinance.**

**The motion was approved unanimously.**

---

11. Council 2nd Reading and Approval of the Amended Historic Landmark Commission Ordinance (**Councilmembers khalid and Rowell**)

Motion (Approve): Councilmember Rowell

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve the Amended Historic Landmark Commission Ordinance. The legislation was corrected to show Councilmember Baker as a co-sponsor of this legislation.**

**The motion was approved unanimously.**

---

12. Council 2nd Reading and Request Approval of An Ordinance Mandating Social Distancing at Restaurants (**Mayor Edwards**)

Minutes:

**Item tabled during adoption of Council Agenda.**

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13. Council 2nd Reading and Request Approval of An Ordinance Title 16\_ Alcoholic Beverages Regulating Entertainment at Restaurants (**Mayor Edwards**)

Minutes:

**Item tabled during adoption of Council Agenda.**

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XIII. Agenda Items

14. Request Council Approval of A Resolution Adopting a City Vehicle Take-home Policy

Motion (Approve): Councilmember khalid

Second: Councilmember Gumbs

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve A Resolution Adopting a City Vehicle Take-home Policy.**

**The motion was approved unanimously.**

---

15. Request Council Approval of A Resolution Authorizing Permitting and Inspection IGA's with Fulton County

Motion (Approve): Councilmember Reeves

Second: Councilmember Baker

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve A Resolution Authorizing Permitting and Inspection IGA's with Fulton County.**

**The motion was approved unanimously.**

---

XIV. Executive Session

Motion (Recess): Councilmember Reeves

Second: Councilmember Willis

[Motion Approved]

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

Nay: 1 khalid

Abstain: 0  
Not Voting: 0

Minutes:

**A motion was made to recess for an Executive Session at 1:08 PM for Personnel.**

**The motion was approved 6-1. Councilmember khalid voted in opposition.**

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Motion (Reconvene): Councilmember khalid

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to reconvene from Executive Session at 2:28 PM.**

**The motion was approved unanimously.**

---

Motion (Approve): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to announce Tammi Saddler-Jones as the only finalist under consideration for City Manager, and authorize the Mayor and City Attorney to entertain negotiations for consideration of her formal appointment at the December Regular Meeting.**

**The motion was approved unanimously.**

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## XV. Adjournment of Meeting

Motion (Adjourn): Councilmember Reeves

Second: Councilmember Gilyard

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to adjourn the Regular Meeting at 2:30 PM.**

**The motion was approved unanimously.**

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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:** Request Council Approval of City Council Special Called Meeting Minutes from November 10, 2020

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of City Council Special Called Meeting Minutes from November 10, 2020

**REFERENCE:**

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**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                          | Type       | Upload Date |
|--------------------------------------|------------|-------------|
| Minutes_SCM_2020_11_10_Meeting_DRAFT | Cover Memo | 12/3/2020   |

**CITY OF SOUTH FULTON, GEORGIA  
VIRTUAL - SPECIAL CALLED MEETING  
Tuesday, November 10, 2020, 3:00 PM**



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**SPECIAL CALLED MEETING MINUTES**

**1. Meeting Called to Order**

Minutes:

**The Special Meeting was called to order by Mayor William Edwards at 3:00 PM.**

**The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.**

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**2. Roll Call**

Minutes:

| Attendee Name          | Title                    | Status  | Arrived |
|------------------------|--------------------------|---------|---------|
| William "Bill" Edwards | Mayor                    | Present |         |
| Catherine F. Rowell    | District 1 Councilmember | Present |         |
| Carmalitha Gumbs       | District 2 Councilmember | Present | 3:04 PM |
| Helen Z. Willis        | District 3 Councilmember | Present |         |
| Naeema Gilyard         | District 4 Councilmember | Present |         |
| Corey A. Reeves        | District 5 Councilmember | Present |         |
| khalid kamau           | District 6 Councilmember | Present |         |
| Mark Baker             | District 7 Councilmember | Present |         |

**Following the roll call by the City Clerk, a quorum was established.**

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**3. Agenda Items**

1. **PUBLIC HEARING: First Reading** of the following actions associated with An Ordinance Readopting City Zoning Resolution (CDRA)

- Council consideration of adoption of policies and procedures which govern the calling and holding of a public hearing in accordance with O.C.G.A. § 36-66-4, as well as standards for the exercise of the zoning power prepared in accordance with O.C.G.A. § 36-66-5.
- Council consideration of adoption of a new Zoning Ordinance.
- Council consideration of adoption of a new Zoning Map.

Minutes:

**Shayla Reed, Director, Department of Community Development and Regulatory Affairs and Lee Walton with John Wood Group PLC provided a presentation regarding An Ordinance Readopting the City Zoning Resolution.**

**Public Hearing held. Two comments were received.**

**Rickie McKee, District 6: Request that permits are received prior to any land disturbance. Request policies prohibiting 18 wheel trucks within city limits.**

**Barbara McKee, District 6: Request that permits are received prior to any land disturbance. Request policies prohibiting 18 wheel trucks within city limits.**

**This is the First Reading of this Ordinance.**

**The Second Reading and proposed adoption of the Ordinance Readopting the City Zoning Resolution will be held on December 8, 2020 at 10:00 AM.**

---

4. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell

Second: Councilmember Gumbs

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to adjourn the Special Called Meeting at 3:37 PM.**

**The motion was approved unanimously.**

---



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of City Council Special Called Meeting Minutes from November 24, 2020

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of City Council Special Called Meeting Minutes from November 24, 2020

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                          | Type       | Upload Date |
|--------------------------------------|------------|-------------|
| Minutes_SCM_2020_11_24_Meeting_DRAFT | Cover Memo | 12/3/2020   |

**CITY OF SOUTH FULTON, GEORGIA  
VIRTUAL - SPECIAL CALLED MEETING  
Tuesday, November 24, 2020, 10:00 AM**



---

**SPECIAL CALLED MEETING MINUTES**

**1. Meeting Called to Order**

Minutes:

**The Special Meeting was called to order by Mayor William Edwards at 10:00 AM.**

**The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.**

---

**2. Roll Call**

Minutes:

| Attendee Name          | Title                    | Status  | Arrived  |
|------------------------|--------------------------|---------|----------|
| William "Bill" Edwards | Mayor                    | 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 | 10:07 AM |
| Corey A. Reeves        | District 5 Councilmember | Present |          |
| khalid kamau           | District 6 Councilmember | Present | 10:07 AM |
| Mark Baker             | District 7 Councilmember | Present |          |

**Following the roll call by the City Clerk, a quorum was established.**

---

**3. Executive Session Regarding Personnel**

Motion (Recess): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0  
Not Voting: 2 Gilyard, khalid

Minutes:

**A motion was made to recess for an Executive Session at 10:05 AM for Personnel.**

**The motion was approved 5-0. Councilmembers khalid and Gilyard did not vote.**

---

Motion (Reconvene): Councilmember Gilyard

Second: Councilmember Rowell

[Motion Approved]

Yea: 5 Baker, Gilyard, Reeves, Rowell, Willis

Nay: 0

Abstain: 0

Not Voting: 2 Gumbs, khalid

Minutes:

**A motion was made to reconvene from Executive Session at 10:40 AM.**

**The motion was approved 5-0. Councilmembers khalid and Gilyard did not vote.**

---

Motion (Approve): Councilmember Willis

Second: Councilmember Rowell

[Motion Failed]

Yea: 3 Reeves, Rowell, Willis

Nay: 4 Baker, Gilyard, Gumbs, khalid

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to approve Mayor Edwards' nomination of Vincent Hyman to serve as the new City Attorney.**

**The motion failed for lack of four affirmative votes. Councilmembers Baker, khalid, Gilyard, and Gumbs voted in opposition.**

---

Motion (Previous Question): Councilmember Willis

Second: Councilmember Rowell

[Motion Failed]

Yea: 3 Reeves, Rowell, Willis

Nay: 4 Baker, Gilyard, Gumbs, khalid

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to move the previous question.**

**The motion failed for lack of four affirmative votes. Councilmembers Baker, khalid, Gilyard, and Gumbs voted in opposition.**

---

#### 4. Adjournment of Meeting

Motion (Adjourn): Councilmember Gilyard

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to adjourn the Special Called Meeting at 11:02 AM.**

**The motion was approved unanimously.**

---

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of City Council Special Called Meeting Minutes from December 2, 2020

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of City Council Special Called Meeting Minutes from December 2, 2020

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                         | Type       | Upload Date |
|-------------------------------------|------------|-------------|
| Minutes_SCM_2020_12_2_Meeting_DRAFT | Cover Memo | 12/3/2020   |

**CITY OF SOUTH FULTON, GEORGIA**  
**VIRTUAL - SPECIAL CALLED MEETING**  
**Wednesday, December 2, 2020, 3:30 PM**



---

**SPECIAL CALLED MEETING MINUTES**

**1. Meeting Called to Order**

Minutes:

**The Special Meeting was called to order by Mayor William Edwards at 3:30 PM.**

**The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.**

---

**2. Roll Call**

Minutes:

| Attendee Name          | Title                    | Status  | Arrived |
|------------------------|--------------------------|---------|---------|
| William "Bill" Edwards | Mayor                    | 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 |         |
| Corey A. Reeves        | District 5 Councilmember | Present | 3:35 PM |
| khalid kamau           | District 6 Councilmember | Present |         |
| Mark Baker             | District 7 Councilmember | Present |         |

**Following the roll call by the City Clerk, a quorum was established.**

---

**3. Executive Session regarding Personnel and Litigation**

Motion (Recess): Councilmember Willis

Second: Councilmember Rowell

[Motion Approved]

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

Nay: 1 khalid

Abstain: 0  
Not Voting: 1 Reeves

Minutes:

**A motion was made to recess for an Executive Session at 3:33 PM for Personnel and Litigation.**

**The motion was approved 5-1-1. Councilmember khalid voted in opposition. Councilmember Reeves was not present.**

---

Motion (Reconvene): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

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

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

**A motion was made to reconvene from Executive Session at 4:18 PM.**

**The motion was approved unanimously.**

---

Motion (Approve): Councilmember Willis

Second: Councilmember Reeves

[Motion Approved]

Yea: 4 Gumbs, Reeves, Rowell, Willis

Nay: 2 Gilyard, khalid

Abstain: 1 Baker

Not Voting: 0

Minutes:

**A motion was made to confirm Mayor Edwards' appointment of Vincent Hyman to serve as the City Attorney with a condition that a 60-day transition plan (February 2, 2021) is developed and facilitated by a 3rd party attorney identified by the Interim City Manager, Tammie Saddler Jones.**

**The motion was approved 4-2-1. Councilmembers khalid and Gilyard voted in opposition. Councilmember Baker abstained.**

**Councilmember khalid requested that the record indicate that the Council did not have legal representation present.**

---

Motion (Approve): Councilmember Gilyard

Second: Councilmember khalid

[Motion Failed]

Yea: 3 Baker, Gilyard, khalid

Nay: 4 Gumbs, Reeves, Rowell, Willis  
Abstain: 0  
Not Voting: 0

Minutes:

**A substitute motion was made to defer Mayor Edwards' 2nd attempt to appoint a new City Attorney until the current litigation can be heard in a court of law.**

**The motion failed for a lack of four affirmative votes. 3-4. Councilmembers Rowell, Gumbs, Willis and Reeves voted in opposition.**

---

Motion (Approve): Councilmember Rowell  
Second: Councilmember Willis  
[Motion Approved]

Yea: 5 Gilyard, Gumbs, Reeves, Rowell, Willis  
Nay: 0  
Abstain: 1 Baker  
Not Voting: 1 khalid

Minutes:

**A motion was made to request the current City Attorney, Emilia Walker, provide a transition plan within 48 hours to Interim City Manager, Tammie Saddler Jones who will facilitate communication with an outside attorney regarding an appropriate transition and that Mrs. Walker and Fincher Denmark attorneys continue to provide legal representation through February 2, 2021.**

**The motion was approved 5-0-2. Councilmember khalid did not vote. Councilmember Baker abstained.**

---

#### 4. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis  
Second: Councilmember Reeves  
[Motion Approved]

Yea: 6 Baker, Gumbs, khalid , Reeves, Rowell, Willis  
Nay: 0  
Abstain: 0  
Not Voting: 1 Gilyard

Minutes:

**A motion was made to adjourn the Special Called Meeting at 4:37 PM.**

**The motion was approved 6-0-1. Councilmember Gilyard did not vote.**

---



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of Alcohol License for Blaze Steak and Seafood Restaurant

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of Alcohol License for Blaze Steak and Seafood Restaurant

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                    | Type       | Upload Date |
|----------------------------------------------------------------|------------|-------------|
| Alcohol License Request for Blaze Steak and Seafood Restaurant | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM "BILL" EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** City of South Fulton Mayor & Council

**FROM:** Chief of Police, Keith Meadows – Police Department   
KM

**DATE:** November 16, 2020

**SUBJECT:** Request by Burruss Tucker Restaurant Group DBA “Blaze Steak and Seafood Restaurant” for an alcohol license for consumption on premises sale of malt beverage (beer), wine, and distilled spirits at 3752 Cascade Road, Suite 100, Atlanta, GA 30331

---

The applicant for the Blaze Steak and Seafood Restaurant seeks an alcohol license for the consumption on premise sales of wine, malt beverages, and distilled spirits at 3752 Cascade Road, Suite 100. All applicable fees have been paid related to the alcohol license.

All required inspections by Code Enforcement, Zoning, Fire Department, Health Department, Fulton County Board of Education and Business Licensing have been completed and successfully passed.

**CHIEF OF POLICE RECOMMENDATION: APPROVAL**

### APPLICATION INFORMATION

|                                   |                                                                                                                                                                                             |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:            | Burruss Tucker Restaurant Group<br>3752 Cascade Road, Suite 100<br>Atlanta, GA 30331                                                                                                        |
| City Council District(s):         | 1                                                                                                                                                                                           |
| Parcel ID Number:                 | 14F0010LLO996                                                                                                                                                                               |
| Square Footage:                   |                                                                                                                                                                                             |
| Existing Zoning:                  | C-1 Community Business                                                                                                                                                                      |
| Current/Past Use of the Property: |                                                                                                                                                                                             |
| History:                          | This request serves as the applicants first request. The property previously was a full serve restaurant and is currently operating as a full serve restaurant in the City of South Fulton. |

Cc: Cory Adams, Interim City Clerk



# City of South Fulton

## Alcohol Beverage License Application and Information Packet



### South Fulton Police Department

License and Permit Unit

5539 Old National Highway

College Park, GA 30349

470-809-7372

[pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

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## APPLICATION INSTRUCTION SHEET

Incomplete or partial applications will not be accepted.

Please answer all questions on application legibly and appropriately in black/blue ink or typed. If a question does not apply to you, write "N/A" in the space provided.

The personal history statement must be completed by the owner/licensee/agent and corporate officers or major stakeholders of the business/organization with 20% or more of interest in business. Each person completing the personal history statement will pay the non-refundable fingerprint fee is \$55.00 per individual. Upon submission of a completed application you will be scheduled to get your fingerprints completed. Please do NOT show up to get fingerprints without an appointment.

If you are a corporation or LLC, copies of your certificate of incorporation/corporate charter/by laws, properly signed by the Secretary of State and the registered agent(s) for the corporation.

Application must be accompanied by a Federal Clearance Letter verifying the applicant/agent/licensee has no federal indictments or pending charges. The Federal Clearance Letter may be obtained from the Federal District Court (see the Clerk of Court) Richard B. Russell Building, 75 Ted Turner Drive, Atlanta, GA 30303. There is a cost of \$31.00 for the Clearance Letter - per name.

Application must be accompanied by a Certificate of Residency verifying Applicant/Agent/Licensee is a resident of the thirteen Metropolitan counties (Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding and Rockdale). Applicants may take the enclosed certificate of residency form to the Probate Court of the county in which they reside to have the form signed by clerk of court.

Application must be accompanied by Proof of Citizenship by secure and verifiable document as outlined in O.C.G.A. § 50-36-2 (i.e. in the form of government issued photo ID) and applicant must complete the enclosed Citizenship Affidavit for Public Benefits and E-Verify Affidavit.

Application must be accompanied by Survey of location prepared by a Registered Survey noting the distances per City Ordinance Sec. 16-4001. The survey must be of the proposed premises depicting the distance requirements as specified on the alcoholic beverage application (question #5). The survey must also state how the property was measured (from what point of the premises to what point of the measured location and the direction of measurement).

Application must be accompanied by a copy of your City of South Fulton current occupational tax certificate. Applicants may submit a copy a temporary occupational tax certificate however, a permanent occupational tax certificate must be received before your alcohol license application will be submitted for council for approval.

Application must be accompanied by a copy of a signed deed, lease, sublease, rental agreement, etc., authorizing applicant's use of location.

All applicants must disclose financial investments pertaining to the business operation. Financials include bank statements for the six months prior to filing application.

As part of the application process, the police department will arrange for the following inspections to be approved by the following entities: Fire, Health, School Board, Zoning and Code Enforcement. Applications will not be submitted to council for approval until all required inspections are completed.

Application must be accompanied by a drawing of the alcohol license premises including the customer service area (if restaurant, club, bar, etc.), to include measurements of total square footage of service area. Note: additional fees may apply for additional bar areas based upon layout of location.

As part of the application process, the police department will arrange for the advertisement of the public hearing regarding your application. The applicant is responsible for the advertisement fee of \$505. (see fee page for cost)

The City's Alcoholic Beverage Ordinance Sec.16-2017, requires alcohol awareness training to be completed by Applicant, Agent, Licensee and all employees who dispenses, sells, serves, takes orders or mixes beverages. See Ordinance for further or website at <https://www.cityofsouthfultonga.gov/2882/Alcohol-Awareness-Training>

If there are any questions concerning the completion of the application, please call the South Fulton Police License and Permit Unit for assistance at 470-809-7372 or [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov).

Upon completing your application, you may submit it for review along with all required documents to the license and permit unit at [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov). Once the application has been reviewed and all necessary documents are approved, an investigator will contact the applicant to schedule an appointment for the formal filing of the original application and supporting documents.



## ALCOHOL LICENSE FEE SCHEDULE

The following alcohol license fees are hereby established and shall be payable by check, money order, or debit/credit card, as applicable, at the time of filing the application:

### Administrative Fees:

|                                       |          |
|---------------------------------------|----------|
| Alcohol License Application Fee ..... | 300.00   |
| All other Application Fees .....      | \$150.00 |
| Background / Fingerprint Fee .....    | \$55.00  |
| Advertising Fee.....                  | \$505.00 |
| Fire Inspection Fee .....             | \$75.00  |

### LICENSE FEES:

#### Retail Consumption on Premises

|                                                 |           |
|-------------------------------------------------|-----------|
| Liquor.....                                     | \$3200.00 |
| Beer .....                                      | \$650.00  |
| Wine.....                                       | \$650.00  |
| Add' Bar/Lounges.....                           | \$1000.00 |
| BYOB Wine.....                                  | \$125.00  |
| Wine & Malt Tasting (No Distilled Spirits)..... | \$50.00   |

Note: Premises offering sale by the drink require an additional fee (16-2003) for the operation of each lounge, separate restaurant (with separate bar), or other place for consumption on the premises located within the same building covered by the initial license and under the same ownership. In addition to the initial license fee, an annual fee of \$1000.00 will be charged for each additional bar.

#### Special Permit Fees

|                                                                       |          |
|-----------------------------------------------------------------------|----------|
| Non-Profit Special Event, Beer, Wine & Distilled Spirits/Liquor ..... | \$50.00  |
| For-Profit Special Event Beer & Wine.....                             | \$125.00 |
| For-Profit Special Event Distilled Spirits / Liquor .....             | \$125.00 |
| Annual Off Premises Catering License .....                            | \$200.00 |
| Off Premises Per Event Catering Permit .....                          | \$50.00  |

#### Retail Package

|                                 |           |
|---------------------------------|-----------|
| Distilled Spirits /Liquor ..... | \$3000.00 |
| Beer .....                      | \$400.00  |
| Wine.....                       | \$400.00  |

#### Temporary Alcohol License Fee

|                                                                |          |
|----------------------------------------------------------------|----------|
| Distilled Spirits /Liquor (Sale/Consumption on Premises) ..... | \$500.00 |
| Beer and wine (Sale/Consumption on Premises) .....             | \$250.00 |
| Beer and Wine (Retail Package) .....                           | \$250.00 |

## CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

---

### **Wholesale:**

Distilled Spirits / Liquor ..... \$3500.00

Beer ..... \$500.00

Wine..... \$500.00

Location Outside of City ..... \$100.00

### **Manufacturer (Distillery):**

Distilled Spirits/ Liquor ..... \$4000.00

Beer ..... \$500.00

Wine..... \$500.00

**Microbrewery** ..... \$2000.00

**Growler** ..... \$2000.00

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## PERSONAL STATEMENT

**INSTRUCTIONS:** This personal statement must be executed, under oath, by every person having any ownership or profit-sharing interest in or managing any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) KANDI LENICE BURRUSS-TUCKER

Home Address: [REDACTED] ATLANTA GA 30331

Business Address: 3752 CASCADE ROAD, SUITE 100 CITY OF SOUTH FULTON, GEORGIA

Place of Birth ATLANTA GEORGIA Date of Birth [REDACTED] Age: [REDACTED]  
(City, State, Country) (Day, Month, Year)

Race: [REDACTED] Height: 5'02" Weight: 140 Eye Color: brown U.S. Citizen yes By Birth yes

Hair Color: black Social Security Number: [REDACTED] Driver License Number [REDACTED] State Issued by: GA

Have you been convicted of any law? Federal: NO Foreign Country: NO State Law: NO and/or

City Ordinance: NO if so, explain: \_\_\_\_\_

List names and addresses of employers for the past three (3) years: OLD LADY GANG SOUTHERN CUISINE RESTAURANT I & II  
HEADQUARTERS: 658 WHITEHALL STREET, ATLANTA GA

Single \_\_\_\_\_ Married X Widowed \_\_\_\_\_ Divorced \_\_\_\_\_ Separated \_\_\_\_\_  
(If married, divorced or widowed, complete the below requested information on spouse).

Todd Jermaine Tucker [REDACTED]  
Full name of spouse / (Maiden Name) DOB

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

Kandi Lenice Burruss-Tucker

Applicant's Printed Name

[Signature]  
Applicant's Signature

5/19/2020  
Date of Application

I hereby certify that Kandi Lenice Burruss-Tucker signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 19th day of May, 2020.

Notary Public Signature: [Signature] (AFFIX SEAL)

Notary Printed Name: PATRICK MORGAN  
Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## PERSONAL STATEMENT

**INSTRUCTIONS:** This personal statement must be executed, under oath, by every person having any ownership or profit-sharing interest in or managing any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) TODDI JERMAINE TUCKER

Home Address: [REDACTED] ATLANTA GEORGIA 30331

Business Address: 3752 CASCADE ROAD, SUITE 100 CITY OF SOUTH FULTON, GEORGIA

Place of Birth BRONX NEW YORK Date of Birth: [REDACTED] Age: [REDACTED]  
(City, State, Country) (Day, Month, Year)

Race: [REDACTED] Height: 5'08" Weight: 150 lbs Eye Color: brown U.S. Citizen Yes By Birth Yes

Hair Color: Black Social Security Number: [REDACTED] Driver License Number: [REDACTED] State Issued by: GA

Have you been convicted of any law? Federal: NO Foreign Country: NO State Law: NO and/or

City Ordinance: NO if so, explain: \_\_\_\_\_

List names and addresses of employers for the past three (3) years: OLD LADY GANG SOUTHERN CUISINE RESTAURANT, LLC  
HEADQUARTERS: 658 Whitehall Street, Atlanta GA

Single \_\_\_\_\_ Married X Widowed \_\_\_\_\_ Divorced \_\_\_\_\_ Separated \_\_\_\_\_  
(If married, divorced or widowed, complete the below requested information on spouse).

KANDI LENICE BURRUSS-TUCKER [REDACTED]  
Full name of spouse / (Maiden Name) BURRUSS DOB

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

TODD TUCKER  
Applicant's Printed Name

X [Signature]  
Applicant's Signature

5/19/2020  
Date of Application

I hereby certify that Todd Tucker signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 10th day of May, 2020  
Notary Public Signature: [Signature] (AFFIX SEAL)

Notary Printed Name: PATRICK MORGAN  
Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020



# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## PERSONAL STATEMENT

**INSTRUCTIONS:** This personal statement must be executed, under oath, by every person having any **ownership or profit-sharing interest in or managing** any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) Don Juan Antonio Clark

Home Address: [REDACTED] Smyrna GA 30080

Business Address: 3752 Cascade Rd SW Atlanta 30331

Place of Birth Landsberg Germany Date of Birth: [REDACTED] Age: [REDACTED]  
(City, State, Country) (Day, Month, Year)

Race: Blk Height: 6ft Weight: 170 Eye Color: Brown U.S. Citizen ☒ By Birth

Hair Color: Blk Social Security Number: [REDACTED] Driver License Number: [REDACTED] State Issued by: GA

Have you been convicted of any law? Federal: No Foreign Country: No State Law: No and/or

City Ordinance: No if so, explain: \_\_\_\_\_

List names and addresses of employers for the past three (3) years: Old Lady Gang, Food Bites, Goches,  
Kendi Krafted

Single ☒ Married \_\_\_\_\_ Widowed \_\_\_\_\_ Divorced \_\_\_\_\_ Separated \_\_\_\_\_  
(If married, divorced or widowed, complete the below requested information on spouse).

Full name of spouse / (Maiden Name)

DOB

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

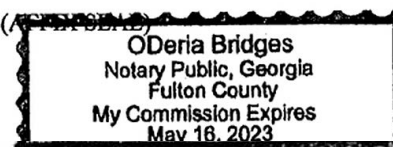
Applicant's Printed Name Don Juan Clark Applicant's Signature [Signature] Date of Application 10-19-20

I hereby certify that Don Juan Clark signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 19 day of October, 2020.

Notary Public Signature: ODena L Bridges

Notary Printed Name: ODena L Bridges



RESIDENCE DETERMINATION FORM

Certificate of Residence  
For Retail Package Distilled Spirits Applicants Only

State of Georgia, \_\_\_\_\_ County

I, \_\_\_\_\_ Judge of the probate Court, for \_\_\_\_\_

County, Georgia, hereby certify that \_\_\_\_\_ is now and has been a Bona Fide Resident of the state of Georgia for one year, and in the county of \_\_\_\_\_ for one year immediately preceding the date of this affidavit, based upon the affidavit of applicant, and the evidence submitted therewith.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Judge of the Probate Court

\_\_\_\_\_  
County, Georgia

\*\*\*\*\*

Certificate of Residence  
For All Other Alcoholic Beverage License Applicants

State of Georgia, \_\_\_\_\_ Fulton \_\_\_\_\_ County

I, Pinkie T. Toomer Judge of the probate Court, for Fulton

County, Georgia, hereby certify that Kandi Lenice Burruss Tucker is now and has been a Bona Fide Resident of the state of Georgia in the county of Fulton based upon the affidavit of applicant and the evidence submitted therewith. In Witness Whereof, I have hereunto set my hand and affixed the seal of said

Probate Court this 25th day of September, 20 20.

Pinkie T. Toomer  
Judge of the Probate Court

\_\_\_\_\_  
Fulton

\_\_\_\_\_  
County, Georgia

RESIDENCE DETERMINATION FORM

**Certificate of Residence**  
**For Retail Package Distilled Spirits Applicants Only**

State of Georgia, \_\_\_\_\_ County

I, \_\_\_\_\_ Judge of the probate Court, for \_\_\_\_\_

County, Georgia, hereby certify that \_\_\_\_\_ is now and has been a Bona Fide Resident  
of the state of Georgia for one year, and in the county of \_\_\_\_\_ for one year immediately

preceding the date of this affidavit, based upon the affidavit of applicant, and the evidence submitted therewith.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Judge of the Probate Court

\_\_\_\_\_  
County, Georgia

\*\*\*\*\*

**Certificate of Residence**  
**For All Other Alcoholic Beverage License Applicants**

State of Georgia, \_\_\_\_\_ Fulton \_\_\_\_\_ County

I, Pinkie T. Toomer \_\_\_\_\_ Judge of the probate Court, for Fulton \_\_\_\_\_

County, Georgia, hereby certify that Todd Jermaine Tucker \_\_\_\_\_ is now and has been a Bona Fide Resident of

the state of Georgia in the county of Fulton \_\_\_\_\_ based upon the affidavit of applicant and the

evidence submitted therewith. In Witness Whereof, I have hereunto set my hand and affixed the seal of said

Probate Court this 25th \_\_\_\_\_ day of September \_\_\_\_\_, 2020

Pinkie T. Toomer/PT  
\_\_\_\_\_  
Judge of the Probate Court

\_\_\_\_\_  
Fulton

\_\_\_\_\_  
County, Georgia

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit  
Affidavit Verifying Status for City Public Benefit  
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license  
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of  
government entity], the undersigned applicant verifies one of the following with respect to my application for a  
public benefit:

- 1) X I am a United States citizen.
- 2) \_\_\_\_\_ I am a legal permanent resident of the United States.
- 3) \_\_\_\_\_ I am a qualified alien or non-immigrant under the Federal Immigration and  
Nationality Act with an alien number issued by the Department of Homeland  
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other  
federal immigration agency is \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has  
provided at least one secure and verifiable document, as required by O.C.G.A.  
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

GA Driver's License

In making the above representation under oath, I understand that any person who knowingly  
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit  
shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by  
such criminal statute.

Executed in Atlanta (city) Georgia (state)

Kandi Lenice Burruss-Tucker  
Signature of Applicant

Kandi Lenice Burruss-Tucker  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE  
ME ON THE

19th DAY OF May, 2020

[Signature]  
NOTARY PUBLIC

My Commission Expires:

PATRICK MORGAN  
Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit  
Affidavit Verifying Status for City Public Benefit  
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license  
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of  
government entity], the undersigned applicant verifies one of the following with respect to my application for a  
public benefit:

- 1) X I am a United States citizen.
- 2) \_\_\_\_\_ I am a legal permanent resident of the United States.
- 3) \_\_\_\_\_ I am a qualified alien or non-immigrant under the Federal Immigration and  
Nationality Act with an alien number issued by the Department of Homeland  
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other  
federal immigration agency is \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has  
provided at least one secure and verifiable document, as required by O.C.G.A.  
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

GA DRIVER'S LICENSE

In making the above representation under oath, I understand that any person who knowingly  
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit  
shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by  
such criminal statute.

Executed in Atlanta (city) GA (state)

X Todd Tucker  
Signature of Applicant

Todd Tucker  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE  
ME ON THE

10th DAY OF May, 2020

[Signature]  
NOTARY PUBLIC

My Commission Expires:

PATRICK MORGAN

Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit  
Affidavit Verifying Status for City Public Benefit  
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license  
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of  
government entity], the undersigned applicant verifies one of the following with respect to my application for a  
public benefit:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States.
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and  
Nationality Act with an alien number issued by the Department of Homeland  
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other  
federal immigration agency is \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has  
provided at least one secure and verifiable document, as required by O.C.G.A.  
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

GA DL [REDACTED]

In making the above representation under oath, I understand that any person who knowingly  
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit  
shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by  
such criminal statute.

Executed in South Fulton (city) GA (state)

[Signature]  
Signature of Applicant

Don Juan Clark  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE

ME ON THE  
19 DAY OF October, 2020

[Signature]  
NOTARY PUBLIC

My Commission Expires:



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

E-Verify Affidavit

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

- (A) \_\_\_\_\_ On January 1<sup>st</sup> of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.
- (B) X On January 1<sup>st</sup> of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

\*\*\* If the employer selected Section 1(A), please fill out Section 2 below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Name of Private Employer

\_\_\_\_\_  
Federal Work Authorization User Identification Number

\_\_\_\_\_  
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on this day  
19th of May, 2020 in Atlanta (city), GA (state).

Todd Tucker  
Signature of Authorized Officer or Agent

Todd Tucker, Owner/CEO

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 19th DAY OF May, 2020.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

PATRICK MORGAN

Notary Public, Fulton County, Georgia

My Commission Expires July 15, 2020

## CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



## REGISTERED AGENT DESIGNEE FORM

All licensed establishments that are corporations and limited liability companies must have and continuously maintain in a "Registered Agent" upon whom any process, notice, or demand required or permitted by law or under the City of South Fulton Alcoholic Beverage Code to be served upon the licensee or owner. The registered agent designee must submit to a fingerprint criminal background check and complete the personal statement form. The registered agent must be a resident of Fulton County, Georgia. The registered agent must obtain the certificate of residency enclosed.

Name: TODD JERMANE TUCKER  
(Full Printed Name No Initials)

Sex: MALE Race: BLACK Date of Birth: [REDACTED]

Home Address: [REDACTED]

City: ATLANTA State: GA Zip: 30310

Phone# [REDACTED]

Business Address: 658 WHITEHALL STREET SW

City: ATLANTA State: GA Zip: 30310

Phone# [REDACTED]

I hereby certify that I agree to serve as the "registered agent" on behalf of  
BURRUSS TUCKER RESTAURANT GROUP, LLC dba BLAZE STEAK & SEAFOOD a business located at  
3752 CASCADE ROAD, SUITE100, City of South Fulton, Georgia.  
As registered agent, I agree to accept any process, notice or demand required or permitted by law or under the Alcoholic Beverage Code of the City of South Fulton, Georgia, to be served upon the licensee or owner. I understand that such service upon me will serve as legal notice upon the licensee or owner and that it is my responsibility to forward such service to the owner or licensee.

[Signature]  
SIGNATURE OF APPLICANT

5/19/2020  
DATE

Todd Tucker  
PRINTED NAME OF APPLICANT

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 19th DAY OF May 20 20

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME PATRICK MORGAN  
Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020



# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## SECTION 1: Licensee/Agent

BURRUSS TUCKER RESTAURANT GROUP, LLC  
KANDI BURRUSS-TUCKER, AGENT

For the year 2020

Date 5/19/2020

All applications must be typed or printed in black/blue ink. Each question must be completely and correctly answered. If the space provided is not sufficient, attach additional sheets. Applications must be signed, dated, notarized and filed with the South Fulton Police Department. All required supporting documents must be attached.

### Type of License Applying For: (Check All That Apply)

☐ New License    ☒ Change of Ownership    ☐ New Location    ☐ Other. Please Specify: \_\_\_\_\_

### Please select the beverages to be sold: (Check All That Apply)

☒ BEER                      ☒ WINE                      ☒ DISTILLED SPIRITS/LIQUOR

### Please select the category that best describes the business for which this application is being submitted.

- |                                               |                                                                       |                                              |                                                                      |
|-----------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Retail Package Store | <input type="checkbox"/> Convenience Store                            | <input type="checkbox"/> BYOB (Wine only)    | <input checked="" type="checkbox"/> Restaurant (3% for excise taxes) |
| <input type="checkbox"/> Growler              | <input type="checkbox"/> Supermarket                                  | <input type="checkbox"/> Microbrewery        | <input type="checkbox"/> Gas / Drug / Dry Goods Store                |
| <input type="checkbox"/> Importer             | <input type="checkbox"/> Manufacturer                                 | <input type="checkbox"/> Wholesale           | <input type="checkbox"/> Public Entertainment Facility               |
| <input type="checkbox"/> Hotel / Hotel Suites | <input type="checkbox"/> Night Club / Bar / Lounge<br>(3% excise tax) | <input type="checkbox"/> Tasting (Wine/Malt) |                                                                      |

Other. Please Specify. RESTAURANT HAS LIVE ENTERTAINMENT (music)

### Activities Proposed for Premises (check all that apply)

☐ Customer Dancing    ☒ Live Entertainment    ☐ Adult Entertainment

**If a Private Club: (1) Submit the salaries and other benefits received by each officer, trustee and employee; (2) Attach A copy of 501(c) Internal Revenue Code tax exempt documentation; (3) Attach membership application and copy of member list.**

1. Is applicant: [ ] Sole Proprietorship [ ] Partnership [ ] Corporation [x] LLC
2. Legal Name of Business: BURRUSS TUCKER RESTAURANT GROUP, LLC  
Operating/Trade Name of Business BLAZE STEAK AND SEAFOOD RESTAURANT  
Has location had an alcohol license within the last 12 months? [x] Yes [ ] No
3. Business Address: 3752 CASCADE ROAD, SUITE 100 GATHER SOUTH FULTON Council District: \_\_\_\_\_  
(Street Address, City, State Zip) GEORGIA 30331
4. Billing Address: 68 WHITEHALL STREET ATLANTA GA
5. Proposed Location Zoned: "C" CASCADE CORRIDOR OVERLAP
6. A. Distance from closest private residence in any direction: 1290 FAIRBURN RD 550 + YARDS  
B. Distance from closest college campus or school ground: Carver Bible College 288 + YARDS  
C. Distance from closest branch of any South Fulton Public library: Atlanta Fulton Cascade Branch 390 + YARDS  
D. Distance from closest church or place of worship: FELLOWSHIP OF PRAYER INTL 630 + YARDS  
E. Distance from closest regular school bus stop as designated by  
Fulton County Board of Education for pick-up or drop-off of  
school children in transport to the public schools of City of South Fulton. None within 440 Yards of this site

NOTE: SEE LICENSED ALCOHOL SURVEY ATTACHMENT

## SECTION 2:

- City of South Fulton | December 8, 2020

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

7. Does Licensee/Agent or any member of the Partnership, Corporation or Stockholder currently hold an Alcohol license (including a server permit)? ☒ Yes ☐ No
8. Has Licensee/Agent or any member of the Partnership or Corporation or Stockholder ever applied for an Alcoholic Beverage license (or work/server/pour permit) and been denied, suspended, or revoked? ☒ No ☐ Yes  
If yes check which type ☐ denied ☐ suspended ☐ revoked  
If yes, please check the appropriate status above and explain N/A
9. Full Name of Manager: DonJuan Antonio Clark  
Social Security Number of Manager: [REDACTED]  
Date of Birth and Place of Birth: [REDACTED] and Landstuhl, Germany  
Home Address: [REDACTED] Smyrna GA 30080  
Telephone Number: Home [REDACTED] Business: ( )  
E-mail Address: [REDACTED]
10. Hours said manager will be on the premise: 40
11. What is the manager's business experience? Manager has worked at manager at subway restaruants other restaurants
12. Has the manager worked in this or a similar capacity? ☒ Yes ☐ No  
If yes, explain: Yes manager worked in similar capacity at OLG restaurants

## FINANCIAL BACKGROUND INFORMATION ON APPLICANT, MANAGER AND OWNERS

13. Applicant's full name (Company/Corporation) Burruss Tucker Restaurant Group, LLC  
If a Corporation, Date of Incorporation: 12/27/2019 Taxpayer Id# [REDACTED]

14. If a Corporation, indicate the following for all Officers, members of the Board of Directors, Trustees and principal stockholders. If a Partnership, include all partners. (Complete all information requested for each person).

| NAME                    | ADDRESS    | DOB        | SSN        | POSITION  | % INTEREST |
|-------------------------|------------|------------|------------|-----------|------------|
| Kandi L. Burruss-Tucker | [REDACTED] | [REDACTED] | [REDACTED] | CFO/Agent | 50%        |
| Todd J Tucker           | [REDACTED] | [REDACTED] | [REDACTED] | CEO       | 50%        |
|                         |            |            |            |           |            |

If operating as a partnership, submit a copy of all partnership agreements. If corporation, attach a copy of all Articles of Incorporation, By-laws and amendments thereto, minutes of any corporation meetings within the last twelve (12) months.

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

15. State the amount and source of funds that have or will be invested by each individual who has an interest in the business. If a Corporation or Partnership, list each individual separately.

| NAME                    | AMOUNT INVESTED | SOURCE OF FUNDS      | DATES             |
|-------------------------|-----------------|----------------------|-------------------|
| Todd J. Tucker          | [REDACTED]      | Other Joint Business | 1/2020 to present |
| Kandi L. Burruss-Tucker | [REDACTED]      | Other Joint Business | 1/2020 to present |
|                         |                 |                      |                   |
|                         |                 |                      |                   |
|                         |                 |                      |                   |

16. Bank accounts and assets in the name of licensee/agent and/or maintained by the licensee/agent, whether individual, partnership or corporation. (Provide copies of account statements)

| TYPE     | BANK            | CITY & STATE   | LAST 6 OF ACCOUNT# | AMOUNT     |
|----------|-----------------|----------------|--------------------|------------|
| checking | Bank of America | Tampa, Florida | [REDACTED]         | [REDACTED] |
|          |                 |                |                    |            |
|          |                 |                |                    |            |

17. Has Licensee/Agent, Spouse or any person having an interest in the business received, directly or indirectly, any financial aid or assistance, to include land, fixtures, equipment, etc., from any manufacturer or wholesaler of alcoholic beverages? ☐ Yes ☒ No If yes, please specify.

| NAME | ADDRESS | AMOUNT/ITEM | DATE |
|------|---------|-------------|------|
| N/A  |         |             |      |
|      |         |             |      |
|      |         |             |      |

18. List any other individual(s) or firm(s) owning any interest in or receiving any funds from the operation of the business or on the premises. This includes cigarette machines, game machines, billiard tables vendors, etc.

N/A

19. List any financial interest or ownership which Licensee/Agent or any member of the partnership or corporation or stockholder presently has in any other alcoholic beverage license in the state of Georgia.

| NAME                 | NAME AND ADDRESS OF PREMISES      | POSITION        | % OF INTEREST |
|----------------------|-----------------------------------|-----------------|---------------|
| Todd Tucker          | Old Lady Gang Southern Cuisine I  | CEO/OWNER       | 50%           |
| Kandi Burruss-Tucker | Atlanta, GA                       | CFO/OWNER/AGENT | 50%           |
| Todd Tucker          | Old Lady Gang Southern Cuisine II | CEO/OWNER       | 50%           |
| Kandi Burruss-Tucker | East Point, GA                    | CFO/OWNER/AGENT | 50%           |

20. List all assets which will be used or converted for use as an investment in the business and/or all sources of funding used to capitalize and/or operate the Business. SEE # 16. Funds are being invested from another joint held business's profits that are being reinvested in new business.

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## LICENSED PREMISES

21. Do you own the property where the business is located? ☐ Yes ☒ No
- If yes:  
 Date of Purchase N/A Purchase Price N/A  
 Name of Seller: N/A
22. If property is rented/leased provide owner's name and address:  
MONTEGO PACIFIC, INC / 4240 FULTON AVENUE, SUITE 310, STUDIO CITY CALIFORNIA 91604  
 Contact: Mr. Douglas Olssen  
 Amount of rent/lease:  
 Monthly [REDACTED] Annually [REDACTED] Other (specify) \_\_\_\_\_  
*(Submit copy of signed lease agreement, deed, sublease, etc.)*
23. Has a license at this location ever been denied, suspended, or revoked? ☒ No ☐ Yes  
☐ denied, ☐ suspended or ☐ revoked
- If yes, check the appropriate status above and explain: \_\_\_\_\_
24. Is business located in a hotel or motel? ☐ Yes ☒ No
- If yes, name of Hotel or Motel \_\_\_\_\_
25. If the business is to be operated as a department inside of premises where another business is operating, give details of the existing business. N/A
26. What will be your business/operating hours? SUN - THURSDAY: Noon - 10 PM  
FRI - SAT: Noon - 12 AM
27. Where will your trash receptacle be located? REAR OF BUILDING
28. What arrangements have you made for trash removal? CONTRACTUAL SERVICES FOR WASTE REMOVAL/TRASH  
Trash Pick-Up twice weekly.
29. How often will you clean your property? DAILY
30. What is your plan for sanitation (clean water and sewage disposal) on the premises? Venue has two 1,500 gallon  
grease traps. Also located in rear of building.
31. What is your plan for unlawful conduct on the premises? Venue employs own inhouse security.
32. What is your plan for fire prevention on the premises? Venue has been inspected and passed by the City of  
South Fulton Fire Department for all safety code regulations.  
Additional emergency exit lights and signage has also been added, Venues is sprinkled.  
Fire extinguisher, hood system all up to current inspections. Fire alarm company also used.
33. What type of security do you plan to have? INhouse personal security/ on occasion Fulton County  
off-duty security for exterior parking lot.

# CITY OF SOUTH FULBON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

34. Do you offer your employees training with respect to items covered by the alcohol code? [ ☒ ] Yes [ ☐ ] No
- If **yes**, what type of training and how do you plan to prevent the selling to and consumption by underage consumers of alcohol and tobacco products on your premises? Personnel and staff are trained monthly to alcohol codes both locally and state. Minors are carded with security trained and bartent. trained to reconize such.
35. What type of buffering do you have, or will you provide to alleviate the effects of noise, lighting, odors, traffic or other nuisances on surrounding properties?  
Venue is equipped with sound insulation in walls and ceiling for such.
36. What plans do you have to prevent un-permitted vending on your property?  
Security is trained and will enforce codes.
37. Describe the traffic and pedestrian ingress and egress to/from the property and to/from any existing or proposed structure on the property. ingress and egress consist of two exits into and out of CASCADE FAIRBURN SHOPPING CENTER. Both are of Cascade Road SW.

## ON PREMISES CONSUMPTION LICENSE

***If you are applying for an on-premises alcoholic beverage consumption license, please complete questions 38-44.  
If not, please skip ahead to question 45.***

38. Seating Capacity: ☒ Restaurant 147 ☐ Bar \_\_\_\_\_ ☐ Other \_\_\_\_\_  
☐ Brewpub \_\_\_\_\_ ☐ Brewery \_\_\_\_\_  
☐ Lounge \_\_\_\_\_ ☐ Winery \_\_\_\_\_  
☐ Private \_\_\_\_\_ ☐ Nightclub \_\_\_\_\_
39. Describe kitchen Facilities: Kitchen area is tile floor area and walls; walk-in freezer; 3-handsinks  
3-fryers; 1 char grill; 1-griddle; 1 exhaust hood; 1-six burner range; 2-work tables;  
refrigerated sandwich prep; 1-covection oven; 2 POS; 3 door freezer reach in; 3-comp sink;  
2-bottle racks; Ice bin w/soda gun(2); Dump sink; Ice Maker; Mop sink; Veg Sink; Dishwasher.  
List number of Employees: 9 Cooks 3 Waiters/Waitress 4 Other employees 2 Alcohol Servers

***\*A copy of your menu must be included with this application. \****

40. Is business air conditioned? ☒ Yes ☐ No
41. Will you have live entertainment? ☒ Yes ☐ No  
Note: venue on occasion will have light jazz ensembles.
42. What percentage of revenues do you expect to come from food sales? 75% from alcohol? 25%
43. What is the total square footage of the licensed premises? 4,019 S.F.
44. How many parking spaces are you **required** to have? 40
- Does the location have on-site parking? ☒ Yes ☐ No How many spaces? 60 1300 overall spaces
- If no or if parking is insufficient, what arrangements have you made for parking?

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## RETAIL PACKAGE LIQUOR LICENSE (selling liquor, beer, & wine)

If you are applying for a package liquor license, please complete questions 45-47.  
If not, please skip ahead to question 48.

NOT APPLICABLE

45. Do you propose to operate this store solely as a package liquor store? ☐ Yes ☐ No

46. Does the Licensee/Agent, Spouse, or any other owner(s), partner(s) or stockholders have an interest in other retail liquor stores? ☐ Yes ☐ No

| NAME | NAME & LOCATION OF BUSINESS | POSITION | % INTEREST |
|------|-----------------------------|----------|------------|
|      |                             |          |            |
|      |                             |          |            |
|      |                             |          |            |
|      |                             |          |            |

47. Do you or your spouse or any partner or stockholder have any financial interest in any wholesale liquor business? ☐ Yes ☐ No

If yes, give details:

## RETAIL BEER AND OR WINE LICENSE (selling beer & wine only)

If you are applying for a retail beer and or wine license, please complete questions 48-50.  
If not, please skip ahead to next page.

48. Are you (the applicant) or any member of your family, the owner, lessor or sub-lessor of any real estate which is occupied by a retail package (liquor) store? ☐ Yes ☒ No

If yes, list locations, information as to any lease or rental agreement, amount of rent received, and to whom.

| LOCATION       | LEASE/RENTAL AGREEMENT INFORMATION | AMOUNT OF RENT | LESSOR |
|----------------|------------------------------------|----------------|--------|
| NOT APPLICABLE |                                    |                |        |
|                |                                    |                |        |
|                |                                    |                |        |
|                |                                    |                |        |

# CITY OF SOUTH FULBON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

49. Are you or any member of your family the Executor, Administrator, Beneficiary or Heir of **any estate having any interest** in retail package (liquor) store?      ☐ Yes      ☒ No

If yes, list location(s), amount of interest and your relationship with the estate:

| LOCATION(S)    | % INTEREST | YOUR RELATIONSHIP TO ESTATE |
|----------------|------------|-----------------------------|
| NOT APPLICABLE |            |                             |
|                |            |                             |
|                |            |                             |
|                |            |                             |

- 50.** Are you or any member of your family the beneficiary or trustee of **any trust fund having any interest** in a retail package (liquor) store?    [ ] Yes                                 [**x**] No

If yes, give your position, the name of the trust and the amount of income that you receive.

| <i>POSITION</i> | <i>NAME OF TRUST</i> | <i>INCOME RECEIVED</i> |
|-----------------|----------------------|------------------------|
| NOT APPLICABLE  |                      |                        |
|                 |                      |                        |
|                 |                      |                        |
|                 |                      |                        |





## CERTIFICATION

I have received a copy of the City of South Fulton Alcoholic Beverage Ordinances and I have read it and agree to adhere to all applicable City of South Fulton Ordinances, Georgia state laws and regulations governing the operation of establishments that serve and/or sell alcoholic beverages? ☒ yes ☐ no

I understand it is the responsibility of the applicant/licensee/agent to ensure that all licenses to sell alcoholic beverages are renewed no later than December 15th of each year or I will have to apply for a new alcohol license. ☒ yes. ☐ no

I understand that a state license must be obtained before any alcoholic beverage can be served or sold in the City of South, (this includes Alcoholic Beverage Manufacturers). I further understand that the state license is obtained **after** the city license is obtained and I am responsible for contacting the Georgia Department of Revenue to obtain a state alcohol license.

☒ yes. ☐ no

I understand that I am required to pay alcohol excise tax in accordance with City of South Fulton Ordinance, Title 16 Alcoholic Beverages, and failure to pay excises taxes imposed by this ordinance will be grounds for suspension or revocation of my alcohol license. ☒ yes. ☐ no

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Alcoholic Beverage Sales and Service and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

Kandi Burruss-Tucker  
SIGNATURE OF APPLICANT

5/19/2020  
DATE

Kandi Burruss- Tucker  
PRINTED NAME OF APPLICANT

~For Notary~

I hereby certify that Kandi Burruss-Tucker signed her/his name to the foregoing application stating to me she/he knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 19th DAY OF May 20 20

[Signature]  
NOTARY PUBLIC SIGNATURE

PATRICK MORGAN  
Notary Public, Fulton County, Georgia  
My Commission Expires July 15, 2020

NOTARY PUBLIC PRINTED NAME

Date Revised: 05/11/2020

**APPLICANT PRIVACY RIGHTS**

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

*Todd White* 9/25/2020

2018-05 Attachment A

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



## PRIVACY ACT STATEMENT

**Authority:** The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

**Principal Purpose:** Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

**Routine Uses:** During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

*Janet White* 9/25/2020

2018-05 Attachment B

TITLE 28 CFR 16.30 THROUGH 16.34**§ 16.30 Purpose and Scope**

This subpart contains the regulations of the Federal Bureau of Investigation (FBI) concerning procedures to be followed when the subject of an identification record requests production of that record to review it or to obtain a change, correction, or updating of that record.

**§ 16.31 — Definition of identification record** An FBI identification record, often referred to as a "rap sheet," is a listing of certain information taken from fingerprint submissions retained by the FBI in connection with arrests and, in some instances, includes information taken from fingerprints submitted in connection with federal employment, naturalization, or military service. The identification record includes the name of the agency or institution that submitted the fingerprints to the FBI. If the fingerprints concern a criminal offense, the identification record includes the date of arrest or the date the individual was received by the agency submitting the fingerprints, the arrest charge, and the disposition of the arrest if known to the FBI. All arrest data included in an identification record are obtained from fingerprint submissions, disposition reports, and other reports submitted by agencies having criminal justice responsibilities. Therefore, the FBI Criminal Justice Information Services Division is not the source of the arrest data reflected on an identification record.

**§ 16.32 — Procedure to obtain an identification record**

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-in inked fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

**§ 16.33 — Fee for production of identification record**

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of 31 U.S.C. 9701 and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in § 16.10. Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the *Federal Register*.

**§ 16.34 — Procedure to obtain change, correction or updating of identification records**

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.



### APPLICANT PRIVACY RIGHTS

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

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- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

2018-05 Attachment A

**PRIVACY ACT STATEMENT**

**Authority:** The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

**Principal Purpose:** Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

**Routine Uses:** During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

2018-05 Attachment B

TITLE 28 CFR 16.30 THROUGH 16.34**§ 16.30 Purpose and Scope**

This subpart contains the regulations of the Federal Bureau of Investigation (FBI) concerning procedures to be followed when the subject of an identification record requests production of that record to review it or to obtain a change, correction, or updating of that record.

**§ 16.31 — Definition of identification record** An FBI identification record, often referred to as a "rap sheet," is a listing of certain information taken from fingerprint submissions retained by the FBI in connection with arrests and, in some instances, includes information taken from fingerprints submitted in connection with federal employment, naturalization, or military service. The identification record includes the name of the agency or institution that submitted the fingerprints to the FBI. If the fingerprints concern a criminal offense, the identification record includes the date of arrest or the date the individual was received by the agency submitting the fingerprints, the arrest charge, and the disposition of the arrest if known to the FBI. All arrest data included in an identification record are obtained from fingerprint submissions, disposition reports, and other reports submitted by agencies having criminal justice responsibilities. Therefore, the FBI Criminal Justice Information Services Division is not the source of the arrest data reflected on an identification record.

**§ 16.32 — Procedure to obtain an identification record**

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-in-inked fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

**§ 16.33 — Fee for production of identification record**

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of 31 U.S.C. 9701 and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in § 16.10. Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the *Federal Register*.

**§ 16.34 — Procedure to obtain change, correction or updating of identification records**

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.

## CITY OF SOUTH FULTON RENEWAL APPLICATION FOR ALCOHOL BEVERAGE LICENSE

### APPLICANT PRIVACY RIGHTS

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct an FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

Print Name: Donna Clark

Date: 10-9-20

Signature: Donna Clark

2018-05 Attachment A

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Date Revised 10/1/2020



# CITY OF SOUTH FULTON RENEWAL APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Print Name: Donna Clark

Date: 10-9-20

Signature: [Handwritten Signature]

2018-05 Attachment B

Date Revised 10/1/2020

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# CITY OF SOUTH FULTON RENEWAL APPLICATION FOR ALCOHOL BEVERAGE LICENSE

## TITLE 28 CFR 16.30 THROUGH 16.34

### § 16.30 — Purpose and Scope

This subpart contains the regulations of the Federal Bureau of Investigation (FBI) concerning procedures to be followed when the subject of an identification record requests production of that record to review it or to obtain a change, correction, or updating of that record.

Initial: Dja

### § 16.31 — Definition of identification record

An FBI identification record, often referred to as a "rap sheet," is a listing of certain information taken from fingerprint submissions retained by the FBI in connection with arrests and, in some instances, includes information taken from fingerprints submitted in connection with federal employment, naturalization, or military service. The identification record includes the name of the agency or institution that submitted the fingerprints to the FBI. If the fingerprints concern a criminal offense, the identification record includes the date of arrest or the date the individual was received by the agency submitting the fingerprints, the arrest charge, and the disposition of the arrest if known to the FBI. All arrest data included in an identification record are obtained from fingerprint submissions, disposition reports, and other reports submitted by agencies having criminal justice responsibilities. Therefore, the FBI Criminal Justice Information Services Division is not the source of the arrest data reflected on an identification record.

Initial: Dja

### § 16.32 — Procedure to obtain an identification record

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-in-ink fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

Initial: Dja

### § 16.33 — Fee for production of identification record

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of 31 U.S.C. 9701 and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in § 16.10. Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the Federal Register.

Initial: Dja

### § 16.34 — Procedure to obtain change, correction or updating of identification records

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.

Initial: Dja

2018-05 Attachment C

## CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE


**Criminal History Record Information Consent/Inquiry Form**  
**ALCOHOL LICENSE**


I hereby authorize City of South Fulton Police Department to conduct an inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

|                                        |                                                                               |                                   |                        |
|----------------------------------------|-------------------------------------------------------------------------------|-----------------------------------|------------------------|
| Full Name (print)                      | Todd Jermaine Tucker                                                          |                                   |                        |
| Any other name used (i.e. maiden name) |                                                                               | Place of Birth<br>Bronx, New York |                        |
| Home Address                           | [REDACTED] Atlanta, GA 30331                                                  |                                   |                        |
| Name of Business                       | Burruss Tucker Restaurant Group, LLC d/b/a Blaze Steak and Seafood Restaurant |                                   |                        |
| Address of Business                    | 3725 Cascade Road, Suite 100, Atlanta, GA 30331                               |                                   |                        |
| Gender                                 | Race                                                                          | Date of Birth                     | Social Security Number |
| Malea                                  | [REDACTED]                                                                    | [REDACTED]                        | [REDACTED]             |

I, Todd Tucker, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

I, Todd Tucker, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm, that I have read and understand these guidelines.

[Signature]  
Signature

9-25-2020  
Date

Date of Inquiry: 9/25/20 Time of Inquiry: \_\_\_\_\_ Operator's Initials: \_\_\_\_\_  
Purpose Code Used: (check all that apply)

|                                     |                                                                     |
|-------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | E- Employment                                                       |
| <input type="checkbox"/>            | J- Civilian Criminal Justice Employment (State & Ill Info Received) |
| <input type="checkbox"/>            | W- Working with Children                                            |
| <input type="checkbox"/>            | Z- Sworn Criminal Justice Employment (State & Ill Info Received)    |

The inquiry resulted in the following: (check all that apply)

|                                     |                                                        |
|-------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/>            | No Criminal Record Available                           |
| <input checked="" type="checkbox"/> | Criminal Record (Attached/Released)                    |
| <input type="checkbox"/>            | No NCIC/GCIC Warrant                                   |
| <input type="checkbox"/>            | Possible NCIC/GCIC Warrant (List Wanting Agency Below) |

Wanting Agency Name: \_\_\_\_\_

Wanting Agency Telephone Number: \_\_\_\_\_

Odessa L Bridges  
Print Agency Designee Name and Title  
Odessa Bridges  
Agency Designee Signature

9/25/20  
Date

## CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



### Criminal History Record Information Consent/Inquiry Form ALCOHOL LICENSE



I hereby authorize City of South Fulton Police Department to conduct an inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

|                                        |                                                                               |                               |                        |
|----------------------------------------|-------------------------------------------------------------------------------|-------------------------------|------------------------|
| Full Name (print)                      | Kandi Lenice Burruss-Tucker                                                   |                               |                        |
| Any other name used (i.e. maiden name) | Kandi Lenice Burruss                                                          | Place of Birth<br>Atlanta, GA |                        |
| Home Address                           | [REDACTED] Atlanta, GA 30331                                                  |                               |                        |
| Name of Business                       | Burruss Tucker Restaurant Group, LLC d/b/a Blaze Steak and Seafood Restaurant |                               |                        |
| Address of Business                    | 3725 Cascade Road, Suite 100, Atlanta, GA 30331                               |                               |                        |
| Gender                                 | Race                                                                          | Date of Birth                 | Social Security Number |
| Female                                 | [REDACTED]                                                                    | [REDACTED]                    | [REDACTED]             |

X I, Kandi L. Burruss-Tucker, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

X I, Kandi L. Burruss-Tucker, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm, that I have read and understand these guidelines.

Kandi L. Burruss-Tucker  
Signature

9-25-2020  
Date

Date of Inquiry: 9/25/20 Time of Inquiry: \_\_\_\_\_

Operator's Initials: ODS

Purpose Code Used: (check all that apply)

|                                     |                                                                     |
|-------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | E- Employment                                                       |
| <input type="checkbox"/>            | J- Civilian Criminal Justice Employment (State & Ill Info Received) |
| <input type="checkbox"/>            | W- Working with Children                                            |
| <input type="checkbox"/>            | Z- Sworn Criminal Justice Employment (State & Ill Info Received)    |

The inquiry resulted in the following: (check all that apply)

|                                     |                                                        |
|-------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> | No Criminal Record Available                           |
| <input type="checkbox"/>            | Criminal Record (Attached/Released)                    |
| <input type="checkbox"/>            | No NCIC/GCIC Warrant                                   |
| <input type="checkbox"/>            | Possible NCIC/GCIC Warrant (List Wanting Agency Below) |

Wanting Agency Name: \_\_\_\_\_

Wanting Agency Telephone Number: \_\_\_\_\_

Odessa L. Bridges  
Print Agency Designee Name and Title

Odessa L. Bridges  
Agency Designee Signature

9/29/20  
Date

# CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



## Criminal History Record Information Consent/Inquiry Form ALCOHOL LICENSE



I hereby authorize City of South Fulton Police Department to conduct an inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

|                                        |                                               |                                    |                                             |
|----------------------------------------|-----------------------------------------------|------------------------------------|---------------------------------------------|
| Full Name (print)                      | <u>Donbon Antonio Clark</u>                   |                                    |                                             |
| Any other name used (i.e. maiden name) | Place of Birth<br><u>Landstuhl, Germany</u>   |                                    |                                             |
| Home Address                           | <u>[Redacted] Smyrna GA 30080</u>             |                                    |                                             |
| Name of Business                       | <u>Blaze Steak &amp; Seafood</u>              |                                    |                                             |
| Address of Business                    | <u>3752 Cascade Sate 100 Atlanta GA 30331</u> |                                    |                                             |
| Gender<br><u>Male</u>                  | Race<br><u>[Redacted]</u>                     | Date of Birth<br><u>[Redacted]</u> | Social Security Number<br><u>[Redacted]</u> |
| Height<br><u>6'4"</u>                  | Weight<br><u>175</u>                          | <u>[Redacted]</u>                  | <u>[Redacted]</u>                           |

☒ I, Donbon Clark, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

☒ I, Donbon Clark, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm, that I have read and understand these guidelines.

[Signature]  
Signature

10-9-20  
Date

Date of Inquiry: 10/13/20 Time of Inquiry: 11:50 Operator's Initials: RE  
Purpose Code Used: (check all that apply)

|                                                                     |
|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> E- Employment                   |
| J- Civilian Criminal Justice Employment (State & Ill Info Received) |
| W- Working with Children                                            |
| Z- Sworn Criminal Justice Employment (State & Ill Info Received)    |

The inquiry resulted in the following: (check all that apply)

|                                                                                 |
|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> No Criminal Record Available                |
| <input checked="" type="checkbox"/> Criminal Record (Attached/Released)         |
| <input checked="" type="checkbox"/> No NCIC/GCIC Warrant                        |
| <input type="checkbox"/> Possible NCIC/GCIC Warrant (List Wanting Agency Below) |

Wanting Agency Name: \_\_\_\_\_

Wanting Agency Telephone Number: \_\_\_\_\_

INV. T. Taylor  
Print Agency Designee Name and Title

10/13/20  
Date

Agency Designee Signature

Date Revised: 10/1/2020

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

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FOR POLICE LICENSE & PERMIT UNIT USE ONLY

Date Application Received

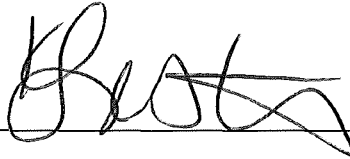
10-19-20

1400

(This Section Must Be Date and Time Stamped)

Kay Lester

Print Investigator Name Receiving Application



Signature of Investigator





Keith Meadows  
Chief of Police

October 15, 2020

City of South Fulton Code Enforcement Department  
ATTN: Brian Morris  
brian.morris@cityofsouthfultonga.gov  
5110 Fulton Industrial Blvd SW  
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Code Enforcement Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

☒ Consumption on Premises:

☒ Beer

☒ Wine

☒ Distilled Spirits

☐ Retail

☐ Beer

☐ Wine

☐ Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331

Owner: Burrus Tucker Restaurant Group, LLC

Phone:

Email:

**For Code Enforcement Use Only**

Date of Inspection: 10-15-20

☒ Location above **MEETS ALL** City of South Fulton Code Enforcement Requirements

☐ Location does **NOT** meet City of South Fulton Code Enforcement Requirements

If not, briefly explain reason: \_\_\_\_\_

Ronnie S. Caldwell  
Print Name of Code Enforcement Inspector

Ronnie S. Caldwell  
Code Enforcement Inspector Signature

Brian Morris  
Print Name of Department Head

Brian Morris  
Department Head Signature

Return form via email to: Police License and Permits @ [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)



# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

**Keith Meadows**  
Chief of Police

October 15, 2020

City of South Fulton Planning & Zoning Section  
ATTN: Dana Gray  
[Dana.gray@cityofsouthfultonga.gov](mailto:Dana.gray@cityofsouthfultonga.gov)  
5440 Fulton Industrial Blvd SW  
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Zoning Compliance Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

- [ X ] Consumption on Premises  
      X   Beer                        X   Wine                        X   Distilled Spirits
- [   ] Retail  
           Beer                             Wine                             Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burrus Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]

**For Planning & Zoning Use Only**

Date of Compliance Inspection: October 29, 2020 Parcel ID Number: 14F0010LL0996

Location is Zoned for: C-1 (Community Business)

Current/Past Use of the Property: Current and past use is a Restaurant

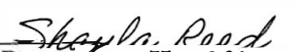
[ X ] Location above **MEETS ALL** zoning and alcohol license zoning requirements of the City of South Fulton.

[   ] Location above does **NOT** zoning and alcohol license zoning requirements of the City of South Fulton.  
If not, briefly explain reason below:

Dana Gray  
Print Name of Zoning Planner

 11/4/2020  
Zoning Planner Signature

Shayla Reed  
Print Name of Department Head

 11/4/2020  
Department Head Signature

Return form via email to: Police Licenses @ [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)



30 October 2020

BURRUSS TUCKER RESTURANT GROUP, LLC

dba: BLAZE STEAK & SEAFOOD

3752 Cascade Road SW Suite 100, City of South Fulton, Georgia 30331

The property is zoned as "C1" Cascade Corridor Overlay (per CoSF Zoning Map)

Application for License to sell alcoholic beverage on premises

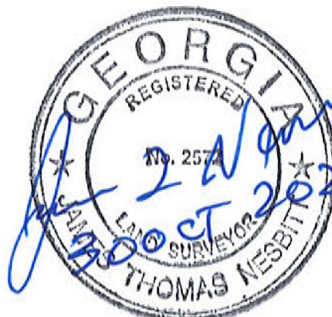
- (A) Closest Church: Cascade United Methodist Church 3144 Cascade Road **1.2 MILES (2000 Yards+ travel route)**
- (B) Closest Alcohol Treatment Center: Talbot Recovery 5355 Hunter Road Atlanta, Ga 30349 **11 Miles+- (by travel route)**
- (C) Closest Public School: West Atlanta Elementary (Atlanta Board of Education) 1335 Kimberly Rd **507 Yards+- (travel route)**
- (D) School Bus Stops: **NONE SEEN within 440 Yards of Site +-**
- (E) Closest Branch of public Library: **390 Yards+- (GPS to grounds), 710 Yards+- (travel route)**
- (F) Closest retail Package Store: Westside Package 3285 ML King Jr. Drive-**2.3 Miles (4000+Yards)**
- (G) Private Residence (R3): 1290 Fairburn Road- **600+- Yards**
- (H) Closest found "sexually oriented business": Riley's Show Bar 4425 Fulton Industrial Blvd, **5.5 Miles+- (travel route)**

After careful review of Sec 16-4001 (CoSF as found in the Muni Code), it is my belief that applicant's address will be in compliance of the required location and distances requirements of this title to the Churches, Schools, etc.

Distances shown were made per 16-4001 (e): "all measurements to determine the distances referred to in this section shall be measured by the most direct route of travel on the ground and shall be measured in the following manner: (1) In a straight line from the front door of the structure from which beverage alcohol is sold or offered for sale; (2) To the front door of the building of a church, government-owned treatment center or a retail package store; (3) To the nearest property line of the real property being used for school or educational purposes."

Nesbitt Land Surveying  
James T. Nesbitt Ga RLS #2572  
2239 Peachtree N Ct  
Dunwoody, Ga 30338  
770-458-4369

Page 1 of 2 (22051)

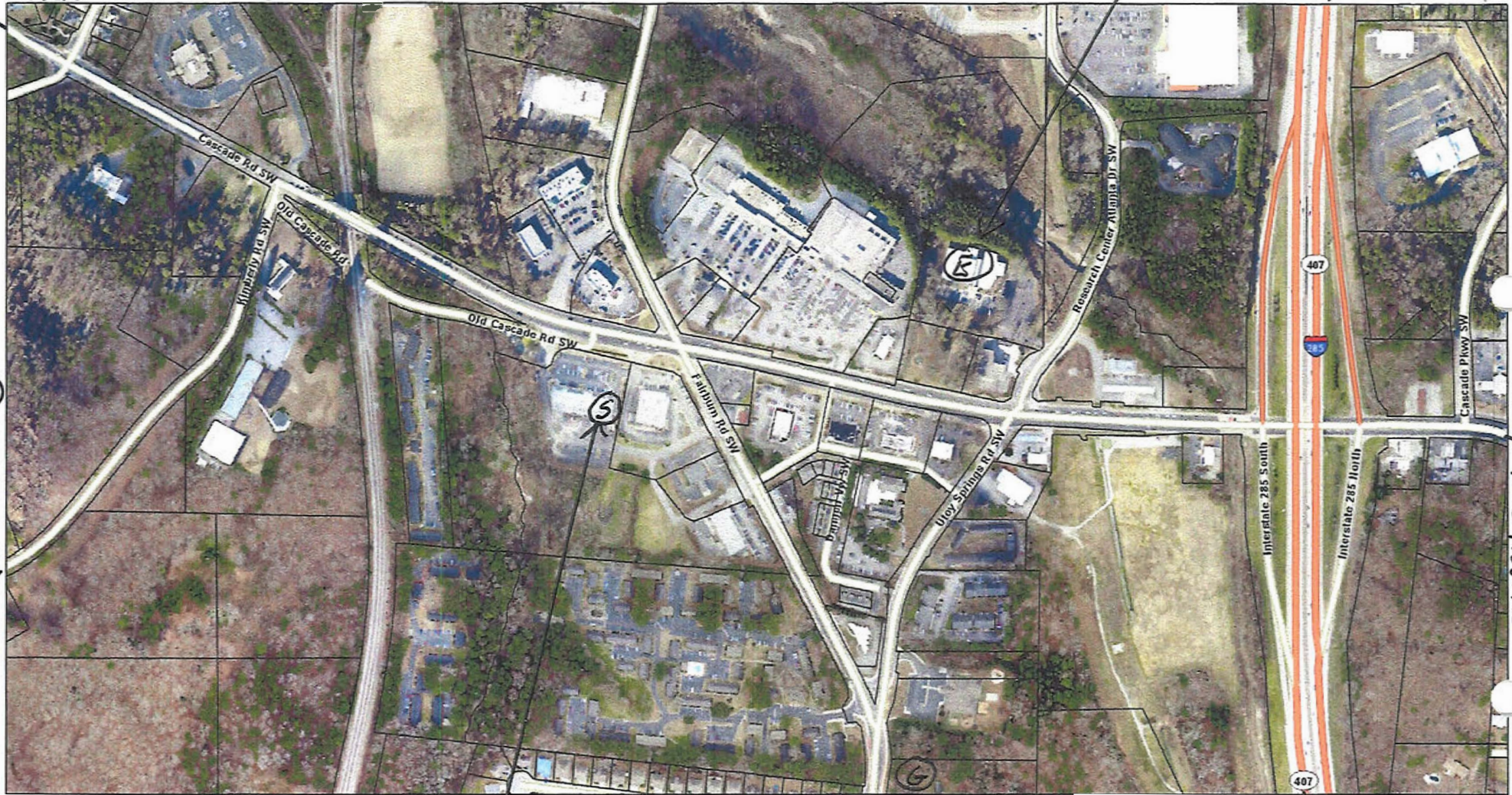




TO ADULT/SEXUAL  
ORIENTED BUS (H)

14 018400120021, 0 CASCADE RD, ATLANTA LIBRARY

TO PACKAGE (F)



September 24, 2020

30 OCT 2020

NESBITT LAND SURVEYING  
2239 Peachtree North Court  
Dunwoody, Georgia 30338

PAGE 2 OF 2



# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR

## Zoning Policy Brief & Impact Analysis

Burrus Tucker Restaurant Group, LLC  
Dbas Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110  
Atlanta, GA 30331  
Parcel ID: 14F0010 LL0996  
Existing Zoning: C-1 (Community Business District)  
Zoning Petition Number: 1999Z-0098

The applicant submitted an alcohol permit application to the City of South Fulton Police Department for a Restaurant & Bar business. The City defines a restaurant as an establishment where meals are prepared and served to seated patrons. Food orders are taken at the tables and served by wait staff. The serving of those meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. The City defines a bar as a commercial establishment used primarily for the sale or dispensing of alcoholic beverages for on-site consumption; where food may be available for consumption on the premises as accessory to the primary use; where entertainment opportunities are not the primary use and occupy no more than 10% of the total gross square footage of the business. A bar shall not be considered a Nightclub, Private Club or Club.

Pursuant to Georgia State Law, Zoning Proposal Review Standards are outlined in § 36-67-3. These standards mandate: in any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record. The matters with which the planning department or agency shall be required to make such investigation and recommendation shall be:

**(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

- a. The Zoning professional found the parcel number; 14F0010 LL0996 located at 3752 Cascade Road Ste 110 is compatible with the City's Zoning Ordinance as the existing zoning condition for the property is C-1 (Community Business District).

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

- a. The Zoning professional approved the application due to the following facts:
  - i. The applicant provided a full surveyor report from a Certified Land Surveyor with GA license number 2572.
  - ii. The proposed location is **NOT** within 100 feet of any private residence, or 300 feet of a church building, or within 300 feet of a school, school grounds, college campus, or within 200 feet of any designated school bus stop for drop off or pick up of children as per survey provided.

- iii. The distance requirements in the application comply with [Sec. 16-4001](#) of the City of South Fulton Municipal Code (Municode). - Distance from churches, schools.
- b. These facts compelled the zoning professional to note that this project poses **no adverse effect** to the existing use or usability of adjacent or nearby property.

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

- a. The Zoning application indicates that the project has reasonable economic use as indicated by the issuance of a City of South Fulton Business License# 1557005239 that was issued to the business on 9/28/2020.

**(4) 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;**

- a. The Zoning professional concluded that the use of a Restaurant & Bar is consistent with allowable uses for the site and this activity would not cause an excessive burden on existing streets, transportation facilities, utilities, or schools.

**(5) If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and**

- a. The Zoning Professional concluded that the project conforms with the existing conditions within the South Fulton Zoning Ordinance C-1 (Community Business District) zoning district.
- b. Art. IX.9.1 C-1 (Community Business District) District scope and intent. Regulations set forth in this section are the MIX District regulations. The MIX District is intended to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment compatible with surrounding uses. The MIX District is particularly encouraged in areas designated by the Comprehensive Plan Land Use Map as suitable for commercial (including retail, service commercial and office) uses and in Living-Working corridors.

**(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.**

- a. The Zoning professional found no conditions that would constitute disapproval of the proposal. As a result, the Zoning professional attested to the application for compliance and rendered a Zoning Approval pursuant to a zoning compliance inspection on October 22, 2020. The approval signature is affixed as part of the completed application.

**Conclusion:** The Department of Community Development and Regulatory Affairs can attest to the fact the application submitted by Burrus Tucker Restaurant Group, LLC located at 3752 Cascade Road Ste 110, Atlanta GA 30331; has met the City of South Fulton requirements outlined in the alcohol permit application. The following departments have reviewed this application: South Fulton Code Enforcement Division of Community Development and Regulatory Affairs; South Fulton Fire Department; South Fulton Police Department; South Fulton Zoning Division of Community Development and Regulatory Affairs; Fulton County Public Schools; and South Fulton Business License Division of Finance. Lastly, the City Attorney provided an opinion regarding this case and found that the application was not impacted by the existing moratorium.



# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

**Keith Meadows**  
Chief of Police

October 20, 2020

City of South Fulton Fire Department  
ATTN: Office of the Fire Marshal  
[Donna.dingler@cityofsouthfultonga.gov](mailto:Donna.dingler@cityofsouthfultonga.gov)  
City of South Fulton Fire Department  
5440 Fulton Industrial Blvd SW  
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. To proceed, the listed business must pass a Fire Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

- [ X ] Consumption on Premises  
      X   Beer                        X   Wine                        X   Distilled Spirits
- [   ] Retail  
           Beer                             Wine                             Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burrus Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]

**For Fire Use Only**

Date of Inspection: 10/21/20

[ ☒ ] Location above **MEETS ALL** City of South Fulton Fire Ordinance and Fire Codes

[   ] Location does **NOT** meet City of South Fulton Fire Ordinance and Fire Codes

If not, briefly explain reason: \_\_\_\_\_

Andre Eberhart  
Print Name of Fire Inspector

[Signature]  
Fire Inspector Signature

Donna Dingler  
Print Name of Department Head

[Signature]  
Department Head Signature

Return form via email to: Police Licenses and Permits @ [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)



**SOUTH FULTON FIRE RESCUE DEPARTMENT**  
**INSPECTION REPORT**

Permit# \_\_\_\_\_ Contact \_\_\_\_\_

Approved: Yes ☒ No \_\_\_\_\_

Battalion 2 Station 2 District 1

Date 10/21/20

Business Name Blaze Steak and Seafood Phone No. \_\_\_\_\_

Address 3752 Cascade Rd Suite 100 City Atlanta Zip 30331

Owner's Name Burrus Tucker Group Address \_\_\_\_\_

Phone No. \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Emergency Contact Name Don Juan Clark Phone No. \_\_\_\_\_

Inspection type: Annual, Business: Change of Ownership/New, Daycare, Final, Hood System, LDP,

Personal Care Home, Plan reviews: Alarm/Sprinkler, (other) Liquor License

Re-inspection \_\_\_\_\_ Permit type \_\_\_\_\_

Violations:

No issues noted during this inspection (PASS)

We would like to thank you for your cooperation during this inspection. The inspection was made based upon the current Codes which set forth minimum requirements for fire safety and are adopted by South Fulton and the State of Georgia. Please note that if no violations were noted during this inspection, it met the minimum Codes requirements.

If, however, violations were noted you are required to make the necessary corrections immediately. A re-inspection of corrections will be conducted after a thirty-day period to confirm compliance.

Inspecting officer: Lt. A. Eberhart Phone: 470 510 8448 non-emergency only

**FOR FIRE OR OTHER EMERGENCY - CALL 911**

Copy distribution: White-Community Risk Reduction: Blue-Inspector: Yellow-Business



# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336-470-809-7300

**Keith Meadows**  
Chief of Police

October 15, 2020

City of South Fulton Business License  
ATTN: LaShayne Taylor  
[Lashayne.taylor@cityofsouthfultonga.gov](mailto:Lashayne.taylor@cityofsouthfultonga.gov)  
5440 Fulton Industrial Blvd SW  
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must possess a current City of South Fulton Business License. Please complete this form and return to the person listed at the bottom of the form below.

This business is applying for the following alcohol license(s):

- [ X ] Consumption on Premises  
      X   Beer                        X   Wine                        X   Distilled Spirits
- [ ] Retail  
           Beer                             Wine                             Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burruss Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]

**For Business License Use Only**

- ☒ Location above **HAS** a current and valid occupational tax certificate and meets all of the business and occupational tax ordinance of the City of South Fulton. **A copy of the occupational tax certificate is attached.**
- ☐ Location above does **NOT** have an occupational tax certificate with the City of South Fulton.  
If additional explanation is required, briefly explain below:

Lashayne Taylor

*Print Name of Business Tax Specialist*

Frank Milazi

*Print Name of Department Head*

Lashayne Taylor  
Lashayne Taylor (Oct 19, 2020 09:57 EDT)

*Business Tax Specialist Signature*

Frank S. Milazi

*Department Head Signature*

Return form via email to: Police License and Permits @ [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)

# City of South Fulton, Georgia 2020 Occupational License

EXPIRES DECEMBER 31, 2020

**Date Issued:** 09/28/2020

**License No:** [REDACTED]

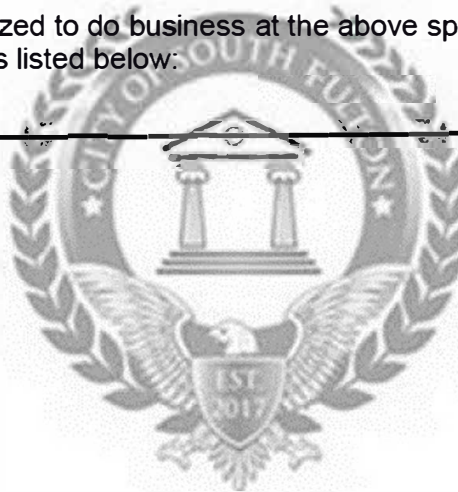
**Issued to:** BURRUSS TUCKER RESTAURANT GROUP LLC  
DBA BLAZE STEAK AND SEAFOOD  
658 WHITEHALL STREET  
ATLANTA, GA 30310

**Account No:** [REDACTED]

**Location:** 3252 CASCADE ROAD SUITE 100  
ATLANTA, GA 30331

The licensee named herein is authorized to do business at the above specified business location as provided for in the License Schedules listed below:

| <u>Schedule</u> | <u>Description</u>       | <u>Units</u> |
|-----------------|--------------------------|--------------|
| 722110.00       | Full-Service Restaurants |              |



THIS LICENSE DOES NOT PERMIT BUSINESS OPERATION UNLESS YOUR BUSINESS IS PROPERLY ZONED, AND/OR IN COMPLIANCE WITH ALL APPLICABLE LAWS/RULES.

This is NOT A BILL.

**This license must be posted.**

**Avenu**

Issuing Authority

Questions regarding this license should be addressed to Avenu at (800) 556-7274





# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336  
Phone: (470) 809-7300

**Keith Meadows**  
Chief of Police

October 15, 2020

ATTN: James Lipscomb  
[james.lipscomb@fultoncountyga.gov](mailto:james.lipscomb@fultoncountyga.gov)  
Fulton County Board of Health  
Office of the District Health Director  
1920 John Wesley Avenue – Suite 212  
College Park, GA 30337

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Health Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises  
    ☒ Beer                      ☒ Wine                      ☒ Distilled Spirits
- ☐ Retail  
    \_\_\_\_\_ Beer                      \_\_\_\_\_ Wine                      \_\_\_\_\_ Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burrus Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]



For Fulton County Board of Health Use Only

Date of Inspection: 9/02/2020

☒ Location above **MEETS ALL** Fulton County Health Department Requirements

☐ Location does **NOT** meet Fulton County Health Department Requirements

If not, briefly explain reason: \_\_\_\_\_

T. McClain  
Print Name of Health Inspector

[Signature]  
Health Inspector Signature

Return form via email to: Police License and Permits @ [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)



# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336  
Phone: (470) 809-7300

**Kelth Meadows**  
Chief of Police

October 15, 2020

Fulton County School Board  
ATTN: Dondrell Haines  
[hainesd@fultonschools.org](mailto:hainesd@fultonschools.org)  
Transportation Supervisor/Operations  
Fulton County Schools System  
55 Heath St. Fairburn, GA. 30213

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must verify compliance of distance from the nearest school and school bus stop. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

- [ ] Consumption on Premises  
\_\_\_\_\_ Beer \_\_\_\_\_ Wine \_\_\_\_\_ Distilled Spirits
- [ X ] Retail  
\_\_\_\_X\_\_\_\_ Beer \_\_\_\_\_X\_\_\_\_ Wine \_\_\_\_\_ Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dba Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burruss Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]

For School Board Use Only

Date Completed: 11-4-2020

- [ ✓ ] Location above is 300 yards from nearest school ground  
[ ✓ ] Location above is 200 yards from the nearest school bus stop as designated by Fulton County Board of Education.  
If not, briefly explain reason: \_\_\_\_\_

Dondrell Haines  
Print Name of Person Verifying Distance

[Signature]  
Signature

Return form via email to: [pdlicenses@cityofsouthfultonga.gov](mailto:pdlicenses@cityofsouthfultonga.gov)



# South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336  
Phone: (470) 809-7300

**Keith Meadows**  
Chief of Police

November 2, 2020

To: ABL File  
South Fulton Police Department  
5440 Fulton Industrial Blvd SW  
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Background Investigation. Please complete the form below and place in file folder.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises  
    ☒ Beer                      ☒ Wine                      ☒ Distilled Spirits
- ☐ Retail  
    \_\_\_ Beer                      \_\_\_ Wine                      \_\_\_ Distilled Spirits

**Business Information:**

Burrus Tucker Restaurant Group, LLC  
Dbas Blaze Steak and Seafood Restaurant  
3752 Cascade Road Ste 110, Atlanta GA 30331  
Owner: Burrus Tucker Restaurant Group, LLC  
Phone: [REDACTED]  
Email: [REDACTED]

**For Law Enforcement Use Only**

Date Background Investigation Completed: November 2, 2020

- ☒ The Applicant listed above has met the requirements of the background investigation.  
☐ The Applicant listed above does **NOT** meet the requirements of the background investigation.

If not, briefly explain reason: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Kay Lester  
Print Name of Investigator

[Signature]  
Investigator Signature

Place Form in Police ABL File

| Business                        | CallTime         | Nature                         | Street                 |  |  |
|---------------------------------|------------------|--------------------------------|------------------------|--|--|
| FISH FILLET                     | 11/1/2019 18:17  | 29 FIGHT OR DOMESTIC DISPUTE   | 3752-160 CASCADE RD SW |  |  |
| FISH FILLET                     | 12/27/2019 20:20 | 29 FIGHT OR DOMESTIC DISPUTE   | 3752-160 CASCADE RD SW |  |  |
| FISH FILLET                     | 12/29/2019 21:10 | 54 SUSPICIOUS PERSON/VEHICLE   | 3752-160 CASCADE RD SW |  |  |
| FISH FILLET                     | 5/25/2020 2:53   | 54 SUSPICIOUS PERSON/VEHICLE   | 3752-160 CASCADE RD SW |  |  |
| FISH SUPREME                    | 11/23/2019 18:54 | 39 INFORMATION FOR OFFICER     | 3752-160 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTE  | 11/20/2019 19:36 | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTE  | 11/22/2019 20:57 | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTE  | 11/29/2019 16:53 | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTE  | 12/3/2019 19:41  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTE  | 2/13/2020 20:11  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 2/29/2020 9:44   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 2/29/2020 12:45  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 3/12/2020 18:13  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 3/13/2020 18:09  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 3/14/2020 16:03  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 3/19/2020 17:50  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 5/22/2020 16:56  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/10/2020 6:20   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/13/2020 22:59  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/16/2020 16:50  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/22/2020 11:48  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/22/2020 20:50  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 8/20/2020 17:35  | 39 INFORMATION FOR OFFICER     | 3752-190 CASCADE RD SW |  |  |
| GREAT EXPRESSIONS DENTAL CENTER | 6/10/2020 7:42   | 54 SUSPICIOUS PERSON/VEHICLE   | 3752-190 CASCADE RD SW |  |  |
| LR NAILS                        | 9/30/2019 9:54   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 10/2/2019 9:59   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 10/7/2019 10:08  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 11/29/2019 9:58  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 2/18/2020 10:23  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 3/7/2020 21:53   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 4/24/2020 8:53   | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 5/2/2020 9:40    | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |
| LR NAILS                        | 5/18/2020 12:04  | 2 ALARM (RECEIVED BY ALARM CO) | 3752-170 CASCADE RD SW |  |  |



|  |                 |                                |                    |
|--|-----------------|--------------------------------|--------------------|
|  | 10/26/2019 9:06 | 2 ALARM (RECEIVED BY ALARM CO) | 3752 CASCADE RD SW |
|  | 7/15/2020 17:20 | 2 ALARM (RECEIVED BY ALARM CO) | 3752 CASCADE RD SW |
|  | 5/4/2020 20:41  | 39 INFORMATION FOR OFFICER     | 3752 CASCADE RD SW |
|  | 7/20/2020 15:33 | 39 INFORMATION FOR OFFICER     | 3752 CASCADE RD SW |
|  | 7/29/2020 15:59 | 39 INFORMATION FOR OFFICER     | 3752 CASCADE RD SW |
|  | 10/4/2019 11:38 | 41 AUTOMOBILE ACCIDENT         | 3752 CASCADE RD SW |
|  | 5/30/2020 14:40 | 41 AUTOMOBILE ACCIDENT         | 3752 CASCADE RD SW |
|  | 8/19/2020 18:23 | 45 INVESTIGATE LARCENY         | 3752 CASCADE RD SW |
|  | 10/3/2019 21:41 | 54 SUSPICIOUS PERSON/VEHICLE   | 3752 CASCADE RD SW |
|  | 5/8/2020 10:10  | LARCENY - FROM VEHICLE         | 3752 CASCADE RD SW |

**City of South Fulton**  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

(470)809-7700

PAY ONLINE AT:  
[HTTPS://WWW.CITYOFSOUTHFULTONGA.GOV](https://www.cityofsouthfultonga.gov)  
SCROLL DOWN TO CLICK "PAY ONLINE" ICON

BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331

INVOICE #

CUSTOMER ID: BURRU005 PIN: [REDACTED]

INVOICE DATE: 10/14/20

DUE DATE:

**MAKE CHECKS PAYABLE TO:**  
**CITY OF SOUTH FULTON**

| QUANTITY/UNIT                       | SERVICE ID | DESCRIPTION                    | UNIT PRICE   | AMOUNT              |
|-------------------------------------|------------|--------------------------------|--------------|---------------------|
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABLAPPL    | Alcohol Lic - Application fee  | 300.000000   | 300.00              |
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABLADV     | Alcohol Lic Advertising Fee    | 505.000000   | 505.00              |
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABLFIREI   | Alcohol Fire Inspection Fee    | 75.000000    | 75.00               |
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABL-BEER   | Alcohol Lic Retail Bar Beer    | 650.000000   | 650.00              |
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABL-WINE   | Alcohol Lic - Retail bar Wine  | 650.000000   | 650.00              |
|                                     |            | Alcohol License App and Fees   |              |                     |
| 1.0000/1                            | ABLIQUO    | Alcohol Lic -Retail Bar Liquor | 3,200.000000 | 3,200.00            |
|                                     |            | Alcohol License App and Fees   |              |                     |
|                                     |            |                                | TOTAL DUE:   | \$ 5,380.00         |
|                                     |            |                                |              | <hr/>               |
| Prn Payment: 10/19/20 CR 3791090929 |            |                                |              | -5,380.00           |
|                                     |            |                                | BALANCE:     | <hr/> \$ 0.00 <hr/> |

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

City of South Fulton  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331

INVOICE #: [REDACTED]  
DESCRIPTION: Alcohol License App and Fees  
CUSTOMER ID: BURRU005 PIN: [REDACTED]  
DUE DATE:  
TOTAL DUE: \$ 0.00



**City of South Fulton**  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

(470)809-7700

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[HTTPS://WWW.CITYOFSOUTHFULTONGA.GOV](https://www.cityofsouthfultonga.gov)  
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BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331

**INVOICE #**

CUSTOMER ID: BURRU005 PIN: [REDACTED]

INVOICE DATE: 10/09/20

DUE DATE:

**MAKE CHECKS PAYABLE TO:**  
**CITY OF SOUTH FULTON**

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION                   | UNIT PRICE               | AMOUNT   |
|---------------|------------|-------------------------------|--------------------------|----------|
|               |            | ALCOHOL BACKGROUND INVST      |                          |          |
| 1.0000/1      | ABLINVST   | Alcohol Lic Investigation fee | 55.000000                | 55.00    |
|               |            | ALCOHOL BACKGROUND INVST      |                          |          |
|               |            | DON JUAN CLARK                |                          |          |
|               |            |                               | TOTAL DUE:               | \$ 55.00 |
|               |            |                               |                          |          |
|               |            |                               | Pmn Payment: 10/09/20 CR | -55.00   |
|               |            |                               | BALANCE:                 | \$ 0.00  |

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

City of South Fulton  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

INVOICE #: [REDACTED]

DESCRIPTION: ALCOHOL BACKGROUND INVST

CUSTOMER ID: BURRU005 PIN: [REDACTED]

DUE DATE:

TOTAL DUE: \$ 0.00

BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331



City of South Fulton  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

(470)809-7700

PAY ONLINE AT:  
[HTTPS://WWW.CITYOFSOUTHFULTONGA.GOV](https://www.cityofsouthfultonga.gov)  
SCROLL DOWN TO CLICK "PAY ONLINE" ICON

BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331

INVOICE #

CUSTOMER ID: BURRU005 PIN: [REDACTED]

INVOICE DATE: 09/25/20

DUE DATE:

**MAKE CHECKS PAYABLE TO:  
CITY OF SOUTH FULTON**

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION                   | UNIT PRICE               | AMOUNT    |
|---------------|------------|-------------------------------|--------------------------|-----------|
|               |            | Alcohol Background Invst      |                          |           |
| 1.0000/1      | ABLINVST   | Alcohol Lic Investigation fee | 55.000000                | 55.00     |
|               |            | Alcohol Background Invst      |                          |           |
|               |            | Kandi Burrus-Tucker           |                          |           |
| 1.0000/1      | ABLINVST   | Alcohol Lic Investigation fee | 55.000000                | 55.00     |
|               |            | Alcohol Background Invst      |                          |           |
|               |            | Todd Tucker                   |                          |           |
|               |            |                               | TOTAL DUE:               | \$ 110.00 |
|               |            |                               |                          |           |
|               |            |                               | Prn Payment: 09/25/20 CR | -110.00   |
|               |            |                               | BALANCE:                 | \$ 0.00   |

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

City of South Fulton  
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

INVOICE #: [REDACTED]

DESCRIPTION: Alcohol Background Invst

CUSTOMER ID: BURRU005 PIN: [REDACTED]

DUE DATE:

TOTAL DUE: \$ 0.00

BURRUSS TUCKER RESTAURANT GRP  
ED RUCKER - CHIEF CONSULTANT  
3752 CASCADE RD., SW  
STE 100  
ATLANTA, GA 30331







**UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF GEORGIA**

2211 United States Courthouse  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

James N. Hatten  
Clerk of Court

404-215-1600

**Name: KANDI LENICE BURRUSS TUCKER**

I, James N. Hatten, Clerk, United States District Court for the Northern District of Georgia, do hereby certify that I have examined the record of said court for the Atlanta Division of said district and the records do not reveal the filing of a criminal indictment or information charging an offense against the United States of America by KANDI LENICE BURRUSS TUCKER within ten (10) years immediately preceding the date of this certificate.

In testimony whereof, I have hereunto set my hand and have affixed the seal of said Court, at Atlanta, Georgia, this 25th day of September, 2020.

JAMES N. HATTEN  
DISTRICT COURT EXECUTIVE  
CLERK OF COURT

By: \_\_\_\_\_

Deputy Clerk



**UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF GEORGIA**

2211 United States Courthouse  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

James N. Hatten  
Clerk of Court

404-215-1600

**Name: TODD JERMAINE TUCKER**

I, James N. Hatten, Clerk, United States District Court for the Northern District of Georgia, do hereby certify that I have examined the record of said court for the Atlanta Division of said district and the records do not reveal the filing of a criminal indictment or information charging an offense against the United States of America by TODD JERMAINE TUCKER within ten (10) years immediately preceding the date of this certificate.

In testimony whereof, I have hereunto set my hand and have affixed the seal of said Court, at Atlanta, Georgia, this 25th day of September, 2020.

JAMES N. HATTEN  
DISTRICT COURT EXECUTIVE  
CLERK OF COURT

By:   
Deputy Clerk

30 October 2020

BURRUSS TUCKER RESTURANT GROUP, LLC  
dba: BLAZE STEAK & SEAFOOD  
3752 Cascade Road SW Suite 100, City of South Fulton, Georgia 30331

The property is zoned as "C1" Cascade Corridor Overlay (per CoSF Zoning Map)

Application for License to sell alcoholic beverage on premises

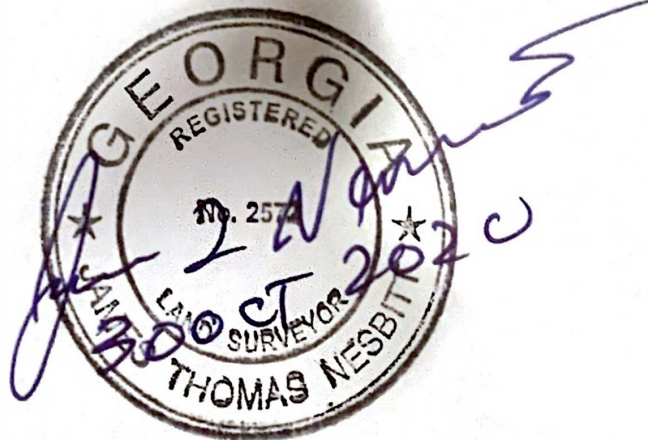
- (A) Closest Church: Cascade United Methodist Church 3144 Cascade Road **1.2 MILES (2000 Yards+ travel route)**
- (B) Closest Alcohol Treatment Center: Talbot Recovery 5355 Hunter Road Atlanta, Ga 30349 **11 Miles+- (by travel route)**
- (C) Closest Public School: West Atlanta Elementary (Atlanta Board of Education) 1335 Kimberly Rd **507 Yards+- (travel route)**
- (D) School Bus Stops: **NONE SEEN within 440 Yards of Site +-**
- (E) Closest Branch of public Library: **390 Yards+- (GPS to grounds), 710 Yards+- (travel route)**
- (F) Closest retail Package Store: Westside Package 3285 ML King Jr. Drive-**2.3 Miles (4000+Yards)**
- (G) Private Residence (R3): 1290 Fairburn Road- **600+- Yards**
- (H) Closest found "sexually oriented business": Riley's Show Bar 4425 Fulton Industrial Blvd, **5.5 Miles+- (travel route)**

After careful review of Sec 16-4001 (CoSF as found in the Muni Code), it is my belief that applicant's address will be in compliance of the required location and distances requirements of this title to the Churches, Schools, etc.

Distances shown were made per 16-4001 (e): "all measurements to determine the distances referred to in this section shall be measured by the most direct route of travel on the ground and shall be measured in the following manner: (1) In a straight line from the front door of the structure from which beverage alcohol is sold or offered for sale; (2) To the front door of the building of a church, government-owned treatment center or a retail package store; (3) To the nearest property line of the real property being used for school or educational purposes."

Nesbitt Land Surveying  
James T. Nesbitt Ga RLS #2572  
2239 Peachtree N Ct  
Dunwoody, Ga 30338  
770-458-4369

Page 1 of 2 (22051)





TO ADULT/SEXUAL  
ORIENTED BUS (H)

14 018400120021, 0 CASCADE RD, ATLANTA LIBRARY

TO PACKAGE  
(F)

TO SCHOOL (C)



September 24, 2020

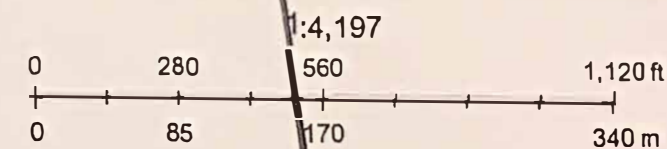
30 OCT 2020

NESBITT LAND SURVEYING  
2239 Peachtree North Court  
Dunwoody, Georgia 30338

PAGE 2 OF 2

SITE

RESIDENCE



Tyler\_Transportation, Tyler\_Tax\_Parcels

TO ALCOHOL  
TREATMENT  
(B)



# STATE OF GEORGIA

## Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

### CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Burruss Tucker Restaurant Group LLC**

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **12/27/2019** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **12/31/2019**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

## ARTICLES OF ORGANIZATION

\*Electronically Filed\*

Secretary of State

Filing Date: 12/27/2019 11:22:54 AM

### BUSINESS INFORMATION

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>CONTROL NUMBER</b> | 19166736                            |
| <b>BUSINESS NAME</b>  | Burruss Tucker Restaurant Group LLC |
| <b>BUSINESS TYPE</b>  | Domestic Limited Liability Company  |
| <b>EFFECTIVE DATE</b> | 12/27/2019                          |

### PRINCIPAL OFFICE ADDRESS

|                |                                              |
|----------------|----------------------------------------------|
| <b>ADDRESS</b> | 658 Whitehall St NW, Atlanta, GA, 30313, USA |
|----------------|----------------------------------------------|

### REGISTERED AGENT

|             |                                              |               |
|-------------|----------------------------------------------|---------------|
| <b>NAME</b> | <b>ADDRESS</b>                               | <b>COUNTY</b> |
| Todd Tucker | 658 Whitehall St NW, Atlanta, GA, 30313, USA | Fulton        |

### ORGANIZER(S)

|             |              |                                              |
|-------------|--------------|----------------------------------------------|
| <b>NAME</b> | <b>TITLE</b> | <b>ADDRESS</b>                               |
| Todd Tucker | ORGANIZER    | 658 Whitehall St NW, Atlanta, GA, 30313, USA |

### OPTIONAL PROVISIONS

N/A

### AUTHORIZER INFORMATION

|                             |             |
|-----------------------------|-------------|
| <b>AUTHORIZER SIGNATURE</b> | Todd Tucker |
| <b>AUTHORIZER TITLE</b>     | Organizer   |

# Training Institute for Responsible Vendors, Inc.

certifies that

## Todd Tucker

has successfully completed training in our responsible alcohol sales  
and service program thus entitling them to all the rights and privileges  
appertaining thereto.

In witness thereof this 15<sup>th</sup> day of October, 2020



**t.i.r.v.**<sup>TM</sup>



Registered Agent

# Training Institute for Responsible Vendors, Inc.

certifies that

## Kandi Burruss-Tucker

has successfully completed training in our responsible alcohol sales  
and service program thus entitling them to all the rights and privileges  
appertaining thereto.

In witness thereof this 15<sup>th</sup> day of October, 2020



**t.i.r.v.<sup>TM</sup>**



A handwritten signature in black ink, appearing to read "R. Tucker", written over a horizontal line.

Registered Agent



# Training Institute for Responsible Vendors, Inc.

certifies that

Don Juan Clark

has successfully completed training in our responsible alcohol sales  
and service program thus entitling them to all the rights and privileges  
appertaining thereto.

In witness thereof this 15<sup>th</sup> day of October, 2020.



**t.i.r.v.**<sup>TM</sup>



A handwritten signature in black ink, appearing to read "R. J. Clark", written over a horizontal line.

Registered Agent

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Z19-005: Request Council to reconsider a rezoning from AG-1 to C-2 for property located at 3560 Jonesboro Rd

**DATE:** December 8, 2020

**SUBJECT:** Z19-005: Request Council to reconsider a rezoning from AG-1 to C-2 for property located at 3560 Jonesboro Rd

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                               | Type       | Upload Date |
|-----------------------------------------------------------|------------|-------------|
| CC PC Presentation Z19-005 12.8.20                        | Cover Memo | 12/3/2020   |
| 3560 jonesboro rd staff report for Council FINAL 11.21.20 | Cover Memo | 12/3/2020   |

# **Z19-005**

**Rezoning Request  
3560 Jonesboro Rd.**

Council Meeting  
City of South Fulton  
December 8, 2020

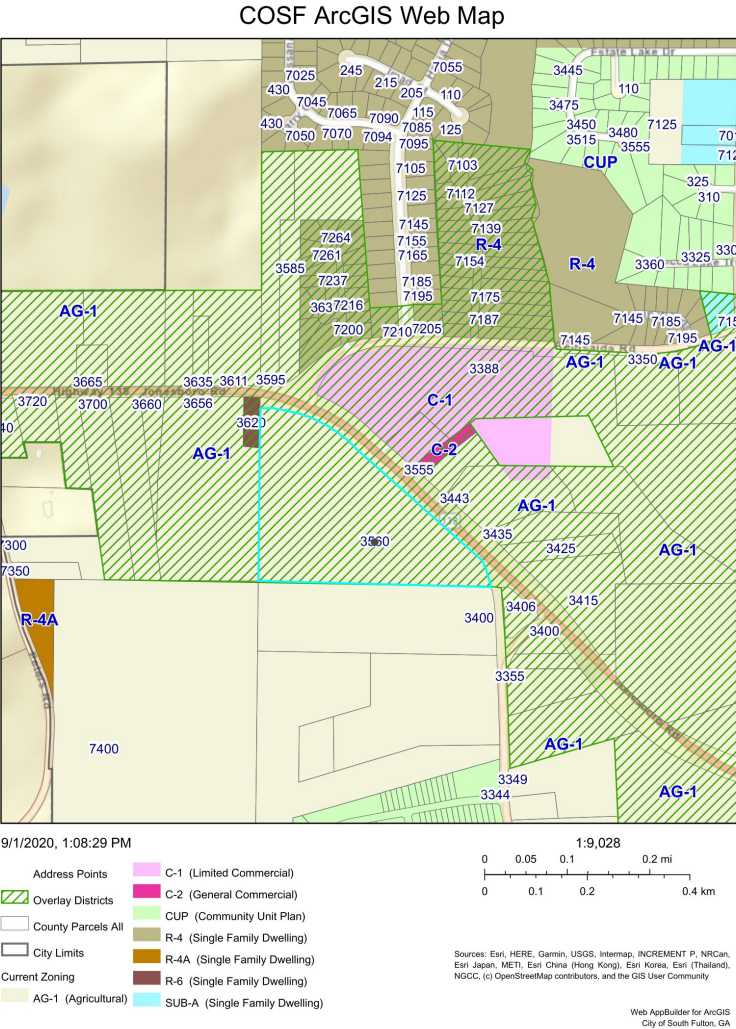


## Z19-005: 3560 Jonesboro Rd.

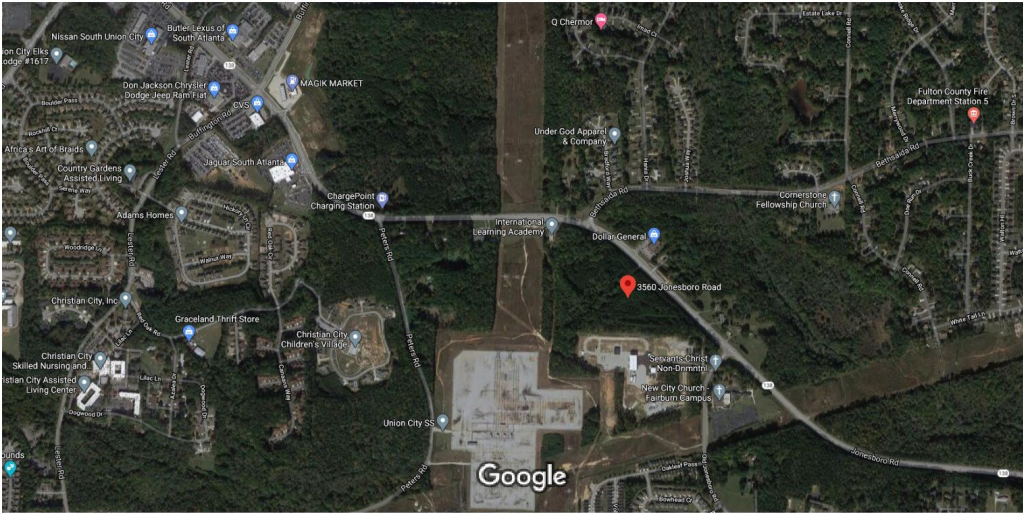
- This case is being reheard after being denied by Council at the September 22, 2020 Council Meeting
- Request is for a rezoning from AG-1 to C-2 for a mixed Commercial Development
- Proposal is not in line with the Future Land Use Map at this time
- Staff recommendation at the time of submittal was for Approval with Conditions; no change
- Planning Commission voted for Approval with those Conditions



# Z19-005: 3560 Jonesboro Rd.



Google Maps 3560 Jonesboro Rd



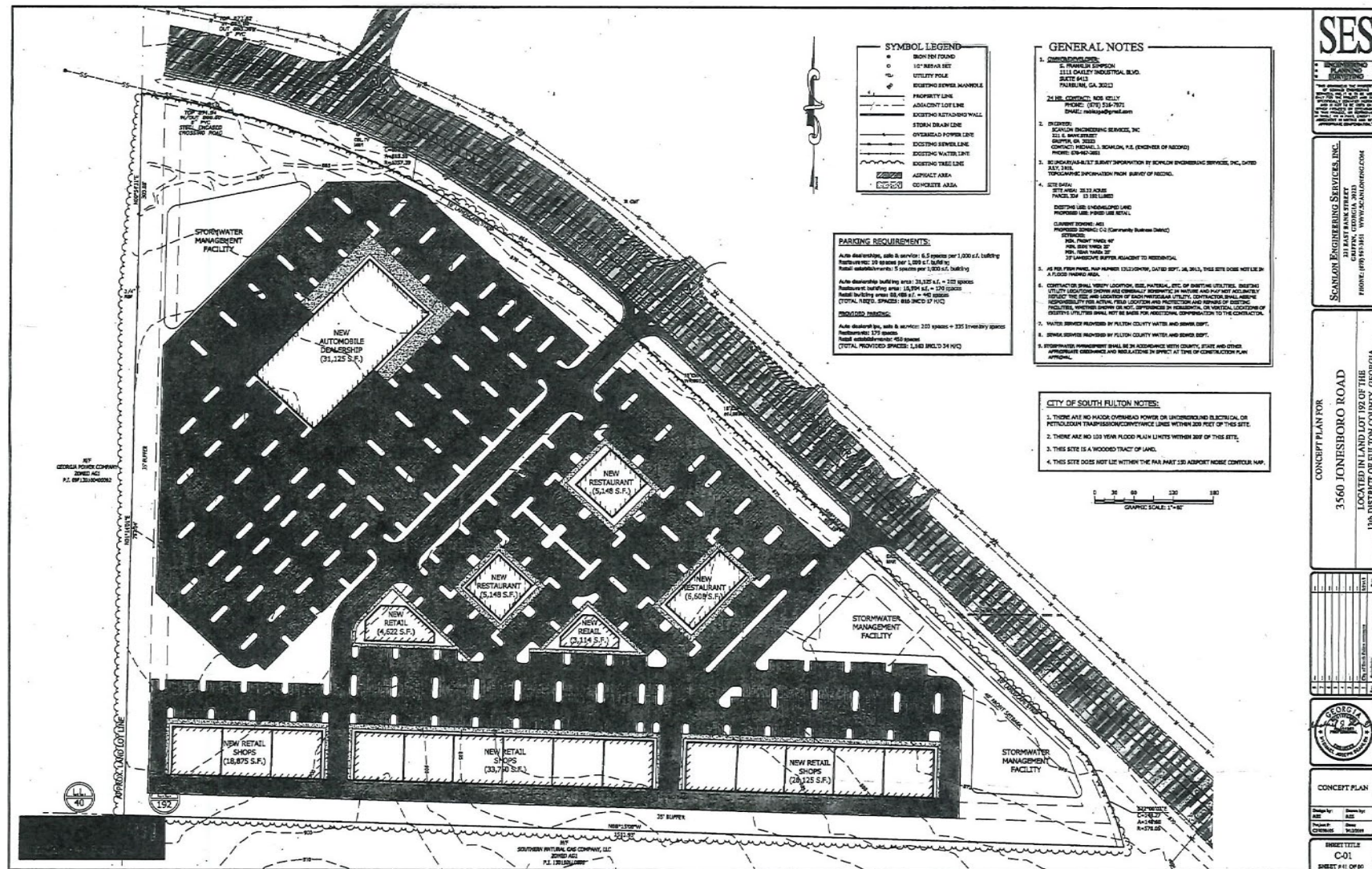
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 500 ft



3560 Jonesboro Rd  
Fairburn, GA 30213



## City of South Fulton | December 8, 2020



# GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES  
INTERIM CITY  
MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** Mayor and Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** Z19-005 for 3560 Jonesboro  
**Rd MEETING DATE:** December 8, 2020

---

Applicant seeks to rezone from **AG-1 (Agricultural District)** to **C-2 (Commercial District)**

**STAFF RECOMMENDATION: APPROVAL** with conditions per Planning Commission Recommendation.

**PLANNING COMMISSION RECOMMENDATION: APPROVAL** of the rezoning request with staff conditions, including the 15' landscape strip required in the Overlay District per condition #6 in the staff report, and revision to condition #1 to exclude discount stores similar to the Dollar Store and to exclude liquor stores.

February 11, 2020, Mayor and Council voted to defer this petition to March 31, 2020. Council Member Baker requested that the applicant meet with the community regarding the proposed auto dealership.

**PREVIOUS COUNCIL ACTION: DENIAL** at the September 22, 2020 Council Meeting.

cc: Corey Adams, City Clerk



---

**APPLICATION INFORMATION**

---

|                                                                |                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:                                         | Robert Kelly representative for<br>S. Frank Simpson<br>2170 Cascading Court<br>Cumming GA 30040                                                                                                                                                                                                                                               |
| Status of Applicant:                                           | Representative                                                                                                                                                                                                                                                                                                                                |
| City Council District(s):                                      | District 7                                                                                                                                                                                                                                                                                                                                    |
| Parcel ID Number:                                              | 13 0192 LLo853                                                                                                                                                                                                                                                                                                                                |
| Area of Property:                                              | 24.69 Acres                                                                                                                                                                                                                                                                                                                                   |
| Current/Past Use of the Property:                              | Vacant                                                                                                                                                                                                                                                                                                                                        |
| Prior Zoning Cases/History:                                    | None                                                                                                                                                                                                                                                                                                                                          |
| Surrounding Zoning:                                            | <u>North:</u> C-1 and AG-1<br><u>South:</u> AG-1<br><u>East:</u> C-1, C-2, and AG-1<br><u>West:</u> AG-1 and R-6                                                                                                                                                                                                                              |
| 2035 Future Land Use Designation:                              | <u>Character Type:</u> Suburban II Neighborhood<br><u>Land Uses:</u> Residential 2 to 3 Units per acre,<br>Residential 3 to 5 Units per acre, Open Space,<br>Public, Semi-Public and Institutional<br><u>Zonings:</u> R-3, R-3A, R-4, R-4A, R-5, R-5A, TR,<br>CUP, NUP                                                                        |
| Compatibility to the Fulton County<br>2035 Comprehensive Plan: | Not at this time. The proposed business will serve<br>the residences and businesses within Suburban II<br>Neighborhood designation, although this<br>designation itself does not contemplate commercial<br>non-residential uses. A Future Land Use<br>amendment to Regional Live Work would be<br>appropriate for consideration in this area. |
| Overlay District:                                              | Old National                                                                                                                                                                                                                                                                                                                                  |
| Public Utilities:                                              | Water service is provided to this site by City of<br>Atlanta.<br>Sewer service is available to the site by Fulton<br>County.<br>Any extension of sewer service is the responsibility<br>of the developer.                                                                                                                                     |
| Public Services:                                               | Police and fire services are available to the site by<br>the City of South Fulton.                                                                                                                                                                                                                                                            |

---

Transportation:

Street: Jonesboro Rd

Classification: Principal Arterial (State)

Public Transit: MARTA is available to this site

Bike/Pedestrian Access: No sidewalk or bicycle lanes

---

Parking Required (Retail/Service Stations): N/A under the current designation, but it would be required for a rezoning and/or commercial development.

---

## MAPS

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

(see attached)

### **Proposed Site Plan:**

(see attached)

---

## PUBLIC PARTICIPATION

The Public Information meeting was held on Thursday, September 26, 2019 6pm-8pm at Philadelphia Independent Church of God, 3305 Old Jonesboro Road, Fairburn, GA. There were 18 members of the community present. The attendees expressed concern about crime fighting initiatives and the installation of a traffic light at Jonesboro Road and Bethsaida Road. Additionally, residents expressed interest in types of developments being placed on the property including a Mercedes dealership and family entertainment options.

An additional public meeting was held on July 19, 2020. A report is attached.

---

## 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 site is presently undeveloped, however the applicant's proposal for an auto dealership, restaurants and retail shops will provide a great service to the surrounding community. The site is surrounded by residential on Jonesboro Road and Bethsaida Road. Traveling north on Jonesboro Road (toward I-85), there are similar uses to the proposed dealership, however dine-in restaurants do not exist.

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

No. The proposed commercial use will not adversely affect the surrounding properties as the parcels across the street are zoned commercial as well.

The surrounding properties are within four zoning districts:

- C-1 (Community Business District)
- C-2(Commercial District)
- AG-1 (Agricultural District)
- R-6 (Two Family Dwelling District)

**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; the requested zoning classification is 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;**

This project proposes an auto dealership with 3 restaurants and several retail shops, which would not create a burden on existing streets, transportation and utilities

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

Not currently. However, the proposed business will serve the residences and businesses within Suburban Neighborhood II designation, which is the current future land use designation for the area. A Future Land Use amendment would be appropriate for consideration in this 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. The existing zoning of AG-1 does not support commercial uses. Staff holds the opinion that opening the parcel up to a Commercial Business zoning designation (C-2) would be appropriate.

**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. According to the provided environmental report there will be no adverse effect by this proposed project. At this time, staff does not believe the C-2 zoning district allows for any uses that would be considered environmentally adverse to natural resources, environment, or the citizens of the City of South Fulton.

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**STAFF COMMENTS**

Engineering: Comments have been included in the conditions below

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Advises that applicant will need a Traffic Impact Study in order to provide feedback regarding traffic related requirements and/or conditions.

MARTA: The development located at 3560 Jonesboro Road is the only case listed below that has direct MARTA service. Route 89-Old National Highway, which originates from our College Park Station, traverses along the Jonesboro Road frontage of this proposed development. There are two stops located in the vicinity of this development. The first stop is located approximately 900 feet to the west of the driveway to the proposed car dealership near the intersection of Bethesda Road and Jonesboro Road. The other is located approximately 800 feet to the east of the driveway leading to the proposed retail/restaurant establishments near Old Jonesboro Road and Jonesboro Road. We recommend that sidewalks be constructed along the frontage of the development to aid pedestrian access and safety.

Fulton County Health Department: Comments are attached.

Fulton County Schools: Requested information, none provided.

Fire: Reviewed with no comments.

Legal: Requested information, none provided.

---

## **PLANNER'S RECOMMENDATION**

Approval. The following conditions are stipulated:

1. Accepting the C-2 with the following excluded uses: personal care services, gas stations, garage automotive repair, automobile specialty shop, automotive parking lots, parking garages/deck, pawn shops, laundry mats, car wash, motels, check cashing, group residences, personal care homes.
2. The owner shall abide by the site plan received by the Department of Community Development and Regulatory Affairs on August 28, 2019. 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to seek a Modification to the approved site plan 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. Prior to issuance of Land Disturbance Permit, applicant shall provide study, subject to review, that establishes the 100-year water surface elevation within the drainage course at the north end of site. Land disturbance shall not encroach into areas where the ground surface is at or below the 100-year water surface elevation.
4. Prior to issuance of Land Disturbance Permit, applicant shall arrange site visit with City Engineer or designee to assess presence and extents of any stream buffers within the site. Development shall comply with the City of South Fulton Unified Stream Buffer Protection Ordinance.
5. Prior to issuance of Land Disturbance Permit, applicant shall provide a report, prepared by an ISA certified Arborist, evaluating all specimen trees within the site. Development

shall comply with the City of South Fulton Tree Preservation Ordinance and Administrative Guidelines.

6. Submitted site plan shows 10-foot Landscape Strip along Jonesboro Rd. Old National Overlay District Standards require a 15 feet Landscape Strip along Jonesboro Rd.
7. Sidewalks shall be constructed along the frontage of the development to aid pedestrian access and safety.

---

#### **PLANNING COMMISSION RECOMMENDATION**

The recommendation of the Planning Commission at the November 19, 2019 meeting was to approve the rezoning request with staff conditions, including the 15' landscape strip required in the Overlay District per condition #6 in the staff report, and revision to condition #1 to exclude discount stores similar to the Dollar Store and to exclude liquor stores.

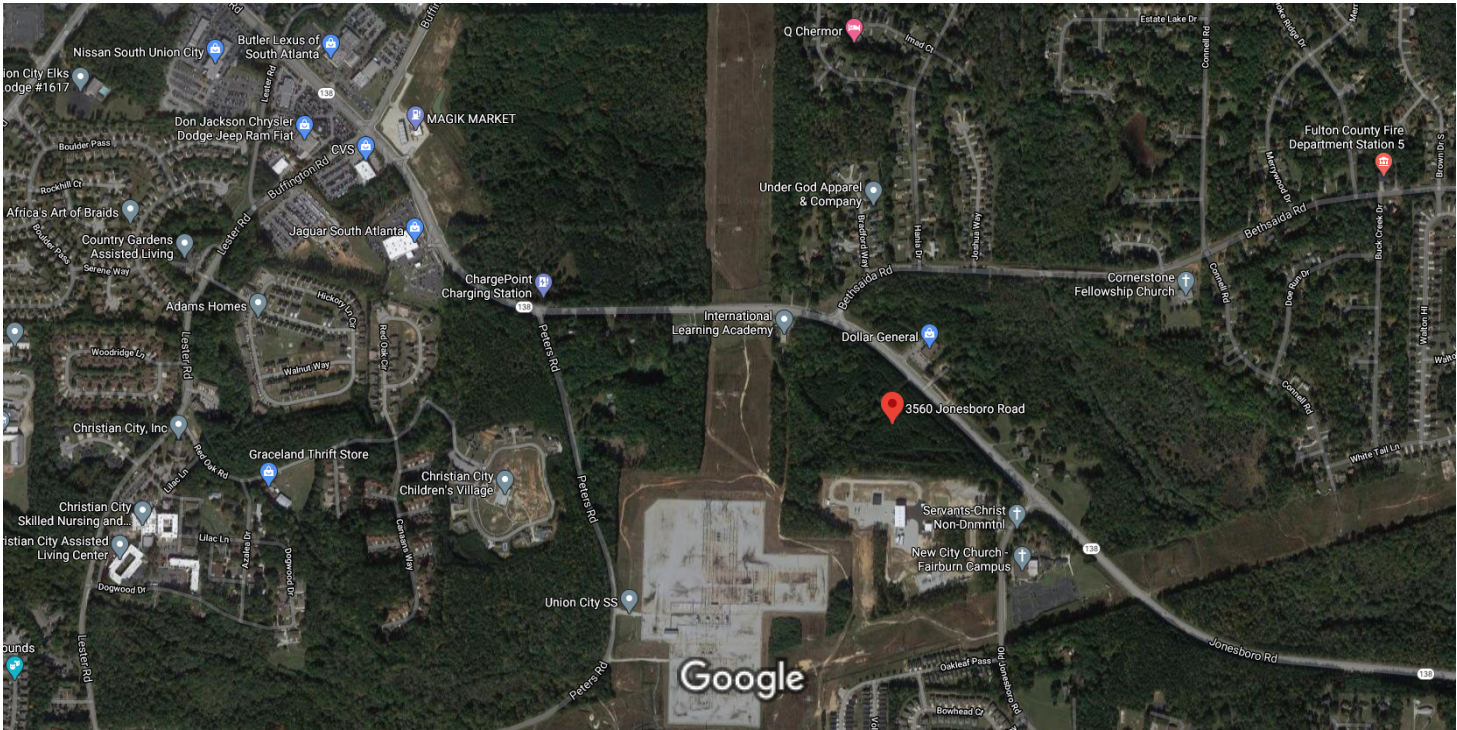
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**PREPARED BY:** Nathan Mai-Lombardo, Planning and Zoning Administrator and Dana Gray, Planner

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

Google Maps

3560 Jonesboro Rd



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



3560 Jonesboro Rd

Fairburn, GA 30213

- 

Directions
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Save
- 

Nearby
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Send to your phone
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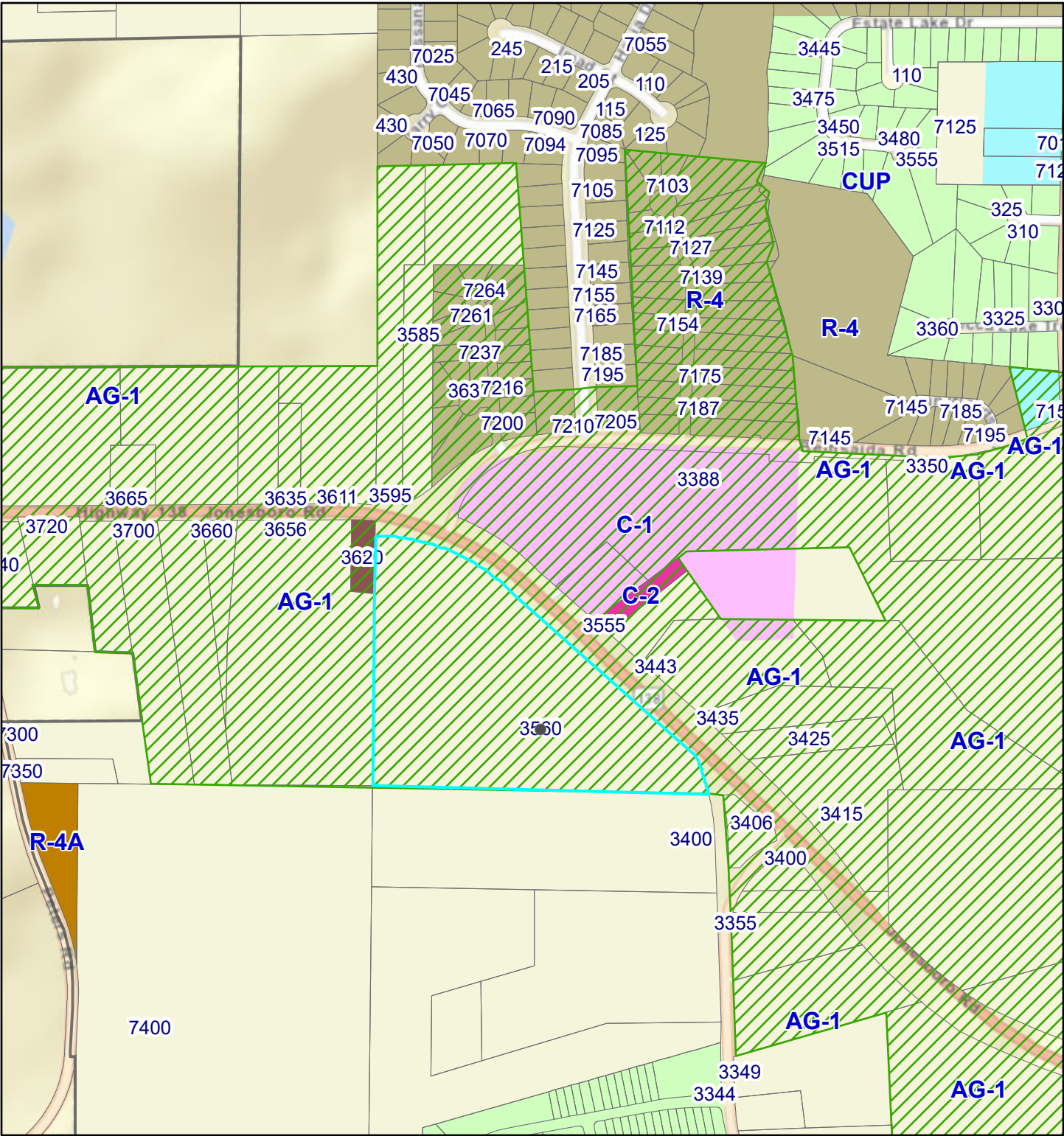
Share

 HF4V+RW Fairburn, Georgia

Photos



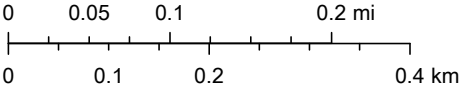
# COSF ArcGIS Web Map



9/1/2020, 1:08:29 PM

1:9,028

- Address Points
- Overlay Districts
- County Parcels All
- City Limits
- Current Zoning
- AG-1 (Agricultural)
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- CUP (Community Unit Plan)
- R-4 (Single Family Dwelling)
- R-4A (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



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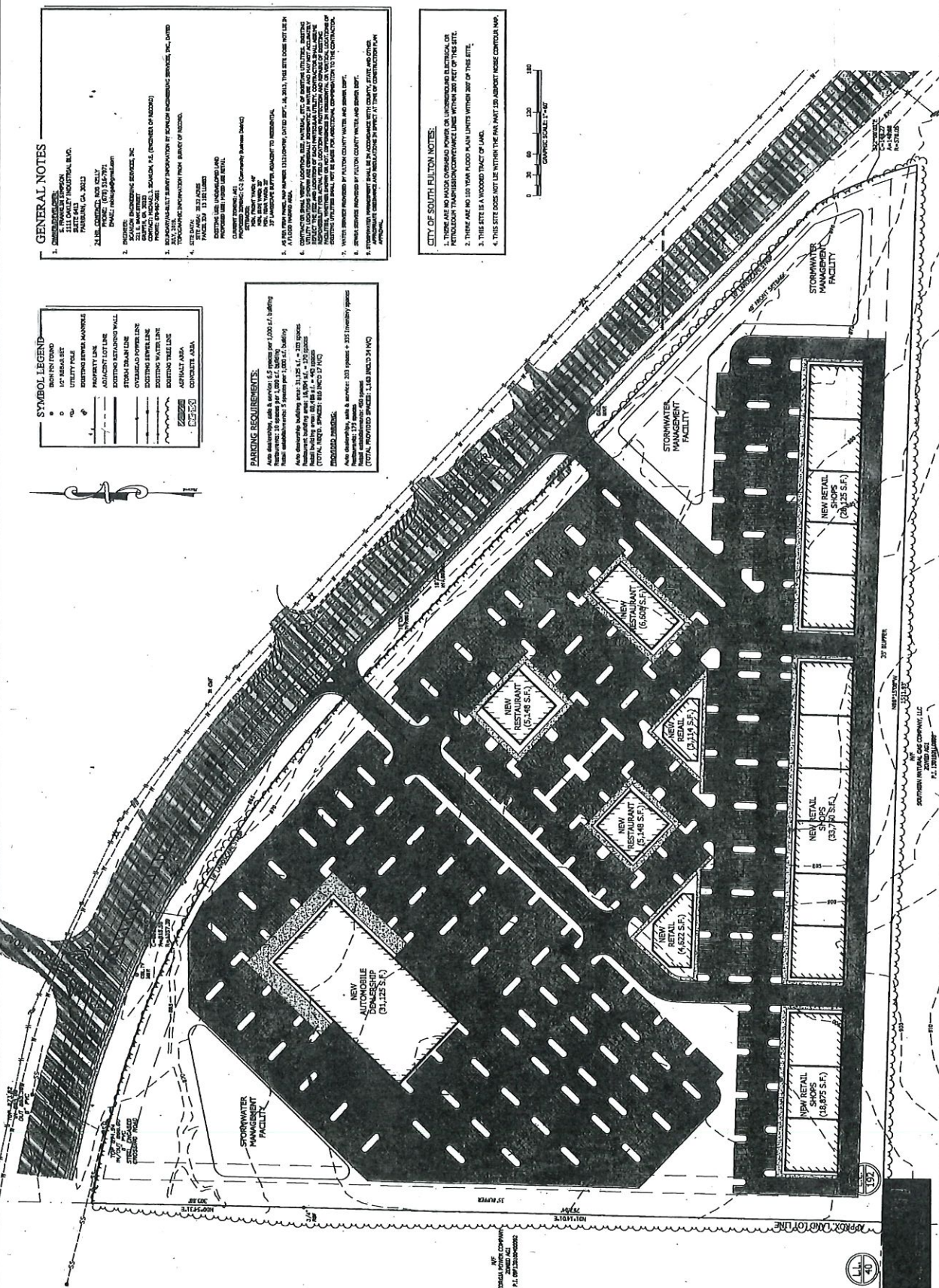
## LETTER OF INTENT

The property located at 3560 Jonesboro Road is 24.679 acres of undeveloped land that is currently zoned as AG1 (Agricultural) and is being requested to be rezoned to C2 (Community Business District). The proposed site plan will include the following:

- New Automobile Dealership (31,125 s.f.)
  - Auto dealerships, sales and services: 6.5 parking spaces per 1,000 s.f. building
- 3 Fine Dining Restaurants (16,904 s.f.)
  - 170 parking spaces
- Retail Building Area: (88,486 s.f.)
  - 443 parking spaces

The purpose of the rezoning is to develop this undeveloped parcel of land and create a place on the South side of the city that residents can enjoy finer dining restaurants such as Longhorns, Outback, and Applebee's which is a significant change from the multiple fast-food chains currently in the area. The smaller retail properties would accommodate chains such as a Starbucks or a Smoothie King. Finally, we reserved retail spaces for quality retail businesses that the community can enjoy. Our goal is to make this area the "Camp Creek" of the Southside.





---

## **LETTER OF INTENT- UPDATED July 2020**

The property located at 3560 Jonesboro Road is 25.32 acres of undeveloped land that is currently zoned as AG1 (Agricultural) and is being requested to be rezoned to C2 (Community Business District). The proposed site plan will include the following:

- New Automobile Dealership (31,125 s.f.)
  - Auto dealership, sales and services: 6.5 parking spaces per 1,000 s.f. building
- 3 Fine Dining Restaurants (16,904 s.f.)
  - 170 parking spaces
- Retail Building Area: (88,486 s.f.)
  - 443 parking spaces

The purpose of the rezoning is to develop this undeveloped parcel of land and create a place on the South side of the city that residents can enjoy finer dining restaurants such as Longhorn, Outback, and Applebee's which is a significant change from the multiple fast-food chains currently in the area. The smaller retail properties would accommodate chains such as a Starbucks or a Smoothie King. Finally, we reserved retail spaces for quality retail businesses that the community can enjoy. Our goal is to make this area the "Camp Creek" of the Southside.

### **Post COVID Update:**

The owner has taken into account the potential effects of the Coronavirus on the future development of this project. While the overall, layout and intention of this project will remain the same, some of the specific businesses being sought after to reside in this location has been revamped. We have seen many corporations pause their expansion operations pending the outcome of their quarterly review. The focus has shifted to attracting businesses that have proven to excel during the epidemic by adapting to cashless systems, utilizing delivery services, and curbside pick-up.

Additionally, the owner has recently reached out to Carvana in hopes of potentially allowing this dealership to occupy the automobile space. Carvana is a vehicle delivery system where buyers do 100% of the vehicle purchasing and financing online and simply pick up their purchased car at the dealership location. The benefits of this type of usage are the following:

- Green space would be significantly increased due to decreased need of car storage
- No automobile repair shop on the premises (all Carvana repairs are done off-site)
- Sustainability Increased -Carvana has mastered touchless car buying which is most likely where the future of car buying is headed. Carvana car vending machines are a relatively new concept and will most-likely outlast many of the traditional dealerships

The proposal for this location is still in its infancy stages. Therefore, the owner would like to keep the option of the new automobile dealership within the plans in the event that the proposal is not accepted.

## **3560 Jonesboro Road Community Zoning Meeting**

July 19, 2020  
6PM

- I. Overall Update (Post-COVID)
2. Traffic Light Warrant (Jonesboro-Bethsaida Road)
3. Car Dealership Update
4. Q&A

On June 19<sup>th</sup>, 2020 at 6 PM, we hosted a community meeting via zoom call. The meeting was advertised on several social media outlets including Facebook (Group: South Fulton Georgia: Problems & Solutions, 3K members) and Next Door App, as well as through neighborhood emails and Councilman Baker's community network.

There were 8 community members that attended the meeting including two members of the Community Zoning Board. We discussed an overall update of the project post-COVID. We also discussed the possibility of obtaining a traffic light at the Jonesboro-Bethsaida Road intersection due to this project increasing the amount of traffic on this road. We also discussed the possibility of a Carvana car dealership going in this location.

The following questions were asked during the meeting:

- Will the lights of the businesses being placed in this area be on 24 hours? Will this disturb the residents in the area?
- What is the amount of frontage that will be placed in front of the businesses?
- Will there be adequate sidewalks?
- How do we know that the businesses being discussed is what will actually end up being in this area?
- Is there an ALDI's being built in this vicinity?
- What other stores can we think about being built in this area?

At the conclusion of the Q&A period, the meeting was adjourned at approximately 6:58PM. There did not seem to be any strong opposition to the plans presented at this meeting.



November 14, 2019

Dana Gray  
Planner II  
Community Development Services  
City of South Fulton  
5440 Fulton Industrial Boulevard S.W., Suite A  
Atlanta, GA 30336-0308

**RE: Zoning Comments for November 2019**

Dear Mr. Gray:

The following are comments by the Environmental Health Services (EHS) Division and the Environmental Justice (EJ) Program of the Fulton County Board of Health. These comments are in reference to the zoning cases which were previously received from your office.

| CASE NO. | ZONING COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Z19-005  | <p data-bbox="418 963 620 995"><b><u>EHS Comments</u></b></p> <ul data-bbox="456 1016 1388 1806" style="list-style-type: none"><li data-bbox="456 1016 1388 1121">• Fulton County Board of Health will require that the owner/developer connect the proposed development to public water and public sanitary sewer.</li><li data-bbox="456 1142 1388 1247">• Since this proposed development constitutes a premise where people work and/or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy.</li><li data-bbox="456 1268 1388 1436">• This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. Since the proposed development will serve persons under the age 18, smoking will not be allowed on the premises at any time.</li><li data-bbox="456 1457 1388 1667">• Since this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this agency before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.</li><li data-bbox="456 1688 1388 1806">• This agency is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</li></ul> |

| CASE NO. | ZONING COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <p data-bbox="414 304 941 336"><b><u>General Public Health and EJ Comments</u></b></p> <ul style="list-style-type: none"> <li data-bbox="462 346 1380 525">• Since this proposed development is not considered an environmentally adverse use, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment in Fulton County by approving the rezoning from AG-1 to C-2 for the proposed car dealership, restaurants, and retail development.</li> </ul> |



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Z20-003: Request Council to consider a rezoning from AG-1 to SH for property located at 3825 and 3895 Jonesboro Rd

**DATE:** December 8, 2020

**SUBJECT:** Z20-003: Request Council to consider a rezoning from AG-1 to SH for property located at 3825 and 3895 Jonesboro Rd

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                        | Type       | Upload Date |
|--------------------------------------------------------------------|------------|-------------|
| CC PC Presentation Z20-003 12.8.20                                 | Cover Memo | 12/3/2020   |
| 3825 and 3895 jonesboro rd staff report for Council FINAL 11.21.20 | Cover Memo | 12/3/2020   |

# **Z20-003**

**Rezoning Request  
3825 and 3895 Jonesboro Rd.**



**Council Meeting  
City of South Fulton  
December 8, 2020**

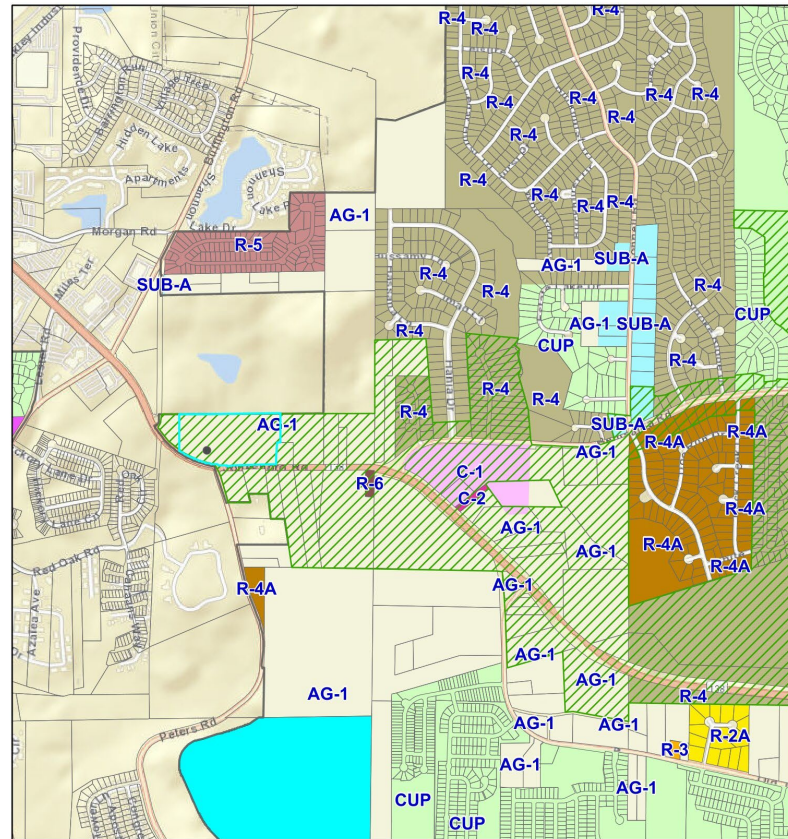


## Z20-003: 3825 and 3895 Jonesboro Rd.

- Petitioner seeks to rezone two parcels from AG-1 (Agricultural) to SH (Senior Housing) with the intent of developing a Senior Living Facility
- An experienced Senior Housing developer
- Development would help fill a need for Senior Housing in the City
- Not directly in agreement with the Future Land Use Plan, but still residential – same theme as plan
- Staff recommendation is Approval
- Planning Commission voted for Approval

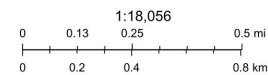
# Z20-003: 3825 and 3895 Jonesboro Rd.

COSF ArcGIS Web Map



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

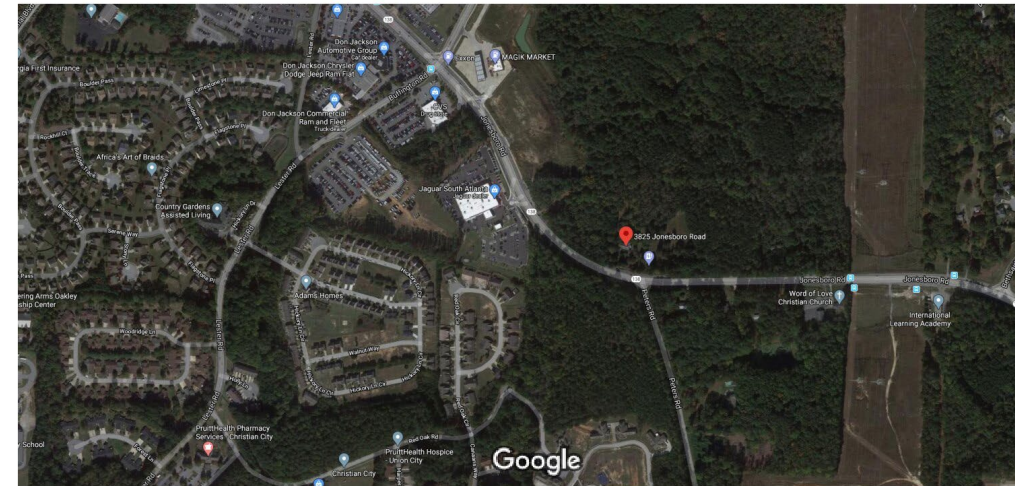
- Overlay Districts
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- CUP (Community Unit Plan)
- O-1 (Office & Institutional)
- R-2A (Single Family Dwelling)
- R-3 (Single Family Dwelling)
- AG-1 (Agricultural)



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

Web AppBuilder for ArcGIS  
City of South Fulton, GA

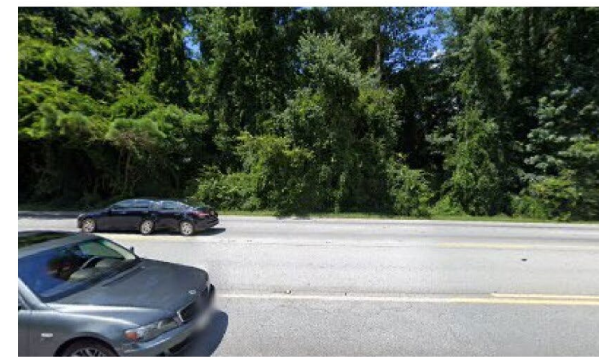
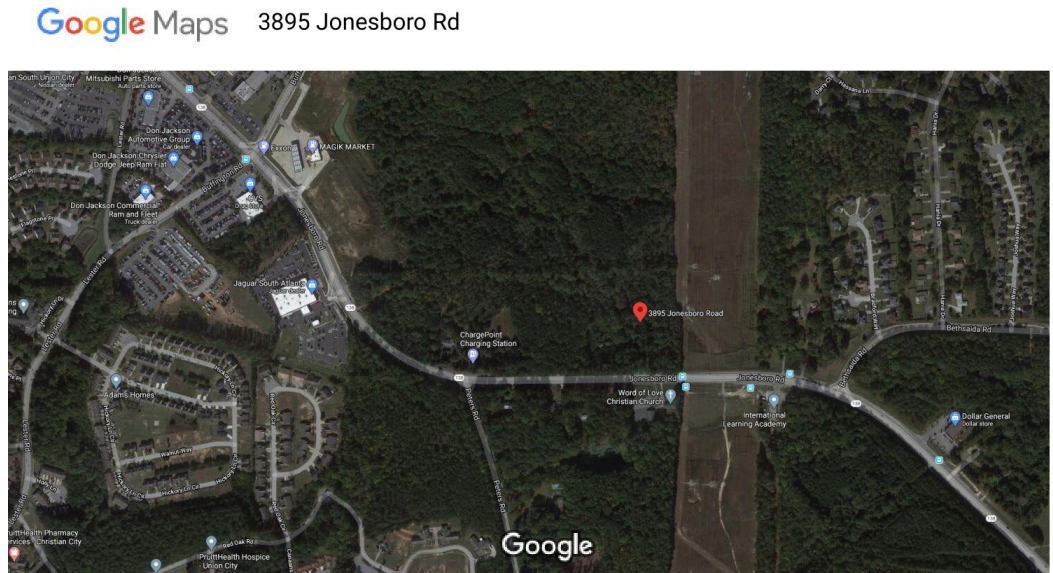
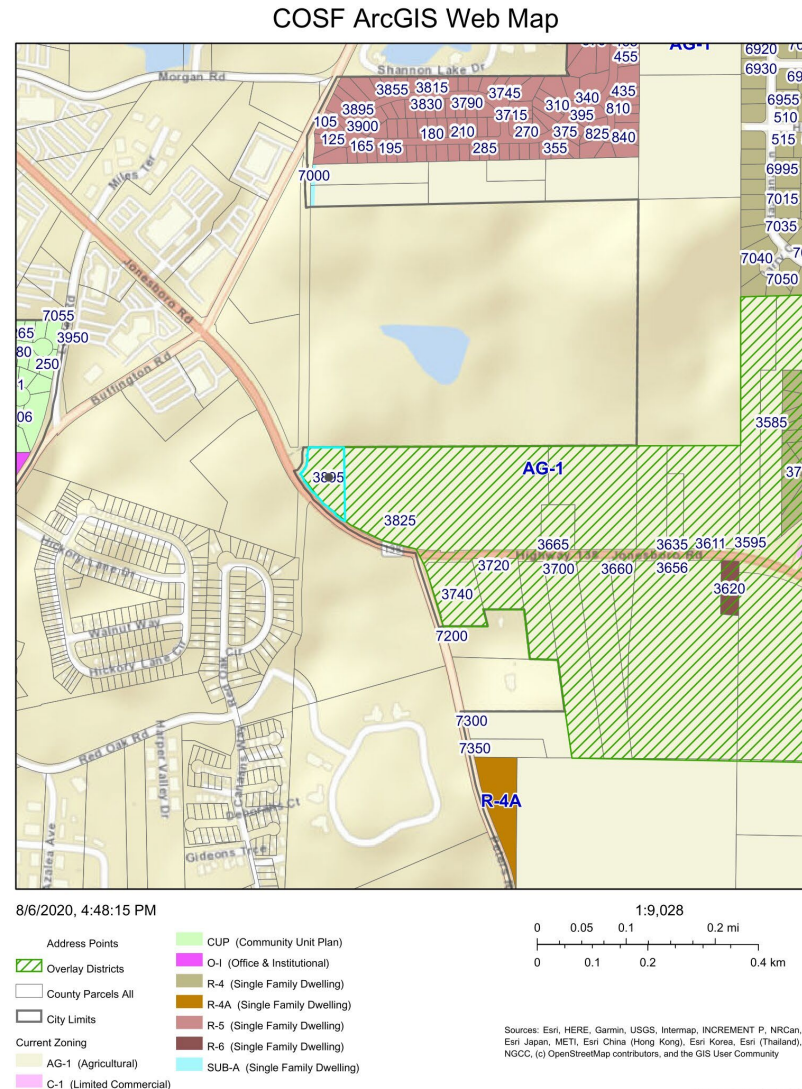
Google Maps 3825 Jonesboro Rd



3825 Jonesboro Rd  
Fairburn, GA 30213



# Z20-003: 3825 and 3895 Jonesboro Rd.



3895 Jonesboro Rd  
Fairburn, GA 30213





# Z20-003: 3825 and 3895 Jonesboro Rd.





# GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES  
INTERIM 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:** December 8, 2020

---

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

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

cc: Corey Adams, City Clerk

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**APPLICATION INFORMATION**

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|                                                                |                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:                                         | CRN Development as agent for<br>Delores West Kuneyl<br>579 Sawnee Corners Dr.<br>Cumming GA, 30040                                                                                                                                                                        |
| Status of Applicant:                                           | Future developer and owner of property; intent is<br>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)<br><u>South</u> : AG-1 and not in COSF<br><u>East</u> : AG-1 and R-4<br><u>West</u> : N/A (not in COSF)                                                                                                                                  |
| 2035 Future Land Use Designation:                              | <u>Character Type</u> : Suburban II Neighborhood<br><u>Land Uses</u> : Residential 2 to 3 Units per acre,<br>Residential 3 to 5 Units per acre, Open Space,<br>Public, Semi-Public and Institutional<br><u>Zonings</u> : R-3, R-3A, R-4, R-4A, R-5, R-5A, TR,<br>CUP, NUP |
| Compatibility to the Fulton County<br>2035 Comprehensive Plan: | No                                                                                                                                                                                                                                                                        |
| Overlay District:                                              | Old National                                                                                                                                                                                                                                                              |
| Public Utilities:                                              | Water service is provided to this site by City of<br>Atlanta.<br>Sewer service is available to the site by Fulton<br>County.<br>Any extension of sewer service is the responsibility<br>of the developer.                                                                 |
| Public Services:                                               | Police and fire services are available to the site by<br>the City of South Fulton.                                                                                                                                                                                        |
| Transportation:                                                | <u>Street</u> : Jonesboro Rd                                                                                                                                                                                                                                              |

Classification: Arterial

Public Transit: unknown

Bike/Pedestrian Access: No sidewalk or bicycle lanes

---

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

---

## MAPS

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

(see attached)

### **Proposed Site Plan:**

(see attached)

---

## PUBLIC PARTICIPATION

Meeting was held on August 5<sup>th</sup>. Report has been submitted to staff. A copy of the report is attached.

---

## 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.

---

**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.

---

**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**

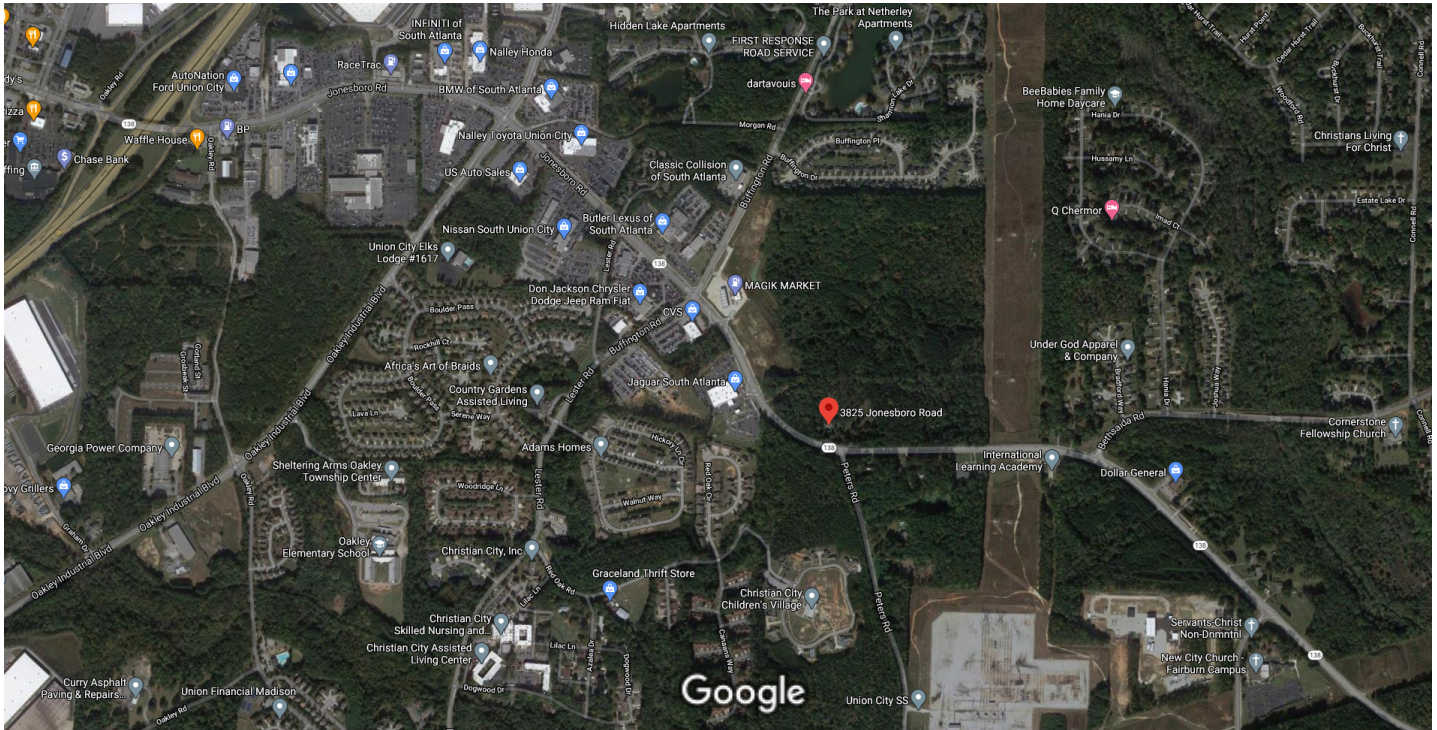
At the August 18<sup>th</sup>, 2020 meeting, Planning Commission voted for Approval.

---

**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

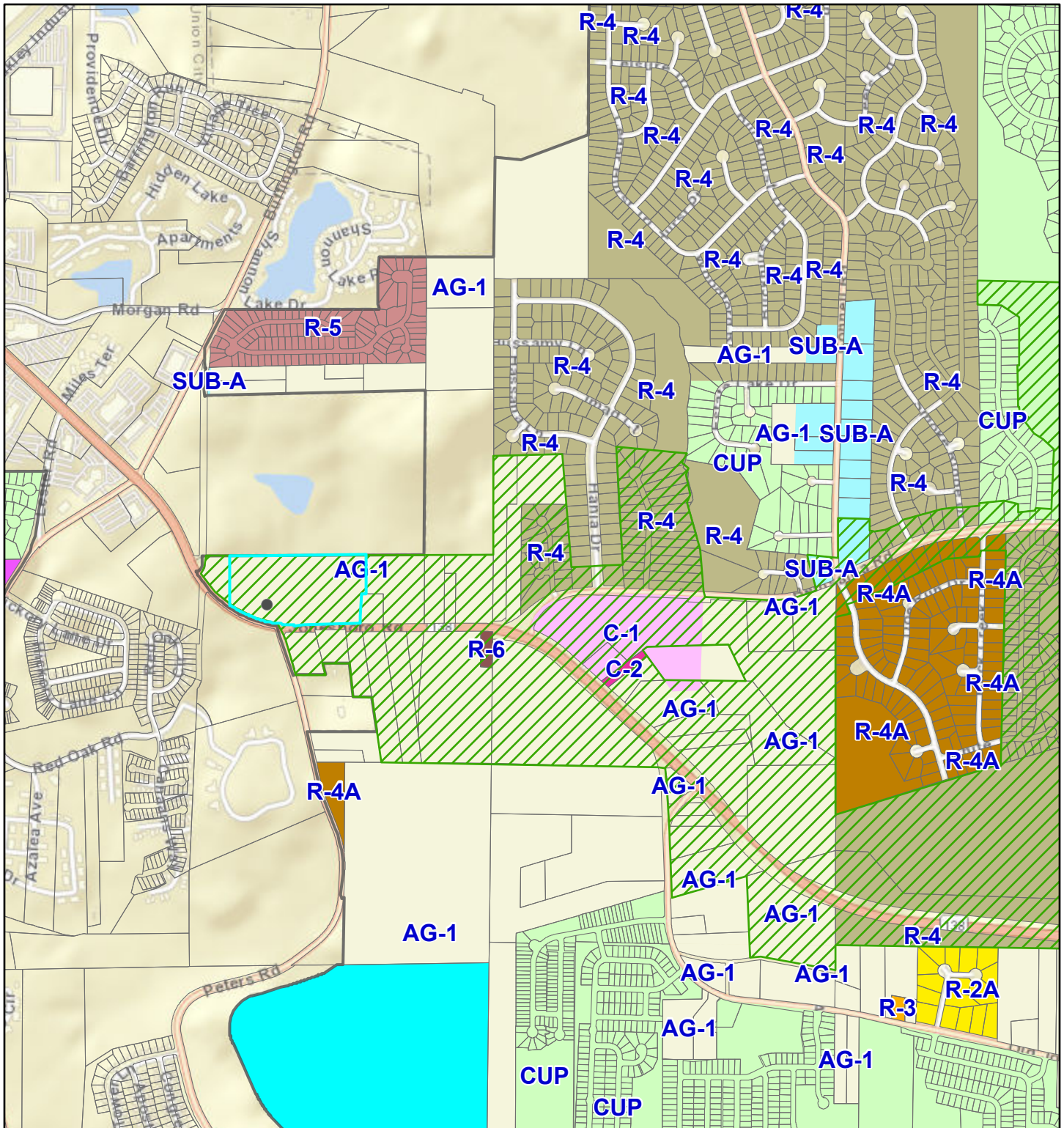


HF5P+X8 Fairburn, Georgia

## Photos

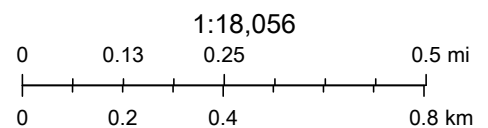


# COSF ArcGIS Web Map



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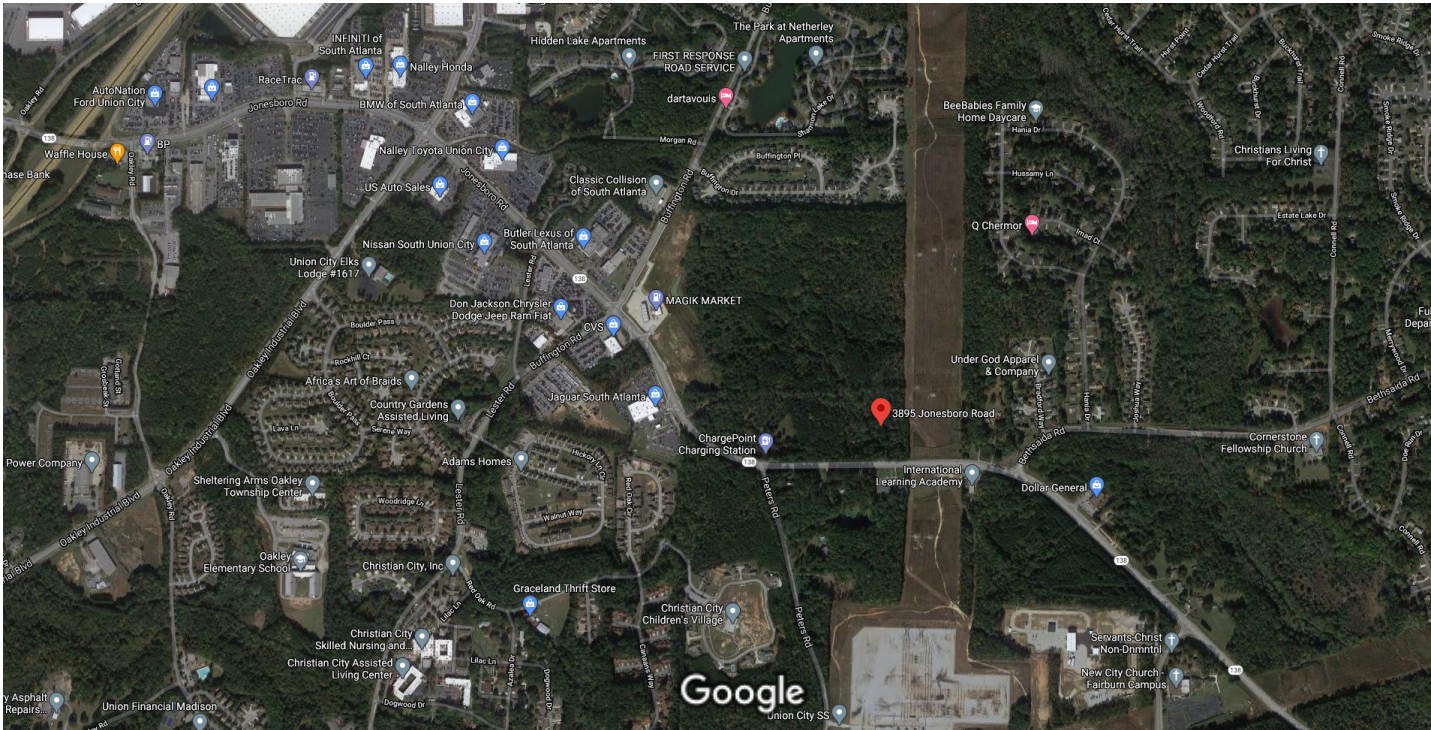
- |                |                              |  |                               |
|----------------|------------------------------|--|-------------------------------|
|                | Overlay Districts            |  | C-1 (Limited Commercial)      |
|                | County Parcels All      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

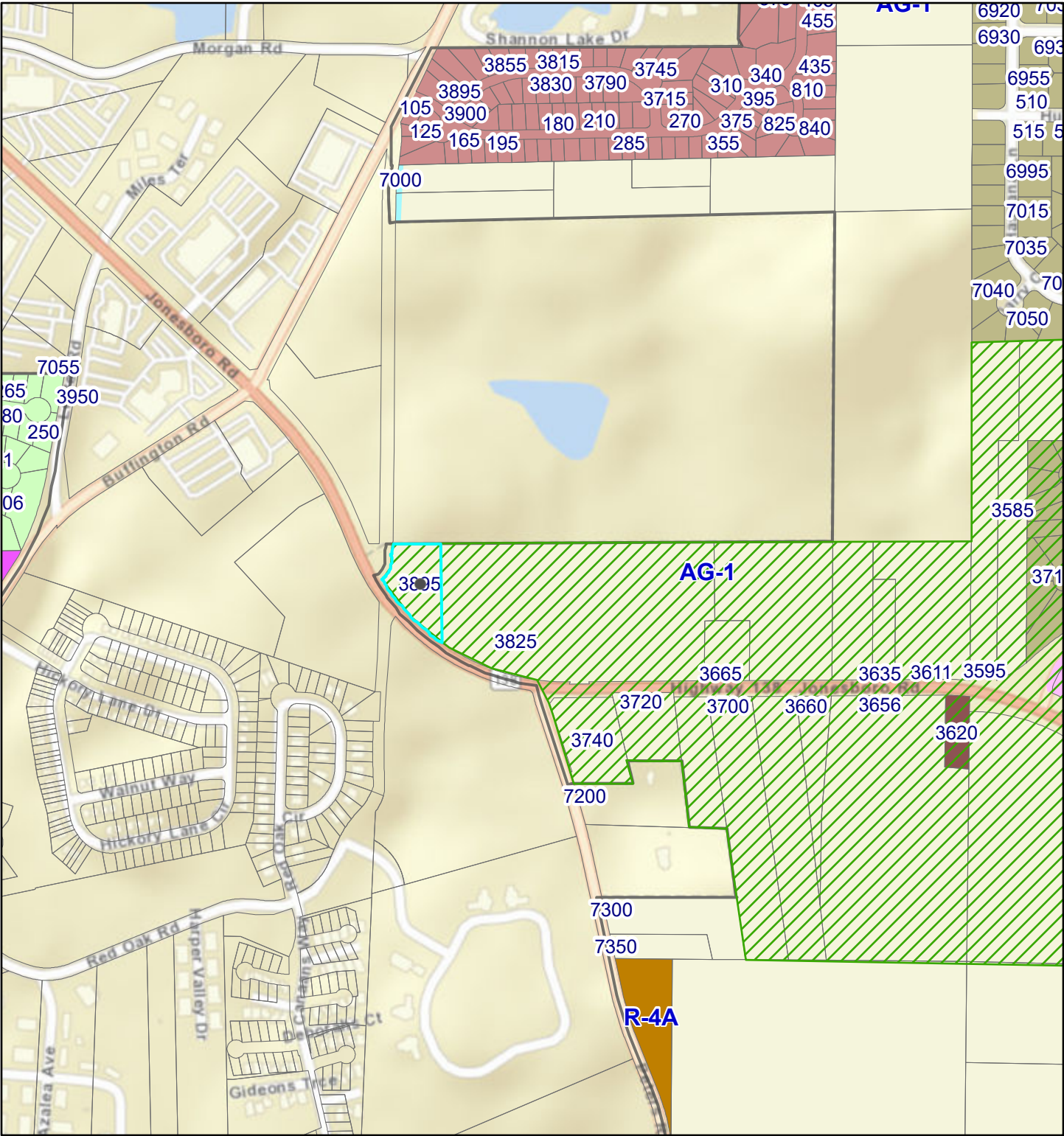
- Directions
- Save
- Nearby
- Send to your phone
- Share

HF6Q+4R Fairburn, Georgia

Photos

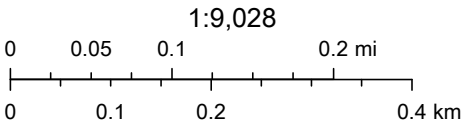


# COSF ArcGIS Web Map



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:  

---

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.

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

---

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

---

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

---
3. The following issues and concerns were expressed:  

---

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

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

---

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

---
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.



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** M20-002: Request Council to consider a Modification for Bedford Estates located off Camp Creek for the purpose of removing an entrance gate requirement

**DATE:** December 8, 2020

**SUBJECT:** M20-002: Request Council to consider a Modification for Bedford Estates located off Camp Creek for the purpose of removing an entrance gate requirement

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                     | Type       | Upload Date |
|-------------------------------------------------|------------|-------------|
| CC PC Presentation M20-002 12.8.20              | Cover Memo | 12/3/2020   |
| M20-002 Staff Report FINAL for Council 11.21.20 | Cover Memo | 12/3/2020   |

# M20-002

## Modification Request Bedford Estates Phase 2

Council Meeting  
City of South Fulton  
December 8, 2020



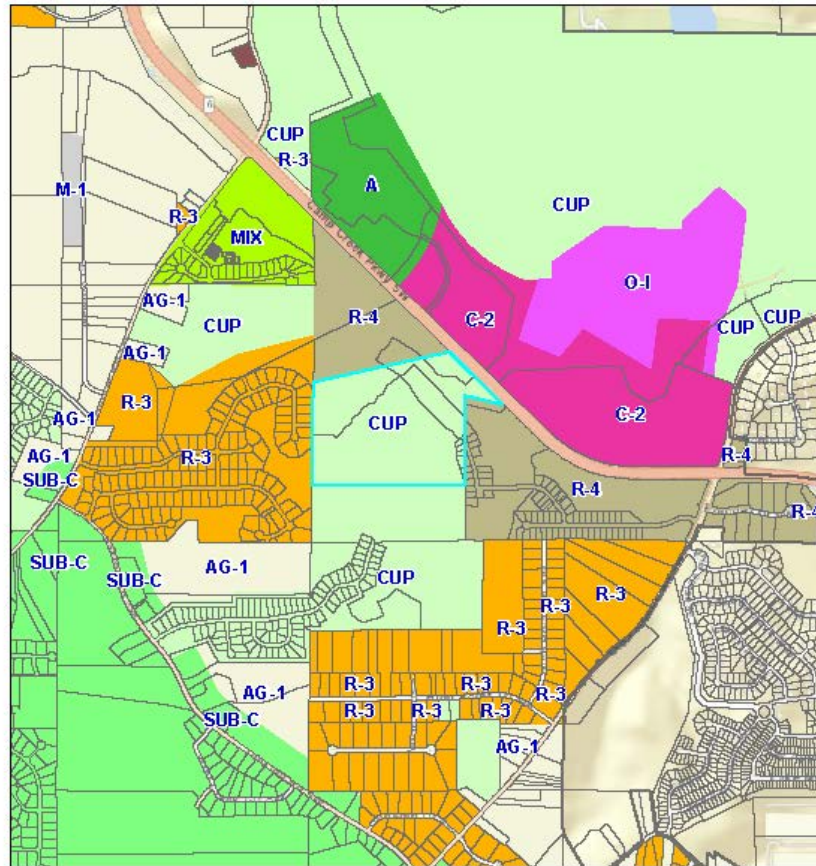


## M20-002: Bedford Estates Phase 2

- Originally platted as Phase 2 of a CUP
- Original conditions called for gating; Phase 1 has a gate
- The original connection between the two Phases is not feasible due to the topography of the site
- Gating conditions were not modified for Phase 2
- Now, Phase 2 will connect to Phase 5, and have a second emergency access point as well
- In effect, if the gate requirement remains, this development would be separated from the other phases of the same development
- Staff recommendation is for Approval

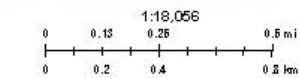
# M20-002: Bedford Estates Phase 2

COSF ArcGIS Web Map



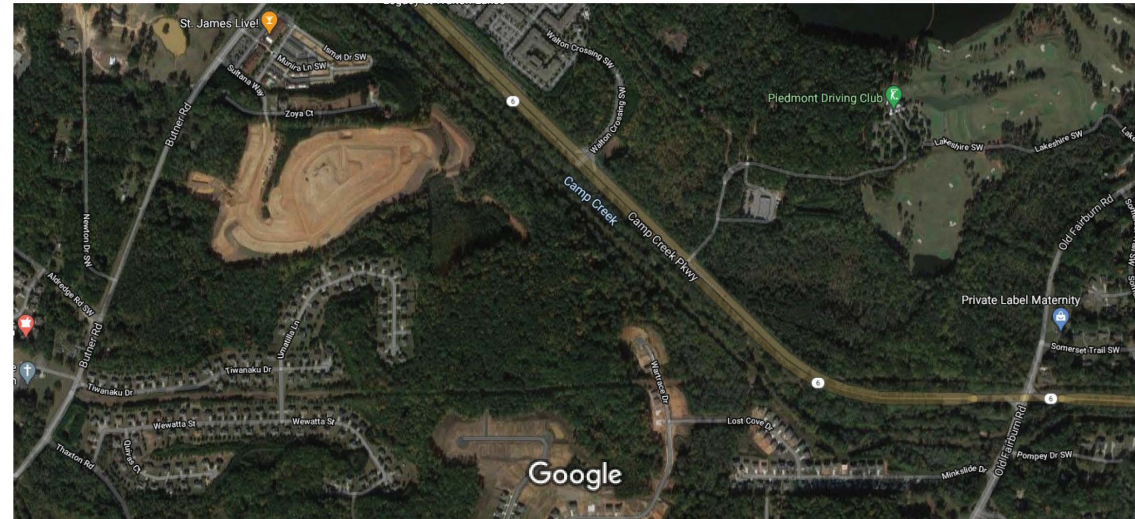
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- County Parcels All
- City Limits
- Current Zoning
  - A (Medium Density Apartment)
  - AG-1 (Agricultural)
  - C-2 (General Commercial)
  - CUP (Community Unit Plan)
  - M-1 (Light Industrial)
  - MIX (Mixed Use)
  - O-1 (Office & Institutional)
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  - R-5 (Single Family Dwelling)

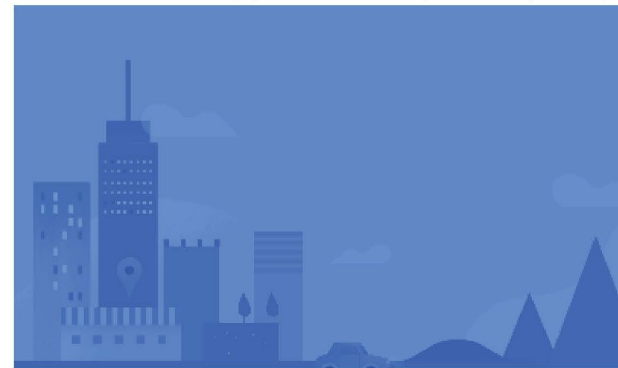


East, North, Center, West, South, Up, Down, Left, Right

Google Maps Camp Creek Pkwy



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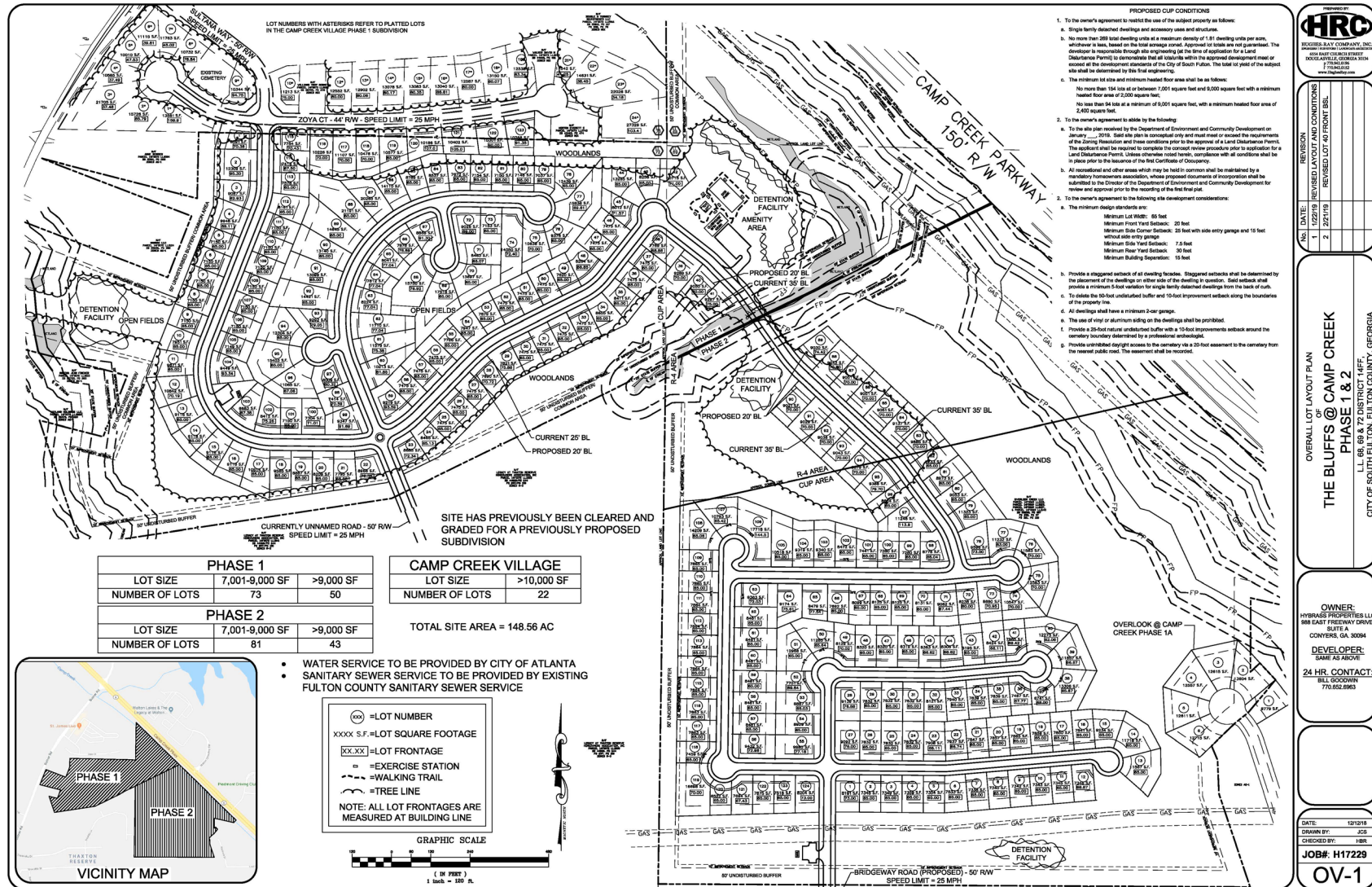


Camp Creek Pkwy

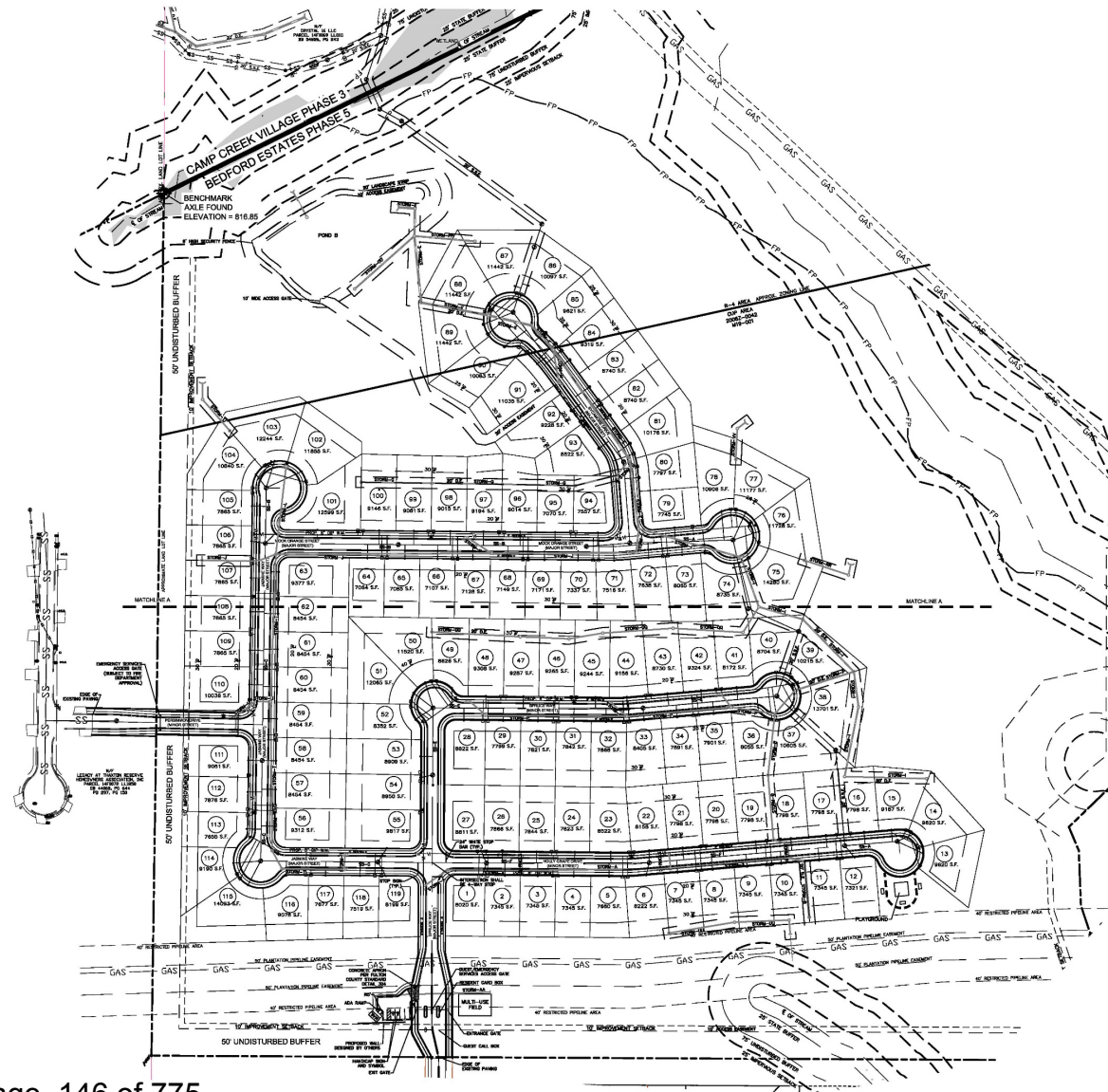
East Point, GA



# M20-002: Bedford Estates Phase 2



# M20-002: Bedford Estates Phase 2



# GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES  
INTERIM CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT SERVICES

## MEMORANDUM

**TO:** City of South Fulton Mayor and Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** **M20-002 for a Modification of M19-001-13**  
**MEETING DATE:** December 8, 2020

---

To consider an amendment to the Zoning Condition **M19-001-13** to modify the gate requirement for a residential subdivision.

**STAFF RECOMMENDATION: APPROVAL**

cc: Corey Adams, City Clerk

---

---

**APPLICATION INFORMATION**

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|                                                             |                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:                                      | Landlife, LLC<br>988 E Freeway Dr., SE, Suite A<br>Conyers, GA 30094                                                                                                                                                                                                    |
| Status of Applicant:                                        | Property owner                                                                                                                                                                                                                                                          |
| City Council District(s):                                   | 2                                                                                                                                                                                                                                                                       |
| Parcel ID Number:                                           | 14F0069LL0145                                                                                                                                                                                                                                                           |
| Area of Property:                                           | 26.6 acres                                                                                                                                                                                                                                                              |
| Current/Past Use of the Property:                           | This is an undeveloped lot                                                                                                                                                                                                                                              |
| Prior Zoning Cases/History:                                 | <b>2006Z-0042</b><br><b>M19-001</b>                                                                                                                                                                                                                                     |
| Surrounding Zoning:                                         | <u>North</u> : R-4 (Residential)<br><u>South</u> : CUP (Community Unit Plan)<br><u>East</u> : R-4 (Residential)<br><u>West</u> : R-3 (Residential)                                                                                                                      |
| 2035 Future Land Use Designation:                           | <u>Character Type</u> : Suburban Neighborhood<br><u>Land Uses</u> : Residential 2 to 3 Units per acre, Open Space, Public, Semi-Public and Institutional<br><u>Zonings</u> : R-3, R-3A, R-4A, CUP, NUP                                                                  |
| Compatibility to the Fulton County 2035 Comprehensive Plan: | Yes. The proposed modification does align with the Comprehensive Future Land Use Designation.                                                                                                                                                                           |
| Overlay District:                                           | Sandtown                                                                                                                                                                                                                                                                |
| Public Utilities:                                           | Water service is provided to these sites by City of Atlanta.<br>Sewer service is available to the site by Fulton County.                                                                                                                                                |
| Public Services:                                            | Police and Fire services are available to the site by the City of South Fulton.                                                                                                                                                                                         |
| Transportation:                                             | Street: Butner Road & Camp Creek Parkway<br>Classification: Primary Arterial Local Road<br>Public Transit: MARTA is not available within 5 miles of this site<br>Bike/Pedestrian Access: There are no sidewalks along this section of Butner Rd nor Camp Creek Parkway. |

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

(see attached)



## **Proposed Site Plan:**

(see attached)

---

### **CONDITION(S) TO BE MODIFIED:**

#### **M19-001 condition 13 states:**

13. The community shall be gated, and all internal streets shall be installed per the City of South Fulton Subdivision Regulations and privately maintained by the homeowner's association.

---

### **PUBLIC PARTICIPATION**

The applicant hosted a Public Participation Meeting on Nov 12<sup>th</sup>, 2020 via Zoom. The report is attached.

---

### **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.

---

### **PLANNER'S RECOMMENDATION**

Staff's recommendation is **APPROVAL**. Removal of this gate requirement will facilitate better inclusion with the adjacent neighborhood and prevent isolation of the residents of this development. Additionally, an additional emergency access point is being constructed that will further facilitate access.

---

### **PREPARED BY:**

Nathan Mai-Lombardo, Planning and Zoning Administrator

### **REVIEWED BY:**

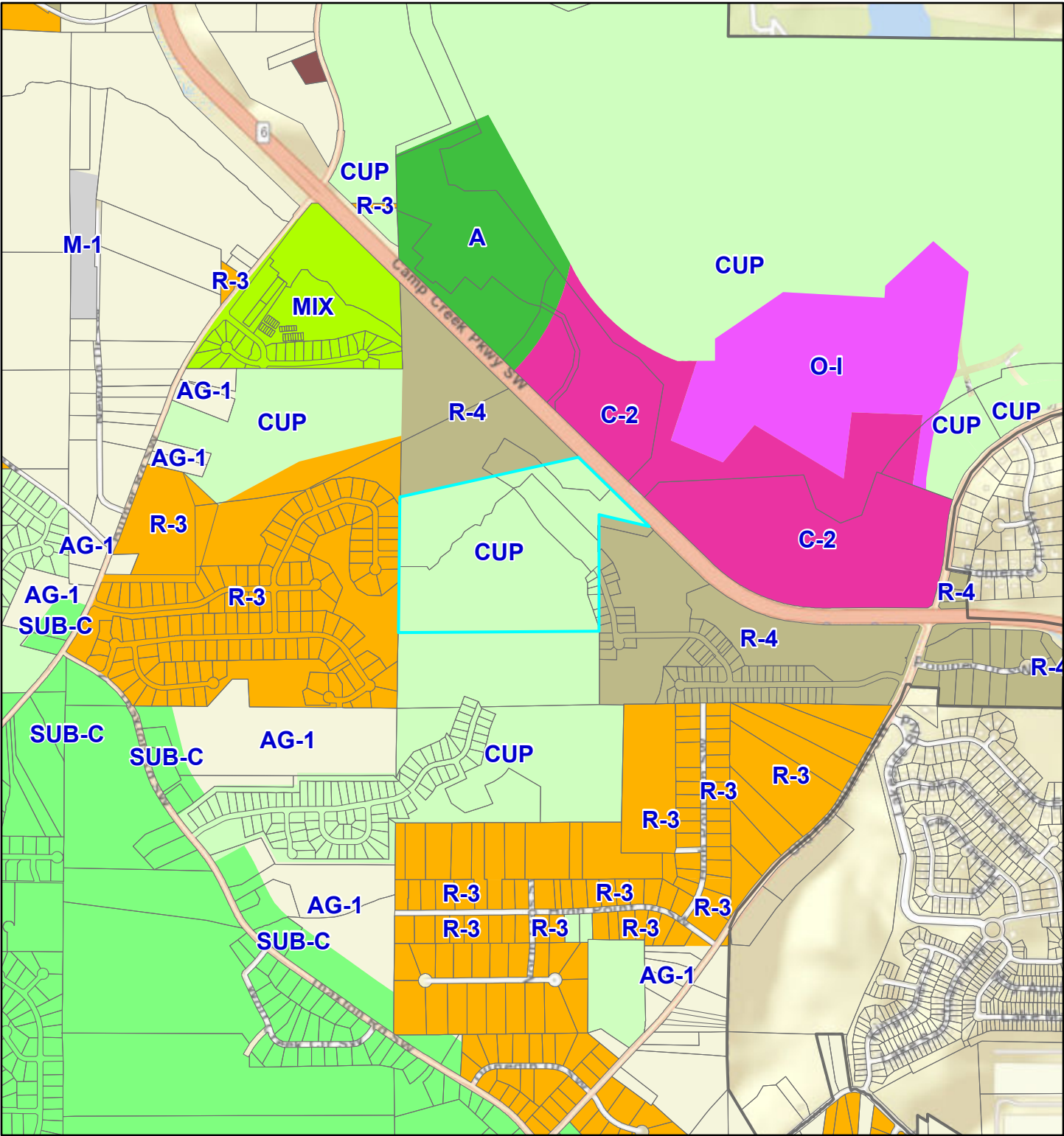
Shayla Reed, Director

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**MAYOR & COUNCIL ACTION**

Original hearing date: December 8, 2020

# COSF ArcGIS Web Map



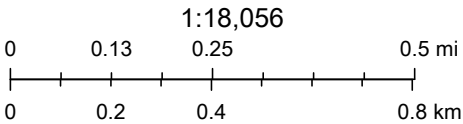
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- City Limits

Current Zoning

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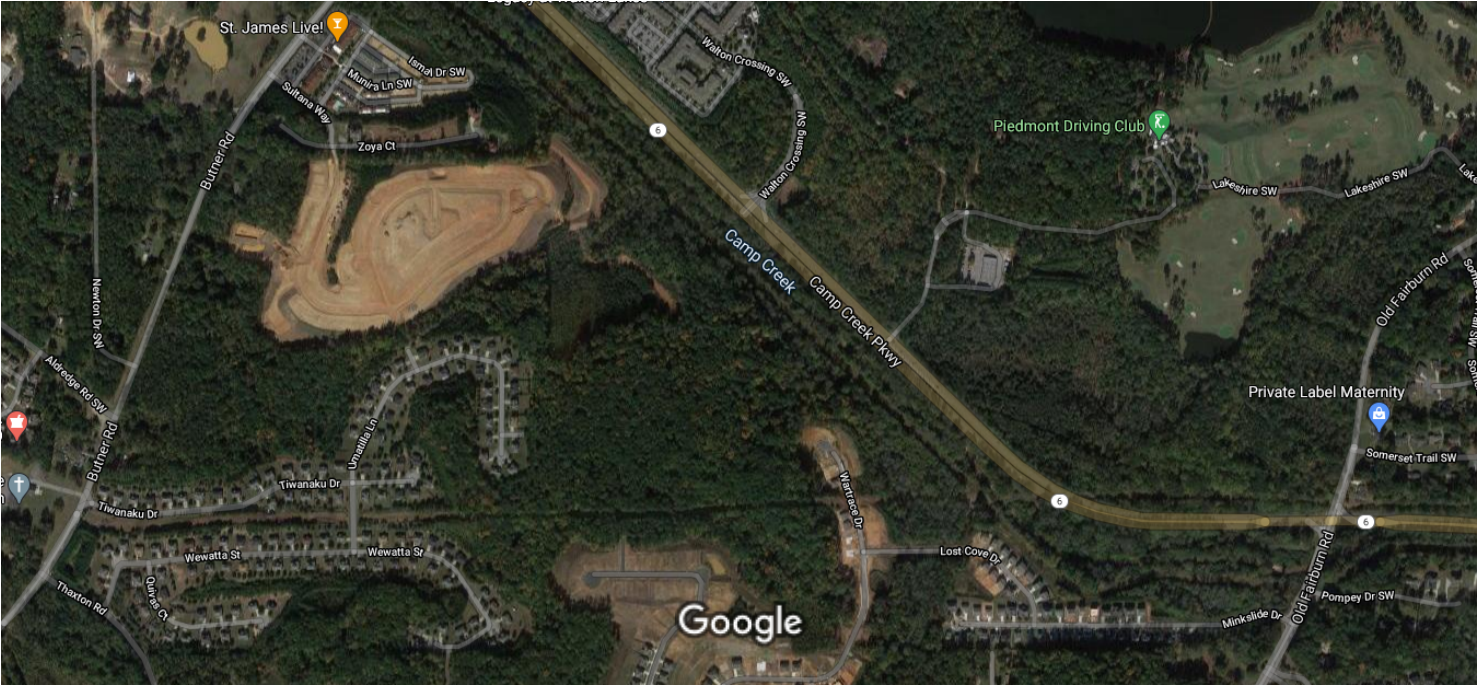
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- R-6 (Single Family Dwelling)



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Google Maps

Camp Creek Pkwy



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



Camp Creek Pkwy

East Point, GA

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Directions
- 

Save
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Nearby
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Send to your phone
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Share

[illegible][illegible]

AS SHOWN ON R. OOD INSURANCE RATE MAPS OF ALFORD COUNTY, GEORGIA COMMUNITY DEVELOPMENT DEPARTMENT HAS DETERMINED THAT THE PROPOSED DEVELOPMENT PANEL NUMBER 133030245 EFFECTIVE DATE SEPTEMBER 18, 2013. A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA R. OOD HAZARD ZONE.

1. FINAL SCHEDULED FOR THE OVERLOOK AT CAMP OBER, F.A.A. THE BLUEFLAT CAMP CRICK, PHASE 1, LAKE ROCK, 119, INGLE 10-11, PREPARED BY CHANNARD & ASSOCIATES, ALTON COUNTY, GEORGIA, REED 1003.

|              |           |
|--------------|-----------|
| DATE:        | 12-10-18  |
| SCALE:       | 1" = 200' |
| FILE NUMBER: | 100.006   |
| DRAWN BY:    | K. BROWN  |
|              |           |
|              |           |
|              |           |



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS  
ORIGINAL SIGNATURE OF THE ISSUING  
AGENCY OR THE MICROFILMING BODY

1 of 4

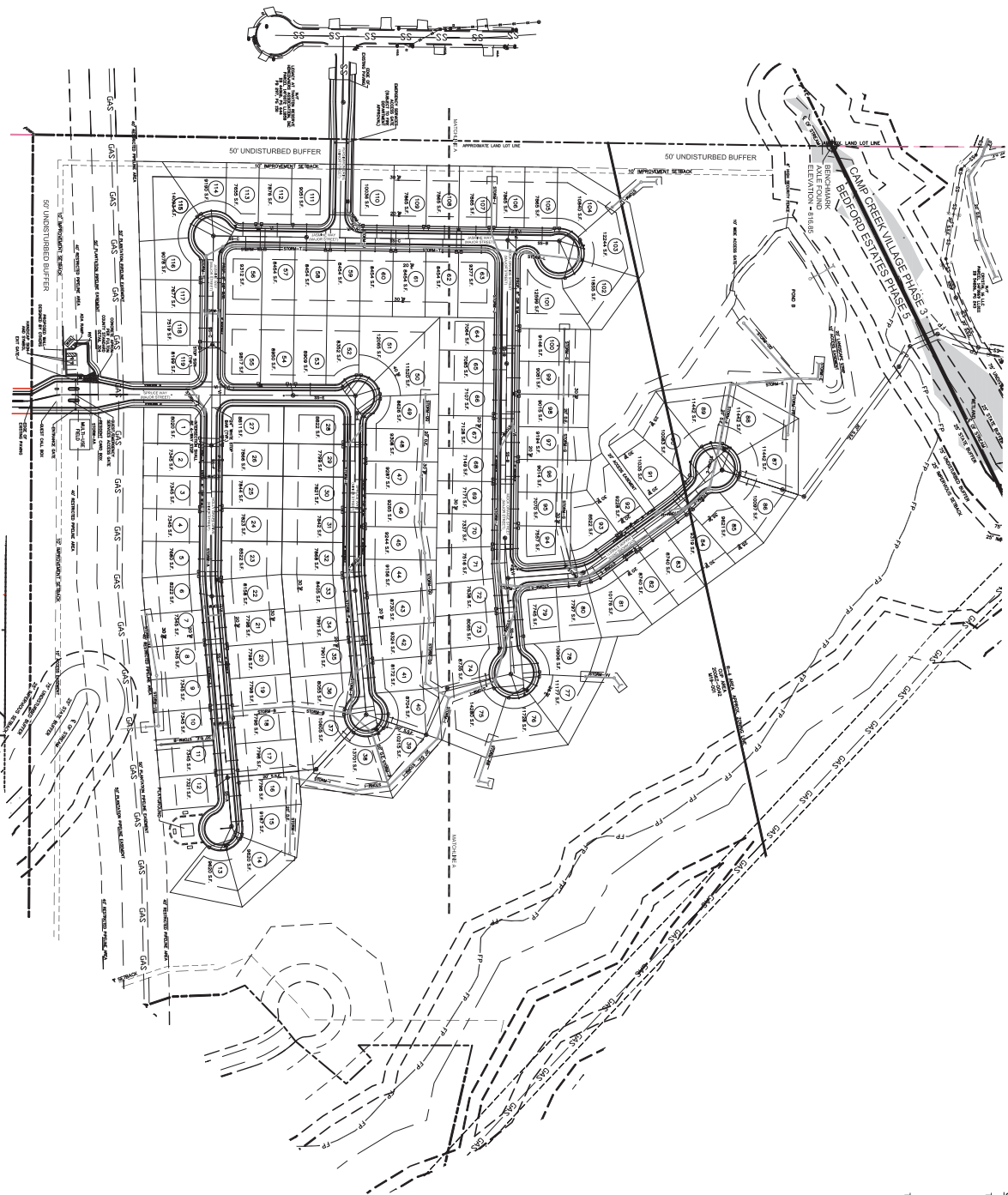
| REVISIONS |                                             |
|-----------|---------------------------------------------|
| 1.        | REVISED AREAS PER CLIENT REQUEST 12-11-2018 |
| 2.        |                                             |
| 3.        |                                             |
| 4.        |                                             |
| 5.        |                                             |

BOUNDARY EXHIBIT  
FOR:  
HYBRASS PROPERTIES, LLC  
  
LOCATED IN:  
LAND LOTS 38, 68, 69, & 72, DISTRICT 14F  
FULTON COUNTY, GEORGIA



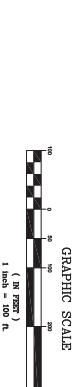






**LEGEND**

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**OWNER:**  
LUNEFIT LLC  
888 EAST FREEMAN DRIVE  
CONOVERS, GA 30088

**DESIGNER:**  
24 HR. CONSULTING  
770.622.9863

**SITE PLAN**  
BEDFORD ESTATES PHASE 5  
FORMERLY: THE BLUES AT CAMP CREEK PHASE II  
PROJECT NUMBER: 19S-018WR  
LL 68, 69 & 72 DISTRICT 14FF

**DATE:** 12/08/20  
**CHECKED BY:** 1480  
**JOB#:** H17229  
**SP1**

**REVISION**

| No. | DATE     | REVISION                   |
|-----|----------|----------------------------|
| 1   | 1/20/20  | CITY OF ATLANTA COMMENTS   |
| 2   | 1/28/20  | FULTON COUNTY COMMENTS     |
| 3   | 3/17/20  | FULTON COUNTY COMMENTS     |
| 4   | 4/1/20   | CITY OF SOUTH FUL COMMENTS |
| 5   | 8/19/20  | CITY OF ATLANTA COMMENTS   |
| 6   | 11/11/20 | CITY OF ATLANTA COMMENTS   |

**ARC**  
ARCHITECTURAL RECORD COMPANY, INC.  
1000 WEST 10TH STREET  
SUITE 100  
ATLANTA, GA 30309  
404.525.1100  
www.arcga.com





## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Landlife, LLC f/k/a Hybrass Properties, LLC Petition No. M20-002

Date: November 12, 2020

1. The following parties were notified of the requested rezoning/use permit:  
Most of the 1/4 mile list contained names of owners which are owned by Petitioner. The following entities were notified of the Zoom Community Meeting: 1) Teague Camp Creek Tract C, LLC; 2) Piedmont Driving Club; 3) Century Communities of Georgia, Inc.; 4) The Legacy at Walton Lakes, L.P.; and 5) D. R. Horton
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)  
A Zoom Community Meeting was held on November 12, 2020, beginning at 1:00 p.m. The Zoom Meeting Connection Details were as follows: Mtg. ID 851 2473 9741, PW: 643849
3. The following issues and concerns were expressed: N/A  
No one attended meeting.
4. The applicant's response to issues and concerns was as follows: N/A  
Refer to above response.
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.  
Refer to attached Zoom Meeting Notice Letter

*Attach additional sheets as needed.*

November 6, 2020

**RE:** Proposed Removal of Gate located in the Camp Creek Village Subdivision (f/k/a The Bluffs at Camp Creek), City of South Fulton, Georgia

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Thursday, November 12, 2020 from 1:00 pm – 2:00 pm to discuss the removal of the gate located on Zoya Court in the Camp Creek Village Subdivision, said subdivision being located at the intersection of Butner Road and Camp Creek Parkway, City of South Fulton, Georgia.

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. 10 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:** 851 2473 9741

**Password:** 643849

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

Telephone: (646) 558-8656

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

Sincerely,

*Michèle Battle*

Michèle 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.”



# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## 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:** September 10, 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.

May 28, 2019 – Applicant was deferred 60 days to allow additional time in completing the traffic study.

July 23, 2019 – Applicant was deferred for 30 days.

August 27, 2019 – Meeting was canceled.

### **STAFF RECOMMENDATION: APPROVAL with Conditions**

V19-001 was withdrawn by the applicant at the May 16<sup>th</sup> ZBA hearing. Due to V19-001 and M19-001 having similar requests, staff is asking the modification request to not include the R-4 portion.

cc: Diane White, City Clerk

M19-001 for a Modification at The Bluffs at Camp Creek  
September 10, 2019  
Page 1 of 7

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**APPLICATION INFORMATION**

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|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:            | Battle Law, PC<br>c/o Michele Battle<br>1 West Court Square<br>Suite 750<br>Decatur, GA 30030                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Status of Applicant:              | Attorney for property owner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| City Council District(s):         | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Parcel ID Number:                 | 14F-0069-LL-0145<br>14F-0069-LL-0103<br>14F-0069-LL-0137<br>14F-0069-LL-0129<br>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:       | <b>2006Z-0042</b> , Request to rezone from AG-1 (Agricultural District) to CUP (Community Unit Plan` District) – <b>APPROVED WITH CONDITIONS</b><br><br><b>Mo6-001</b> , request to add conditions and include site plan – <b>APPROVED</b><br><br><b>VCo6-064</b> , concurrent request to eliminate two buffers – <b>APPROVED</b><br><br><b>VCo6-064</b> , concurrent request to reduce minimum front setback from 35' to 20' – <b>DENIED</b><br><br><b>V-18-001 &amp; V-18-002</b> , request to reduce minimum front setback from 35' to 20' – <b>APPROVED</b> |

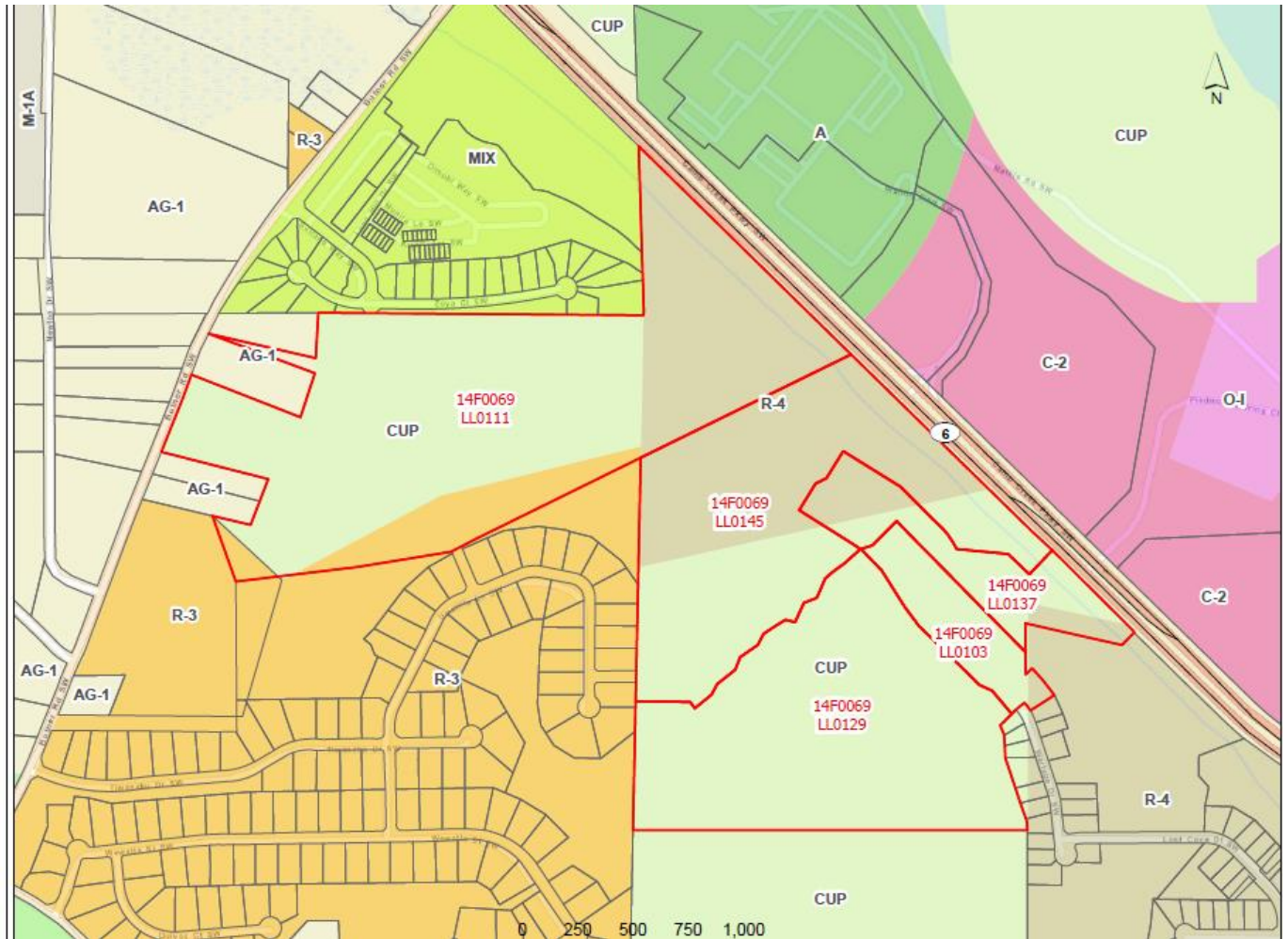
M19-001 for a Modification at The Bluffs at Camp Creek  
September 10, 2019  
Page 2 of 7

**V-18-008**, request to reduce minimum front setback from 35' to 20' - **APPROVED**

**V-19-001**, request to reduce minimum front setback from 35' to 20' - **WITHDRAWN**

---

|                                                             |                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Surrounding Zoning:                                         | <u>North:</u> R-4 (Single-Family Dwelling District) and MIX (Mixed Use District)<br><u>South:</u> R-3 (Single-Family Dwelling District) and AG-1 (Agricultural District)<br><u>East:</u> R-3 (Single-Family Dwelling District) and R-4 (Single-Family District)<br><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:                                             | <u>Street:</u> Butner Road & Camp Creek Parkway<br><u>Classification:</u> Primary Arterial Local Road<br><u>Public Transit:</u> MARTA is not available within 5 miles of this site<br><u>Bike/Pedestrian Access:</u> There are no sidewalks along this section of Butner Rd nor Camp Creek Parkway.                                                    |



This case only applies to the CUP sections. Any action taken by Mayor and Council would have no effect on the R-4 section.

---

### 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 April 9, 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

M19-001 for a Modification at The Bluffs at Camp Creek  
 September 10, 2019  
 Page 4 of 7

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.

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## PUBLIC PARTICIPATION

The applicant has held 3 public participation meetings;

1. Ramada Plaza Hotel (5010 Old National) on January 22, 2019 at 7:00pm to 8:00pm. Per the applicant, there were no opposition to the modification request.
2. Renaissance Church of Christ (3675 Butner Rd) on July 8, 2019 from 6:30pm – 8:00pm.
3. Renaissance Church of Christ (3675 Butner Rd) on August 15, 2019 from 6:30pm – 8:00pm.

---

## 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

M19-001 for a Modification at The Bluffs at Camp Creek  
September 10, 2019  
Page 5 of 7



MARTA: None received

Fulton County Schools: None received

Fire: None received

Legal: None received

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**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 April 9, 2019, shall be two-sides brick facing Zoya Court and Sultana Way.
5. All front facades shall be constructed with a minimum 70% brick or stone.
6. All side and rear exteriors shall be constructed with brick, stone, stucco, or other masonry materials, such as hardi-board, clapboards, cedar shakes or shingles, or some combination of these materials.
7. All side and rear exteriors shall be constructed with a 30-inch brick water table (similar to a brick skirt at the base of the home).
8. Prior to submitting for a building permit, the developer shall submit architectural façade drawings for approval to the Department of Community Development and Regulatory Affairs with a minimum of 3 different house plans. Architectural illustrations shall include front, rear, and side elevations with all materials labeled.
9. All retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular blocks only.
10. The developer shall install a public safety gate along the street that connects into Thaxton Reserve.
11. The phrase "The Bluffs" shall not be used in the naming of this subdivision.
12. The developer shall not connect Phase 1 to Phase 2 over Camp Creek on the eastern most portion of Phase 1 per the site plan received on April 9, 2019.
13. The community shall be gated, and all internal streets shall be installed per the City of South Fulton Subdivision Regulations and privately maintained by the homeowner's association.
14. The City Arborist shall review and approve all lot trees.

\*\*Lots fronting Zoya Court SW are only subject to conditions 1-4 because they are subject to MIX (2002Z-0012)\*\*

---

**PREPARED BY:**

Richard Hathcock, Senior Planner

**REVIEWED BY:**

Keedra T. Jackson, Senior Planner

Shayla Reed, Director

---

**MAYOR & COUNCIL ACTION**

M19-001 for a Modification at The Bluffs at Camp Creek  
September 10, 2019  
Page 6 of 7

M19-001 for a Modification at The Bluffs at Camp Creek  
September 10, 2019  
Page 7 of 7

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** M20-003: Request Council to consider a Modification for Kingsland amenity located off W Stubbs Rd for the purpose of adjusting the amenities

**DATE:** December 8, 2020

**SUBJECT:** M20-003: Request Council to consider a Modification for Kingsland amenity located off W Stubbs Rd for the purpose of adjusting the amenities

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                     | Type       | Upload Date |
|-------------------------------------------------|------------|-------------|
| CC PC Presentation M20-003 12.8.20              | Cover Memo | 12/3/2020   |
| M20-003 Staff Report FINAL for Council 11.21.20 | Cover Memo | 12/3/2020   |

# M20-003

## Modification Request Kingsland Phase 2

Council Meeting  
City of South Fulton  
December 8, 2020



## M20-003: Kingsland Phase 2

- When the property was originally zoned, the petitioner intended acquire additional property for the development (sized for over 300 homes)
- The additional property was never acquired
- Paran homes, the current petitioner, purchased the property with the original conditions still intact
- The development size is now is now 127 homes over 3 phases

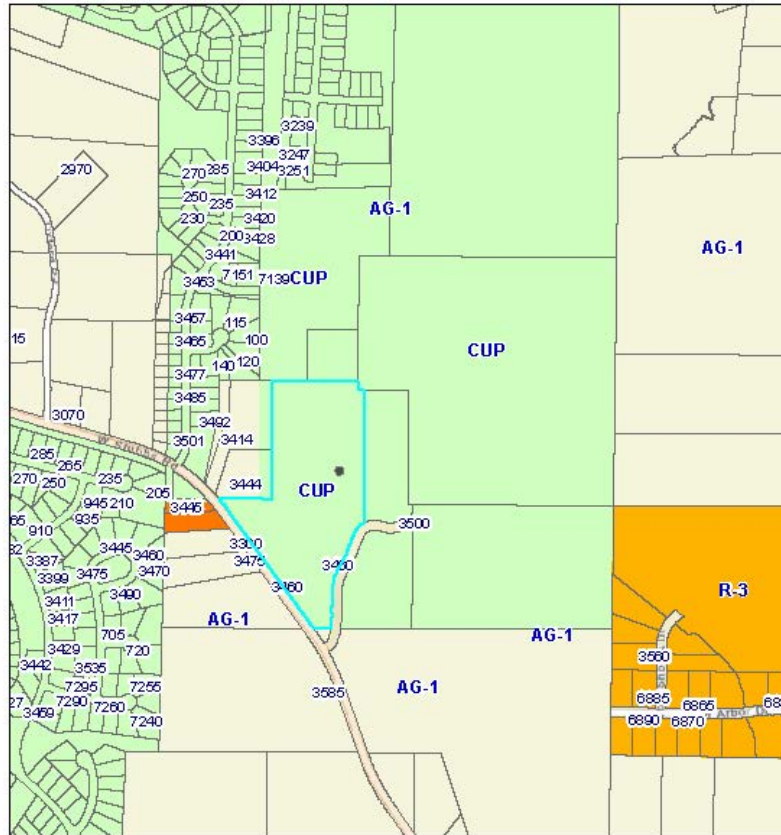


## M20-003: Kingsland Phase 2

- The currently required amenity package is sized for the much larger original development, and would not be affordable to residents of the new development
- This proposed new package provides a high level of amenities and is also affordable to the residents
- This proposed modifications have been vetted with and approved by the community
- Staff recommendation is Approval

# M20-003: Kingsland Phase 2

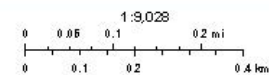
COSF ArcGIS Web Map



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Address Points  
County Parcels All  
City Limits

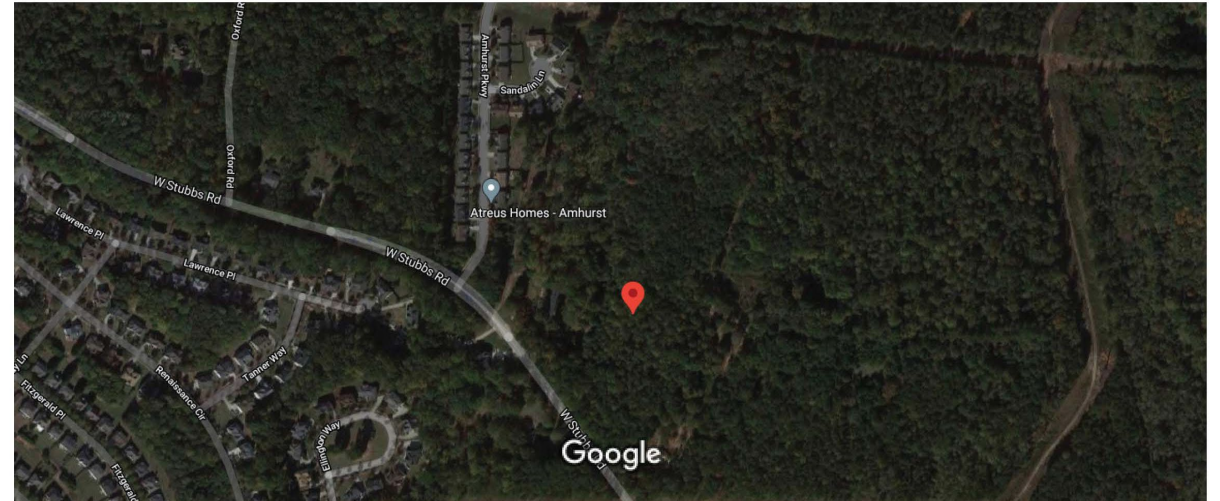
Current Zoning  
AG-1 (Agricultural)  
CUP (Community Unit Plan)  
R-3 (Single Family Dwelling)  
R-3A (Single Family Dwelling)



Esri, HERE, Garmin, INCREMENT P, Intermap, INRA, USGS

Web AppBuilder for ArcGIS  
City of South Fulton, GA

Google Maps 3460 W Stubbs Rd



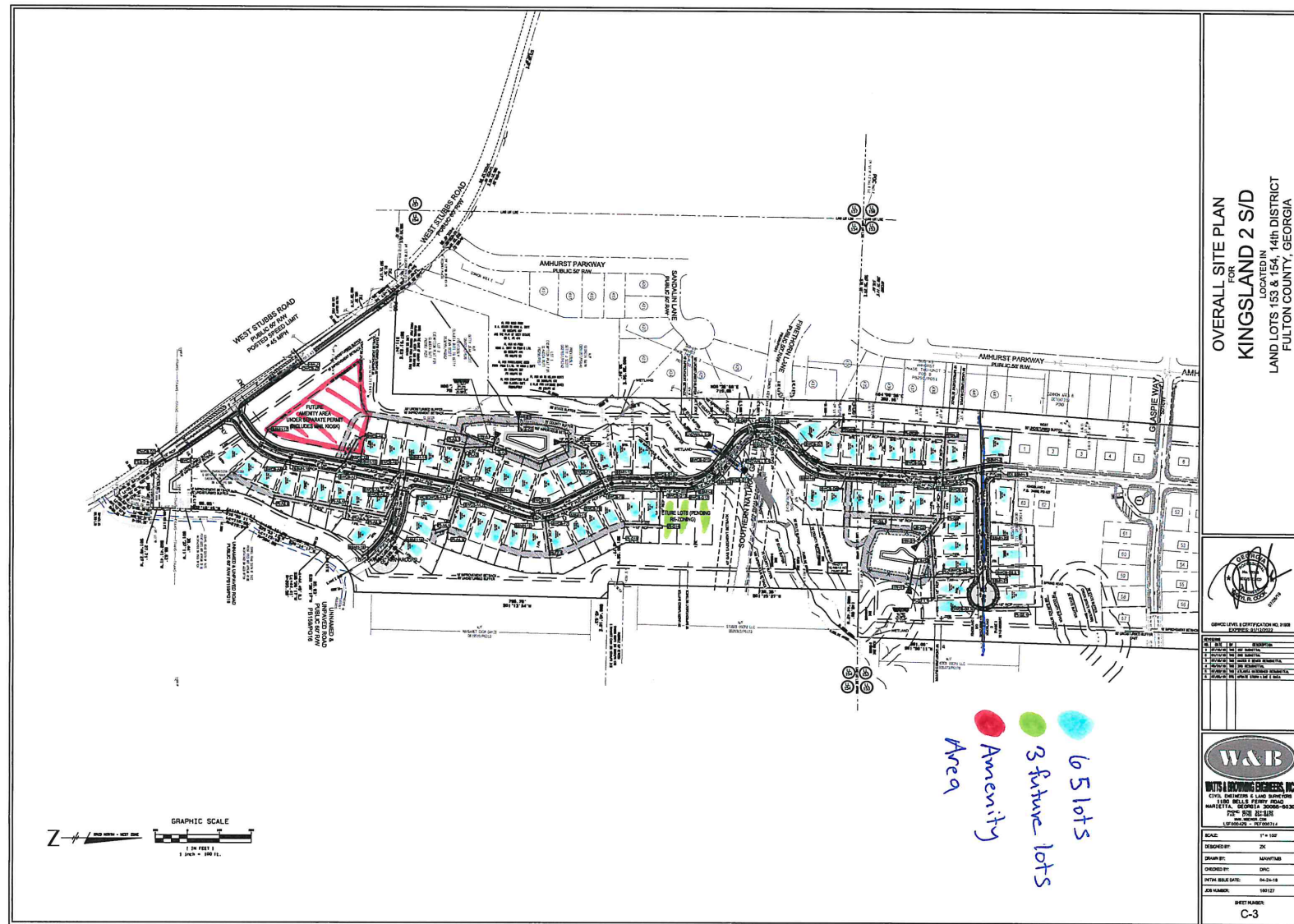
Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



3460 W Stubbs Rd

College Park, GA 30349

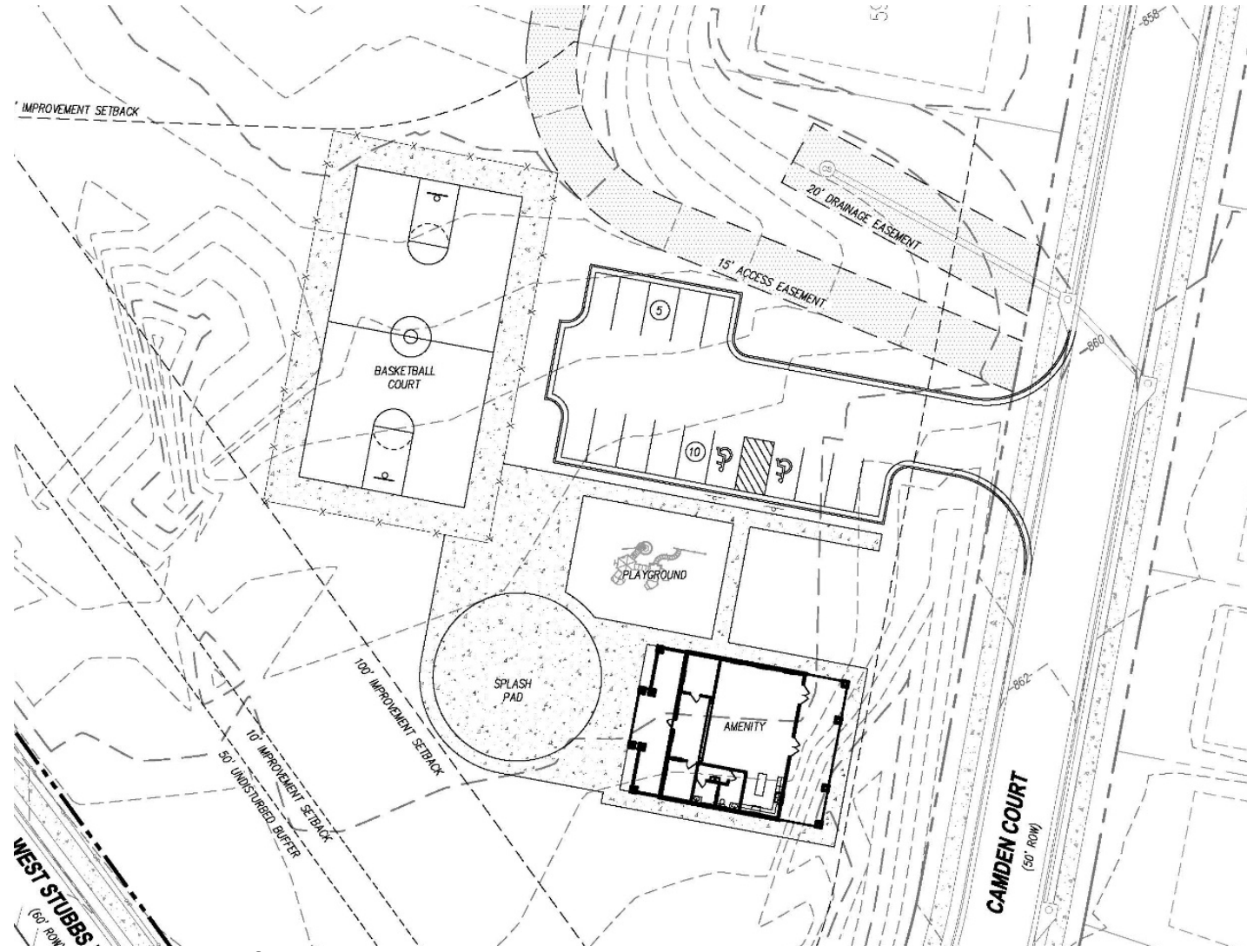
# M20-003: Kingsland Phase 2



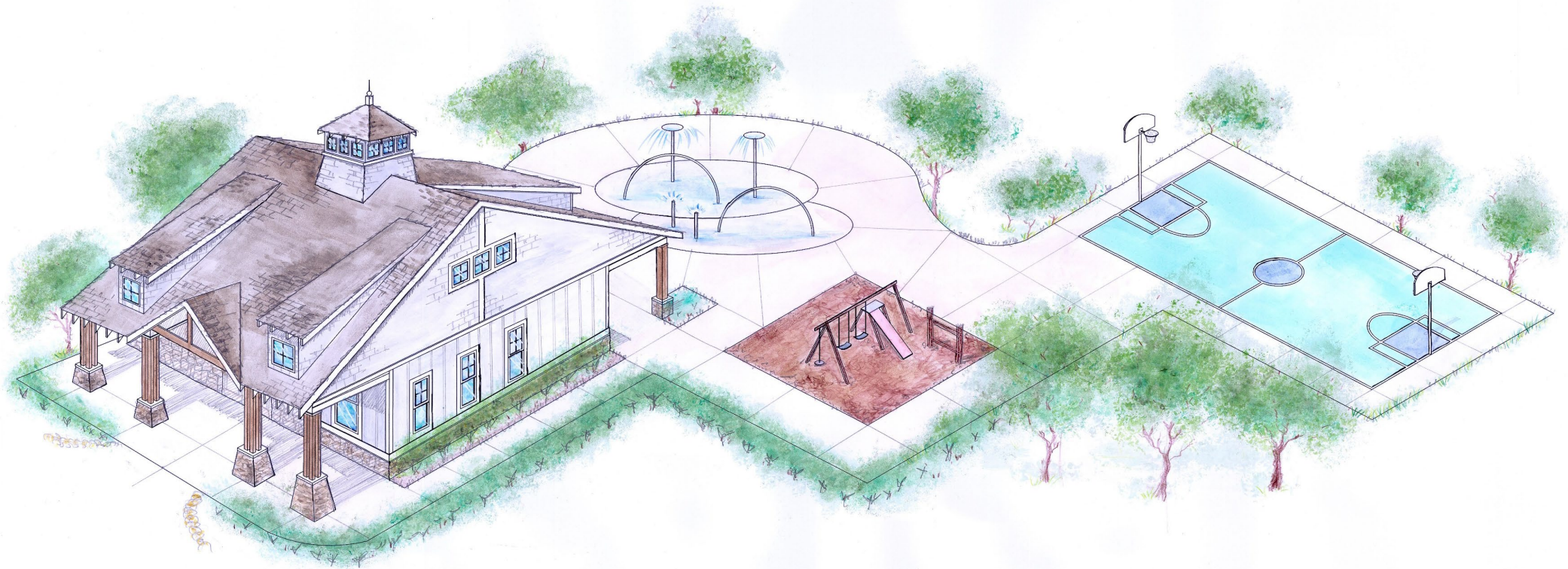
Phase 2 65 lots



# M20-003: Kingsland Phase 2



# M20-003: Kingsland Phase 2



## KINGSLAND CLUBHOUSE FOR PARAN HOMES

7-18-20

**AH<sub>2</sub> Design  
Group, LLC**

Architecture-Planning  
Peachtree City and Decatur, Georgia  
Office: 678-961-5333  
[www.ah2designgroup.com](http://www.ah2designgroup.com)



# GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES  
INTERIM CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT SERVICES

## MEMORANDUM

**TO:** City of South Fulton Mayor and Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** **M20-003 for a Modification of 2015Z-004-3c**  
**MEETING DATE:** December 8, 2020

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To consider an amendment to the Zoning Condition **2015Z-004-3c** to modify the amenities required for a residential subdivision.

**STAFF RECOMMENDATION: APPROVAL**

cc: Corey Adams, City Clerk

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**APPLICATION INFORMATION**

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|                                                             |                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Information:                                      | Paran Homes<br>c/o Whit Porter<br>20 Mansell Ct East, Suite 100<br>Roswell, GA 30076                                                                                                                                                                          |
| Status of Applicant:                                        | Property owner/Developer                                                                                                                                                                                                                                      |
| City Council District(s):                                   | 2                                                                                                                                                                                                                                                             |
| Parcel ID Number:                                           | 14F0154 LL0224                                                                                                                                                                                                                                                |
| Area of Property:                                           | 19.1 acres                                                                                                                                                                                                                                                    |
| Current/Past Use of the Property:                           | This is an undeveloped lot being built out as a subdivision.                                                                                                                                                                                                  |
| Prior Zoning Cases/History:                                 | <b>2015Z-004</b><br><b>2015VC-0012</b>                                                                                                                                                                                                                        |
| Surrounding Zoning:                                         | <u>North:</u> CUP (Community Unit Plan)<br><u>South:</u> AG-1 (Agricultural)<br><u>East:</u> CUP (Community Unit Plan)<br><u>West:</u> AG-1 (Agricultural)                                                                                                    |
| 2035 Future Land Use Designation:                           | <u>Character Type:</u> Rural Neighborhood<br><u>Land Uses:</u> 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<br><u>Zonings:</u> R-2A, CUP, NUP |
| Compatibility to the Fulton County 2035 Comprehensive Plan: | Yes. The proposed modification does align with the Comprehensive Future Land Use Designation.                                                                                                                                                                 |
| Overlay District:                                           | Cliftondale                                                                                                                                                                                                                                                   |
| Public Utilities:                                           | Water service is provided to these sites by City of Atlanta.<br>Sewer service is available to the site by Fulton County.                                                                                                                                      |
| Public Services:                                            | Police and Fire services are available to the site by the City of South Fulton.                                                                                                                                                                               |
| Transportation:                                             | <u>Street:</u> West Stubbs Rd.<br><u>Classification:</u> Local Road<br><u>Public Transit:</u> MARTA does not serve the site.<br><u>Bike/Pedestrian Access:</u> There are not sidewalks on either side of the road. Bike lanes are not present.                |

---

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

(see attached)

**Proposed Site Plan:**

(see attached)

---

**CONDITION(S) TO BE MODIFIED:****2015Z-004 condition 3c states:**

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

c. Provide a Junior Olympic size pool, tennis court, basketball court, children's playground, and a minimum 1,200 square foot clubhouse with meeting area.\*

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

---

**PUBLIC PARTICIPATION**

The applicant will be hosting a Public Participation Meeting on Nov 30<sup>th</sup>, 2020. A report will be forwarded upon completion of that meeting and submittal of the report by the applicant.

---

**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**

Staff's recommendation is **APPROVAL**. The original amenity package specified was presupposed on a much larger development. The new proposed amenities are sized appropriately for the new development in terms of both quantity and price. They will remain of excellent quality.

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**PREPARED BY:**

Nathan Mai-Lombardo, Planning and Zoning Administrator

**REVIEWED BY:**

Shayla Reed, Director

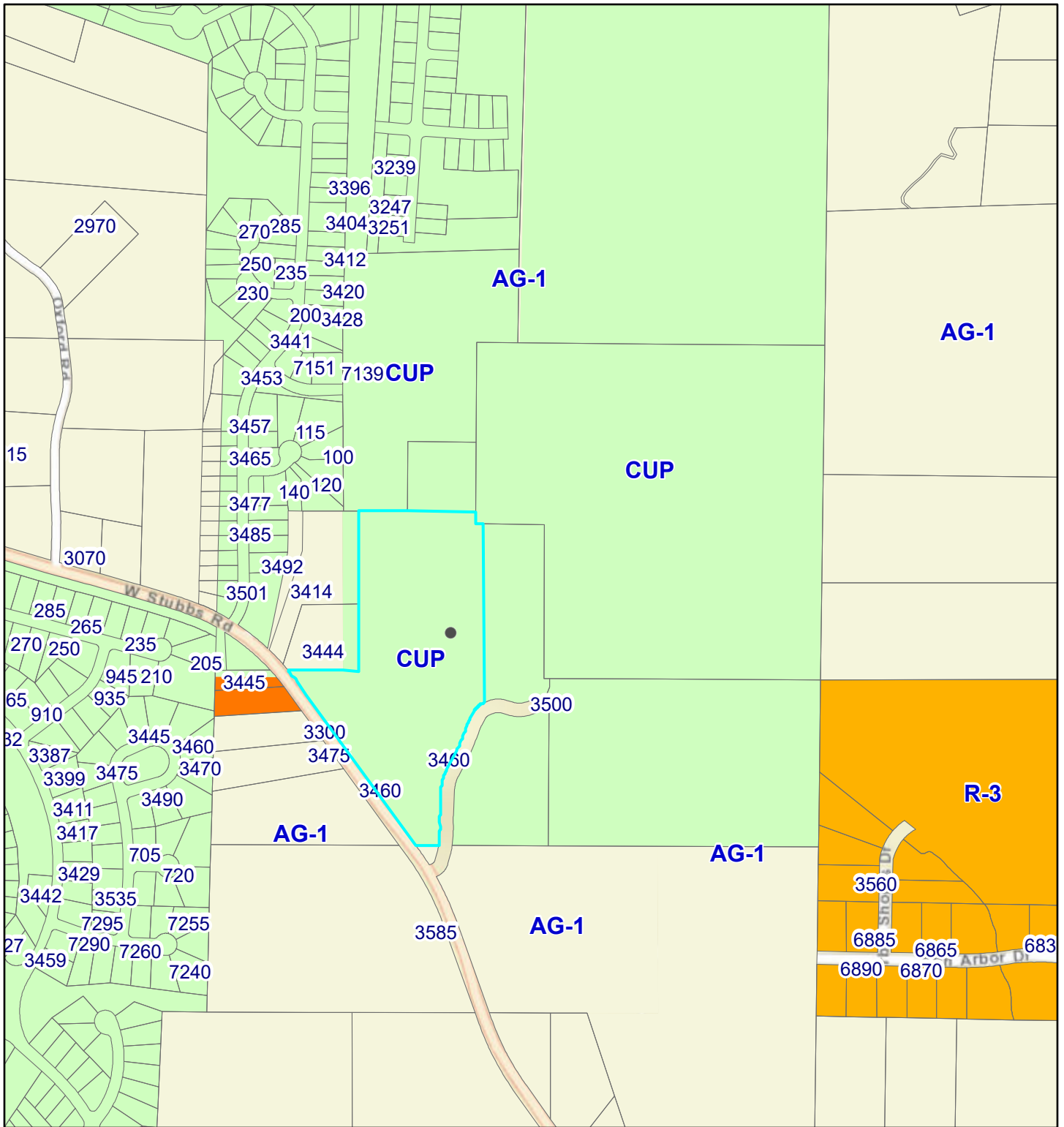
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**MAYOR & COUNCIL ACTION**

Original hearing date: December 8, 2020

# COSF ArcGIS Web Map



11/20/2020, 1:13:14 PM

1:9,028

## Address Points

## Current Zoning

☐ County Parcels All

 City Limits

AG-1 (Agricultural)

 CUP (Community Unit Plan)

 R-3 (Single Family Dwelling)

 R-3A (Single Family Dwelling)

Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

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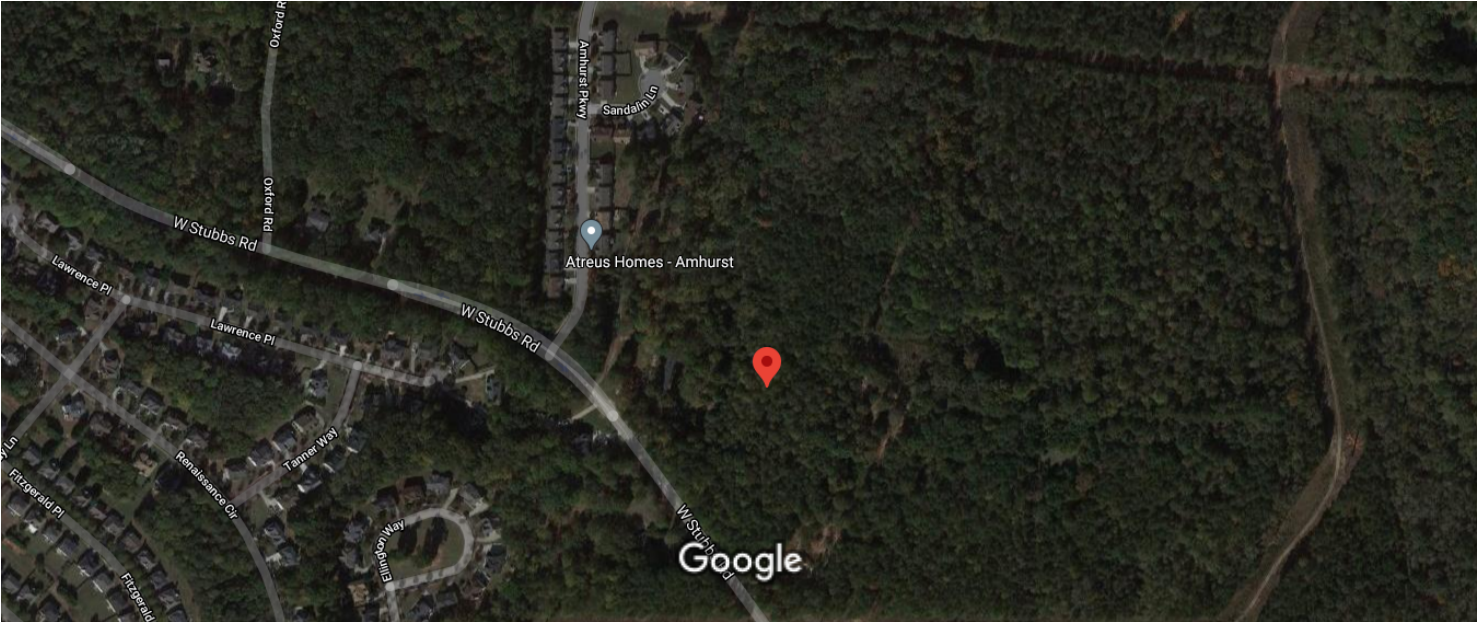
City of South Fulton | December 8, 2020

Web AppBuilder for ArcGIS  
City of South Fulton, GA



Google Maps

3460 W Stubbs Rd



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



3460 W Stubbs Rd

College Park, GA 30349

- 

Directions
- 

Save
- 

Nearby
- 

Send to your phone
- 

Share



M96J+W6 College Park, Georgia

Photos



October 22<sup>nd</sup>, 2020

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

Re: Application of Paran Homes, LLC to modify Zoning Petition 2015Z – 004SFC and 2015VC  
– 012SFC section 3.C. for the Kingsland Phase 2 subdivision.

Dear City of South Fulton:

Amhurst 3 Kings, LLC, an affiliate of Paran Homes, LLC, purchased approximately 73.1 acres located in Land Lots 153 and 154, 14<sup>th</sup> District, South Fulton, Fulton County Georgia in June of 2016 to develop and construct the Kingsland subdivision. There are 3 phases to Kingsland: 1A, 1B, and 2. The first Phase (Phase 1B) of 30 lots has been platted and built out except for two vacant lots. Phase 2 has a land disturbance permit and is designed for 65 lots. Phase 1A, 32 lots, is currently going through plan review. The total community will have 127 lots.

Kingsland Phase 2 was zoned to Approved CUP Conditional per Petition No. 2015Z-004 SFC and 2015VC – 0012 SFC in the Board of Commissioner's meeting held on 10/07/15. Paran Homes seeks to modify section 3.C. that stipulates an amenity package of a Junior Olympic size pool, tennis court, basketball court, children's playground, and a minimum 1,200 square foot clubhouse with a meeting area. Our third-party H.O.A management company, Team Management, LLC, drafted a budget to include this amenity package. With the community completely built out, the HOA would need to charge \$900 in initiation fees and \$900 in annual dues to each home to avoid operating at a deficit. These fees and dues are unaffordable for this submarket. To put in perspective, other Paran communities have initiation fees of \$500 and annual dues of \$500 with home sales prices of \$350,000+. Kingsland's average sales price is \$275,000. If the subdivision were to have more than 127 lots, the costs could be spread across more homes. The property directly east of Kingsland is planned for 310 units. Paran has no intention of purchasing this site; however, if the future community connects to Kingsland, the owner could easily include another amenity or upgrade the existing amenity given the increased unit count.

Paran met with staff in December 2019 to discuss the best approach to amending the zoning condition, and it was decided that Paran should meet with the Cliftondale Community Club, Inc. COVID delayed our meetings, but over the last few months Paran and Cliftondale have agreed on a new amenity package that is both admirable and affordable. The proposed amenity will consist of a clubhouse, basketball court, children's playground, and a splash pad. A rendering depicting the amenity can be seen in Exhibit A.

Sincerely,

Whit Porter  
Paran Homes, LLC



**Exhibit A**



**KINGSLAND CLUBHOUSE  
FOR PARAN HOMES**

7-18-20

**AH<sub>2</sub> Design  
Group, LLC**  
Architecture-Planning  
Peachtree City and Decatur, Georgia  
Office: 678-961-5333  
[www.ah2designgroup.com](http://www.ah2designgroup.com)



Phase 2 65 lots

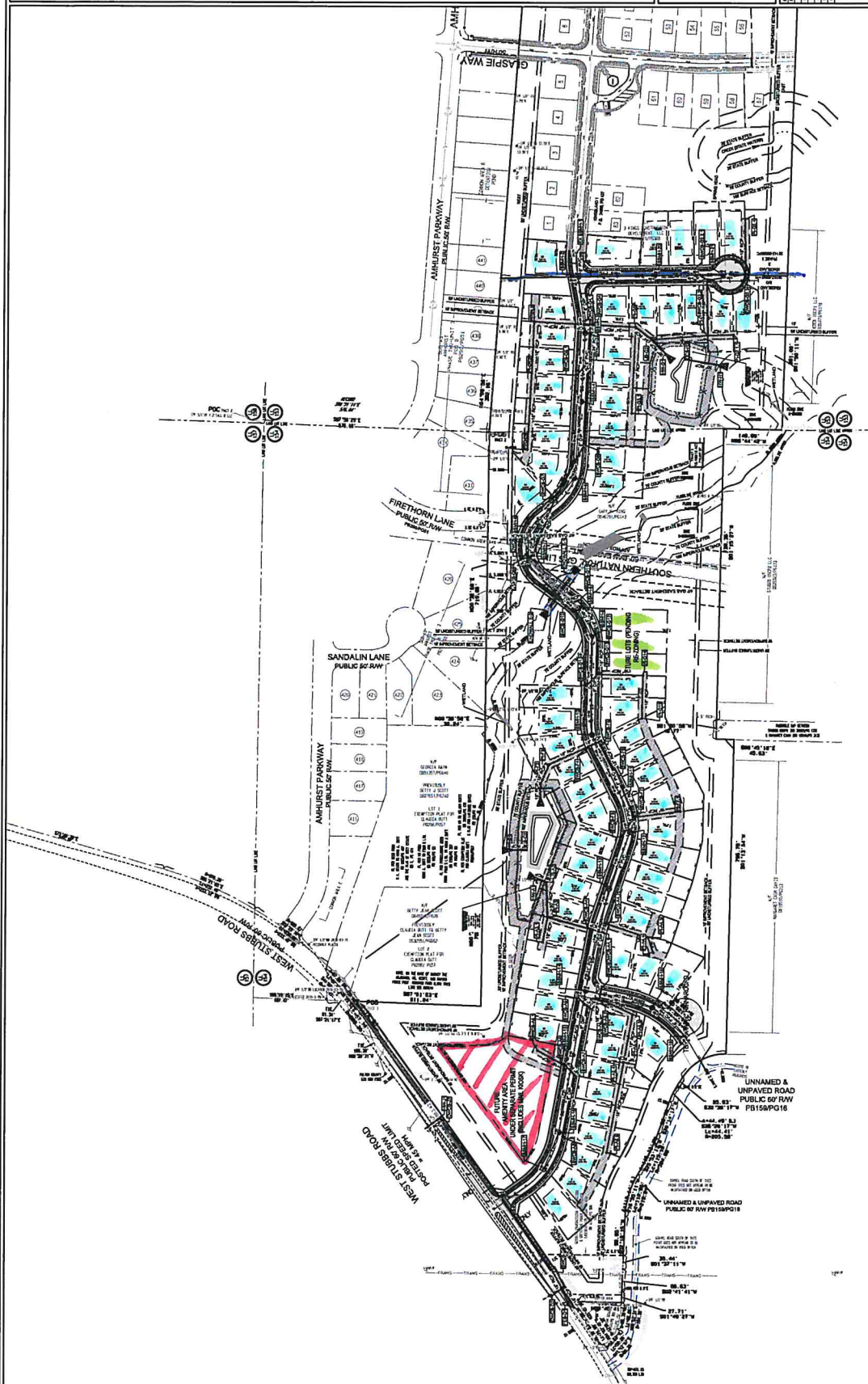
OVERALL SITE PLAN  
FOR  
KINGSLAND 2 S/D  
LOCATED IN  
LAND LOTS 153 & 154, 14th DISTRICT  
FULTON COUNTY, GEORGIA

[illegible]

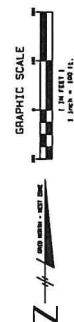
**WANTS A GROWING BUSINESS, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1180 BELLS FERRY ROAD  
MARIETTA, GEORGIA 30066-6030  
FAX 404/241-1138

|                          |           |
|--------------------------|-----------|
| 157-000-029 - REV 000114 | 1" = 100' |
| SCALE:                   | ZK        |
| DESIGNED BY:             | MANVITAB  |
| DRAWN BY:                | PRC       |
| ISSUED BY:               | 04-24-18  |
| DATE:                    | 100127    |
| DR NUMBER:               |           |

HEET NUMBER:  
C-3



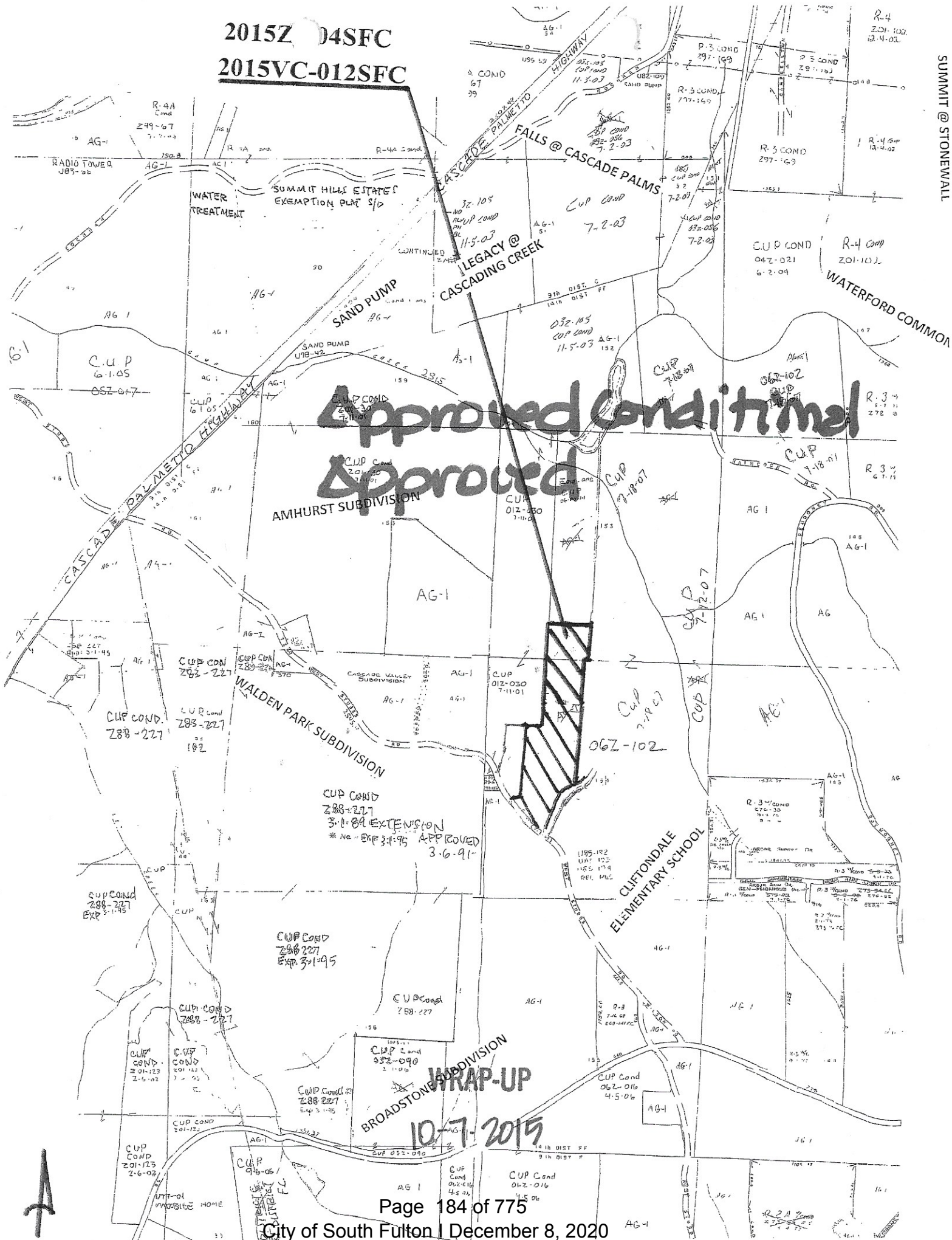
- 65 lots
- 3 future lots
- Amenity Area







SUMMIT @ STONEWALL



### 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 on individual lots of record and accessory uses and structures.
  - b. No more than 62 total dwelling units at a maximum density of 1.78 dwelling units per acre, whichever is less, based on the total acreage zoned. Approved lot/unit 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/unit yield of the subject site shall be determined by this final engineering.
  - c. The minimum lot size shall be 9,000 square feet.
  - d. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
2. To the owner's agreement to abide by the following:
  - a. To submit a revised site plan submitted to the Department of Planning and Community Services. 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. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, 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 Planning and Community Services 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 at building line: 55 feet

Minimum front yard: 25 feet

Minimum side corner yard: 20 feet

Minimum side yard: 7.5 feet (15-foot minimum building separation between foundations)

Minimum rear yard: 50 feet

- b. Provide a staggered setback for dwelling facades referenced in condition 1.b. Staggered setbacks shall be determined by the placement of the dwellings on either of the dwelling in question. Said setback shall provide a minimum 5-foot variation for these single family detached dwellings.
- c. Provide a Junior Olympic size pool, tennis court, basketball court, children's playground, and a minimum 1,200 square foot clubhouse with meeting area.\*
- d. Provide a minimum of 2-car garage attached or detached for each dwelling unit. For front facing garages the garage shall have a minimum 2 ½ foot offset from the front façade of the dwelling.\*
- e. A minimum 2-inch caliper tree shall be planted every 35 feet on center along both sides of the internal streets outside of the right-of-way and in the front yard of the dwellings.\*
- f. Vinyl or aluminum siding is prohibited.\*
- g. The front façade of all dwellings shall be composed of brick, stucco, masonry or other equivalent and the remaining three sides shall be either brick, stucco, masonry, Hardiplank (or other industry equivalent), woodshake or clapboard.\*
- h. Provide interparcel access to the undeveloped parcel to the north.
- i. Delete the 50-foot perimeter buffer and 10-foot improvement setback along the north property line. (2015VC-0002 SFC).
- j.. Owner/developer shall post a bond at the time of application for a land disturbance permit to cover the replacement cost of infrastructure of the Amhurst subdivision should any damage occur as a result of the construction of the subject site.
- k. Construction traffic within the Amhurst Subdivision shall be restricted to the shortest route which would be via Firethorn lane and south along Amhurst Boulevard to West Stubbs Road.

4. 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.

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** October 2020 Financial Report

**DATE:** December 8, 2020

**SUBJECT:** October 2020 Financial Report

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                | Type       | Upload Date |
|--------------------------------------------|------------|-------------|
| Finance Department October Report 11232020 | Cover Memo | 12/3/2020   |





# CITY OF SOUTH FULTON

FINANCIALS FOR THE 2021 FISCAL YEAR  
AS OF OCTOBER 31, 2020

PRESENTED BY

FRANK S. MILAZI, CPFA, CPFIM  
CHIEF FINANCIAL OFFICER

## GENERAL FUND (GF) FINANCIAL HIGHLIGHT

*YTD OCTOBER 2020*

1. City of South Fulton started its 2021 fiscal year on a positive note with General Fund having \$10.98 million net cash over expenditures.
2. To date, the General Fund has generated \$14.17million in Revenues against nearly \$3.18 million in General Fund Expenditures recorded by end of October 2020.
3. Property and Sales Tax Revenue represents the City's General Fund (GF) *primary main source* of operating resources. Property Tax Revenues of \$3.3 million was collected in Oct. 2020 that represent 23% while sales tax brought in \$1.9 million representing 14% of General Fund Revenues Year To Date.
4. The following tax related revenues will be impacted as a result of COVID-19 and the effects will go well beyond the current fiscal year.
  - (a) Sales Tax – People spend less on goods and services
  - (b) Hotel/motel taxes – Less people are travelling to stay in hotels
  - (c) business occupational taxes – Businesses on renewal report previous year receipts, 2020 receipts for 2021 budget revenues.
5. Continuation of closed City facilities such as Parks and Recreation as a result of COVID-19 pandemic will have direct negative impact on projected revenues.

# CITY OF SOUTH FULTON GENERAL FUND

## Statement of Revenues

*FOR THE MONTH  
ENDING  
OCTOBER 31, 2020*

| ACCOUNT DESCRIPTION         | 2021 BUDGET         | YTD REVENUE         |
|-----------------------------|---------------------|---------------------|
| Property Taxes              | 29,904,109          | 3,275,164           |
| Motor Vehicle               | 705,000             | 31,192              |
| Franchise                   | 3,150,000           | -                   |
| Local Option Sales Tax      | 17,000,000          | 1,975,997           |
| Business and Occupation     | 1,600,000           | 67,471              |
| Other Taxes                 | 7,440,000           | 6,905,138           |
| Licenses and Permits        | 4,067,500           | 325,339             |
| IGA FID and City of Atlanta | 3,999,996           | 308,333             |
| Charges for Services        | 571,500             | 35,878              |
| Other Revenue*              | 420,300             | 1,245,019           |
| <b>TOTAL REVENUES</b>       | <b>\$68,858,405</b> | <b>\$14,169,532</b> |

\*Other Revenue includes Interest Income, Donations from Private  
Page 191 of 775 Sources, and Miscellaneous Revenue

# CITY OF SOUTH FULTON GENERAL FUND

## Statement of Expenditures

FOR THE MONTH  
ENDING  
OCTOBER 31, 2020

| ACCOUNT DESCRIPTION                                    | 2021 BUDGET         | YTD EXPENSE        |
|--------------------------------------------------------|---------------------|--------------------|
| District Total                                         | 1,326,409           | 61,166             |
| City Clerk                                             | 937,301             | 23,445             |
| Mayor                                                  | 254,514             | 12,189             |
| City Manager                                           | 1,088,337           | 43,442             |
| Finance                                                | 4,749,351           | 94,450             |
| Contracts & Procurement                                | 340,804             | 18,394             |
| Law / Legal                                            | 1,600,000           | -                  |
| Information Technology                                 | 2,494,835           | 55,734             |
| Human Resources                                        | 624,620             | 31,305             |
| Risk Management                                        | 104,622             | -                  |
| Communications                                         | 615,619             | 14,580             |
| General Administrative Services                        | 4,251,613           | 193,235            |
| Municipal Court                                        | 813,436             | 65,723             |
| Police Services                                        | 14,171,497          | 761,857            |
| Fire Services                                          | 14,411,231          | 727,617            |
| Public Works                                           | 8,193,151           | 568,729            |
| Parks And Recreation                                   | 4,017,183           | 179,747            |
| Cultural Affairs                                       | 783,115             | 34,457             |
| Community and Regulatory Affairs                       | 3,600,048           | 286,458            |
| Economic Development                                   | 480,719             | 15,759             |
| Debt Service/ Interfund Transfers                      | 4,000,000           | -                  |
| <b>GENERAL FUND EXPENDITURES TOTALS</b>                | <b>\$68,858,405</b> | <b>\$3,188,288</b> |
| Excess (Deficit) of Revenues over (under) Expenditures |                     | \$10,981,244       |

# CITY OF SOUTH FULTON GENERAL FUND

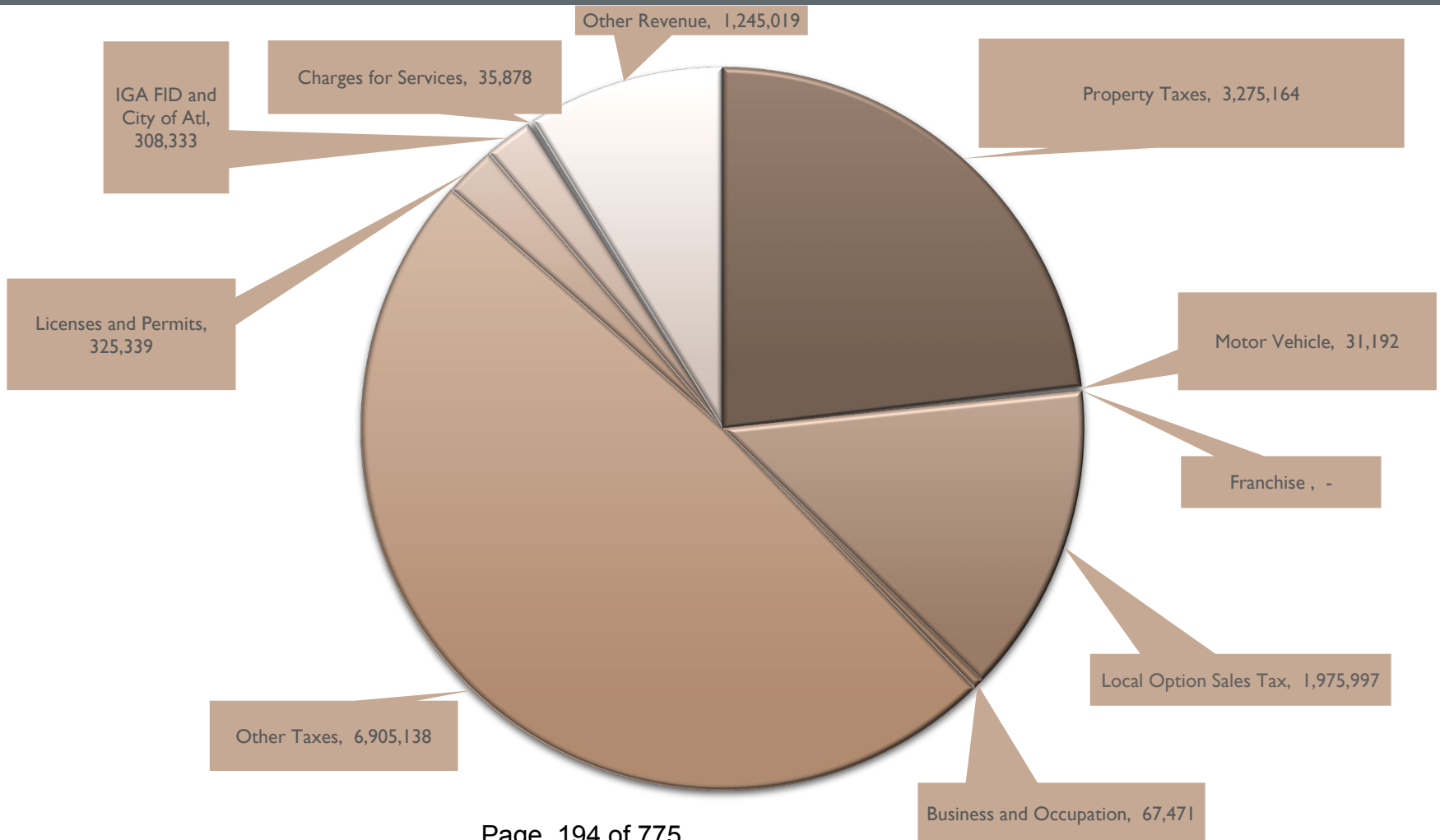
## Summary of Revenues

FOR THE MONTH ENDING  
OCTOBER 31, 2020

| REVENUE                     | ADOPTED<br>2021 BUDGET | OCT-20              | YTD REVENUE         | % OF YTD<br>REVENUE |
|-----------------------------|------------------------|---------------------|---------------------|---------------------|
| Property Taxes              | 29,904,109             | 3,275,164           | 3,275,164           | 23%                 |
| Motor Vehicle               | 705,000                | 31,192              | 31,192              | 0%                  |
| Franchise                   | 3,150,000              | -                   | -                   | 0%                  |
| Local Option Sales Tax      | 17,000,000             | 1,975,997           | 1,975,997           | 14%                 |
| Business and Occupation     | 1,600,000              | 67,471              | 67,471              | 0%                  |
| Other Taxes                 | 7,440,000              | 6,905,138           | 6,905,138           | 49%                 |
| Licenses and Permits        | 4,067,500              | 325,339             | 325,339             | 2%                  |
| IGA FID and City of Atlanta | 3,999,996              | 308,333             | 308,333             | 2%                  |
| Charges for Services        | 571,500                | 35,878              | 35,878              | 0%                  |
| Other Revenue               | 420,300                | 1,245,019           | 1,245,019           | 9%                  |
| <b>TOTAL REVENUES</b>       | <b>90,856,405</b>      | <b>\$14,169,532</b> | <b>\$14,169,532</b> | <b>100%</b>         |



## GENERAL FUND YEAR TO DATE REVENUE IN PRIMARY CATEGORIES



# CITY OF SOUTH FULTON - ALL FUNDS

## Summary of Revenues

FOR THE MONTH ENDING  
OCTOBER 31, 2020

| ACCOUNT DESCRIPTION                      | ADOPTED<br>2021 BUDGET | OCT-2020            | YTD REVENUE         |
|------------------------------------------|------------------------|---------------------|---------------------|
| General Fund (includes Court Operations) | 68,858,405             | 14,169,538          | 14,169,532          |
| Confiscated Assets                       | -                      | -                   | -                   |
| E-911 Fund                               | -                      | -                   | -                   |
| Restricted Grants                        | 1,640,410              | -                   | -                   |
| Hotel Motel                              | 100,000                | 8,175               | 8,175               |
| T-SPLOST                                 | 41,102,899             | 1,428,963           | 1,428,963           |
| Capital Grants                           | -                      | -                   | -                   |
| Capital                                  |                        | -                   | -                   |
| Solid Waste                              | 520,000                | 34,016              | 34,016              |
| <b>TOTAL REVENUES</b>                    | <b>\$112,221,714</b>   | <b>\$15,640,692</b> | <b>\$15,640,692</b> |

## GENERAL FUND (GF) FINANCIAL HIGHLIGHT

*YTD  
OCTOBER 2020*

1. As of October 31, 2020, General Fund **expenditures** were at \$3,188,288 representing 5% of the 2021 adopted budget.
2. Spending precautions have been implemented to include two third hiring freeze until end of December 2020 for all 2021 approved new positions. This implementation does not compromise the service delivery by any means.
3. Department spending were within projections and below projections for most departments especially in operations and office supplies. Expenditures are expected to increase from the second quarter when departments will be hiring for their 2021 approved new positions, debt payment as well as payments of various contract agreements.
4. 2021 adopted budget will be closely monitored to make sure that expenditures are in line with revenues inflow. Revenues inflow are largely dependent on economy improvement that has been shadowed by the COVID-19 pandemic that no one knows when things will get better.
5. As of October 31, 2021 General Fund and Other Funds revenues were \$15,640, 692 against \$3,274,283 expenditures with net revenues of \$12,466,409.

# CITY OF SOUTH FULTON GENERAL FUND

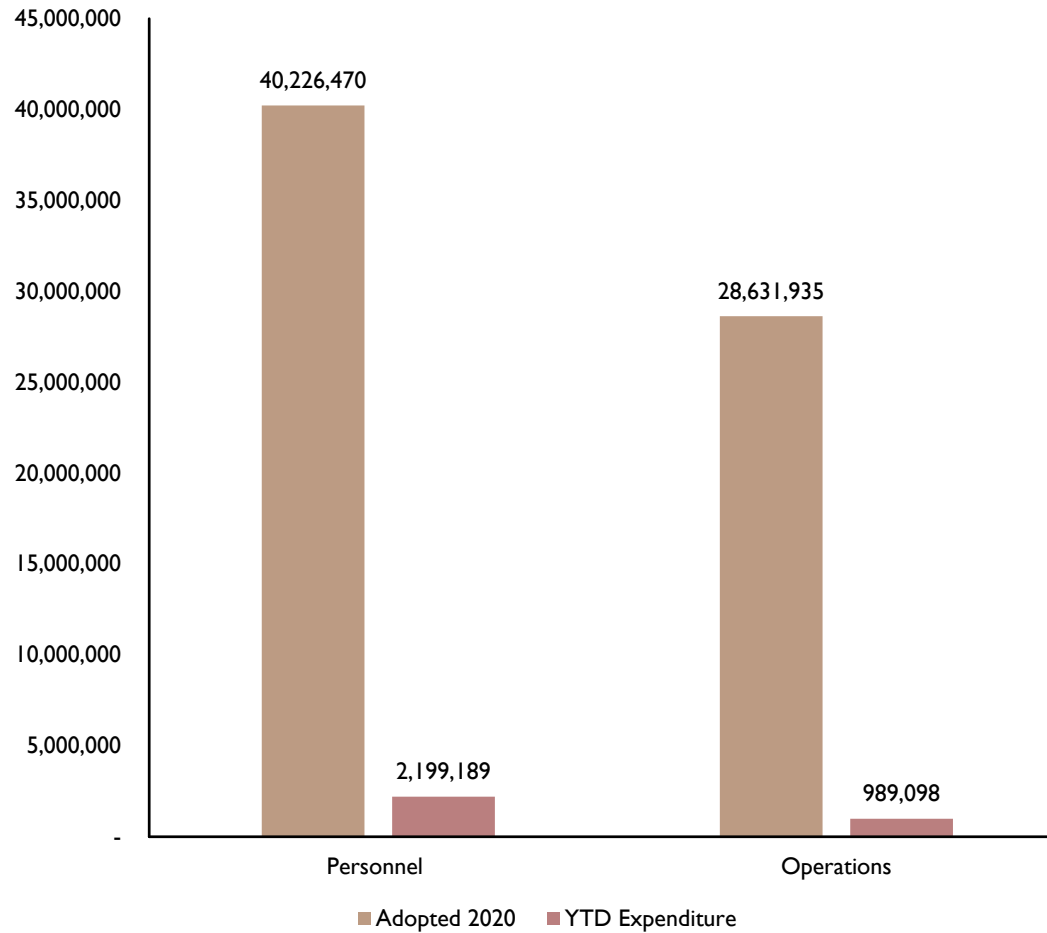
## Summary of Expenditures

*FOR THE MONTH  
ENDING  
OCTOBER 30, 2020*

| ACCOUNT DESCRIPTION                  | ADOPTED 2021<br>BUDGET | OCT-20      | YTD EXPENDITURE | % YTD<br>EXPENDITURES | % USED |
|--------------------------------------|------------------------|-------------|-----------------|-----------------------|--------|
| District Total                       | \$1,326,409            | \$61,166    | \$61,166        | 1.92%                 | 5%     |
| City Clerk                           | \$937,301              | \$23,445    | \$23,445        | 0.74%                 | 3%     |
| Mayor                                | \$254,514              | \$12,189    | \$12,189        | 0.38%                 | 5%     |
| City Manager                         | \$1,088,337            | \$43,442    | \$43,442        | 1.36%                 | 4%     |
| Finance & Administrative<br>Services | \$4,749,351            | \$94,450    | \$94,450        | 2.96%                 | 2%     |
| Contracts & Procurement              | \$340,804              | \$18,394    | \$18,394        | 0.58%                 | 5%     |
| Law                                  | \$1,600,000            | \$0         | \$0             | 0.00%                 | 0%     |
| Information Technology               | \$2,494,835            | \$55,734    | \$55,734        | 1.75%                 | 2%     |
| Human Resources                      | \$624,620              | \$31,305    | \$31,305        | 0.98%                 | 5%     |
| Risk Management                      | \$104,622              | \$0         | \$0             | 0.00%                 | 0%     |
| Communications                       | \$615,619              | \$14,580    | \$14,580        | 0.46%                 | 2%     |
| General Administrative<br>Services   | \$4,251,613            | \$193,235   | \$193,235       | 6.06%                 | 5%     |
| Municipal Court                      | \$813,436              | \$65,723    | \$65,723        | 2.06%                 | 8%     |
| Police Administration                | \$14,171,497           | \$761,857   | \$761,857       | 23.90%                | 5%     |
| Fire Administration                  | \$14,411,231           | \$727,617   | \$727,617       | 22.82%                | 5%     |
| Public Works                         | \$8,193,151            | \$568,729   | \$568,729       | 17.84%                | 7%     |
| Parks and Recreation                 | \$4,017,183            | \$179,747   | \$179,747       | 5.64%                 | 4%     |
| Cultural Affairs                     | \$783,115              | \$34,457    | \$34,457        | 1.08%                 | 4%     |
| Community & Regulatory<br>Affairs    | \$3,600,048            | \$286,458   | \$286,458       | 8.98%                 | 8%     |
| Economic Development                 | \$480,719              | \$15,759    | \$15,759        | 0.49%                 | 3%     |
| Debt Service/ Interfund<br>Transfers | \$4,000,000            | \$0         | \$0             | 0.00%                 | 0%     |
| Page 197 of 775                      |                        |             |                 |                       |        |
| GENERAL FUND EXPENDITURES<br>TOTALS  | \$8,858,405            | \$3,188,288 | \$3,188,288     | 100%                  | 5%     |

# AMENDED BUDGET VS YTD EXPENSES

*Personnel & Operating Expenses*  
*YTD OCTOBER 2020*

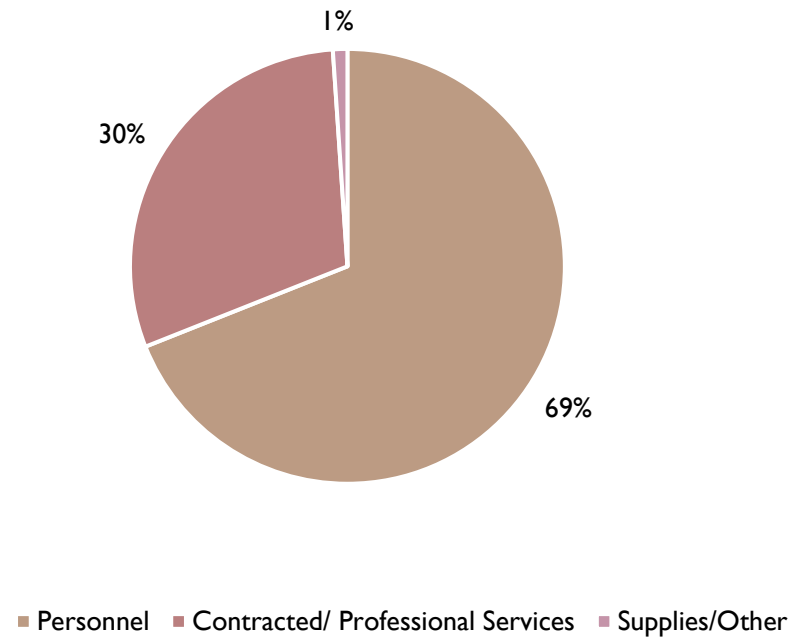




## GENERAL FUND YTD EXPENSES

*Personnel & Operating Expenses  
YTD OCTOBER 2020*

| TYPE                              | EXPENDED<br>YTD  |
|-----------------------------------|------------------|
| Personnel                         | 2,199,189        |
| Contracted/ Professional Services | 954,846          |
| Supplies/Other                    | 34,253           |
| <b>Total Expenditures</b>         | <b>3,188,288</b> |

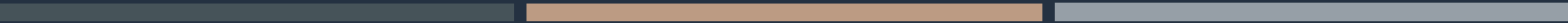


# CITY OF SOUTH FULTON - ALL FUNDS

## *Summary of Expenditures*

*FOR THE MONTH ENDING  
OCTOBER 31, 2020*

| ACCOUNT DESCRIPTION                      | ADOPTED<br>2021 BUDGET | OCT-20             | YTD EXPENSE        |
|------------------------------------------|------------------------|--------------------|--------------------|
| General Fund (includes Court Operations) | \$68,858,405           | \$3,188,288        | \$3,188,288        |
| Confiscated Assets                       | \$0                    | \$0                | \$0                |
| E-911 Fund                               | \$0                    | \$0                | \$0                |
| Restricted Grants                        | \$1,640,410            | \$55,737           | \$55,737           |
| Hotel Motel                              | \$100,000              | \$3,066            | \$3,066            |
| T-SPLOST                                 | \$41,102,899           | \$0                | \$0                |
| Capital Grant                            | \$0                    | \$0                | \$0                |
| Capital                                  |                        | \$27,193           | \$27,193           |
| Solid Waste                              | \$520,000              | \$0                | \$0                |
| <b>TOTAL EXPENDITURES</b>                | <b>\$112,221,714</b>   | <b>\$3,274,283</b> | <b>\$3,274,283</b> |



# COMMENTS AND QUESTIONS

**MONTHLY STATUS REPORT**  
**Grants Administration Division**

Grants Administrator: Kellie Russell

Report Date: 10/31/2020

**Project Status & Accomplishments**

| Project or Task                       | Activity Completed & Status Update                                                                                                                                                                                    | State | %       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|
|                                       | <ul style="list-style-type: none"> <li>Meeting w/Community Affairs to discuss grant planning for 2020</li> </ul>                                                                                                      |       | 0%      |
|                                       | <ul style="list-style-type: none"> <li>Meeting w/Economic Development to discuss grant planning for 2020</li> </ul>                                                                                                   |       | 0%      |
| <b>Grant Opportunities/Networking</b> | <ul style="list-style-type: none"> <li>Continuing to search for grant opportunities, providing assessment, and sharing with departments and city council</li> </ul>                                                   |       |         |
| <b>Grants Activity</b>                | <b>CORONAVIRUS SUPPORT</b>                                                                                                                                                                                            |       |         |
|                                       | <ul style="list-style-type: none"> <li>Managing funding from FEMA through the Public Assistance Grant Program</li> </ul>                                                                                              |       | 75%     |
|                                       | <ul style="list-style-type: none"> <li>Managing funding from CARES Act through FC; additional funding is being allocated with a deadline of December 15<sup>th</sup> to expend. Managing the full project.</li> </ul> |       | 75%     |
|                                       | <ul style="list-style-type: none"> <li>Maintain tracking tool of all expenditures incurred in response to COVID-19 and disseminated to departments; tracking expenditures for reimbursement</li> </ul>                |       | ongoing |
|                                       | <b>PUBLIC WORKS</b>                                                                                                                                                                                                   |       |         |
|                                       | <ul style="list-style-type: none"> <li>2019 LMIG: Working with department to reconcile account in compliance with the grant guidelines and financial procedures</li> </ul>                                            |       | 75%     |
|                                       | <ul style="list-style-type: none"> <li>2020 LMIG: Working with department to reconcile account in compliance with the grant guidelines and financial procedures</li> </ul>                                            |       | 50%     |
| <b>Building Capacity</b>              | <ul style="list-style-type: none"> <li>Federally Funded Projects: reconciliation, activity tracking, and set up fund account in Edmunds</li> </ul>                                                                    |       | 50%     |
|                                       | <ul style="list-style-type: none"> <li>Kickoff of Grant Writing/Peer Review Team with members that attended the Grant Writing Workshop. Postponed due to the Coronavirus impact to the departments.</li> </ul>        |       | 10%     |
|                                       | <ul style="list-style-type: none"> <li>Meeting with vendors who provide software for grant research and development</li> </ul>                                                                                        |       | 50%     |
|                                       | <ul style="list-style-type: none"> <li>Reviewing proposals and selection of grant writing support; placed on hold</li> </ul>                                                                                          |       | 25%     |

**Grant Activity:** *See attached grant portfolio report for the month of October 2020.*

ACTIVITY REPORT - GRANTS AWARDED

Report Range: October 1, 2020 - October 31, 2020

|                 | Federal          | State           | Private | Total            |
|-----------------|------------------|-----------------|---------|------------------|
| Awarded Grants: | 6                | 4               | 0       | 8                |
| Awarded Funds:  | \$ 10,481,046.85 | \$ 2,600,288.01 | \$ -    | \$ 13,081,334.86 |
| Cash Match:     | \$ 4,127,832.69  | \$ 780,086.40   | \$ -    | \$ 4,907,919.09  |
| In-Kind Match:  | \$ -             | \$ -            | \$ -    | \$ -             |
| Total:          | \$ 14,608,879.54 | \$ 3,380,374.41 | \$ -    | \$ 17,989,253.95 |

| Department   | Year | Agency Type | Grantor | Grant Name                                         | Grant Description                                                                                                                                                                                                                                                 | Purpose                          | Project Amount  | Award Amount    | Match           | Start Date | End Date  | Status                                                                                  |
|--------------|------|-------------|---------|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------|-----------------|-----------------|------------|-----------|-----------------------------------------------------------------------------------------|
| Fire         | 2018 | Federal     | FEMA    | Staffing for Adequate Fire and EM Response (SAFER) | Funding for fire departments and volunteer firefighter interest organizations to increase or maintain the number of trained front line firefighters                                                                                                               | Hiring 15 Firefighters           | \$ 3,636,485.30 | \$ 2,242,499.00 | \$ 1,393,986.30 | 3/17/2020  | 3/16/2023 | Recruiting firefighters for the grant; start date 3/17; All 15 firefighters are onboard |
| Fire         | 2019 | Federal     | FEMA    | Assistance to Firefighters Grant                   | Funding to enhance the safety of the public and firefighters with respect to fire and fire-related hazards                                                                                                                                                        | Training \$117,600               | \$ 117,600.00   | \$ 106,909.09   | \$ 10,690.91    | 7/29/2020  | 7/28/2021 | Training for firefighters                                                               |
| Police       | 2019 | Federal     | DOJ     | Project Safe Neighborhoods                         | Nationwide initiative that brings together federal, state, local and tribal law enforcement officials, prosecutors, and community leaders to identify the most pressing violent crime problems in a community and develop comprehensive solutions to address them | Equipment, training, other       | \$ 45,348.00    | \$ 45,348.00    | \$ -            | 9/1/2019   | 8/30/2021 | Official award letter on the way; police received award; scheduling kick off meeting;   |
| Police       | 2019 | Federal     | DOJ     | Bulletproof Vests Partnership                      | Reimburse states, counties, federally recognized tribes, cities, and local jurisdictions that employ law enforcement officers for up to 50% of the total cost of body armor vests purchased                                                                       | Reimbursement of 50% of 30 vests | \$ 21,352.44    | \$ 10,676.22    | \$ 10,676.22    | 9/24/2019  | 9/23/2020 | Purchasing vests                                                                        |
| Police       | 2020 | Federal     | DOJ     | Bulletproff Vests Partnership                      | Reimburse states, counties, federally recognized tribes, cities, and local jurisdictions that employ law enforcement officers for up to 50% of the total cost of body armor vests purchased                                                                       | Reimbursement of 50% of 27 vests | 22869           | \$ 11,434.50    | \$ 11,434.50    |            |           |                                                                                         |
| Public Works | 2020 | Federal     | GDOT    | PI 0007533 / T-242                                 | Dual Roundabout                                                                                                                                                                                                                                                   |                                  | \$ 2,281,148.80 | \$ 1,824,919.04 | \$ 476,229.76   | \$ -       |           |                                                                                         |
| Public Works | 2021 | Federal     | GDOT    | PI 0010730 / T-265                                 | Sidewalks installation on both sides of Old National Hwy                                                                                                                                                                                                          | Right of Way                     | \$ 935,000.00   | \$ 748,000.00   | \$ 187,000.00   | \$ -       |           |                                                                                         |
| Public Works | 2022 | Federal     | GDOT    |                                                    |                                                                                                                                                                                                                                                                   | Utility                          | \$ 200,000.00   | \$ 160,000.00   | \$ 40,000.00    | \$ -       |           |                                                                                         |
| Public Works | 2022 | Federal     | GDOT    |                                                    |                                                                                                                                                                                                                                                                   | Construction                     | \$ 2,650,000.00 | \$ 1,588,000.00 | \$ 1,062,000.00 | \$ -       |           |                                                                                         |



| Department           | Year | Agency Type | Grantor | Grant Name                                   | Grant Description                                      | Purpose                                                                           | Project Amount   | Award Amount     | Match           | Start Date | End Date | Status                                                                         |
|----------------------|------|-------------|---------|----------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------------|------------------|------------------|-----------------|------------|----------|--------------------------------------------------------------------------------|
| Public Works         | AUTH | Federal     | GDOT    | PI 0012637 / T-266                           | 8" wide sidewalks and pedestrian lighting              | Right of Way                                                                      | \$ 754,535.00    | \$ 603,628.00    | \$ 150,907.00   | \$ -       |          |                                                                                |
| Public Works         | 2022 | Federal     | GDOT    |                                              |                                                        | Utility                                                                           | \$ 207,500.00    | \$ 166,000.00    | \$ 41,500.00    | \$ -       |          |                                                                                |
| Public Works         | 2022 | Federal     | GDOT    |                                              |                                                        | Construction                                                                      | \$ 2,517,041.00  | \$ 2,013,633.00  | \$ 503,408.00   | \$ -       |          |                                                                                |
| Public Works         | AUTH | Federal     | GDOT    | PI 0015083 / T-270                           | Bridge Replacement                                     | Design                                                                            | \$ 300,000.00    | \$ 240,000.00    | \$ 60,000.00    | \$ -       |          |                                                                                |
| Public Works         | 2021 | Federal     | GDOT    |                                              |                                                        | Right of Way                                                                      | \$ 100,000.00    | \$ 80,000.00     | \$ 20,000.00    | \$ -       |          |                                                                                |
| Public Works         | AUTH | Federal     | GDOT    | PI 0015529 / T-276                           | Bridge Replacement                                     | Design                                                                            | \$ 300,000.00    | \$ 240,000.00    | \$ 60,000.00    | \$ -       |          |                                                                                |
| Public Works         | 2021 | Federal     | GDOT    |                                              |                                                        | Right of Way                                                                      | \$ 100,000.00    | \$ 80,000.00     | \$ 20,000.00    | \$ -       |          |                                                                                |
| Public Works         | AUTH | Federal     | GDOT    | PI 0015530 / T-277                           | Bridge Replacement                                     | Design                                                                            | \$ 300,000.00    | \$ 240,000.00    | \$ 60,000.00    | \$ -       |          |                                                                                |
| Public Works         | 2021 | Federal     | GDOT    |                                              |                                                        | Right of Way                                                                      | \$ 100,000.00    | \$ 80,000.00     | \$ 20,000.00    | \$ -       |          |                                                                                |
| Total Federal Grants |      |             |         |                                              |                                                        |                                                                                   | \$ 14,588,879.54 | \$ 10,481,046.85 | \$ 4,127,832.69 |            |          |                                                                                |
|                      |      |             |         |                                              |                                                        |                                                                                   |                  |                  |                 |            |          |                                                                                |
|                      |      |             |         | Local Maintenance & Improvement Grant (LMIG) | Funding for improvements to local roadways and bridges |                                                                                   | \$ 455,000.00    | \$ 350,000.00    | \$ 105,000.00   | 6/31/2020  |          | Additional funding to the 2020 LMIG for bridge work at Cochran and Cascade Rd. |
| Public Works         | 2020 | State       | GDOT    | Local Maintenance & Improvement Grant (LMIG) | Funding for improvements to local roadways and bridges | Resurfacing of Streets: Demooney Road, East Stubbs Road, Cascade Palmetto Highway | \$ 1,589,271.72  | \$ 1,222,516.71  | \$ 366,755.01   | 10/1/2019  | 3yrs     |                                                                                |
|                      |      |             |         | Local Maintenance & Improvement Grant (LMIG) | Funding for improvements to local roadways and bridges | Resurfacing of Streets: Demooney Road, East Stubbs Road, Cascade Palmetto Highway | \$ 1,336,102.60  | \$ 1,027,771.30  | \$ 308,331.39   | 10/1/2018  | 3yrs     |                                                                                |
| Public Works         | 2019 | State       | GDOT    | Local Maintenance & Improvement Grant (LMIG) | Funding for improvements to local roadways and bridges | Resurfacing of Streets: Demooney Road, East Stubbs Road, Cascade Palmetto Highway | \$ 1,336,102.60  | \$ 1,027,771.30  | \$ 308,331.39   | 10/1/2018  | 3yrs     |                                                                                |
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|                      |      |             |         | Local Maintenance & Improvement Grant (LMIG) | Funding for improvements to local roadways and bridges | Resurfacing of Streets: Demooney Road,                                            |                  |                  |                 |            |          |                                                                                |

ACTIVITY REPORT - POTENTIAL GRANTS  
Report Range: October 1, 2020 - October 31, 2020

|                            | Federal      | State/County    | Private       | Total           |
|----------------------------|--------------|-----------------|---------------|-----------------|
| Anticipated Grants:        | 3            | 4               | 1             | 8               |
| Anticipated Awarded Funds: | \$ 15,534.00 | \$ 1,652,656.07 | \$ 136,000.00 | \$ 1,804,190.07 |
| Anticipated Cash Match:    | \$ -         | \$ 589,781.82   | \$ 421,500.00 | \$ 1,011,281.82 |
| Anticipated In-Kind Match: | \$ -         | \$ -            | \$ -          | \$ -            |
| Total:                     | \$ 15,534.00 | \$ 2,242,437.89 | \$ 557,500.00 | \$ 2,815,471.89 |

| Department           | Year | Agency Type | Grantor         | Grant Name                                          | Grant Description                                                                                                                                                                                                                                                                                                      | Purpose                                                      | Project Amount  | Potential Award Amount | Match         | Start Date | End Date | Status                                                                   |
|----------------------|------|-------------|-----------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------|------------------------|---------------|------------|----------|--------------------------------------------------------------------------|
| Fire                 | 2019 | Federal     | FEMA            | Fire Prevention and Safety (FP&S)                   | Enhance the safety of the public and firefighters with respect to fire and fire-related hazards                                                                                                                                                                                                                        | Fire Safety Trailer, Education equipment, LIONS Race Station | \$ -            | \$ -                   | \$ -          |            |          | Denied: \$135,200 potential award amount                                 |
| Police               | 2020 | Federal     | DOJ/COBB        | Crime Gun Intel Center Integration Initiative Grant | This opportunity supports entities that are experiencing precipitous increases in gun crime to implement comprehensive and holistic models to reduce violent crime and the illegal use of firearms within their jurisdictions by enabling them to integrate with their local ATF Crime Gun Intelligence Centers (CGIC) | NBIN Machine, Personnel, Training                            | \$ -            | \$ -                   | \$ -          |            |          | Denied: \$246,077 potentia award amount                                  |
| Fire                 | 2020 | Federal     | FEMA            | Homeland Security Grant Program                     | Funding to enhance the ability of state, local, tribal, and territorial governments, as well as nonprofits, to prevent, protect against, respond to, and recover from terrorist attacks.                                                                                                                               | Hazmat equipment                                             | \$ 15,534.00    | \$ 15,534.00           | \$ -          |            |          | Application submitted; awaiting response                                 |
| Total Federal Grants |      |             |                 |                                                     |                                                                                                                                                                                                                                                                                                                        |                                                              | \$ 15,534.00    | \$ 15,534.00           | \$ -          |            |          |                                                                          |
| Public Works         | 2021 | State       | State of GA DOT | Local Maintenance & Improvement Grant (LMIG)        | Funding for improvements to local roadways and bridges                                                                                                                                                                                                                                                                 | Awaiting project list                                        | \$ 1,362,537.89 | \$ 1,048,106.07        | \$ 314,431.82 |            |          | Match is budgeted in FY21, but formal award amount has not been received |

| Department           | Year | Agency Type | Grantor                   | Grant Name                                             | Grant Description                                                                                                                                                                                                                                                   | Purpose                                                                 | Project Amount  | Potential Award Amount | Match           | Start Date | End Date | Status                                               |
|----------------------|------|-------------|---------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------|------------------------|-----------------|------------|----------|------------------------------------------------------|
| Public Works         | 2020 | State       | State of GA DOT           | Roadside Enhancement and Beautification Council (REBC) | This opportunity will support roadside enhancement and beautification projects along Georgia's roadsides, e.g. landscape plant material and its installation for the furtherance of roadside enhancement and beautification projects along state routes in Georgia. | Beautification project to the Cascade Road at I-285 Interchange ramps   | \$ 97,400.00    | \$ 50,000.00           | \$ 47,400.00    |            |          | Application Submitted; match is confirmed in the URA |
| Parks & Rec          | 2020 | Federal     | Dept of Natural Resources | GA Land and Water Conservation                         | Provides funds to acquire recreation lands as well as to develop and renovate outdoor recreation facilities                                                                                                                                                         | Cedar Grove Park Playground Replacement Project and Ground Improvements | \$ 100,000.00   | \$ 50,000.00           | \$ 50,000.00    |            |          | Pre-application submitted                            |
| Parks & Rec          | 2020 | Federal     | Dept of Natural Resources | GA Outdoor Stewardship Program                         | Coordinate and administer funding to provide stewardship for state parks, state lands, and wildlife management areas; support local parks and trails; and protect critical conservation land.                                                                       | Trail development - Trammell Crowe Park                                 | \$ 682,500.00   | \$ 504,550.00          | \$ 177,950.00   |            |          | Pre-application submitted                            |
| Total State Grants   |      |             |                           |                                                        |                                                                                                                                                                                                                                                                     |                                                                         | \$ 2,242,437.89 | \$ 1,652,656.07        | \$ 589,781.82   |            |          |                                                      |
| Parks and Rec        | 2020 | Private     | USTA                      | Facilities Services Grant                              |                                                                                                                                                                                                                                                                     | Renovation to various tennis courts                                     | \$ 557,500.00   | \$ 136,000.00          | \$ 421,500.00   |            |          | Submitting Application                               |
| Total Private Grants |      |             |                           |                                                        |                                                                                                                                                                                                                                                                     |                                                                         | \$ 557,500.00   | \$ 136,000.00          | \$ 421,500.00   |            |          |                                                      |
| Grand Total          |      |             |                           |                                                        |                                                                                                                                                                                                                                                                     |                                                                         | \$ 2,815,471.89 | \$ 1,804,190.07        | \$ 1,011,281.82 |            |          |                                                      |

# CITY OF SOUTH FULTON

## Procurement Monthly Report

AS OF OCTOBER 31, 2020

### Overview

1. Total Monthly Purchase Order Expenditures – see Exhibit 1  
**\$ 8,696,422.66**
2. Formal Solicitation Awarded – see Exhibit 2
  - ITB21-001 Concrete Foundation for Outdoor Equipment
  - RFI 21-001 Wolf Creek Amphitheatre Concert & Special Events Promoter
3. City Credit Card (P-Card) – see Exhibit 3
  1. **\$13,577.12 in Total Monthly Purchases**

### Conclusion

Procurement activities for October FY 21 was the 1<sup>st</sup> period of FY21. This will set benchmark for FY21 spending comparisons.

**Exhibit 1 : Total Expenditure & PO Report**

| <b>Department</b>                    | <b>Total PO Expenditure</b> |
|--------------------------------------|-----------------------------|
| District 1                           | \$0                         |
| District 2                           | \$1,900.00                  |
| District 3                           | \$0                         |
| District 4                           | \$0                         |
| District 5                           | \$1,220.00                  |
| District 6                           | \$0                         |
| District 7                           | \$0                         |
|                                      |                             |
| City Clerk                           | \$299.98                    |
| Mayor's Office                       | \$0                         |
| City Manager                         | \$0                         |
| Finance                              | \$320.00                    |
| Procurement                          | \$0                         |
| Legal/ LAW                           | \$0                         |
| Information Technology               | \$124,428.24                |
| Human Resources                      | \$79,317.00                 |
| Risk Management                      | \$0                         |
| Communication                        | \$0                         |
|                                      |                             |
| General Services                     | \$1,085,379.99              |
| Courts                               | \$173,298.00                |
| Police                               | \$94,155.96                 |
| Fire                                 | \$151,142.63                |
|                                      |                             |
| Public Works                         | \$6,017,995.68              |
| Parks & Cultural Affairs             | \$41,026.87                 |
| Community Regulatory Affairs         | \$320,338.32                |
| Economic Development                 | \$0                         |
| Computers & Software (Local Capital) | \$0                         |
|                                      |                             |
|                                      |                             |
|                                      |                             |
| <b>Multiple Grant Fund</b>           | <b>\$47,340.00</b>          |
| <b>General Fund</b>                  | <b>\$8,090,822.67</b>       |
| <b>Blighted Property</b>             | <b>\$0</b>                  |
| <b>Local Resource Capital</b>        | <b>\$55,527.57</b>          |
| <b>TSPLOST</b>                       | <b>\$766,687.00</b>         |
| <b>Debt Funded Capital</b>           | <b>\$171,278.42</b>         |
| <b>Solid waste</b>                   | <b>\$331,259.00</b>         |
|                                      |                             |
| <b>Totals</b>                        | <b>\$ 8,696,422.66</b>      |



**Exhibit 2 – Formal Solicitations Report**

| Monthly Contract and Solicitation Report |                      |                       |                  |
|------------------------------------------|----------------------|-----------------------|------------------|
| Department                               | Solicitation Release | Solicitation Accepted | Contract Awarded |
| District 1                               | 0                    | 0                     | 0                |
| District 2                               | 0                    | 0                     | 0                |
| District 3                               | 0                    | 0                     | 0                |
| District 4                               | 0                    | 0                     | 0                |
| District 5                               | 0                    | 0                     | 0                |
| District 6                               | 0                    | 0                     | 0                |
| District 7                               | 0                    | 0                     | 0                |
|                                          | 0                    | 0                     | 0                |
| City Clerk                               | 0                    | 0                     | 0                |
| Mayor's Office                           | 0                    | 0                     | 0                |
| City Manager                             | 0                    | 0                     | 0                |
|                                          | 0                    | 0                     | 0                |
| Finance                                  | 0                    | 0                     | 0                |
| Information Technology                   | 0                    | 0                     | 0                |
| Human Resources                          | 0                    | 0                     | 0                |
| Economic Development                     | 0                    | 0                     | 0                |
| Risk Management                          | 0                    | 0                     | 0                |
|                                          | 0                    | 0                     | 0                |
| Law                                      | 0                    | 0                     | 0                |
| Code Enforcement                         | 0                    | 0                     | 0                |
| Courts                                   | 0                    | 0                     | 0                |
| Police                                   | 0                    | 0                     | 0                |
| Fire                                     | 0                    | 0                     | 0                |
|                                          | 0                    | 0                     | 0                |
| Public Works                             | 1                    | 0                     | 0                |
| Parks & Recreation                       | 1                    | 0                     | 0                |
| Communication                            | 0                    | 0                     | 0                |
| General Administrative Services          | 0                    | 0                     | 0                |
| Community Regulatory Affairs             | 0                    | 0                     | 0                |
| E 911                                    | 0                    | 0                     | 0                |
|                                          |                      |                       |                  |
| <b>Totals</b>                            | <b>2</b>             | <b>0</b>              | <b>0</b>         |

**Exhibit 3 – Monthly P-Card Activity Report**

|                                   |                           |
|-----------------------------------|---------------------------|
| Monthly Procurement P Card Report |                           |
| <b>Department</b>                 | <b>Total P-Card Spend</b> |
| District 1 - Rowell               | <b>\$45.98</b>            |
| District 2-Gumbs                  | <b>\$612.06</b>           |
| District 3-willis                 | <b>\$968.13</b>           |
| District 4- Gilyard               | <b>\$944.24</b>           |
| District 5-Reeves                 | <b>\$556.25</b>           |
| District 6-KUMA                   | <b>\$715.88</b>           |
| District 7-Baker                  | <b>\$1,141.56</b>         |
|                                   |                           |
| City Clerk                        | <b>\$274.62</b>           |
| Mayor's Office                    | <b>\$541.06</b>           |
| City Manager                      | <b>\$480.00</b>           |
|                                   |                           |
| Finance 1 (City)                  | <b>\$152.17</b>           |
| Finance- City Generally           |                           |
| Contracts & Procurement           |                           |
| Information Technology            | <b>\$759.70</b>           |
| Human Resources                   | <b>\$1,152.70</b>         |
| Economic Development              | <b>\$127.37</b>           |
| Risk Management                   |                           |
|                                   |                           |
| Law                               |                           |
| Community Development             | <b>\$261.75</b>           |
| Municipal Courts                  | <b>\$29.98</b>            |
| Police                            | <b>\$1,893.33</b>         |
| Police Chief                      |                           |
| Fire 1                            | <b>\$1,047.34</b>         |
| Fire 2                            | <b>\$809.37</b>           |
|                                   |                           |
| Parks & Recreation                | <b>\$178.32</b>           |
| Public Works                      | <b>\$32.31</b>            |
| Communication                     | <b>\$330.00</b>           |
| Facilities Management             | <b>\$505.00</b>           |
| Community Regulatory Affairs      |                           |
| Fleet Management                  | <b>\$18.00</b>            |
|                                   |                           |
| <b>Totals</b>                     | <b>\$13,577.12</b>        |

# FY2021 YTD Tax Revenue Highlights

## as of 10/31/2020

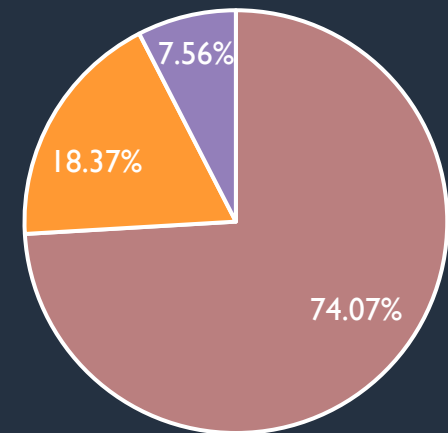
### Property Taxes

#### ■ Tax year **billing amounts**

- 2020 - \$27,579,712.43
- 2019 - \$27,634,092.92
- 2018 - \$28,745,595.64
- 2017 - \$14,415,493.69

#### ■ Tax year **collection amounts and rate%**

- 2020 - \$6,841,445.88 (23.33%)
- 2019 - \$29,016,934.57 (98.70%)
- 2018 - \$28,557,084.59 (99.33%)
- 2017 - \$14,208,244.23 (98.54%)



■ Residential

■ Commercial

■ Other (Public Utility, Motor Vehicle, Mobile Home, Heavy Duty Equipment, Industrial, Agricultural and Conservation Use)

# FY2021 YTD Tax Revenue Highlights

**as of 10/31/2020 continued...**

## 2020 Property Tax Breakdown:

| Month         | Real Estate  | Personal Property | Mobile Home | Public Utilities | Totals       |
|---------------|--------------|-------------------|-------------|------------------|--------------|
| October       | 2,742,374.42 | 369,741.44        |             |                  | 3,112,115.86 |
| November      |              |                   |             |                  |              |
| December      |              |                   |             |                  |              |
| January       |              |                   |             |                  |              |
| February      |              |                   |             |                  |              |
| March         |              |                   |             |                  |              |
| April         |              |                   |             |                  |              |
| May           |              |                   |             |                  |              |
| June          |              |                   |             |                  |              |
| July          |              |                   |             |                  |              |
| August        |              |                   |             |                  |              |
| September     |              |                   |             |                  |              |
| <b>Totals</b> | 2,742,374.42 | 369,741.44        |             |                  | 3,112,115.86 |

# FY2020 YTD Tax Revenue Highlights

## as of 10/31/2020 continued...

- **Hotel Motel Tax \$121,197.94**
  - \$118,825.68 – Fairfield Inn & Suites
  - \$670.67 – Health Casino (Air B&B)
  - \$1,701.60 – Wiseman Group LLC (Air B&B)
- **Allocation Totals:**
  - \$45,449.23 - General Fund
  - \$75,748.71 - Convention Visitors Bureau (CVB)



# FY2020 YTD Tax Revenue Highlights

## as of 10/31/2020 continued...

- **Franchise Fee Tax \$3,571,499.96**
  - \$253,067.33 – AT&T/Bell South
  - \$686,106.66 – Comcast
  - \$86,633.71 – EMC Coweta-Fayette
  - \$1,320,971.33 – Georgia Power
  - \$1,213,512.78 – Greystone Power
  - \$11,208.15 – Verizon

# **FY2020 YTD Tax Revenue Highlights**

## **as of 10/31/2020 continued...**

- **Motor Vehicle Tax \$1,501,772.29**
- **LOST (Local Option Sales Tax) \$22,278,080.87**
- **TSPLOST (Transportation Special Purpose LOST) \$16,350,732.25**
- **Alcohol Excise Tax \$157,422.49**
- **Insurance Premium Tax \$7,154,212.59**

# FY2020 YTD Tax Revenue Highlights

## as of 10/31/2020 continued...

### ■ **Intangible Tax \$988,773.76**

*\*a tax levied on gross earnings received from intangible property such as savings accounts, stocks, bonds, accounts receivable, and mortgages.*

### ■ **Real Estate Transfer Tax \$311,653.16**

*\*a tax that is levied on the transfer of ownership or title to property from one entity to another.*

# **FY2020 YTD Tax Revenue Highlights**

## **as of 10/31/2020 continued...**

- **Financial Institutions Tax \$157,016.00**
  - **SunTrust Bank - \$3,831.00**
  - **Bank of America - \$92,757.00**
  - **Wells Fargo - \$57,428.00**
  - **Wood Forest Bank - \$3,000.00**
  
- **Business License Tax \$1,788,167.40**
  - **Total processed for the month of September:**
    - **32 – New Businesses**
    - **30 – Renewals**

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** October 2020 City Manager's Report

**DATE:** December 8, 2020

**SUBJECT:** October 2020 City Manager's Report

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                              | Type       | Upload Date |
|------------------------------------------|------------|-------------|
| City Manager Report - October 2020 FINAL | Cover Memo | 12/3/2020   |



# CITY MANAGER MONTHLY

October 2020

*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.

The City of South Fulton, based on population, received CARES Act funding through Fulton County in the amount of \$4,136,829. The City Manager's office convened cross functional teams of internal and external subject matter experts to develop a quick strike platform to implement CARES Act Funding strategies. These strategies have led to the development and implementation of the following programs to provide assistance to our residents and employees:

- Rental and Mortgage Assistance for Displaced Workers
- Small Business Grant Program
- Child Care Program for Essential Personnel
- IT Infrastructure Security
- Sanitizing and Protective Barriers for City facilities
- Gladiator Benefits Payout

Please accept this report as a summary of the City's successful outcomes from October of FY2021.

Regards,

*Tammi Saddler Jones*

Tammi Saddler Jones  
Interim City Manager



## **1. IMPROVE PARKS AND RECREATION**

### **Department Highlights/Accomplishments**

- LED Lighting:**

| Site                                 | Vendor          | Status                 |
|--------------------------------------|-----------------|------------------------|
| Cedar Grove Park                     | GreyStone Power | Completed – 3/20/2019  |
| Cliftondale Recreation Center & Park | GreyStone Power | Completed – 4/11/2019  |
| Burdett Recreation Center & Park     | Georgia Power   | Completed – 9/30/2019  |
| Burdett Tennis Center                | Georgia Power   | Completed – 11/5/2019  |
| Canine Crossing                      | Georgia Power   | Completed – 8/13/2019  |
| Cascade Liberty Pocket Park          | Georgia Power   | Completed – 3/29/2020  |
| Creel Park & Community Building      | Georgia Power   | Completed – 7/23/2019  |
| Delano Park                          | Georgia Power   | Completed – 7/17/2019  |
| Old National Park                    | Georgia Power   | Completed – 8/27/2019  |
| Sandtown Recreation Center           | Georgia Power   | Completed – 9/15/2019  |
| Sandtown Recreation Park             | Georgia Power   | Completed – 1/21/2020  |
| South Fulton Tennis Center           | Georgia Power   | Completed – 8/21/2020  |
| Trammell Crow Park                   | Georgia Power   | Completed – 7/23/2019  |
| Welcome All Park Recreation Center   | Georgia Power   | Completed – 12/20/2019 |
| Wilkerson Mill Farris Park           | Georgia Power   | Under Construction     |

- Program Participation:**

| Program               | October 2020 | YTD          |
|-----------------------|--------------|--------------|
| Afterschool           | 0            | 374          |
| Club 55               | 0            | 207          |
| Daily Fitness         | 0            | 763          |
| Daily Fitness 55 & Up | 0            | 398          |
| Line Dancing          | 0            | 98           |
| Open Gym              | 0            | 511          |
| Open Swim             | 0            | 158          |
| Open Swim 55 & Up     | 0            | 51           |
| Total Body Fitness    | 0            | 0            |
| Walking Track         | 0            | 310          |
| Yoga                  | 0            | 24           |
| Youth Track & Field   | 0            | 230          |
| <b>Total</b>          | <b>0</b>     | <b>3,124</b> |



- **Join Our Fun:** PRCA staff launched a Virtual Recreation Program Series with a varied list of programs available daily and weekly. The virtual schedule was developed to provide our citizens, families, and youth with activities they can do at home during this period of social distancing. Our goal is to continue to keep our citizens engaged with PRCA programming and to increase activity during this unrepresented time.

### **Programs, Events & Activities Forecast**

| Events/Activities                 | Description                                                                                                                                                                                                                                                           | Event Date(s)                                                  |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Parks Re-opening                  | Phase 1 – Passive Use <ul style="list-style-type: none"> <li>• Trammell Crow Park</li> <li>• Cliftondale Park</li> <li>• Welcome All Park</li> <li>• Wilkerson Mill – Farris Park</li> <li>• Burdett Park</li> <li>• Creel Park</li> <li>• Canine Crossing</li> </ul> | On-going<br>Tuesday – Sunday<br>8am – 1pm<br>3pm – 8pm         |
| South Fulton Grows                | Partnership with District 5 to distribute 100 Grow Box kits                                                                                                                                                                                                           | October 9, 2020<br>2pm<br>Burdett Park                         |
| PRCA Rocks the Block              | Social distance – Drive in Concert using the mobile stage held under CDC COVID-19 guidelines                                                                                                                                                                          | October 14, 2020<br>7pm<br>Southwest Arts Center               |
| Westlake High School Senior Night | District 3 Movie Night Event<br>Movie: Black Panther                                                                                                                                                                                                                  | October 10, 2020<br>7pm<br>Welcome All Park                    |
| Outdoor Basketball Clinic         | Social distancing event using the mobile stage held under CDC COVID-19 guidelines<br>Focus: Ball Handling                                                                                                                                                             | October 21, 2020<br>5:30pm– 6:30pm<br>South Fulton Arts Center |
| Outdoor Art Exhibit               | Drive-thru outdoor Art Exhibit at SW Arts Center held under CDC COVID-19 guidelines                                                                                                                                                                                   | November 7, 2020<br>7pm<br>Artist Arturo Lindsay               |



| Virtual Programs      | Description                                                                                                                           | Status                                                  |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| Inner Healing Stretch | Designed to release tension, stress, and muscular tightness                                                                           | Fridays at 10am<br>Free class offered via Zoom          |
| Group Guitar          | Beginner group guitar lessons<br>* Registration fee for Zoom class access                                                             | Saturdays at 1pm (Youth)<br>Saturdays at 2:30pm (Adult) |
| Spoken Word           | Journey of self-reflection through words<br>*Registration fee for Zoom class access                                                   | Tuesday & Thursdays at 6pm                              |
| Cooking Class         | Free 12-part how to series designed to introduce fresh meal options!                                                                  | Fridays at 11am<br>Accessed via YouTube                 |
| Men's Power Training  | Free high-intensity explosive movements to push the body to its endurance and strength limits                                         | Monday & Wednesdays at 9am<br>Accessed via YouTube      |
| Movement and Balance  | Free program where students will be shown how to execute even and precise movements, while building strength, flexibility and control | Tuesdays & Thursdays at 9am<br>Accessed via YouTube     |

*\*All Virtual Programs are available on both Instagram & Facebook under @southfultonprca*

### **Project Status**

| Project                                | Status      | Task Remaining                                                                                                                                                                                                 |
|----------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City-wide Concessions                  | In Progress | RFP is currently posted and open for bids                                                                                                                                                                      |
| LED Lighting Upgrades                  | In Progress | Exterior lighting upgrades have been completed at 15 parks with one (1) park currently under construction                                                                                                      |
| KaBoom Grant                           | In Progress | Grant application completed for Fall 2020 grant cycle; Land issues under review                                                                                                                                |
| Parks Master Plan                      | In Progress | Two (2) Steering Committee meetings and eight (8) Public Focus Group meetings have been completed. Over 600 citizens completed the online Master plan survey. The Visioning Phase of the plan will begin next. |
| USTA                                   | In Progress | Grant application under final review                                                                                                                                                                           |
| Department of Natural Resources        | In Progress | Initial pre-application completed; Submission pending                                                                                                                                                          |
| Land Conservation Water Fund           | In Progress | Initial pre-application completed; Submission pending                                                                                                                                                          |
| Georgia Recreation & Parks Association | In Progress | Grant application pending                                                                                                                                                                                      |



## **2. IMPROVE PUBLIC SAFETY -**

### **CODE ENFORCEMENT, POLICE AND FIRE**

#### **Code Enforcement and Code Board**

##### **SeeClickFix Violations**

|              | <b>October 2020</b> | <b>YTD</b>   |
|--------------|---------------------|--------------|
| Open         | 24                  | 500          |
| Closed       | 229                 | 1,853        |
| <b>Total</b> | <b>253</b>          | <b>2,353</b> |

#### **Violations Reported in Edmunds**

|              | <b>October 2020</b> | <b>YTD</b>   |
|--------------|---------------------|--------------|
| Open         | 109                 | 1,111        |
| Closed       | 61                  | 623          |
| <b>Total</b> | <b>170</b>          | <b>1,734</b> |

#### **Code Enforcement Board**

|                  | <b>October 2020</b> | <b>YTD</b> |
|------------------|---------------------|------------|
| Code Board Cases | 82                  | 233        |
| Municipal Court  | 7                   | 45         |

*\*Average cases include maintenance of property (trash, debris, and high weeds), junk vehicles, and property maintenance violations.*



## **Fire Department**

| <b>CRR - South Fulton Fire Rescue Monthly Report - October 2020</b> |                      |              |
|---------------------------------------------------------------------|----------------------|--------------|
| <b>Fire Rescue Activities</b>                                       | <b>Current Month</b> | <b>YTD</b>   |
| <b>COLUMN #1:</b>                                                   |                      |              |
| <b>Emergency Call Volume</b>                                        |                      |              |
| Fire                                                                | 16                   | 16           |
| Overpressure Rupture, Explosion, Overheat                           | 1                    | 1            |
| EMS/Rescue                                                          | 720                  | 720          |
| Hazardous Condition                                                 | 49                   | 49           |
| Service Calls                                                       | 161                  | 161          |
| Good Intent Calls                                                   | 357                  | 357          |
| False Alarms & False Calls                                          | 123                  | 123          |
| Severe Weather/Natural Disaster                                     | 26                   | 26           |
| Special Incident Types                                              | 2                    | 2            |
| Non-Specific                                                        | 0                    | 0            |
| <b>Total</b>                                                        | <b>1,455</b>         | <b>1,455</b> |
| <b>Average Response Time</b>                                        |                      | <b>9:54</b>  |
| <b>COLUMN #2</b>                                                    |                      |              |
| <b>Community Risk Reduction (CRR) Activities</b>                    |                      |              |
| Company Level Inspections                                           | 0                    | 0            |
| CRR Final and Existing Business Inspection Requests                 | 75                   | 75           |
| Company Level Inspections - Vacant Buildings                        | 0                    | 0            |
| <b>COLUMN #3</b>                                                    |                      |              |
| <b>Fire Safety Education</b>                                        |                      |              |
| Number of Classes                                                   | 0                    | 0            |
| Number of Students                                                  | 0                    | 0            |
| Number of Special Events                                            | 0                    | 0            |
| Number of Persons Contacted                                         | 0                    | 0            |
| Number of Apparatus Requests                                        | 0                    | 0            |





|                                                       |                    |                    |
|-------------------------------------------------------|--------------------|--------------------|
| <b>COLUMN #4</b>                                      |                    |                    |
| Homes Visited                                         | 0                  | 0                  |
| Smoke Detectors Installed (via fire station requests) | 0                  | 0                  |
| <b>COLUMN #5</b>                                      |                    |                    |
| <b>Fee Schedule Collection</b>                        |                    |                    |
| Fire Safety Inspections                               | \$ 825.00          | \$ 825.00          |
| Personal Care Homes/ Day Care Inspections             | \$ 275.00          | \$ 275.00          |
| Fire Alarm Reviews                                    | \$ -               | \$ -               |
| Fire Sprinkler Review                                 | \$ 77.35           | \$ 77.35           |
| Blasting Permits                                      | \$ 600.00          | \$ 600.00          |
| Open Records Request                                  | \$ -               | \$ -               |
| Special Events                                        | \$ -               | \$ -               |
| Combustible Permits                                   | \$ -               | \$ -               |
| Fireworks Permits                                     | \$ -               | \$ -               |
| Business Inspections                                  | \$ -               | \$ -               |
| Burn Permits                                          | \$ -               | \$ -               |
| Tent Permit                                           | \$ -               | \$ -               |
| Fire Extinguisher Training                            | \$ -               | \$ -               |
| <b>2020 Year-To Date Total</b>                        | <b>\$ 1,777.35</b> | <b>\$ 1,777.35</b> |

*\*The YTD numbers reported above are for fiscal year 2021 (FY21).*

### **Department Updates**

- South Fulton Fire Rescue Department installed a total of 148 smoke detectors through the Community Risk Reduction program designed to enhance community safety.
- South Fulton Fire Rescue Department completed Phases 1 and 2 of the annual physical exams during the 3<sup>rd</sup> quarter of FY20.
- South Fulton Fire Rescue Department completed 2,110 hours of training during October 2020.



## Police Department

|                                       | 28 DAY COMPSTAT |          |           |           |           |          |          |           |
|---------------------------------------|-----------------|----------|-----------|-----------|-----------|----------|----------|-----------|
| Crime by MONTH                        | Sunday          | Monday   | Tuesday   | Wednesday | Thursday  | Friday   | Saturday | Total     |
| AGG ASSAULT-GUN                       |                 | 2        | 6         | 2         |           |          |          | 10        |
| AGG ASSAULT-OTHER WEAPON              |                 |          |           | 1         |           |          |          | 1         |
| AGG BATTERY                           |                 |          |           |           |           |          |          | 0         |
| BURGLARY-FORCED ENTRY-RESIDENCE       |                 |          |           |           |           |          |          | 0         |
| BURGLARY-FORCED ENTRY-NONRESIDENCE    |                 |          |           | 1         |           |          |          | 1         |
| BURGLARY-NO FORCED ENTRY-RESIDENCE    |                 |          |           |           | 1         |          |          | 1         |
| BURGLARY-NO FORCE ENTRY-NON RESIDENCE |                 |          |           |           |           |          |          | 0         |
| ARSON                                 | 1               |          |           | 1         |           |          |          | 2         |
| HOMICIDE                              |                 |          |           |           |           |          |          | 0         |
| RAPE                                  |                 |          |           |           |           |          |          | 0         |
| ROBBERY-BUSINESS                      | 1               |          |           |           |           |          |          | 1         |
| ROBBERY-STREET                        |                 |          |           |           | 1         |          | 1        | 2         |
| THEFT-ARTICLES FROM VEHICLE           | 1               |          | 1         | 5         |           |          | 1        | 8         |
| THEFT-OTHER OFFENSES                  | 3               | 3        | 1         | 2         | 9         | 1        | 3        | 22        |
| THEFT BY TAKING AUTO                  |                 |          | 2         |           |           |          | 1        | 3         |
| <b>TOTALS</b>                         | <b>6</b>        | <b>5</b> | <b>10</b> | <b>12</b> | <b>11</b> | <b>1</b> | <b>6</b> | <b>51</b> |

## Department Updates

- The City of South Fulton has a total of 67 businesses with alcohol licenses, 44 retail package and 23 consumption on premises locations.
- The South Fulton Police Department currently has two (2) Police Officers in the Field Training Program and seven (7) Police Officers attending the Basic Mandate Training.
- The South Fulton Police Department Field Operations Division responded to 7,260 Calls for Service during the month of October and had an average response time of 11:54.



## **Confiscated Funds**

*Analysis provided by the Finance Department of Confiscated Funds is reviewed and updated periodically. There has been no update to the information since the November 2019 Report.*

| <b>Balance Sheet, Revenue, Expenditures and Fund Balances</b>   |                                                         |                   |
|-----------------------------------------------------------------|---------------------------------------------------------|-------------------|
| <b>Assets</b>                                                   |                                                         |                   |
| <b>Account ID</b>                                               | <b>Account Description</b>                              | <b>2020</b>       |
| 210-11-1111                                                     | COSF Police Custodial Funds                             | \$ 135,157        |
|                                                                 | <b>Total Assets</b>                                     | <b>\$ 135,157</b> |
| <b>Liabilities &amp; Fund Balance<br/>(Current Liabilities)</b> |                                                         |                   |
| <b>Account ID</b>                                               | <b>Account Description</b>                              | <b>2020</b>       |
| 210-12-1100                                                     | Accounts Payable                                        | \$ -              |
| 210-12-1901                                                     | Due to GF                                               | \$ -              |
|                                                                 | <b>Total Current Liabilities</b>                        | <b>\$ -</b>       |
| <b>Deferred Inflows of Resources</b>                            |                                                         |                   |
| <b>Account ID</b>                                               | <b>Account Description</b>                              | <b>2020</b>       |
| 210-12-9900                                                     | Appropriated Budget                                     | \$ -              |
|                                                                 | Total Deferred Inflows of Resources                     | \$ -              |
|                                                                 | <b>Total Liabilities</b>                                | <b>\$ -</b>       |
| <b>Fund Balance (Governmental Fund Types)</b>                   |                                                         |                   |
| <b>Account ID</b>                                               | <b>Account Description</b>                              | <b>2020</b>       |
| 210-13-5500                                                     | Fund Balance Unassigned                                 | \$ 135,157        |
|                                                                 | <b>Total Fund balance<br/>(Governmental Fund Types)</b> | <b>\$ -</b>       |
| <b>Revenue</b>                                                  |                                                         |                   |
|                                                                 | Revenue                                                 | \$ -              |
|                                                                 | Less Expenses                                           | \$ -              |
|                                                                 | Net                                                     | \$ -              |
|                                                                 | <b>Total Fund Balance</b>                               | <b>\$ 135,157</b> |
|                                                                 | <b>Total Liabilities &amp; Fund Balance</b>             | <b>\$ 135,157</b> |



### **Summary of Pending Cases for Equitable Sharing (2017-2019)**

| <b>FULTON COUNTY POLICE DEPARTMENT<br/>FEDERAL RICO 2017-2018 CASES</b> |               |                              |                 |
|-------------------------------------------------------------------------|---------------|------------------------------|-----------------|
| <b>DATE</b>                                                             | <b>CASE #</b> | <b>ADDRESS</b>               | <b>CURRENCY</b> |
| 5/14/2017                                                               |               | Flat Shoals @ Old National   | \$ 500.00       |
| 5/16/2017                                                               |               | Hackamore Dr. @ Old National | \$ 1,716.00     |
| 6/29/2017                                                               |               | 4555 Washington Rd.          | \$ 2,379.00     |
| 6/29/2017                                                               |               | 4810 Hwy 92                  | \$ 23,660.00    |
| 8/10/2017                                                               |               | 1102 Westchase Lane          | \$ 3,270.00     |
| 10/6/2017                                                               |               | 4334 Fulton Industrial Blvd. | \$ 1,515.00     |
| 10/13/2017                                                              |               | 85N / Flat Shoals Rd.        | \$ 1,294.00     |
| 11/5/2017                                                               |               | 1925 Waycrest Dr.            | \$ 772.00       |
| 11/12/2017                                                              |               | 5638 S. Monte Vista          | \$ 553.00       |

| <b>FULTON COUNTY POLICE DEPARTMENT<br/>FEDERAL RICO 2017-2018 CASES</b> |               |                  |                 |
|-------------------------------------------------------------------------|---------------|------------------|-----------------|
| <b>DATE</b>                                                             | <b>CASE #</b> | <b>ADDRESS</b>   | <b>CURRENCY</b> |
| 11/16/2018                                                              |               | Hwy 92 @ SR14    | \$ 110,999.00   |
| 11/29/2018                                                              |               | 701 Walden Blvd. | \$ 358,000.00   |

| <b>CITY OF SOUTH FULTON POLICE DEPARTMENT</b> |               |                       |             |              |                  |               |
|-----------------------------------------------|---------------|-----------------------|-------------|--------------|------------------|---------------|
| <b>DATE</b>                                   | <b>CASE #</b> | <b>ADDRESS</b>        | <b>YEAR</b> | <b>MODEL</b> | <b>Appraisal</b> | <b>STATUS</b> |
| 10/13/2017                                    |               | 85N / Flat Shoals Rd. | 216         | Challenger   | \$ 32,990.00     | Pending       |
| 4/18/2018                                     |               | 2653 Bluestone Dr.    | 2015        | Sprinter Van | \$ 35,479.00     | Pending       |
| 6/13/2018                                     |               | 3180 Spring St.       | 2000        | Sienna       | \$ 1,050.00      | Pending       |
| 9/25/2018                                     |               | 5225 Campbellton Rd.  | 1999        | Avalon       | \$ 1,982.00      | Pending       |
| 10/30/2018                                    |               | 5460 Lemonyne Dr.     | 2018        |              | \$71,187.00      | Pending - GBI |
| 10/30/2018                                    |               | 5460 Lemonyne Dr.     | 2018        | Escalade     | \$ 59,044.00     | Pending - GBI |
| 10/30/2018                                    |               | 5460 Lemonyne Dr.     | 2018        | Suburban     | \$ 44,623.00     | Pending - GBI |
| 10/30/2018                                    |               | 5460 Lemonyne Dr.     | 2018        | Charger      | \$ 19,74.00      | Pending - GBI |
| 12/26/2018                                    |               | 2727 Godby Rd.        | 2011        | Cruze        | \$ 4,415.00      | Pending       |

*\*Note: The Summary of Pending Cases for Equitable Sharing is reviewed and updated periodically. There has been no update to the information since the October 2019 Report.*



### **3. ECONOMIC DEVELOPMENT**



## **AT WORK**

#### **Economic Development Project List**

- **Lead** - A lead is a potential project that has not been qualified but might eventually become a prospect. A Lead is generally a project that is going through a due diligence phase and working to secure funding.
- **Prospect** - Projects that have been qualified. A Prospect is generally a project that has gone through a due diligence phase and has secured the resources necessary to bring the project to fruition.

| <b>Project</b>                 | <b>Description</b>                                                   | <b>Status</b> | <b>Action</b>                                                                 | <b>District</b> |
|--------------------------------|----------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------|-----------------|
| Motherland Project             | Proposal for an African Cultural Museum                              | Lead          | Developer is in due diligence phase and currently looking for a location      | City            |
| Sandtown Crossing              | Possible townhome development around passive park adjacent to Publix | Lead          | Developer is in due diligence phase                                           | 1               |
| Carter Project                 | Campbellton Road and Riverside Drive                                 | Lead          | Developer is in due diligence phase                                           | 1               |
| RiverFront District            | 200 Acre Mixed-use Development along the Chattahoochee River         | Prospect      | Developer has purchased property and is currently working on site plan design | 2               |
| Town Center                    | 600 Acre Development potential site for City center                  | Lead          | Developer is in due diligence phase                                           | 2               |
| Camp Creek Parkway & Enon Road | 46 Acre mixed-use Development. Townhomes, multi-family, retail       | Prospect      | Developer is currently working to develop concept and plans to submit         | 3               |
| Vista Camp Creek               | Workforce housing project                                            | Prospect      | Renovation has started and residents have begun to move in                    | 3               |
| Halperns Steak & Seafood       | Expansion project                                                    | Prospect      | Secured bond funding but no construction date set                             | 3               |



|                                    |                                                       |          |                                                                                                |   |
|------------------------------------|-------------------------------------------------------|----------|------------------------------------------------------------------------------------------------|---|
| Cedar Grove & South Fulton Parkway | 42 Acre Residential Development with small commercial | Prospect | Developer has purchased property and is currently working on site plan design                  | 4 |
| Campbellton Old Town Master Plan   | Mixed-use Redevelopment plan for historic Campbellton | Prospect | COSF and Chattahoochee Hills working the POND\$ on a development plan for historic town center | 4 |
| Old National Park Development      | Mixed-use development                                 | Lead     | Developer is in due diligence phase                                                            | 6 |
| Renaissance at South Fulton        | 16 Acre Mixed Tenancy, Family and HFOP Development    | Lead     | Developer is in due diligence phase                                                            | 6 |
| Old National & Jonesboro Road      | 13 Acre Mixed-use development                         | Lead     | Developer is in due diligence phase                                                            | 7 |

**CollabSouth:** Work continues to finalize terms of the Old National lease agreement. Due to delays, construction of center scheduled to be completed in Q1 2021.

**Tax Allocation District (TAD):** Plan was approved by Mayor and Council in October 2020. Meetings currently being scheduled with Fulton County Schools and Fulton County Government for concurrence.

**Economic Development Strategic Plan:** Economic Development Strategic Plan was approved by Mayor and Council in October 2020.





## **Business License**

- **October 2020 Business Licenses Processed**
  - 18 New Business Licenses
  - 32 Renewed Business Licenses
- **Total Business Licenses Processed**
  - 1,178 (YTD)
  - 50 (October 2020)

## **Permits and Buildings**

|                          | <b>October 2020</b> | <b>YTD</b>   |
|--------------------------|---------------------|--------------|
| Residential              | 83                  | 964          |
| Commercial/Industrial    | 1                   | 10           |
| Industrial               | 0                   | 2            |
| Miscellaneous*           | 113                 | 1,128        |
| Land Disturbance Permits | 8                   | 32           |
| <b>Total</b>             | <b>205</b>          | <b>2,136</b> |

*\*Miscellaneous permits would include, but are not limited to, fence, pool, plumbing, trade, and electrical.*



## **Online GIS Application Views**

- Public Facing
  - Address Points – 63,500
  - City Limit – 4,596
  - City County Districts – 3,065
  - COSF Hard to Count Areas – 3
  - COSF Undeveloped Properties – 6
  - Current Zoning – 36,858
  - My Elected Representative – 737
  - Property Information Viewer – 817
  - Public Works Information Viewer – 47
  - Tax Parcel – 3,261
  - Zoning and Land Use Viewer – 430

## **Project Status**

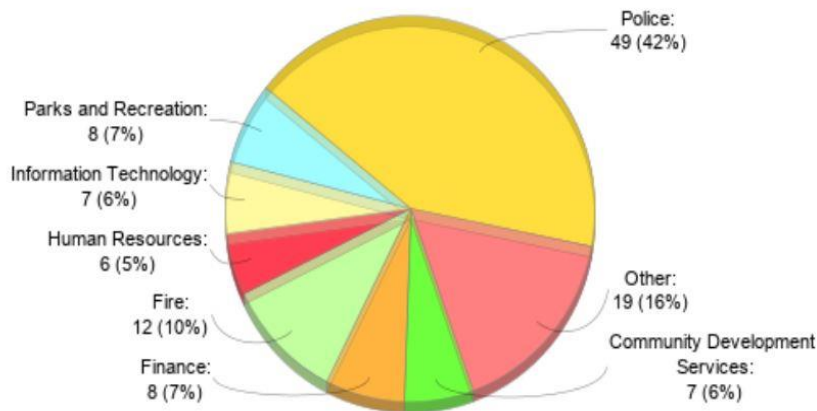
| <b>Project</b>                                                | <b>Status</b> |
|---------------------------------------------------------------|---------------|
| GIS Landing Page                                              | In Progress   |
| Zoning Rewrite GIS layer cleanup                              | In Progress   |
| RMS Street verification/street centerlines cleanup            | In Progress   |
| Fire Department GIS Toolset                                   | In Progress   |
| Public Works Asset Management Project                         | In Progress   |
| Redevelopment of GIS model to establish an enhanced landscape | In Progress   |
| Renewed efforts in public data security                       | In Progress   |
| Improving GIS data entry with digital form processing         | In Progress   |



## Helpdesk Statistics

| Department                                 | Number of Tickets<br>(September 2020) |
|--------------------------------------------|---------------------------------------|
| Community Development & Regulatory Affairs | 7                                     |
| Finance                                    | 8                                     |
| Fire                                       | 12                                    |
| Human Resources                            | 6                                     |
| Information Technology                     | 7                                     |
| Parks, Recreation & Cultural Affairs       | 8                                     |
| Police                                     | 49                                    |
| Other                                      | 19                                    |

Tickets by Department



| Tickets by Status | Number of Tickets |
|-------------------|-------------------|
| Closed            | 67                |
| Resolved          | 50                |
| Other             | 3                 |



## **4. PLANNING – REVIEW AND UPDATE**

### **COMPREHENSIVE AND LAND USE PLAN**

#### **Moratorium**

On June 23, 2020 the existing moratorium was extended until 11:59 pm on September 30, 2020. On July 23, 2019 a moratorium was implemented city wide to impose that no new applications for land use permits or occupation tax certificates/business licenses for alcohol package stores and any expansions of the same, tobacco retail sales, automobile gas stations/service stations, convenience stores, check cashing establishments, personal care services, automotive repair shops, group homes and residences, pawn shops, tobacco retail sales, cannabis dispensary, extended stay hotels, gun range, open air market, and tiny homes to be accepted in the City until 5:00 p.m. on June 30, 2020. 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 and December 27, 2018. On December 27, 2018, a second extension occurred leading to an expected release date on March 27, 2019. On March 26, 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 forty-five days.

As of October 31, 2020, there were 6 requests for personal care homes, 1 hookah lounge, 1 CBD store, 1 car wash, 1 wine company and 1 liquor store. These are uses that are restricted by the current moratorium.

| <b>District</b>      | <b>Number of Projects</b> |
|----------------------|---------------------------|
| District 1           | 3                         |
| District 2           | 23                        |
| District 3           | 30                        |
| District 4           | 31                        |
| District 5           | 16                        |
| District 6           | 12                        |
| District 7           | 6                         |
| District Unspecified | 42                        |
| District Unknown     | 20                        |

#### **Zoning Applications & Certifications**

Staff has processed a total of 99 zoning applications, 142 zoning certifications and 104 open records reports as of October 31, 2020.



## **Zoning Cases**

There were 9 zoning applications received during the filing deadline period for October 2020.

- 5 Rezoning
- 0 Use Permit
- 2 Modification
- 1 Variance
- 1 Concurrent Variance
- 0 Administrative Variance



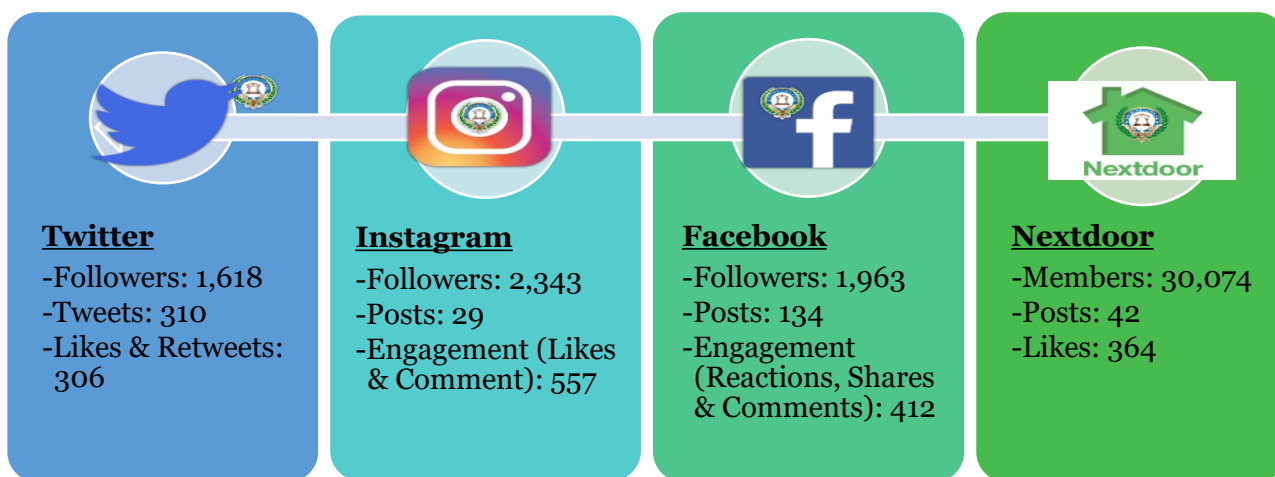
## **5. CREATE AND IMPLEMENT BRANDING AND MESSAGING**

### **I. City Newsletters:**

October 2020 South Fulton Monthly – <https://conta.cc/3lZI0o6>

October 2020 Ready, Set, Go! (PRCA) – <https://conta.cc/2UUXaPS>

### **II. COSF Social Media Analytics**



### **III. Mayor's Community Walk**

#### **a. Summary:**

- Mayor's Walk (internally referred to as Community Walk Wednesdays) is a monthly activity that is focused on increasing access to City services, improved community relations, and proactively addressing community issues. Each month administrative staff, community stakeholders, and other interested parties will walk key corridors throughout the City to introduce key staff and available services, receive stakeholder feedback, and address problems in real time. Council Members are encouraged and welcomed to join the walks, especially those taking place in your District.

#### **b. Next Date: TBD**

#### **c. Location: TBD**

Should you need further information regarding this correspondence, please contact Tammi Saddler Jones at [tammi.jones@cityofsouthfultonga.gov](mailto:tammi.jones@cityofsouthfultonga.gov).





# CALENDAR OF EVENTS



# CITY OF SOUTH FULTON

## OCTOBER 2020 CALENDAR

| Sunday | Monday                                                                   | Tuesday                                                                 | Wednesday | Thursday                                                                                                                | Friday                                                                       | Saturday                                       |
|--------|--------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------|
|        |                                                                          |                                                                         |           | 1                                                                                                                       | 2<br>South Fulton<br>Development Authority<br>Virtual Meeting 3 p.m.         | 3                                              |
| 4      | 5<br>Free Covid-19 Testing<br>8 a.m. – 3 p.m.                            | 6<br>Parks Advisory Board<br>Virtual Meeting<br>1 p.m. - 3 p.m.         | 7         | 8<br>Youth Protection Seminar<br>8:20 a.m. – 4 p.m.<br><br>Public Arts Virtual<br>Commission Meeting<br>1 p.m. – 3 p.m. | 9<br>South Fulton Grow Box<br>Giveaway<br>4 p.m. - 6 p.m. at Burdett<br>Park | 10                                             |
| 11     | 12<br>Indigenous Peoples' Day<br>– City Closed                           | 13<br>City Council Special<br>Called Meeting 1 p.m.,<br>3 p.m. & 4 p.m. | 14        | 15                                                                                                                      | 16                                                                           | 17<br>COSF Fall Cleanup Day<br>8 a.m. – 2 p.m. |
| 18     | 19                                                                       | 20<br>PRCA Fall Programs<br>(Virtual & In-person)<br>Oct 20-Nov 28      | 21        | 22                                                                                                                      | 23                                                                           | 24                                             |
| 25     | 26<br>South Fulton<br>Development Authority<br>Virtual Meeting<br>6 p.m. | 27<br>City Council Meeting<br>Virtual 10 a.m.                           | 28        | 29                                                                                                                      | 30                                                                           | 31<br>Halloween                                |
|        |                                                                          |                                                                         |           |                                                                                                                         |                                                                              |                                                |



# **COUNCIL REQUEST SUMMARY**

# COUNCIL REQUEST OCTOBER 2020

|                                            | <b>Total<br/>Requests</b> | <b>Requests<br/>Completed</b> | <b>Completion<br/>Percentage</b> |
|--------------------------------------------|---------------------------|-------------------------------|----------------------------------|
| <b>COUNCIL REQUESTS</b>                    |                           |                               |                                  |
| City Manager                               | 7                         | 7                             | 100%                             |
| City Clerk                                 | 1                         | 1                             | 100%                             |
| Communications                             | 10                        | 10                            | 100%                             |
| Community Development & Regulatory Affairs | 31                        | 26                            | 83.9%                            |
| Destination South Fulton                   | 2                         | 2                             | 100%                             |
| Facilities                                 | --                        | --                            | --                               |
| Finance                                    | 5                         | 5                             | 100%                             |
| Fire                                       | --                        | --                            | --                               |
| Human Resources                            | --                        | --                            | --                               |
| Information Technology                     | 2                         | 2                             | 100%                             |
| Legal                                      | 4                         | 3                             | 75%                              |
| Municipal Courts                           | 3                         | 3                             | 100%                             |
| Parks, Recreation & Cultural Affairs       | 2                         | 2                             | 100%                             |
| Police                                     | 9                         | 8                             | 88.9%                            |
| Programs & Performance                     | --                        | --                            | --                               |
| Public Works                               | 36                        | 34                            | 94.4%                            |
| <b>Total</b>                               | <b>112</b>                | <b>103</b>                    | <b>91.9%</b>                     |
| <b>YTD Total</b>                           | <b>112</b>                | <b>103</b>                    | <b>91.9%</b>                     |

## 9 In-Progress/Pending Council Requests:

- **Community Development & Regulatory Affairs – 5**
- **Legal – 1**
- **Police – 1**
- **Public Works – 2**

**Please note:** *Outstanding Requests are in progress and/or await response from requestor(s)/department staff for follow up and completion of deliverables.*



# **COSF 311 DASHBOARD**

# Summary Dashboard | Citywide CRC (to date)



NUMBER OF REQUESTS OPEN

32,058



NUMBER OF REQUESTS CLOSED

31,046 / 97%



Goal: 90%

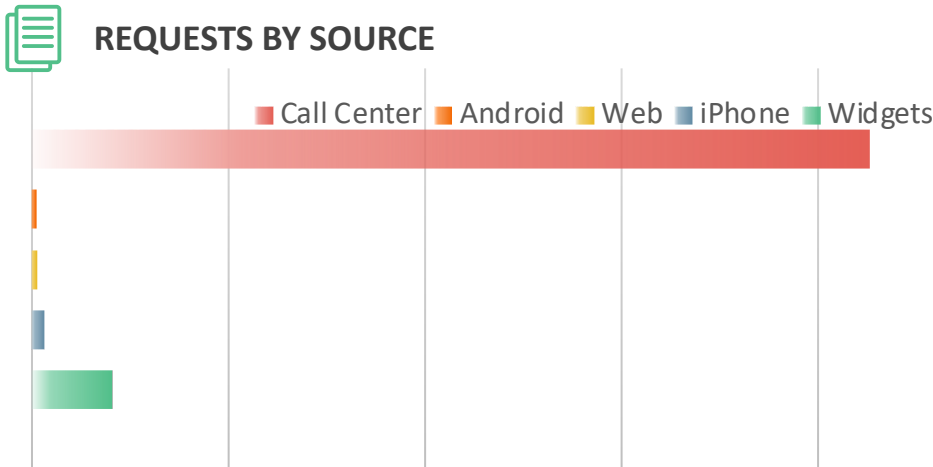


AVERAGE TIME TO CLOSE

13.3 days



Goal: varies based on SLA





OVERALL STATUS OF REQUESTS

1,012

Total Open Status

16,930

Total Acknowledged

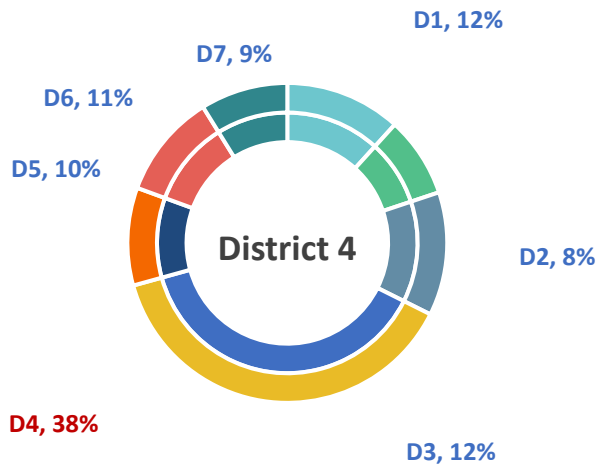


Average time to acknowledge a request is 2.4 days.

Goal: 1 day

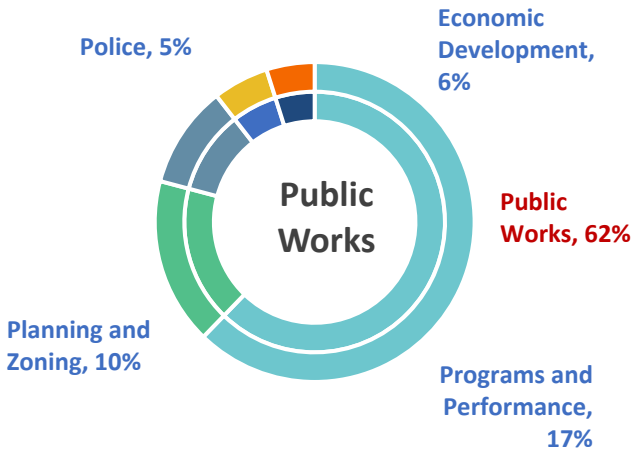


% REQUESTS BY DISTRICT



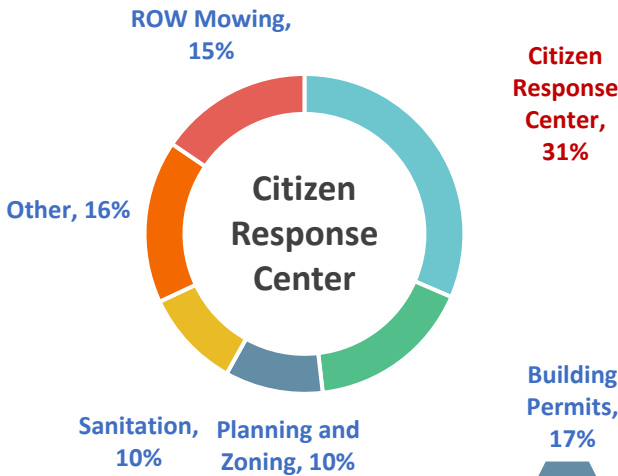


% REQUESTS BY DEPARTMENT



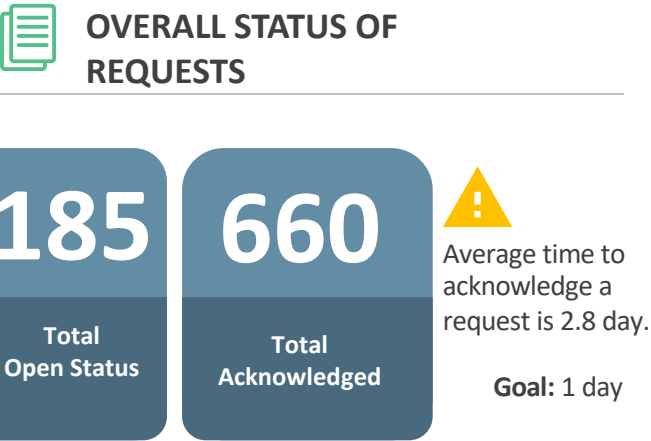
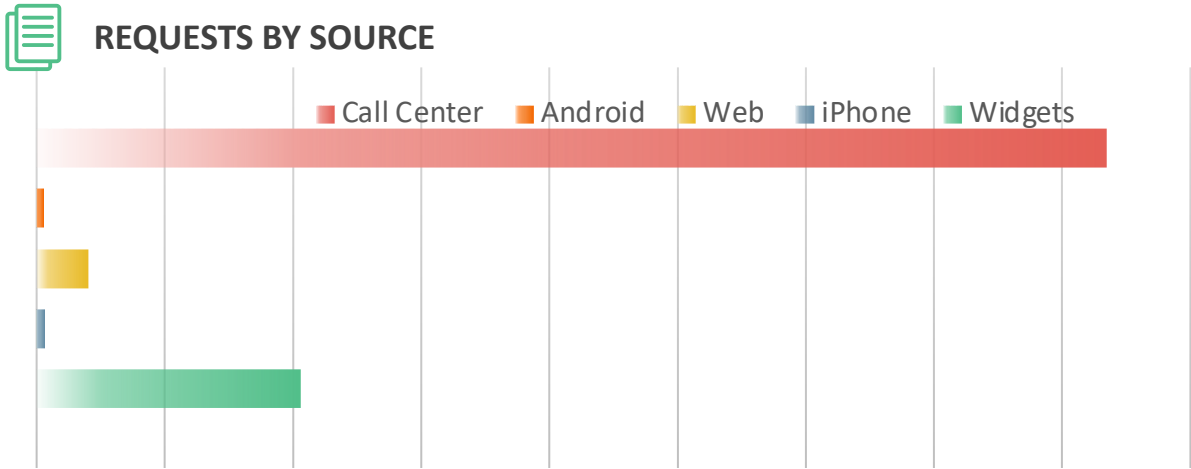
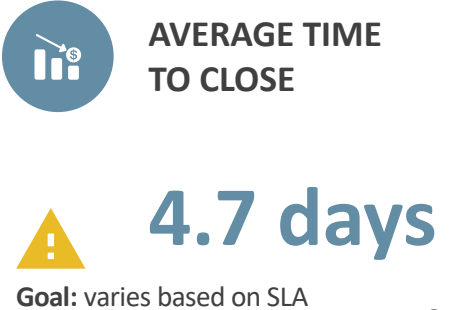
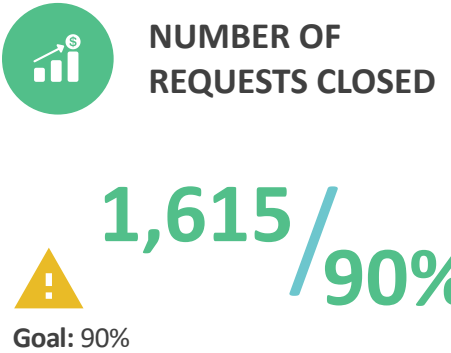


TOP REQUESTED (ISSUES)

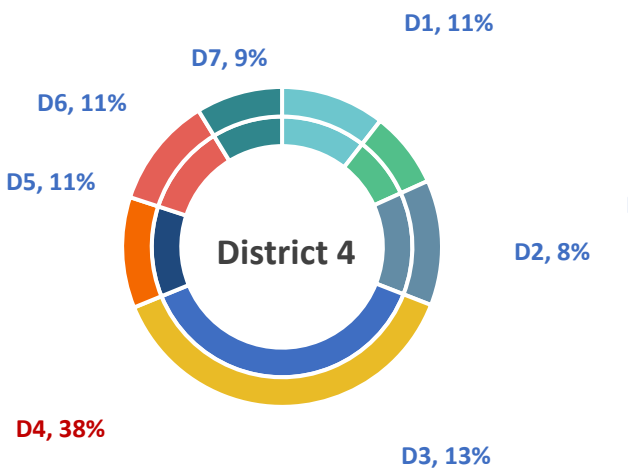




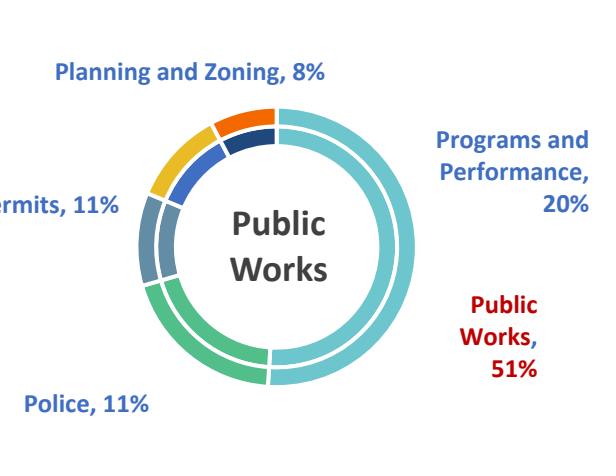
# Summary Dashboard | Citywide CRC (October 1 - October 31, 2020)



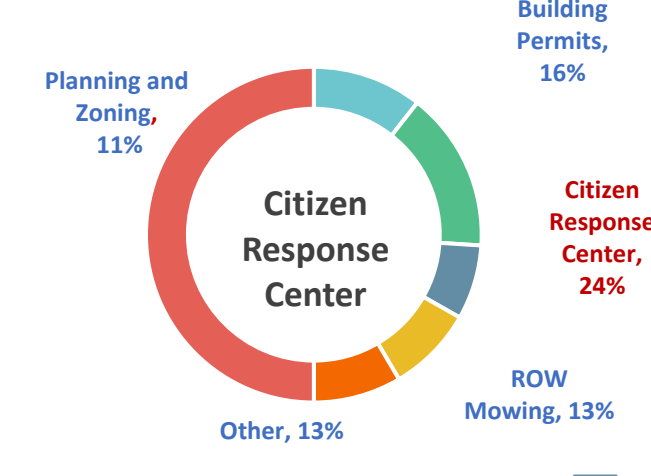
 % REQUESTS BY DISTRICT



 % REQUESTS BY DEPARTMENT



 TOP REQUESTED (ISSUES)



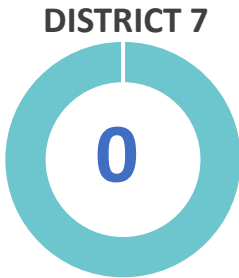
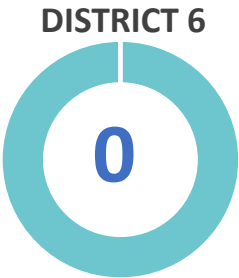
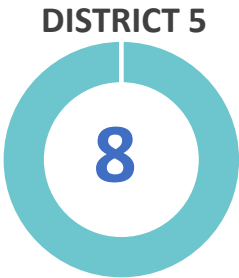
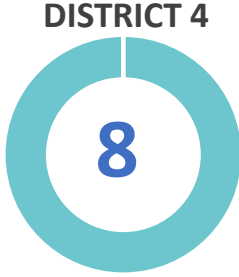
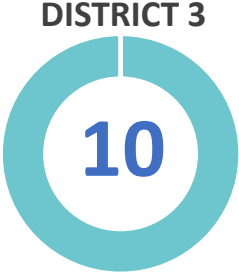
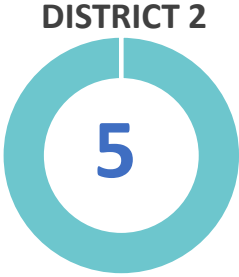
# Dashboard | Airport Noise Complaints *(to date)*



TOTAL NUMBER OF  
REQUESTS

40

| District | # of Requests |
|----------|---------------|
| 1        | 8             |
| 2        | 5             |
| 3        | 10            |
| 4        | 8             |
| 5        | 8             |
| 6        | 0             |
| 7        | 0             |



# Dashboard | Citizen Response Center *(October 1 – October 31, 2020)*



NUMBER OF  
CALLS

2,184



AVERAGE SPEED OF  
ANSWER

2m 38ss



Goal: 0:30



AVERAGE TALK  
TIME

4m 46ss



Goal: 3:00



ABANDONED  
CALL %

18%



Goal: 5%

|                                       | Nov-2019 | Dec-19  | Jan-20  | Feb-20  | Mar-20  | Apr-20  | May-20  | Jun-20  | Jul-20  | Aug-20   | Sep-20   | Oct-20   | Rolling 12-Month (April 2019 thru October 2020) |
|---------------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------|----------|-------------------------------------------------|
| Inbound Call Volume                   | 1123     | 580     | 1026    | 1070    | 1165    | 1483    | 1955    | 1552    | 2768    | 1811     | 1887     | 2,184    | 18,604                                          |
| Average Calls/Day                     | 37.4     | 18.7    | 33.1    | 36.9    | 37.6    | 49.4    | 63.1    | 51.7    | 92.3    | 60.4     | 62.9     | 70.5     | 51.2                                            |
| Average Speed of Answer<br>(KPI 0:30) | 1:12     | 0:59    | 1:04    | 0:33    | 0:28    | 0:45    | 1:16    | 1:35    | 2:20    | 01:07    | 01:15    | 2:38     | 1:16                                            |
| Average Talk Time<br>(KPI 3:00)       | 0:03:49  | 0:04:17 | 0:04:10 | 0:03:27 | 0:03:00 | 0:03:47 | 0:03:37 | 0:03:43 | 0:04:21 | 00:04:73 | 00:04:43 | 00:04:46 | 0:03:52                                         |
| Short Abandon Calls                   | 17       | 9       | 39      | 42      | 42      | 61      | 59      | 26      | NA      | NA       | NA       | NA       | 295                                             |
| Abandon Calls                         | 100      | 67      | 111     | 93      | 84      | 142     | 238     | 188     | 567     | 108      | 151      | 384      | 2,233                                           |
| Abandon % (KPI 5%)                    | 7%       | 10%     | 7%      | 5%      | 4%      | 5%      | 9%      | 10%     | 20%     | 6%       | 8%       | 18%      | 9.1%                                            |
| Total Requests in SCF                 | 199      | 106     | 222     | 276     | 273     | 320     | 293     | 319     | 1662    | 1247     | 1250     | 1,176    | 11,606                                          |
| Total Non-Requests                    | 713      | 389     | 764     | 706     | 788     | 924     | 1362    | 625     | 697     | 236      | 371      | 418      | 3,730                                           |

# **COSF CRC Report**

## **District 1**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilwoman Rowell by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

| Category                                                      | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|---------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Right-of-Way Mowing (Roadway Maintenance - Field Operations)  | 456     | 374 | 456    | 0.0  | 2.3  | 10.0     | 100%     | 2       | 0    | 0   |
| Property Maintenance                                          | 426     | 380 | 424    | 0.7  | 5.0  | 21.0     | 96%      | 19      | 2    | 2   |
| Other                                                         | 390     | 374 | 367    | 3.4  | 27.4 | 0.0      | 0        | 13      | 23   | 1   |
| Building Permits                                              | 195     | 8   | 194    | 18.8 | 31.5 | 2.0      | 36%      | 117     | 1    | 1   |
| Yard Issue                                                    | 173     | 154 | 173    | 1.0  | 4.1  | 21.0     | 96%      | 11      | 0    | 0   |
| Reception Call                                                | 133     | 13  | 131    | 1.4  | 4.8  | 1.0      | 72%      | 30      | 2    | 2   |
| Planning & Zoning (Community & Regulatory Affairs)            | 127     | 10  | 119    | 10.6 | 71.0 | 0.0      | 0        | 3       | 8    | 0   |
| Remove / Pick-Up Litter (Field Operations)                    | 126     | 113 | 126    | 0.7  | 2.8  | 10.0     | 90%      | 9       | 0    | 0   |
| Clean Up Day                                                  | 106     | 47  | 106    | 2.2  | 11.0 | 0.0      | 0        | 4       | 0    | 0   |
| Sanitation (Public Works - Field Operations)                  | 99      | 49  | 99     | 2.4  | 5.6  | 0.0      | 98%      | 2       | 0    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)             | 96      | 68  | 96     | 0.0  | 0.9  | 10.0     | 99%      | 0       | 0    | 0   |
| Blighted / Vacant Property                                    | 78      | 61  | 78     | 1.5  | 5.0  | 21.0     | 97%      | 0       | 0    | 0   |
| Illegal Dumping in Right-of-Way (Field Operations)            | 71      | 63  | 71     | 3.1  | 3.8  | 3.0      | 83%      | 3       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle                        | 62      | 59  | 62     | 0.6  | 5.4  | 21.0     | 94%      | 2       | 0    | 0   |
| Other                                                         | 59      | 9   | 59     | 14.3 | 9.0  | 0.0      | 0        | 2       | 0    | 0   |
| Signal - Other (Traffic Services)                             | 59      | 59  | 59     | 0.0  | 0.7  | 10.0     | 98%      | 0       | 0    | 0   |
| Construction                                                  | 56      | 54  | 37     | 5.2  | 72.2 | 0.0      | 0        | 3       | 19   | 0   |
| Pothole (Asphalt Paved Maintenance - Field Operations)        | 56      | 55  | 56     | 0.2  | 1.7  | 3.0      | 70%      | 9       | 0    | 0   |
| Other Regulatory Agencies                                     | 53      | 47  | 51     | 2.8  | 8.3  | 0.0      | 0        | 0       | 2    | 0   |
| Additional Patrol Request                                     | 52      | 11  | 52     | 0.4  | 1.9  | 1.0      | 46%      | 28      | 0    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)           | 49      | 49  | 49     | 0.4  | 4.7  | 10.0     | 82%      | 4       | 0    | 0   |
| Signal - In Flash or Dark (Traffic Issues)                    | 49      | 25  | 49     | 0.0  | 0.0  | 1.0      | 100%     | 1       | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)        | 42      | 36  | 42     | 0.0  | 0.1  | 1.0      | 95%      | 1       | 0    | 0   |
| Roadside Maintenance (Field Operations)                       | 34      | 34  | 34     | 1.5  | 6.3  | 10.0     | 91%      | 1       | 0    | 0   |
| Illegal Dumping on Private Property                           | 31      | 29  | 31     | 5.1  | 14.9 | 21.0     | 81%      | 5       | 0    | 0   |
| Tree Danger/Removal (Roadside Maintenance - Field Operations) | 27      | 19  | 25     | 14.0 | 19.4 | 3.0      | 60%      | 7       | 2    | 2   |

| Category                                                                | Created | Ack | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|-------------------------------------------------------------------------|---------|-----|--------|------|-------|----------|----------|---------|------|-----|
| Signal - Preventative Maintenance (Traffic Services)                    | 26      | 26  | 26     | 0.0  | 8.0   | 90.0     | 100%     | 0       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                | 25      | 23  | 25     | 1.1  | 3.2   | 21.0     | 100%     | 0       | 0    | 0   |
| Permit / Licensing Issue                                                | 23      | 11  | 22     | 2.8  | 9.4   | 21.0     | 77%      | 6       | 1    | 1   |
| Down Tree Removal from Roadway (Field Operations)                       | 23      | 16  | 23     | 0.1  | 0.6   | 3.0      | 91%      | 1       | 0    | 0   |
| Clogged Culvert (Drainage Maintenance - Field Operations)               | 22      | 18  | 22     | 0.3  | 2.9   | 10.0     | 82%      | 1       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)                           | 21      | 19  | 21     | 5.1  | 7.2   | 1.0      | 71%      | 3       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)                  | 21      | 21  | 21     | 0.2  | 1.1   | 3.0      | 95%      | 0       | 0    | 0   |
| Capital Improvement Projects (CIP) - Public Works                       | 19      | 17  | 9      | 4.6  | 3.8   | 0.0      | 57%      | 2       | 10   | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)               | 19      | 18  | 19     | 0.2  | 1.0   | 3.0      | 79%      | 2       | 0    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)              | 19      | 13  | 15     | 0.5  | 32.8  | 15.0     | 53%      | 5       | 4    | 2   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations) | 19      | 19  | 19     | 0.1  | 4.6   | 10.0     | 63%      | 4       | 0    | 0   |
| Other                                                                   | 18      | 8   | 16     | 2.3  | 40.8  | 3.0      | 19%      | 10      | 2    | 2   |
| Clogged Inlet (Storm Water Issues - Field Operations)                   | 18      | 15  | 18     | 0.1  | 1.5   | 3.0      | 89%      | 0       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                              | 18      | 18  | 17     | 0.0  | 51.9  | 120.0    | 100%     | 0       | 1    | 0   |
| Open Records Request                                                    | 17      | 15  | 15     | 0.5  | 4.6   | 3.0      | 53%      | 7       | 2    | 2   |
| Down Tree Removal from Right of Way (Field Operations)                  | 17      | 16  | 17     | 0.2  | 0.9   | 3.0      | 100%     | 0       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)                    | 17      | 17  | 17     | 0.2  | 5.2   | 10.0     | 35%      | 4       | 0    | 0   |
| Roadway Maintenance (Field Operations)                                  | 16      | 16  | 16     | 0.2  | 4.1   | 10.0     | 94%      | 0       | 0    | 0   |
| Sign - Preventative Maintenance (Traffic Services)                      | 16      | 16  | 16     | 0.7  | 15.9  | 30.0     | 94%      | 0       | 0    | 0   |
| Traffic Calming Requests (Traffic Services)                             | 15      | 12  | 10     | 3.2  | 41.1  | 120.0    | 90%      | 1       | 5    | 2   |
| Other                                                                   | 14      | 6   | 11     | 2.1  | 14.2  | 0.0      | 0        | 0       | 3    | 0   |
| Remove Dead Animals in Roadway - Large (Field Operations)               | 14      | 13  | 14     | 0.1  | 0.3   | 1.0      | 100%     | 0       | 0    | 0   |
| Dead Trees                                                              | 13      | 1   | 13     | 1.0  | 79.4  | 7.0      | 8%       | 11      | 0    | 0   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities           | 12      | 3   | 4      | 71.0 | 159.9 | 2.0      | 0        | 4       | 8    | 8   |
| Business Licenses (Economic Development - Destination South Fulton)     | 11      | 1   | 11     | 0.6  | 0.9   | 2.0      | 82%      | 2       | 0    | 0   |
| GIS (Geographic Information Systems)                                    | 11      | 0   | 11     | 0.0  | 2.9   | 2.0      | 64%      | 4       | 0    | 0   |



| Category                                                                                       | Created | Ack   | Closed | DTA   | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|------------------------------------------------------------------------------------------------|---------|-------|--------|-------|-------|----------|----------|---------|------|-----|
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)                              | 11      | 10    | 10     | 1.4   | 6.2   | 30.0     | 90%      | 1       | 1    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations)                          | 11      | 11    | 11     | 1.5   | 11.3  | 30.0     | 100%     | 1       | 0    | 0   |
| Damaged Fire Hydrant                                                                           | 10      | 8     | 10     | 1.5   | 12.9  | 30.0     | 70%      | 3       | 0    | 0   |
| Tree Fallen                                                                                    | 10      | 4     | 10     | 34.0  | 40.5  | 7.0      | 20%      | 6       | 0    | 0   |
| Outdoor Requests (Other)                                                                       | 9       | 2     | 1      | 82.5  | 295.0 | 3.0      | 0        | 1       | 8    | 7   |
| Rough Road (Unpaved Road Maintenance - Field Operations)                                       | 9       | 9     | 9      | 0.1   | 2.6   | 10.0     | 100%     | 0       | 0    | 0   |
| Live Domestic Animals                                                                          | 8       | 0     | 7      | 0.0   | 0.0   | 0.0      | 0        | 0       | 1    | 0   |
| Fire Apparatus Request (for Community Events)                                                  | 8       | 6     | 8      | 38.5  | 30.4  | 2.0      | 13%      | 7       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)                                      | 8       | 6     | 8      | 0.1   | 0.8   | 1.0      | 50%      | 1       | 0    | 0   |
| Noise Complaint (Hartsfield-Jackson Atlanta International Airport)                             | 8       | 0     | 8      | 0.0   | 26.0  | 0.0      | 0        | 0       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance                                                  | 7       | 4     | 7      | 1.5   | 18.4  | 7.0      | 71%      | 3       | 0    | 0   |
| Dead Animal Pickup on Private Property                                                         | 7       | 3     | 7      | 0.5   | 5.6   | 7.0      | 71%      | 0       | 0    | 0   |
| COVID-19 (Coronavirus) Inquiry                                                                 | 6       | 1     | 3      | 2.0   | 5.4   | 0.0      | 0        | 1       | 3    | 0   |
| Land Development (Community and Regulatory Affairs)                                            | 6       | 1     | 5      | 76.0  | 50.4  | 3.0      | 20%      | 3       | 1    | 0   |
| Live Wild Animals                                                                              | 6       | 0     | 3      | 0.0   | 0.0   | 1.0      | 100%     | 0       | 3    | 3   |
| Curb/Gutter Maintenance (Roadway Maintenance - Field Operations)                               | 5       | 3     | 4      | 9.6   | 7.7   | 30.0     | 100%     | 0       | 1    | 0   |
| Traffic Operations - Other (Traffic Services)                                                  | 5       | 5     | 3      | 0.0   | 15.7  | 30.0     | 67%      | 1       | 2    | 2   |
| Restroom, Kitchen, Activity, Cardio, Locker Rooms or Water Fountains - Parks & Rec. Facilities | 4       | 0     | 0      | 0.0   | 0.0   | 14.0     | 0        | 0       | 4    | 4   |
| Curb/Gutter Installation (Roadway Construction - Field Operations)                             | 4       | 3     | 4      | 0.0   | 9.1   | 30.0     | 100%     | 0       | 0    | 0   |
| Street Lights                                                                                  | 4       | 3     | 4      | 0.3   | 0.3   | 7.0      | 100%     | 0       | 0    | 0   |
| Weight, Gymnasium, Pool or Walking Track - Parks & Rec. Facilities                             | 3       | 1     | 3      | 258.6 | 175.6 | 21.0     | 0        | 3       | 0    | 0   |
| Bridge Maintenance                                                                             | 3       | 3     | 3      | 0.3   | 55.2  | 365.0    | 100%     | 0       | 0    | 0   |
| Damaged Curb (Roadway Maintenance - Field Operations)                                          | 3       | 3     | 3      | 0.0   | 9.2   | 10.0     | 100%     | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                                                  | 3       | 3     | 3      | 3.9   | 10.5  | 10.0     | 33%      | 0       | 0    | 0   |
| Communications & External Affairs                                                              | 2       | 0     | 2      | 0.0   | 20.3  | 2.0      | 0        | 2       | 0    | 0   |
| Unlicensed Business Complaint                                                                  | 2       | 0     | 2      | 0.0   | 0.8   | 5.0      | 100%     | 0       | 0    | 0   |
| Business Inquiry                                                                               | 2       | 1     | 2      | 0.2   | 0.1   | 10.0     | 100%     | 0       | 0    | 0   |
| <div> <div>Page 250 of 775</div> <div>City of South Fulton   December 8, 2020</div> </div>     |         |       |        |       |       |          |          |         |      |     |
| Totals                                                                                         | 3,755   | 2,049 | 1,661  | 16.0  | 20.9  | -        | 84%      | 384     | 122  | 43  |

| Category                                                                 | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open       | O&O       |
|--------------------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|------------|-----------|
| Outdoor Equipment Requests                                               | 2            | 0            | 1            | 0.0        | 247.7       | 14.0     | 0          | 1          | 1          | 1         |
| Lobby - Parks & Rec. Facilities                                          | 2            | 0            | 1            | 0.0        | 249.0       | 3.0      | 0          | 1          | 1          | 1         |
| Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Services) | 2            | 2            | 2            | 0.0        | 1.0         | 3.0      | 50%        | 1          | 0          | 0         |
| Special Projects (Field Operations)                                      | 2            | 1            | 2            | 0.0        | 27.0        | 30.0     | 100%       | 0          | 0          | 0         |
| Accounts Receivable (Finance & Administrative Services)                  | 1            | 0            | 1            | 0.0        | 9.2         | 2.0      | 0          | 1          | 0          | 0         |
| City Clerk                                                               | 1            | 0            | 1            | 0.0        | 23.4        | 5.0      | 0          | 1          | 0          | 0         |
| Municipal Court                                                          | 1            | 0            | 0            | 0.0        | 0.0         | 0.0      | 0          | 0          | 1          | 0         |
| Sprinkler System Review (Businesses Only)                                | 1            | 0            | 1            | 0.0        | 3.5         | 3.0      | 0          | 1          | 0          | 0         |
| Fire Alarm System Review (Businesses Only)                               | 1            | 0            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0          | 0         |
| Trespassing                                                              | 1            | 1            | 1            | 0.1        | 1.1         | 1.0      | 0          | 1          | 0          | 0         |
| Recreation Programs                                                      | 1            | 1            | 1            | 0.9        | 0.9         | 3.0      | 100%       | 0          | 0          | 0         |
| Permit / Licensing Issue (Zone 4)                                        | 1            | 0            | 1            | 0.0        | 2.2         | 21.0     | 100%       | 0          | 0          | 0         |
| Property Maintenance (Zone 5)                                            | 1            | 1            | 1            | 0.9        | 11.4        | 21.0     | 100%       | 1          | 0          | 0         |
| Damaged Guard Rail (Roadway Construction - Field Operations)             | 1            | 1            | 1            | 0.0        | 28.0        | 30.0     | 100%       | 0          | 0          | 0         |
| Right-of-Way Permits/Utility Permits (Field Operations)                  | 1            | 1            | 1            | 0.0        | 17.0        | 10.0     | 0          | 0          | 0          | 0         |
| Signal - Long Term Repair (Traffic Services)                             | 1            | 1            | 1            | 0.0        | 31.0        | 120.0    | 100%       | 0          | 0          | 0         |
| Snow/Ice Removal (Inclement Weather - Field Operations)                  | 1            | 1            | 1            | 0.2        | 0.2         | 1.0      | 100%       | 0          | 0          | 0         |
| Street Signs Gone (Traffic Issues)                                       | 1            | 1            | 1            | 0.0        | 0.4         | 3.0      | 100%       | 0          | 0          | 0         |
| <b>Totals</b>                                                            | <b>3,755</b> | <b>2,659</b> | <b>3,633</b> | <b>1.9</b> | <b>12.9</b> | <b>-</b> | <b>84%</b> | <b>384</b> | <b>122</b> | <b>43</b> |

# **COSF CRC Report**

## **District 2**

*October 1, 2019 - October 31, 2020*

*Prepared for Mayor Pro Tem Gumbs by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge    DTC: Days to Close    O&O: Open and Overdue

| Category                                                              | Created | Ack | Closed | DTA | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|-----------------------------------------------------------------------|---------|-----|--------|-----|------|----------|----------|---------|------|-----|
| Other                                                                 | 232     | 222 | 218    | 3.5 | 28.7 | 0.0      | 0        | 10      | 14   | 4   |
| Right-of-Way Mowing (Roadway Maintenance - Field Operations)          | 221     | 197 | 221    | 0.0 | 1.9  | 10.0     | 100%     | 0       | 0    | 0   |
| Building Permits                                                      | 164     | 9   | 160    | 9.2 | 29.5 | 2.0      | 37%      | 101     | 4    | 4   |
| Reception Call                                                        | 122     | 9   | 122    | 6.7 | 5.3  | 1.0      | 78%      | 25      | 0    | 0   |
| Planning & Zoning (Community & Regulatory Affairs)                    | 114     | 7   | 107    | 5.2 | 72.7 | 0.0      | 0        | 1       | 7    | 0   |
| Illegal Dumping in Right-of-Way (Field Operations)                    | 102     | 99  | 102    | 0.3 | 1.9  | 3.0      | 81%      | 9       | 0    | 0   |
| Property Maintenance (Zone 4)                                         | 99      | 65  | 99     | 4.9 | 14.9 | 21.0     | 70%      | 23      | 0    | 0   |
| Remove / Pick-Up Litter (Field Operations)                            | 92      | 86  | 92     | 0.6 | 2.4  | 10.0     | 83%      | 7       | 0    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)                     | 89      | 67  | 89     | 0.0 | 1.1  | 10.0     | 100%     | 0       | 0    | 0   |
| Sanitation (Public Works - Field Operations)                          | 86      | 42  | 86     | 4.6 | 6.8  | 0.0      | 91%      | 2       | 0    | 0   |
| Pothole (Asphalt Paved Maintenance - Field Operations)                | 67      | 66  | 67     | 0.2 | 1.7  | 3.0      | 76%      | 6       | 0    | 0   |
| Clean Up Day                                                          | 58      | 22  | 58     | 2.8 | 10.7 | 0.0      | 0        | 0       | 0    | 0   |
| Other                                                                 | 55      | 5   | 55     | 1.8 | 5.3  | 0.0      | 0        | 1       | 0    | 0   |
| Construction                                                          | 55      | 50  | 41     | 8.3 | 56.9 | 0.0      | 0        | 1       | 14   | 0   |
| Additional Patrol Request                                             | 52      | 16  | 52     | 1.3 | 2.0  | 1.0      | 42%      | 25      | 0    | 0   |
| Property Maintenance                                                  | 46      | 36  | 46     | 1.3 | 4.1  | 21.0     | 98%      | 2       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 4)                       | 43      | 30  | 43     | 6.2 | 18.3 | 21.0     | 56%      | 19      | 0    | 0   |
| Signal - In Flash or Dark (Traffic Issues)                            | 38      | 28  | 38     | 0.0 | 0.0  | 1.0      | 100%     | 0       | 0    | 0   |
| Open Records Request                                                  | 35      | 25  | 35     | 0.5 | 17.7 | 3.0      | 40%      | 17      | 0    | 0   |
| Illegal Dumping on Private Property (Zone 4)                          | 34      | 24  | 34     | 5.5 | 16.7 | 21.0     | 59%      | 13      | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)                | 29      | 26  | 29     | 0.0 | 0.1  | 1.0      | 97%      | 0       | 0    | 0   |
| Signal - Other (Traffic Services)                                     | 29      | 29  | 29     | 0.0 | 1.4  | 10.0     | 93%      | 0       | 0    | 0   |
| Yard Issue (Zone 4)                                                   | 28      | 17  | 28     | 7.0 | 14.9 | 21.0     | 71%      | 6       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                            | 27      | 27  | 26     | 0.0 | 43.5 | 120.0    | 100%     | 0       | 1    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations) | 25      | 25  | 25     | 1.3 | 10.2 | 30.0     | 84%      | 1       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)                | 25      | 24  | 25     | 0.1 | 1.3  | 3.0      | 92%      | 0       | 0    | 0   |

| Category                                                                | Created | Ack   | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|-------------------------------------------------------------------------|---------|-------|--------|------|------|----------|----------|---------|------|-----|
| Tree Danger/Removal (Roadside Maintenance - Field Operations)           | 24      | 17    | 19     | 5.7  | 8.8  | 3.0      | 63%      | 2       | 5    | 5   |
| Blighted / Vacant Property (Zone 4)                                     | 23      | 15    | 23     | 4.1  | 13.2 | 21.0     | 70%      | 6       | 0    | 0   |
| Down Tree Removal from Right of Way (Field Operations)                  | 22      | 17    | 22     | 0.0  | 0.2  | 3.0      | 100%     | 0       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)                           | 22      | 20    | 22     | 3.5  | 5.6  | 1.0      | 73%      | 5       | 0    | 0   |
| Signal - Preventative Maintenance (Traffic Services)                    | 22      | 20    | 22     | 0.0  | 8.8  | 90.0     | 100%     | 0       | 0    | 0   |
| Yard Issue                                                              | 21      | 17    | 21     | 3.4  | 7.0  | 21.0     | 90%      | 4       | 0    | 0   |
| Rough Road (Unpaved Road Maintenance - Field Operations)                | 21      | 20    | 21     | 0.0  | 0.7  | 10.0     | 100%     | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle                                  | 20      | 16    | 19     | 0.6  | 11.3 | 21.0     | 89%      | 1       | 1    | 1   |
| Other Regulatory Agencies                                               | 20      | 16    | 19     | 0.2  | 6.2  | 0.0      | 0        | 2       | 1    | 0   |
| Roadside Maintenance (Field Operations)                                 | 20      | 19    | 20     | 1.5  | 4.9  | 10.0     | 90%      | 0       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 4)                       | 18      | 14    | 18     | 3.1  | 47.0 | 21.0     | 44%      | 10      | 0    | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)               | 17      | 16    | 17     | 0.2  | 1.1  | 3.0      | 76%      | 1       | 0    | 0   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations) | 17      | 16    | 17     | 7.8  | 14.8 | 10.0     | 82%      | 1       | 0    | 0   |
| Capital Improvement Projects (CIP) - Public Works                       | 15      | 12    | 5      | 21.2 | 24.8 | 0.0      | 0        | 2       | 10   | 1   |
| Sink Holes (Drainage Maintenance - Field Operations)                    | 15      | 15    | 14     | 1.2  | 6.5  | 10.0     | 64%      | 2       | 1    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)              | 15      | 5     | 11     | 0.6  | 19.1 | 15.0     | 36%      | 5       | 4    | 3   |
| Blighted / Vacant Property                                              | 14      | 10    | 14     | 0.7  | 7.5  | 21.0     | 86%      | 1       | 0    | 0   |
| Permit / Licensing Issue                                                | 14      | 11    | 14     | 4.1  | 15.1 | 21.0     | 71%      | 5       | 0    | 0   |
| Permit / Licensing Issue (Zone 4)                                       | 13      | 9     | 13     | 2.9  | 12.6 | 21.0     | 77%      | 3       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                       | 12      | 8     | 12     | 0.0  | 0.5  | 3.0      | 92%      | 0       | 0    | 0   |
| Sign - Preventative Maintenance (Traffic Services)                      | 12      | 12    | 12     | 0.0  | 16.1 | 30.0     | 100%     | 0       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                | 11      | 7     | 10     | 2.6  | 5.4  | 21.0     | 90%      | 1       | 1    | 1   |
| Remove Dead Animals in Roadway - Large (Field Operations)               | 11      | 10    | 11     | 0.0  | 0.3  | 1.0      | 91%      | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                           | 11      | 11    | 11     | 0.1  | 5.7  | 10.0     | 73%      | 0       | 0    | 0   |
| Damaged Fire Hydrant                                                    | 10      | 8     | 10     | 11.5 | 23.0 | 30.0     | 60%      | 4       | 0    | 0   |
| Other                                                                   | 9       | 4     | 9      | 39.5 | 29.4 | 3.0      | 44%      | 2       | 0    | 0   |
| Illegal Dumping on Private Property                                     | 9       | 8     | 9      | 0.5  | 7.6  | 21.0     | 89%      | 1       | 0    | 0   |
| Page 254 of 775                                                         |         |       |        |      |      |          |          |         |      |     |
| Totals                                                                  | 2,585   | 1,416 | 1,501  | 25.0 | 20.8 | -        | 77%      | 356     | 82   | 29  |

| Category                                                            | Created | Ack | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|---------------------------------------------------------------------|---------|-----|--------|------|-------|----------|----------|---------|------|-----|
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)   | 9       | 9   | 8      | 0.3  | 3.3   | 30.0     | 88%      | 1       | 1    | 0   |
| Live Domestic Animals                                               | 8       | 1   | 5      | 2.1  | 0.0   | 0.0      | 0        | 0       | 3    | 1   |
| Other                                                               | 8       | 4   | 7      | 9.5  | 22.9  | 0.0      | 0        | 1       | 1    | 0   |
| Damaged Curb (Roadway Maintenance - Field Operations)               | 8       | 7   | 8      | 0.0  | 9.6   | 10.0     | 88%      | 0       | 0    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)                 | 8       | 8   | 8      | 0.0  | 2.5   | 10.0     | 100%     | 0       | 0    | 0   |
| Business Licenses (Economic Development - Destination South Fulton) | 7       | 0   | 7      | 0.0  | 0.1   | 2.0      | 100%     | 0       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 4)              | 7       | 4   | 7      | 2.8  | 4.7   | 7.0      | 71%      | 1       | 0    | 0   |
| Bridge Maintenance                                                  | 7       | 7   | 7      | 0.0  | 15.8  | 365.0    | 100%     | 0       | 0    | 0   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities       | 6       | 1   | 3      | 14.7 | 105.9 | 2.0      | 0        | 3       | 3    | 3   |
| Dead Trees (Zone 4)                                                 | 6       | 2   | 6      | 4.2  | 43.0  | 7.0      | 33%      | 4       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)               | 6       | 6   | 6      | 0.0  | 3.4   | 3.0      | 83%      | 0       | 0    | 0   |
| Tree Fallen (Zone 4)                                                | 5       | 0   | 5      | 0.0  | 118.8 | 7.0      | 0        | 5       | 0    | 0   |
| Curb/Gutter Maintenance (Roadway Maintenance - Field Operations)    | 5       | 5   | 5      | 1.2  | 2.1   | 30.0     | 80%      | 1       | 0    | 0   |
| Signal - Long Term Repair (Traffic Services)                        | 5       | 4   | 5      | 0.0  | 46.3  | 120.0    | 100%     | 0       | 0    | 0   |
| Street Signs Down in Road (Signage Issues)                          | 5       | 5   | 5      | 0.0  | 1.2   | 1.0      | 80%      | 0       | 0    | 0   |
| Street Signs Gone (Traffic Issues)                                  | 5       | 3   | 5      | 0.0  | 2.9   | 3.0      | 60%      | 0       | 0    | 0   |
| Noise Complaint (Hartsfield-Jackson Atlanta International Airport)  | 5       | 0   | 5      | 0.0  | 26.0  | 0.0      | 0        | 0       | 0    | 0   |
| GIS (Geographic Information Systems)                                | 4       | 0   | 3      | 0.0  | 0.0   | 2.0      | 100%     | 0       | 1    | 1   |
| Land Development (Community and Regulatory Affairs)                 | 4       | 0   | 2      | 0.0  | 156.3 | 3.0      | 50%      | 1       | 2    | 2   |
| Municipal Court                                                     | 4       | 0   | 1      | 0.0  | 0.1   | 0.0      | 0        | 0       | 3    | 0   |
| Unlicensed Business Complaint                                       | 4       | 2   | 4      | 15.1 | 15.9  | 5.0      | 25%      | 2       | 0    | 0   |
| Dead Trees                                                          | 4       | 0   | 4      | 0.0  | 36.4  | 7.0      | 25%      | 3       | 0    | 0   |
| Roadway Maintenance (Field Operations)                              | 4       | 4   | 4      | 3.1  | 9.0   | 10.0     | 75%      | 0       | 0    | 0   |
| Traffic Calming Requests (Traffic Services)                         | 4       | 4   | 0      | 9.1  | 0.0   | 120.0    | 0        | 0       | 4    | 2   |
| Trespassing                                                         | 3       | 0   | 3      | 0.0  | 4.1   | 1.0      | 0        | 3       | 0    | 0   |
| Clogged Culvert (Drainage Maintenance - Field Operations)           | 3       | 3   | 3      | 0.2  | 0.3   | 10.0     | 100%     | 0       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)           | 3       | 2   | 3      | 4.6  | 6.8   | 1.0      | 33%      | 0       | 0    | 0   |



| Category                                                              | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open      | O&O       |
|-----------------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|-----------|-----------|
| Street Lights                                                         | 3            | 2            | 3            | 0.2        | 0.2         | 7.0      | 100%       | 0          | 0         | 0         |
| Traffic Operations - Other (Traffic Services)                         | 3            | 2            | 3            | 0.0        | 25.0        | 30.0     | 67%        | 1          | 0         | 0         |
| City Manager                                                          | 2            | 0            | 2            | 0.0        | 0.2         | 2.0      | 100%       | 0          | 0         | 0         |
| Live Wild Animals                                                     | 2            | 0            | 2            | 0.0        | 0.0         | 1.0      | 100%       | 0          | 0         | 0         |
| Outdoor Requests (Other)                                              | 2            | 1            | 2            | 10.1       | 8.5         | 3.0      | 50%        | 1          | 0         | 0         |
| Excessively Barking Dog – Late Night Nuisance                         | 2            | 0            | 2            | 0.0        | 1.1         | 7.0      | 100%       | 0          | 0         | 0         |
| Dead Animal Pickup on Private Property                                | 2            | 1            | 2            | 2.0        | 3.6         | 7.0      | 100%       | 0          | 0         | 0         |
| Dead Animal Pickup on Private Property (Zone 4)                       | 2            | 2            | 2            | 7.3        | 22.0        | 7.0      | 50%        | 1          | 0         | 0         |
| Cross Drain Maintenance (Unpaved Road Maintenance - Field Operations) | 2            | 2            | 2            | 0.1        | 16.3        | 30.0     | 50%        | 0          | 0         | 0         |
| Manhole Covers (Roadside Maintenance - Field Operations)              | 2            | 2            | 2            | 0.5        | 2.0         | 3.0      | 100%       | 0          | 0         | 0         |
| Special Projects (Field Operations)                                   | 2            | 2            | 2            | 0.0        | 0.0         | 30.0     | 100%       | 0          | 0         | 0         |
| COVID-19 (Coronavirus) Inquiry                                        | 1            | 0            | 1            | 0.0        | 0.0         | 0.0      | 0          | 0          | 0         | 0         |
| Communications & External Affairs                                     | 1            | 1            | 1            | 8.6        | 8.6         | 2.0      | 0          | 0          | 0         | 0         |
| Human Resources                                                       | 1            | 0            | 1            | 0.0        | 1.9         | 2.0      | 100%       | 0          | 0         | 0         |
| Business Inquiry                                                      | 1            | 1            | 1            | 0.4        | 1.1         | 10.0     | 100%       | 0          | 0         | 0         |
| Fire Apparatus Request (for Community Events)                         | 1            | 0            | 1            | 0.0        | 0.0         | 2.0      | 100%       | 0          | 0         | 0         |
| Sprinkler System Review (Businesses Only)                             | 1            | 0            | 1            | 0.0        | 5.0         | 3.0      | 0          | 1          | 0         | 0         |
| Weight, Gymnasium, Pool or Walking Track - Parks & Rec. Facilities    | 1            | 1            | 0            | 85.1       | 0.0         | 21.0     | 0          | 0          | 1         | 1         |
| Yard Issue (Zone 5)                                                   | 1            | 1            | 1            | 0.7        | 6.9         | 21.0     | 100%       | 0          | 0         | 0         |
| Permit / Licensing Issue (Zone 6)                                     | 1            | 1            | 1            | 2.9        | 4.4         | 21.0     | 100%       | 0          | 0         | 0         |
| <b>Totals</b>                                                         | <b>2,585</b> | <b>1,706</b> | <b>2,503</b> | <b>2.4</b> | <b>14.8</b> | <b>-</b> | <b>77%</b> | <b>356</b> | <b>82</b> | <b>29</b> |

# **COSF CRC Report**

## **District 3**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilwoman Willis by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge    DTC: Days to Close    O&O: Open and Overdue

| Category                                                     | Created | Ack   | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------|---------|-------|--------|------|------|----------|----------|---------|------|-----|
| Right-of-Way Mowing (Roadway Maintenance - Field Operations) | 536     | 486   | 536    | 0.1  | 2.4  | 10.0     | 99%      | 3       | 0    | 0   |
| Other                                                        | 373     | 359   | 352    | 5.2  | 24.2 | 0.0      | 0        | 12      | 21   | 0   |
| Building Permits                                             | 217     | 17    | 212    | 6.5  | 35.2 | 2.0      | 37%      | 125     | 5    | 5   |
| Illegal Dumping in Right-of-Way (Field Operations)           | 186     | 183   | 186    | 0.2  | 1.3  | 3.0      | 92%      | 5       | 0    | 0   |
| Reception Call                                               | 178     | 18    | 177    | 2.6  | 3.3  | 1.0      | 78%      | 32      | 1    | 1   |
| Planning & Zoning (Community & Regulatory Affairs)           | 158     | 4     | 153    | 11.8 | 78.5 | 0.0      | 0        | 0       | 5    | 0   |
| Remove / Pick-Up Litter (Field Operations)                   | 150     | 139   | 150    | 0.5  | 3.1  | 10.0     | 88%      | 10      | 0    | 0   |
| Sanitation (Public Works - Field Operations)                 | 114     | 59    | 114    | 0.4  | 3.6  | 0.0      | 100%     | 1       | 0    | 0   |
| Pothole (Asphalt Paved Maintenance - Field Operations)       | 113     | 107   | 113    | 0.3  | 1.9  | 3.0      | 66%      | 18      | 0    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)            | 109     | 77    | 109    | 0.0  | 0.9  | 10.0     | 100%     | 0       | 0    | 0   |
| Property Maintenance (Zone 6)                                | 101     | 93    | 101    | 0.7  | 8.8  | 21.0     | 88%      | 10      | 0    | 0   |
| Property Maintenance (Zone 4)                                | 75      | 48    | 74     | 3.5  | 13.6 | 21.0     | 72%      | 20      | 1    | 1   |
| Clean Up Day                                                 | 72      | 46    | 72     | 2.9  | 8.6  | 0.0      | 0        | 1       | 0    | 0   |
| Construction                                                 | 69      | 68    | 48     | 4.4  | 55.1 | 0.0      | 0        | 0       | 21   | 0   |
| Additional Patrol Request                                    | 61      | 21    | 61     | 0.5  | 2.6  | 1.0      | 38%      | 34      | 0    | 0   |
| Property Maintenance                                         | 61      | 49    | 61     | 1.3  | 8.7  | 21.0     | 85%      | 9       | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)       | 53      | 47    | 53     | 0.0  | 0.0  | 1.0      | 98%      | 1       | 0    | 0   |
| Other                                                        | 50      | 8     | 49     | 1.7  | 6.6  | 0.0      | 0        | 3       | 1    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)          | 47      | 43    | 47     | 3.0  | 4.0  | 10.0     | 96%      | 0       | 0    | 0   |
| Yard Issue (Zone 6)                                          | 40      | 40    | 40     | 1.0  | 11.1 | 21.0     | 83%      | 7       | 0    | 0   |
| Other Regulatory Agencies                                    | 40      | 38    | 37     | 8.8  | 13.7 | 0.0      | 0        | 0       | 3    | 0   |
| Signal - Other (Traffic Services)                            | 40      | 40    | 40     | 0.1  | 0.6  | 10.0     | 100%     | 0       | 0    | 0   |
| Yard Issue (Zone 4)                                          | 39      | 26    | 39     | 4.3  | 13.3 | 21.0     | 72%      | 10      | 0    | 0   |
| Illegal Dumping on Private Property (Zone 6)                 | 38      | 33    | 38     | 0.4  | 9.6  | 21.0     | 89%      | 2       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)       | 36      | 36    | 36     | 0.3  | 1.6  | 3.0      | 94%      | 0       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 4)                 | 34      | 22    | 34     | 3.4  | 9.8  | 21.0     | 85%      | 4       | 0    | 0   |
| Property Maintenance (Zone 5)                                | 34      | 20    | 34     | 3.8  | 7.0  | 21.0     | 88%      | 4       | 0    | 0   |
| Totals                                                       | 3,937   | 3,414 | 3,881  | 2.6  | 20.6 | -        | 82%      | 451     | 117  | 34  |

| Category                                                                                   | Created | Ack   | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------------------------------------|---------|-------|--------|------|-------|----------|----------|---------|------|-----|
| Rough Road (Unpaved Road Maintenance - Field Operations)                                   | 34      | 31    | 34     | 0.0  | 2.6   | 10.0     | 97%      | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 6)                                            | 33      | 29    | 33     | 2.4  | 18.9  | 21.0     | 70%      | 9       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 4)                                            | 31      | 21    | 31     | 5.2  | 9.0   | 21.0     | 81%      | 6       | 0    | 0   |
| Signal - In Flash or Dark (Traffic Issues)                                                 | 31      | 24    | 31     | 0.0  | 0.0   | 1.0      | 100%     | 0       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)                                              | 28      | 27    | 28     | 3.0  | 6.8   | 1.0      | 61%      | 5       | 0    | 0   |
| Roadside Maintenance (Field Operations)                                                    | 27      | 26    | 27     | 1.6  | 4.3   | 10.0     | 96%      | 0       | 0    | 0   |
| Blighted / Vacant Property (Zone 6)                                                        | 26      | 20    | 26     | 1.1  | 10.3  | 21.0     | 85%      | 2       | 0    | 0   |
| Tree Danger/Removal (Roadside Maintenance - Field Operations)                              | 26      | 20    | 23     | 0.1  | 6.6   | 3.0      | 78%      | 1       | 3    | 3   |
| Capital Improvement Projects (CIP) - Public Works                                          | 25      | 23    | 9      | 16.0 | 92.4  | 0.0      | 50%      | 2       | 16   | 1   |
| Yard Issue                                                                                 | 24      | 16    | 24     | 1.0  | 14.7  | 21.0     | 92%      | 2       | 0    | 0   |
| Open Records Request                                                                       | 23      | 16    | 23     | 0.9  | 4.8   | 3.0      | 57%      | 8       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                                          | 23      | 16    | 23     | 0.4  | 0.4   | 3.0      | 91%      | 0       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)                                      | 21      | 17    | 21     | 0.3  | 1.6   | 3.0      | 71%      | 1       | 0    | 0   |
| Down Tree Removal from Right of Way (Field Operations)                                     | 21      | 18    | 21     | 0.1  | 0.7   | 3.0      | 100%     | 0       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                                                 | 20      | 20    | 19     | 0.0  | 41.7  | 120.0    | 100%     | 0       | 1    | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)                                  | 17      | 13    | 17     | 0.3  | 1.3   | 3.0      | 71%      | 2       | 0    | 0   |
| Other                                                                                      | 16      | 5     | 16     | 12.0 | 11.9  | 3.0      | 50%      | 7       | 0    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations)                      | 16      | 15    | 16     | 3.2  | 13.3  | 30.0     | 88%      | 1       | 0    | 0   |
| Sign - Preventative Maintenance (Traffic Services)                                         | 16      | 16    | 16     | 0.0  | 15.3  | 30.0     | 100%     | 0       | 0    | 0   |
| Remove Dead Animals in Roadway - Large (Field Operations)                                  | 15      | 14    | 15     | 0.0  | 0.3   | 1.0      | 93%      | 0       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)                                       | 15      | 13    | 15     | 0.9  | 5.5   | 10.0     | 67%      | 1       | 0    | 0   |
| Business Licenses (Economic Development - Destination South Fulton)                        | 14      | 4     | 14     | 0.2  | 1.2   | 2.0      | 79%      | 3       | 0    | 0   |
| Blighted / Vacant Property (Zone 4)                                                        | 14      | 9     | 14     | 2.8  | 8.9   | 21.0     | 93%      | 1       | 0    | 0   |
| Signal - Preventative Maintenance (Traffic Services)                                       | 14      | 14    | 14     | 0.0  | 18.4  | 90.0     | 100%     | 0       | 0    | 0   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations)                    | 14      | 14    | 14     | 15.9 | 19.5  | 10.0     | 79%      | 2       | 0    | 0   |
| Live Domestic Animals                                                                      | 13      | 0     | 9      | 0.0  | 15.9  | 0.0      | 0        | 0       | 4    | 0   |
| <div> <div>Page 259 of 775</div> <div>City of South Fulton   December 8, 2020</div> </div> |         |       |        |      |       |          |          |         |      |     |
| Totals                                                                                     | 3,937   | 3,214 | 3,891  | 62.0 | 206.6 | -        | 82%      | 451     | 117  | 34  |

| Category                                                           | Created | Ack | Closed | DTA   | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------------|---------|-----|--------|-------|-------|----------|----------|---------|------|-----|
| Curb/Gutter Maintenance (Roadway Maintenance - Field Operations)   | 13      | 10  | 13     | 2.6   | 4.2   | 30.0     | 100%     | 0       | 0    | 0   |
| Traffic Calming Requests (Traffic Services)                        | 13      | 9   | 7      | 5.1   | 59.6  | 120.0    | 86%      | 1       | 6    | 1   |
| Other                                                              | 12      | 7   | 12     | 0.3   | 26.4  | 0.0      | 0        | 1       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 4)                  | 12      | 4   | 12     | 1.8   | 13.5  | 21.0     | 67%      | 4       | 0    | 0   |
| Dead Animal Pickup on Private Property (Zone 4)                    | 10      | 7   | 10     | 3.7   | 5.3   | 7.0      | 70%      | 3       | 0    | 0   |
| Clogged Culvert (Drainage Maintenance - Field Operations)          | 10      | 8   | 10     | 2.2   | 3.1   | 10.0     | 90%      | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                      | 10      | 10  | 10     | 0.2   | 5.4   | 10.0     | 70%      | 1       | 0    | 0   |
| Noise Complaint (Hartsfield-Jackson Atlanta International Airport) | 10      | 0   | 10     | 0.0   | 10.3  | 0.0      | 0        | 0       | 0    | 0   |
| Land Development (Community and Regulatory Affairs)                | 9       | 1   | 5      | 0.4   | 46.2  | 3.0      | 40%      | 3       | 4    | 4   |
| Municipal Court                                                    | 9       | 1   | 4      | 135.4 | 100.0 | 0.0      | 0        | 0       | 5    | 0   |
| Outdoor Requests (Other)                                           | 9       | 3   | 7      | 14.6  | 96.6  | 3.0      | 0        | 7       | 2    | 2   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities      | 9       | 2   | 2      | 124.8 | 239.3 | 2.0      | 0        | 2       | 7    | 7   |
| Permit / Licensing Issue                                           | 9       | 6   | 9      | 1.9   | 6.2   | 21.0     | 89%      | 5       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)          | 9       | 6   | 9      | 0.1   | 0.7   | 1.0      | 56%      | 1       | 0    | 0   |
| Blighted / Vacant Property                                         | 8       | 3   | 7      | 1.9   | 6.2   | 21.0     | 100%     | 1       | 1    | 1   |
| Illegal Dumping on Private Property                                | 8       | 6   | 8      | 0.5   | 9.9   | 21.0     | 88%      | 2       | 0    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)         | 8       | 5   | 6      | 0.2   | 1.7   | 15.0     | 83%      | 1       | 2    | 2   |
| Damaged Fire Hydrant                                               | 7       | 7   | 7      | 5.4   | 7.3   | 30.0     | 86%      | 1       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle                             | 7       | 7   | 5      | 3.5   | 15.6  | 21.0     | 60%      | 2       | 2    | 2   |
| Yard Issue (Zone 5)                                                | 7       | 6   | 7      | 0.7   | 1.2   | 21.0     | 100%     | 0       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 6)                  | 7       | 7   | 7      | 0.5   | 10.0  | 21.0     | 71%      | 2       | 0    | 0   |
| Damaged Curb (Roadway Maintenance - Field Operations)              | 7       | 6   | 7      | 0.1   | 4.3   | 10.0     | 86%      | 1       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 5)                  | 6       | 3   | 6      | 0.4   | 42.3  | 21.0     | 50%      | 3       | 0    | 0   |
| Permit / Licensing Issue (Zone 6)                                  | 6       | 3   | 6      | 1.0   | 17.4  | 21.0     | 83%      | 1       | 0    | 0   |
| GIS (Geographic Information Systems)                               | 5       | 0   | 5      | 0.0   | 2.1   | 2.0      | 60%      | 2       | 0    | 0   |
| Live Wild Animals                                                  | 5       | 0   | 4      | 0.0   | 0.0   | 1.0      | 100%     | 0       | 1    | 1   |
| Unlicensed Business Complaint                                      | 5       | 3   | 5      | 0.4   | 18.3  | 5.0      | 60%      | 1       | 0    | 0   |





| Category                                                                                       | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open       | O&O       |
|------------------------------------------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|------------|-----------|
| Tree Fallen (Zone 5)                                                                           | 2            | 1            | 2            | 12.1       | 114.6       | 7.0      | 0          | 2          | 0          | 0         |
| Property Maintenance (Zone 5C)                                                                 | 2            | 0            | 2            | 0.0        | 8.8         | 21.0     | 100%       | 1          | 0          | 0         |
| Dead Animal Pickup on Private Property (Zone 6)                                                | 2            | 2            | 2            | 1.4        | 29.1        | 7.0      | 0          | 2          | 0          | 0         |
| Abandoned / Inoperative / Junk Vehicle (Zone 12)                                               | 2            | 1            | 2            | 3.0        | 24.2        | 21.0     | 0          | 2          | 0          | 0         |
| Yard Issue (Zone 12)                                                                           | 2            | 2            | 2            | 12.5       | 23.8        | 21.0     | 50%        | 1          | 0          | 0         |
| Curb/Gutter Installation (Roadway Construction - Field Operations)                             | 2            | 2            | 2            | 14.9       | 19.9        | 30.0     | 50%        | 1          | 0          | 0         |
| Remove Graffiti in Right-of-Way (Field Operations)                                             | 2            | 2            | 2            | 3.1        | 18.5        | 10.0     | 50%        | 0          | 0          | 0         |
| COVID-19 (Coronavirus) Inquiry                                                                 | 1            | 0            | 0            | 0.0        | 0.0         | 0.0      | 0          | 0          | 1          | 0         |
| City Manager                                                                                   | 1            | 0            | 1            | 0.0        | 5.8         | 2.0      | 0          | 1          | 0          | 0         |
| Communications & External Affairs                                                              | 1            | 0            | 1            | 0.0        | 110.8       | 2.0      | 0          | 1          | 0          | 0         |
| Contract and Purchasing Oversight (Finance & Administrative Services)                          | 1            | 0            | 1            | 0.0        | 0.0         | 2.0      | 100%       | 0          | 0          | 0         |
| Fire Apparatus Request (for Community Events)                                                  | 1            | 0            | 1            | 0.0        | 6.0         | 2.0      | 0          | 1          | 0          | 0         |
| Restroom, Kitchen, Activity, Cardio, Locker Rooms or Water Fountains - Parks & Rec. Facilities | 1            | 1            | 1            | 15.0       | 18.1        | 14.0     | 0          | 1          | 0          | 0         |
| Weight, Gymnasium, Pool or Walking Track - Parks & Rec. Facilities                             | 1            | 0            | 0            | 0.0        | 0.0         | 21.0     | 0          | 0          | 1          | 1         |
| Dead Trees                                                                                     | 1            | 1            | 1            | 0.3        | 154.7       | 7.0      | 0          | 1          | 0          | 0         |
| Dead Animal Pickup on Private Property                                                         | 1            | 0            | 1            | 0.0        | 0.2         | 7.0      | 100%       | 0          | 0          | 0         |
| Dead Trees (Zone 5)                                                                            | 1            | 0            | 1            | 0.0        | 137.2       | 7.0      | 0          | 1          | 0          | 0         |
| Illegal Dumping on Private Property (Zone 5C)                                                  | 1            | 0            | 1            | 0.0        | 3.6         | 21.0     | 100%       | 0          | 0          | 0         |
| Excessively Barking Dog – Late Night Nuisance (Zone 6)                                         | 1            | 1            | 1            | 0.0        | 3.0         | 7.0      | 100%       | 0          | 0          | 0         |
| Blighted / Vacant Property (Zone 12)                                                           | 1            | 1            | 1            | 0.0        | 6.4         | 21.0     | 100%       | 0          | 0          | 0         |
| Illegal Dumping on Private Property (Zone 12)                                                  | 1            | 1            | 1            | 0.9        | 11.5        | 21.0     | 100%       | 0          | 0          | 0         |
| Permit / Licensing Issue (Zone 12)                                                             | 1            | 1            | 1            | 2.9        | 3.7         | 21.0     | 100%       | 0          | 0          | 0         |
| Bridge Maintenance                                                                             | 1            | 1            | 1            | 0.0        | 0.8         | 365.0    | 100%       | 0          | 0          | 0         |
| Sign - Do Not Enter/Wrong Way Down Missing (Traffic Services)                                  | 1            | 1            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0          | 0         |
| <b>Totals</b>                                                                                  | <b>3,937</b> | <b>2,774</b> | <b>3,820</b> | <b>2.2</b> | <b>13.6</b> | <b>-</b> | <b>82%</b> | <b>451</b> | <b>117</b> | <b>34</b> |

# **COSF CRC Report**

## **District 4**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilwoman Gilyard by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

| Category                                                            | Created | Ack | Closed | DTA   | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|---------------------------------------------------------------------|---------|-----|--------|-------|------|----------|----------|---------|------|-----|
| Reception Call                                                      | 3,442   | 63  | 3,421  | 2.9   | 0.9  | 1.0      | 90%      | 274     | 21   | 21  |
| Building Permits                                                    | 1,339   | 45  | 1,322  | 4.0   | 26.3 | 2.0      | 46%      | 698     | 17   | 17  |
| Other                                                               | 933     | 14  | 930    | 0.6   | 2.0  | 0.0      | 0        | 13      | 3    | 0   |
| Planning & Zoning (Community & Regulatory Affairs)                  | 709     | 21  | 683    | 3.8   | 83.0 | 0.0      | 0        | 6       | 26   | 2   |
| Open Records Request                                                | 638     | 566 | 635    | 0.6   | 5.6  | 3.0      | 54%      | 233     | 3    | 3   |
| Sanitation (Public Works - Field Operations)                        | 584     | 149 | 584    | 3.1   | 2.1  | 0.0      | 97%      | 3       | 0    | 0   |
| Other                                                               | 409     | 371 | 382    | 3.2   | 22.8 | 0.0      | 0        | 10      | 27   | 1   |
| Right-of-Way Mowing (Roadway Maintenance - Field Operations)        | 349     | 310 | 349    | 0.1   | 2.6  | 10.0     | 99%      | 0       | 0    | 0   |
| Municipal Court                                                     | 264     | 3   | 124    | 279.7 | 20.4 | 0.0      | 0        | 1       | 140  | 3   |
| Additional Patrol Request                                           | 225     | 29  | 225    | 1.3   | 1.4  | 1.0      | 59%      | 81      | 0    | 0   |
| Business Licenses (Economic Development - Destination South Fulton) | 203     | 36  | 200    | 1.9   | 1.3  | 2.0      | 87%      | 18      | 3    | 1   |
| Clean Up Day                                                        | 189     | 42  | 189    | 2.5   | 4.5  | 0.0      | 0        | 1       | 0    | 0   |
| Live Domestic Animals                                               | 176     | 0   | 153    | 0.0   | 0.9  | 0.0      | 0        | 0       | 23   | 1   |
| Pothole (Asphalt Paved Maintenance - Field Operations)              | 160     | 145 | 160    | 0.4   | 2.2  | 3.0      | 67%      | 24      | 0    | 0   |
| Property Maintenance (Zone 5)                                       | 144     | 103 | 143    | 3.3   | 9.1  | 21.0     | 85%      | 21      | 1    | 1   |
| Illegal Dumping in Right-of-Way (Field Operations)                  | 136     | 129 | 136    | 0.7   | 2.0  | 3.0      | 87%      | 8       | 0    | 0   |
| Construction                                                        | 117     | 114 | 89     | 4.2   | 55.9 | 0.0      | 0        | 2       | 28   | 2   |
| Other                                                               | 103     | 12  | 101    | 2.3   | 8.4  | 3.0      | 76%      | 22      | 2    | 2   |
| Sign - Other Sign Down/Missing (Traffic Services)                   | 103     | 77  | 103    | 0.1   | 1.1  | 10.0     | 95%      | 2       | 0    | 0   |
| Remove / Pick-Up Litter (Field Operations)                          | 102     | 92  | 102    | 0.5   | 2.5  | 10.0     | 88%      | 5       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 5)                     | 83      | 62  | 83     | 1.9   | 14.6 | 21.0     | 80%      | 15      | 0    | 0   |
| Yard Issue (Zone 5)                                                 | 70      | 46  | 70     | 1.4   | 7.2  | 21.0     | 94%      | 4       | 0    | 0   |
| Rough Road (Unpaved Road Maintenance - Field Operations)            | 65      | 62  | 65     | 0.4   | 2.5  | 10.0     | 92%      | 2       | 0    | 0   |
| Other Regulatory Agencies                                           | 61      | 56  | 55     | 3.2   | 11.5 | 0.0      | 0        | 2       | 6    | 1   |
| COVID-19 (Coronavirus) Inquiry                                      | 59      | 1   | 52     | 2.7   | 2.9  | 0.0      | 0        | 0       | 7    | 0   |
| Signal - In Flash or Dark (Traffic Issues)                          | 59      | 36  | 59     | 0.0   | 0.0  | 1.0      | 100%     | 3       | 0    | 0   |

| Category                                                                | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|-------------------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)                  | 57      | 49  | 57     | 0.0  | 0.1  | 1.0      | 100%     | 1       | 0    | 0   |
| GIS (Geographic Information Systems)                                    | 54      | 5   | 51     | 16.4 | 5.8  | 2.0      | 57%      | 22      | 3    | 3   |
| Human Resources                                                         | 54      | 0   | 54     | 0.0  | 0.5  | 2.0      | 89%      | 6       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)                  | 54      | 50  | 54     | 0.3  | 1.1  | 3.0      | 83%      | 3       | 0    | 0   |
| Live Wild Animals                                                       | 53      | 0   | 49     | 0.0  | 0.0  | 1.0      | 100%     | 0       | 4    | 4   |
| Illegal Dumping on Private Property (Zone 5)                            | 53      | 44  | 53     | 2.4  | 12.7 | 21.0     | 85%      | 6       | 0    | 0   |
| Signal - Other (Traffic Services)                                       | 48      | 44  | 48     | 0.0  | 0.9  | 10.0     | 98%      | 0       | 0    | 0   |
| City Clerk                                                              | 41      | 2   | 39     | 0.4  | 14.7 | 5.0      | 44%      | 22      | 2    | 2   |
| Property Maintenance                                                    | 39      | 15  | 39     | 0.6  | 3.0  | 21.0     | 100%     | 3       | 0    | 0   |
| Land Development (Community and Regulatory Affairs)                     | 38      | 4   | 33     | 1.1  | 30.1 | 3.0      | 23%      | 22      | 5    | 5   |
| Remove Dead Animals in Roadway - Small (Field Operations)               | 38      | 34  | 38     | 2.4  | 3.5  | 3.0      | 68%      | 6       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)                           | 37      | 36  | 34     | 0.2  | 1.6  | 1.0      | 62%      | 7       | 3    | 2   |
| High Grass/Weeds in Right-of-Way (Field Operations)                     | 35      | 30  | 33     | 0.6  | 2.8  | 10.0     | 82%      | 0       | 2    | 2   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)              | 35      | 22  | 27     | 0.6  | 9.4  | 15.0     | 63%      | 6       | 8    | 8   |
| Blighted / Vacant Property (Zone 5)                                     | 33      | 22  | 32     | 1.3  | 4.4  | 21.0     | 100%     | 0       | 1    | 1   |
| Sign - Preventative Maintenance (Traffic Services)                      | 31      | 30  | 31     | 0.0  | 17.5 | 30.0     | 97%      | 1       | 0    | 0   |
| Capital Improvement Projects (CIP) - Public Works                       | 30      | 18  | 13     | 9.0  | 90.4 | 0.0      | 75%      | 2       | 17   | 0   |
| Other                                                                   | 30      | 9   | 26     | 1.3  | 19.5 | 0.0      | 0        | 1       | 4    | 0   |
| Commercial Vehicles in Residential Zones (Zone 5)                       | 29      | 17  | 29     | 7.4  | 34.0 | 21.0     | 72%      | 8       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)                    | 29      | 25  | 29     | 0.5  | 2.8  | 10.0     | 69%      | 5       | 0    | 0   |
| Roadside Maintenance (Field Operations)                                 | 28      | 28  | 28     | 1.9  | 5.2  | 10.0     | 93%      | 2       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                              | 27      | 27  | 27     | 0.0  | 40.4 | 120.0    | 100%     | 0       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                       | 26      | 20  | 26     | 0.0  | 0.2  | 3.0      | 92%      | 3       | 0    | 0   |
| Lobby - Parks & Rec. Facilities                                         | 24      | 8   | 10     | 62.5 | 1.8  | 3.0      | 90%      | 1       | 14   | 14  |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations) | 24      | 23  | 24     | 0.2  | 2.6  | 10.0     | 96%      | 0       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)                   | 23      | 18  | 23     | 0.2  | 1.3  | 3.0      | 91%      | 2       | 0    | 0   |



| Category                                                                                                        | Created | Ack | Closed | DTA   | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|-----------------------------------------------------------------------------------------------------------------|---------|-----|--------|-------|-------|----------|----------|---------|------|-----|
| Signal - Preventative Maintenance (Traffic Services)                                                            | 8       | 8   | 8      | 0.0   | 20.9  | 90.0     | 100%     | 0       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)                                                       | 8       | 4   | 8      | 0.0   | 0.0   | 1.0      | 100%     | 0       | 0    | 0   |
| Noise Complaint (Hartsfield-Jackson Atlanta International Airport)                                              | 8       | 0   | 7      | 0.0   | 8.5   | 0.0      | 0        | 0       | 1    | 0   |
| Outdoor Requests (Other)                                                                                        | 7       | 2   | 2      | 1.7   | 29.4  | 3.0      | 50%      | 1       | 5    | 5   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities                                                   | 7       | 3   | 4      | 13.7  | 174.8 | 2.0      | 0        | 4       | 3    | 3   |
| Permit / Licensing Issue                                                                                        | 7       | 4   | 7      | 25.3  | 33.8  | 21.0     | 71%      | 3       | 0    | 0   |
| Property Maintenance (Zone 4)                                                                                   | 7       | 7   | 7      | 4.7   | 16.8  | 21.0     | 71%      | 2       | 0    | 0   |
| Yard Issue (Zone 4)                                                                                             | 7       | 3   | 6      | 9.8   | 16.8  | 21.0     | 83%      | 1       | 1    | 1   |
| Remove Graffiti in Right-of-Way (Field Operations)                                                              | 7       | 7   | 7      | 1.0   | 4.2   | 10.0     | 86%      | 0       | 0    | 0   |
| Street Signs Down in Road (Signage Issues)                                                                      | 7       | 5   | 7      | 0.1   | 1.8   | 1.0      | 71%      | 1       | 0    | 0   |
| Street Signs Gone (Traffic Issues)                                                                              | 7       | 4   | 7      | 0.6   | 1.3   | 3.0      | 86%      | 1       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                                                        | 6       | 3   | 5      | 1.0   | 10.6  | 21.0     | 60%      | 3       | 1    | 0   |
| Traffic Operations - Other (Traffic Services)                                                                   | 6       | 6   | 6      | 0.5   | 5.7   | 30.0     | 83%      | 1       | 0    | 0   |
| Budget Development and Oversight, Financial Auditing Support and Compliance (Finance & Administrative Services) | 5       | 1   | 5      | 7.4   | 44.4  | 2.0      | 0        | 5       | 0    | 0   |
| Trespassing                                                                                                     | 5       | 2   | 5      | 0.1   | 19.6  | 1.0      | 0        | 4       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 5)                                                          | 5       | 3   | 5      | 0.2   | 2.8   | 7.0      | 80%      | 1       | 0    | 0   |
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)                                               | 5       | 3   | 5      | 0.0   | 5.5   | 30.0     | 100%     | 0       | 0    | 0   |
| Manhole Covers (Roadside Maintenance - Field Operations)                                                        | 5       | 3   | 4      | 0.3   | 1.6   | 3.0      | 75%      | 0       | 1    | 1   |
| Occupational Tax Certificate                                                                                    | 4       | 1   | 4      | 0.6   | 0.1   | 10.0     | 100%     | 0       | 0    | 0   |
| Recreation Programs                                                                                             | 4       | 2   | 3      | 0.2   | 0.9   | 3.0      | 67%      | 1       | 1    | 1   |
| Excessively Barking Dog – Late Night Nuisance                                                                   | 4       | 0   | 4      | 0.0   | 2.3   | 7.0      | 100%     | 0       | 0    | 0   |
| Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Services)                                        | 4       | 4   | 4      | 0.0   | 1.0   | 3.0      | 75%      | 0       | 0    | 0   |
| Special Projects (Field Operations)                                                                             | 4       | 3   | 4      | 3.2   | 7.2   | 30.0     | 100%     | 0       | 0    | 0   |
| Weight, Gymnasium, Pool or Walking Track - Parks & Rec. Facilities                                              | 3       | 1   | 2      | 258.6 | 129.3 | 21.0     | 50%      | 1       | 1    | 1   |
| Dead Animal Pickup on Private Property                                                                          | 3       | 1   | 3      | 0.6   | 0.3   | 7.0      | 100%     | 0       | 0    | 0   |
| Install Side Drain (Unpaved Road Maintenance - Field Operations)                                                | 3       | 3   | 3      | 0.0   | 5.7   | 10.0     | 100%     | 0       | 0    | 0   |



| Category                                                                    | Created       | Ack          | Closed        | DTA        | DTC         | SLA Days | % in SLA   | Overdue      | Open       | O&O        |
|-----------------------------------------------------------------------------|---------------|--------------|---------------|------------|-------------|----------|------------|--------------|------------|------------|
| Right-of-Way Permits/Utility Permits (Field Operations)                     | 3             | 2            | 3             | 0.2        | 43.8        | 10.0     | 67%        | 1            | 0          | 0          |
| Signal - Long Term Repair (Traffic Services)                                | 3             | 3            | 2             | 0.0        | 24.5        | 120.0    | 100%       | 0            | 1          | 0          |
| Information Technology                                                      | 2             | 1            | 1             | 9.0        | 2.2         | 2.0      | 0          | 1            | 1          | 1          |
| Fire Apparatus Request (for Community Events)                               | 2             | 1            | 2             | 114.5      | 61.0        | 2.0      | 0          | 2            | 0          | 0          |
| Blighted / Vacant Property                                                  | 2             | 0            | 2             | 0.0        | 1.7         | 21.0     | 100%       | 0            | 0          | 0          |
| Abandoned / Inoperative / Junk Vehicle (Zone 4)                             | 2             | 2            | 2             | 0.7        | 0.9         | 21.0     | 100%       | 0            | 0          | 0          |
| Dead Animal Pickup on Private Property (Zone 4)                             | 2             | 2            | 2             | 1.5        | 3.8         | 7.0      | 100%       | 0            | 0          | 0          |
| Curb/Gutter Installation (Roadway Construction - Field Operations)          | 2             | 2            | 2             | 1.0        | 5.8         | 30.0     | 100%       | 0            | 0          | 0          |
| Damaged Curb (Roadway Maintenance - Field Operations)                       | 2             | 2            | 2             | 0.0        | 8.9         | 10.0     | 100%       | 0            | 0          | 0          |
| Support/Respond to Natural Disasters (Inclement Weather - Field Operations) | 2             | 1            | 2             | 0.0        | 0.0         | 1.0      | 100%       | 0            | 0          | 0          |
| Unlicensed Business Complaint                                               | 1             | 0            | 1             | 0.0        | 5.8         | 5.0      | 0          | 0            | 0          | 0          |
| Sprinkler System Review (Businesses Only)                                   | 1             | 0            | 1             | 0.0        | 5.3         | 3.0      | 0          | 1            | 0          | 0          |
| Community Policing Division                                                 | 1             | 0            | 1             | 0.0        | 0.3         | 0.0      | 0          | 0            | 0          | 0          |
| CivicRec Inquiries                                                          | 1             | 0            | 1             | 0.0        | 0.0         | 3.0      | 100%       | 0            | 0          | 0          |
| Tree Fallen                                                                 | 1             | 0            | 1             | 0.0        | 0.0         | 7.0      | 100%       | 0            | 0          | 0          |
| Blighted / Vacant Property (Zone 4)                                         | 1             | 1            | 1             | 24.3       | 99.3        | 21.0     | 0          | 1            | 0          | 0          |
| Tree Fallen (Zone 4)                                                        | 1             | 0            | 1             | 0.0        | 0.7         | 7.0      | 100%       | 0            | 0          | 0          |
| Property Maintenance (Zone 6)                                               | 1             | 1            | 1             | 0.2        | 2.7         | 21.0     | 100%       | 0            | 0          | 0          |
| Yard Issue (Zone 7)                                                         | 1             | 1            | 1             | 14.1       | 36.7        | 21.0     | 0          | 0            | 0          | 0          |
| Property Maintenance (Zone 8)                                               | 1             | 0            | 1             | 0.0        | 3.0         | 21.0     | 100%       | 0            | 0          | 0          |
| Property Maintenance (Zone 12)                                              | 1             | 1            | 1             | 7.2        | 54.0        | 21.0     | 0          | 0            | 0          | 0          |
| Damaged Guard Rail (Roadway Construction - Field Operations)                | 1             | 1            | 1             | 0.0        | 2.4         | 30.0     | 100%       | 0            | 0          | 0          |
| <b>Totals</b>                                                               | <b>12,223</b> | <b>3,466</b> | <b>11,819</b> | <b>2.2</b> | <b>12.1</b> | <b>-</b> | <b>78%</b> | <b>1,711</b> | <b>404</b> | <b>118</b> |

# **COSF CRC Report**

## **District 5**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilman Reeves by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge    DTC: Days to Close    O&O: Open and Overdue

| Category                                                     | Created | Ack   | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------|---------|-------|--------|------|------|----------|----------|---------|------|-----|
| Other                                                        | 275     | 257   | 259    | 3.0  | 24.5 | 0.0      | 0        | 9       | 16   | 0   |
| Right-of-Way Mowing (Roadway Maintenance - Field Operations) | 222     | 199   | 222    | 0.0  | 2.2  | 10.0     | 97%      | 0       | 0    | 0   |
| Building Permits                                             | 165     | 8     | 161    | 13.8 | 23.0 | 2.0      | 48%      | 79      | 4    | 3   |
| Reception Call                                               | 165     | 18    | 165    | 3.4  | 3.3  | 1.0      | 77%      | 31      | 0    | 0   |
| Property Maintenance (Zone 8)                                | 165     | 102   | 165    | 2.3  | 8.1  | 21.0     | 85%      | 25      | 0    | 0   |
| Planning & Zoning (Community & Regulatory Affairs)           | 128     | 4     | 124    | 2.6  | 66.9 | 0.0      | 0        | 2       | 4    | 0   |
| Sanitation (Public Works - Field Operations)                 | 107     | 42    | 107    | 1.1  | 4.1  | 0.0      | 100%     | 0       | 0    | 0   |
| Property Maintenance (Zone 6)                                | 106     | 101   | 106    | 1.2  | 10.7 | 21.0     | 88%      | 5       | 0    | 0   |
| Yard Issue (Zone 6)                                          | 93      | 83    | 93     | 0.3  | 10.6 | 21.0     | 83%      | 14      | 0    | 0   |
| Remove / Pick-Up Litter (Field Operations)                   | 92      | 88    | 92     | 1.0  | 3.1  | 10.0     | 79%      | 7       | 0    | 0   |
| Property Maintenance (Zone 12)                               | 87      | 74    | 87     | 10.6 | 22.1 | 21.0     | 64%      | 33      | 0    | 0   |
| Clean Up Day                                                 | 86      | 26    | 86     | 0.8  | 12.9 | 0.0      | 0        | 1       | 0    | 0   |
| Illegal Dumping in Right-of-Way (Field Operations)           | 81      | 76    | 81     | 0.3  | 1.6  | 3.0      | 83%      | 3       | 0    | 0   |
| Additional Patrol Request                                    | 73      | 23    | 73     | 0.9  | 1.8  | 1.0      | 49%      | 32      | 0    | 0   |
| Property Maintenance                                         | 67      | 28    | 67     | 0.9  | 5.8  | 21.0     | 91%      | 7       | 0    | 0   |
| Yard Issue (Zone 8)                                          | 67      | 47    | 67     | 2.2  | 7.5  | 21.0     | 87%      | 7       | 0    | 0   |
| Signal - Other (Traffic Services)                            | 62      | 61    | 62     | 0.0  | 0.7  | 10.0     | 100%     | 0       | 0    | 0   |
| Other                                                        | 55      | 5     | 55     | 0.4  | 5.2  | 0.0      | 0        | 3       | 0    | 0   |
| Yard Issue                                                   | 55      | 25    | 53     | 1.8  | 5.3  | 21.0     | 96%      | 2       | 2    | 2   |
| Pothole (Asphalt Paved Maintenance - Field Operations)       | 55      | 49    | 55     | 0.6  | 3.0  | 3.0      | 69%      | 7       | 0    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)            | 52      | 45    | 52     | 0.0  | 1.0  | 10.0     | 100%     | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 6)              | 49      | 40    | 49     | 1.0  | 18.0 | 21.0     | 73%      | 10      | 0    | 0   |
| Construction                                                 | 48      | 48    | 30     | 4.8  | 71.8 | 0.0      | 0        | 0       | 18   | 0   |
| Signal - In Flash or Dark (Traffic Issues)                   | 42      | 25    | 42     | 0.0  | 0.1  | 1.0      | 95%      | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 8)              | 38      | 23    | 37     | 3.3  | 12.1 | 21.0     | 70%      | 9       | 1    | 1   |
| Blighted / Vacant Property (Zone 8)                          | 29      | 21    | 29     | 3.0  | 18.4 | 21.0     | 72%      | 9       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)        | 29      | 23    | 29     | 0.3  | 1.9  | 3.0      | 76%      | 2       | 0    | 0   |
| Page 270 of 775                                              |         |       |        |      |      |          |          |         |      |     |
| Totals                                                       | 3,191   | 2,344 | 3,191  | 4.0  | 36.1 | -        | 80%      | 403     | 86   | 22  |

| Category                                                                                   | Created | Ack   | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------------------------------------|---------|-------|--------|------|------|----------|----------|---------|------|-----|
| Roadside Maintenance (Field Operations)                                                    | 28      | 28    | 28     | 1.4  | 6.8  | 10.0     | 93%      | 0       | 0    | 0   |
| Other Regulatory Agencies                                                                  | 27      | 25    | 25     | 2.4  | 21.9 | 0.0      | 0        | 0       | 2    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)                                        | 25      | 22    | 25     | 2.2  | 5.7  | 10.0     | 88%      | 1       | 0    | 0   |
| Blighted / Vacant Property (Zone 6)                                                        | 23      | 20    | 23     | 0.3  | 11.7 | 21.0     | 83%      | 1       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 8)                                               | 22      | 18    | 22     | 1.9  | 7.9  | 21.0     | 91%      | 2       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 6)                                               | 19      | 19    | 19     | 0.6  | 11.3 | 21.0     | 84%      | 2       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)                                       | 18      | 18    | 18     | 0.2  | 2.8  | 10.0     | 67%      | 2       | 0    | 0   |
| Other                                                                                      | 17      | 8     | 17     | 0.9  | 21.2 | 3.0      | 33%      | 10      | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle                                                     | 17      | 5     | 15     | 0.6  | 6.0  | 21.0     | 80%      | 3       | 2    | 2   |
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)                          | 17      | 14    | 17     | 1.6  | 11.2 | 30.0     | 82%      | 1       | 0    | 0   |
| Clogged Culvert (Drainage Maintenance - Field Operations)                                  | 16      | 12    | 16     | 1.1  | 5.1  | 10.0     | 81%      | 0       | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)                                     | 16      | 14    | 16     | 0.0  | 0.1  | 1.0      | 94%      | 1       | 0    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)                                 | 16      | 5     | 15     | 0.1  | 10.9 | 15.0     | 93%      | 1       | 1    | 1   |
| Other                                                                                      | 15      | 8     | 14     | 1.7  | 5.5  | 0.0      | 0        | 0       | 1    | 0   |
| Illegal Dumping on Private Property                                                        | 15      | 6     | 15     | 0.8  | 5.7  | 21.0     | 87%      | 2       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)                                     | 15      | 14    | 15     | 0.5  | 1.5  | 3.0      | 87%      | 1       | 0    | 0   |
| Signal - Preventative Maintenance (Traffic Services)                                       | 15      | 15    | 15     | 0.0  | 28.8 | 90.0     | 100%     | 0       | 0    | 0   |
| Tree Danger/Removal (Roadside Maintenance - Field Operations)                              | 15      | 12    | 14     | 9.3  | 9.9  | 3.0      | 86%      | 0       | 1    | 1   |
| Open Records Request                                                                       | 14      | 11    | 14     | 0.3  | 4.0  | 3.0      | 57%      | 4       | 0    | 0   |
| Capital Improvement Projects (CIP) - Public Works                                          | 13      | 10    | 7      | 47.2 | 85.8 | 0.0      | 0        | 1       | 6    | 0   |
| Illegal Dumping In Roadway (Field Operations)                                              | 13      | 12    | 13     | 7.2  | 12.3 | 1.0      | 62%      | 3       | 0    | 0   |
| Rough Road (Unpaved Road Maintenance - Field Operations)                                   | 13      | 12    | 13     | 0.3  | 2.1  | 10.0     | 100%     | 0       | 0    | 0   |
| Blighted / Vacant Property                                                                 | 12      | 8     | 12     | 2.4  | 16.7 | 21.0     | 83%      | 2       | 0    | 0   |
| Permit / Licensing Issue (Zone 6)                                                          | 12      | 10    | 11     | 0.9  | 10.9 | 21.0     | 73%      | 3       | 1    | 1   |
| Live Domestic Animals                                                                      | 11      | 1     | 10     | 2.0  | 12.2 | 0.0      | 0        | 1       | 1    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 6)                                     | 11      | 3     | 11     | 0.0  | 61.4 | 7.0      | 55%      | 5       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 6)                                          | 11      | 9     | 11     | 0.1  | 5.9  | 21.0     | 91%      | 1       | 0    | 0   |
| <div> <div>Page 271 of 775</div> <div>City of South Fulton   December 8, 2020</div> </div> |         |       |        |      |      |          |          |         |      |     |
| Totals                                                                                     | 3,191   | 2,644 | 3,191  | 66.6 | 66.6 | -        | 80%      | 403     | 86   | 22  |

| Category                                                                | Created | Ack | Closed | DTA   | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|-------------------------------------------------------------------------|---------|-----|--------|-------|------|----------|----------|---------|------|-----|
| Business Licenses (Economic Development - Destination South Fulton)     | 10      | 2   | 10     | 0.4   | 1.0  | 2.0      | 78%      | 1       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                | 10      | 2   | 9      | 0.1   | 4.8  | 21.0     | 89%      | 1       | 1    | 1   |
| Commercial Vehicles in Residential Zones (Zone 8)                       | 10      | 2   | 10     | 4.8   | 6.2  | 21.0     | 80%      | 2       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                       | 10      | 7   | 10     | 0.1   | 0.7  | 3.0      | 80%      | 0       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                              | 10      | 10  | 9      | 0.0   | 35.0 | 120.0    | 100%     | 0       | 1    | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)               | 8       | 8   | 8      | 1.2   | 1.5  | 3.0      | 88%      | 0       | 0    | 0   |
| Traffic Calming Requests (Traffic Services)                             | 8       | 5   | 2      | 8.1   | 0.1  | 120.0    | 100%     | 0       | 6    | 1   |
| Noise Complaint (Hartsfield-Jackson Atlanta International Airport)      | 8       | 0   | 5      | 0.0   | 19.7 | 0.0      | 0        | 0       | 3    | 0   |
| Land Development (Community and Regulatory Affairs)                     | 7       | 1   | 4      | 0.9   | 33.7 | 3.0      | 25%      | 3       | 3    | 1   |
| Damaged Fire Hydrant                                                    | 7       | 7   | 7      | 9.1   | 10.0 | 30.0     | 71%      | 2       | 0    | 0   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities           | 7       | 5   | 3      | 108.1 | 8.4  | 2.0      | 33%      | 2       | 4    | 4   |
| Sign - Preventative Maintenance (Traffic Services)                      | 7       | 7   | 7      | 0.5   | 7.7  | 30.0     | 100%     | 0       | 0    | 0   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations) | 7       | 7   | 7      | 0.0   | 1.9  | 10.0     | 86%      | 0       | 0    | 0   |
| Permit / Licensing Issue                                                | 6       | 3   | 6      | 1.1   | 4.5  | 21.0     | 100%     | 3       | 0    | 0   |
| Tree Fallen (Zone 8)                                                    | 6       | 0   | 6      | 0.0   | 39.3 | 7.0      | 0        | 6       | 0    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations)   | 6       | 6   | 6      | 2.9   | 11.0 | 30.0     | 100%     | 0       | 0    | 0   |
| Down Tree Removal from Right of Way (Field Operations)                  | 6       | 6   | 6      | 0.2   | 0.3  | 3.0      | 100%     | 0       | 0    | 0   |
| Trespassing                                                             | 5       | 2   | 5      | 0.1   | 9.2  | 1.0      | 40%      | 2       | 0    | 0   |
| Permit / Licensing Issue (Zone 8)                                       | 5       | 5   | 5      | 1.8   | 17.7 | 21.0     | 60%      | 2       | 0    | 0   |
| Remove Dead Animals in Roadway - Large (Field Operations)               | 5       | 5   | 5      | 0.1   | 0.3  | 1.0      | 100%     | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                           | 5       | 5   | 5      | 0.2   | 7.6  | 10.0     | 80%      | 0       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)               | 5       | 5   | 5      | 2.4   | 2.9  | 1.0      | 60%      | 1       | 0    | 0   |
| Traffic Operations - Other (Traffic Services)                           | 5       | 5   | 3      | 14.6  | 2.6  | 30.0     | 100%     | 0       | 2    | 1   |
| Dead Trees (Zone 8)                                                     | 4       | 2   | 4      | 0.1   | 66.6 | 7.0      | 0        | 4       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 12)                           | 4       | 4   | 4      | 3.4   | 12.8 | 21.0     | 75%      | 1       | 0    | 0   |
| Roadway Maintenance (Field Operations)                                  | 4       | 4   | 4      | 0.0   | 2.4  | 10.0     | 100%     | 0       | 0    | 0   |
| GIS (Geographic Information Systems)                                    | 3       | 0   | 3      | 0.0   | 0.0  | 2.0      | 100%     | 0       | 0    | 0   |





| Category                                                      | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open      | O&O       |
|---------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|-----------|-----------|
| City Manager                                                  | 1            | 0            | 1            | 0.0        | 2.5         | 2.0      | 0          | 1          | 0         | 0         |
| Business Inquiry                                              | 1            | 0            | 1            | 0.0        | 0.2         | 10.0     | 100%       | 0          | 0         | 0         |
| Fire Alarm System Review (Businesses Only)                    | 1            | 1            | 1            | 0.0        | 3.1         | 3.0      | 0          | 1          | 0         | 0         |
| Dead Trees                                                    | 1            | 0            | 1            | 0.0        | 30.2        | 7.0      | 0          | 1          | 0         | 0         |
| Excessively Barking Dog – Late Night Nuisance                 | 1            | 0            | 1            | 0.0        | 1.8         | 7.0      | 100%       | 0          | 0         | 0         |
| Dead Animal Pickup on Private Property                        | 1            | 0            | 1            | 0.0        | 2.4         | 7.0      | 100%       | 1          | 0         | 0         |
| Permit / Licensing Issue (Zone 4)                             | 1            | 1            | 1            | 2.2        | 14.0        | 21.0     | 100%       | 1          | 0         | 0         |
| Commercial Vehicles in Residential Zones (Zone 4)             | 1            | 1            | 1            | 10.2       | 10.2        | 21.0     | 100%       | 0          | 0         | 0         |
| Property Maintenance (Zone 5)                                 | 1            | 1            | 1            | 7.6        | 7.7         | 21.0     | 100%       | 1          | 0         | 0         |
| Dead Animal Pickup on Private Property (Zone 6)               | 1            | 1            | 0            | 0.2        | 0.0         | 7.0      | 0          | 0          | 1         | 1         |
| Dead Trees (Zone 12)                                          | 1            | 1            | 1            | 0.4        | 3.3         | 7.0      | 100%       | 0          | 0         | 0         |
| Dead Animal Pickup on Private Property (Zone 12)              | 1            | 1            | 1            | 20.1       | 20.1        | 7.0      | 0          | 1          | 0         | 0         |
| Bridge Maintenance                                            | 1            | 0            | 0            | 0.0        | 0.0         | 365.0    | 0          | 0          | 1         | 0         |
| Sign - Do Not Enter/Wrong Way Down Missing (Traffic Services) | 1            | 0            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0         | 0         |
| Signal - Long Term Repair (Traffic Services)                  | 1            | 1            | 1            | 0.0        | 23.7        | 120.0    | 100%       | 0          | 0         | 0         |
| Street Lights                                                 | 1            | 1            | 1            | 0.0        | 0.0         | 7.0      | 100%       | 0          | 0         | 0         |
| Street Signs Gone (Traffic Issues)                            | 1            | 0            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0         | 0         |
| <b>Totals</b>                                                 | <b>3,191</b> | <b>2,034</b> | <b>3,105</b> | <b>2.4</b> | <b>13.1</b> | <b>-</b> | <b>80%</b> | <b>403</b> | <b>86</b> | <b>22</b> |

# **COSF CRC Report**

## **District 6**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilman khalid by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge    DTC: Days to Close    O&O: Open and Overdue

| Category                                                     | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Other                                                        | 299     | 285 | 283    | 5.1  | 24.2 | 0.0      | 0        | 7       | 16   | 3   |
| Building Permits                                             | 209     | 10  | 204    | 6.4  | 27.2 | 2.0      | 44%      | 112     | 5    | 5   |
| Reception Call                                               | 197     | 16  | 195    | 1.0  | 6.7  | 1.0      | 78%      | 38      | 2    | 2   |
| Sanitation (Public Works - Field Operations)                 | 182     | 88  | 182    | 2.2  | 5.8  | 0.0      | 98%      | 1       | 0    | 0   |
| Clean Up Day                                                 | 139     | 45  | 139    | 0.9  | 12.1 | 0.0      | 0        | 3       | 0    | 0   |
| Property Maintenance (Zone 9)                                | 134     | 122 | 133    | 3.2  | 15.5 | 21.0     | 68%      | 34      | 1    | 1   |
| Right-of-Way Mowing (Roadway Maintenance - Field Operations) | 128     | 114 | 128    | 0.1  | 2.2  | 10.0     | 98%      | 0       | 0    | 0   |
| Property Maintenance (Zone 7)                                | 114     | 93  | 114    | 4.4  | 17.7 | 21.0     | 64%      | 39      | 0    | 0   |
| Planning & Zoning (Community & Regulatory Affairs)           | 113     | 9   | 110    | 17.2 | 84.3 | 0.0      | 0        | 2       | 3    | 0   |
| Illegal Dumping in Right-of-Way (Field Operations)           | 93      | 89  | 90     | 2.3  | 2.7  | 3.0      | 81%      | 5       | 3    | 1   |
| Remove / Pick-Up Litter (Field Operations)                   | 93      | 84  | 92     | 1.8  | 4.3  | 10.0     | 79%      | 8       | 1    | 1   |
| Yard Issue (Zone 9)                                          | 90      | 83  | 90     | 3.8  | 15.2 | 21.0     | 67%      | 22      | 0    | 0   |
| Yard Issue (Zone 7)                                          | 85      | 57  | 85     | 5.0  | 17.0 | 21.0     | 62%      | 31      | 0    | 0   |
| Property Maintenance                                         | 84      | 65  | 83     | 2.0  | 3.9  | 21.0     | 95%      | 4       | 1    | 1   |
| Construction                                                 | 67      | 66  | 42     | 5.2  | 61.8 | 0.0      | 0        | 1       | 25   | 0   |
| Other                                                        | 64      | 49  | 58     | 3.4  | 25.7 | 0.0      | 0        | 3       | 6    | 0   |
| Other                                                        | 59      | 9   | 58     | 0.9  | 7.9  | 0.0      | 0        | 1       | 1    | 0   |
| Additional Patrol Request                                    | 53      | 16  | 53     | 0.6  | 4.3  | 1.0      | 49%      | 22      | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 7)              | 43      | 31  | 43     | 4.7  | 17.1 | 21.0     | 56%      | 14      | 0    | 0   |
| Blighted / Vacant Property (Zone 9)                          | 43      | 38  | 43     | 2.0  | 14.1 | 21.0     | 72%      | 11      | 0    | 0   |
| Illegal Dumping on Private Property (Zone 9)                 | 42      | 38  | 42     | 4.7  | 17.6 | 21.0     | 67%      | 11      | 0    | 0   |
| Signal - In Flash or Dark (Traffic Issues)                   | 40      | 27  | 40     | 0.0  | 0.0  | 1.0      | 98%      | 1       | 0    | 0   |
| Property Maintenance (Zone 8)                                | 39      | 30  | 39     | 1.2  | 6.6  | 21.0     | 90%      | 4       | 0    | 0   |
| Yard Issue                                                   | 38      | 31  | 38     | 3.5  | 11.2 | 21.0     | 92%      | 5       | 0    | 0   |
| Other Regulatory Agencies                                    | 38      | 37  | 36     | 3.7  | 9.3  | 0.0      | 0        | 1       | 2    | 0   |
| Signal - Other (Traffic Services)                            | 37      | 36  | 37     | 0.0  | 1.0  | 10.0     | 97%      | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 9)              | 34      | 30  | 34     | 3.4  | 35.9 | 21.0     | 41%      | 18      | 0    | 0   |

| Category                                                            | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|---------------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Pothole (Asphalt Paved Maintenance - Field Operations)              | 32      | 31  | 32     | 0.2  | 1.8  | 3.0      | 66%      | 6       | 0    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)                   | 30      | 25  | 30     | 0.0  | 0.9  | 10.0     | 100%     | 0       | 0    | 0   |
| Blighted / Vacant Property (Zone 7)                                 | 28      | 24  | 28     | 4.3  | 17.2 | 21.0     | 64%      | 9       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)               | 27      | 22  | 27     | 0.5  | 2.5  | 3.0      | 74%      | 1       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)                       | 27      | 27  | 26     | 3.0  | 2.6  | 1.0      | 62%      | 5       | 1    | 1   |
| Clogged Culvert (Drainage Maintenance - Field Operations)           | 26      | 23  | 26     | 1.2  | 3.9  | 10.0     | 77%      | 0       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)              | 26      | 23  | 26     | 0.3  | 1.1  | 3.0      | 92%      | 0       | 0    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)                 | 25      | 24  | 25     | 2.0  | 4.7  | 10.0     | 76%      | 1       | 0    | 0   |
| Signal - Preventative Maintenance (Traffic Services)                | 25      | 25  | 25     | 0.3  | 18.3 | 90.0     | 100%     | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle                              | 24      | 22  | 24     | 1.5  | 4.7  | 21.0     | 92%      | 2       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 8)                        | 24      | 11  | 24     | 6.5  | 14.2 | 21.0     | 79%      | 6       | 0    | 0   |
| Business Licenses (Economic Development - Destination South Fulton) | 23      | 4   | 23     | 1.4  | 0.4  | 2.0      | 91%      | 1       | 0    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance)          | 23      | 14  | 19     | 0.9  | 7.4  | 15.0     | 63%      | 2       | 4    | 3   |
| Illegal Dumping on Private Property                                 | 19      | 16  | 18     | 1.3  | 9.8  | 21.0     | 78%      | 4       | 1    | 1   |
| Illegal Dumping on Private Property (Zone 7)                        | 19      | 12  | 19     | 16.2 | 17.1 | 21.0     | 84%      | 1       | 0    | 0   |
| Roadside Maintenance (Field Operations)                             | 19      | 18  | 19     | 1.3  | 8.3  | 10.0     | 89%      | 0       | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)              | 18      | 16  | 18     | 0.1  | 0.1  | 1.0      | 100%     | 0       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)                | 18      | 14  | 18     | 0.0  | 3.8  | 10.0     | 78%      | 2       | 0    | 0   |
| Blighted / Vacant Property                                          | 17      | 15  | 17     | 1.8  | 11.7 | 21.0     | 82%      | 3       | 0    | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)           | 16      | 16  | 16     | 0.2  | 1.7  | 3.0      | 81%      | 0       | 0    | 0   |
| Blighted / Vacant Property (Zone 8)                                 | 15      | 12  | 15     | 0.8  | 8.5  | 21.0     | 87%      | 1       | 0    | 0   |
| Tree Danger/Removal (Roadside Maintenance - Field Operations)       | 15      | 11  | 12     | 4.3  | 2.1  | 3.0      | 75%      | 0       | 3    | 2   |
| Open Records Request                                                | 14      | 8   | 14     | 0.3  | 7.5  | 3.0      | 50%      | 6       | 0    | 0   |
| Yard Issue (Zone 8)                                                 | 14      | 11  | 14     | 8.6  | 14.9 | 21.0     | 79%      | 2       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 9)                   | 14      | 14  | 14     | 0.5  | 7.0  | 21.0     | 79%      | 2       | 0    | 0   |
| Traffic Calming Requests (Traffic Services)                         | 12      | 6   | 4      | 0.0  | 42.9 | 120.0    | 100%     | 0       | 8    | 1   |

| Category                                                                                   | Created | Ack   | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------------------------------------|---------|-------|--------|------|-------|----------|----------|---------|------|-----|
| Other                                                                                      | 11      | 7     | 11     | 7.3  | 22.7  | 3.0      | 11%      | 6       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 12)                                              | 11      | 7     | 11     | 4.4  | 6.9   | 21.0     | 100%     | 0       | 0    | 0   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations)                    | 11      | 9     | 11     | 0.0  | 2.4   | 10.0     | 73%      | 3       | 0    | 0   |
| Capital Improvement Projects (CIP) - Public Works                                          | 10      | 10    | 1      | 28.0 | 179.4 | 0.0      | 0        | 0       | 9    | 1   |
| Rough Road (Unpaved Road Maintenance - Field Operations)                                   | 10      | 10    | 10     | 0.4  | 1.2   | 10.0     | 100%     | 0       | 0    | 0   |
| Sign - Preventative Maintenance (Traffic Services)                                         | 10      | 10    | 10     | 1.3  | 7.0   | 30.0     | 100%     | 0       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                                   | 9       | 8     | 9      | 1.0  | 3.0   | 21.0     | 100%     | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 8)                                            | 9       | 7     | 8      | 2.4  | 8.4   | 21.0     | 88%      | 1       | 1    | 1   |
| Down Tree Removal from Right of Way (Field Operations)                                     | 9       | 8     | 9      | 0.0  | 0.8   | 3.0      | 89%      | 0       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                                                 | 9       | 9     | 9      | 0.0  | 21.6  | 120.0    | 100%     | 0       | 0    | 0   |
| Municipal Court                                                                            | 8       | 0     | 2      | 0.0  | 0.0   | 0.0      | 0        | 0       | 6    | 0   |
| Property Maintenance (Zone 12)                                                             | 8       | 8     | 8      | 0.3  | 4.4   | 21.0     | 100%     | 0       | 0    | 0   |
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)                          | 8       | 7     | 8      | 0.1  | 16.3  | 30.0     | 75%      | 1       | 0    | 0   |
| Street Lights                                                                              | 8       | 6     | 8      | 0.0  | 1.8   | 7.0      | 88%      | 1       | 0    | 0   |
| COVID-19 (Coronavirus) Inquiry                                                             | 7       | 0     | 6      | 0.0  | 4.6   | 0.0      | 0        | 0       | 1    | 0   |
| Live Domestic Animals                                                                      | 7       | 0     | 6      | 0.0  | 0.0   | 0.0      | 0        | 0       | 1    | 0   |
| Permit / Licensing Issue                                                                   | 7       | 7     | 7      | 13.4 | 15.7  | 21.0     | 86%      | 3       | 0    | 0   |
| Curb/Gutter Maintenance (Roadway Maintenance - Field Operations)                           | 7       | 6     | 7      | 0.0  | 6.5   | 30.0     | 86%      | 1       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)                                  | 7       | 7     | 7      | 0.1  | 0.6   | 1.0      | 86%      | 1       | 0    | 0   |
| Land Development (Community and Regulatory Affairs)                                        | 6       | 3     | 6      | 19.0 | 37.4  | 3.0      | 0        | 3       | 0    | 0   |
| Damaged Fire Hydrant                                                                       | 6       | 5     | 6      | 13.0 | 22.1  | 30.0     | 50%      | 3       | 0    | 0   |
| Roadway Maintenance (Field Operations)                                                     | 6       | 4     | 5      | 1.8  | 5.5   | 10.0     | 100%     | 0       | 1    | 0   |
| Property Maintenance (Zone 5)                                                              | 5       | 5     | 5      | 3.5  | 14.5  | 21.0     | 80%      | 1       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 7)                                          | 5       | 3     | 5      | 1.1  | 8.6   | 21.0     | 80%      | 1       | 0    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations)                      | 5       | 5     | 5      | 4.0  | 12.5  | 30.0     | 100%     | 0       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                                          | 5       | 5     | 5      | 1.1  | 0.9   | 3.0      | 80%      | 0       | 0    | 0   |
| Remove Dead Animals in Roadway - Large (Field Operations)                                  | 5       | 5     | 5      | 0.1  | 0.1   | 1.0      | 100%     | 0       | 0    | 0   |
| <div> <div>Page 278 of 775</div> <div>City of South Fulton   December 8, 2020</div> </div> |         |       |        |      |       |          |          |         |      |     |
| Totals                                                                                     | 3,419   | 2,046 | 3,341  | 10.0 | 60.3  | -        | 74%      | 512     | 110  | 30  |

| Category                                                                                                       | Created | Ack   | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|----------------------------------------------------------------------------------------------------------------|---------|-------|--------|------|-------|----------|----------|---------|------|-----|
| GIS (Geographic Information Systems)                                                                           | 4       | 0     | 4      | 0.0  | 1.0   | 2.0      | 75%      | 1       | 0    | 0   |
| Outdoor Requests (Other)                                                                                       | 4       | 0     | 2      | 0.0  | 156.1 | 3.0      | 0        | 2       | 2    | 2   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities                                                  | 4       | 4     | 2      | 41.3 | 132.7 | 2.0      | 0        | 1       | 2    | 2   |
| Dead Animal Pickup on Private Property (Zone 9)                                                                | 4       | 2     | 4      | 1.3  | 6.6   | 7.0      | 75%      | 1       | 0    | 0   |
| Cross Drain Maintenance (Unpaved Road Maintenance - Field Operations)                                          | 4       | 4     | 4      | 0.1  | 2.1   | 30.0     | 75%      | 0       | 0    | 0   |
| Roads / Bridges Weight Restrictions Signs Down / Gone (Traffic Services)                                       | 4       | 4     | 4      | 0.2  | 0.7   | 3.0      | 100%     | 0       | 0    | 0   |
| City Manager                                                                                                   | 3       | 2     | 3      | 6.3  | 25.3  | 2.0      | 0        | 3       | 0    | 0   |
| Business Inquiry                                                                                               | 3       | 0     | 3      | 0.0  | 0.0   | 10.0     | 100%     | 0       | 0    | 0   |
| Fire Alarm System Review (Businesses Only)                                                                     | 3       | 2     | 3      | 1.9  | 2.5   | 3.0      | 33%      | 2       | 0    | 0   |
| Property Maintenance (Zone 4)                                                                                  | 3       | 2     | 3      | 16.6 | 12.2  | 21.0     | 67%      | 2       | 0    | 0   |
| Dead Animal Pickup on Private Property (Zone 7)                                                                | 3       | 2     | 3      | 4.9  | 4.2   | 7.0      | 67%      | 1       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 8)                                                         | 3       | 1     | 3      | 0.2  | 110.2 | 7.0      | 0        | 3       | 0    | 0   |
| Permit / Licensing Issue (Zone 8)                                                                              | 3       | 3     | 2      | 1.7  | 5.0   | 21.0     | 100%     | 0       | 1    | 1   |
| Dead Trees (Zone 9)                                                                                            | 3       | 1     | 3      | 0.0  | 53.0  | 7.0      | 0        | 3       | 0    | 0   |
| Manhole Covers (Roadside Maintenance - Field Operations)                                                       | 3       | 3     | 3      | 0.4  | 1.0   | 3.0      | 100%     | 0       | 0    | 0   |
| Special Projects (Field Operations)                                                                            | 3       | 3     | 3      | 4.0  | 44.8  | 30.0     | 33%      | 0       | 0    | 0   |
| Street Signs Down in Road (Signage Issues)                                                                     | 3       | 1     | 3      | 2.3  | 2.7   | 1.0      | 33%      | 1       | 0    | 0   |
| Unlicensed Business Complaint                                                                                  | 2       | 2     | 2      | 0.3  | 19.6  | 5.0      | 50%      | 1       | 0    | 0   |
| Trespassing                                                                                                    | 2       | 1     | 2      | 1.5  | 0.9   | 1.0      | 50%      | 1       | 0    | 0   |
| Tree Fallen                                                                                                    | 2       | 0     | 2      | 0.0  | 4.3   | 7.0      | 100%     | 0       | 0    | 0   |
| Dead Animal Pickup on Private Property (Zone 8)                                                                | 2       | 2     | 2      | 1.2  | 1.2   | 7.0      | 100%     | 0       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 12)                                                               | 2       | 2     | 2      | 2.4  | 21.5  | 21.0     | 0        | 2       | 0    | 0   |
| Permit / Licensing Issue (Zone 12)                                                                             | 2       | 2     | 2      | 0.0  | 9.5   | 21.0     | 100%     | 0       | 0    | 0   |
| Yard Issue (Zone 12)                                                                                           | 2       | 2     | 2      | 0.5  | 2.5   | 21.0     | 100%     | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                                                                  | 2       | 2     | 2      | 0.0  | 0.1   | 10.0     | 100%     | 0       | 0    | 0   |
| Signal - Long Term Repair (Traffic Services)                                                                   | 2       | 2     | 1      | 0.0  | 3.2   | 120.0    | 100%     | 0       | 1    | 0   |
| Cash and Debt Service, Financial Records, and General Financial Management (Finance & Administrative Services) | 1       | 0     | 1      | 0.0  | 8.9   | 2.0      | 0        | 1       | 0    | 0   |
| City Clerk                                                                                                     | 1       | 0     | 1      | 0.0  | 13.3  | 5.0      | 0        | 1       | 0    | 0   |
| Totals                                                                                                         | 3,419   | 2,046 | 3,341  | 0.0  | 10.3  | -        | 74%      | 512     | 110  | 30  |



| Category                                                           | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open       | O&O       |
|--------------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|------------|-----------|
| Live Wild Animals                                                  | 1            | 0            | 1            | 0.0        | 0.0         | 1.0      | 100%       | 0          | 0          | 0         |
| Sprinkler System Review (Businesses Only)                          | 1            | 1            | 1            | 2.8        | 3.3         | 3.0      | 0          | 1          | 0          | 0         |
| Lobby - Parks & Rec. Facilities                                    | 1            | 0            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0          | 0         |
| Dead Trees                                                         | 1            | 0            | 1            | 0.0        | 47.5        | 7.0      | 0          | 1          | 0          | 0         |
| Excessively Barking Dog – Late Night Nuisance                      | 1            | 0            | 1            | 0.0        | 0.8         | 7.0      | 100%       | 0          | 0          | 0         |
| Dead Animal Pickup on Private Property                             | 1            | 0            | 1            | 0.0        | 10.1        | 7.0      | 0          | 0          | 0          | 0         |
| Illegal Dumping on Private Property (Zone 5)                       | 1            | 1            | 1            | 0.0        | 10.7        | 21.0     | 100%       | 0          | 0          | 0         |
| Excessively Barking Dog – Late Night Nuisance (Zone 7)             | 1            | 1            | 1            | 2.0        | 52.0        | 7.0      | 0          | 1          | 0          | 0         |
| Permit / Licensing Issue (Zone 7)                                  | 1            | 0            | 1            | 0.0        | 3.2         | 21.0     | 100%       | 0          | 0          | 0         |
| Tree Fallen (Zone 7)                                               | 1            | 0            | 1            | 0.0        | 8.1         | 7.0      | 0          | 1          | 0          | 0         |
| Dead Trees (Zone 8)                                                | 1            | 1            | 1            | 41.6       | 42.5        | 7.0      | 0          | 1          | 0          | 0         |
| Tree Fallen (Zone 8)                                               | 1            | 0            | 1            | 0.0        | 79.0        | 7.0      | 0          | 1          | 0          | 0         |
| Commercial Vehicles in Residential Zones (Zone 8)                  | 1            | 0            | 1            | 0.0        | 0.9         | 21.0     | 100%       | 0          | 0          | 0         |
| Excessively Barking Dog – Late Night Nuisance (Zone 9)             | 1            | 1            | 1            | 0.5        | 7.7         | 7.0      | 0          | 0          | 0          | 0         |
| Permit / Licensing Issue (Zone 9)                                  | 1            | 0            | 1            | 0.0        | 27.8        | 21.0     | 0          | 1          | 0          | 0         |
| Tree Fallen (Zone 9)                                               | 1            | 0            | 1            | 0.0        | 83.2        | 7.0      | 0          | 1          | 0          | 0         |
| Property Maintenance (Zone 11)                                     | 1            | 1            | 1            | 0.0        | 2.4         | 21.0     | 100%       | 0          | 0          | 0         |
| Blighted / Vacant Property (Zone 12)                               | 1            | 1            | 1            | 0.5        | 2.8         | 21.0     | 100%       | 0          | 0          | 0         |
| Dead Trees (Zone 12)                                               | 1            | 0            | 1            | 0.0        | 17.3        | 7.0      | 0          | 1          | 0          | 0         |
| Bridge Maintenance                                                 | 1            | 1            | 0            | 0.0        | 0.0         | 365.0    | 0          | 0          | 1          | 0         |
| Curb/Gutter Installation (Roadway Construction - Field Operations) | 1            | 1            | 1            | 0.1        | 28.8        | 30.0     | 100%       | 0          | 0          | 0         |
| Damaged Curb (Roadway Maintenance - Field Operations)              | 1            | 1            | 1            | 0.0        | 0.3         | 10.0     | 100%       | 0          | 0          | 0         |
| Remove Graffiti in Right-of-Way (Field Operations)                 | 1            | 1            | 1            | 0.0        | 4.5         | 10.0     | 100%       | 0          | 0          | 0         |
| Snow/Ice Removal (Inclement Weather - Field Operations)            | 1            | 1            | 1            | 0.0        | 0.7         | 1.0      | 100%       | 0          | 0          | 0         |
| Street Signs Gone (Traffic Issues)                                 | 1            | 1            | 1            | 0.1        | 0.1         | 3.0      | 100%       | 0          | 0          | 0         |
| Traffic Operations - Other (Traffic Services)                      | 1            | 1            | 0            | 10.0       | 0.0         | 30.0     | 0          | 0          | 1          | 1         |
| <b>Totals</b>                                                      | <b>3,419</b> | <b>2,266</b> | <b>3,309</b> | <b>3.1</b> | <b>15.3</b> | <b>-</b> | <b>74%</b> | <b>512</b> | <b>110</b> | <b>30</b> |

# **COSF CRC Report**

## **District 7**

*October 1, 2019 - October 31, 2020*

*Prepared for Councilman Baker by the Office of Programs and Performance*

Requests filtered by that have been created and and filtered to all categories within

DTA: Days to Acknowledge    DTC: Days to Close    O&O: Open and Overdue

| Category                                                     | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|--------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Other                                                        | 274     | 264 | 260    | 5.3  | 31.3 | 0.0      | 0        | 9       | 14   | 2   |
| Right-of-Way Mowing (Roadway Maintenance - Field Operations) | 228     | 211 | 228    | 0.1  | 2.4  | 10.0     | 97%      | 1       | 0    | 0   |
| Clean Up Day                                                 | 150     | 41  | 150    | 1.0  | 12.3 | 0.0      | 0        | 2       | 0    | 0   |
| Reception Call                                               | 147     | 17  | 145    | 1.5  | 3.5  | 1.0      | 77%      | 26      | 2    | 2   |
| Building Permits                                             | 145     | 5   | 144    | 17.9 | 26.8 | 2.0      | 47%      | 75      | 1    | 1   |
| Sanitation (Public Works - Field Operations)                 | 131     | 62  | 131    | 2.0  | 4.9  | 0.0      | 94%      | 3       | 0    | 0   |
| Illegal Dumping in Right-of-Way (Field Operations)           | 109     | 102 | 109    | 1.0  | 3.4  | 3.0      | 85%      | 7       | 0    | 0   |
| Planning & Zoning (Community & Regulatory Affairs)           | 88      | 6   | 87     | 2.3  | 71.2 | 0.0      | 0        | 2       | 1    | 0   |
| Additional Patrol Request                                    | 83      | 25  | 83     | 0.8  | 2.3  | 1.0      | 37%      | 48      | 0    | 0   |
| Other                                                        | 79      | 6   | 79     | 1.1  | 4.9  | 0.0      | 0        | 1       | 0    | 0   |
| Property Maintenance (Zone 9)                                | 77      | 69  | 76     | 2.0  | 13.4 | 21.0     | 74%      | 18      | 1    | 1   |
| Construction                                                 | 75      | 73  | 51     | 7.7  | 64.2 | 0.0      | 0        | 0       | 24   | 1   |
| Property Maintenance (Zone 11)                               | 71      | 68  | 71     | 1.5  | 8.3  | 21.0     | 87%      | 4       | 0    | 0   |
| Property Maintenance                                         | 62      | 50  | 61     | 0.9  | 4.6  | 21.0     | 97%      | 2       | 1    | 1   |
| Pothole (Asphalt Paved Maintenance - Field Operations)       | 62      | 60  | 62     | 0.3  | 1.6  | 3.0      | 69%      | 8       | 0    | 0   |
| Remove / Pick-Up Litter (Field Operations)                   | 56      | 49  | 56     | 0.6  | 2.3  | 10.0     | 88%      | 3       | 0    | 0   |
| Other                                                        | 52      | 41  | 50     | 2.1  | 29.2 | 0.0      | 0        | 0       | 2    | 0   |
| Sign - Other Sign Down/Missing (Traffic Services)            | 50      | 48  | 50     | 0.1  | 1.2  | 10.0     | 96%      | 2       | 0    | 0   |
| Yard Issue (Zone 9)                                          | 47      | 38  | 47     | 3.8  | 14.2 | 21.0     | 62%      | 15      | 0    | 0   |
| Yard Issue (Zone 11)                                         | 43      | 41  | 43     | 1.3  | 6.1  | 21.0     | 91%      | 4       | 0    | 0   |
| Abandoned / Inoperative / Junk Vehicle (Zone 9)              | 28      | 23  | 28     | 4.1  | 33.3 | 21.0     | 57%      | 8       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 11)                | 28      | 23  | 28     | 1.0  | 11.5 | 21.0     | 71%      | 7       | 0    | 0   |
| Blighted / Vacant Property (Zone 9)                          | 27      | 25  | 27     | 8.4  | 16.6 | 21.0     | 59%      | 6       | 0    | 0   |
| Roadside Maintenance (Field Operations)                      | 27      | 27  | 27     | 1.1  | 5.4  | 10.0     | 85%      | 0       | 0    | 0   |
| Yard Issue                                                   | 26      | 26  | 26     | 12.4 | 20.0 | 21.0     | 77%      | 4       | 0    | 0   |
| Signal - Other (Traffic Services)                            | 26      | 26  | 26     | 0.0  | 1.3  | 10.0     | 92%      | 0       | 0    | 0   |
| Yard Issue (Zone 7)                                          | 25      | 15  | 25     | 10.8 | 24.6 | 21.0     | 56%      | 10      | 0    | 0   |

| Category                                                   | Created | Ack | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|------------------------------------------------------------|---------|-----|--------|------|-------|----------|----------|---------|------|-----|
| Abandoned / Inoperative / Junk Vehicle (Zone 11)           | 25      | 21  | 25     | 1.6  | 21.2  | 21.0     | 80%      | 5       | 0    | 0   |
| Sign - Long Term Repair (Traffic Services)                 | 25      | 25  | 25     | 0.7  | 34.5  | 120.0    | 100%     | 0       | 0    | 0   |
| High Grass/Weeds in Right-of-Way (Field Operations)        | 23      | 17  | 23     | 3.4  | 4.8   | 10.0     | 96%      | 0       | 0    | 0   |
| Sign - Stop/Yield Sign Down/Missing (Traffic Services)     | 23      | 22  | 23     | 0.0  | 0.4   | 1.0      | 96%      | 2       | 0    | 0   |
| Other Regulatory Agencies                                  | 20      | 17  | 20     | 8.7  | 29.3  | 0.0      | 0        | 1       | 0    | 0   |
| Sink Holes (Drainage Maintenance - Field Operations)       | 20      | 19  | 20     | 0.6  | 7.1   | 10.0     | 65%      | 0       | 0    | 0   |
| Open Records Request                                       | 19      | 16  | 19     | 0.3  | 4.7   | 3.0      | 68%      | 7       | 0    | 0   |
| Clogged Inlet (Storm Water Issues - Field Operations)      | 19      | 17  | 19     | 0.2  | 2.3   | 3.0      | 79%      | 0       | 0    | 0   |
| Illegal Dumping In Roadway (Field Operations)              | 19      | 19  | 19     | 1.7  | 5.7   | 1.0      | 63%      | 0       | 0    | 0   |
| Rough Road (Unpaved Road Maintenance - Field Operations)   | 19      | 18  | 19     | 0.0  | 1.8   | 10.0     | 100%     | 0       | 0    | 0   |
| Clogged Culvert (Drainage Maintenance - Field Operations)  | 17      | 12  | 17     | 0.5  | 4.7   | 10.0     | 88%      | 1       | 0    | 0   |
| Remove Dead Animals in Right-of-Way (Field Operations)     | 17      | 16  | 17     | 0.5  | 1.3   | 3.0      | 94%      | 0       | 0    | 0   |
| Illegal Dumping on Private Property                        | 16      | 14  | 15     | 5.1  | 7.9   | 21.0     | 87%      | 2       | 1    | 1   |
| Signal - In Flash or Dark (Traffic Issues)                 | 16      | 14  | 16     | 0.0  | 0.0   | 1.0      | 100%     | 0       | 0    | 0   |
| Other                                                      | 15      | 8   | 15     | 4.6  | 20.8  | 3.0      | 36%      | 5       | 0    | 0   |
| Property Maintenance (Zone 7)                              | 15      | 9   | 15     | 3.2  | 19.3  | 21.0     | 67%      | 4       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 9)          | 15      | 15  | 15     | 1.8  | 13.2  | 21.0     | 73%      | 3       | 0    | 0   |
| Sign - Preventative Maintenance (Traffic Services)         | 14      | 14  | 14     | 0.0  | 10.0  | 30.0     | 100%     | 0       | 0    | 0   |
| Streetlights (Outages, New Requests, Repairs, Maintenance) | 14      | 4   | 6      | 0.5  | 0.6   | 15.0     | 67%      | 0       | 8    | 6   |
| Traffic Calming Requests (Traffic Services)                | 14      | 10  | 4      | 1.3  | 4.4   | 120.0    | 100%     | 0       | 10   | 0   |
| Capital Improvement Projects (CIP) - Public Works          | 13      | 13  | 3      | 8.7  | 161.1 | 0.0      | 0        | 0       | 10   | 1   |
| Abandoned / Inoperative / Junk Vehicle                     | 13      | 13  | 10     | 3.2  | 21.6  | 21.0     | 60%      | 2       | 3    | 3   |
| Illegal Dumping on Private Property (Zone 9)               | 13      | 10  | 13     | 11.4 | 15.4  | 21.0     | 62%      | 2       | 0    | 0   |
| Blighted / Vacant Property (Zone 11)                       | 13      | 13  | 13     | 1.3  | 4.7   | 21.0     | 92%      | 1       | 0    | 0   |
| Signal - Preventative Maintenance (Traffic Services)       | 13      | 13  | 13     | 3.5  | 25.1  | 90.0     | 100%     | 0       | 0    | 0   |
| Remove Dead Animals in Roadway - Small (Field Operations)  | 12      | 12  | 12     | 0.4  | 0.8   | 3.0      | 92%      | 1       | 0    | 0   |

| Category                                                                | Created | Ack | Closed | DTA  | DTC   | SLA Days | % in SLA | Overdue | Open | O&O |
|-------------------------------------------------------------------------|---------|-----|--------|------|-------|----------|----------|---------|------|-----|
| Curb/Gutter Maintenance (Roadway Maintenance - Field Operations)        | 11      | 10  | 11     | 3.2  | 6.7   | 30.0     | 82%      | 2       | 0    | 0   |
| Down Tree Removal from Right of Way (Field Operations)                  | 11      | 11  | 11     | 0.2  | 1.4   | 3.0      | 91%      | 0       | 0    | 0   |
| Tree Danger/Removal (Roadside Maintenance - Field Operations)           | 11      | 9   | 9      | 18.6 | 21.3  | 3.0      | 56%      | 1       | 2    | 2   |
| Business Licenses (Economic Development - Destination South Fulton)     | 10      | 1   | 9      | 0.2  | 0.1   | 2.0      | 100%     | 0       | 1    | 1   |
| Blighted / Vacant Property (Zone 7)                                     | 10      | 8   | 10     | 5.1  | 21.1  | 21.0     | 50%      | 5       | 0    | 0   |
| Commercial Vehicles in Residential Zones (Zone 11)                      | 10      | 8   | 10     | 2.6  | 4.4   | 21.0     | 100%     | 0       | 0    | 0   |
| Deep Patch/Base Repair (Asphalt Paved Maintenance - Field Operations)   | 10      | 10  | 10     | 4.0  | 18.5  | 30.0     | 80%      | 2       | 0    | 0   |
| Tree Hindering Sight Distance (Roadside Maintenance - Field Operations) | 9       | 8   | 9      | 1.3  | 4.8   | 10.0     | 100%     | 0       | 0    | 0   |
| Land Development (Community and Regulatory Affairs)                     | 8       | 1   | 6      | 5.0  | 28.6  | 3.0      | 17%      | 5       | 2    | 2   |
| Blighted / Vacant Property                                              | 8       | 8   | 8      | 0.1  | 3.4   | 21.0     | 100%     | 0       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 7)                            | 8       | 6   | 8      | 13.6 | 24.3  | 21.0     | 50%      | 4       | 0    | 0   |
| Property Maintenance (Zone 12)                                          | 8       | 6   | 8      | 0.3  | 13.3  | 21.0     | 75%      | 2       | 0    | 0   |
| Street Flooding (Drainage Maintenance - Field Operations)               | 8       | 7   | 8      | 0.4  | 5.7   | 1.0      | 50%      | 0       | 0    | 0   |
| GIS (Geographic Information Systems)                                    | 7       | 1   | 6      | 2.4  | 1.5   | 2.0      | 67%      | 2       | 1    | 1   |
| Abandoned / Inoperative / Junk Vehicle (Zone 7)                         | 7       | 5   | 7      | 0.9  | 11.7  | 21.0     | 71%      | 2       | 0    | 0   |
| Remove Dead Animals in Roadway - Large (Field Operations)               | 7       | 6   | 7      | 0.0  | 0.2   | 1.0      | 86%      | 0       | 0    | 0   |
| Trespassing                                                             | 6       | 0   | 6      | 0.0  | 15.8  | 1.0      | 17%      | 5       | 0    | 0   |
| Commercial Vehicles in Residential Zones                                | 6       | 6   | 5      | 1.8  | 8.4   | 21.0     | 100%     | 0       | 1    | 0   |
| Permit / Licensing Issue                                                | 5       | 3   | 4      | 0.9  | 6.4   | 21.0     | 100%     | 2       | 1    | 1   |
| Dead Trees (Zone 11)                                                    | 5       | 3   | 5      | 5.2  | 37.2  | 7.0      | 20%      | 4       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 12)                           | 5       | 5   | 5      | 15.5 | 21.5  | 21.0     | 80%      | 1       | 0    | 0   |
| Damaged Inlet/Catch Basin (Storm Water Issues - Field Operations)       | 5       | 4   | 5      | 2.2  | 13.7  | 30.0     | 80%      | 0       | 0    | 0   |
| Live Domestic Animals                                                   | 4       | 0   | 3      | 0.0  | 114.8 | 0.0      | 0        | 0       | 1    | 0   |
| Damaged Fire Hydrant                                                    | 4       | 3   | 4      | 20.1 | 15.1  | 30.0     | 50%      | 2       | 0    | 0   |
| Dead Trees (Zone 9)                                                     | 4       | 1   | 4      | 6.7  | 21.7  | 7.0      | 25%      | 2       | 0    | 0   |
| Dead Animal Pickup on Private Property (Zone 9)                         | 4       | 4   | 4      | 3.4  | 15.3  | 7.0      | 50%      | 2       | 0    | 0   |
| Roadway Maintenance (Field Operations)                                  | 4       | 4   | 4      | 2.6  | 6.9   | 10.0     | 100%     | 0       | 0    | 0   |

| Category                                                                                                        | Created | Ack | Closed | DTA  | DTC  | SLA Days | % in SLA | Overdue | Open | O&O |
|-----------------------------------------------------------------------------------------------------------------|---------|-----|--------|------|------|----------|----------|---------|------|-----|
| Communications & External Affairs                                                                               | 3       | 1   | 3      | 57.2 | 43.3 | 2.0      | 0        | 3       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance                                                                   | 3       | 0   | 3      | 0.0  | 4.0  | 7.0      | 100%     | 0       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 9)                                                          | 3       | 3   | 3      | 1.7  | 6.1  | 7.0      | 67%      | 0       | 0    | 0   |
| Excessively Barking Dog – Late Night Nuisance (Zone 11)                                                         | 3       | 2   | 3      | 2.4  | 4.9  | 7.0      | 67%      | 1       | 0    | 0   |
| Tree Fallen (Zone 11)                                                                                           | 3       | 1   | 3      | 0.0  | 83.0 | 7.0      | 33%      | 2       | 0    | 0   |
| Yard Issue (Zone 12)                                                                                            | 3       | 3   | 3      | 5.9  | 8.6  | 21.0     | 67%      | 0       | 0    | 0   |
| Cross Drain Maintenance (Unpaved Road Maintenance - Field Operations)                                           | 3       | 3   | 3      | 0.2  | 1.7  | 30.0     | 100%     | 0       | 0    | 0   |
| Down Tree Removal from Roadway (Field Operations)                                                               | 3       | 3   | 3      | 0.9  | 1.2  | 3.0      | 100%     | 0       | 0    | 0   |
| Sidewalk Cracking / Broken (Field Operations)                                                                   | 3       | 2   | 3      | 0.0  | 9.7  | 10.0     | 67%      | 0       | 0    | 0   |
| Street Signs Down in Road (Signage Issues)                                                                      | 3       | 3   | 3      | 0.1  | 0.6  | 1.0      | 67%      | 1       | 0    | 0   |
| COVID-19 (Coronavirus) Inquiry                                                                                  | 2       | 0   | 1      | 0.0  | 0.0  | 0.0      | 0        | 0       | 1    | 0   |
| Business Inquiry                                                                                                | 2       | 1   | 2      | 0.1  | 0.3  | 10.0     | 100%     | 0       | 0    | 0   |
| Illegal Dumping on Private Property (Zone 5)                                                                    | 2       | 2   | 2      | 1.0  | 3.9  | 21.0     | 100%     | 0       | 0    | 0   |
| Property Maintenance (Zone 5)                                                                                   | 2       | 2   | 2      | 0.0  | 7.2  | 21.0     | 100%     | 0       | 0    | 0   |
| Tree Fallen (Zone 9)                                                                                            | 2       | 2   | 2      | 1.4  | 3.0  | 7.0      | 100%     | 0       | 0    | 0   |
| Permit / Licensing Issue (Zone 11)                                                                              | 2       | 2   | 2      | 0.2  | 3.7  | 21.0     | 100%     | 0       | 0    | 0   |
| Remove Graffiti in Right-of-Way (Field Operations)                                                              | 2       | 1   | 2      | 3.0  | 23.7 | 10.0     | 0        | 1       | 0    | 0   |
| Right-of-Way Permits/Utility Permits (Field Operations)                                                         | 2       | 2   | 2      | 0.0  | 4.8  | 10.0     | 100%     | 0       | 0    | 0   |
| Signal - Long Term Repair (Traffic Services)                                                                    | 2       | 2   | 1      | 0.0  | 0.0  | 120.0    | 100%     | 0       | 1    | 0   |
| Budget Development and Oversight, Financial Auditing Support and Compliance (Finance & Administrative Services) | 1       | 0   | 1      | 0.0  | 0.0  | 2.0      | 100%     | 0       | 0    | 0   |
| City Clerk                                                                                                      | 1       | 0   | 1      | 0.0  | 32.7 | 5.0      | 0        | 1       | 0    | 0   |
| City Manager                                                                                                    | 1       | 0   | 1      | 0.0  | 3.0  | 2.0      | 0        | 1       | 0    | 0   |
| Live Wild Animals                                                                                               | 1       | 0   | 1      | 0.0  | 0.0  | 1.0      | 100%     | 0       | 0    | 0   |
| Municipal Court                                                                                                 | 1       | 0   | 0      | 0.0  | 0.0  | 0.0      | 0        | 0       | 1    | 0   |
| Occupational Tax Certificate                                                                                    | 1       | 0   | 1      | 0.0  | 0.0  | 10.0     | 100%     | 0       | 0    | 0   |
| Sprinkler System Review (Businesses Only)                                                                       | 1       | 1   | 1      | 0.0  | 3.7  | 3.0      | 0        | 1       | 0    | 0   |
| CivicRec Inquiries                                                                                              | 1       | 1   | 1      | 3.4  | 3.4  | 3.0      | 0        | 1       | 0    | 0   |
| Trash & Litter or Cleaning Requests - Parks & Rec. Facilities                                                   | 1       | 1   | 0      | 92.5 | 0.0  | 2.0      | 0        | 0       | 1    | 1   |



| Category                                                                    | Created      | Ack          | Closed       | DTA        | DTC         | SLA Days | % in SLA   | Overdue    | Open      | O&O       |
|-----------------------------------------------------------------------------|--------------|--------------|--------------|------------|-------------|----------|------------|------------|-----------|-----------|
| Dead Trees                                                                  | 1            | 0            | 1            | 0.0        | 39.1        | 7.0      | 0          | 1          | 0         | 0         |
| Illegal Dumping on Private Property (Zone 6)                                | 1            | 1            | 1            | 4.3        | 9.9         | 21.0     | 100%       | 0          | 0         | 0         |
| Dead Trees (Zone 7)                                                         | 1            | 0            | 1            | 0.0        | 135.1       | 7.0      | 0          | 1          | 0         | 0         |
| Illegal Dumping on Private Property (Zone 8)                                | 1            | 1            | 1            | 0.6        | 0.6         | 21.0     | 100%       | 0          | 0         | 0         |
| Permit / Licensing Issue (Zone 8)                                           | 1            | 1            | 1            | 0.6        | 12.8        | 21.0     | 100%       | 0          | 0         | 0         |
| Property Maintenance (Zone 8)                                               | 1            | 0            | 1            | 0.0        | 1.0         | 21.0     | 100%       | 0          | 0         | 0         |
| Dead Animal Pickup on Private Property (Zone 11)                            | 1            | 1            | 1            | 0.4        | 6.3         | 7.0      | 100%       | 0          | 0         | 0         |
| Blighted / Vacant Property (Zone 12)                                        | 1            | 0            | 1            | 0.0        | 65.8        | 21.0     | 0          | 1          | 0         | 0         |
| Abandoned / Inoperative / Junk Vehicle (Zone 12)                            | 1            | 1            | 1            | 7.8        | 7.8         | 21.0     | 100%       | 0          | 0         | 0         |
| Bridge Maintenance                                                          | 1            | 1            | 0            | 0.7        | 0.0         | 365.0    | 0          | 0          | 1         | 0         |
| Curb/Gutter Installation (Roadway Construction - Field Operations)          | 1            | 1            | 1            | 3.6        | 3.6         | 30.0     | 100%       | 0          | 0         | 0         |
| Sign - Do Not Enter/Wrong Way Down Missing (Traffic Services)               | 1            | 1            | 1            | 0.0        | 6.6         | 3.0      | 0          | 1          | 0         | 0         |
| Street Lights                                                               | 1            | 1            | 1            | 0.0        | 0.1         | 7.0      | 100%       | 0          | 0         | 0         |
| Street Signs Gone (Traffic Issues)                                          | 1            | 1            | 1            | 0.0        | 0.0         | 3.0      | 100%       | 0          | 0         | 0         |
| Support/Respond to Natural Disasters (Inclement Weather - Field Operations) | 1            | 1            | 1            | 0.0        | 1.4         | 1.0      | 0          | 0          | 0         | 0         |
| Traffic Operations - Other (Traffic Services)                               | 1            | 1            | 1            | 0.1        | 0.8         | 30.0     | 100%       | 0          | 0         | 0         |
| <b>Totals</b>                                                               | <b>2,926</b> | <b>2,010</b> | <b>2,834</b> | <b>2.8</b> | <b>14.8</b> | <b>-</b> | <b>77%</b> | <b>360</b> | <b>92</b> | <b>27</b> |



# **PUBLIC WORKS REPORT**

# City of South Fulton Public Works Department





# Month in Review: October 2020

## City of South Fulton Public Works

**Jacobs**  
Challenging today.  
Reinventing tomorrow.

### Public Works Employees pictured from left to right

- Debris Removal from Tropical Storm Zeta.
- Fulton County, CoSF Public Works and Corey Reeve's Mean Green Team.



## Month in Review: October 2020

### City of South Fulton Public Works

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### Purpose

Each month hundreds of requested and scheduled activities are completed by the City of South Fulton's Public Works Department. This document highlights key activities to maintain, promote safety and improve the look and feel of neighborhoods and commercial districts throughout the City of South Fulton Georgia. Public Works operations are provided through agreement with Jacobs.

### Call Center and SeeClickFix October Activities

The Call Center, also known as SeeClickFix or 311 is the main connection between the City and its citizens. Although this service is operated through the Public Works Department, citizens can access any City department through this program.

| Highlights of Call Center & See Click Fix:<br>October 2020                      |                   |
|---------------------------------------------------------------------------------|-------------------|
| Metric Description                                                              | Number or Percent |
| Total Call Center Requests                                                      | 1784              |
| Total Work Orders                                                               | 537               |
| Total SeeClickFix Requests for Public Works                                     | 761               |
| Total Work Orders Completed that met Service Level Agreement                    | 630               |
| Total Work Orders Completed that met Service Level Agreement as Percentage      | 95%               |
| Total Work Order/Requests Open or In-Progress                                   | 182               |
| Total Work Requests did not meet Service Level Agreement                        | 2                 |
| Total Work Requests without Service Level Agreement or not due in current month | 136               |
| Total SeeClickFix Request Closed/Archived                                       | 422               |

Each day, citizens and businesses connect to the City of South Fulton to address issues ranging from fallen trees to information about upcoming events. Operators are knowledgeable and available to take calls from the public 24 hours a day 7 days per week. Citizens may also download an app from the from Google Play Store or Apple's App Store to enter requests at any time directly into the system.

## Monthly Focus: South Fulton Clean Up Throughout the City & Storm Response

### Astounding Storm Astounding Response

During the transition period from Spring and Summer services to Fall and Winter services offered, Public Works began preparing for the possibility of unexpected winter events such as snow and ice, little did we know we would be responding to back to back hurricane remnants and a tropical storm. In September, our crews responded to storm damage the city suffered from Hurricane Sally. This month the city received damage from Hurricane Delta and Tropical Storm Zeta.

Between the two storms, over 50 streets were closed, and 31 traffic lights registered as not working. Because of these closures and outages, crews worked diligently throughout the day and night to clear the roadways making the roads clear for travel for citizens and more importantly, passable for emergency vehicles such as ambulances, the fire and police departments.



**Crews remove trees & debris on Reynolds Rd October 2020**



**Reynolds Rd after crews removed trees from roadway. October 2020**



#### City of South Fulton Hosts Fall Clean Up Day

On Saturday, October 17, the City of South Fulton hosted the Fall Clean Up Day.

Approximately fifty-five tons of materials was collected at both the Merk Miles and Creel Park facilities between the hours of 8:00 am and 2:00 pm. Collection included: document shredding, disposal of paint, up to four tires, yard debris, bulky items, and fluorescent light bulbs to name a few of the items accepted.

Public Works collected a total of 84 tons of household waste for disposal. Participation came from one-hundred twenty (120) senior citizens (age 65 and older) and those with disabilities received courtesy curbside pickup. The remaining 626 citizens participated by dropping their unwanted waste to the facility most convenient for them.

Each event was staffed with more than thirty (30) volunteers. By offering this service, just of 1700 residents were able to safely dispose of 172 tons of unwanted waste. Providing these opportunities saved the City and its citizens approximately \$21,300 and are part of the City's Clean Communities initiative to remove and prevent litter and illegal dumping in public spaces.



**Volunteers from T&R & Reliable Sanitation disposing of a mattress. Clean Up Day Creel Park October 2020**



**Crews unload sofa for disposal at Creel Park October 2020**



### Burdett Creek Clean Up

Clean up efforts continued throughout the city, with a stream cleaning event at Burdette Park. **Public Works partnered with Green Team volunteers from District 5** to help collect litter and illegal dumping found within the stream located inside Burdette Park. The event was held from 8am – 11 am. A grappler truck was used to retrieve over 60 tires that had been thrown into or along the stream, as well as throughout the park. Sixty (60) tires are a significant number; however, an additional 100 tires remained in the park, but are scheduled to be removed by the end of this month.



**Illegal Dumping of Tires  
Collected from Stream Inside  
Burdett Park  
October 2020**

### Clean Community Crew - Making A Difference Throughout the Community

Earlier this month, Public Works launched the release of a new program called the Clean Community Crew which



uses a van dedicated to traveling throughout the City performing "hotspot" pickups. This month the crews focus was along Baker Ferry, Boat Rock, and a keen focus on Camp Fulton Way (District 1).

The City of South Fulton Public Works department currently provides *scheduled* street maintenance each month providing services that range from illegal dumping, clogged culvers and inlets, cross drain maintenance, potholes, and downed signs to traffic services to name a few.

The Clean Community Crew is used to collect trash from the twenty-eight receptacles located throughout the city. This is in addition to cleaning high litter areas and monitoring known illegal dumping sites on a weekly basis.

The Clean Communities Initiative was launched to reduce/eliminate the amount of litter and dumping found in throughout the City of South Fulton. The Clean Community Crew, along with additional treatments, strategies and partnerships will be employed to reach this goal.

**Treatments** include trash receptacles and signage.

**Strategies** include enforcement methods and education.

**Partnerships** must include community groups, Community Improvement Districts (CIDs), businesses and the leadership of elected officials and the citizens of South Fulton.

### Traffic Systems and Studies

Signs, signals and pavement markings help us understand where we are and get to our destination safely and efficiently. Because this equipment is required to be in the right of way, it can often be damaged from passing vehicles, accidents and weather.

### Traffic Activities in October

During this reporting period ninety-nine (99) traffic work orders were completed. These requests include traffic calming, sign replacements, sign repairs, preventive maintenance and signal repairs.

During Tropical Storm Zeta, a total of seventeen (17) traffic signal outages were reported. Ten outages of the seventeen were reported as dark (not working on the streets) with the remaining seven reported as not working in the system due to power outages from the storm. It took crews just slightly over seven days to restore all traffic signals.



**Public Works Servicing One of 27 City Receptacles on Old National October 2020**

### Preventative Maintenance at Camp Creek @ Enon October 2020





### Storm Water Management

Storm Water Management consists of the inspection and maintenance of piping, inlets and catch basins in city right of way that form the system to direct storm water to natural water ways. During October twenty-one (21) assessments were made in the City of South Fulton.

A successful stormwater system keeps people away from the water and the water away from the people. The system is free of pollution and enables aesthetic pleasures as well as recreational activities. Our stormwater department is dedicated to keeping our system healthy as well as the residents safe.

When a stormwater system fails to operate properly it can damage other systems, negatively impact water quality and cause unsafe driving conditions especially during periods of rain.

### Solid Waste Management

Solid Waste Management includes overseeing compliance of the Solid Waste Ordinance, management of Merk Miles Transfer Station, Beautification Plan and coordination of residential and commercial collection providers. One hundred twenty-six (126) inquiries were addressed related to residential collections.



**Sink Holes Forming Due to Failure in Pipe & Grouting Around Junction Boxes  
Melanie Lane – October 2020**

**Flood Water Inside A Storm Water Pipe  
Cedar Wood Court  
October 2020**



### Field Services

Field Services includes the following activities:

- Litter Removal
- Mowing
- Brush Cutting
- Graffiti Removal
- Pothole Repair
- Bridge Maintenance (cosmetic only)
- Street Sweeping
- Tree Removal
- Dead Animal Removal
- Illegal Dumping

### Bridge Maintenance

Bridge Maintenance consists of performing minor repairs which includes minor guardrail repairs and minor bridge deck repairs. Minor is defined as routine, non-structural, cosmetic repairs, the trimming of vegetation, repairing potholes in asphalt approaches, painting of railings, and the removal of graffiti.

The bridge located at Stacks Road, as well as the railroad tracks located just beneath it suffered damage from the storms. During Tropical Storm Zeta, large amounts of sand was blown onto the CSX railroad tracks. To prevent further erosion of banks, Public works installed silt fencing along the banks. In addition to sand being washed onto the tracks, the bridge itself suffered abutment failure due to high winds. What is abutment failure? Abutment failure is caused when a masonry mass supporting and receiving the thrust of part of an arch or vault. Assessments are being performed to determine the damage sustained from the storm and what measures are needed to restore the bridge. The bridge will remain closed until further notice.



**Stacks Rd Bridge approach washed out during Tropical Storm Sally October 2020**



**Silt fence installed to prevent mud from covering tracks. October 2020**

### Illegal Dumping

Illegal Dumping is defined by the City of South Fulton as, "illegally dumping of waste instead of using an authorized use of collection." There were thirty-one (31) illegal dumping sites cleaned during the month of October.

**Trash Receptacle at  
Marta Bust Stop  
October 2020**



### Litter Removal & Mowing

Every four weeks Public Works collects litter on 204 miles of road as part of the mowing process. During this time roads needing additional treatment are cleaned as well. In the month of October, Public Works also completed forty-one (41) requests from the public to remove litter. Requests for litter removal in SeeClickFix are required to be completed within ten (10) business days.

### Gravel/Dirt Road Maintenance

There are fifty-three (53) dirt roads encompassing approximately thirty miles within the City of South Fulton. During the month of October, just over three (3.36) miles of dirt roads received maintenance. Please see table below:

| <div>  <div> <b>City of South Fulton Public Works</b><br/> <b>Gravel Road Maintenance Schedule</b><br/> <b>June 13 – October 31, 2020</b> </div>  </div> |          |               |          |             |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------|----------|-------------|----------------|
| Name                                                                                                                                                                                                                                                                                                                             | District | Start         | End      | Miles       | Last Treatment |
| Ridge Road                                                                                                                                                                                                                                                                                                                       | 3        | Ben Hill Road | Dead End | 2.51        | 20-Oct-20      |
| Valley Lake Rd                                                                                                                                                                                                                                                                                                                   | 4        | Koweta Road   | Dead End | 0.30        | 7-Oct-20       |
| Valley Lake Rd #2                                                                                                                                                                                                                                                                                                                | 4        | Koweta Road   | Dead End | 0.18        | 7-Oct-20       |
| Bush Road                                                                                                                                                                                                                                                                                                                        | 5        | Mallory Road  | Dead End | 0.22        | 19-Oct-20      |
| Larry Road                                                                                                                                                                                                                                                                                                                       | 7        | Lester Road   | Dead End | 0.15        | 19-Oct-20      |
|                                                                                                                                                                                                                                                                                                                                  |          |               |          | <b>3.36</b> |                |

### Dead Animal Removal



## Month in Review: October 2020

### City of South Fulton Public Works

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As a service, dead animals are removed from the right of way and roadway each month. During the month of October, Public Works removed eleven (11) dead animals in the roadway or on the right-of-way. Large animals must be removed from the roadway within one day. Removal for any animal on the right of way is 3 business days.

#### Season Change Services Transition

Mowing season runs from May to late October. Service includes pothole repairs, street sweeping, curb bumping, drainage, gravel roads repairs, right of way maintenance, brush cutting and the primary on mowing.

As the mowing season ends, crews will concentrate on maintenance and preventive services that will cover roughly 176 miles throughout the city with a primary focus on clearing right of ways, the collection of illegal dumping, and maintaining the drainage system. These services will run from November to late April.

The Clean City Crew will continue focusing their efforts on the twenty-seven trash receptacles located throughout the city, supporting clean-up of illegal dumping initiatives, and performing "hotspot" services. These services are on a weekly schedule and incorporates work in from calls received reporting unprecedented littering.

#### Appendix: Clean Up Day Stats for Summer and Fall Events





## Month in Review: October 2020

### City of South Fulton Public Works

**Jacobs**  
Challenging today.  
Reinventing tomorrow.

| City of South Fulton<br>Summer & Fall Clean Up Days<br>Results |                    |                  | Total  |
|----------------------------------------------------------------|--------------------|------------------|--------|
|                                                                | Summer<br>Clean Up | Fall<br>Clean Up |        |
| Volunteers assigned to location                                | 31                 | 35               | 66     |
| Residents Served                                               | 1053               | 746              | 1799   |
| Paper Shredded (Tons)                                          | 7                  | 6                | 13     |
| Bulky Waste (Tons) Collected (Open Load Truck)                 | 19.4               | 5.97             | 25.37  |
| Municipal Solid Waste (MSW) Collected (in Tons)                | 55.94              | 43.7             | 99.64  |
| Tire Collected                                                 | 150                | 110              | 660    |
| Gallons of paint collected:                                    | 621                | 616              | 1, 237 |
| Tons of Materials Collected                                    | 87.8               | 84.1             | 171.95 |





## Month in Review: October 2020

### City of South Fulton Public Works

**Jacobs**  
Challenging today.  
Reinventing tomorrow.

#### General Services

Our internal team provides leadership in managing facilities, equipment, supplies, maintenance, and other support services to the elected officials and City departments and residents in a safe, reliable, and efficient manner.

| Major Project Highlights:<br>October 2020                                                            |                         |
|------------------------------------------------------------------------------------------------------|-------------------------|
| Project Description                                                                                  | Facility                |
| Installation of Touchless Soap Dispenser and Sanitizing Stations                                     | City Hall, Fire, Police |
| Storm Debris cleanup and Facility Site Assessment                                                    | City Wide               |
| Power Washing (in progress)                                                                          | All Facilities          |
| General Housekeeping<br>Work consist of Ceiling tile replacement, light bulbs, gutter cleaning, etc. | PCRA and Fire           |
| Generator Repairs and Maintenance                                                                    | All Fire Stations       |
| Distribution of Personal Protective Equipment                                                        | City Wide               |

#### Fleet Service

Our internal team provides leadership in managing the vehicle fleet maintenance, along with various equipment. Our team strives to provide each department with safe, reliable and economical vehicles and equipment while maintaining vehicle values and equipment investments.

| Major Project Highlights:<br>October 2020                                                                                                     |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Project Description                                                                                                                           | Facility        |
| (54) Emergency Vehicles Repaired<br>Work consist of: Alignments, Brakes, Engine Tuning, Replaced Tires, Radiators, replaced windshields, etc. | Police          |
| (37) Preventative Maintenance Emergency Vehicles                                                                                              | Police          |
| (66) City Vehicles Repaired Work consist of Brake jobs, oil changes, tune-ups, tire replacements, etc.                                        | City Wide       |
| Installation of GPS Tracking Devices and Mobile Data Terminals (in progress)                                                                  | Fire Department |



## Month in Review: October 2020

### City of South Fulton Public Works

**Jacobs**  
Challenging today.  
Reinventing tomorrow.

#### CAPITAL IMPROVEMENT PROGRAM (CIP)/T-SPLOST/LMIG

##### 1. CIP

- a. Butner Road at Stonewall Tell Road  
Mayor and Council approved the Construction agreement with GDOT and award the construction to the lowest bidder, Piedmont Paving
- b. Cascade-Road over Branch of Utoy Creek  
Construction is ongoing. Relocation of utilities is underway. Contech culvert submittal approved. B-line longitudinal storm drainage completed on October 16, 2020. Project completion on schedule for the third week of Jan 2021

##### 2. TSPLOST

- a. TSPLOST 2020  
Issued an RFP to let five intersections to Design. Received proposals from three standby consultants
  - OSI 603 Butner Road at Pittman Road
  - OSI 607 Demooney Road at West Stubbs Rd
  - OSI 608 Enon Road at Stonewall Tell Road
  - OSI 609 Feldwood Road at Morning Creek
  - OSI 616 Stonewall Tell Road at Jones Road/Pittman Road
- b. Issued Notice to Proceed (NTP)  
Flat Shoals ATMS (Advanced Traffic Management System) - The ATMS would integrate technology primarily to improve the flow of vehicle traffic and improve safety along 13 intersections.

#### STREETLIGHTS

- A. Permits/Pending
  - Roundabout at Cascade-Palmetto Highway and Cedar Grove Road/Ridge Grove-  
Removal and installation of 17 poles  
City received MOA from GDOT to issue permit. Document on Dec 8 Council meeting for execution
  - Campbellton Road Lighting: Installation of 10 streetlights, from Sandtown Park to the intersection with Camp Creek Parkway  
Greystone addressed concerns raised by GDOT during permit application. MOA to issue permit is in preparation.
- B. Requests  
City Authorized installation
  - 1 light at 4345 Valley Road
  - 3 lights along Cascade Parkway, from Cascade Road to Atlanta City limits

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval to adopt the Washington Road CDAP

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to adopt the Washington Road CDAP

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                             | Type       | Upload Date |
|-----------------------------------------|------------|-------------|
| Washington Road Pedestrian Safety Study | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Mayor and Council

**THROUGH:** Tammi Saddler Jones, Interim City Manager

**FROM:** Shayla Reed, CDRA Director

**DATE:** November 19, 2020

**SUBJECT:** Adoption of Washington Rd. Pedestrian Safety Study

---

### Background

The City of South Fulton (COSF) partnered with the Atlanta Regional Commission (ARC) to conduct a pedestrian safety study along Washington Road between Roosevelt Highway and North Commerce Drive.

### Summary of Events

As part of ARC's Complete Streets Initiative, Washington Rd in the COSF was selected for study. The primary goal of this study was to recommend specific changes to increase safety and accessibility for pedestrians along Washington Road. Pedestrian activity and transit ridership are expected to increase in this area significantly in the near future. The COSF needs to ensure that all roadway users can travel safely and comfortably, regardless of their age, ability, or transportation mode.

Over the course of several months, data was gathered by the project team by conducting a walkability audit, examining existing conditions, and conducting an online community survey.

The results of that work, and a set of recommendations for future improvement of the corridor, have been curated in this plan for the benefit of the Community.

### Next Steps/Need for Briefing

The complete document is being transmitted to Council for adoption at the December 8, 2020 City Council Meeting.

Cc: Corey Adams, City Clerk





CITY OF SOUTH FULTON

# WASHINGTON ROAD PEDESTRIAN SAFETY STUDY

AUGUST 2020





# ACKNOWLEDGEMENTS

*City of South Fulton Staff:*  
Shayla Reed, Community Development and Regulatory Affairs Director  
Marissa Jackson, Planner

*ARC Staff:*  
Jared Lombard, Project Manager  
Byron Rushing, Bicycling & Walking Program Manager  
Elizabeth Sandlin, Planner  
Holly Vine, Executive Assistant

## FUNDING ACKNOWLEDGEMENT

The Atlanta Regional Commission is the regional planning and intergovernmental coordination agency for the 10-county Atlanta region. Since 1947, ARC and its predecessor agencies have helped focus the region’s leadership, attention and resources on critical issues. The Community Development Assistance Program (CDAP) helps cities, counties, and non-profit organizations find solutions to land use and transportation planning issues. The CDAP program dedicates resources on an annual basis and works in partnership with external agencies looking to tackle similar issues. This study was prepared with funds provided by the Atlanta Regional Commission and the City of South Fulton.

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Existing Conditions ..... 8

Walkability Audit ..... 12

Challenges + Opportunities ..... 17

Recommendations ..... 18



# PROJECT OVERVIEW

In 2020, the City of South Fulton partnered with the Atlanta Regional Commission (ARC) to conduct a pedestrian safety study along Washington Road between Roosevelt Highway and North Commerce Drive (see Map 1-1). The study contains a detailed examination of existing conditions, including the results of a walkability audit, as well as a set of recommended improvements to the corridor.

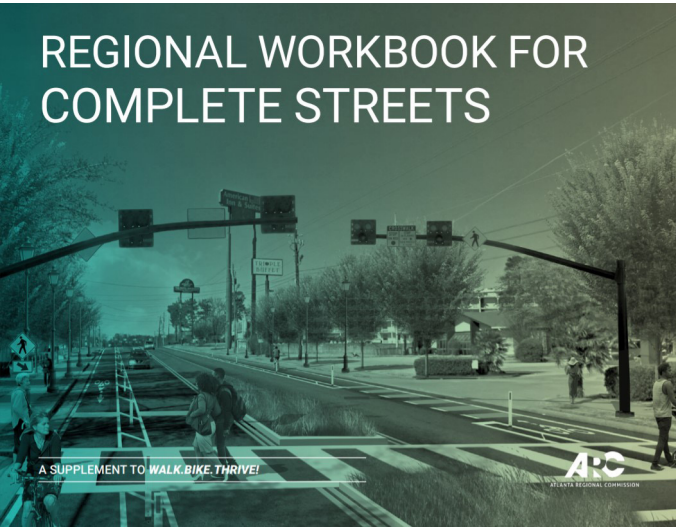
## PURPOSE + GOALS

This study comes at an important time for this community, as the construction of the new Atlanta Job Corps Center at the corner of Washington Road and Roosevelt Highway nears completion. The center will bring new visitors and temporary residents at the Center to the area, and pedestrian activity and transit ridership are expected to increase. A range of infrastructure improvements are needed to transform Washington Road into a Complete Street, ensuring that all roadway users can travel safely and comfortably, regardless of their age, ability, or transportation mode.

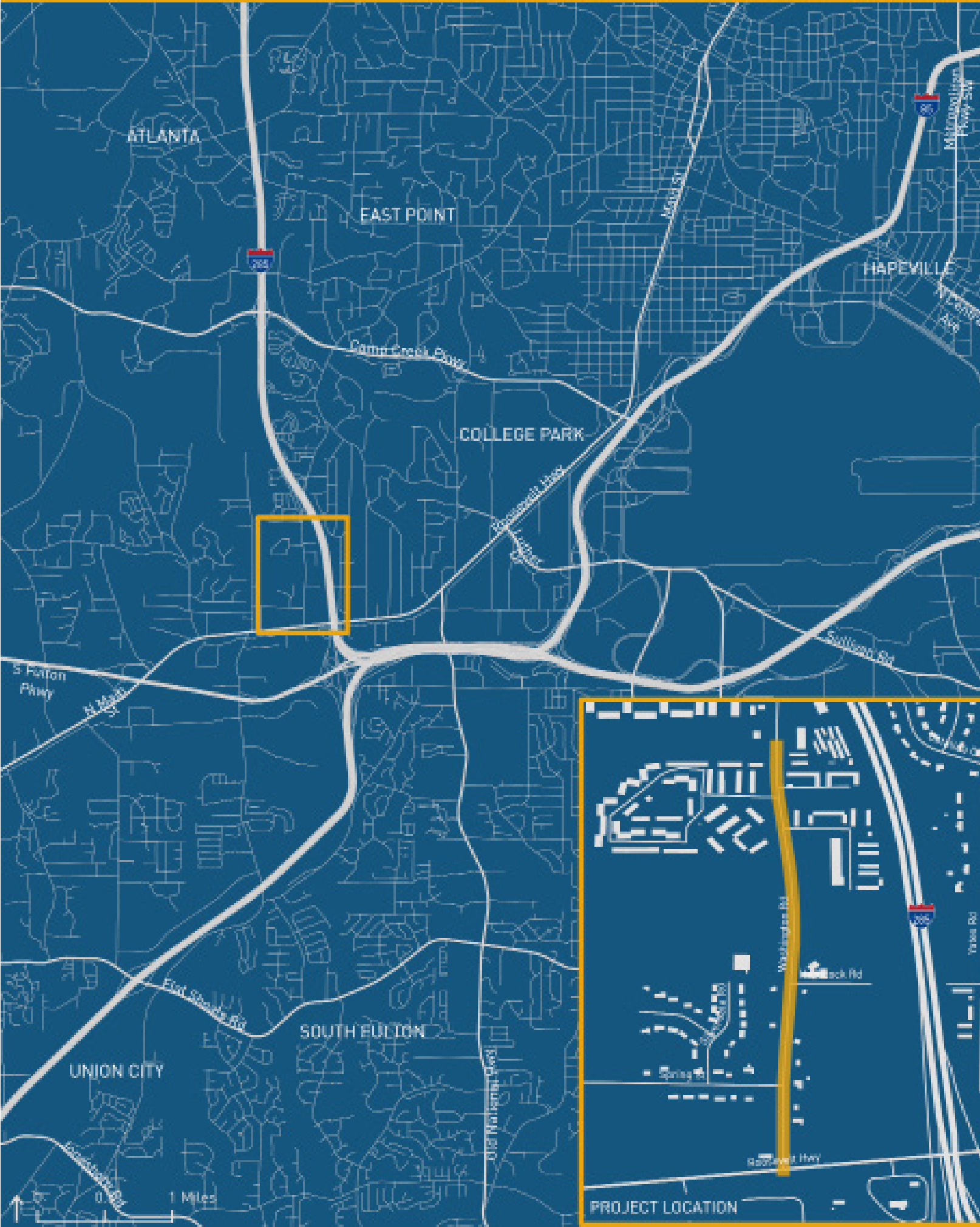
The primary goal of this study is to recommend specific changes to increase safety and accessibility for pedestrians along Washington Road. The recommendations are based on needs expressed by the community as well as cost and time to implement. The changes put in place here can, in the appropriate context, be applied to similar aging suburban arterials in South Fulton and across metro Atlanta.

## WHAT ARE COMPLETE STREETS?

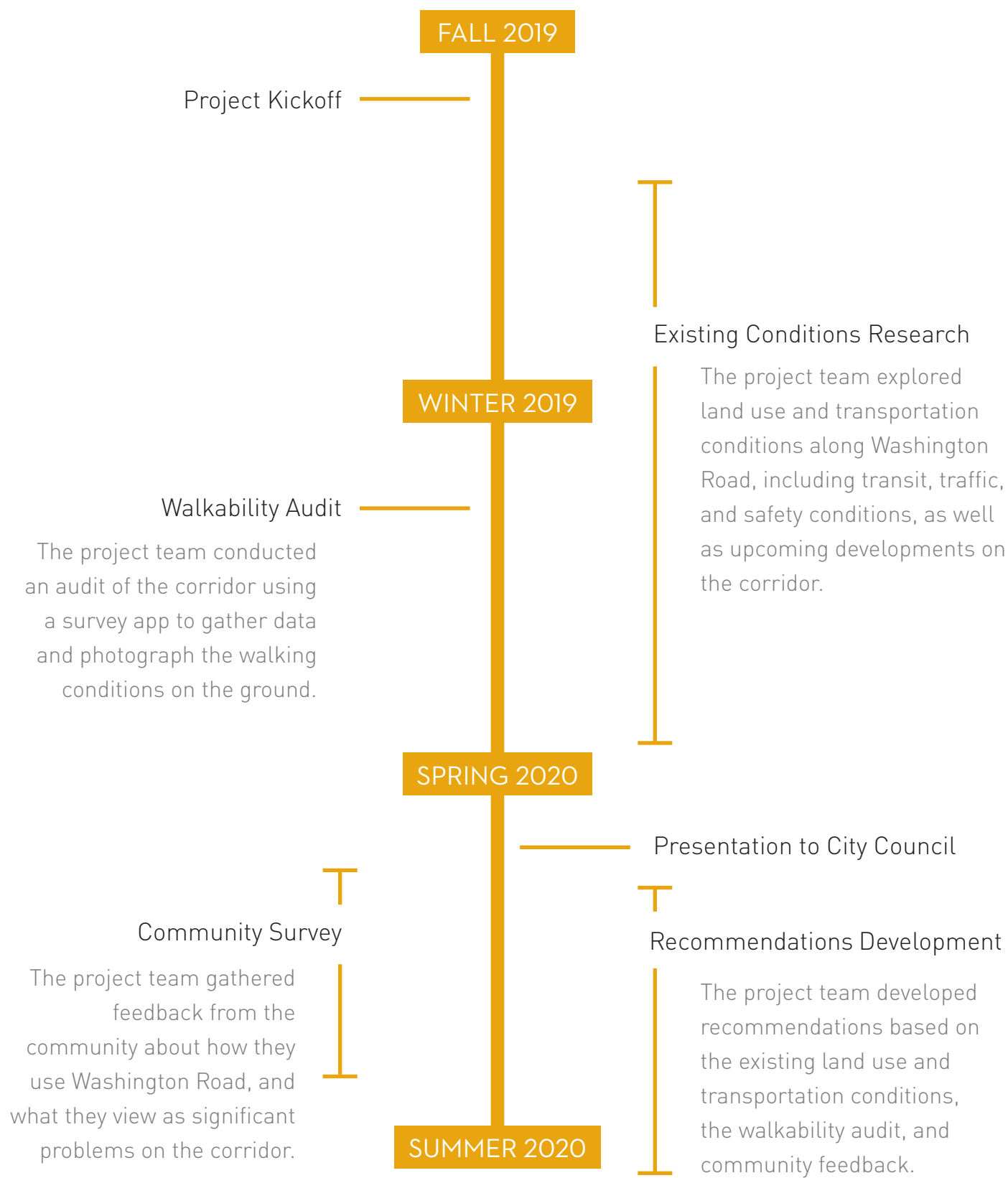
Complete Streets are multimodal roadways that provide safe and comfortable access for all users. Some Complete Streets may still prioritize one mode over others, such as a bike route or bus priority lane, while still ensuring access for all. The design of Complete Streets must be context-sensitive, prioritizing the needs of the community. Some key changes that can be brought about by Complete Street projects include improving access to destinations, lowering transportation risk, increasing mobility choice, and enhancing transit stops. ARC’s Regional Workbook for Complete Streets contains more information about how Complete Streets should be implemented in an appropriate, context-sensitive manner.



## MAP 1-1: PROJECT LOCATION



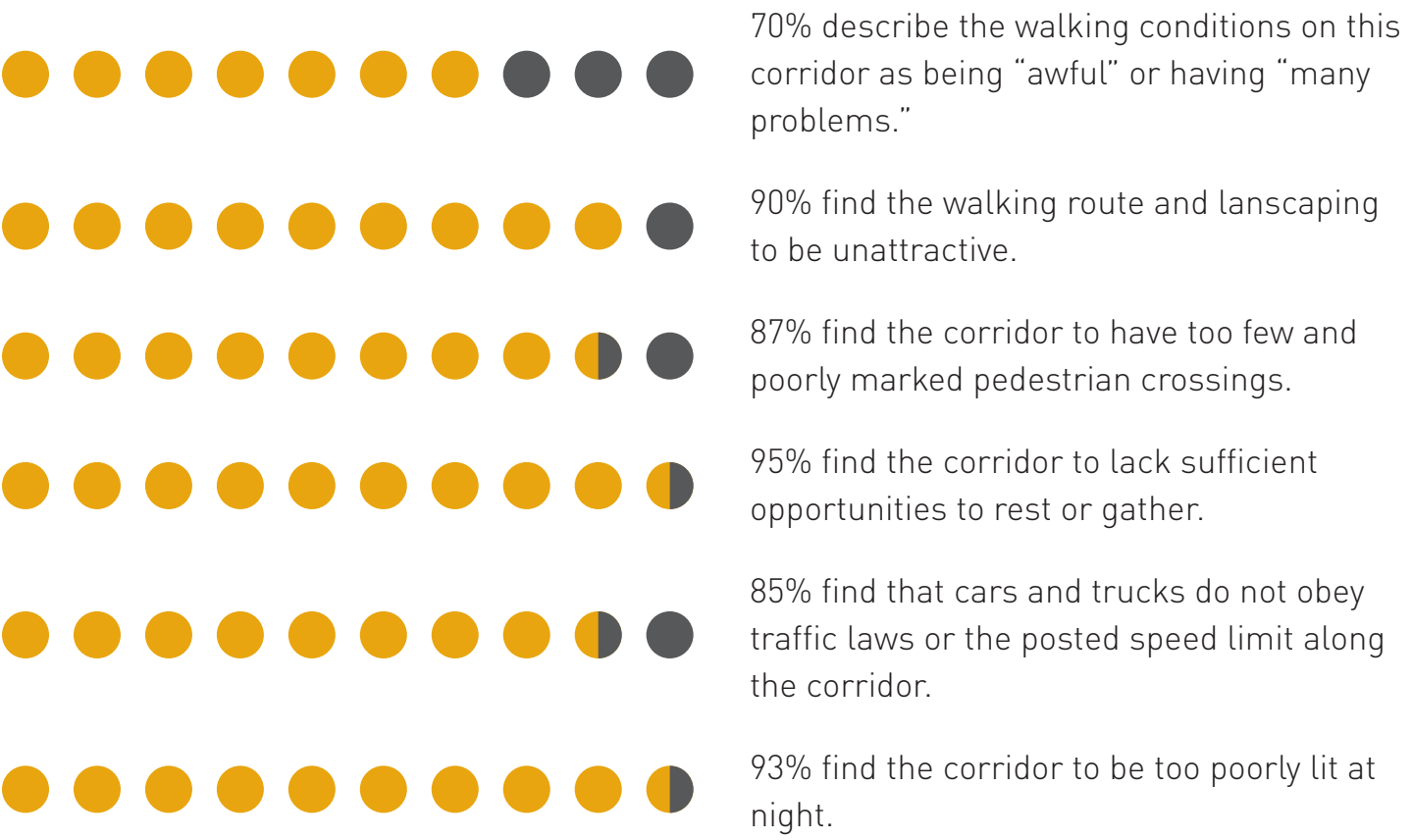
PROCESS



COMMUNITY SURVEY

An online survey was distributed to the community who lives, works, and travels along Washington Road to better understand how they view this corridor. The survey asked respondents to share any destinations they reach by foot on or near Washington Road, evaluate the experience of walking along the corridor, and list specific changes they would like to see. The responses, which helped inform the recommendations in this report, are summarized below.

Of **64** respondents, **33** live or work on or near Washington Road, and **37** travel the corridor frequently. **9** walk on Washington Road every day or multiple times a week, while **46** travel the corridor only by car.



The most requested improvements for the corridor are **continuous sidewalks on both sides of the road**, **benches or shelters at all bus stops**, and **improved lighting for pedestrians**.



# EXISTING CONDITONS

Understanding current land use and transportation conditions is crucial to providing recommendations for the community in South Fulton. In addition to existing conditions, this chapter discusses two coming developments that will impact the recommendations at the end of this report.

## LAND USE CONDITIONS

While this study focuses on infrastructure recommendations for the roadway, understanding surrounding land uses is key because they often drive transportation choices. It is important to identify the types of trip origins and destinations that exist along the corridor, as well as opportunities for land use changes in the future.



Figure 2-1: Pedestrian crossing Washington Road in front of Vesta Gardens Apartmnets.

## EXISTING LAND USES

This segment of Washington Road is characterized in large part by multi-family housing, religious institutions, and undeveloped properties (see Map 2-1). There are some single-family homes in the area, but most are not on Washington Road. In 2019, just over 27% of housing units in the census tract that contains the study area were vacant.<sup>1</sup> The northern and southern ends of the study corridor have some commercial and industrial land uses, but the majority of destinations currently on this segment of Washington Road are residential and religious.

## PLANNED DEVELOPMENT

The construction of the new Atlanta Jobs Corps Center at the southern end of Washington Road is expected to bring temporary residents and visitors to the area, increasing demand for a Complete Street that allows all users to travel safely. There will be new employees traveling the corridor, as well as students living on-site during their training. The redevelopment of this parcel also provides an opportunity to add sidewalks, bus stop improvements, and landscaping elements around the property, increasing accessibility to the site.

## MAP 2-1: EXISTING LAND USES



<sup>1</sup> American Community Survey, Esri Business Analyst Online (Census Tract 131210113.06)

EXISTING TRANSPORTATION CONDITIONS

TRANSIT

MARTA bus routes 84 and 181 both travel along this segment of Washington Road. Route 84 travels between Camp Creek Marketplace, located just outside I-285, and the East Point MARTA station. Route 181 connects the Cities of Fairburn, Union City, and East Point, also stopping at the East Point MARTA station. The routes provide connections to a wide range of significant destinations, including commercial developments, film studios, industrial parks, and residential neighborhoods. However, as is discussed in the Audit Results section below, the bus stops on Washington Road lack infrastructure to make them safe and comfortable.

TRAFFIC

The annual average daily traffic (AADT) counts on the study corridor have not changed significantly in the past decade. As depicted in the graph below, the lowest AADT count was 8,600 in 2012, mirroring national travel trends after the 2008 economic recession. Since that year, the AADT count on this segment of Washington Road has gradually risen to 10,200 in 2018.<sup>1</sup> This is a low traffic level for a four-lane minor arterial road and provides an opportunity to explore reconfiguring the roadway to give more space for pedestrians, bicyclists, and transit users.

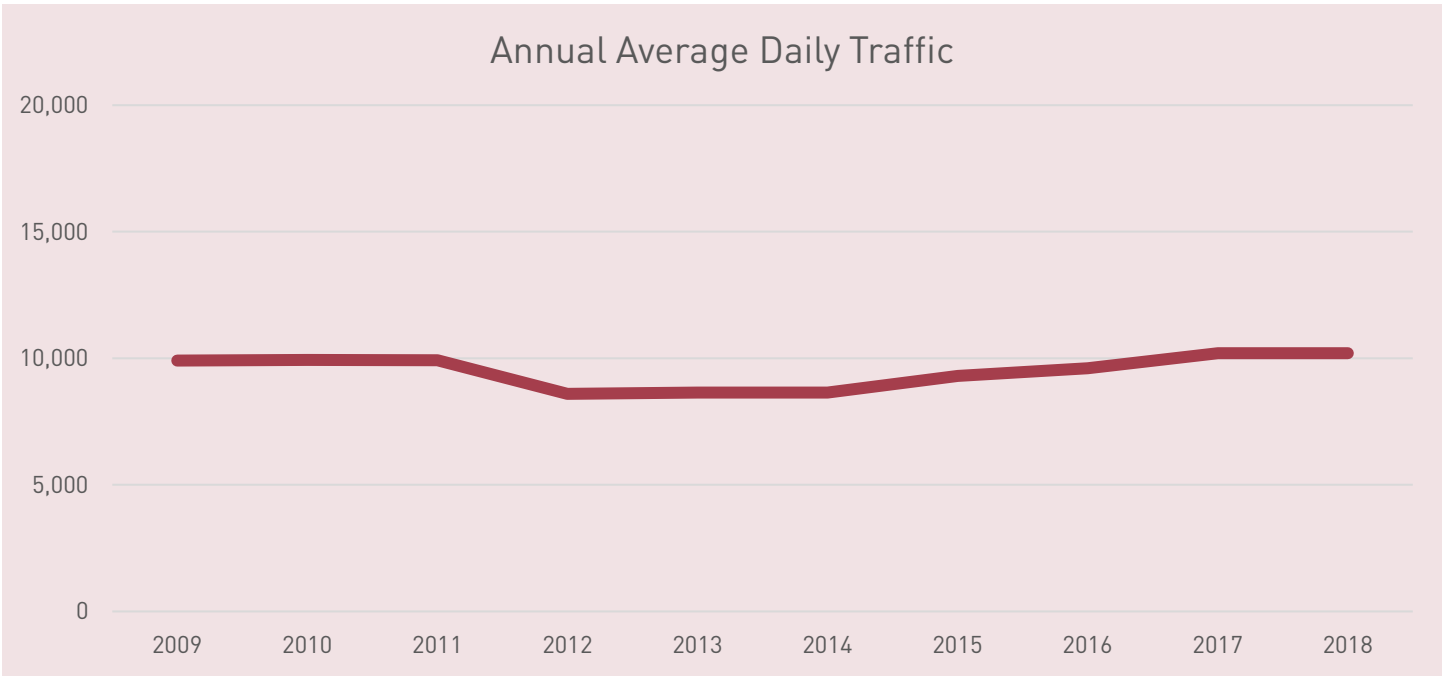


Figure 2-1: Annual Average Daily Traffic on Washington Road since 2009.

SAFETY

Between 2014 and 2018, there were 343 crashes in this area, one of which involved a pedestrian.<sup>2</sup> The pedestrian was hit by a motorcyclist in 2014 as she was crossing the road in front of an apartment complex (see Map 2-2). The crash resulted in injuries, but no fatalities. The description of the crash notes that there is no crosswalk present:

*“Pedestrian 1 was attempting to cross Washington Rd in front of 4590 Washington Rd. There is no crosswalk in front of 4590 Washington Rd. Pedestrian 1 was in the #2 Southbound lane on Washington Rd, causing Driver 2 two strike her.”<sup>3</sup>*

While the corridor does not have a particularly high pedestrian crash rate, this is in large part due to low numbers of pedestrians, bicyclists, and transit users. However, the new Atlanta Job Corps Center is expected to increase transit ridership and pedestrian activity in the area, and this necessitates these infrastructure improvements. Particularly in areas with less frequent walking and bicycling, crash histories may not indicate potential future crash sites. Furthermore, safety improvements should not be made only after a crash has already occurred. Solutions limited to past crash sites, such as the installation of a single crosswalk, are unlikely to be effective unless combined with a systemic, corridor-wide approach.

A Complete Streets approach, which addresses a range of safety concerns along

a corridor, can improve the experience for all roadway users and drive an increase in pedestrian activity and transit ridership. Corridors like Washington Road, which have limited safety measures in place but are experiencing new development, should be prioritized for Complete Streets.



PLANNED DEVELOPMENT

The Georgia Department of Transportation (GDOT) plans to construct a roundabout at the intersection of Washington Road and Roosevelt Highway. The plans include improvements for pedestrians, such as sidewalks and marked crossings, which mirror similar recommendations in this report. In addition to improving traffic flow, roundabouts provide safety improvements for all roadway users, furthering the goal of Complete Streets.

<sup>1</sup> GDOT Traffic Analysis & Data Application

<sup>2</sup> Georgia Electronic Accident Reporting System (GEARS)

<sup>3</sup> Georgia Uniform Motor Vehicle Accident Report



# WALKABILITY AUDIT

## PROCESS

In February 2020, ARC staff conducted a walkability audit of this segment of Washington Road using Esri’s ArcGIS Survey123 app (see Appendix A for description and full text of survey). As depicted in Figure 3-1, the survey asks users to stop and answer a list of questions at specific points along the corridor – to report a particular issue, such as an obstacle blocking the sidewalk, to describe an intersection/mid-block crossing or a transit stop, and to detail a cross-section, which should be done every 500 feet, regardless of other stops made. Once a user selects one of these choices, they are presented with a set of questions that help to build a picture

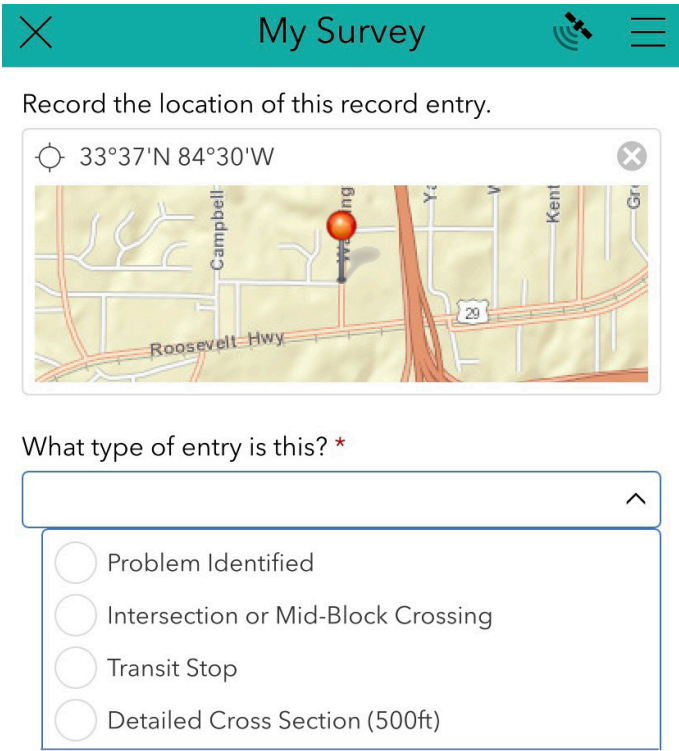


Figure 3-1: Screenshot of first question on audit app.

## RESULTS

The maps on the following pages reflect the results of the audit, offering a more detailed look at those conditions and the experience of being a pedestrian on Washington Road.

Based on notes and photos from the audit, a *Sidewalk Condition* map (3-1) was created. Segments of existing sidewalk are classified as being in good condition, having some cracks, or having serious deterioration and/or impediments.

For the most part, the eastern side of Washington Road lacks a sidewalk of any kind. While much of the existing sidewalk itself is classified as either being in good condition or having some cracks, there are some noticeable problem areas, often around intersections that lack curb cuts, have severe cracks, or are blocked by obstacles. Where sidewalks are present, they are generally approximately five feet wide and have a two-foot buffer next to the roadway.

The results of the survey also found that, across the corridor, this is not a comfortable place to walk, in part because the road has significant truck traffic, a lack of pedestrian-scale lighting, and few amenities for pedestrians such as seating, public art, or shade-providing trees.

The *Problems Identified* map (3-2) depicts specific issues found along the corridor:

- > **fire hydrants blocking the sidewalk,**
- > **insufficient drainage,**
- > **lack of curb cuts,**
- > **lack of or fading crosswalks at intersections, and**
- > **lack of a pedestrian countdown timer at a signalized intersection.**

There are three fire hydrants on the west side of Washington Road that partially block the sidewalk, making it difficult for those with limited mobility to pass.

The sidewalk across from The Christian Plaza is at a lower point than its surroundings, and heavy rains and insufficient drainage infrastructure cause mud to cover multiple feet of the walkway. There are also two points on the southern end of the corridor that lack curb cuts, making this area inaccessible.

Only one intersection on this corridor has a crosswalk, which is located at North Commerce Drive and is faded, making it more difficult for drivers to see. This intersection, which is one of two signalized intersections on the corridor, also lacks a pedestrian countdown timer and does not provide sufficient time for pedestrians to cross. There are no marked mid-block crossings along this corridor, which causes pedestrians to have to walk up to a mile north to the only crosswalk in order to cross safely.

The audit includes questions about the location and condition of transit stops along the corridor, which are represented on the *Transit Stop Evaluation* map (3-3). There are nine bus stops between Roosevelt Highway and North Commerce Drive, serviced by MARTA routes 84 and 181. Three of the stops have some amount of information about the routes, whether just the number or a map and schedule. Another three stops have seating, one of which includes a bus shelter, in good condition. Four of the stops are located on a sidewalk, but two of those are missing curb cuts at nearby intersections.

Safety and accessibility improvements for pedestrians, such as curb cuts, lighting, and better sidewalks, will improve the experience for transit users as well.

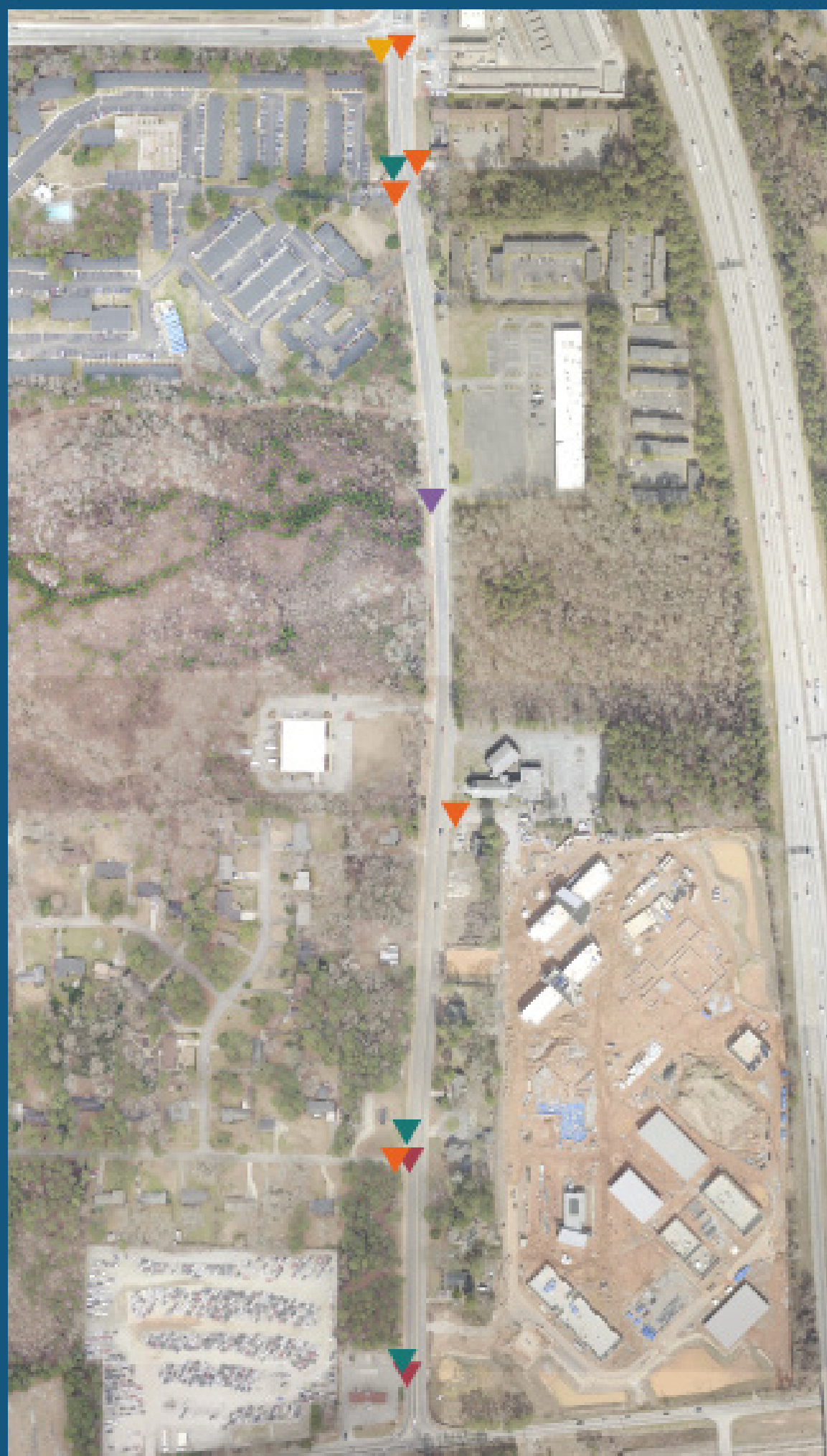
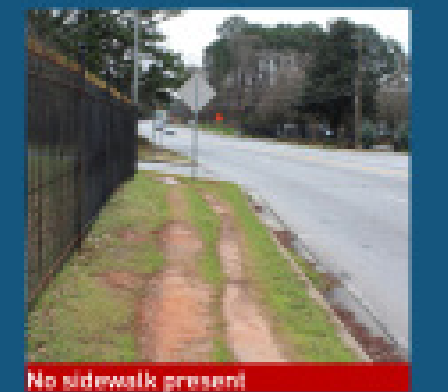
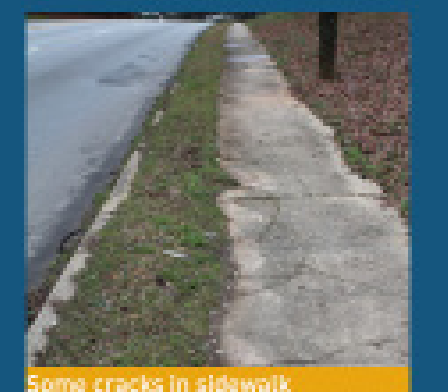
These results highlight issues facing pedestrians and transit users along Washington Road. Along with the results of the community survey and the summaries of existing land use and transportation conditions, these observations help to form the recommendations at the end of this report.



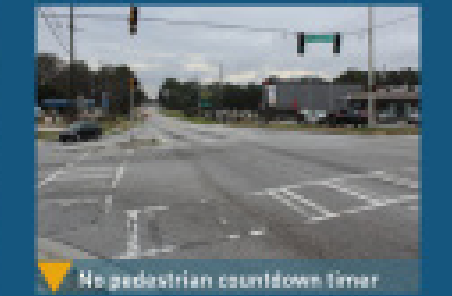
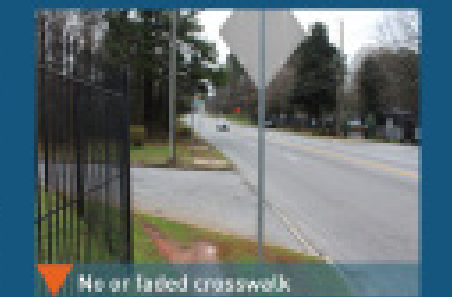
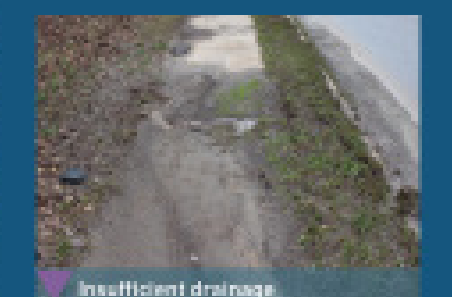
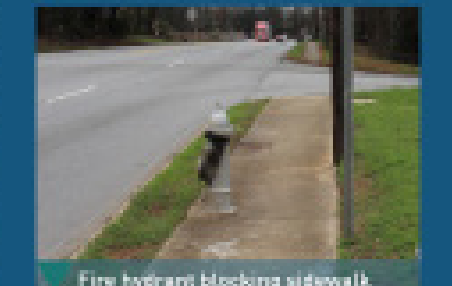
Figure 3-2: The only bus shelter on the corridor, with no sidewalk or curb cut present.



Based on results from walking audit conducted on 2.19.2020



Based on results from walking audit conducted on 2.19.2020







# CHALLENGES + OPPORTUNITIES

Based on existing conditions and results of the community survey, the following key challenges and opportunities have been identified along the study corridor. These statements also influence the recommendations in the following chapter as they highlight high need improvements.

## CHALLENGES

- > The relatively high levels of truck traffic on Washington Road pose a concern to pedestrians both in terms of safety and comfort.
- > The lack of marked crossings, both mid-block and at intersections, make it difficult for pedestrians and transit users to safely access their destinations.
- > The inconsistencies in both quality and presence of sidewalks along the corridor result in great issues of accessibility, particularly for those with limited mobility.

## OPPORTUNITIES

- > The current traffic volume on Washington Road provides an opportunity to consider alternate street concepts, such as a road diet, that make traveling the corridor safer for all.
- > There are a number of undeveloped parcels along the corridor that offer opportunities for new development, which can help to improve the pedestrian experience.
- > The two MARTA bus routes that travel on Washington Road, connecting residential neighborhoods, commercial developments, and employment centers to the East Point MARTA station, expand mobility options for those walking or bicycling on the corridor.
- > New developments and construction projects bring an opportunity to expand on changes underway at the Roosevelt Highway intersection.



# RECOMMENDATIONS

Based on a review of existing conditions, upcoming developments, and feedback from the community, the following improvements are the highest priority recommendations for Washington Road.

**Continuous sidewalks should be installed**

on both sides of the street. These should be free of obstructions, such as fire hydrants, and must have curb cuts at all intersections and driveways. Given the posted speed limit for four lanes of traffic, the sidewalks should be at least 6’ wide with a 3’ buffer.

**Crosswalks and signalized crossings should be added**

at certain points along the corridor. These should be placed strategically to provide connections between destinations such as bus stops, apartment complexes, or churches. Where there is greater demand for a safe crossing, a pedestrian hybrid beacon may be installed.

**Lighting should be upgraded**

to ensure the safety and comfort of pedestrians. When lighting is designed to be at a scale appropriate for pedestrians, it helps ensure visibility of the most vulnerable roadway users. This is particularly important along transit corridors, where pedestrian activity is frequent even when natural light is low.

**Benches or shelters should be installed**

at all bus stops along Washington Road. While ridership data should determine where shelters are most appropriate, some seating, along with features such as route information signage and trash receptacles, should be available at all transit stops.

Beyond these initial improvements, there are a range of additional changes that can be made to the corridor. Further consideration will be required to determine which projects are most appropriate given potential changes in land use or transportation conditions. Future commercial development or transit route changes, for example, may dictate demand for specific infrastructure improvements. Redevelopment offers an opportunity to increase density and creates demand for greater mode choice.

A **road diet** may be appropriate at some point, giving space for the addition of separated **bicycle lanes** or a **bus-only lane**. At midblock crossings, **pedestrian crossing islands** act as a refuge for pedestrians and lower the risk of motor vehicle crashes. **Public art and creative placemaking** initiatives, as well as **enhanced landscaping**, can create a more comfortable and enjoyable walking corridor. Future plans for the corridor and surrounding area will determine which of these recommendations are most appropriate for Washington Road, and each of these recommendations would require further study.

The renderings on the following pages demonstrate the potential implementation of the priority recommendations described above. These are not funded plans for these locations, but rather offer a view of what Washington Road might become once the recommendations here are implemented. Map 5-1 shows the locations of each of the four renderings.

MAP 5-1: RENDERING LOCATIONS







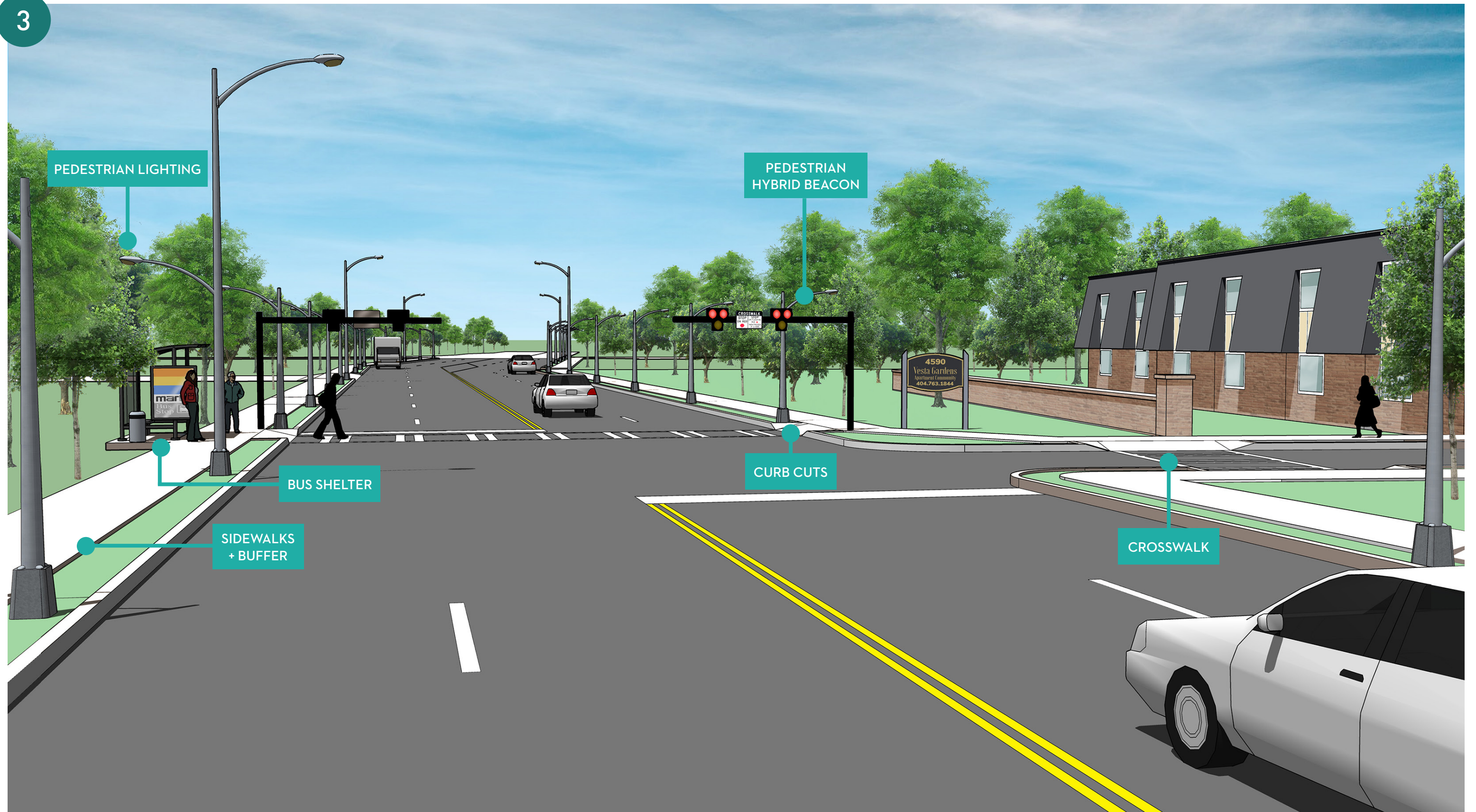
The rendering above illustrates the upcoming changes at the southern end of Washington Road through the construction of the roundabout and the completion of the Atlanta Job Corps Center.





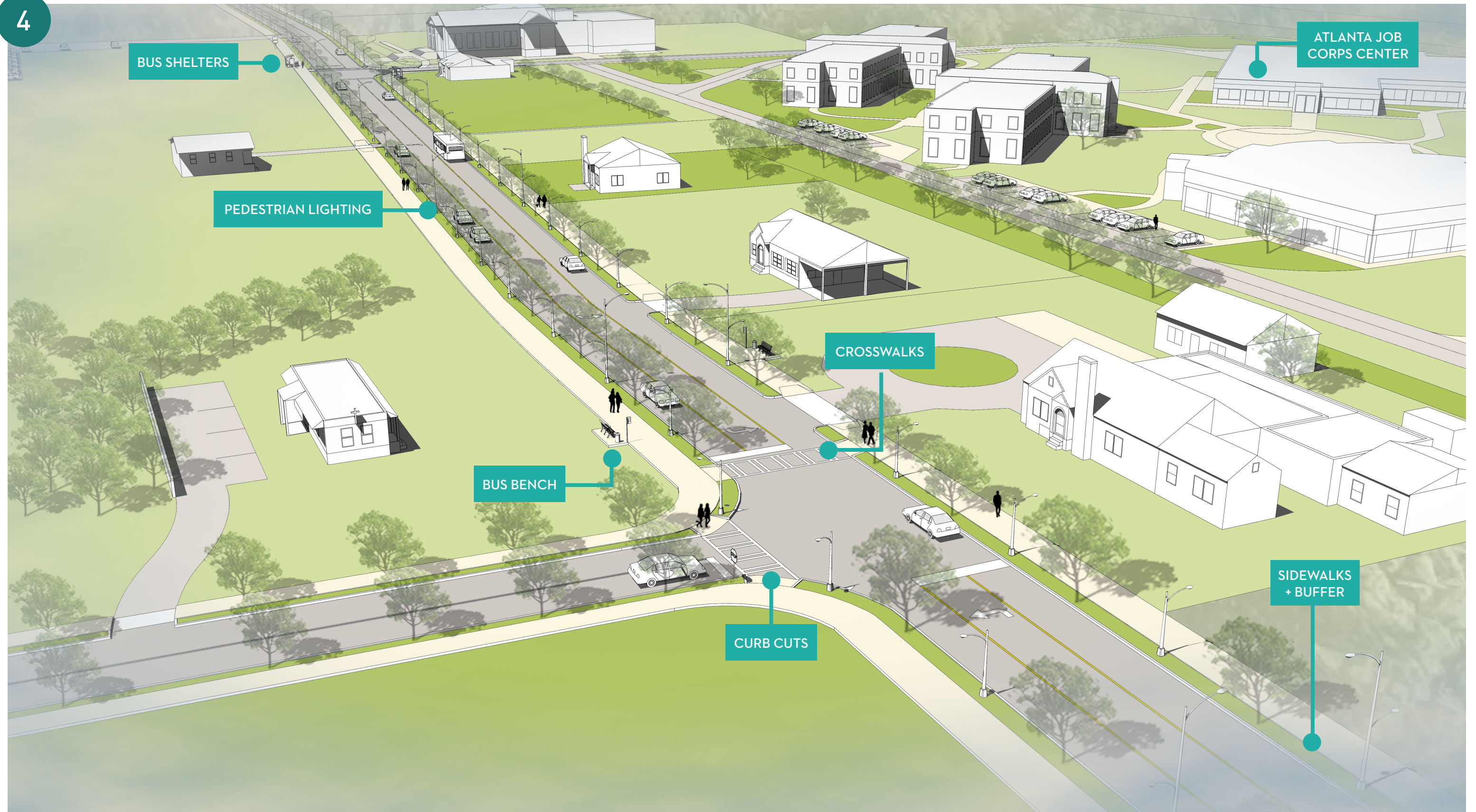
This rendering shows the intersection of Washington Road and Hathcock Road, offering a possible view of improvements that can be made at this destination along the corridor.





This rendering depicts Washington Road at the Vesta Garden Apartments, where a safe crossing to the transit stop is needed.





The rendering above shows the corridor from above, looking north at the intersection of Washington Road and Spring Street. This highlights how the recommended improvements together can create a safer, more comfortable walking experience along the entire corridor.



MOVING FORWARD

Implementation is key for any plan and project. The action steps outlined below will assist the City of South Fulton in implementing the recommendations described above.

- > Repaint existing faded crosswalks along the corridor.
- > Install lighting at a scale appropriate for pedestrians.
- > Examine where new crosswalks should be installed, and develop a plan to install them.
- > Begin discussions with MARTA about the installation of bus shelters to serve the Atlanta Job Corps Center and other high-use stops.
- > Examine funding opportunities, such as Community Development Block Grant (CDBG) or Special Purpose Local Option Sales Tax (SPLOST) funds, for sidewalk construction on the eastern side of the corridor.
- > Work with GDOT on placemaking elements to be incorporated at the roundabout.
- > Repair sidewalks where significant deterioration has occurred and examine options to address impediments.
- > Work with the City of East Point on sidewalk and crossing improvements at the intersection of Commerce Drive and Washington Road.

Washington Road is a pilot Complete Streets project in the City of South Fulton that will experience transformative developments in the near future. Other corridors within the City can be examined with the same methodology by City staff or community organizations. Ensuring robust data collection on sidewalk conditions within the City is key to providing safe, walkable communities for residents and visitors in South Fulton.



## APPENDIX A

### Walkability Audit Survey Text

Please stop and answer the relevant questions below when there is a specific problem to report, you arrive at an intersection/mid-block crossing or transit stop, or to detail a cross-section, which should be done every 500 feet, regardless of other stops made. What type of entry is this?

**A. Problem: Answer the following questions related to the identified problem.**

1. Take a clear photo of the problem.
2. What type of problem is this?
  - a. Sidewalks
  - b. Obstructions
  - c. Crossings
  - d. Lighting
  - e. Transit
  - f. Appearance
  - g. Other
    - i. Please describe.
3. Please describe the problem.

**B. Intersection: Answer the following questions related to this intersection or mid-block crossing.**

1. Take a clear photo of the intersection or crossing.
2. Is there a signal?
  - a. Yes
    - i. Estimate the time allowed for pedestrians to cross in seconds.
    - ii. Are there pedestrian countdown timers at this signal?
      1. Yes
      2. No
  - b. No
3. Are there marked crosswalks?
  - a. On all segments
    - i. Rate the condition of the crosswalks.
      1. Good condition
      2. Some cracks in pavement and/or faded paint
      3. Significant cracks and faded paint
  - b. Only some segments
    - i. Rate the condition of the crosswalks.
      1. Good condition
      2. Some cracks in pavement and/or faded paint
      3. Significant cracks and faded paint
  - c. None
4. Are there curb cuts on all corners?
  - a. Yes
    - i. Are curb cuts textured or marked for those with visual impairments?
      1. Yes
      2. No
  - b. No
5. Is there a median or pedestrian refuge island?
  - a. Yes
  - b. No

6. Are pedestrians visible to drivers and bicyclists approaching the crossing?
  - a. Yes
  - b. No
    - i. Why can't drivers or bicyclists easily see pedestrians?
    - ii. Try to capture the impediment to visibility in a photo.

**C. Transit: Answer the following questions related to this transit stop.**

1. Take a clear photo of the transit stop.
2. Are the routes or wayfinding listed at the stop?
  - a. Yes
  - b. No
3. List the route(s) that stop here.
4. Is there a sidewalk at the stop?
  - a. Yes
  - b. No
5. Is there a shelter?
  - a. Yes
    - i. Does the shelter block movement on the sidewalk (if present)?
      1. Yes
      2. No
    - ii. Is the shelter well-maintained?
      1. Yes
      2. No
    - iii. Take a picture of the shelter.
  - b. No
6. Is there seating?
  - a. Yes
    - i. Does the seating block movement on the sidewalk (if present)?
      1. Yes
      2. No
    - ii. Is the seating well-maintained?
      1. Yes
      2. No
    - iii. Take a picture of the seating.
  - b. No
7. How far away in feet is the nearest marked crossing?

**D. Cross-section: Answer the following questions related to this 500-foot cross-section.**

1. Take a photo of the cross-section.
2. Are sidewalks in any condition present?
  - a. Yes
    - i. Are the sidewalks continuous?
      1. Yes
      2. No
    - ii. Are the sidewalks present on both sides of the street?
      1. Yes
      2. No
    - iii. How wide in inches is the sidewalk?
      1. 4-15
      2. 15-26
      3. 26-37
      4. 37-48

5. 48-60
  - iv. Is there a buffer (typically greenspace) between the sidewalk and the road?
    1. Yes
      - a. How wide in inches is the buffer?
    2. No
  - v. Rate the condition of the sidewalk since your last cross-section stop.
    1. Good condition
    2. Some cracks
    3. Significant cracks and impediments
  - vi. Are there any permanent or temporary obstructions?
    1. Yes
      - a. Describe the obstruction.
      - b. If reasonable, take a picture of the obstruction.
    2. No
  - vii. How many driveways have there been since your last cross-section stop?
  - viii. Are driveways and aprons accommodating to pedestrians? (i.e. narrow turning radii, level crossing, clear sightlines, etc.)
    1. Yes
    2. No
- b. No
3. How many lanes are there at this point in the road?
4. What is the posted speed limit?
5. What is the adjacent land use?
  - a. Commercial
  - b. Single-family residential
  - c. Multi-family residential
  - d. Industrial
  - e. Institutional
  - f. Vacant
  - g. Other
    - i. Please describe.
6. Are adjacent buildings accessible by pedestrians?
  - a. Yes
  - b. No
    - i. Please describe any existing barriers to pedestrian accessibility.
7. Does lighting ensure visibility of pedestrians at night?
  - a. Yes
  - b. No
8. Are there trees or other shade-providing elements?
  - a. Yes
  - b. No
9. Is this a comfortable place to walk?
  - a. Yes
    - i. Please describe why it is comfortable to walk here.
  - b. No
    - i. Please describe why it is not comfortable to walk here.

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval to accept a Local Maintenance and Improvement Grant (LMIG) and submit a listing of projects that are eligible for funding

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to accept a Local Maintenance and Improvement Grant (LMIG) and submit a listing of projects that are eligible for funding

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                               | Type       | Upload Date |
|-----------------------------------------------------------|------------|-------------|
| Memo - Local Maintenance Infrastructure Grant (LMIG) 2021 | Cover Memo | 12/3/2020   |



# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William “Bill” Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** November 23, 2020

**SUBJECT:** **Local Maintenance Infrastructure Grant 2021**

---

### Background

The Department of Public Works is requesting approval to accept a Local Maintenance and Improvement Grant (LMIG) in the amount of \$1,048,106.07 and submit a listing of projects that are eligible to receive funding from the LMIG contingent on the City of South Fulton providing the required 30% match in the amount of \$314,431.82. The Grant funds will offset costs incurred by the City of South Fulton for the construction of the Cochran Road over Deep Creek bridge.

Exhibit A represents the proposed project that would be partially or fully paid with LMIG funds. The Department is recommending using a mix of funding to address any balance for the needed project, i.e., General Funds, TSPLIT (Quick Response Funds), and any additional funds requested from GDOT.

### Financial Impact Statement

In the FY 2021 budget, Finance allocated a reserve to match grants received by the City. The 30% local match in the amount of \$314,431.82 is allocated within the reserve match.

### Decision Needed

Staff request Council approval to accept a Local Maintenance and Improvement Grant (LMIG) in the amount of \$1,048,106.07 and submit a listing of projects that are eligible to receive funding from the LMIG contingent on the City of South Fulton providing the required 30% match in the amount of \$314,431.82.

Should you need further information regarding this correspondence, please contact Antonio Valenzuela at [antonio.valenzuela@cityofsouthfultonga.gov](mailto:antonio.valenzuela@cityofsouthfultonga.gov).



Russell R. McMurry, P.E.,  
Commissioner  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office



RECEIVED

8-10-2020

(103)

July 22, 2020

Mr. Bill Edwards, Mayor  
City of South Fulton  
5440 Fulton Industrial Blvd  
Atlanta, Georgia 30336

**RE: Fiscal Year 2021 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Mayor Edwards:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2021 LMIG Program. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2021 LMIG Application, please visit the Department's website at [www.dot.ga.gov/PS/Local/LMIG](http://www.dot.ga.gov/PS/Local/LMIG). This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, Chartrae Kent, at 770-216-3880 for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form for Fiscal Year 2018 projects and all other prior years unless previously approved to combine funding for Fiscal Years' 2018, 2019, and 2020. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

**All electronic LMIG applications must be received no later than February 1, 2021.** Failure to submit applications by the deadline may result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2021 Program is **\$1,048,106.07** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you should have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 631-1002. Thank you for your attention and cooperation in this matter.

Sincerely,

Russell R. McMurry, P.E.  
Commissioner

cc: Ms. Kathy Zahul, P.E.; Hon. Marie Metze; Hon. Bruce Roger; Hon. Debra Bazemore; Hon. Derrick Jackson; Hon. Sharon Beasley-Teague; Hon. Donzella James; Hon. Horacena Tate; Hon. Nikema Williams; Ms. Dana Lemon

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE &  
IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2021**  
*TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.*

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, William "Bill" Edwards (Name), the Mayor (Title), on behalf of  
City of South Fulton

(Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

1209926  
E-Verify Number

\_\_\_\_\_  
(Signature)

Sworn to and subscribed before me,

\_\_\_\_\_  
(Print)

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor / Commission Chairperson

In the presence of:

\_\_\_\_\_  
(Date)

NOTARY PUBLIC

SEAL:

\_\_\_\_\_  
My Commission Expires:

**Exhibit "A"**  
**GDOT Project Report LMIG 2021**

| Road Name                              | Beginning    | Ending            | Length<br>(Miles) | Description of work | Projected Cost | Projected let Date |
|----------------------------------------|--------------|-------------------|-------------------|---------------------|----------------|--------------------|
| Cochran Road over<br>Deep Creek Bridge | Cochran Road | Deep Creek Bridge |                   | Bridge Replacement  | \$1,805,818    | Mar-21             |

**Signature:** *Frank Milazi*

**Email:** frank.milazi@cityofsouthfultonga.gov

**Signature:** *Tammi Saddler Jones*

**Email:** tammi.jones@cityofsouthfultonga.gov

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval to enter into a Memorandum of Agreement (MOA) with GDOT to enable GreyStone Power to obtain the proper permit

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to enter into a Memorandum of Agreement (MOA) with GDOT to enable GreyStone Power to obtain the proper permit

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                                                            | Type       | Upload Date |
|--------------------------------------------------------------------------------------------------------|------------|-------------|
| Memo - Memorandum of Agreement for Cascade-Palmetto Highway_Cedar Grove Road and Ridge Road Roundabout | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William “Bill” Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** November 24, 2020

**SUBJECT:** **Memorandum of Agreement for Roadway Lighting on State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout**

---

### Background

During construction of the Cascade-Palmetto Highway at Ridge Road and Cedar Grove Road Roundabout, fourteen (14) streetlights were installed by a Georgia Department of Transportation (GDOT) private contractor. It is recommended to transfer these streetlights to GreyStone Power Company. Public Works requested to remove and replace the fourteen (14) streetlights around the Roundabout. GreyStone Power agreed to install and maintain the streetlights. It is necessary to enter into a Memorandum of Agreement (MOA) with GDOT to enable GreyStone Power to obtain the proper permit to remove existing poles and install fourteen (14) new 83-watt LED roadway luminaries on new poles at State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout.

### Funding Impact

There is no fiscal impact to the FY21 budget. The work to be performed by GreyStone Power was funded out of the FY20 streetlights funding account (100-4100-53-1230).

### Decision Needed

Staff requests Council approval to enter into a Memorandum of Agreement (MOA) with GDOT to enable GreyStone Power to obtain the proper permit to remove existing poles and install fourteen (14) new 83-watt LED roadway luminaries on new poles at State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout.

Should you need further information regarding this correspondence, please contact Antonio Valenzuela at [antonio.valenzuela@cityofsouthfultonga.gov](mailto:antonio.valenzuela@cityofsouthfultonga.gov).



**MEMORANDUM OF AGREEMENT**

**FOR**  
**ROADWAY LIGHTING ON STATE ROUTE 154/CASCADE-PALMETTO HIGHWAY,**  
**CEDAR GROVE ROAD AND RIDGE ROAD ROUNDABOUT, CITY OF SOUTH**  
**FULTON, GEORGIA, FULTON COUNTY**

**CONSISTING OF**

14 new 83-watt LED roadway luminaries on new poles and by Permit No. 1224817 along State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout, City of South Fulton, GA, Fulton Co

**BETWEEN**

The **CITY** acting by and through its City Council, hereinafter called the **CITY**, and the Department of Transportation, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**.

**RELATIVE TO**

The **CITY** is requesting to install 14 new 83-watt LED roadway luminaries on new poles and by Permit No. 1224817 along State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout, City of South Fulton, GA, Fulton Co

**I. IT IS THE INTENTION OF THE PARTIES:**

A. That the **CITY**, only to the extent that it may be bound by contracts that may hereafter be entered into, shall be responsible for the following:

1. The **CITY** shall Install, Locate, Provide the Energy, Operate, Maintain and Design additional roadway/pedestrian lighting in accordance with the Georgia Department of Transportation's Design Policy Manual, 6 new pedestrian LED luminaries on new poles by Permit No. 1224817 along

State Route 154/Cascade-Palmetto Highway, Cedar Grove Road and Ridge Road Roundabout, City of South Fulton, GA, Fulton Co

2. The **CITY**, in its operation and maintenance of the lighting systems, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the **DEPARTMENT**.

3. The **CITY** shall at all times indemnify and save harmless the **DEPARTMENT** and the State of Georgia, to the extent allowed by law, from any and all responsibility for damages or liability, or both, which may result from the City's: installation, construction, reconstruction, operation, maintenance or repair performed under this Agreement, or any combination of any of the foregoing.

4. The **CITY** assumes full responsibility for the requirements of the Georgia Utility Facility Protection Act.

**II. IT IS FURTHER AGREED**, that the **DEPARTMENT**, only to the extent that it may be bound by contracts which may hereafter be entered into, shall reserve the right to remove the aforementioned lighting upgrades in the event that the **CITY** elects to de-energize or fails to properly maintain any individual component within the systems or the complete system(s) including poles, mast arms, luminaires, foundations and associated wiring. In addition, the **DEPARTMENT** reserves the right, at its sole discretion, to remove or replace any lighting upgrades where the public safety is at any time compromised by the actions or inactions of the **CITY**.

**III. IT IS FURTHER AGREED,** that this Agreement shall remain in effect for a period of fifty (50) years.

**IV. IT IS FURTHER AGREED,** the covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

This document is a **Memorandum of Agreement** expressing the present intentions of the parties. Nothing contained herein shall require the undertaking of any act, project, study, analysis, or any other activity by any party until a contract for such activity is executed. Nor shall this document require the expenditure of any funds by any party until a contract authorizing such expenditure is executed.

However, nothing contained herein shall be construed to prohibit any party's undertaking any act, project, study, analysis, or any other activity, which the party is required by law to contract to undertake as part of any other program, which fulfills some function shown herein as intended to be performed by the party undertaking such act, project, study, analysis, or any other activity.

IN WITNESS WHEREOF, the parties hereto have executed this **Memorandum of Agreement** to be executed by their duly authorized officials, and their respective seals attached hereto.

Signed and delivered  
this \_\_\_\_ day of \_\_\_\_\_  
202\_, in the presence of:

GEORGIA DEPARTMENT OF TRANSPORTATION

\_\_\_\_\_  
STATE UTILITIES ENGINEER

\_\_\_\_\_  
WITNESS

**REQUESTED BY: THE CITY OF SOUTH FULTON, GEORGIA**

**BY:** \_\_\_\_\_  
**TITLE:**

**BY:** \_\_\_\_\_  
**WITNESS**

**BY:** \_\_\_\_\_ (OFFICIAL SEAL-CITY OF SOUTH FULTON, GA.)

**NOTARY PUBLIC**

**My Commission Expires:** \_\_\_\_\_

**SWORN TO AND SUBSCRIBED BEFORE**

**ME ON THIS \_\_\_\_ DAY OF \_\_\_\_**  
**202 .**

This Agreement approved by the  
City Council at a meeting  
held at \_\_\_\_\_ on

Attest:

**BY:** \_\_\_\_\_

the \_\_\_\_ day of \_\_\_\_\_, 202 .

Council Secretary

9/15/2020 CW

4 of 5





Permit 1224817,  
Lighting, Greystone  
Power for City of  
S. Fulton, SR 154,  
install 14 poles with  
83W LED  
luminaries at  
Roundabout in  
Fulton County.



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval to complete the traffic signal request application for Campbellton Road and Polaris Way

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to complete the traffic signal request application for Campbellton Road and Polaris Way

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                                      | Type       | Upload Date |
|----------------------------------------------------------------------------------|------------|-------------|
| Memo - Permit for Stop and Go Traffic Signal at Campbellton Road and Polaris Way | Cover Memo | 12/3/2020   |



# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William “Bill” Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** November 29, 2020

**SUBJECT:** **Permit for Stop and Go Traffic Signal at Campbellton Road and Polaris Way**

---

### Background

The Department of Public Works - Transportation Division is requesting approval to complete the signal request application for the use of a traffic signal at the intersection of Campbellton Road and Polaris Way. The signal will be installed according to the Georgia Department of Transportation’s (GDOT) standards. By submitting this request, the City of South Fulton agrees to participate with GDOT in the costs to purchase, install, and maintain the signal. The level of participation will be determined after a study of the location has been completed by GDOT.

### Funding Impact

No funding is required at this time.

### Decision Needed

Staff request Council Approval to complete the traffic signal request application for the use of a traffic signal at the intersection of Campbellton Road and Polaris Way.

Should you need further information regarding this correspondence, please contact Antonio Valenzuela at [antonio.valenzuela@cityofsouthfultonga.gov](mailto:antonio.valenzuela@cityofsouthfultonga.gov).



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

August 25, 2020

South Fulton Board of Commissioners  
Attention: Antonio Valenzuela  
5440 Fulton Industrial Blvd.  
Atlanta, GA 30336

Subject: Approved Permit for Stop and Go Traffic Signal  
SR 166/ Campbellton Road @ Polaris Way

Dear Mr. Valenzuela,

In an effort to continue processing the Stop and Go Signal request for SR 166/ Campbellton Road @ Polaris Way in Fulton County, please complete the enclosed traffic signal request application with the appropriate signatures and return all three copies to this office at the following address:

Georgia Department of Transportation  
Attention: Justin Hatch, District Traffic Engineer  
5025 New Peachtree Rd  
Chamblee, GA 30341

Please contact Ronald Ashley 770-216-3893 if you have any questions.

Sincerely,

Justin Hatch, P.E.  
District Traffic Engineer

Enclosures

Distribution:  
White – Applicant  
Yellow – State Traffic Engineer  
Pink – District Traffic Engineer

Do Not Write In This Space

Application No. S-121-001348-7

Permit No. \_\_\_\_\_

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**REQUEST FOR TRAFFIC SIGNAL**

To the Georgia Department of Transportation:

The City of South Fulton in Fulton County hereby request approval for the use of a traffic signal at the location described below:

**LOCATION**

Local Street names: Campbellton Road at Polaris Way

State Route Numbers: 166 at

**TYPE SIGNAL**

☒ Stop and Go    ☐ Flashing Beacon    ☐ School Beacon    ☐ Other

**CONDITIONS OF APPLICATION AND STANDARDS OF OPERATION**

In the event that the Georgia Department of Transportation authorizes the use of a traffic signal at the above location, the undersigned agrees to participate in the costs to purchase and install the signal. This level of participation will be determined after a study of the location has been completed. The signal must be installed to the Department's standards and conform with the authorization issued by the Department and the provisions set forth therein.

**COST OF OPERATION**

The full and entire costs of the electric energy and telephone service used to operate the signal shall be at the expense of the applicant without any cost to the Georgia Department of Transportation. The applicant understands that the Department may ask for participation in the cost for the purchase, installation and maintenance of the signal if approved.

**INSPECTION AND APPROVAL**

The installation, maintenance and operation of said signal shall be subject at all times to inspection and approval by a duly authorized engineer of the Georgia Department of Transportation.

**RIGHT TO REVOKE**

The Georgia Department of Transportation reserves the right to revoke the approval should it for any reason desire to do so, by giving the applicant thirty (30) days written notice, and in that event, the applicant agrees to remove said signal from said right-of-way at its own expense or allow it to be removed by the Department.

This application is hereby submitted and all of the terms and conditions are hereby agreed to. The undersigned are duly authorized to execute this instrument.

This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Attest:

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Clerk

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of A Resolution Authorizing the Mayor to apply for CARES Act Grant Funds from Fulton County through their CDBG Program

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of A Resolution Authorizing the Mayor to apply for CARES Act Grant Funds from Fulton County through their CDBG Program

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                             | Type       | Upload Date |
|---------------------------------------------------------|------------|-------------|
| Memo - Fulton County CARES Act CDBG Program Application | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William “Bill” Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** December 2, 2020

**SUBJECT:** **Fulton County CARES Act CDBG Program Application**

---

### Background

The City of South Fulton has been notified by Fulton County Community Development Department of additional CARES Act funding available through their CDBG Program that the City intends to apply for. The City will be putting forward an application for eligible activities that include: Emergency Rental and Mortgage Assistance Program (ERMA).

### Fiscal Impact

The City is requesting \$300,000 in additional CARES Act funding from Fulton County CDBG Program. There is no match requirement.

ERMA Total Project Costs: \$300,000  
Grant Contribution: 100%

The Community Development & Regulatory Affairs Department will submit the final application prior to the December 11, 2020 deadline.

### Decision Needed

Staff request Council Approval of a Resolution Authorizing the Mayor or His designee to apply for CARES Act Grant Funds from Fulton County through their CDBG Program in an amount not to exceed \$300,000.

Should you need further information regarding this correspondence, please contact Shayla Reed at [shayla.reed@cityofsouthfultonga.gov](mailto:shayla.reed@cityofsouthfultonga.gov).



**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of Automatic Aid Agreement with the City of Union City Fire

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of Automatic Aid Agreement with the City of Union City Fire

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                  | Type       | Upload Date |
|----------------------------------------------|------------|-------------|
| Automatic Aid Agreement with Union City Fire | Cover Memo | 12/3/2020   |

## **AGREEMENT OF AUTOMATIC AID**

### **City of South Fulton Fire Rescue and Union City Fire**

This agreement (referred to herein as "Agreement") is entered into by and between the City of South Fulton, a political subdivision of the State of Georgia, acting by and through its duly elected Mayor and Council, and Union City, Georgia, organized and existing under the laws of the State of Georgia (referred to herein as "Union City"), acting by and through its duly elected Mayor and Council (the parties collectively referred to herein as the "Parties.")

#### **WITNESSETH:**

**WHEREAS**, South Fulton and Union City are contiguous,

**WHEREAS**, South Fulton and Union City each maintain and staff a fire department for fire prevention, fire suppression, emergency medical, hazardous material, technical rescue, and support services;

**WHEREAS**, South Fulton and Union City have determined that it is to the mutual advantage and benefit of each of the Parties hereto that they render supplemental fire suppression, and to take part in joint training exercises; and

**WHEREAS**, it is the desire of the Parties hereto to enter into this Agreement for automatic aid (referred to herein as "Automatic Aid") pursuant to the 1983 Constitution of the State of Georgia, Article IX, Section II, Paragraph 3 and the Official Code of Georgia Annotated O.C.G.A. § 36-69-, et seq.- "The Georgia Mutual Aid Act."

**NOW THEREFORE**, in consideration, of the mutual covenants contained herein, and for other good and valuable consideration, the Parties hereunto agree as follows:

#### **ARTICLE 1: AUTOMATIC AID**

**Paragraph 1.0** The Parties shall establish a mutually beneficial response district (referred to herein as the "Response District") which shall exist within and up to certain feasible boundary limits as designated and agreed upon by the South Fulton Fire Chief and Union City Fire Chief. Said agreed upon bounds will be recorded in a document written and signed by both the South Fulton Fire Chief and the Union City Fire Chief. Subsequently, that document shall be attached and incorporated into this Agreement as "Addendum A." The Response District may be changed to reflect additions or deletions of response areas with the written approval of both parties.

**Paragraph 1.1** In the event of a fire emergency in the Response District, South Fulton and Union City shall furnish such fire resources as defined in addendum B to cope with the fire emergency, in addition to the first response assignment, but subject to the limitations herein after set forth in this Agreement.

**Paragraph 1.2** The level of Automatic Aid shall exist at a level mutually agreed upon by the South Fulton Fire Chief and Union City Fire Chief. Said agreement shall be written and signed

by South Fulton Fire Chief and Union City Fire Chief. Subsequently, the document shall be attached to this Agreement as Addendum B.

**Paragraph 1.3** It is further agreed that the Fire Chiefs of both City of South Fulton and Union City, or their designees, will ensure training is schedule between South Fulton Fire Rescue and Union City Fire annually. This will insure the operational efficiency of this automatic aid agreement.

## **ARTICLE 2: SUPERVISION**

**Paragraph 2.0** The furnishing jurisdiction shall dispatch a Chief Officer [Incident Command System (referred to herein as "ICS"), National Incident Management System (referred to herein as "NIMS") Qualified Incident Commander]. The Chief Officer shall coordinate resources of the furnishing jurisdiction and shall report to the Chief Officer of the receiving jurisdiction.

**Paragraph 2.1** When the furnishing jurisdiction's [Incident Command System, National Incident Management System Qualified Incident Commander] Chief Officer arrives before the [Incident Command System, National Incident Management System Qualified Incident Commander] Chief Officer of the receiving jurisdiction, that officer shall coordinate and give the general directions as to the work to be done. This officer will be in command until properly relieved by the Chief Officer of the jurisdiction receiving aid.

**Paragraph 2.2** Personnel who are being furnished will work under their own supervisors and with their own equipment except as provided in paragraph 2.0.

**Paragraph 2.3** All general direction, relative to the work, will be given by the appropriate officers of the receiving jurisdiction to the [Incident Command System, National Incident Management System Qualified Incident Commander] Chief Officer of the furnishing jurisdiction under the authority of O.C.G.A. 36-69-3(b) & (e), except as provided in paragraph 2.1.

## **ARTICLE 3: LIABILITY**

**Paragraph 3.0** There is no special duty imposed by this Agreement on either Party and/or its respective personnel to respond to fire, rescue, or any other calls and/or requests pursuant to this Agreement as per O.C.G.A. 25-6-5-(a) and other applicable laws.

**Paragraph 3.1** No employee of a Party shall be deemed to be an employee and/or agent of the other party because of any action or incident arising pursuant of this Agreement, as per O.C.G.A.25-6-5-(b) and other applicable laws.

**Paragraph 3.2** All damages or repairs to any equipment or apparatus shall be the responsibility of the owner jurisdiction as per O.C.G.A.25-6-5-(c) and other applicable laws.

**Paragraph 3.3** Equipment, personnel, and/or services provided pursuant to the Agreement as Automatic Aid, for periods or durations not exceeding 24 hours, shall be provided at no charge to the party requesting aid, unless an expendable item such as foam was provided. These expendable items shall be replaced by the party requesting aid. However, any expenses recoverable from third Parties shall be equitably distributed among responding parties. Nothing



herein shall operate to bar recovery of funds from any state or federal agency under any existing statute, regulation or law.

#### **ARTICLE 4: CONSIDERATIONS**

**Paragraph 4.0** No party under this Agreement will be required to pay any compensation to any other party under this Agreement for services rendered pursuant to this Agreement.

**Paragraph 4.1** It is expressly agreed that the mutual advantage and protection afforded by this Agreement is adequate consideration to both Parties for services rendered pursuant to this Agreement.

**Paragraph 4.2** Each Party to this Agreement shall comply with the Workers Compensation laws of the State of Georgia at no cost to the other party.

**Paragraph 4.3** Each Party shall pay the salaries, benefits, and all other compensation of its own personnel at no cost to the other party.

#### **ARTICLE 5: RELEASE OF CLAIMS**

**Paragraph 5.0** Each Party agrees to release the other party from all liabilities, claims, judgements, costs, or demands for damage to its own property, whether directly or indirectly arising out of the use of any vehicle, equipment, or apparatus by the party to which said property does not, belong during the provision of service pursuant to this Agreement.

#### **ARTICLE 6: INJURIES TO PERSONNEL**

**Paragraph 6.0** Any damage or other compensation which is required to be paid to any employee by reason of an injury occurring while their services are being utilized by the responding and/or receiving jurisdictions, pursuant to this Agreement, shall be the sole liability and responsibility of the party regularly employing that employee.

#### **ARTICLE 7: THIRD PARTY BENEFICIARIES**

**Paragraph 7.0** This Agreement shall not be construed as, or deemed to be, an Agreement for the benefit of any third party, and no third party shall have any right of action hereunder, for any cause whatsoever.

#### **ARTICLE 8: TERM OF AGREEMENT**

**Paragraph 8.0** This Agreement shall commence upon its approval and appropriate recording in the minutes by the respective governing bodies of the Parties. This Agreement shall stand automatically renewed by the Parties on January 1, and each year thereafter on January 1, unless and until such time as written notice of termination or notification is received by either Party at least ninety (90) days prior to the expiration of the first term or any renewal term thereafter.

#### **ARTICLE 9: DISPATCHING OF ALARM AUTOMATIC AID**

**Paragraph 9.0** Fulton County emergency services (referred to herein as the "Fulton County 911 Center") will dispatch all first responder units as per this Agreement.

## **ARTICLE 10: ENTIRE AGREEMENT**

**Paragraph 10.0** This Agreement shall constitute the entire Agreement between the Parties and no modification thereof shall be binding unless evidenced by a subsequent signed written agreement.

**Paragraph 10.1** This Agreement shall be the sole instrument for the provision of emergency fire and rescue service aid between the parties.

## **ARTICLE 11: TERMINATION**

**Paragraph 11.0** Either Party to this Agreement may terminate the Agreement, for any cause, by giving not less than ninety (90) days advance written notice to the other party.

## **ARTICLE 12: SEVERABILITY OF TERMS**

**Paragraph 12.0** In the event any part or provision of this Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby and shall continue in full force and effect.

## **ARTICLE 13: NOTICES**

**Paragraph 13.0** All notices or other communications required or permitted to be given under this Agreement shall be in writing.

All notices shall be deemed to have been duly delivered to the party intended to receive said notice or communication when delivered personally, in hand, or when mailed by certified or registered mail, return receipt requested, with proper postage prepaid and addressed to the appropriate party at the appropriate address as identified below:

To South Fulton:

City of South Fulton  
Attn: City Manager  
5440 Fulton Industrial Blvd  
Atlanta, Ga 30336

City of South Fulton  
Attn: Fire Chief  
5440 Fulton Industrial Blvd Atlanta,  
Ga 30336

To Union City:

City of Union City  
Attn: City Manager  
5060 Union Street  
Union City, Ga 30291

City of Union City Attn:  
Fire Chief  
5060 Union Street  
Union City, Ga 30291

#### **ARTICLE 14: GOVERNING LAW**

**Paragraph 14.o** This Agreement shall be governed in all respects by the laws of the State of Georgia. Should any litigation arise under the provisions of the Agreement or related to this Agreement, proper venue shall lie in a court of competent jurisdiction in Fulton County.

#### **ARTICLE 15: ADEQUATE COVERAGE FOR OWN JURISDICTION**

**Paragraph 15.o** Each Party is responsible for providing adequate coverage for its own jurisdiction. Each Party's foremost responsibility is to its own citizens. The provisions of this Agreement shall not be construed to impose any responsibility or unconditional obligation on any Party to this Agreement to provide aid and assistance pursuant to a request from another Party. When a Party is unable to honor a request for aid and assistance, the Party will immediately inform the Party requesting aid that it will not be able to provide mutual aid.

#### **ARTICLE 16: INSURANCE**

**Paragraph 16.o** Each party to this Agreement shall procure and maintain such insurance as is required by applicable federal and state law to cover its personnel, equipment, vehicles, property, and obligations hereunder, including but not limited to liability insurance, workers' compensation insurance, automobile liability insurance and property insurance. Each Party may self-fund its insurance obligation.



## **ARTICLE 17: COUNTERPARTS**

**Paragraph 17.0** This Agreement may be executed in any number of duplicate originals and each duplicate original shall be deemed to be an original and all of which shall constitute but one and the same instrument.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed by their authorized representatives below.

### **Addendum A**

The 'Response District' for the 'Automatic Aid Response' Agreement between the City of South Fulton and the City of Union City Fire Departments will be considered the corporate limits of both cities. The assistance that will be furnished to each other in the 'Response District' is addressed in Addendum B. This 'Response District' is mutually beneficial to both City of South Fulton and Union City in responding to fire related emergencies. The 'Response District' may be modified through a written agreement of both the Fire Chiefs of City of South Fulton and Union City, or their designees, as staffing, equipment, and local conditions within both municipalities evolve.

## **Addendum B**

The 'Automatic Response' that may normally be expected within the ' Automatic Response District' for structure fire responses only will be:

South Fulton Fire Department: One (1) Ladder Truck with 3-4 Firefighters and/ or Engine Company (Class A) with 3-4 Firefighters, and One (1) Battalion Chief.

Union City Fire Department: One (1) Ladder Truck with 3-4 Firefighters and/ or Engine Company (Class A) with 3-4 Firefighters, and One (1) Battalion Chief.

'These response levels may be altered by written agreement between the Fire Chiefs of both City of South Fulton and Union City, or their designees, depending on local conditions or circumstances. Additionally, these response levels may be altered in the future as local staffing, equipment, and conditions evolve.

BY CITY OF SOUTH FULTON, GEORGIA:

Attest:

\_\_\_\_\_  
Corey Adams, Interim City Clerk      Date

Approved as to Form:

\_\_\_\_\_  
Emilia C. Walker, City Attorney      Date

\_\_\_\_\_  
William "Bill" Edwards, Mayor      Date

\_\_\_\_\_  
Sterling P. Jones, Interim Fire Chief  
Date

BY CITY OF UNION CITY, GEORGIA:

Attest:

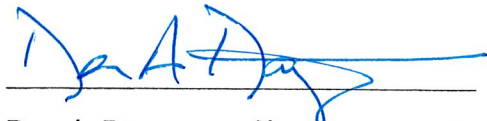
 11/17/2020

Shandrella Jewett, City Clerk      Date

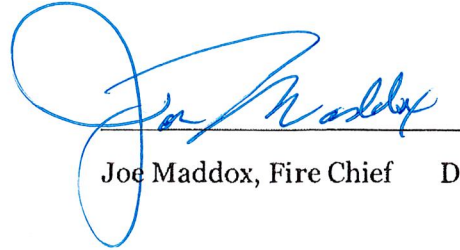
 11/17/2020

Vince Williams, Mayor      Date

Approved as to Form:

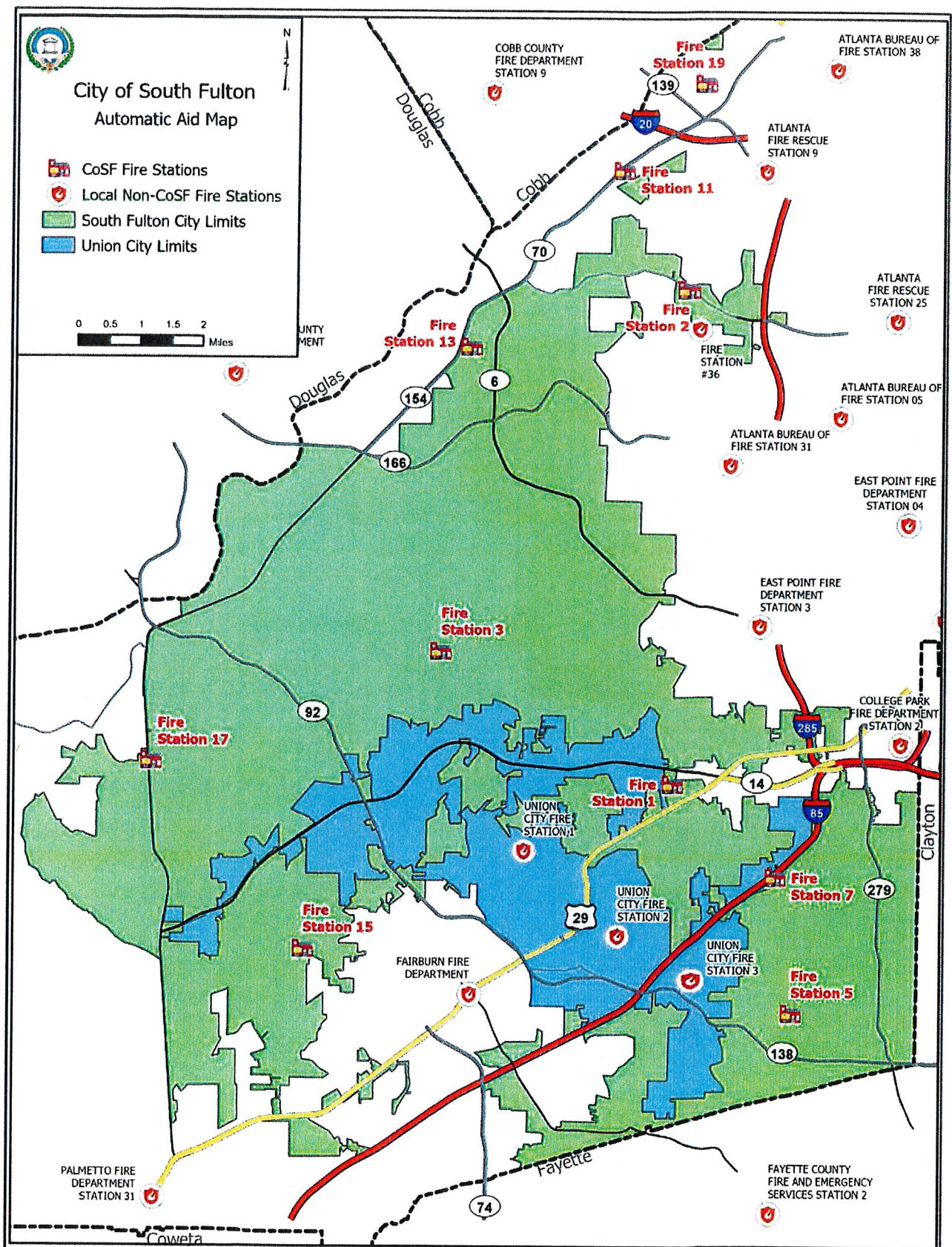


Dennis Davenport, City Attorney      Date

 11/24/2020

Joe Maddox, Fire Chief      Date





**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval to purchase IBM i2 Analyzer Software from DAI Source

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to purchase IBM i2 Analyzer Software from DAI Source

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                                                 | Type       | Upload Date |
|---------------------------------------------------------------------------------------------|------------|-------------|
| Memo - Recommendation to Authorize the Purchase of IBM i2 Analyzer Software from DAI Source | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM "BILL" EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William "Bill" Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** December 2, 2020

**SUBJECT:** **Recommendation to Authorize the Purchase of IBM i2 Analyzer Software from DAI Source**

---

### Background

The City of South Fulton, Department of Finance, Division of Contracts & Procurement issued a Request for Quotes to solicit services from an authorized IBM vendor to provide IBM i2 Analyzer sales and services for the City of South Fulton Police Department. Expedited quotes were issued on September 22, 2020 and were received on September 29, 2020.

Two (2) well qualified firms responded with quotes which were evaluated by a committee of subject matter experts. The evaluation committee evaluated the most responsive and responsible firm that submitted quotes that presented prices and support services that most closely addressed the needs of the City of South Fulton. The company is DAI Source and the budget consideration is \$27,831.00.

### Budget Impact

None.

### Funding Source

Funds needed for the project will come from grant funding line 250-3210-54-2500. This project is 100% grant funded.

### Decision Needed

Staff request Council Approval to purchase IBM i2 Analyzers from DAI Source in an amount not to exceed \$27,831.00.

Should you need further information regarding this correspondence, please contact Keith Meadows at [keith.meadows@cityofsouthfultonga.gov](mailto:keith.meadows@cityofsouthfultonga.gov).

Exhibit 1:

# City of South Fulton



## Request for Expedited Quote 20-005

### IBM i2 Analyst

For  
*City of South Fulton Police Services*

**RFQ DUE DATE AND TIME**  
**Tuesday, September 29, 2020 @ 2:00 p.m.**

**ITB ISSUANCE DATE:**  
**Friday, September 25, 2020**

**PURCHASING CONTACT**  
**Drexal Paulk at (470) 809-7731**  
**E-MAIL: [Drexal.Paulk@CityOfSouthFultonGa.Gov](mailto:Drexal.Paulk@CityOfSouthFultonGa.Gov)**

**LOCATION**  
**City of South Fulton**  
**Department of Contracts & Procurement**  
**5440 Fulton Industrial Blvd. SW**  
**Atlanta, GA 30336**



## **CITY OF SOUTH FULTON**

### **ADVERTISEMENT FOR REQUEST FOR EXPEDITED QUOTE**

#### **RFQ 20-005 IBM i2 Analyzer Quote**

The City of South Fulton is seeking expedited quotes from qualified IBM Authorized Resellers to provide IBM i2 Analyzer product and support for Police Services and will be received by the City of South Fulton Department of Purchasing at 5440 Fulton Industrial Boulevard, SW Atlanta, GA 30336, **no later than 2:00 p.m.**, local time, on **Tuesday, September 29, 2020**.

All communications regarding this solicitation must be with **Drexal Paulk**, Procurement Officer, City of South Fulton. Contact with any Official, Employee or other City of South Fulton representatives other than the Procurement Officer of this RFQ is violation of the solicitation, "No Contact During Procurement Process". Any questions or suggestions regarding this QUOTE should be submitted in writing to Drexal Paulk, Purchasing Officer, (470) 809-7731 or via email [Drexal.Paulk@CityOfSouthFultonGa.Gov](mailto:Drexal.Paulk@CityOfSouthFultonGa.Gov). Any response made by the City will be provided in writing to all Bidders by addendum. No verbal responses shall be authoritative. **This quote is considered expedited due to the approaching close of FY20 for the City of South Fulton.**

**Each offeror must provide proof of authorization to provide IBM products, pricing and services offered.**

#### **PURPOSE**

This document constitutes a Request for Quotation from prospective Authorized IBM Resellers for the establishment of a term contract to provide IBM i2 Services and Supplies, as required, for the City of South Fulton Police Department, Atlanta Georgia, in accordance with the requirements and provisions stated herein.

IBM i2 Analyst's Notebook Premium is a visual analysis tool that helps turn data into intelligence. The solution provides innovative features such as connected network visualizations, social network analysis, and geospatial or temporal views to help identify hidden connections and patterns in data. The solution performs analysis of a wide range of data types with a flexible data modeling and visualization environment. It will allow improved understanding of data using multiple analysis views such as association, temporal, spatial and statistical views. It uses integrated social network analysis capabilities to increase understanding of the structure, hierarchy and method of operation of various criminal networks

#### **NO SUBSTITUTE BRANDS**

IBM i2 iBase works in conjunction with IBM i2 Analyst Notebook Premium. IBM i2 iBase is an intuitive intelligence data management application that enables collaborative teams of analysts to capture, control and analyze multi-source data in security-rich workgroup environments. It addresses the analyst's daily challenge of discovering and uncovering networks, patterns and trends in the volumes of complex structured

and unstructured data. i2 iBase provides a multi-user data sharing environment that combines rich analysis and visualization capabilities with dissemination tools. **NO SUBSTITUTE BRANDS**

### **SCOPE OF WORK**

#### **Deliverables**

IBM i2 Analyst Notebook Premium; ensuring that i2 Notebook is properly configured to work with existing software, hardware and within our IT architecture; ensuring that i2 Notebook is properly installed and tested to ingest, access and analyze targeted databases and data; building the right components including data connectors and plugins to access the customer's data for ingestion and analysis; provide ongoing service, support, and maintenance after purchase; and ensure customer analysts and technicians are properly trained to sustain performance. **NO SUBSTITUTE BRANDS**

- IBM i2 iBase; ensuring i2 iBase is properly configured to work with i2 Analyst Notebook and existing software, hardware and within our IT architecture.
- consult with customer and intended users to determine information to be stored and in what format; create all the required entity and link types, setting up the features that affect how the database is used, such as predefined code lists, labeling schemes, auditing, and assign semantic types; setting up new users, passwords, and setting security; assist with any bulk imports into i2 ibase;
- assist with integrating identified existing databases with i2 ibase; ensuring that i2 iBase is properly installed and tested.
- building the right components including data connectors and plugins to access the customer's data for ingestion and analysis.
- provide ongoing service, support, and maintenance after purchase; ensure customer analysts and technicians are properly trained to sustain performance. **NO SUBSTITUTE BRANDS**

#### **Invoicing/Payment**

The city will be invoiced upon delivery and operation of goods and services. Payment will be made within 30 days of receipt of goods and services being fully operational.

- Timeline for Project  
Once vendor has been identified, department will expect delivery of services within 60 days.
- Fees / Pricing (unit price, hourly rate, flat rate, etc.)  
Pricing should be itemized for each good and service and any annual renewal, maintenance, training fees, and support service fee must be listed.
- Materials / Supplies (will vendor be required to provide)

Vendor will supply 1- congruent software licenses, installation services, responsible for integrating software with identified department databases, training on use of software application and access to help and support services via online and/or telephone.

**BID FORM**

**Total Base Cost:** \$ 27,831.00 \_\_\_\_\_

By submitting this pricing quote, I/we agree to all terms, conditions and specifications as outlined within this bid solicitation document except as noted below:

DAI will supply 80 hours of consulting services to assist with the scope of work mentioned in this RFQ. DAI cannot guarantee that the entire list in the scope of work can be fulfilled as the RFQ does not specifically mention the specific databases that South Fulton wishes to integrate with. DAI, at a minimum, will set up and configure the iBase Repository, the schema, assist with identifying existing department database, and train a user on how to integrate to a least one database; this will then allow the user to continue integrating to all other databases. This proposal includes 12 months of IBM Subscription and Support, and as time remains, DAI will supply ongoing support to South Fulton.

I/We, the undersigned firm, declare that the only person, firm, or corporation that has or have any interest in the Quote Proposal or in the contract proposed to be taken, is or are the undersigned. The undersigned also certifies that this Quote Proposal is made without previous understanding, agreement or connection with any person, firm, or corporation submitting a Quote Proposal for this same project and is, in all respects, fair and without collusion or fraud.

See  
attachement- Quote is  
for i2 Analyst's Notebook,  
Not Premium.

I/We agree to furnish and deliver, in accordance with the accompanying specifications and conditions, for the prices provided above, the services noted within the Submission and all accompanying Attachments. This submittal shall be signed by the person or persons required and authorized to legally bind the company to the proposal.

Name (Print) \_\_\_\_\_ Robert Dugan \_\_\_\_\_ Date 09/28/2020 \_\_\_\_\_

Signature Robert Dugan \_\_\_\_\_ Phone 678-425-3166 \_\_\_\_\_

Title \_\_\_\_\_ Account Executive \_\_\_\_\_ Fax \_\_\_\_\_

Company DeSpain and Associates DBA DAI Source Email rdugan@daisource.com \_\_\_\_\_

Address 5605 North MacArthur BLVD Irving TX 75308 \_\_\_\_\_

**CITY OF SOUTH FULTON STATEMENT OF “NO QUOTATION”**

**RETURN THIS PAGE ONLY IF YOUR COMPANY PROVIDES THE PRODUCTS/SERVICES BEING BID AND DECLINES TO DO SO.**

WE, THE UNDERSIGNED, HAVE DECLINED TO BID ON YOUR **RFQ FOR MEDICAL EXAMINATION GLOVES** FOR THE FOLLOWING REASON(S):

- \_\_\_\_\_ SPECIFICATIONS ARE TOO “TIGHT,” I.E. GEARED TOWARD ONE BRAND OR
- \_\_\_\_\_ MANUFACTURER ONLY (PLEASE EXPLAIN BELOW).
- \_\_\_\_\_ INSUFFICIENT TIME TO RESPOND TO REQUEST FOR QUOTATION.
- \_\_\_\_\_ OUR PRODUCT SCHEDULE WOULD NOT PERMIT US TO PERFORM.
- \_\_\_\_\_ UNABLE TO MEET SPECIFICATIONS.
- \_\_\_\_\_ UNABLE TO MEET INSURANCE REQUIREMENTS.
- \_\_\_\_\_ SPECIFICATIONS UNCLEAR (PLEASE EXPLAIN BELOW).
- \_\_\_\_\_ OTHER (PLEASE SPECIFY BELOW).

Quotation #: BD122008394-1  
 Quote Date: 9/28/2020  
 Expiration Date: 11/30/2020  
 South Fulton Police Department  
 4121 Cascade Rd SW  
 Atlanta, GA 30331-7243  
 Passport Advantage #: 261396 4152454  
 United States  
 Currency: USD



| Line | Qty | Part Number | Description                                                                                 | Unit Price  | Price       |
|------|-----|-------------|---------------------------------------------------------------------------------------------|-------------|-------------|
| 1    | 1   | D0PIFLL     | IBM I2 ANALYST'S NOTEBOOK CONCURRENT USER<br>LICENSE + SW SUBSCRIPTION & SUPPORT 12 MONTHS  | \$7,931.00  | \$7,931.00  |
| 2    | 1   | D0PR4LL     | IBM I2 IBASE DESIGNER CONCURRENT USER LICENSE +<br>SW SUBSCRIPTION & SUPPORT 12 MONTHS      | \$11,135.00 | \$11,135.00 |
| 3    | 1   | SERVICE     | SERVICE WORK BASED ON ATTACHED STATEMENT OF<br>WORK                                         | \$14,500.00 | \$14,500.00 |
| 4    | 1   | TRAINING    | IBM I2 ANALYST'S NOTEBOOK 30-DAY SELF-PACED<br>ONLINE TRAINING BASIC ESSENTIALS OR ADVANCED | \$800.00    | INCLUDED    |

|                    |                    |
|--------------------|--------------------|
| <b>Total</b>       | <b>\$33,566.00</b> |
| <b>Discount</b>    | <b>-\$5,735.00</b> |
| <b>Grand Total</b> | <b>\$27,831.00</b> |

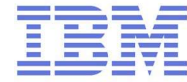
Accepted By:

Date:

Sales Tax is not included. Invoice will be generated upon entitlement. Payment Terms are net 30 days.  
 Please make PO Payable To:

**DAI Source**  
**5605 North MacArthur Boulevard 10th Floor**  
**Irving, Texas 75038**

All products purchase under this agreement are available via electronic download only. No tangible media or documentation will be available or shipped under this agreement. Access to the products purchased under this agreement is in no way dependent upon any tangible media that may have been received prior to, or separately from this agreement.



*11501 Burnet Road  
Austin, TX  
United States 78758*

September 28, 2020

To whom this may concern,

This is a letter of certification from IBM confirming that DeSpain and Associates is authorized to resell the IBM i2 products as well as the complete list of products below.

<https://www.ibm.com/partnerworld/bpdirectory/partner/d011a260-3dad-11e3-ae75-020031000011/DeSpain-and-Associates-Inc./89hof/>

Thank you,

Claire Francese

IBM Business Partner Rep  
[clairefrancese@us.ibm.com](mailto:clairefrancese@us.ibm.com)  
Work: 512.661.8419



**IBM product, service or specialty**

| Brand     | Product or service            | Role                                                                                     |
|-----------|-------------------------------|------------------------------------------------------------------------------------------|
| Analytics | Advanced Case Management      | Authorized reseller                                                                      |
| Analytics | BigInsights/Streams           | Authorized reseller                                                                      |
| Analytics | Cloud data services           | Authorized reseller                                                                      |
| Analytics | Cognos                        | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | DashDB                        | Authorized reseller                                                                      |
| Analytics | DB2/IMS z Tools               | Authorized reseller                                                                      |
| Analytics | DB2                           | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Document imaging & capture    | Authorized reseller                                                                      |
| Analytics | Enterprise Content Management | Authorized reseller                                                                      |
| Analytics | i2                            | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |

|           |                                    |                                                                                          |
|-----------|------------------------------------|------------------------------------------------------------------------------------------|
| Analytics | Information Integration            | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Informix/Solid                     | Authorized reseller                                                                      |
| Analytics | Internet of Things                 | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Master Data Management             | Authorized reseller                                                                      |
| Analytics | Optim                              | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Performance management             | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Predictive & business intelligence | Authorized reseller                                                                      |
| Analytics | PureData                           | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Analytics | Risk analytics                     | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |

|                    |                                |                                                                                          |
|--------------------|--------------------------------|------------------------------------------------------------------------------------------|
| Analytics          | Smarter Cities Operations      | Authorized reseller                                                                      |
| Cloud              | Other                          | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Commerce           | B2B & commerce                 | Authorized reseller                                                                      |
| Commerce           | Smarter Cities                 | Authorized reseller                                                                      |
| Security           | Applications & data            | Authorized reseller                                                                      |
| Security           | Endpoint Management            | Authorized reseller                                                                      |
| Security           | Intelligence                   | Authorized reseller                                                                      |
| Security           | People                         | Authorized reseller                                                                      |
| Social             | SmartCloud                     | Value Advantage Plus                                                                     |
| Social             | Social collaboration           | Value Advantage Plus<br>IBM certified                                                    |
| Social             | Social mail                    | Value Advantage Plus                                                                     |
| Systems Hardware   | PureFlex & Flex System         |                                                                                          |
| Systems Hardware   | Storage                        | Software Value Incentive<br>Value Advantage Plus<br>IBM certified                        |
| Systems Hardware   | x86 Systems from Lenovo        |                                                                                          |
| Systems Middleware | Cloud & Smarter infrastructure | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus<br>IBM certified |
| Systems Middleware | Digital experience             | Authorized reseller<br>Software Value Incentive                                          |

|                    |                              |                                                                         |
|--------------------|------------------------------|-------------------------------------------------------------------------|
| Systems Middleware | Enterprise                   | Authorized reseller                                                     |
| Systems Middleware | Foundation                   | Authorized reseller                                                     |
| Systems Middleware | Product lifecycle management | IBM certified                                                           |
| Systems Middleware | Rational                     | Authorized reseller<br>Software Value Incentive<br>Value Advantage Plus |
| Systems Middleware | Smarter Process              | Authorized reseller<br>Software Value Incentive                         |
| Watson             | Watson Explorer              | Authorized reseller                                                     |

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM “BILL” EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Resolution Authorizing Comprehensive Plan Development MOA with  
ARC

**DATE:** December 8, 2020

**SUBJECT:** Resolution Authorizing Comprehensive Plan Development MOA with  
ARC

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                           | Type       | Upload Date |
|-----------------------------------------------------------------------|------------|-------------|
| Resolution Authorizing Comprehensive Plan Development MOU with<br>ARC | Cover Memo | 12/3/2020   |
| Attachment 1 Comprehensive Plan MOA Resolution                        | Cover Memo | 12/3/2020   |
| Attachment 2 Comprehensive Plan MOA Resolution                        | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**

---

4  
5 **A RESOLUTION BY THE CITY AUTHORIZING A COMPREHENSIVE PLAN MOU**  
6 **WITH THE ATLANTA REGIONAL COMMISSION AND FOR OTHER LAWFUL**  
7 **PURPOSES**  
8

9 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly  
10 organized and existing under the laws of the State of Georgia;  
11

12 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and  
13 Council thereof ("City Council");

14 **WHEREAS**, the City Council desires to authorize the Mayor, City Manager, and  
15 City Attorney, to execute an MOU with the Atlanta Regional Commission (ARC) to  
16 development the City's Comprehensive Plan; and

17 **WHEREAS**, this Resolution is in the best interests of the health and general  
18 welfare of the City, its residents and general public.

19 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**  
20 **RESOLVES** as follows:  
21

22 **Section 1.** The City Council hereby authorizes the Mayor, City Manager and City  
23 Attorney to further negotiate and execute, in substantial form as attached hereto, the  
24 MOU related documentation for the development of the City's Comprehensive Plan.  
25

26 \*\*\*\*\*

27 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All  
28 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,  
29 upon their enactment, believed by the City Council to be fully valid, enforceable and  
30 constitutional.

31 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,  
32 clause or phrase of this Resolution is severable from every other section, paragraph,  
33 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause  
34 or phrase of this Resolution is mutually dependent upon any other section, paragraph,  
35 sentence, clause or phrase of this Resolution.

36 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution  
37 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise  
38 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is



the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

**Section 3.** The city attorney and city clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the city clerk.

**Section 4.** The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

The foregoing RESOLUTION No. 2020-\_\_\_\_\_, 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   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF  
SOUTH FULTON, GEORGIA**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

## **DEVELOPMENT OF LOCAL COMPREHENSIVE PLAN AGREEMENT**

THIS AGREEMENT is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the Atlanta Regional Commission (ARC) of Atlanta, Georgia, and the City of South Fulton, a political subdivision of the State of Georgia.

WITNESSETH:

WHEREAS, the Regional Commissions were created by the State of Georgia in order to assist local governments on a regional basis and to develop, promote, and assist in establishing coordinate and comprehensive planning in the state; and

WHEREAS, as the Regional Commission for the 10-county Atlanta Region, ARC has been mandated to undertake certain regional responsibilities under the Georgia Planning Act of 1989 (as amended), and does agree to perform prescribed services to local governments; and

WHEREAS, the City of South Fulton is required to update its Local Comprehensive Plan by October 31, 2021, according to the schedule set by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the City of South Fulton has requested assistance from ARC to update its Local Comprehensive Plan under the requirements set by the Minimum Standards and Procedures for Local Comprehensive Planning found in Chapter 110-12-1 of the DCA Rules, under the Georgia Planning Act (as amended); and

WHEREAS, ARC and the City of South Fulton believe it is mutually beneficial of both parties that the City of South Fulton, as part of the ARC, has a Local Comprehensive Plan; and

WHEREAS, ARC agrees to provide assistance for development of the City's update of its Local Comprehensive Plan:

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained, and for other good and valuable consideration, the parties hereto agree as follows:

1. Duties of the ARC. In addition to those services outlined in Attachment A: Scope of Work, attached hereto and incorporated by reference herein, ARC agrees to perform the following services:
  - a. Provide a project manager for the project, to coordinate with the local government point of contact and ensure that the project is moving forward in a timely manner.
  - b. Attend Project Management Team meetings with local government staff.
  - c. Update the existing Community Vision and/or Goals from the existing Comprehensive Plan.
  - d. Complete an analysis of the Needs and Opportunities facing the community.
  - e. Update the Land Use Element.
  - f. Provide input on the new Five-Year Community Work Program developed by local

- government staff.
- g. Provide input on the Capital Improvement Element (CIE) Annual Update developed by local government staff (only if the community already has an approved CIE)
- h. Review any adopted HUD Consolidated Plan, Local Comprehensive Transportation Plan, ARC's Regional Transportation Plan/Transportation Improvement Program (RTP/TIP), and other plans as needed.
- i. Present at, attend, or support the two (2) required public hearings (one at kick-off and one prior to transmittal for regional and state review).
- j. Facilitate a maximum of three (3) Steering Committee meetings.
- k. Facilitate a maximum of one (1) public meeting.
- l. Provide an online public engagement portal and/or survey, hosted by ARC, to solicit plan input, if requested by the local government.
- m. Provide language for official public hearing notices, if requested by the local government.
- n. Provide advertisement and other public involvement materials, if requested.
- o. Prepare and present a final plan presentation.
- p. Complete any plan revisions requested by DCA following the regional and state review.
- q. Prepare the final plan document and other requested supporting materials to document community feedback.

2. Duties of the City of South Fulton. In addition to those duties outlined in Attachment A: Scope of Work, the City of South Fulton agrees to perform the following duties:

- a. Provide a dedicated and responsive point of contact throughout the process, to coordinate with ARC staff and ensure that the project is moving forward in a timely manner.
- b. Participate as a team member on the Project Management Team.
- c. Complete a Report of Accomplishments showing the current status of each item in the Community Work Program from the existing Comprehensive Plan.
- d. Develop a new Five-Year Community Work Program, with ARC input.
- e. Update the Capital Improvement Element (CIE) Annual Update (only if the community already has an approved CIE), with ARC input.
- f. Provide ARC a list of Steering Committee members, which must include a member of the governing authority (elected official) and representative of the local economic development community.
- g. Provide a schedule for Steering Committee meetings, with ARC input.
- h. Promote public awareness and invitations to Steering Committee and public meetings.
- i. Provide locations for Steering Committee and public meetings that have heat/air conditioning, water, and electricity.
- j. Provide any food or beverages for Steering Committee and public meetings.
- k. Post and conduct public hearings as required by the City's existing procedures.
- l. Provide timely notice to ARC of local government meetings that ARC staff should attend.

- m. Provide ARC with submittal deadlines for relevant City boards and committees at the beginning of the process.
- n. Ensure that the following timelines are met, in order for ARC to guarantee that the City will meet its DCA-designated Plan Update deadline and maintain Qualified Local Government (QLG) status with DCA:
  - 1. Schedule a date for the First Required Public Hearing, as defined at Ch. 110-12-1-.04(1)(a) of the Minimum Standards and Procedures for Local Comprehensive Planning, within thirty (30) days of the signing of this Agreement (note that the meeting itself does not have to occur within those 30 days).
  - 2. Identify and confirm Steering Committee members within thirty (30) days of the signing of this Agreement.
  - 3. Schedule a date for the first Steering Committee meeting within thirty (30) days of the signing of this Agreement (note that the meeting itself does not have to occur within those 30 days).
  - 4. Schedule the Second Public Hearing, as defined at Ch. 110-12-1-.04(1)(c) of the Minimum Standards and Procedures for Local Comprehensive Planning, on a date that provides sufficient time for the City to transmit the final draft Plan Update to ARC to begin the regional and state review, no later than September 1, 2021.

3. Time of Performance, Amendments, Modifications.

- a. This Agreement shall become effective upon execution by both parties and remain in effect until the completion of the project or termination by of the parties as provided below. Notwithstanding anything to the contrary herein, in no event shall the term of this Agreement exceed two (2) years from the effective date.
- b. Either party may terminate this Agreement upon sixty (60) days' written notice to the other parties, provided that the party requesting termination has provided notice and sufficient opportunity for remedy.
- c. Either party may request changes to this Agreement at any time by written notice to the other party's signatory of this Agreement. Such changes as are mutually agreed upon by and between the parties shall be incorporated in written amendments to this Agreement and executed in the same manner as this Agreement. This Agreement may only be modified by an instrument in writing executed by the City of South Fulton and ARC. Notwithstanding the foregoing, the City of South Fulton and ARC acknowledge that this Agreement may be revised or refined from time to time during its term. The parties agree to cooperate with each other by executing such documents as may be necessary to evidence such mutually agreeable modifications and refinements.

- 4. Rights in Documents, Materials, and Data Produced. For the purposes of this Agreement, 'data' includes, but is not limited to, writings, sound recordings, photographs, films, videotapes, or other graphic representations and works of a similar nature. The City of South Fulton and ARC shall have the right to use same without restriction or limitation and without compensation to the other parties of the Agreement.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement as of the date first above written.

**Atlanta Regional Commission (ARC)**

\_\_\_\_\_  
Attested, Assistant Secretary

\_\_\_\_\_  
Douglas R. Hooker, Executive Director

**Witness:**

**The City of South Fulton**

\_\_\_\_\_  
Municipal Clerk

\_\_\_\_\_  
Hon. William Edwards, Mayor

**Approved as to Form:**

\_\_\_\_\_  
City Attorney

**Approved:**

\_\_\_\_\_  
\_\_\_\_\_



## **Attachment A:**

### **ARC Comprehensive Plan Services Scope of Work**

Pursuant to the 2012 update to the Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), a Regional Commission is required to prepare a Basic Comprehensive Plan for a local government, upon request, during the community's regular planning due date cycle. At no additional cost to the local government, ARC will produce/provide the following for local governments:

- A Project Manager for the project
- Revisions to the existing Community Vision or Goals from the existing Comprehensive Plan
- An analysis of the Needs and Opportunities facing the community, using ARC resources, local data, and input from community stakeholders
- An updated Land Use Element with Character Areas or standard future land use classifications
- A review of any adopted HUD Consolidated Plan, Local Comprehensive Transportation Plan, and ARC's Regional Transportation Plan/Transportation Improvement Program, and other plans as needed
- Presentations/support/attendance at the two (2) required public hearings (one at kick-off and one prior to transmittal for regional and state review)
- A maximum of three (3) steering committee meetings facilitated by ARC staff, at no cost, at a location provided by the local government
- A maximum of one (1) public meeting facilitated by ARC staff, at no cost, at a location provided by the local government
- An online public engagement portal and/or survey hosted by ARC, if requested
- Language for official public hearing notices, if requested
- Advertisement and other public involvement materials to meet the above requirements
- A final plan presentation
- Any plan revisions required by DCA following the regional and state review
- The final plan and other documents from the process
- Assurance that the local government meets its DCA-designated Qualified Local Government (QLG) deadline if (a) the request for assistance is made to ARC in writing at least 12 months before the QLG deadline and (b) the first Steering Committee is held within 10 months of the QLG deadline.

To ensure that the plan meets the needs of the local government and DCA's requirements, the local government requesting this service will be responsible to produce/provide the following:

- A dedicated and responsive point of contact throughout the process, to coordinate with ARC staff and ensure that the project is moving forward in a timely manner
- A Report of Accomplishments showing the current status of each item in the Community Work Program from the existing Comprehensive Plan

- A new Five-Year Community Work Program, with ARC input
- A Capital Improvement Element (CIE) Annual Update (only if the community already has an approved CIE), with ARC input
- A list of stakeholders for the required Steering Committee
- A schedule for Steering Committee meetings, with ARC input
- Public awareness and invitations to Steering Committee and public meetings
- Locations for public meetings that have heat/air conditioning, water, and electricity
- Any food or beverages for Steering Committee and public meetings
- Posting of notices of public hearings as required by the community's existing procedures
- Timely notice to ARC of local government meetings that ARC staff should attend
- Notice to ARC, at the beginning of the process, of submittal deadlines for relevant local government boards and committees
- Assurance that the following timelines are met, in order for ARC to guarantee that the Local Government will meet its DCA-designated Plan Update deadline and maintain Qualified Local Government (QLG) status with DCA:
  - Schedule a date for the First Required Public Hearing, as defined at Ch. 110-12-1-.04(1)(a) of the Minimum Standards and Procedures for Local Comprehensive Planning, within 30 days of the signing of the Agreement (*note that the meeting itself does not have to occur within those 30 days*).
  - Identify and confirm Steering Committee members within 30 days of the signing of the Agreement.
  - Schedule a date for the first Steering Committee meeting within 30 days of the signing of the Agreement (*note that the meeting itself does not have to occur within those 30 days*).
  - Schedule the Second Public Hearing, as defined at Ch. 110-12-1-.04(1)(c) of the Minimum Standards and Procedures for Local Comprehensive Planning, on a date that provides sufficient time for the Local Government to transmit the final draft Plan Update to ARC to begin the regional and state review, no later than 60 days before the QLG deadline.

If the local government seeks to use consultants during the update, ARC will coordinate only with the primary local government contact and will only provide the items listed above to the local government.

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** City of South Fulton 2021 Candidate Qualification and Key Election Dates Resolution

**DATE:** December 8, 2020

**SUBJECT:** City of South Fulton 2021 Candidate Qualification and Key Election Dates Resolution

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                         | Type       | Upload Date |
|---------------------------------------------------------------------|------------|-------------|
| COSF 2021 Candidate Qualification and Key Election Dates Resolution | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**  
4

5  
6 **RESOLUTION No. 2021-001**  
7

8 **A RESOLUTION FIXING AND PUBLISHING QUALIFYING FEES FOR OFFICES**  
9 **SUBJECT TO ELECTION IN THE YEAR 2021 AND FOR OTHER PURPOSES.**

10 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly  
11 organized and existing under the laws of the State of Georgia;  
12

13 **WHEREAS**, the duly elected governing authority of the City is the Mayor and  
14 Council thereof ("City Council");

15 **WHEREAS**, O.C.G.A. § 21-2-131(a)(1) provides that the governing authority of  
16 any county or municipality, not later than February 1 of any year in which a general  
17 primary, nonpartisan, or general election is to be held, shall fix and publish a qualifying  
18 fee for each office to be filled in the upcoming primary or election;

19 **WHEREAS**, the City Council, in addition to complying with this code section,  
20 intends to adequately notify the citizens of the City in order to encourage public  
21 participation in the electoral process;

22 **WHEREAS**, the City will conduct the 2021 general election, and runoff election if  
23 needed, through the execution of an Intergovernmental Agreement (IGA) for the provision  
24 of election services with Fulton County, Georgia; and

25 **WHEREAS**, this Resolution is in the best interests of the health, safety and general  
26 welfare of the City and its residents, businesses and visitors.

27 **Section 1. ELECTION APPOINTMENT.**

28 (A) The City Clerk is hereby appointed to act as the election superintendent,  
29 qualifying officer, and local filing officer for the 2021 General Election.

30 (B) The administrative office of the City of South Fulton, Georgia is hereby  
31 declared to be the office of the Election Superintendent for the purpose of candidates  
32 qualifying for the offices open for election as provided below.

33  
34 **Section 2. ELECTION DATES AND QUALIFYING FEES.**

35 (A) The General Election will be held on Tuesday, November 2, 2021, the  
36 qualifying fee for the Mayoral seat shall be \$1,130.28 (3% of the \$37,676  
37 annual salary). O.C.G.A. § 21-2-131(1)(a)

(B) The General Election will be held on Tuesday, November 2, 2021, the qualifying fee for City Councilmember seats shall be \$830.28 (3% of the \$27,676 annual salary). O.C.G.A. § 21-2-131(1)(a)

(C) If required by law, the Runoff Election will be held on Tuesday, November 30, 2021. O.C.G.A. § 21-2-501(4)

### **Section 3. COUNCILMEMBER SEATS OPEN FOR ELECTION AND THE TERMS THEREOF.**

The following City Councilmember seats are open for the 2021 General Election:

(A) The office of the Mayor of the City of South Fulton, Georgia, being **Citywide**, which will be elected for a four (4) year term beginning on January 1, 2022 and ending December 31, 2025.

(B) The office of a Councilmember upon the City Council of the City of South Fulton, Georgia, being **District 2**, which will be elected for a four (4) year term beginning on January 1, 2022 and ending December 31, 2025.

(C) The office of a Councilmember upon the City Council of the City of South Fulton, Georgia, being **District 4**, which will be elected for a four (4) year term beginning on January 1, 2022 and ending December 31, 2025.

(D) The office of a Councilmember upon the City Council of the City of South Fulton, Georgia, being **District 6**, which will be elected at large for a four (4) year term beginning on January 1, 2022 and ending December 31, 2025.

### **Section 4. QUALIFICATION PERIOD**

The days of such qualifying period shall be five (5) consecutive days, commencing at 8:30 A.M. on the third Monday, August 30, 2021, immediately preceding the general election and shall end no later than 4:30 P.M. on Friday, September 3, 2021. The place of qualifying shall be City Hall for the City of South Fulton, 5440 Fulton Industrial Blvd SW, Atlanta, GA 30336. O.C.G.A. § 21-2-132

### **Section 5. PUBLISHING QUALIFYING FEES AND QUALIFYING PERIOD**

The Election Superintendent shall publish in the legal organ, in substantial form, the ad attached hereto as "Exhibit A."

### **Section 6. LAST DAY FOR VOTER REGISTRATION.**

The last day for a person to register and be eligible to vote in the 2021 November General Election and Runoff Election shall be Monday, October 4, 2021. O.C.G.A. § 21-2-224(a)

77  
78 **Section 7. EARLIEST DAY FOR REGISTRARS TO MAIL AN ABSENTEE**  
79 **BALLOT/ADVANCED (ABSENTEE IN-PERSON) VOTING**  
80

81 The earliest day for a registrar to mail an absentee ballot and the earliest day of  
82 advanced (absentee in-person) voting for the 2021 November General Election shall be  
83 Tuesday, October 12, 2021. O.C.G.A. § 21-2-384(a)(2) and O.C.G.A. § 21-2-385(d)(1)  
84

85 **Section 8. LAST DAY FOR A REGISTRAR TO ISSUE ABSENTEE BALLOTS**

86 The last day for a registrar to issue absentee ballots for the 2021 November  
87 General Election and Runoff Election shall be Friday, October 29, 2021. O.C.G.A. § 21-  
88 2-384(a)(2)  
89

90 \*\*\*\*\*

91 **Section 9.** It is hereby declared to be the intention of the City Council that: (a) All  
92 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,  
93 upon their enactment, believed by the City Council to be fully valid, enforceable and  
94 constitutional.

95 (b) To the greatest extent allowed by law, each and every section, paragraph, sentence,  
96 clause or phrase of this Resolution is severable from every other section, paragraph,  
97 sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause  
98 or phrase of this Resolution is mutually dependent upon any other section, paragraph,  
99 sentence, clause or phrase of this Resolution.

100 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution  
101 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise  
102 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is  
103 the express intent of the City Council that such invalidity, unconstitutionality or  
104 unenforceability shall, to the greatest extent allowed by law, not render invalid,  
105 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,  
106 sentences, paragraphs or sections of the Resolution.

107 **Section 10.** The City Attorney and City Clerk are authorized to make non-substantive  
108 editing and renumbering revisions to this Resolution for proofing, codification, and  
109 supplementation purposes. The final version of all resolutions shall be filed with the City  
110 Clerk.

111 **Section 11.** The effective date of this Resolution shall be one week from the date of  
112 adoption, unless provided otherwise by the City Charter or state and/or federal law.  
113  
114  
115  
116  
117



The foregoing **RESOLUTION No. 2021-001**, 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            | _____ | _____ |
| Carmalitha Lizandra Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell                  | _____ | _____ |
| Helen Zenobia Willis                     | _____ | _____ |
| Gertrude Naeema Gilyard                  | _____ | _____ |
| Corey A. Reeves                          | _____ | _____ |
| khalid kamau                             | _____ | _____ |
| Mark Baker                               | _____ | _____ |

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_ **2021**.

**CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
COREY E. ADAMS, SR., CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

164 **EXHIBIT A**

165  
166  
167 STATE OF GEORGIA  
168 CITY OF SOUTH FULTON  
169  
170  
171

172 **Public Notice of Qualifying Fees**

173  
174 Pursuant to O.C.G.A. § 21-2-131(a)(1), the following qualifying fees were set by the City  
175 of South Fulton, Georgia in their December 8, 2020 meeting:  
176

|                                    |            |
|------------------------------------|------------|
| 177 Mayor, Citywide                | \$1,130.28 |
| 178 City Councilmember, District 2 | \$830.28   |
| 179 City Councilmember, District 4 | \$830.28   |
| 180 City Councilmember, District 6 | \$830.28   |

181  
182  
183  
184  
185 **Public Notice of Qualifying Period**

186  
187 Qualifying for the offices listed above will begin at 8:30 A.M. on the third Monday, August  
188 30, 2021, immediately preceding the general election and shall end no later than 4:30  
189 P.M. on Friday, September 3. The place of qualifying shall be City Hall for the City of  
190 South Fulton, 5440 Fulton Industrial Blvd. SW, Atlanta, GA 30336. O.C.G.A. § 21-2-132  
191  
192  
193

194 Corey E. Adams, Sr.  
195 Election Superintendent  
196 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:** Request Council Approval to explore the Community Connection Grant Program

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval to explore the Community Connection Grant Program

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                            | Type       | Upload Date |
|----------------------------------------|------------|-------------|
| Memo - Community Connect Grant Program | Cover Memo | 12/3/2020   |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM "BILL" EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Honorable Mayor William "Bill" Edwards & City Council Members

**FROM:** Tammi Saddler Jones *Tammi Saddler Jones*  
Interim City Manager

**DATE:** December 2, 2020

**SUBJECT:** **Community Connect Grant Program**

---

### Background

It is well known that there is a broadband disparity in our City. The United States Department of Agriculture, Rural Development, Rural Utilities Service has announced the Community Connect Grant Program. This grant program will provide the City an opportunity to provide broadband access in our underserved areas. Pursuant to 7 CFR 1739.2, the minimal grant amount is \$100,000 and the maximum amount is \$3,000,000 with a 15% cash match. The deadline to apply is December 23, 2020.

This opportunity allows for improvement, expansion, construction or acquisition of a Community Center that furnishes free internet access at Broadband Grant Speed and Computer Access. The goal would be to provide the facilities that would allow the carriers to provide broadband services throughout our City while also giving our constituency a choice of service providers to use. The details of the grant will provide better insight into the opportunities and with the approval to explore this grant opportunity, staff will provide more clarity as we work through the approval process.

### Fiscal Impact

There is a cash match requirement of 15%.

### Decision Needed

Staff request Council Approval to explore the Community Connection Grant Program opportunity to ensure fiscal feasibility and identity that the 15% match funds are available prior to application submission.

Should you need further information regarding this correspondence, please contact Namarr Strickland at [namarr.strickland@cityofsouthfultonga.gov](mailto:namarr.strickland@cityofsouthfultonga.gov).

**FEDERAL AWARDING AGENCY NAME:** United States Department of Agriculture, Rural Development, Rural Utilities Service (RUS).

**FUNDING OPPORTUNITY TITLE:** Community Connect Grant Program.

**ANNOUNCEMENT TYPE:** Funding Opportunity Announcement.

**FUNDING OPPORTUNITY NUMBER:** RDRUS-CC-2021.

**CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NUMBER:** 10.863.

The Rural Utilities Service (RUS), an agency of the United States Department of Agriculture (USDA), hereinafter referred to as RUS or the Agency, announces its Community Connect Grant Program application window for Fiscal Year (FY) 2021.

A nationally competitive program, the Community Connect Grant Program attracts hundreds of submissions during the 90-day application window. If program funding is available for the fiscal year, the Agency is often only able to finance a small fraction of the applications. To increase the range of applicants that will be successful in FY 2021, only ONE application per applicant is eligible for approval. If an applicant submits more than one application, then the Agency will only consider the application with the highest score.

**APPLICATION DUE DATE:** December 23, 2020

**SUBMISSIONS:** All applications under this Funding Opportunity Announcement (FOA) must be submitted electronically at: <https://www.rd.usda.gov/community-connect>.

Electronic submissions must be received *no later* than December 23, 2020 at 11:59 p.m.

Eastern Standard Time (EST) to be eligible for funding under this grant opportunity. Applicants will not be able to submit their applications after the deadline. Paper submissions of applications will not be accepted.

**FOR MORE INFORMATION:** Questions about this announcement can be submitted electronically through the Contact Us, Contact Support Form available on the Community Connect website at: [https://www.rd.usda.gov/programs-services/community-connect-grants#blocktabs-program\\_page--45](https://www.rd.usda.gov/programs-services/community-connect-grants#blocktabs-program_page--45).

**SUPPLEMENTARY INFORMATION:**

**A. Program Description**

The Community Connect Grant Program provides financial assistance to eligible applicants that will provide service at or above the Broadband Grant Speed to all premises in rural, economically-challenged communities where broadband service does not exist. The Broadband Grant Speed for FY 2021 is defined in Section C of this announcement. The deployment of broadband services on a “community-oriented connectivity” basis stimulates economic development and provides enhanced educational and health care opportunities in rural areas. RUS will give priority to rural areas that demonstrate the greatest need for broadband services, based on the criteria contained herein.

The regulation for the Community Connect Grant Program can be found at 7 CFR part 1739.

All applicants should carefully review and prepare their applications according to instructions in the FY 2021 Community Connect Grant Program Application Guide



(Application Guide). The Application Guide, FOA, and additional resources can be found at <https://www.rd.usda.gov/community-connect>. Expenses incurred in developing applications will be at the applicant's own risk.

The Agency encourages applications that will help improve life in Rural America. See information on the Interagency Task Force on Agriculture and Rural Prosperity found at [www.usda.gov/ruralprosperity](http://www.usda.gov/ruralprosperity). Applicants are encouraged to consider projects that provide measurable results in helping rural communities build robust and sustainable economies through strategic investments in infrastructure, partnerships and innovation. Key strategies include:

- Achieving e-Connectivity for Rural America
- Developing the Rural Economy
- Harnessing Technological Innovation
- Supporting a Rural Workforce
- Improving Quality of Life

## **B. Federal Award Information**

1. *Maximum and Minimum Awards.* Pursuant to 7 CFR 1739.2, the Administrator has established that the minimum grant amount of \$100,000 and the maximum grant amount of \$3,000,000 will be applied to this grant opportunity.

2. *Award Documents.* The Agency will make awards, and the awardees will be required to execute the required grant documents before funding will be advanced. Award documents specify the term of each award. The standard grant agreement is

available at: <https://www.rd.usda.gov/community-connect>.

3. *Current Awards and New Projects*. While prior Community Connect grants cannot be renewed, existing Community Connect awardees can submit applications for new projects. The Agency will evaluate project proposals from existing awardees as new applications. Only one grant application per applicant is eligible for approval under this grant opportunity.

4. *Substantially Underserved Trust Areas (SUTA)*. Applicants seeking assistance may request consideration under the SUTA provisions in 7. U.S.C. 936f.

(a) If the Administrator determines that a community within “trust land” (as defined in 38 U.S.C. 3765) has a high need for the benefits of the Program, the Administrator may designate the community as a “substantially underserved trust area” (as defined in section 306F of the RE Act).

(b) To receive consideration under SUTA, the applicant must submit to the Agency a completed application that includes all information requested in 7 CFR part 1700, subpart D. In addition, the application must identify the discretionary authorities within subpart D that it seeks to have applied to its application.

### **C. Eligibility Information**

#### *1. Eligible Applicants (See 7 CFR 1739.10)*

a. Only entities legally organized as one of the following are eligible for Community Connect Grant Program financial assistance:

- i. Incorporated organization;
- ii. Indian tribe or tribal organization, as defined in 25 U.S.C. 5304;

- iii. State government;
  - iv. Local unit government;
  - v. Any other legal entity, including a cooperative, private corporation, or limited liability company organized on a for-profit or not-for-profit basis.
- b. Applicants must have the legal capacity and authority to enter into contracts, to comply with applicable federal statutes and regulations, and to own and operate the broadband facilities as proposed in their application.
- c. Applicants must have a Dun and Bradstreet Data Universal Numbering System (DUNS) number and an active registration, with current information, in the System for Award Management (SAM) at <https://www.sam.gov>. Further information regarding DUNS number acquisition and SAM registration can be found in Sections D(3) and D(4) of this document.
- d. Corporations that have been convicted of a Federal felony within the past 24 months are not eligible. Any corporation that has been assessed to have any unpaid federal tax liability, for which all judicial and administrative remedies have been exhausted or have lapsed and is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, is not eligible for financial assistance.

## *2. Cost Sharing or Matching*

The Community Connect Grant Program requires matching contributions. See 7 CFR 1739.14 and the Application Guide for information on required matching contributions.

a. Grant applicants must demonstrate matching contributions in cash of at least 15 percent of the requested grant amount. Matching contributions must be used solely for the project and must not include any financial assistance from federal sources unless there is a federal statutory exception specifically authorizing the federal financial assistance to be considered as such.

b. Applications that do not provide sufficient documentation of the required 15 percent match will be deemed ineligible.

### 3. *Funding Restrictions*

a. Eligible grant purposes. See 7 CFR 1739.12.

Grant funds may be used to finance the following:

i. The construction, acquisition, or leasing of facilities, including spectrum, land or buildings used to deploy service at the Broadband Grant Speed to all residential and business customers located within the Proposed Funded Service Area and all participating Essential Community Facilities, as defined in 7 C.F.R. 3570.53;

ii. The improvement, expansion, construction, or acquisition of a Community Center that furnishes free internet access at the Broadband Grant Speed and provides Computer Access Points. Grant funds for the Community Center must not exceed the lesser of 10 percent of the requested grant amount or \$150,000; and

iii. The cost of bandwidth necessary to provide service free of charge at the Broadband Grant Speed to each Essential Community Facility for the first

two years of operation.

- b. Ineligible grant purposes. See 7 CFR 1739.13.

Grant funds may not be used to finance:

- i. The duplication of lines, facilities, or systems providing Broadband Service.
- ii. Operating expenses not specifically permitted in 7 CFR 1739.12.

#### 4. *Other*

Eligible projects must propose to fulfill the following requirements (see 7 CFR 1739.3 and 1739.11 for more information):

- a. Proposed Funded Service Area (PFSA). The applicant must define a contiguous geographic area, located entirely within a rural area, in which Broadband Service does not exist and where the applicant proposes to offer service at the Broadband Grant Speed to all residential and business customers. The PFSA may consist of multiple municipalities and may be located in more than one state.

- i. Rural Area refers to any area, as confirmed by the most recent decennial Census of the United States, which is not located within a city, town, or incorporated area that has a population of greater than 20,000 inhabitants; or an urbanized area contiguous and adjacent to a city or town that has a population of greater than 50,000 inhabitants. For purposes of the definition of Rural Area, an urbanized area means a densely populated territory as defined in the most recent decennial Census.

- ii. Broadband Service exists if the rate-of-data transmission in an area is at least 10 megabits per second (Mbps) downstream and 1 Mbps upstream for fixed

broadband service. RUS will validate that Broadband Service does not exist in areas that applicants describe as having no broadband access or access that is less than 10 Mbps downstream plus 1 Mbps upstream.

iii. The Broadband Grant Speed, which is the minimum bandwidth that an applicant must provide to every customer in the PFSA, is 25 Mbps downstream and 3 Mbps upstream for fixed or mobile service.

iv. A PFSA must not overlap with service areas of current RUS borrowers and grantees.

b. Essential Community Facilities. The applicant must propose to offer free service at the Broadband Grant Speed to all participating Essential Community Facilities located within the PFSA for at least two years.

c. Community Center. The applicant must provide a Community Center within the PFSA. Grant funds must be used to provide a minimum of 2, and up to 10, Computer Access Points at the Community Center. The Community Center must also provide wireless access at the Broadband Grant Speed, free of all charges, to all users for at least two years.

#### **D. Application and Submission Information**

The Application Guide provides specific, detailed instructions for each item in a complete application. The Agency emphasizes the importance of including every item and strongly encourages applicants to follow the instructions carefully, using the examples and illustrations in the Application Guide. Prior to official submission of applications, applicants may request technical assistance or other application



guidance from the Agency, as long as such requests are made prior to the closing of the application window. Agency contact information can be found in Section G of this announcement.

The Agency will not solicit or consider new scoring or eligibility information that is submitted after the application deadline. The Agency reserves the right to contact applicants to seek clarification on materials contained in the submitted application. See the Application Guide for a full discussion of each item. For requirements of completed grant applications, refer to 7 CFR 1739.15.

For FY 2021, one proposal per applicant is eligible for approval. If an applicant submits more than one proposal, then the Agency will only consider the application with the highest score.

1. *Request Application Package.* Electronic copies of the Application Guide and copies of forms and resources are available at:

<https://www.rd.usda.gov/community-connect>.

2. *Content and Form of Application Submission.*

a. Carefully review the Application Guide and 7 CFR part 1739, which detail all relevant forms and worksheets. A table summarizing the components of a complete application can be found in this section.

b. Submission of Application Items. Given the high volume of program interest, applicants should submit the application items in the order indicated in the Application Guide. Applications that are not assembled and tabbed in the specified order prevent timely determination of eligibility.

c. Table of Application Items.

| <b>Application Item</b>                                        | <b>Regulation</b>                   | <b>Comments</b>                                                                                                                |
|----------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Application for Federal Assistance Form (SF-424 Standard Form) | <u>7 CFR 1739.15(a)</u>             | Form provided in Application Guide                                                                                             |
| SAM Registration Information                                   | <u>7 CFR 1739.10 and 1739.15(j)</u> | Worksheet provided in Application Guide                                                                                        |
| Executive Summary of the Project                               | <u>7 CFR 1739.15(b) and 1739.9</u>  | Narrative, including a publicly releasable section that describes the population served                                        |
| Scoring Criteria Documentation                                 | <u>7 CFR 1739.15(c)</u>             | Narrative & Documentation                                                                                                      |
| System Design                                                  | <u>7 CFR 1739.15(d)</u>             | Narrative & Documentation                                                                                                      |
| Network Diagram                                                | <u>7 CFR 1739.15(d)</u>             | Documentation                                                                                                                  |
| Environmental Questionnaire                                    | <u>7 CFR part 1970</u>              | Narrative & Documentation                                                                                                      |
| Service Area Map                                               | <u>7 CFR 1739.15(e)</u>             | Provided in the Proposed Funded Service Area Mapping Tool                                                                      |
| Service Area Demographics                                      | <u>7 CFR 1739.15(e)</u>             | Documentation                                                                                                                  |
| Scope of Work                                                  | <u>7 CFR 1739.15(f)</u>             | Narrative & Documentation                                                                                                      |
| Construction Build-out and Project Milestones                  | <u>7 CFR 1739.15(f)</u>             | Worksheet provided in Application Guide                                                                                        |
| Project Budget                                                 | <u>7 CFR 1739.15(f)</u>             | Worksheet provided in Application Guide                                                                                        |
| Community-oriented Connectivity Plan                           | <u>7 CFR 1739.15(g)</u>             | Narrative                                                                                                                      |
| Financial Information and Sustainability                       | <u>7 CFR 1739.15(h)</u>             | Narrative & Documentation                                                                                                      |
| Statement of Experience                                        | <u>7 CFR 1739.15(i)</u>             | Narrative                                                                                                                      |
| Additional Funding                                             | <u>7 CFR 1739.15(k)</u>             | Narrative & Documentation                                                                                                      |
| Compliance with other Federal Statutes                         | <u>7 CFR 1739.15(m)</u>             | Addressed by providing Financial Assistance Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a> |
| Equal Opportunity and Nondiscrimination                        | <u>7 CFR 1739.15(m)(1)</u>          | Addressed by providing Financial Assistance Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a> |
| Assurance Agreement                                            | <u>7 CFR 1739.15(m)(1)</u>          | Addressed by providing Financial Assistance Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a> |

|                                                                                         |                                         |                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970        | <u>49 CFR part 24 and 7 CFR part 21</u> | Form provided in Application Guide                                                                                                                                 |
| Debarment, Suspension, and Other Responsibility Matters                                 | <u>7 CFR 1739.15(m)</u>                 | Addressed by providing Financial Assistance Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a>                                     |
| Lobbying for Contracts, Grants, Loans, and Cooperative Agreements                       | <u>7 CFR 1739.15(m)</u>                 | Addressed by providing Financial Assistance Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a>                                     |
| Drug-Free Workplace                                                                     | <u>7 CFR 1739.15(m)</u>                 | Addressed by providing Financial Assistance General Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a>                             |
| Architectural Barriers                                                                  | <u>7 CFR 1739.15(m)</u>                 | Form provided in Application Guide                                                                                                                                 |
| Flood Hazard Area Precautions                                                           | <u>7 CFR 1739.15(m)</u>                 | Form provided in Application Guide                                                                                                                                 |
| Non-Duplication of Services                                                             | <u>7 CFR 1739.15(m)</u>                 | Form provided in Application Guide                                                                                                                                 |
| Federal Collection Policies for Commercial Debt                                         | <u>7 CFR 1739.15(m)</u>                 | Form provided in Application Guide                                                                                                                                 |
| Assurance Regarding Felony Conviction or Tax Delinquent Status for Corporate Applicants | <u>7 CFR 1739.15(m)</u>                 | Addressed by providing Financial Assistance General Certifications and Representations in <a href="http://www.SAM.gov">www.SAM.gov</a> (corporate applicants-only) |

3. *Dun and Bradstreet Universal Numbering System (DUNS) Number.* The applicant must provide a DUNS number as part of the application. The applicant can obtain the DUNS number free of charge by calling Dun and Bradstreet. Go to: <http://fedgov.dnb.com/webform> for more information on acquiring a DUNS number or for confirmation that a valid DUNS is in place.

4. *System for Award Management (SAM).* Prior to submitting an application, the applicant must register in SAM at <https://www.sam.gov>. Throughout the RUS application review and the active Federal grant funding period, SAM registration must be active with current data at all times. To maintain an active SAM registration, the

applicant must review and update the information in the SAM database annually from the date of initial registration or from the date of the last update. The applicant must ensure that the information in the database is current, accurate, and complete. In addition, the applicant must make the certifications and representations required of entities which are applying for or have received funding under any Federal financial assistance project or program.

5. *Buy American Requirement.* Awardees shall use in connection with the expenditure of grant funds only such unmanufactured articles, materials, and supplies, as have been mined or produced in the United States or in any eligible country, and only such manufactured articles, materials, and supplies as have been manufactured in the United States or in any eligible country, substantially all from articles, materials, or supplies mined, produced, or manufactured, as the case may be, in the United States or in any eligible country. For purposes of this section, an “eligible country” is any country that applies with respect to the United States an agreement ensuring reciprocal access for United States products and services and United States suppliers to the markets of that country, as determined by the United States Trade Representative. The Buy American regulations may be found at, and any requests for waiver must be submitted pursuant to, 7 CFR part 1787.

6. *Submission Dates and Times.* Electronic applications must be submitted no later than December 23, 2020 at 11:59 p.m. ET, to be eligible for funding under this grant opportunity. Incomplete applications are not eligible for funding under this grant opportunity.

- a. Applications will not be accepted via mail, fax or electronic mail.

b. Electronic applications for grants must be submitted through the Community Connect Portal. The Community Connect Portal can be found on the Community Connect website at: <https://www.rd.usda.gov/community-connect>.

c. The Community Connect Portal requires all users to obtain Level II eAuthentication accounts and for applicant users to submit an Authorized Representative Request (ARR) and a resolution in order to access the portal to submit an application. These procedures may take several business days to complete; therefore, the applicant should complete the registration, credentialing, and authorization procedures before submitting an application. Instructions on creating a Level II eAuthentication account are available at: <https://www.eauth.usda.gov/home/>.

d. If system errors or technical difficulties occur, use the Contact Us, Contact Support Form available on the Community Connect website and the Community Connect Portal.

## **E. Application Review Information**

### *1. Criteria.*

Grant applications are evaluated for financial and technical feasibility, in accordance with 7 CFR 1739.16. An application that contains flaws that would prevent the successful implementation, operation, or sustainability of the project will not be approved for an award.

In addition, grant applications are scored competitively. The Agency will consider the following criteria based on a scale of 100 possible points. Refer to 7 CFR

1739.17 and the Application Guide for more information on the scoring criteria.

a. Needs Category (up to 50 points). The Agency analyzes the challenges related to the following criteria and the ways in which the project proposes to address these issues:

- i. Economic characteristics.
- ii. Educational challenges.
- iii. Health care needs.
- iv. Public safety issues.

b. Stakeholder Involvement Category (up to 40 points). The Agency analyzes the extent of the project planning, development, and support from local residents, institutions, and Essential Community Facilities. Documentation must include evidence of community-wide involvement, as exemplified by community meetings, public forums, and surveys. In addition, applicants should provide evidence of local residents' participation in the project planning and development.

c. Experience Category (up to 10 points). The Agency analyzes the management team's level of experience and past success of broadband systems operation.

d. In making a final selection among and between applications with comparable rankings and geographic distribution, the Administrator may take into consideration the characteristics of the PFSA. Applicants should therefore specifically address the criteria identified in 7 CFR 1739.17(d).

## *2. Ineligible Areas*



a. Non-Rural Areas. RUS will not fund projects located in an area that does not meet the definition of "rural area" found in 7 CFR 1739.3.

b. Pending Applications. RUS will not fund more than one project that proposes to provide broadband service in the same geographic area. If a project overlaps the PFSA of an application already submitted to the Rural eConnectivity Program (ReConnect Program), the Telecommunications Infrastructure Loan and Loan Guarantee Program, or the Rural Broadband Access Loan and Loan Guarantee Program, the project will not be considered until a determination is made on the previously submitted application.

c. Existing RUS Project Service Areas. RUS will not fund a project over current RUS borrowers and grantees of the ReConnect Program; the Telecommunications Infrastructure Loan and Loan Guarantee Program; the Rural Broadband Access Loan and Loan Guarantee Program; the Broadband Initiatives Program (BIP); or this Program. Additionally, with respect to current RUS borrowers, all of the service area(s) of the RUS borrower are protected, and therefore ineligible areas.

### 3. *Review and Selection Process.*

a. The Agency will publish a Public Notice of each application. The application must provide a summary of the information required for such public notice including the following:

- i. The identity of the applicant;
- ii. A map of the proposed funded service area showing the rural area boundaries and the areas without sufficient access to broadband using the Agency's

Public Notice Filing Mapping Tool;

- iii. The amount and type of support requested;
- iv. The estimated number of households without sufficient access to broadband in each service area exclusive of satellite and mobile broadband service; and
- v. A description of all the types of services that the applicant proposes to offer in the proposed funded service area.

b. Notification After the Application Has Been Received. The Agency will publish the public notice on an Agency web page after the application has been submitted through the online application system, which will remain on the web page for a period of 45 calendar days. The notice will ask existing fixed, terrestrial service providers to submit to the Agency, within this notice period, the following information:

- i. The number of residential and business customers within the applicant's service area currently purchasing broadband service, defined as a minimum speed of 10 Mbps downstream and 1 Mbps upstream, the rates of data transmission being offered, and the cost of each level of broadband service charged by the existing service provider;
- ii. The number of residential and business customers within the applicant's service area receiving voice and video services and the associated rates for these other services; and
- iii. A map showing where the existing service provider's services coincide with the applicant's service area using the Agency's Mapping Tool. Please note that the Agency will be contacting any entity that responds to the notice and will be requesting additional information such as test results that demonstrate that the area in

question has sufficient access to broadband service.

c. Agency Determination of Sufficient Access to Broadband in PFSA. The Agency will use the information submitted to determine if there is sufficient access to broadband in any part of the proposed funded service area. Notwithstanding non-responses by actual and potential providers, the Agency will use all information available in evaluating the feasibility of the project.

d. Treatment of Submitted Information. The information submitted by an existing service provider will not be subject to public disclosure under 7 USC 950cc(b)(3).

e. Notice of Application Approval. If an application is approved, an additional notice will be published on the Agency's website that will include the following information:

- i. The name of the entity receiving the financial assistance;
- ii. The type of assistance being received;
- iii. The purpose of the assistance and the location of the proposed funded service area; and
- iv. The annual performance reports submitted for a period of three years following project completion.

f. Ranking of Eligible Grant Applications. Grants are awarded in rank order, subject to the availability of funds and consistent with 7 CFR 1739.17. It should be noted that an application receiving fewer points can be selected over an application receiving more points in the event that there are insufficient funds available to cover the

costs of the higher scoring application, as stated in 7 CFR 1739.16(f).

g. The Agency reserves the right to offer the applicant a lower amount than the amount proposed in the application, as stated in 7 CFR 1739.16(g).

h. If the Agency receives more than one proposal from the same applicant, then the Agency will only consider the application with the highest score, except in accordance with 7 CFR 1739.16(f).

## **F. Federal Award Administration Information**

### *1. Federal Award Notices.*

RUS notifies applicants whose projects are selected for awards by mailing and/or emailing a copy of an award letter. The receipt of an award letter does not authorize the applicant to commence performance under the award. After sending the award letter, the Agency will send an agreement that contains all the terms and conditions for the grant.

An applicant must execute and return the grant agreement, accompanied by any additional items required by the agreement, within the number of days specified in the selection notice letter.

### *2. Administrative and National Policy Requirements.*

The items listed in this announcement, the Community Connect Grant Program regulation, the Application Guide, and program resources implement the appropriate administrative and national policy requirements, which include but are not limited to:

- a. Executing a Community Connect Grant Agreement.
- b. Using Form SF 270, “Request for Advance or Reimbursement,” to request reimbursements (along with the submission of receipts for expenditures, timesheets, and any other documentation to support the request for reimbursement).
- c. Ensuring that records are maintained to document all activities and expenditures utilizing Community Connect grant funds and matching funds (receipts for expenditures are to be included in this documentation).
- d. Complying with policies, guidance, and requirements as described in the following applicable Code of Federal Regulations, and any successor regulations:
  - i. 2 CFR parts 200 and 400 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards). The government must be provided an exclusive first lien on all grant assets during the service obligation of the grant, and thereafter any sale or disposition of grant assets must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, codified in 2 CFR part 200. Note that this part will apply to ALL grant funds of an Awardee, regardless of the entity status or type of organization.
  - ii. 2 CFR parts 417 and 180 (Government-wide Nonprocurement Debarment and Suspension).
- e. Complying with Executive Order 13166, “Improving Access to Services for Persons with Limited English Proficiency.” For information on limited English proficiency and agency-specific guidance, go to <https://www.LEP.gov>.
- f. Accountability and Compliance with Civil Rights Laws. The regulation

found at 7 CFR part 1901 Subpart E contains policies and procedures for implementing the regulations of the Department of Agriculture issued pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Title IX, Section 504 of the Rehabilitation Act of 1973, Executive Order 13166, Executive Order 11246, and the Equal Credit Opportunity Act of 1974, as they relate to Rural Development. Nothing herein shall be interpreted to prohibit preference to American Indians on Indian Reservations.

The policies contained in this subpart apply to recipients. As recipients of federal financial assistance, awardees are required to comply with the applicable federal, state and local laws. Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act prohibits discrimination by recipients of federal financial assistance. Recipients are required to adhere to specific outreach activities. These outreach activities include contacting community organizations and leaders that include minority leaders; advertising in local newspapers and other media throughout the entire service area; and including the nondiscrimination slogan, "This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law," in methods that may include, but not be limited to, advertisements, public broadcasts, and printed materials, such as brochures and pamphlets. All recipients must submit and have on file a valid Form RD 400-1 (Equal Opportunity Agreement); and RD Form 400-4 (Assurance Agreement).

By completing the SAM Certification and Representations, recipients affirm they will operate the program free from discrimination. The recipient will maintain the race and ethnic data on the board members and beneficiaries of the program. The recipient will provide alternative forms of communication to persons with limited



English proficiency. The Agency will conduct Civil Rights Compliance Reviews on recipients to identify the collection of racial and ethnic data on program beneficiaries. In addition, the Compliance Review will ensure that equal access to the program benefits and activities are provided for persons with disabilities and language barriers.

### *3. Reporting.*

a. Annual Project Performance Activity Report. All recipients of Community Connect financial assistance must provide annual project performance activity reports to RUS until the project is complete and the funds are expended. A final performance report is also required; the final report may serve as the last annual report. The final report must include an evaluation of the success of the project in meeting the Community Connect Grant Program objectives. See 7 CFR 1739.19 for additional information on these reporting requirements.

b. Annual Performance Report. For three years starting the first January 31<sup>st</sup> after Project Completion, the Awardee must submit the following information utilizing RUS' online reporting system:

i. Existing network service improvements and facility upgrades, as well as new equipment and capacity enhancements that support high-speed broadband access for educational institutions, health care providers, and public safety service providers;

ii. The estimated number of end users who are currently using or forecasted to use the new or upgraded infrastructure;

iii. The progress towards fulfilling the objectives for which the assistance was granted;

- iv. The speed and average price of the most subscribed tier of the Awardee's broadband service offerings in the Project's service area; and
- v. The average price of broadband service in the Project's service area;
- c. Annual Map Reporting: No later than thirty (30) calendar days after the end of the Calendar Year, the Awardee shall be required to submit an updated Approved Project Service Area map through RUS' online mapping tool showing the areas where construction has been completed and geospatial location of residences and businesses that are receiving new broadband service until the entire Approved Project Service Area can receive the broadband service.
- d. Financial Reporting. All recipients of Community Connect financial assistance must provide an annual audit, consistent with the Community Connect grant agreement, and the applicable USDA audit regulations at 7 CFR 1739.20, 7 CFR part 1773, and 2 CFR part 200, Subpart F.
- e. Recipient and Sub-recipient Reporting. The applicant must have the necessary processes and systems in place to comply with the reporting requirements for first-tier sub-awards and executive compensation under the Federal Funding Accountability and Transparency Act of 2006 in the event the applicant receives funding, unless such applicant is exempt from such reporting requirements pursuant to 2 CFR 170.110(b). The reporting requirements under the Transparency Act pursuant to 2 CFR part 170 are as follows:
  - i. First Tier Sub-Awards of \$25,000 or more (unless they are exempt under 2 CFR part 170) must be reported by the recipient to <https://www.fsrs.gov> no later than the end of the month following the month the obligation was made. There is

currently underway a consolidation of eight federal procurement systems, including the Federal Sub-award Reporting System (FSRS), into one system, the System for Award Management (SAM). As a result, the FSRS will soon be consolidated into and accessed through <https://www.sam.gov>.

ii. The total compensation of the recipient's executives (the five most highly compensated executives) must be reported by the recipient (if the recipient meets the criteria under 2 CFR part 170) to <https://www.sam.gov> by the end of the month following the month in which the award was made.

iii. The total compensation of the sub-recipient's executives (the five most highly compensated executives) must be reported by the sub-recipient (if the sub-recipient meets the criteria under 2 CFR part 170) to the recipient by the end of the month following the month in which the sub-award was made.

f. Record Keeping and Accounting. The agreement will contain provisions related to record keeping and accounting requirements.

## **G. Federal Awarding Agency Contacts**

1. *Website:* <https://www.rd.usda.gov/community-connect>. The Community Connect website maintains up-to-date resources and contact information for the Community Connect Grant Program.

2. *Contact Us:* [https://www.rd.usda.gov/programs-services/community-connect-grants#blocktabs-program\\_page--45](https://www.rd.usda.gov/programs-services/community-connect-grants#blocktabs-program_page--45)

3. *Telephone:* 202-720-0800

4. *Email:* [community.connect@usda.gov](mailto:community.connect@usda.gov)

5. *Main point of contact:* Shawn Arner, Deputy Assistant Administrator, Office of

Loan Origination and Approval, Rural Utilities Service, U.S. Department of Agriculture.

## **H. Other Information**

### *USDA Non-Discrimination Statement*

In accordance with Federal civil rights law and USDA civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992.

Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture

Office of the Assistant Secretary for Civil Rights

1400 Independence Avenue, S.W.

Washington, D.C. 20250-9410; or

2. E-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.

**Signature:**   
Namarr Strickland (Nov 23, 2020 03:48 EST)

**Email:** [namarr.strickland@cityofsouthfultonga.gov](mailto:namarr.strickland@cityofsouthfultonga.gov)

**Signature:**   
Kellie Russell (Nov 24, 2020 09:26 EST)

**Email:** [kellie.russell@cityofsouthfultonga.gov](mailto:kellie.russell@cityofsouthfultonga.gov)

**Signature:**   
City South Fulton (Nov 24, 2020 09:31 EST)

**Email:** [anthony.kerr@cityofsouthfultonga.gov](mailto:anthony.kerr@cityofsouthfultonga.gov)

**Signature:** 

**Email:** [frank.milazi@cityofsouthfultonga.gov](mailto:frank.milazi@cityofsouthfultonga.gov)

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** Council 2nd Reading and Request Approval of An Ordinance Mandating Social Distancing at Restaurants

**DATE:** December 8, 2020

**SUBJECT:** Council 2nd Reading and Request Approval of An Ordinance Mandating Social Distancing at Restaurants

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                                           | Type       | Upload Date |
|---------------------------------------------------------------------------------------|------------|-------------|
| Ordinance Mandating Social Distancing at Restaurants (Edwards)<br>(2nd read 11.10.20) | Cover Memo | 12/3/2020   |



1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**  
4 \_\_\_\_\_

5  
6 **AN ORDINANCE REQUIRING SOCIAL DISTANCING AT RESTAURANTS WITHIN**  
7 **THE CITY OF SOUTH FULTON; PROVIDING FOR INCREASED COVID-19**  
8 **PROTECTIONS AND FOR OTHER LAWFUL PURPOSES**  
9

10 **(Sponsored by Mayor Edwards)**  
11

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 and governments across the world are responding in an  
19 emergency capacity to an outbreak of respiratory disease caused by a novel coronavirus  
20 ("COVID-19");  
21

22 **WHEREAS**, Georgia remains under a State of Emergency from COVID-19, with  
23 the number of new cases and related deaths increasing daily throughout Fulton County  
24 and several other counties within Georgia;  
25

26 **WHEREAS**, it is vitally important that City residents, businesses and guests work  
27 together to decrease the widespread proliferation of COVID-19;  
28

29 **WHEREAS**, the City officials and officers have witnessed an increase in violations  
30 of State Executive Orders by restaurants within the City;  
31

32 **WHEREAS**, the City Council finds that such actions jeopardize public safety and  
33 hinder the City's goal to help minimize the spread of COVID-19 within the City; and  
34

35 **WHEREAS**, the City Council finds this Ordinance to be in the best interests of the  
36 health, safety and general welfare of the City, its residents and general public.  
37

38 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as  
39 follows:  
40

41  
42  
43 **Section 1.**

44  
45 **A. Social Distancing in Restaurants Required.** All restaurants in the City shall  
46 comply with the regulations pertaining to restaurants contained in Executive Order  
47 09.30.20.01 issued by Governor Brian Kemp (attached hereto as Exhibit A), for the  
48 duration that such Executive Order is in effect and/or renewed. Among other  
49 things, Executive Order 10.30.20.01 mandates that restaurants:

- 50  
51 1. Require workers to wear face coverings when interacting with patrons;  
52  
53 2. Redesign seating to ensure at least six (6) of separation from seating to seating  
54 or utilize physical barriers to sperate groups of seating within 6 feet; and  
55  
56 3. Do not allow patrons to congregate on restaurants or the curtilage thereof.  
57

58 **B. Restaurant Defined.** "Restaurant" shall be defined under this Ordinance as any  
59 entity falling within the definition of a "food service establishment" as set forth under  
60 O.C.G.A. § 26-2-370(2), with the exception of food establishments in medical,  
61 nursing and long-term healthcare facilities.  
62

63 **C. Enforcement.** Restaurants shall be issued a warning for their first violation of this  
64 Ordinance. Owners, operators, supervisors and managers of restaurants in  
65 violation of this Ordinance may be individually cited for such violation. Upon a  
66 restaurant's second or subsequent violation of this Ordinance, offenders shall be  
67 punished by a fine of One Hundred (\$100) per violation. Each separate incident  
68 of non-compliance at least an hour apart shall constitute a separate violation of  
69 this Ordinance.  
70

71 **D. Masks and/or Facial Coverings Strongly Encouraged throughout Entire City.**  
72 All City residents and visitors are strongly encouraged to wear face masks and/or  
73 facial coverings as practicable while outside their homes or places of residence.  
74

75 **E. Duration.** This Ordinance shall go into effect on **November \_\_, 2020 at \_\_am**  
76 and shall remain in effect for the duration that Executive Order 10.30.20.01 issued  
77 by the Georgia Governor is in effect and/or renewed.  
78

79 **F. Instruction to Police Department.** The City Police Department is hereby  
80 instructed to provide copies of this Ordinance to all licensed restaurants within the  
81 City within ten (10) days of the adoption of this Ordinance.

82  
83 \*\*\*\*\*

84 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All  
85 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

**Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

The foregoing Ordinance No. 2019-xxx was moved for approval by Councilmember \_\_\_\_\_ . The motion was seconded by Councilmember \_\_\_\_\_ , and being put to a vote, the result was as follows:

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|                                 | AYE   | NAY   |
|---------------------------------|-------|-------|
| William "Bill" Edwards, Mayor   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| Khalid Kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
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:** Council 2nd Reading and Request Approval of An Ordinance Title 16\_Alcoholic Beverages Regulating Entertainment at Restaurants

**DATE:** December 8, 2020

**SUBJECT:** Council 2nd Reading and Request Approval of An Ordinance Title 16\_Alcoholic Beverages Regulating Entertainment at Restaurants

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                           | Type       | Upload Date |
|-----------------------------------------------------------------------|------------|-------------|
| Revised Alcohol Ordinance Reg. Entertainment at Restaurants (Edwards) | Cover Memo | 12/3/2020   |
| Amended Alcohol Ordinance 0915 FIS                                    | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**

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4  
5 **AN ORDINANCE AMENDING TITLE 16, ALCOHOLIC BEVERAGES, OF THE CITY**  
6 **CODE OF ORDINANCES PERTAINING TO ENTERTAINMENT AT ON-PREMISES**  
7 **CONSUMPTION ESTABLISHMENTS; ENHANCING PUBLIC SAFETY AND FOR**  
8 **OTHER LAWFUL PURPOSES.**

9 **(Sponsored by Mayor Edwards)**

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  
15 Council thereof ("City Council");

16 **WHEREAS**, the Georgia Alcoholic Beverage Code (O.C.G.A. § 3-1-1 et al.)  
17 regulates state-wide alcoholic beverage related activities in the State of Georgia;

18 **WHEREAS**, the City Council wishes to update City alcohol regulations; and

19 **WHEREAS**, this Ordinance is in the best interests of the health and general  
20 welfare of the City, its residents and general public.

21 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as  
22 follows:

23  
24 **Section 1:** The City of South Fulton Code of Ordinances, Title 16, Alcohol  
25 Beverages, Chapter 2, Licensing, is hereby amended by adding a new Subsection 16-  
26 2003.1, Entertainment at on premises consumption establishments, which shall read as  
27 follows:

28  
29 **TITLE 16 - ALCOHOLIC BEVERAGES**

30 **CHAPTER 2 - LICENSING**

31 ...

32 **Sec. 16-2003.1. - Entertainment at on premises consumption establishments.**

33 (a) Bands, orchestras, pool tables, musical entertainment and/or patron dancing shall  
34 only be permitted at an alcohol licensed consumption on the premises  
35 establishment if the following conditions are met:



- (1) Adequate space exists after consideration of required NFPA occupancy and seating;
- (2) All fire and safety regulations are met;
- (3) The appropriate license fee has been fully paid;
- (4) The location installs and maintains security cameras in a secure location of a type and number approved by the chief of police. Such cameras:
- i. Shall be capable of producing a retrievable image on film, tape, or any readable medium that can be made a permanent record and enlarged through projection or other means;
  - ii. Shall be maintained in proper working order at all times and shall be subject to periodic inspection by the chief of police or his designee. If a robbery or other crime occurs in such outlet, the film or tape recording of such event shall immediately be made available to the chief of police or his designee;
- (5) No more than six pool tables are located in the establishment; and
- (6) The musical entertainment at the establishment may not be heard from a distance of more than 100 feet from the front and/or back doors of the establishment.
- (b) Alcohol licensed consumption on the premise establishments which offer patron dancing and musical entertainment shall have at least two paid security officers, who are certified, registered and/or licensed by the state to provide security services, on duty, daily from 6pm until the close of business.

## **Section 2.**

- a. **Effective Date:** This Ordinance shall go into effect forty-five (45) days from the date of adoption.
- b. **Instruction to Police Department:** The City Police Department shall provide copies of this Ordinance to all licensed consumption on premise establishments within ten (10) days of the adoption of this Ordinance.

\*\*\*\*\*

**Section 3.** It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

**Section 4.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Section 5.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember  
\_\_\_\_\_. The motion was seconded by Councilmember  
\_\_\_\_\_, and being put to a vote, the result was as  
follows:

AYE

NAY

William "Bill" Edwards, Mayor  
Carmalitha Gumbs, Mayor Pro Tem  
Catherine Foster Rowell  
Helen Zenobia Willis  
Gertrude Naeema Gilyard  
Corey Reeves  
khalid kamau  
Mark Baker

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| _____ | _____ |
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| _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF  
SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



FRANK MILAZI  
Chief Financial Officer

## MEMORANDUM

**TO:** Diane White, City Clerk

**FROM:** Frank S. Milazi, CFO *FM*

**DATE:** September 15, 2020

**SUBJECT:** Amended Alcohol Ordinance

---

### CONCLUSION

The City of South Fulton Code of Ordinances, Title 16, Alcohol Beverages, Chapter 2, Licensing, is hereby amended by adding a new Subsection 16-2003.1, Entertainment at on premises consumption establishment. This Ordinance shall go into effect forty-five days from its date of adoption. The City Police Department shall provide copies of this Ordinance to all licensed consumption on premise establishments within ten (10) days of the adoption of this Ordinance.

### BACKGROUND

The Georgia Alcoholic Beverage Code (O.C.G.A. § 3-1-1 et al.) regulates state-wide alcoholic beverage related activities in the State of Georgia. City Council wishes to update City alcohol regulation as the find that it is in the best interest of the overall health and general welfare.

### FINANCIAL IMPACT

There will be no financial impact to the FY20 budget and/or FY20 fiscal year appropriations/allocations.

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Council 2nd Reading and Approval of the following actions associated with An Ordinance Readopting City Zoning Resolution

**DATE:** December 8, 2020

**SUBJECT:** Council 2nd Reading and Approval of the following actions associated with An Ordinance Readopting City Zoning Resolution

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                               | Type       | Upload Date |
|---------------------------------------------------------------------------|------------|-------------|
| Ordinance Readopting City Zoning Map and Resolution (Second read 12.8.20) | Cover Memo | 12/3/2020   |
| COSF_Final ZO_for adoption (003)                                          | Cover Memo | 12/3/2020   |
| Current Zoning Map 9.20.20 (003)                                          | Cover Memo | 12/3/2020   |

STATE OF GEORGIA  
COUNTY OF FULTON  
CITY OF SOUTH FULTON

---

**AN ORDINANCE READOPTING THE CITY OF SOUTH FULTON ZONING  
RESOLUTION AS APPENDIX C TO THE CITY CODE OF ORDINANCES;  
READOPTING THE ZONING MAP AND FOR OTHER LAWFUL PURPOSES**

**WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

**WHEREAS**, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council");

**WHEREAS**, the City has been vested with the power and authority to regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace and the general welfare of the City;

**WHEREAS**, the City Council, as a part of planning, zoning and growth management, is in process of assessing the City's zoning regulations and studying the type of development which could be anticipated within the City;

**WHEREAS**, the City Council has conducted a properly advertised public hearing in accordance with the Georgia Zoning Procedures Act prior to adoption of this ordinance; and

**WHEREAS**, the City Council finds this Ordinance to be in the best interests of the health, safety, and general welfare of the City.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON  
HEREBY ORDAINS** as follows:

**Section 1:**

- a. **Adoption.** The City hereby adopts the City of South Fulton Zoning Map attached hereto. The City further hereby adopts the City of South Fulton Zoning Resolution attached hereto, which shall be Appendix C to the City's Code of Ordinances.
- b. **Instruction to City Clerk.** The City Clerk is hereby directed to forward a copy of this Ordinance to the City Department of Community Development and Regulatory Affairs, Planning Commission and Zoning Board of Appeals.

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,



upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

**Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

**Section 5.** The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

**Section 6.** The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember \_\_\_\_\_ . The motion was seconded by Councilmember \_\_\_\_\_ , and being put to a vote, the result was as follows:

|                                 | AYE   | NAY   |
|---------------------------------|-------|-------|
| William "Bill" Edwards, Mayor   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

# GOVERNMENT OF THE CITY OF SOUTH FULTON

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

## MEMORANDUM

**TO:** Mayor and Council

**FROM:** Nathan Mai-Lombardo, Planning and Zoning Administrator, *NML*

**THROUGH:** Shayla Reed, CDRA Director, and  
Tammi Saddler Jones, Interim City Manager

**DATE:** November 20, 2020

**SUBJECT:** **Adoption of Final 2021 Zoning Ordinance**

---

### Background

Over the course of the last year, the City of South Fulton (COSF) has partnered with Wood PLC on a comprehensive zoning update. This process has resulted in a thoroughly reorganized and updated Zoning Ordinance. The document is now complete, and ready for Council's adoption.

### Summary of Events

At its inception, the COSF adopted the previous Zoning Ordinance from Fulton County. A project was begun at the end of 2019, and a thorough analysis was undertaken by staff and our consultants. Public input was gathered throughout the process, taking the form of virtual meetings, online surveys, Council meetings, Planning Commission meetings, one on one meetings with Councilmembers, and community workshops.

The result of that work is an updated Zoning Ordinance that will be implemented by staff going forward throughout our zoning and development processes. This is a noteworthy achievement for our City.

### Next Steps/Need for Briefing

The completed final document is being transmitted to Council for adoption at the December 8, 2020 City Council Meeting.

Cc: Corey Adams, City Clerk

# CITY OF SOUTH FULTON ZONING ORDINANCE

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# Article 1. General Provisions

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## Article 1. General Provisions

### Sec. 101. Title and Authority.

#### 101.01 Purpose of Article 1.

This Article provides for the adoption of the Zoning Ordinance, sets out its purpose and intent, describes the lands and development to which the Ordinance applies, shelters approved permits from changes in the regulations, provides for the continuation of preexisting uses, structures, lots and signs that are not in conformity with the provisions of this Ordinance, and sets out the structure for administering the Ordinance.

#### 101.02 Short Title.

This ordinance, as it may be amended from time to time, shall be formally known and referred to as the "City of South Fulton Zoning Ordinance" or, for brevity, "The Zoning Ordinance" or "this Ordinance."

#### 101.03 Authority.

The Zoning Ordinance is adopted pursuant to the authority conferred by the Constitution of the State of Georgia and applicable state laws.

### Sec. 102. Adoption.

#### 102.01 Adoption of the Zoning Ordinance.

Under the authority and for the purposes stated herein, the City Council of South Fulton does hereby enact as law the articles and sections contained in this Ordinance.

#### 102.02 Components of the Zoning Ordinance.

This Zoning Ordinance and the official zoning map of the City on file and maintained in the Department of Community Development and Regulatory Affairs shall together constitute the Zoning Ordinance of the City of South Fulton, Georgia.

#### 102.03 Conflict with Other Regulations.

- (a) In accordance with Section Sec. 5-1011. - *Conflict with other laws* in the City Code of Ordinances, where there is conflict between the regulations of this Ordinance and those in any other regulation, the more restrictive regulation shall govern. In addition, this ordinance shall abrogate any other regulations previously adopted or issued that are in conflict with any of the provisions of this Ordinance relating to the use of buildings or land in conflict with this Ordinance.
- (b) The Zoning Ordinance shall not annul any easements, covenants or other agreements between parties; provided, however, that whenever this Ordinance imposes a greater restriction upon the use of buildings or land than are imposed by such easements, covenants or agreements, the provisions of the Zoning Ordinance shall control.
- (c) In no case shall the City of South Fulton be required to enforce private easements, covenants, or other private agreements or legal relationships, whether they are more restrictive than the requirements of the Zoning Ordinance or they apply a standard that is not addressed in this Ordinance.
- (d) All ordinances and parts of ordinances of the City of South Fulton, Georgia, heretofore adopted that are in conflict with this Zoning Ordinance, other than ordinances

#### Sec. 104. Applicability.

approving the rezoning of land or approving use permits and special uses, are hereby repealed to the extent of such conflict.

##### 102.04 Validity.

Should any article, section, subsection or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Zoning Ordinance as a whole or any part thereof other than the part so declared to be invalid.

##### 102.05 Effective Date.

The Zoning Ordinance shall take effect and be in force from and after December 8, 2020. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

#### Sec. 103. Purpose.

##### 103.01 Zoning Ordinance.

This Ordinance is entered for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the city; for facilitating the development of the city in harmony with the comprehensive plan of the city; and, for other purposes described in Sec. 5-1006. - *Grant of power* in the City Code of Ordinances.

##### 103.02 Comprehensive Plan.

The City of South Fulton Comprehensive Plan is intended for the following purposes, among others:

- (a) To guide and direct growth and development in the city;
- (b) To protect, preserve and enhance the city's historic, natural, economic and social resources;
- (c) To identify current land uses in order to assist the City in making budgetary, utility and other resource allocations;
- (d) To enable the City to predict future land uses for planning purposes;
- (e) To assist the City in fulfilling its statutory and other legal obligations; and
- (f) To provide a public document that will serve as a means of general information on land use and development for the citizens of South Fulton and other interested parties.

#### Sec. 104. Applicability.

##### 104.01 General Applicability.

This Ordinance shall apply to every lot, parcel, property, use and structure in South Fulton except as excluded in the Nonconformities Section (Sec. 105) of this Article.

##### 104.02 Jurisdiction.

This Ordinance shall govern the development of land and shall apply to the buildings, structures, and uses on all lands within the incorporated City of South Fulton.

##### 104.03 Applicability to Subject Matter Covered by This and Other Ordinances.

- (a) This Ordinance shall apply to all subject matter that is regulated both by this and other codes and ordinances including, but not limited to, ordinances for the development and maintenance of land, and such other ordinances are hereby amended to reflect

this. The City Council may attach statements to such other ordinances to the effect that compliance with this Zoning Ordinance is required by such other ordinances.

- (b) Compliance with this Ordinance shall not substitute for compliance with federal and state laws nor for other South Fulton ordinances and Ordinances.

#### 104.04 Application of the Regulations.

- (a) All buildings and structures erected hereafter, all uses of land, buildings or structures established hereafter, all structural alterations or relocations of existing buildings occurring hereafter, and all enlargements of, additions to, changes in and relocations of existing uses occurring hereafter shall be subject to all regulations of this Zoning Ordinance which are applicable to the zoning district and, if applicable, the overlay district in which such buildings, structures, uses or land are located.
- (b) Existing buildings, structures and uses that comply with the regulations of this Zoning Ordinance shall likewise be subject to all regulations of this Ordinance. Existing buildings, structures and uses that do not comply with the regulations of this Ordinance shall be authorized to continue subject to the provisions of Sec. 105 - Nonconformities.
- (c) All subdivisions, planned unit developments and land development projects proposed for approval and permitting hereafter shall be subject to all regulations of this Zoning Ordinance.

#### 104.05 Exemptions.

- (a) Government properties.

The provisions herein shall not apply to properties and structures owned, operated and/or leased for use by South Fulton for public purposes. The use of said property for a nonconforming use does not establish a precedent for other nonpublic (governmental) uses. Should the public use cease to exist, the provisions herein shall apply.

- (b) Permits in effect.

Nothing herein shall require any change in the plans, construction, size or designated use of any land, building, structure or part thereof for which a building permit or land disturbance permit was issued prior to the effective date of this Ordinance or amendment thereto.

- (c) Previously submitted applications.

Any valid and complete application accepted by the City prior to adoption of the Zoning Ordinance for the use of land shall be processed and issued under the applicable City regulations in effect prior to adoption of this Ordinance.

- (d) Conditions of approval.

Nothing herein shall be construed as repealing or modifying the conditions of approval associated with any zoning, use permit, special use, or variance approved prior to the effective date of this Ordinance.

- (e) Effect of ordinance on exempt properties.

To the extent that exemption under this Article results in nonconformity with the provisions of this Ordinance, such properties shall be governed by the requirements of Sec. 105 below.

104.06 General Prohibitions.

No building or structure; and no use of any building, structure, land, or property; and no lot of record, now or hereafter existing, shall hereafter be established, constructed, expanded, altered, moved, diminished, divided, eliminated or maintained in any manner except in conformity with the provisions of this Zoning Ordinance.

Sec. 105. Nonconformities.

105.01 Nonconforming Development; in General.

Within the zoning districts established by this Ordinance there may exist lots, structures, uses of both land and structures, and signs which were lawful before this Ordinance was adopted or subsequently amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance as adopted or subsequently amended. Nonconforming lots, uses, structures and signs may continue in their nonconforming status with the following limitations and/or requirements.

105.02 Nonconforming Lots.

- (a) A single, lawful lot-of-record which does not meet the requirements of this Ordinance for area or dimensions, or both, may be used for the buildings and accessory buildings necessary to carry out permitted uses subject to the following provisions:
  - (1) Parking space requirements as provided for in Article VI are met; and
  - (2) Such lot does not adjoin another vacant lot(s) or portion of a lot in the same ownership.
- (b) If two or more adjoining lots or portions of lots in single ownership do not meet the requirements established for lot width, frontage or area, the property involved shall be treated as one lot, and no portion of said lot shall be used or sold in a manner which diminishes compliance with this Ordinance. This paragraph shall not apply to nonconforming lots when 50% or more of adjoining lots on the same street are the same size or smaller.

105.03 Nonconforming Use of Land.

When a use of land is nonconforming pursuant to the provisions of this Ordinance, such use may continue as long as it remains otherwise lawful and complies with the following provisions:

- (a) No nonconforming use shall be enlarged, increased or extended, either on the same or adjoining property;
- (b) No nonconforming use shall be moved, in whole or in part, to any other portion of the lot not occupied by such use at the time the use became nonconforming or to an adjoining property;
- (c) If any nonconforming use of land ceases for a period of more than 6 months, any subsequent use of such land shall comply with this Ordinance; and
- (d) No nonconforming use shall be changed to another nonconforming use.

105.04 Nonconforming Use of Structures.

If a lawful use of a structure, or of a structure and lot in combination, exists at the effective date of adoption of this Ordinance or its subsequent amendment that would not be allowed under provisions of this Ordinance as adopted or amended, the use may be continued so long as it complies with other regulations, subject to the following conditions:



- (a) No existing structure devoted to a use not allowed by this Ordinance shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to an allowed use;
- (b) Any nonconforming use may be extended throughout any part of a building which was arranged or designed for such use at the time the use became nonconforming, but no such use shall be extended to occupy any land outside such building;
- (c) If no structural alterations are made, any nonconforming use of a structure or structure and land may be changed to another nonconforming use of the same or more restrictive nature;
- (d) When a nonconforming use of a structure, or of a structure and land in combination, is replaced with a conforming use, such structure or land may not later revert to a nonconforming use;
- (e) When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for 6 months, the structure or structure and land in combination shall not thereafter be used except in conformance with the regulations of the zoning district in which it is located; and
- (f) A nonconforming use of a structure and/or a nonconforming use of land shall not be extended or enlarged by attachment, to a building or land, of additional signs which can be seen from off the land, or by the addition of other uses of a nature which would be generally prohibited in the zoning district.

**105.05 Nonconforming Structures.**

When a structure exists on the effective date of adoption of this Ordinance or its amendments that could not be built under the terms of this Ordinance because of restrictions on building area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may remain as long as it complies with all other zoning regulations, subject to the following conditions:

- (a) No structure may be enlarged or altered in a way which increases its nonconformity, with the exception that the structure may be repaired to the extent necessary to maintain it in a safe and sanitary condition upon order of the Director of Community Development and Regulatory Affairs;
- (b) Destruction, by any means, of more than 50% of the gross square footage of a structure shall require that the structure be reconstructed in conformity with the provisions of this Ordinance; and
- (c) Any structure which is moved, for any reason and for any distance whatever, shall conform to the regulations for the zoning district in which it is located.

**105.06 Nonconforming Signs.**

The following provisions are intended to restrict the continued existence of abandoned or nonconforming signs unless in compliance with the terms of this Section and to eliminate, over time, all nonconforming signs.

- (a) Maintained.

A nonconforming sign shall not be replaced by another nonconforming sign, except that the substitution or interchange of poster panels, painted boards, or dismountable material on principal nonconforming signs shall be permitted. All nonconforming signs shall be maintained in good repair.

- (b) Repairs; material change.

Sec. 106 Administration, Interpretation and Enforcement.

Minor repairs and maintenance of nonconforming signs shall be permitted, provided, however, that no structural repairs or changes in the size or shape of a nonconforming sign shall be permitted except to make the sign comply with the standards of this Ordinance. To the extent that any sign allowable hereunder is damaged or destroyed by act of God or by other circumstances beyond control of the sign owner of sign then such sign may be repaired without regard to the restrictions of this paragraph.

(c) Grandfathering.

(1) Nonconforming principal signs may stay in place until one of the following conditions occurs:

- a. There exists an abandoned sign, as defined in this Ordinance for a period of more than 30 days;
- b. The deterioration of the sign or damage to the sign makes it a hazard or renders it dilapidated, unsightly, or unkempt; or
- c. The sign has been damaged to such extent that more than minor repairs or a material change is required to restore the sign. No structural repairs or change in shape or size shall be permitted except to make the sign comply with all standards of this Ordinance. To the extent that any sign allowable hereunder is damaged or destroyed by act of God or by other circumstances beyond control of owner of sign then such sign may be repaired without regard to the restrictions of this paragraph.

(2) Nonconforming temporary signs are prohibited and shall not stay in place nor be conferred "grandfathered" status.

105.07 Rezoning Which Results in Nonconforming Structures.

When a property containing lawful structures is rezoned, the following shall apply:

- (a) The approval of the rezoning by the City Council shall automatically adjust minimum and/or maximum yards to the extent necessary for existing structures to comply;
- (b) All new construction, expansions or additions shall comply with the minimum yard requirements of the new district; and
- (c) Buffers and landscape areas shall be established by conditions of zoning which shall have precedence over the district standards contained in Article 4.

105.08 Exemptions Due to State or City Action.

- (a) Whenever a lot becomes nonconforming as a result of land acquisition by the City or state, building permits shall be granted for new construction provided the proposed structure complies with all but lot area requirements, and setback requirements shall be reduced without requirement for a variance to the extent of the width of the acquired property.
- (b) Whenever a structure becomes nonconforming as a result of City or state action other than an amendment to this Ordinance, the use of the structure may continue and the structure may be replaced as though no nonconformity exists if, subsequent to such action, the structure is destroyed.

Sec. 106. Administration, Interpretation and Enforcement.

106.01 Administration.

This section identifies the appointed individuals and entities responsible for the administration of the Zoning Ordinance.

Sec. 107 Violation and Penalties.

(a) Community Development and Regulatory Affairs (CDRA) Director.

- (1) It shall be the duty of the CDRA Director who is hereby given the authority to administer the provisions of this Zoning Ordinance.
- (2) The CDRA Director may, in his or her discretion and administrative authority, delegate duties and responsibilities to designated employees of the Community Development and Regulatory Affairs Department as needed and appropriate for the administration and enforcement of the Zoning Ordinance.

(b) Planning Commission.

See Title 5, Chapter 5 – *Planning Commission* in the City Code of Ordinances.

(c) Zoning Board of Appeals.

See Title 5, Chapter 6 – *Appeals* in the City Code of Ordinances.

106.02 Interpretation.

The Community Development and Regulatory Affairs (CDRA) Director shall interpret the provisions to this Ordinance and may utilize opinions of the City attorney and others in arriving at interpretations. Appeals from an interpretation of the CDRA Director shall be in accordance with the provisions of Article 8.

106.03 Enforcement.

See Title 5, Chapter 1, Sec. 5-1010. - *Enforcement of this chapter and remedies* in the City Code of Ordinances.

Sec. 107. Violation and Penalties.

See Title 5, Chapter 1, Sec. 5-1005. - *Violation of chapter* in the City Code of Ordinances.

## Article 2. Use of Land

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## Article 2. Use of Land

### Sec. 201. Purpose of Article 2.

This Article defines the zoning districts in the city and identifies the specific uses to which land and structures may be put in the various zoning districts, including certain uses or structures for which special approval is required in order to be allowed. In addition, this Article identifies specific uses within each zoning district to which restrictions may apply, which are presented in Article 3 of this Ordinance.

### Sec. 202. Zoning Districts; Established.

For the purposes of these regulations, the incorporated area of South Fulton, Georgia is divided into the following zoning districts, overlay zoning districts ("overlay districts"), and inactive zoning districts:

#### 202.01 Residential Zoning Districts.

- (a) **R-1** Single-Family Dwelling District
- (b) **R-2** Single-Family Dwelling District
- (c) **R-2A** Single-Family Dwelling District
- (d) **R-3** Single-Family Dwelling District
- (e) **R-3A** Single-Family Dwelling District
- (f) **R-4** Single-Family Dwelling District
- (g) **R-4A** Single-Family Dwelling District
- (h) **R-5** Single-Family Dwelling District
- (i) **R-5A** Single-Family Dwelling District
- (j) **R-6** Two-Family Dwelling District
- (k) **TR** Townhouse Residential District
- (l) **A** Medium Density Apartment District
- (m) **A-L** Apartment Limited Dwelling District
- (n) **MHP** Manufactured Home Park District
- (o) **SH** Senior Housing District
- (p) **NUP** Neighborhood Unit Plan District
- (q) **CUP** Community Unit Plan District

#### 202.02 Agricultural Zoning Districts.

- (a) **AG-1** Agricultural District

#### 202.03 Commercial Zoning Districts.

- (a) **C-1** Limited Commercial District
- (b) **C-2** General Commercial District
- (c) **O-I** Office and Institutional District

#### 202.04 Mixed Use Zoning Districts.

- (a) **MIX** Mixed Use District

Sec. 204. Conformity with Zoning District Regulations.

202.05 Industrial Zoning Districts.

- (a) **M-1** Light Industrial District
- (b) **M-2** Heavy Industrial District

202.06 Overlay Districts.

- (a) **Cascade Corridor** (Cascade) Overlay District
- (b) **Cedar Grove** Overlay District
- (c) **Cedar Grove Agricultural Overlay** District
- (d) **Cliftondale** Overlay District
- (e) **Fulton Industrial Business District** Overlay District
- (f) **Old National Highway Overlay** District
- (g) **Sandtown** Overlay District
- (h) **South Fulton Parkway Overlay** District

202.07 Inactive Zoning Districts.

- (a) **Suburban A** Single-Family Dwelling District
- (b) **Suburban C** Single-Family Dwelling District
- (c) **TR (old)** Townhouse Residential District
- (d) **A-1** Apartment Dwelling District
- (e) **CUP-CGA** Community Unit Plan – Cedar Grove Agricultural District
- (f) **MIX-CGA** Mixed Use District – Cedar Grove Agricultural District

Sec. 203. Conversion of Previous Zoning Districts.

Zoning districts as were established under the previous zoning ordinance of South Fulton are hereby renamed to the following zoning district names and designations under this Zoning Ordinance. All regulations, requirements and provisions of this Zoning Ordinance applicable to a zoning district established under this section shall apply to the previously named zoning district as now named.

Table 2-1 Conversion of Previous Zoning Districts

| Previous Zoning District        | Designation Zoning District Designation under this Zoning Ordinance |
|---------------------------------|---------------------------------------------------------------------|
| MHP Mobile Home Park District   | MHP Manufactured Home Park District                                 |
| C-1 Community Business District | C-1 Limited Commercial District                                     |
| C-2 Community Business District | C-2 General Commercial District                                     |
| M-1A Industrial Park District   | M-1 Light Industrial District                                       |

Sec. 204. Conformity with Zoning District Regulations.

Except for individual nonconformities addressed in Article 1 of the Zoning Ordinance, no property shall be used except in accordance with its zoning designation on the Official Zoning Map, conditions of zoning approval for the property, and all applicable provisions of this Ordinance. In addition, any change of use, including a change of a single use within a multiple use structure, shall comply with the requirements of this Ordinance and any condition of zoning.



## Sec. 205. Official Zoning Map.

The incorporated area of the City of South Fulton is hereby divided into zoning districts, as shown upon the Official Zoning Map of the City of South Fulton, Georgia. The Official Zoning Map and all information contained thereon is part of this Zoning Ordinance and have the same force and effect as if fully set forth and/or described herein.

### 205.01 Official Zoning Map Adopted by Reference.

- (a) The Official Zoning Map of the City of South Fulton, Georgia is hereby adopted and identified as that map or series of maps, adopted by the City Council, that show the precise location and boundaries of the zoning districts and that is certified by the Mayor and City Clerk of South Fulton, Georgia.
- (b) A certified copy of the Official Zoning Map shall be kept in the Department of Community Development and Regulatory Affairs, where it shall be available for public inspection.
- (c) The Official Zoning Map may be amended from time to time pursuant to the provisions of this Ordinance.

### 205.02 Amendments to the Official Zoning Map.

- (a) No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the City Council and in conformity with the procedures set forth in this Ordinance or by adoption of a new Official Zoning Map. Such amendments shall be spread upon the minutes of the City Council and shall be available for public inspection.
- (b) The Official Zoning Map as amended from time to time by the City Council may be kept in an electronic format from which printed copies can be produced.

### 205.03 Boundaries.

The boundaries of the several zoning districts are shown on the Official Zoning Map. Street rights-of-way shall serve as district boundaries adjoining property lines, and all such rights-of-way shall not be zoned. Inconsistencies between legal boundary descriptions submitted at the time of rezoning and lot lines identified from more recent surveys shall be interpreted to attach the zoning to the legal lot.

- (a) Interpretation of boundaries.

Where uncertainty exists as to boundaries of any zoning district shown on the Official Zoning Map, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow centerlines of rights-of-way or prescriptive easements.
- (2) Whenever any street, alley, or other public way is abandoned by South Fulton or by the State of Georgia, the zoning district adjoining such street, alley or public way shall be extended to the center of such public way.
- (3) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (4) Boundaries indicated as approximately following corporate limit lines shall be construed as following such limits.
- (5) Boundaries indicated as approximately following railroad lines shall be construed to be midway in the right-of-way.

## Sec. 206 Zoning Districts.

- (6) Boundaries indicated as approximately following shorelines of bodies of water shall be construed to follow such shorelines. Boundaries indicated as approximately following the centerlines of creeks, streams, rivers, or other predominantly linear bodies of water shall be construed to follow such centerlines.
- (7) Where a district boundary divides a lot, the zone classification of the greater portion shall prevail throughout the lot.
- (8) Where areas appear to be unclassified on the Official Zoning Map, and classification cannot be established by the above rules, such areas shall be considered to be classified as the least intensive zoning district assigned to abutting properties, until action is taken by the City Council to amend the Official Zoning Map.
- (9) All unincorporated territory which may be annexed to South Fulton shall be classified in the R-1, Single Family Dwelling District until, as applicable, the territory may be more appropriately zoned by the City Council based upon a Staff recommendation with consideration given to the suggestion of the Comprehensive Plan Land Use Map and/or zonings of adjacent properties in South Fulton.
- (10) Where uncertainties continue to exist or further interpretation is required beyond that provided for in the above paragraphs, the question shall be presented by the Community Development and Regulatory Affairs Director to the City Council to enact a clarifying resolution and said action shall be recorded on the Official Zoning Map as is provided herein.

### 205.04 Special Conditions of Previous Zoning Approvals Retained.

All special conditions and special stipulations imposed as conditions of zoning approval of property prior to adoption of the Official Zoning Map are hereby retained and reaffirmed, and shall continue in full force and effect until such time as the property is rezoned or the prior zoning action of the City Council is amended through the zoning approval process established by this Zoning Ordinance.

## Sec. 206. Zoning Districts.

### 206.01 Districts, Uses, and Development Standards; Generally.

#### (a) Zoning districts.

All lands in the incorporated area of the City of South Fulton, Georgia are included in one or another of the zoning districts established by this Zoning Ordinance and listed in this Section 206.

#### (b) Overlay districts.

Overlay districts, which provide additional requirements or restrictions on the portions of these zoning districts over which they are established, are found under Article 5 of this Ordinance.

#### (c) Inactive zoning districts.

Inactive districts, which have use and development standards that apply to existing parcels zoned in these classifications, are addressed in Article 10 of this Ordinance. No additional parcels will be rezoned to any inactive district classification.

(d) Allowed uses.

See Sec. 207 for allowed principal uses, accessory uses, temporary uses and restrictions that apply to particular uses, unless otherwise specified in this Sec. 206.

(e) Lot and building standards.

Unless otherwise specified in this Zoning Ordinance, principal uses and lots shall conform to the requirements in Article 4.

206.02 Residential Zoning Districts; Purpose.

(a) R-1 Single-Family Dwelling District.

The R-1 District is intended to encompass lands devoted to very low density (2 acre minimum lot size) residential use and single-family subdivisions.

(b) R-2 Single-Family Dwelling District.

The R-2 District is intended to provide land areas devoted to low density (1 acre minimum lot size) residential uses and single-family subdivisions.

(c) R-2A Single-Family Dwelling District.

The R-2A District is intended to provide land areas devoted to lower density (27,000 square feet minimum lot size) residential uses and single-family subdivisions.

(d) R-3 Single-Family Dwelling District.

The R-3 District is intended to provide land areas devoted to lower density (18,000 square feet minimum lot size) residential uses and single-family subdivisions.

(e) R-3A Single-Family Dwelling District.

The R-3A District is intended to provide land areas devoted to lower density (18,000 square feet minimum lot size) residential uses and single-family subdivisions, with the option for larger house sizes.

(f) R-4 Single-Family Dwelling District.

The R-4 District is intended to provide land areas devoted to moderate density (9,000 square feet minimum lot size) residential uses and single-family subdivisions.

(g) R-4A Single-Family Dwelling District.

The R-4A District is intended to provide land areas devoted to moderate density (12,000 square feet minimum lot size) residential uses and single-family subdivisions, with the option for larger house sizes.

(h) R-5 Single-Family Dwelling District.

The R-5 District is intended to provide land areas devoted to higher density (7,500 square feet minimum lot size) residential uses that provide a transition between moderate density dwelling areas and higher density residential areas or nonresidential areas.

(i) R-5A Single-Family Dwelling District.

The R-5A District is intended to provide land areas devoted to high density (4,000 square feet minimum lot size), single-family dwellings, including patio homes, and provide a transition between low- and high-density dwelling areas or between residential areas and nonresidential areas.

(j) R-6 Two-Family Dwelling District.

The R-6 District is intended to provide land areas devoted to two-family dwellings and medium density, single-family dwellings. Land areas zoned R-6 are further intended to provide a transition between low- and high-density dwelling areas or between low density dwelling areas and nonresidential areas.

(k) TR Townhouse Residential District.

The TR District is intended to provide land areas devoted to medium density uses consisting of townhouse and multi-family dwellings. Land areas zoned TR are further intended to provide a transition between low-density and higher density residential areas or between low-density residential and nonresidential areas. The TR District is further intended to:

- (1) Encourage the provision of usable open space and recreation areas as part of a living environment.
- (2) Be located primarily in areas near or adjacent to single-family areas.
- (3) Be located so as to provide a transition between single family areas and nonresidential areas.
- (4) Be located near retail shopping and major thoroughfares.
- (5) Encourage home ownership.

(l) A Medium Density Apartment District.

The A District is intended to provide land areas for medium-density apartment dwellings which will:

- (1) Encourage attractive apartment developments.
- (2) Encourage the provision of recreation areas and facilities, and
- (3) Be located in areas of moderate to intense development near retail shopping, schools and major thoroughfares.
- (4) Be located so as to provide a transition between moderate density residential areas and high-density residential areas or between moderate density residential areas and nonresidential areas.

(m) A-L Apartment Limited Dwelling District.

The A-L District is intended to provide land areas for high to very high-density apartment dwellings which will:

- (1) Encourage attractive apartment living opportunities;
- (2) Encourage the provision of recreation areas and facilities;
- (3) Be located in areas of intense development near retail shopping, schools and major thoroughfares; and
- (4) Be located so as to provide a transition between medium density residential areas and nonresidential areas.

(n) MHP Manufactured Home Park District.

The MHP District is provides minimum design standards for mobile home parks. The MHP District is intended to:

- (1) Provide a desirable living environment;

- (2) Require the provision of usable open space and recreational areas;
- (3) Be located in areas which are served by public sanitary sewer or be located in a drainage basin which is identified for sanitary sewer within two years;
- (4) Be located on sites which have a high potential for tree retention and utilization of natural terrain; and
- (5) Have access to an arterial street.

(o) SH Senior Housing District.

The SH District is intended to provide land area devoted to senior housing consisting of single family and multi-family dwellings. The SH District is further intended to:

- (1) Encourage senior housing opportunities throughout the City of South Fulton except in industrial areas;
- (2) Allow seniors the ability remain in their community; and
- (3) Provide standards whereby senior housing is compatible with the surrounding area.

(p) NUP Neighborhood Unit Plan District.

The NUP District is intended to provide land areas devoted to low to medium density single-family detached residential uses of five or fewer units per acre consistent with the densities ranges suggested on the Comprehensive Plan Future Land Use Map. The NUP is further intended to:

- (1) Encourage the development of medium sized tracts of land as planned neighborhoods or the development of vacant parcels of land with transitional densities in built-up areas;
- (2) Encourage the preservation of trees and vegetation;
- (3) Encourage innovative site planning;
- (4) Be developed at a density that is consistent with the Comprehensive Plan and surrounding properties; and
- (5) Protect neighboring properties by requiring peripheral setbacks and development standards compatible with adjacent developments as required by the district standards and the conditions of zoning.

(q) CUP Community Unit Plan District.

The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

- (1) Encourage the development of large tracts of land as planned communities;
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open areas;
- (4) Provide for an efficient use of land;
- (5) Provide a stable residential environment compatible with surrounding residential areas; and
- (6) Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

**206.03 Agricultural Zoning Districts; Purpose.**

**AG-1 Agricultural District.**

The AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions.

**206.04 Commercial Zoning Districts; Purpose.**

**(a) C-1 Limited Commercial District.**

The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area. Complimentary noncommercial uses are also permitted.

**(b) C-2 General Commercial District.**

The C-2 District is intended to provide locations in which community and regionally oriented retail and service activities conclude a transition, or locations which compliment a transition into a more intense activity area. Complimentary noncommercial uses are also permitted.

**(c) O-I Office and Institutional District.**

The O-I District is intended to provide land areas for office and institutional uses where proximity to residential, public, commercial and other land uses, and existing and projected traffic patterns make it desirable to locate office and institutional uses.

**206.05 Mixed Use Zoning Districts; Purpose.**

**(a) MIX Mixed Use District.**

**(1) Intent.**

The MIX District is intended to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a stable multiple use environment compatible with surrounding uses. The MIX District is particularly encouraged in areas designated by the Comprehensive Plan Future Land Use Map as suitable for commercial (including retail, service commercial and office) uses and in Live-Work corridors.

**(2) Allowed uses.**

See Table 2-4 of this Article for allowed Principal Uses and restrictions that apply to particular uses. The MIX District also mandates a residential component of single-family dwellings, duplexes, triplexes, quadruplexes, townhouses, multifamily dwellings or any combination thereof along with at least two of the following: commercial, office or institutional uses.

**206.06 Industrial Zoning Districts; Purpose**

**(a) M-1 Light Industrial District.**

The M-1 District is intended to provide locations for light industrial uses and industrial parks which meet the needs for processing, manufacturing, fabricating, warehousing, distributing, research, flex office-warehouse uses, and office uses associated with industrial uses . The M-1 District is further intended to be compatible with surrounding areas by prohibiting activities which are offensive or hazardous to the workers in the area, or produce smoke, odor, noises, fumes, vibrations or other objectionable elements or emanations that may be detrimental to the health and safety of the



Sec. 207 Uses Allowed in Each Zoning District.

citizens of South Fulton. To this end, accepted smoke and odor abatement practices shall be followed to eliminate objectionable smoke and odor, in so far as possible.

(b) M-2 Heavy Industrial District.

The M-2 District is intended to provide locations for a full range of manufacturing, fabricating, processing, distributing, research, office associated with industrial use, extraction, and terminal and warehousing uses.

Sec. 207. Uses Allowed in Each Zoning District.

207.01 Principal Uses.

- (a) A principal use is the specific, primary purpose for which land or a building is used.
- (b) Principal uses that are allowed by right or by approval as a special use in residential zoning districts are shown on the following Table 2-2.
- (c) Principal uses that are allowed by right by approval as a special use in non-residential zoning districts are shown on the following Table 2-4.
- (d) In CUP-CGA and MIX-CGA Districts, uses that are allowed are established through approval of the rezoning application. See Article 4 of this Ordinance for details.

207.02 Accessory and Temporary Uses.

- (a) An accessory use is a use that is allowed on a property in conjunction with a principal use. An accessory use is incidental to the principal use and would not exist independent of the principal use.
- (b) A temporary use is a use having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time.
- (c) Accessory uses and temporary uses that are allowed in conjunction with a principal use in residential zoning districts are shown on Table 2-3.
- (d) Accessory uses and temporary uses that are allowed in conjunction with a principal use in non-residential zoning districts are shown on Table 2-5.

207.03 Restrictions on Particular Uses.

- (a) Restrictions that apply to certain allowed uses or Special Uses are listed in the Restrictions on Particular Uses Article of this Ordinance (Article 3).
- (b) For those uses that have specific restrictions associated with them, a reference is given on the use table to the pertinent section in Article 3.
- (c) Any provisions in Article 3 that apply to development in general, however, are not indicated on the use tables.

207.04 Prohibited Uses.

- (a) Any principal use not shown on the following Table 2-2 and Table 2-4 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- (b) Any accessory use or temporary use not shown on the following Table 2-3 and Table 2-5 as allowed in a zoning district, is specifically prohibited.

207.05 Interpretation of Uses.

Some degree of interpretation by the Community Development and Regulatory Affairs Director will occasionally be required, consistent with the authority conferred to the CDRA

Director in Article 1 of this Ordinance. It is not possible to list each and every variation or name of a given use.

- (a) In addition to Merriam-Webster's Collegiate Dictionary (eleventh edition or later edition) and other generally accepted references and resources, the North American Industrial Classification System (NAICS), published by the U.S. Department of Commerce (2017 edition or later edition), may be referred to in order to interpret the definition of uses listed on the following use tables and to identify similar uses that may be allowed along with each listed use.
  - (1) The NAICS classification number is shown on the use tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Zoning Ordinance.
  - (2) If no NAICS classification number is shown on the tables, there is no corresponding category to the land use listed. The use may be residential in nature (there are no NAICS categories for residences) or may be a land use activity not generally recognized as a business activity or industry type.
- (b) In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the intent of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity.

207.06 Use Tables.

The following tables list the uses allowed in each zoning district, as described herein:

- (a) An "A" means that the use is allowed in the zoning district without any qualifications, except wherever such qualifications may be indicated in this Ordinance. Such indication will also be noted in the righthand column of the table of uses.
- (b) An "S" means that the use is allowed only by approval as a special use. A listed special use is one which may be granted by City Council only when certain conditions are met in accordance with the special use process described in Article 8 of this Ordinance. Additional restrictions may also apply, as noted in the righthand column of the table of uses.
- (c) A blank space indicates that the use is not allowed in any district and is specifically prohibited.

Table 2-2 Principal Use Table: Residential Districts

| NAICS Ref.         | Principal Uses ↓                                      | Zoning Districts → | R-1                                             | R-2  | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6 | TR                        | A   | A-L | CUP | NUP | MHP | SH | For Restrictions See Sec: |
|--------------------|-------------------------------------------------------|--------------------|-------------------------------------------------|------|------|------|------|------|------|------|------|-----|---------------------------|-----|-----|-----|-----|-----|----|---------------------------|
| <i>A = Allowed</i> |                                                       |                    | <i>S = Allowed if Approved as a Special Use</i> |      |      |      |      |      |      |      |      |     | <i>Blank = Prohibited</i> |     |     |     |     |     |    |                           |
|                    | <b>RESIDENTIAL USES</b>                               |                    | R-1                                             | R-2  | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6 | TR                        | A   | A-L | CUP | NUP | MHP | SH |                           |
|                    | <b>Dwellings</b>                                      |                    | R-1                                             | R-2  | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6 | TR                        | A   | A-L | CUP | NUP | MHP | SH |                           |
|                    | Single-Family Detached: Site-Built or Modular Home    | A                  | A                                               | A    | A    | A    | A    | A    | A    | A    | A    | A   |                           |     |     | A   | A   |     | A  |                           |
|                    | Single-Family Detached: Manufactured Home             |                    |                                                 |      |      |      |      |      |      |      |      |     |                           |     |     |     |     | A   |    |                           |
|                    | Two-Family Dwelling: Duplex                           |                    |                                                 |      |      |      |      |      |      |      |      | A   |                           |     |     | A   |     |     | A  |                           |
|                    | Three-Family Dwelling: Triplex                        |                    |                                                 |      |      |      |      |      |      |      |      |     | A                         |     |     | A   |     |     | A  |                           |
|                    | Four-Family Dwelling: Quadruplex                      |                    |                                                 |      |      |      |      |      |      |      |      |     | A                         |     |     | A   |     |     | A  |                           |
|                    | Townhouses                                            |                    |                                                 |      |      |      |      |      |      |      |      |     | A                         |     |     | A   |     |     | A  |                           |
|                    | Multi-Family: Apartments                              |                    |                                                 |      |      |      |      |      |      |      |      |     |                           | A   | A   | A   |     |     | A  |                           |
|                    | Manufactured Home Park                                |                    |                                                 |      |      |      |      |      |      |      |      |     |                           |     |     |     |     | A   |    |                           |
|                    | Apartment Units in Mixed-Use Building                 |                    |                                                 |      |      |      |      |      |      |      |      |     |                           |     |     |     |     |     |    |                           |
|                    | Conservation Subdivision                              | A                  | A                                               | A    | A    | A    | A    | A    | A    | A    | A    |     |                           |     |     |     |     |     |    | Subdivision Ord.          |
| <b>623</b>         | <b>Residential Care and Nursing Facilities</b>        | R-1                | R-2                                             | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6  | TR  | A                         | A-L | CUP | NUP | MHP | SH  |    |                           |
| 623110             | Hospice, Inpatient Facility                           |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         | A   | A   |     |     |     |    | 302.19                    |
| 623110             | Nursing Home                                          |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         | A   | A   |     |     |     |    | 302.19                    |
| 623110             | Assisted Living Facility                              |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         | A   | A   |     |     |     |    | 302.27                    |
| 623311             | Continuing Care Retirement Community                  |                    |                                                 |      |      |      |      |      |      |      |      |     |                           |     |     | A   | A   |     | A  |                           |
| 623990             | Personal Care Home                                    |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         | A   | A   |     |     |     |    | 302.27                    |
| 623990             | Group Residence for Adults                            |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         | A   | A   |     |     |     |    | 302.17                    |
| 623990             | Group Residence for Children, 6 to 9 children         | S                  | S                                               | S    | S    | S    | S    | S    | S    | S    | S    | S   | S                         |     |     | S   | S   |     |    | 302.18                    |
| 623990             | Group Residence for Children, 10 to 16 children       |                    |                                                 |      |      |      |      |      |      |      |      | S   | S                         |     |     | S   | S   |     |    | 302.18                    |
|                    | <b>INSTITUTIONAL USES</b>                             | R-1                | R-2                                             | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6  | TR  | A                         | A-L | CUP | NUP | MHP | SH  |    |                           |
| <b>611</b>         | <b>Academic Schools</b>                               | R-1                | R-2                                             | R-2A | R-3  | R-3A | R-4  | R-4A | R-5  | R-5A | R-6  | TR  | A                         | A-L | CUP | NUP | MHP | SH  |    |                           |
| 611110             | Private Schools: Elementary, Middle, and High Schools | S                  | S                                               | S    | S    | S    | S    | S    | S    | S    | S    | S   | S                         | S   | S   | S   | S   | S   | S  | 302.37                    |

**Table 2-2 Principal Use Table: Residential Districts**

| NAICS Ref.  | Principal Uses ↓                                                                                                                                                     | Zoning Districts → | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH | For Restrictions See Sec: |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------|-----|------|-----|------|-----|------|-----|------|-----|--------------------|---|-----|-----|-----|-----|----|---------------------------|
| A = Allowed |                                                                                                                                                                      |                    | S = Allowed if Approved as a Special Use |     |      |     |      |     |      |     |      |     | Blank = Prohibited |   |     |     |     |     |    |                           |
| 611210      | Private Schools: Junior Colleges                                                                                                                                     |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.37                    |
| 611310      | Private Schools: Colleges and Universities                                                                                                                           |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.37                    |
| 611699      | Special Schools                                                                                                                                                      |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.37                    |
| 624         | Child Day Care                                                                                                                                                       |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
| 624410      | Day Care Facility                                                                                                                                                    |                    |                                          |     |      |     |      |     |      |     |      | S   | S                  | S | S   |     |     |     |    | 302.12                    |
| 81          | Religious Facilities                                                                                                                                                 |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
| 8131        | Churches and Other Facilities for Religious Organizations Worship                                                                                                    |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | A   | S   | S   | S  | 302.08                    |
| 812220      | Cemeteries and Mausoleums (human or pet)                                                                                                                             |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.07                    |
|             | RECREATION USES                                                                                                                                                      |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
| 713910      | Golf Courses and Country Clubs                                                                                                                                       |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   |                    |   |     | A   | S   |     | S  | 302.16                    |
| 713990      | Recreational or Youth Sports Teams Fields                                                                                                                            |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.31                    |
| 713990      | Stadium (offsite) associated with a private school                                                                                                                   |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | 302.46                    |
|             | COMMERCIAL SERVICES & RETAIL TRADE                                                                                                                                   |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
|             | Temporary Lodging                                                                                                                                                    |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
| 721191      | Bed and Breakfast Inn                                                                                                                                                |                    |                                          |     |      |     |      |     |      |     |      | S   | S                  |   |     |     |     |     |    | 302.06                    |
| 721199      | Medical Related Lodging                                                                                                                                              |                    |                                          |     |      |     |      |     |      |     |      | S   | S                  | A | A   |     |     |     |    | 302.25                    |
|             | COMMUNICATIONS                                                                                                                                                       |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
|             | Communications                                                                                                                                                       |                    | R-1                                      | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A | R-6 | TR                 | A | A-L | CUP | NUP | MHP | SH |                           |
| 5179        | Telecommunication Support Structures (includes cell towers), excluding Alternative Telecommunication Support Structures, Co-locations, and Small-Cell Infrastructure |                    | S                                        | S   | S    | S   | S    | S   | S    | S   | S    | S   | S                  | S | S   | S   | S   | S   | S  | City Code of Ordinances   |

Table 2-3 Accessory and Temporary Use Table: Residential Districts

| Uses ↓                                                                         | Zoning Districts → | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH | For Restrictions See Sec:                      |
|--------------------------------------------------------------------------------|--------------------|-----|-----|------|-----|------|-----|------|-----|--------------------|-----|----|---|-----|-----|-----|-----|----|------------------------------------------------|
| A = Allowed                                                                    |                    |     |     |      |     |      |     |      |     | Blank = Prohibited |     |    |   |     |     |     |     |    |                                                |
| <b>ACCESSORY USES</b>                                                          |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                                                |
| <b>Agricultural Uses</b>                                                       |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                                                |
| Horse Stables, Private                                                         |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  |     |    |   |     |     |     |     |    | 303.12                                         |
| <b>Residential Uses</b>                                                        |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                                                |
| Accessory Structures Customary to a Dwelling                                   |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.02                                         |
| Guest House                                                                    |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   |     | A  | 303.09                                         |
| Home Occupation, excluding Family Day Care Home (see under Institutional Uses) |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.11                                         |
| Outside Storage, accessory                                                     |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.13                                         |
| Recreational Courts, Private                                                   |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.15                                         |
| Short Term Rental                                                              |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | Title 12, Chapter 3 of City Code of Ordinances |
| Swimming Pool, Private                                                         |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.17                                         |
| <b>Institutional Uses</b>                                                      |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                                                |
| Accessory Uses Customary to a Church or Other Religious Facility               |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.03                                         |
| Accessory Uses Customary to a School (private or special)                      |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 303.04                                         |
| Day Care Facility                                                              |                    |     |     |      |     |      |     |      |     |                    |     |    |   |     |     |     | A   |    | 302.12                                         |
| Day Care Facility, accessory to and located in a multi-family building         |                    |     |     |      |     |      |     |      |     |                    |     |    |   |     | A   |     |     |    |                                                |
| Family Day Care Home                                                           |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   |    |   |     | A   | A   | A   |    | 303.08                                         |
| <b>Retail Trade and Commercial Services</b>                                    |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                                                |
| Accessory Uses Customary to a Golf Course and Country Club                     |                    |     |     |      |     |      |     |      |     |                    |     |    |   |     | A   |     |     |    | 302.16                                         |
| Display or Sale of Manufactured Homes                                          |                    |     |     |      |     |      |     |      |     |                    |     |    |   |     |     |     | A   |    | 303.16                                         |
| Grocery Store                                                                  |                    |     |     |      |     |      |     |      |     |                    |     |    |   |     |     |     | A   |    | 303.10                                         |

Table 2-3 Accessory and Temporary Use Table: Residential Districts

| Uses ↓                                                                            | Zoning Districts → | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH | For Restrictions See Sec: |
|-----------------------------------------------------------------------------------|--------------------|-----|-----|------|-----|------|-----|------|-----|--------------------|-----|----|---|-----|-----|-----|-----|----|---------------------------|
| A = Allowed                                                                       |                    |     |     |      |     |      |     |      |     | Blank = Prohibited |     |    |   |     |     |     |     |    |                           |
| <b>Communications</b>                                                             |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                           |
| Amateur Radio Antenna                                                             |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | City Code of Ordinances   |
| Alternative Telecommunication Support Structure                                   |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  |                           |
| Co-locations                                                                      |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  |                           |
| Small-Cell Infrastructure                                                         |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  |                           |
| <b>TEMPORARY USES</b>                                                             |                    | R-1 | R-2 | R-2A | R-3 | R-3A | R-4 | R-4A | R-5 | R-5A               | R-6 | TR | A | A-L | CUP | NUP | MHP | SH |                           |
| Food Truck Events                                                                 |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.03                    |
| Model Homes                                                                       |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.05                    |
| Party House                                                                       |                    | A   | A   |      |     |      |     |      |     |                    |     |    |   |     |     |     |     |    | 304.04                    |
| Seasonal Business Use                                                             |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.08                    |
| Special Event, Indoor/Outdoor                                                     |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.01                    |
| Temporary Classroom                                                               |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.09                    |
| Temporary Structures in Association with Permitted Construction or Special Events |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.10                    |
| Use of Existing Dwelling while residence is being built                           |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.11                    |
| Use of Manufactured Home while residence is being built                           |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   |     | A  | 304.12                    |
| Yard Sale                                                                         |                    | A   | A   | A    | A   | A    | A   | A    | A   | A                  | A   | A  | A | A   | A   | A   | A   | A  | 304.13                    |



Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.  | Principal Uses ↓                                                                                   | Zoning Districts →                       | AG-1 | C-1 | C-2 | O-I                | MIX | M-1 | M-2                               | For Restrictions See Sec: |
|-------------|----------------------------------------------------------------------------------------------------|------------------------------------------|------|-----|-----|--------------------|-----|-----|-----------------------------------|---------------------------|
| A = Allowed |                                                                                                    | S = Allowed if Approved as a Special Use |      |     |     | Blank = Prohibited |     |     |                                   |                           |
|             | AGRICULTURAL USES                                                                                  | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |                                   |                           |
| 111         | Crop Production, including Greenhouses & Plant Nurseries (non-retail), and Floriculture Production | A                                        |      |     |     |                    |     |     |                                   |                           |
| 112         | Animal Production and Aquaculture (except for Animal Slaughtering and Processing)                  | A                                        |      |     |     |                    |     |     | 302.04                            |                           |
| 316110      | Equine Garment Fabrication                                                                         | S                                        |      |     |     |                    |     |     | 302.15                            |                           |
| 312130      | Farm Winery                                                                                        | A                                        |      |     |     |                    |     |     | Title 16, City Code of Ordinances |                           |
| 444220      | Farm Supply Store (e.g. Feed and Seed Store)                                                       | S                                        | A    | A   |     |                    |     |     |                                   |                           |
| 445230      | Farmers Market, Permanent                                                                          | S                                        |      | S   |     |                    |     |     |                                   |                           |
| 713990      | Riding Stables                                                                                     | A                                        |      |     |     |                    |     |     | 302.36                            |                           |
|             | Agricultural-Related Recreation Activities:                                                        |                                          |      |     |     |                    |     |     |                                   |                           |
| 721214      | Dude Ranch                                                                                         | S                                        |      |     |     |                    |     |     | 302.02                            |                           |
| 713990      | Educational Tours                                                                                  | S                                        |      |     |     |                    |     |     | 302.02                            |                           |
| 713990      | Pay Fishing                                                                                        | S                                        |      |     |     |                    |     |     | 302.02                            |                           |
| 712130      | Petting Zoo                                                                                        | S                                        |      |     |     |                    |     |     | 302.02                            |                           |
| 712190      | Picnicking                                                                                         | S                                        |      |     |     |                    |     |     | 302.02                            |                           |
|             | For Retreats, Lodges and Camping see under Amusements and Recreation, with Lodging                 |                                          |      |     |     |                    |     |     |                                   |                           |
|             | RESIDENTIAL USES                                                                                   | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |                                   |                           |
|             | Dwellings                                                                                          | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |                                   |                           |
|             | Single-Family Detached: Site-Built or Modular Home                                                 | A                                        |      |     |     | A                  |     |     |                                   |                           |
|             | Two-Family Dwelling: Duplex                                                                        |                                          |      |     |     | A                  |     |     |                                   |                           |
|             | Three-Family Dwelling: Triplex                                                                     |                                          |      |     |     | A                  |     |     |                                   |                           |
|             | Four-Family Dwelling: Quadruplex                                                                   |                                          |      |     |     | A                  |     |     |                                   |                           |
|             | Townhouses                                                                                         |                                          |      |     |     | A                  |     |     |                                   |                           |
|             | Multi-Family Dwelling: Apartments                                                                  |                                          |      |     |     | A                  |     |     |                                   |                           |
|             | Apartment Units in Mixed-Use Building                                                              |                                          | A    | A   |     | A                  |     |     |                                   |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.  | Principal Uses ↓                                                                                                                                                                                                   | Zoning Districts →                       | AG-1        | C-1        | C-2        | O-I                | MIX        | M-1        | M-2        | For Restrictions See Sec: |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------|------------|------------|--------------------|------------|------------|------------|---------------------------|
| A = Allowed |                                                                                                                                                                                                                    | S = Allowed if Approved as a Special Use |             |            |            | Blank = Prohibited |            |            |            |                           |
| <b>623</b>  | <b>Residential Care and Nursing Facilities</b>                                                                                                                                                                     |                                          | AG-1        | C-1        | C-2        | O-I                | MIX        | M-1        | M-2        |                           |
| 623110      | Hospice, Inpatient Facility                                                                                                                                                                                        |                                          |             |            |            | A                  | S          |            |            | 302.19                    |
| 623110      | Nursing Home                                                                                                                                                                                                       |                                          |             |            |            | A                  | S          |            |            | 302.19                    |
| 623110      | Assisted Living Facility                                                                                                                                                                                           |                                          |             |            |            | A                  | S          |            |            | 302.27                    |
| 623990      | Personal Care Home                                                                                                                                                                                                 |                                          |             |            |            | A                  | S          |            |            | 302.27                    |
| 623990      | Group Residence for Adults                                                                                                                                                                                         |                                          |             |            |            | A                  | S          |            |            | 302.17                    |
| 623990      | Group Residence for Children, 6 to 9 children                                                                                                                                                                      |                                          |             |            |            |                    |            |            |            | 302.18                    |
| 623990      | Group Residence for Children, 10 to 16 children                                                                                                                                                                    |                                          |             |            |            |                    |            |            |            | 302.18                    |
|             | <b>INSTITUTIONAL USES</b>                                                                                                                                                                                          |                                          | <b>AG-1</b> | <b>C-1</b> | <b>C-2</b> | <b>O-I</b>         | <b>MIX</b> | <b>M-1</b> | <b>M-2</b> |                           |
| <b>611</b>  | <b>Academic Schools</b>                                                                                                                                                                                            |                                          | AG-1        | C-1        | C-2        | O-I                | MIX        | M-1        | M-2        |                           |
| 611110      | Private Schools: Elementary, Middle, and High Schools                                                                                                                                                              |                                          | S           | S          | S          | S                  | S          | S          | S          | 302.37                    |
| 611210      | Private Schools: Junior Colleges                                                                                                                                                                                   |                                          | S           | S          | S          | A                  | A          | S          | S          | 302.37                    |
| 611310      | Private Schools: Colleges and Universities                                                                                                                                                                         |                                          | S           | S          | S          | A                  | A          | S          | S          | 302.37                    |
| 611699      | Special Schools                                                                                                                                                                                                    |                                          | S           | S          | S          | S                  | S          | S          | S          | 302.37                    |
|             | <i>For non-academic schools and for educational support services, see Commercial Services, beginning under NAICS Ref. # 6114</i>                                                                                   |                                          |             |            |            |                    |            |            |            |                           |
| <b>62</b>   | <b>Outpatient Medical Care and Hospitals</b>                                                                                                                                                                       |                                          | AG-1        | C-1        | C-2        | O-I                | MIX        | M-1        | M-2        |                           |
| 6214        | Clinics, with the exception of Urgent Care Facilities                                                                                                                                                              |                                          |             | A          | A          | A                  | A          |            |            |                           |
| 621493      | Urgent Care Facilities                                                                                                                                                                                             |                                          |             | A          | A          | A                  | A          |            |            |                           |
| 622         | Hospitals                                                                                                                                                                                                          |                                          |             |            |            | A                  | A          |            |            |                           |
| <b>624</b>  | <b>Social Assistance</b>                                                                                                                                                                                           |                                          | AG-1        | C-1        | C-2        | O-I                | MIX        | M-1        | M-2        |                           |
| 6241        | Individual and Family Services, non-residential (Child and Youth Services, Services for the Elderly and Persons with Disabilities, and Counseling Services for Individuals and Families), excluding Adult Day Care |                                          |             | A          | A          | A                  | A          |            |            |                           |
| 624120      | Adult Day Center                                                                                                                                                                                                   |                                          |             | A          | A          | A                  | A          |            |            |                           |
| 624210      | Food Banks and Meal Delivery Programs                                                                                                                                                                              |                                          |             | S          | A          |                    |            | A          | A          |                           |
| 62422       | Community Housing Services: Construction or Repair of Low-cost Housing                                                                                                                                             |                                          |             |            | A          |                    |            | A          | A          |                           |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                                                                                                | Zoning Districts →                              | AG-1       | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2 | For Restrictions See Sec: |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|------------|------------|---------------------------|------------|------------|-----|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                                                                                                 | <i>S = Allowed if Approved as a Special Use</i> |            |            |            | <i>Blank = Prohibited</i> |            |            |     |                           |
| 6242               | Temporary or Emergency Shelters                                                                                                                                                                                                                                 |                                                 |            | S          | A          | A                         | A          | A          | A   |                           |
| 624310             | Job Counseling and Job Training Services                                                                                                                                                                                                                        |                                                 |            | A          | A          | A                         | A          | A          | A   |                           |
| <b>624</b>         | <b>Child Day Care</b>                                                                                                                                                                                                                                           | AG-1                                            | C-1        | C-2        | O-I        | MIX                       | M-1        | M-2        |     |                           |
| 624410             | Day Care Facility                                                                                                                                                                                                                                               |                                                 | A          | A          | A          | A                         |            |            |     | 302.12                    |
| <b>81</b>          | <b>Religious Facilities</b>                                                                                                                                                                                                                                     | AG-1                                            | C-1        | C-2        | O-I        | MIX                       | M-1        | M-2        |     |                           |
| 8131               | Churches and Other Facilities for Religious Organizations Worship                                                                                                                                                                                               | S                                               | A          | A          | A          | A                         | S          | S          |     | 302.08                    |
| 812220             | Cemeteries and Mausoleums (human or pet)                                                                                                                                                                                                                        | S                                               | S          | S          | S          | S                         | S          | S          |     | 302.07                    |
| 812220             | Crematory (not combined with a Funeral Home)                                                                                                                                                                                                                    |                                                 |            |            |            |                           |            | S          |     |                           |
| <b>813</b>         | <b>Civic, Professional, &amp; Similar Organizations</b>                                                                                                                                                                                                         | AG-1                                            | C-1        | C-2        | O-I        | MIX                       | M-1        | M-2        |     |                           |
| 8132               | Grantmaking and Giving Services, including Charitable Organization Offices                                                                                                                                                                                      |                                                 | A          | A          | A          | A                         |            |            |     |                           |
| 8133               | Social Advocacy Organizations                                                                                                                                                                                                                                   |                                                 | A          | A          | A          | A                         |            |            |     |                           |
| 8134               | Clubs, Non-profit: Fraternal Lodges, Veterans Membership Organizations, and Other Private Civic and Social Organizations <i>(for Private Clubs and Nightclubs, see under Arts, Recreation and Entertainment)</i>                                                | A                                               | A          | A          | A          | A                         | A          | A          |     | 302.10                    |
| 8139               | Business, Professional, Labor, Political and Similar Organizations                                                                                                                                                                                              |                                                 | A          | A          | A          | A                         |            |            |     |                           |
|                    | <b>RETAIL TRADE</b>                                                                                                                                                                                                                                             | <b>AG-1</b>                                     | <b>C-1</b> | <b>C-2</b> | <b>O-I</b> | <b>MIX</b>                | <b>M-1</b> | <b>M-2</b> |     |                           |
| <b>441</b>         | <b>Motor Vehicle and Parts Dealers</b>                                                                                                                                                                                                                          | AG-1                                            | C-1        | C-2        | O-I        | MIX                       | M-1        | M-2        |     |                           |
| 441110             | New Car Dealers (for automobiles and light trucks)                                                                                                                                                                                                              |                                                 |            | A          |            |                           |            |            |     |                           |
| 441110             | Auto Broker (no vehicles stored or for sale on site), office only                                                                                                                                                                                               |                                                 | A          | A          |            |                           |            |            |     |                           |
| 441120             | Used Car Dealers (for automobiles and light trucks)                                                                                                                                                                                                             |                                                 |            | A          |            |                           |            |            |     |                           |
| 441210             | RV (Recreational Vehicle) Dealers                                                                                                                                                                                                                               |                                                 |            |            |            |                           | S          |            |     |                           |
| 441222             | Boat Dealers                                                                                                                                                                                                                                                    |                                                 |            |            |            |                           | S          |            |     |                           |
| 441228             | Motorcycle, ATV, and All Other Motor Vehicle Dealers (excludes medium- and heavy-duty trucks, buses and other motor vehicles; see under Manufacturing, Wholesaling and Warehousing: NAICS Ref. 423110, Automobile and Other Motor Vehicle Merchant Wholesalers) |                                                 |            | A          |            |                           |            |            |     |                           |
| 441310             | Automotive Parts and Accessories Stores                                                                                                                                                                                                                         |                                                 | A          | A          |            |                           |            |            |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                                                                   | Zoning Districts →                              | AG-1 | C-1 | C-2                       | O-I | MIX | M-1 | M-2 | For Restrictions See Sec: |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|---------------------------|-----|-----|-----|-----|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                                                                    | <i>S = Allowed if Approved as a Special Use</i> |      |     | <i>Blank = Prohibited</i> |     |     |     |     |                           |
| 441320             | Tire Dealers                                                                                                                                                                                                                       |                                                 |      | A   | A                         |     |     |     |     |                           |
| <b>442</b>         | <b>Furniture and Home Furnishings Stores</b>                                                                                                                                                                                       | AG-1                                            | C-1  | C-2 | O-I                       | MIX | M-1 | M-2 |     |                           |
| 442                | Furniture and Home Furnishing Stores, except Wood or Ceramic Tile Flooring Stores & Antique and Used Furniture Stores; see under NAICS Ref. 444                                                                                    |                                                 | A    | A   |                           |     |     |     |     |                           |
| <b>443</b>         | <b>Electronics and Appliance Stores</b>                                                                                                                                                                                            | AG-1                                            | C-1  | C-2 | O-I                       | MIX | M-1 | M-2 |     |                           |
| 443141             | Household Appliance Stores                                                                                                                                                                                                         |                                                 | A    | A   |                           | A   |     |     |     |                           |
| 443142             | Cellular Telephone Accessories Stores (accessories only; no phone sales)                                                                                                                                                           |                                                 | A    | A   | S                         | A   |     |     |     |                           |
| 51731              | Retailing New Cellular Phone Telephones and Communication Service Plans (with or without repair) services                                                                                                                          |                                                 | A    | A   | S                         | A   |     |     |     |                           |
| 443142             | Music Stores (e.g. new records and compact discs)                                                                                                                                                                                  |                                                 | A    | A   |                           | A   |     |     |     |                           |
| 443142             | Electronics Stores                                                                                                                                                                                                                 |                                                 | A    | A   |                           | A   |     |     |     |                           |
| <b>444</b>         | <b>Building Material and Garden Equipment and Supplies Dealers</b>                                                                                                                                                                 | AG-1                                            | C-1  | C-2 | O-I                       | MIX | M-1 | M-2 |     |                           |
| 444110             | Home Centers                                                                                                                                                                                                                       |                                                 | A    | A   |                           |     |     |     |     |                           |
| 444120             | Paint and Wallpaper Stores                                                                                                                                                                                                         |                                                 | A    | A   |                           |     |     |     |     |                           |
| 444130             | Hardware Stores                                                                                                                                                                                                                    |                                                 | A    | A   |                           | A   |     |     |     |                           |
| 444190             | Wood or Ceramic Tile Flooring Stores                                                                                                                                                                                               |                                                 | A    | A   |                           |     |     |     |     |                           |
| 444190             | Plumbing Supply Stores                                                                                                                                                                                                             |                                                 |      | A   |                           |     |     |     |     |                           |
| 444190             | Lumber Yards, retail                                                                                                                                                                                                               |                                                 |      | A   |                           |     |     |     |     |                           |
| 444210             | Outdoor Power Equipment Stores                                                                                                                                                                                                     |                                                 |      | A   |                           |     |     |     |     |                           |
| 444220             | Landscape Supply Business, Plant Nurseries and Garden Centers (with indoor retail component)                                                                                                                                       | S                                               | A    | A   |                           |     |     |     |     | 302.23                    |
| <b>445</b>         | <b>Food and Beverage Stores</b>                                                                                                                                                                                                    | AG-1                                            | C-1  | C-2 | O-I                       | MIX | M-1 | M-2 |     |                           |
| 445110             | Supermarkets and Other Grocery (except Convenience) Stores                                                                                                                                                                         |                                                 | A    | A   |                           |     |     |     |     |                           |
| 4452               | Specialty Food Stores, not for immediate consumption and not made on the premises (including Vegetable and Fruit Markets, Meat Markets, Fish and Seafood Markets, Confectionary and Nut Stores, and Miscellaneous Specialty Foods) |                                                 | A    | A   |                           |     |     |     |     |                           |
| 445310             | Beer, Wine and Liquor Stores                                                                                                                                                                                                       |                                                 |      | S   |                           |     |     |     |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.  | Principal Uses ↓                                                                                                           | Zoning Districts →                       | AG-1 | C-1 | C-2                | O-I | MIX | M-1 | M-2 | For Restrictions See Sec: |
|-------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------|-----|--------------------|-----|-----|-----|-----|---------------------------|
| A = Allowed |                                                                                                                            | S = Allowed if Approved as a Special Use |      |     | Blank = Prohibited |     |     |     |     |                           |
| 311811      | Retail Bakeries                                                                                                            |                                          |      | A   | A                  |     |     |     |     |                           |
|             | <i>For Convenience Stores, see under Gas Stations</i>                                                                      |                                          |      |     |                    |     |     |     |     |                           |
| <b>446</b>  | <b>Health and Personal Care Stores</b>                                                                                     | AG-1                                     | C-1  | C-2 | O-I                | MIX | M-1 | M-2 |     |                           |
| 446110      | Pharmacies and Drug Stores                                                                                                 |                                          | A    | A   | S                  | A   |     |     |     |                           |
| 446120      | Cosmetics, Beauty Supplies and Perfume Stores                                                                              |                                          | A    | A   |                    | A   |     |     |     |                           |
| 446130      | Optical Goods Stores                                                                                                       |                                          | A    | A   | S                  | A   |     |     |     |                           |
| 446191      | Food (Health) Supplement Stores                                                                                            |                                          | A    | A   |                    | A   |     |     |     |                           |
| 446199      | All Other Health and Personal Care Stores (such as hearing aids and convalescent supplies)                                 |                                          | A    | A   | S                  | A   |     |     |     |                           |
| <b>447</b>  | <b>Gas Stations</b>                                                                                                        | AG-1                                     | C-1  | C-2 | O-I                | MIX | M-1 | M-2 |     |                           |
| 447110      | Gasoline Stations located on Fulton Industrial Boulevard                                                                   |                                          |      | S   |                    |     | A   |     |     | 302.15                    |
| 447110      | Gasoline Stations not located on Fulton Industrial Boulevard                                                               |                                          |      | S   |                    |     | S   |     |     |                           |
| 447190      | Truck Stops                                                                                                                |                                          |      |     |                    |     | S   | S   |     |                           |
| <b>448</b>  | <b>Clothing and Clothing Accessories Stores</b><br><i>(for used merchandise stores, see under NAICS Ref. 453)</i>          | AG-1                                     | C-1  | C-2 | O-I                | MIX | M-1 | M-2 |     |                           |
| 4481        | Clothing Stores                                                                                                            |                                          | A    | A   |                    | A   |     |     |     |                           |
| 448150      | Hat Shop                                                                                                                   |                                          | A    | A   |                    | A   |     |     |     |                           |
| 448210      | Shoe Stores                                                                                                                |                                          | A    | A   |                    | A   |     |     |     |                           |
| 448310      | Jewelry Stores                                                                                                             |                                          | A    | A   |                    | A   |     |     |     |                           |
| 448320      | Luggage and Leather Goods Stores                                                                                           |                                          | A    | A   |                    | A   |     |     |     |                           |
| <b>451</b>  | <b>Sports, Hobby, Music Instrument &amp; Book Stores</b><br><i>(for used merchandise stores, see under NAICS Ref. 453)</i> | AG-1                                     | C-1  | C-2 | O-I                | MIX | M-1 | M-2 |     |                           |
| 451110      | Sporting Goods Stores                                                                                                      |                                          | A    | A   |                    | A   |     |     |     |                           |
| 451120      | Hobby, Toy, and Game Stores                                                                                                |                                          | A    | A   |                    | A   |     |     |     |                           |
| 451130      | Sewing, Needlework and Piece Goods Stores                                                                                  |                                          | A    | A   |                    | A   |     |     |     |                           |
| 451140      | Musical Instrument and Supply Stores                                                                                       |                                          | A    | A   |                    | A   |     |     |     |                           |
| 451211      | Book Stores                                                                                                                |                                          | A    | A   |                    | A   |     |     |     |                           |
| 451212      | News Dealers and Newsstands                                                                                                |                                          | A    | A   | S                  | A   |     |     |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.  | Principal Uses ↓                                                                                                                           | Zoning Districts →                       | AG-1 | C-1 | C-2 | O-I                | MIX | M-1 | M-2    | For Restrictions See Sec: |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------|-----|-----|--------------------|-----|-----|--------|---------------------------|
| A = Allowed |                                                                                                                                            | S = Allowed if Approved as a Special Use |      |     |     | Blank = Prohibited |     |     |        |                           |
| 452         | General Merchandise Stores<br>(for used merchandise stores, see under NAICS Ref. 453)                                                      | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |        |                           |
| 452210      | Department Stores                                                                                                                          |                                          |      | A   |     |                    |     |     |        |                           |
| 452311      | Warehouse Clubs and Supercenters                                                                                                           |                                          |      | A   |     |                    |     |     |        |                           |
| 452319      | Small Box Discount Store                                                                                                                   |                                          | S    | A   |     |                    |     |     | 302.41 |                           |
| 453         | Miscellaneous Store Retailers                                                                                                              | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |        |                           |
| 453110      | Florists                                                                                                                                   |                                          | A    | A   |     | A                  |     |     |        |                           |
| 453210      | Office Supplies and Stationary Stores                                                                                                      |                                          | A    | A   |     | A                  |     |     |        |                           |
| 453220      | Gift and Souvenir Stores                                                                                                                   |                                          | A    | A   |     | A                  |     |     |        |                           |
| 453310      | Used Merchandise Stores (including Antiques, Used Books, Second-Hand Clothing, and Thrift Shops), not including Pawnshops and Flea Markets |                                          | A    | A   |     |                    |     |     |        |                           |
| 453310      | Flea Market, Indoor                                                                                                                        |                                          |      | S   |     |                    |     |     |        |                           |
| 453310      | Pawnshops                                                                                                                                  |                                          |      | S   |     |                    |     |     |        |                           |
| 453910      | Pet and Pet Supply Stores                                                                                                                  |                                          | A    | A   |     |                    |     |     |        |                           |
| 453920      | Art Dealers (includes commercial studios and galleries); see also under Manufacturing, Artisan for Artisans and Craftsmen                  |                                          | A    | A   | A   | A                  |     |     |        |                           |
| 453930      | Manufactured Home Dealers                                                                                                                  |                                          |      |     |     |                    | A   |     |        |                           |
| 453991      | Cigar and Tobacco Shops (excludes Cigar Lounge and Hookah Lounge - see under Arts, Entertainment and Recreation; and, excludes Vape Shops) |                                          |      | S   |     |                    |     |     |        |                           |
| 453991      | Vape Shops                                                                                                                                 |                                          |      |     |     |                    |     |     |        |                           |
| 453998      | Art Supply Stores                                                                                                                          |                                          | A    | A   |     | A                  |     |     |        |                           |
| 453998      | Swimming Pool and Pool Supply Stores                                                                                                       |                                          |      | A   |     |                    |     |     |        |                           |
| 453998      | Auction House                                                                                                                              |                                          |      |     |     |                    | A   |     |        |                           |
| 454         | Non-store Retailers (excluding portable stalls and mobile vendors)                                                                         | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |        |                           |
| 454110      | Electronic Shopping and Mail-Order Houses                                                                                                  |                                          |      |     |     |                    | A   | A   |        |                           |
| 454210      | Vending Machine Operators                                                                                                                  |                                          |      |     |     |                    | A   | A   |        |                           |
| 454310      | Fuel Dealers                                                                                                                               |                                          |      |     |     |                    | S   | A   |        |                           |



**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                       | Zoning Districts →                              | AG-1       | C-1        | C-2        | O-I                       | MIX | M-1        | M-2        | For Restrictions See Sec: |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|------------|------------|---------------------------|-----|------------|------------|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                        | <i>S = Allowed if Approved as a Special Use</i> |            |            |            | <i>Blank = Prohibited</i> |     |            |            |                           |
| 454390             | Other Direct Selling Establishments (except fuel and food for immediate consumption)                                                                                   |                                                 |            |            |            |                           |     | A          | A          |                           |
|                    | <b>COMMERCIAL SERVICES</b>                                                                                                                                             | <b>AG-1</b>                                     | <b>C-1</b> | <b>C-2</b> | <b>O-I</b> | <b>MIX</b>                |     | <b>M-1</b> | <b>M-2</b> |                           |
| <b>236</b>         | <b>Building Construction Services</b>                                                                                                                                  | AG-1                                            | C-1        | C-2        | O-I        | MIX                       |     | M-1        | M-2        |                           |
| 2361               | Residential Construction & Remodeling Contractors, Builders and Developers (office only; no outdoor storage or display)                                                |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 2361               | Residential Construction & Remodeling Contractors, Builders and Developers, with outdoor storage                                                                       |                                                 |            |            |            |                           |     | A          | A          |                           |
| 2362               | Non-Residential Construction Contractors, Builders and Developers, office only (office only; no outdoor storage or display)                                            |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 2362               | Non-Residential Construction & Remodeling Contractors, Builders and Developers, with outdoor storage                                                                   |                                                 |            |            |            |                           |     | A          | A          |                           |
| <b>238</b>         | <b>Building Services: Specialty Trade Contractors</b>                                                                                                                  | AG-1                                            | C-1        | C-2        | O-I        | MIX                       |     | M-1        | M-2        |                           |
| 238                | Specialty Trade Contractors (including: Foundation, Structure, and Building Exterior Contractors; Building Equipment Contractors; and, Building Finishing Contractors) |                                                 |            |            |            |                           |     | A          | A          |                           |
| <b>52</b>          | <b>Financial and Insurance Services</b>                                                                                                                                | AG-1                                            | C-1        | C-2        | O-I        | MIX                       |     | M-1        | M-2        |                           |
| 5221               | Banks, Credit Unions and Savings Institutions                                                                                                                          |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 522291             | Consumer Lending Services                                                                                                                                              |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 522390             | Check Cashing Services                                                                                                                                                 |                                                 |            | S          |            |                           |     |            |            |                           |
| 522298             | Car Title Lending Services                                                                                                                                             |                                                 |            | S          |            |                           |     |            |            |                           |
| 5242               | Insurance Agencies, Brokerages, Actuarial Services, and Claims Adjusting                                                                                               |                                                 | A          | A          | A          |                           |     |            |            |                           |
|                    | Pawnshops – see under Retail Trade, Ref. 453 Miscellaneous Store Retailers                                                                                             |                                                 |            |            |            |                           |     |            |            |                           |
| <b>532</b>         | <b>Rental and Leasing Services</b>                                                                                                                                     | AG-1                                            | C-1        | C-2        | O-I        | MIX                       |     | M-1        | M-2        |                           |
| 531120             | Conference and Training Center                                                                                                                                         |                                                 | A          | A          | A          |                           |     |            |            |                           |
| 531120             | Assembly / Banquet Hall or Event Center, no onsite catering                                                                                                            |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 722320             | Assembly / Banquet Hall or Event Center, with onsite catering                                                                                                          |                                                 | A          | A          | A          | A                         |     |            |            |                           |
| 531130             | Self-Storage, Mini                                                                                                                                                     |                                                 | S          | S          |            |                           |     |            |            | 302.38                    |
| 531130             | Self-Storage, Multi                                                                                                                                                    |                                                 | S          | S          |            | S                         |     |            |            | 302.39                    |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.                             | Principal Uses ↓                                                                          | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec: |
|----------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|---------------------------|
| <i>A = Allowed</i>                     |                                                                                           | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                           |
| 532111                                 | Passenger Car Rental                                                                      |                                                 |      | A   |     |                           |     |     |     |                           |
| 532120                                 | Truck, Utility Trailer, and RV Rental and Leasing                                         |                                                 |      | A   |     |                           |     |     |     |                           |
| 532210                                 | Consumer Electronics and Appliances Rental                                                |                                                 |      | A   |     |                           |     |     |     |                           |
| 532281                                 | Formal Wear and Costume Rental                                                            |                                                 | A    | A   |     |                           |     |     |     |                           |
| 532283                                 | Home Health Equipment Rental                                                              |                                                 |      | A   |     |                           |     |     |     |                           |
| 532284                                 | Recreational Goods Rental                                                                 |                                                 |      | A   |     |                           |     |     |     |                           |
| 532289                                 | Furniture Rental Center                                                                   |                                                 |      | A   |     |                           |     |     |     |                           |
| 532289                                 | Party Rental Supply Centers                                                               |                                                 |      | A   |     |                           |     |     |     |                           |
| 532310                                 | General Rental Centers                                                                    |                                                 |      | A   |     |                           |     |     |     |                           |
| 532411                                 | Construction Equipment Rental and Leasing                                                 |                                                 |      |     |     |                           |     | A   | A   |                           |
| 532420                                 | Office Equipment and Machinery Rental and Leasing                                         |                                                 |      | A   |     |                           |     |     |     |                           |
| 532490                                 | Farm Implement Rental                                                                     | S                                               |      |     |     |                           |     | A   | A   |                           |
| <b>5613</b>                            | <b>Employment Support Services</b>                                                        | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 56131                                  | Employment Placement Agencies & Executive Search Services                                 |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| 561320                                 | Temporary Help Services                                                                   |                                                 |      | A   | A   |                           |     |     |     |                           |
| 561330                                 | Professional Employer Organizations                                                       |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| <b>5614</b>                            | <b>Business Support Services</b>                                                          | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 561410                                 | Document Preparation Services                                                             |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| 56142                                  | Telephone Call Centers (including Telephone Answering Services and Telemarketing Bureaus) |                                                 | A    | A   |     |                           |     |     |     |                           |
| 56143                                  | Business Service Centers (including Copy Shops)                                           |                                                 | A    | A   | S   | A                         |     |     |     |                           |
| 561440                                 | Collection Agencies                                                                       |                                                 |      |     | A   |                           |     |     |     |                           |
| 561450                                 | Credit Bureaus                                                                            |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| 561491                                 | Repossession Services                                                                     |                                                 |      |     | A   |                           |     |     |     |                           |
| 561492                                 | Court Reporting and Stenotype Services                                                    |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| <b>Other Business Support Services</b> |                                                                                           | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.                                                                                                      | Principal Uses ↓                                                                                                           | Zoning Districts →                       | AG-1 | C-1 | C-2 | O-I                | MIX | M-1 | M-2 | For Restrictions See Sec: |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------|-----|-----|--------------------|-----|-----|-----|---------------------------|
| A = Allowed                                                                                                     |                                                                                                                            | S = Allowed if Approved as a Special Use |      |     |     | Blank = Prohibited |     |     |     |                           |
| 561910                                                                                                          | Packaging and Labeling Services                                                                                            |                                          |      |     |     |                    |     | A   |     |                           |
| 561110                                                                                                          | Office Administrative Services                                                                                             |                                          | A    | A   | A   | A                  |     |     |     |                           |
| 541380                                                                                                          | Testing Laboratories (includes physical, chemical, and other analytical testing; excludes medical and veterinary testing)  |                                          |      |     |     |                    |     | A   | A   |                           |
| 5418                                                                                                            | Advertising Agencies and Public Relations Agencies                                                                         |                                          | A    | A   | A   | A                  |     |     |     |                           |
| 541910                                                                                                          | Marketing Research and Public Opinion Polling                                                                              |                                          | A    | A   | A   | A                  |     |     |     |                           |
| 541922                                                                                                          | Commercial Photography                                                                                                     |                                          | A    | A   | A   | A                  |     |     |     |                           |
|                                                                                                                 | <i>For Portrait Studios see under Other Personal Services</i>                                                              |                                          |      |     |     |                    |     |     |     |                           |
| 541930                                                                                                          | Translation and Interpretation Services                                                                                    |                                          | A    | A   | A   | A                  |     |     |     |                           |
| <i>See also under Administrative and Professional Offices for additional specialized and technical services</i> |                                                                                                                            |                                          |      |     |     |                    |     |     |     |                           |
| <b>5615</b>                                                                                                     | <b>Travel Services</b>                                                                                                     | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |     |                           |
| 561510                                                                                                          | Travel Agencies                                                                                                            |                                          | A    | A   | A   | A                  |     |     |     |                           |
| 561520                                                                                                          | Tour Operators                                                                                                             |                                          |      | A   |     |                    |     |     |     |                           |
| 561591                                                                                                          | Convention and Visitors Bureaus                                                                                            |                                          | A    | A   | A   | A                  |     |     |     |                           |
| <b>5616</b>                                                                                                     | <b>Investigation and Security Services</b>                                                                                 | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |     |                           |
| 56161                                                                                                           | Investigation, Guard, and Armored Car Services                                                                             |                                          |      |     |     |                    | A   |     |     |                           |
| 561621                                                                                                          | Security System Services                                                                                                   |                                          |      | A   |     |                    | A   |     |     |                           |
| 561622                                                                                                          | Locksmiths                                                                                                                 |                                          | A    | A   |     |                    |     |     |     |                           |
| <b>5617</b>                                                                                                     | <b>Services to Buildings and Dwellings</b>                                                                                 | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |     |                           |
| 561710                                                                                                          | Exterminating and Pest Control Services                                                                                    |                                          |      |     |     |                    | A   | A   |     |                           |
| 561720                                                                                                          | Janitorial Services                                                                                                        |                                          |      |     |     |                    | A   | A   |     |                           |
| 561730                                                                                                          | Landscaping and Lawn Services                                                                                              |                                          |      |     |     |                    | A   |     |     |                           |
|                                                                                                                 | <i>For Landscape Supply Business, see under Retail Trade - Building Material and Garden Equipment and Supplies Dealers</i> |                                          |      |     |     |                    |     |     |     |                           |
| 561740                                                                                                          | Carpet and Upholstery Cleaning Services                                                                                    |                                          |      |     |     |                    | A   | A   |     |                           |
| <b>6114</b>                                                                                                     | <b>Job Training: Business Schools and Computer and Management Training</b>                                                 | AG-1                                     | C-1  | C-2 | O-I | MIX                | M-1 | M-2 |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.         | Principal Uses ↓                                                                                                                                  | Zoning Districts →                              | AG-1                      | C-1 | C-2 | O-I | MIX | M-1 | M-2 | For Restrictions See Sec:                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------|-----|-----|-----|-----|-----|-----|-----------------------------------------------|
| <i>A = Allowed</i> |                                                                                                                                                   | <i>S = Allowed if Approved as a Special Use</i> | <i>Blank = Prohibited</i> |     |     |     |     |     |     |                                               |
| 611410             | Business and Secretarial Schools                                                                                                                  |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611420             | Computer Training                                                                                                                                 |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611430             | Professional and Management Development Training                                                                                                  |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| <b>6115</b>        | <b>Job Training: Technical and Trade Schools</b>                                                                                                  | AG-1                                            | C-1                       | C-2 | O-I | MIX |     | M-1 | M-2 |                                               |
| 611511             | Cosmetology and Barber Schools                                                                                                                    |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611512             | Flight Training                                                                                                                                   |                                                 |                           |     |     | A   |     | A   |     |                                               |
| 611513             | Apprenticeship Training                                                                                                                           |                                                 |                           |     |     | A   |     | A   |     |                                               |
| 611519             | Truck and Bus Driving Instruction                                                                                                                 |                                                 |                           |     |     |     |     | A   | A   |                                               |
| 611519             | Other Technical and Trade Schools (Bartending Schools, Modeling Schools, Broadcasting Schools, Real Estate Schools, and Computer Repair Training) |                                                 |                           | A   | A   | A   |     |     |     |                                               |
| <b>6116</b>        | <b>Other Non-Academic Schools and Instruction</b>                                                                                                 | AG-1                                            | C-1                       | C-2 | O-I | MIX |     | M-1 | M-2 |                                               |
| 611610             | Fine Arts Schools                                                                                                                                 |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611620             | Sports and Recreation Instruction                                                                                                                 |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611630             | Language Schools                                                                                                                                  |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611691             | Exam Preparation and Tutoring                                                                                                                     |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 611692             | Automobile Driving Schools                                                                                                                        |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| <b>6117</b>        | <b>Educational Support Services</b>                                                                                                               | AG-1                                            | C-1                       | C-2 | O-I | MIX |     | M-1 | M-2 |                                               |
| 6117               | Educational Counseling, Testing and Other Non-Instructional Support Services                                                                      |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| <b>721</b>         | <b>Accommodation Services (Temporary Lodging)</b>                                                                                                 | AG-1                                            | C-1                       | C-2 | O-I | MIX |     | M-1 | M-2 |                                               |
| 721110             | Hotel                                                                                                                                             |                                                 |                           | A   | A   | A   | A   |     |     |                                               |
| 721110             | Extended Stay Hotel                                                                                                                               |                                                 |                           |     | S   |     |     |     |     | Title 5, Chapter 8 in City Code of Ordinances |
| 721110             | Motel                                                                                                                                             |                                                 |                           | A   | A   | A   |     |     |     |                                               |
| 721191             | Bed and Breakfast Inn                                                                                                                             | S                                               |                           |     |     |     |     |     |     | 302.06                                        |
| 721191             | Country Inn                                                                                                                                       | S                                               |                           |     |     |     |     |     |     | 302.11                                        |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                          | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec:         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|-----------------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                           | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                                   |
|                    | <i>RV Parks and Campgrounds – see under Arts, Entertainment and Recreation</i>                                                                                            |                                                 |      |     |     |                           |     |     |     |                                   |
| <b>722</b>         | <b>Food Services and Drinking Places</b>                                                                                                                                  | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                                   |
| 722320             | Catering Services                                                                                                                                                         |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 722330             | Mobile Food Services (permanent facilities, such as Food Truck Courts)                                                                                                    |                                                 |      |     |     |                           | A   |     |     |                                   |
| 722511             | Restaurants, Full-Service (excluding Brewpubs)                                                                                                                            |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 722511             | Brewpubs                                                                                                                                                                  |                                                 | A    | A   |     | A                         |     |     |     | Title 16, City Code of Ordinances |
| 722513             | Delicatessens                                                                                                                                                             |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 722513             | Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows                                                                                |                                                 | A    | A   |     |                           |     |     |     |                                   |
| 722513             | Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows                                                                             |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 722513             | Restaurants, Drive-In                                                                                                                                                     |                                                 | A    | A   |     |                           |     |     |     |                                   |
| 722514             | Cafeterias, Grill Buffets, and Buffets                                                                                                                                    |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 722213             | Specialty Snack Shops and Non-Alcoholic Beverage Bars, including Coffee Shops, Donut Shops, Bagel Shops, and Ice Cream Parlors                                            |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| 7224               | Bars, Taverns and Other Drinking Places (Alcoholic Beverages)                                                                                                             |                                                 | A    | A   |     | A                         |     |     |     |                                   |
| <b>8111</b>        | <b>Automotive Repair and Maintenance Services</b>                                                                                                                         | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                                   |
| 811111             | General Automotive Repair (includes Automotive Repair Garages)                                                                                                            |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811112             | Automotive Exhaust System Repair                                                                                                                                          |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811113             | Automotive Transmission Repair                                                                                                                                            |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811118             | Automotive Brake Repair                                                                                                                                                   |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811121             | Automotive Body, Paint, and Interior Repair and Maintenance (includes Window Tinting)                                                                                     |                                                 |      | A   |     |                           | A   | A   |     | 302.05                            |
| 811122             | Automotive Glass Replacement Shops                                                                                                                                        |                                                 |      |     |     |                           | A   | A   |     | 302.05                            |
| 811191             | Automotive Oil Change and Lubrication Shops                                                                                                                               |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811192             | Car Washes and Detailing Services                                                                                                                                         |                                                 |      | A   |     |                           |     |     |     | 302.05                            |
| 811198             | Automotive Air-Conditioning Repair Shops, Tire Repair (except retreading; see under Manufacturing, Traditional) Shops, and Automotive Rustproofing and Undercoating Shops |                                                 |      | A   |     |                           | A   | A   |     | 302.05                            |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.                                                                                                                        | Principal Uses ↓                                                                                                                                                                      | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec: |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|---------------------------|
| <i>A = Allowed</i>                                                                                                                |                                                                                                                                                                                       | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                           |
| 811198                                                                                                                            | Auto Emission Testing Center                                                                                                                                                          |                                                 |      | A   |     |                           |     |     |     | 302.05                    |
| <i>For automotive accessory sales and/or installation, see under Retail Trade, NAICS Ref. 441 Motor Vehicle and Parts Dealers</i> |                                                                                                                                                                                       |                                                 |      |     |     |                           |     |     |     |                           |
| <b>8112</b>                                                                                                                       | <b>Electronic and Precision Equipment Repair and Maintenance Services</b> (repair only; see under Retail Sales for equipment sales with or without repair and additional notes below) | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 811211                                                                                                                            | Electronic and Precision Equipment Repair and Maintenance                                                                                                                             |                                                 | A    | A   |     |                           |     |     |     |                           |
| 811212                                                                                                                            | Computer and Office Machine Repair and Maintenance                                                                                                                                    |                                                 | A    | A   |     |                           |     |     |     |                           |
| 811213                                                                                                                            | Communication Equipment Repair and Maintenance                                                                                                                                        |                                                 | A    | A   |     |                           |     |     |     |                           |
| <b>8113</b>                                                                                                                       | <b>Commercial and Industrial Machinery and Equipment Repair and Maintenance Services</b> (repair only; no manufacturing on site)                                                      | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 811310                                                                                                                            | Garage, Truck and Heavy Equipment Repair                                                                                                                                              |                                                 |      |     |     |                           | A   | A   |     |                           |
| <b>8114</b>                                                                                                                       | <b>Personal and Household Good Repair and Maintenance Services</b> (repair only; no manufacturing on site)                                                                            | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 811411                                                                                                                            | Home and Garden Equipment Repair and Maintenance                                                                                                                                      |                                                 | A    | A   |     |                           |     |     |     |                           |
| 811412                                                                                                                            | Appliance Repair and Maintenance                                                                                                                                                      |                                                 | A    | A   |     |                           |     |     |     |                           |
| 811420                                                                                                                            | Reupholstery and Furniture Repair                                                                                                                                                     |                                                 | A    | A   |     |                           |     |     |     |                           |
| 811430                                                                                                                            | Shoe and Leather Goods Repair                                                                                                                                                         |                                                 | A    | A   |     |                           |     |     |     |                           |
| 81149                                                                                                                             | Boat Repair and Maintenance                                                                                                                                                           |                                                 |      |     |     |                           | S   |     |     |                           |
| 81149                                                                                                                             | Motorcycle Repair and Maintenance                                                                                                                                                     |                                                 |      | A   |     |                           |     |     |     |                           |
| 81149                                                                                                                             | Other Personal and Household Good Repair and Maintenance: Garments, Watches, Jewelry, Musical Instruments, and Bicycles                                                               |                                                 | A    | A   |     |                           |     |     |     |                           |
| <b>8121</b>                                                                                                                       | <b>Personal Care Services</b>                                                                                                                                                         | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 812111                                                                                                                            | Barber Shops                                                                                                                                                                          |                                                 | S    | S   |     | S                         |     |     |     |                           |
| 812112                                                                                                                            | Beauty Salons                                                                                                                                                                         |                                                 | S    | S   |     | S                         |     |     |     |                           |
| 812113                                                                                                                            | Nail Salons                                                                                                                                                                           |                                                 | S    | S   |     | S                         |     |     |     |                           |
| 812191                                                                                                                            | Diet and Weight Reducing Centers                                                                                                                                                      |                                                 | A    | A   |     | A                         |     |     |     |                           |
| 812199                                                                                                                            | Massage Therapy                                                                                                                                                                       |                                                 |      | S   |     |                           |     |     |     | 302.24                    |
| 812119                                                                                                                            | Tattoo and Body Piercing Studios                                                                                                                                                      |                                                 |      | S   |     |                           |     |     |     |                           |



Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.                                  | Principal Uses ↓                                                                                              | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec: |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|---------------------------|
| <i>A = Allowed</i>                          |                                                                                                               | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                           |
|                                             | <i>For Fitness Centers, Health Clubs and Recreation Centers, see under Arts, Entertainment and Recreation</i> |                                                 |      |     |     |                           |     |     |     |                           |
| <b>8123</b>                                 | <b>Dry-cleaning and Laundry Services</b>                                                                      | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 812310                                      | Coin-Operated Laundries and Drycleaners                                                                       |                                                 | A    | A   |     |                           |     |     |     |                           |
| 812320                                      | Dry-Cleaning and Laundry Services (except Coin-Operated)                                                      |                                                 | A    | A   |     |                           |     |     |     |                           |
| 812331                                      | Linen and Uniform Supply                                                                                      |                                                 |      | A   |     |                           |     |     |     |                           |
| 812332                                      | Industrial Launderer                                                                                          |                                                 |      |     |     |                           | A   | A   |     |                           |
| <b>Other Personal Services, Animal Care</b> |                                                                                                               | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 541940                                      | Animal Hospitals and Veterinary Clinics                                                                       | A                                               | A    | A   | A   | A                         | A   | A   |     | 302.46                    |
| 812910                                      | Animal Shelters                                                                                               | S                                               |      | S   |     |                           | S   | S   |     |                           |
| 812910                                      | Pet Grooming Shops                                                                                            |                                                 | A    | A   |     |                           |     |     |     |                           |
| 812910                                      | Kennels, enclosed                                                                                             | A                                               | A    | A   | A   | A                         | A   | A   |     | 302.20                    |
| 812910                                      | Kennels, outdoor                                                                                              | S                                               |      | S   |     |                           | S   | S   |     | 302.21                    |
| <b>Other Personal Services</b>              |                                                                                                               | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                           |
| 315210                                      | Tailors and Dressmakers                                                                                       |                                                 | A    | A   |     | A                         |     |     |     |                           |
| 541921                                      | Photography Studios, Portrait (including still, video, digital, and passports)                                |                                                 | A    | A   |     | A                         |     |     |     |                           |
| 81292                                       | Photofinishing Services                                                                                       |                                                 |      |     |     |                           | A   | A   |     |                           |
| 621991                                      | Blood and Organ Banks                                                                                         |                                                 |      |     | A   |                           |     |     |     |                           |
| 812210                                      | Funeral Homes                                                                                                 |                                                 | A    | A   | A   |                           |     |     |     |                           |
| 812220                                      | Crematories                                                                                                   |                                                 |      |     |     |                           |     | A   |     |                           |
| 812990                                      | Bail Bonding or Bondsperson Services                                                                          |                                                 |      |     | A   |                           |     |     |     |                           |
| 812990                                      | Dating Services                                                                                               |                                                 |      | A   | A   |                           |     |     |     |                           |
| 812990                                      | Wedding Planning Services                                                                                     |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| 812990                                      | Personal Shopping, Organizer, Fitness Training, and Chef Services                                             |                                                 | A    | A   | A   | A                         |     |     |     |                           |
| 812990                                      | Astrology Services                                                                                            |                                                 |      | A   | A   |                           |     |     |     |                           |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                     | Zoning Districts →                              | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        | For Restrictions See Sec: |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------|------------|------------|---------------------------|------------|------------|------------|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                      | <i>S = Allowed if Approved as a Special Use</i> |             |            |            | <i>Blank = Prohibited</i> |            |            |            |                           |
|                    | <b>PROFESSIONAL AND ADMINISTRATIVE OFFICES</b>                                                                                                                                       |                                                 | <b>AG-1</b> | <b>C-1</b> | <b>C-2</b> | <b>O-I</b>                | <b>MIX</b> | <b>M-1</b> | <b>M-2</b> |                           |
| <b>51</b>          | <b>Publishing Offices</b> (For printing of materials, see under Manufacturing, Wholesaling and Warehousing)                                                                          |                                                 | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        |                           |
| 5111               | Newspaper, Periodical, Book and Directory Publishers                                                                                                                                 |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5112               | Software Publishers (includes software design and development)                                                                                                                       |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 512230             | Music Publishers                                                                                                                                                                     |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 519130             | Internet Publishing and Broadcasting and Web Search Portals                                                                                                                          |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| <b>52</b>          | <b>Financial Offices</b>                                                                                                                                                             |                                                 | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        |                           |
| 5222               | Credit Card Issuing and Sales Financing                                                                                                                                              |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 52231              | Mortgage and Non-mortgage Loan Brokers                                                                                                                                               |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 52232              | Financial Transactions Processing, Reserve and Clearinghouse Activities                                                                                                              |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 523                | Financial Investments and Related Activities, such as: Portfolio Management and Investment Advice; Securities and Commodity Brokerages; and Trust, Fiduciary, and Custody Activities |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| <b>541</b>         | <b>Professional Offices</b>                                                                                                                                                          |                                                 | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        |                           |
| 531                | Real Estate Office                                                                                                                                                                   |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5411               | Lawyers, Notaries and Other Legal Services                                                                                                                                           |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5412               | Accounting, Tax Preparation, Bookkeeping and Payroll Services                                                                                                                        |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5413               | Architectural, Engineering, Surveying and Related Services (except Testing Laboratories; see under Commercial Services, Other Business Support Services, NAICS Ref. 541380)          |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5414               | Interior Design, Graphic Design and other Specialized Design Services                                                                                                                |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5415               | Computer Systems Design and Related Services                                                                                                                                         |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5416               | Management, Scientific and Technical Consulting Services, including Executive Search and Management Consulting                                                                       |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 5417               | Scientific Research and Development Services                                                                                                                                         |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 541990             | Business Incubator                                                                                                                                                                   |                                                 |             | A          | A          | A                         | A          |            |            |                           |
| 541990             | Coworking Space                                                                                                                                                                      |                                                 |             | A          | A          | A                         | A          |            |            |                           |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                               | Zoning Districts →                              | AG-1 | C-1 | C-2                       | O-I | MIX | M-1 | M-2 | For Restrictions See Sec: |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|---------------------------|-----|-----|-----|-----|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                | <i>S = Allowed if Approved as a Special Use</i> |      |     | <i>Blank = Prohibited</i> |     |     |     |     |                           |
| 541990             | Maker Space                                                                                                                                                                    |                                                 |      | A   |                           |     |     | A   | A   |                           |
| 55                 | Corporate Management Offices                                                                                                                                                   |                                                 |      | A   | A                         | A   | A   |     |     |                           |
| <b>621</b>         | <b>Medical Offices</b>                                                                                                                                                         | AG-1                                            | C-1  | C-2 | O-I                       | MIX |     | M-1 | M-2 |                           |
| 6211               | Offices of Physicians (including Physicians that are Mental Health Specialists)                                                                                                |                                                 | A    | A   | A                         | A   |     |     |     |                           |
| 6212               | Offices of Dentists                                                                                                                                                            |                                                 | A    | A   | A                         | A   |     |     |     |                           |
| 6213               | Offices of Optometrists, Chiropractors, Mental Health Practitioners (not Physicians), Therapists (Physical, Occupational and Speech), Podiatrists and Other Health Specialists |                                                 | A    | A   | A                         | A   |     |     |     |                           |
| 6215               | Medical and Diagnostic Laboratories                                                                                                                                            |                                                 | A    | A   | A                         | A   |     |     |     |                           |
|                    | <b>ARTS, ENTERTAINMENT AND RECREATION</b>                                                                                                                                      | AG-1                                            | C-1  | C-2 | O-I                       | MIX |     | M-1 | M-2 |                           |
| <b>711</b>         | <b>Performing Arts and Spectator Sports</b>                                                                                                                                    | AG-1                                            | C-1  | C-2 | O-I                       | MIX |     | M-1 | M-2 |                           |
| 711                | Agents, Managers, and Promoters (offices only)                                                                                                                                 |                                                 | A    | A   | A                         | A   |     |     |     |                           |
| 7111               | Performing Arts Theater: Drama, Dance, Music, Comedy (excludes outdoor amphitheaters)                                                                                          |                                                 | A    | A   |                           | A   |     |     |     |                           |
| 7111               | Outdoor Amphitheater / Music Park                                                                                                                                              | S                                               | S    | S   | S                         | S   | S   | S   | S   | 302.03                    |
| 711310             | Arena, Stadium, or Other Facility for Presenting Sporting Events                                                                                                               |                                                 |      | S   |                           | S   |     |     |     |                           |
| 711310             | Stadium (offsite) associated with a private school                                                                                                                             |                                                 |      | S   |                           |     |     |     |     |                           |
| 711310             | Fairgrounds                                                                                                                                                                    | S                                               | S    | S   | S                         | S   | S   | S   | S   | 302.09                    |
| 711510             | Taxidermists                                                                                                                                                                   |                                                 |      |     |                           |     |     | A   | A   |                           |
| <b>712</b>         | <b>Museums, Historical Sites, and Similar Institutions</b>                                                                                                                     | AG-1                                            | C-1  | C-2 | O-I                       | MIX |     | M-1 | M-2 |                           |
| 7121               | Museums and Commercial Historical Sites, including non-retail Art Galleries                                                                                                    |                                                 | A    | A   | A                         | A   |     |     |     |                           |
| 7121               | Botanical Gardens and Nature Parks                                                                                                                                             | S                                               |      |     |                           |     |     |     |     |                           |
| <b>713</b>         | <b>Amusements and Recreation, Indoor</b>                                                                                                                                       | AG-1                                            | C-1  | C-2 | O-I                       | MIX |     | M-1 | M-2 |                           |
| 713110             | Amusement and Fun Parks, Indoor                                                                                                                                                |                                                 | A    | A   |                           |     |     |     |     |                           |
| 713120             | Arcades and Game Rooms                                                                                                                                                         |                                                 | A    | A   |                           |     |     |     |     |                           |
| 713940             | Fitness Centers, Health Clubs, Gymnasiums, and Recreation Centers (includes Non-Profit facilities, e.g. YMCA)                                                                  |                                                 | A    | A   | A                         | A   |     |     |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.         | Principal Uses ↓                                      | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec:         |
|--------------------|-------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|-----------------------------------|
| <i>A = Allowed</i> |                                                       | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                                   |
| 713940             | Skating Rink                                          |                                                 |      | A   |     |                           |     |     |     |                                   |
| 713950             | Bowling Centers                                       |                                                 |      | A   |     |                           |     |     |     |                                   |
| 713990             | Batting Cage Facilities                               |                                                 |      | A   |     |                           |     | S   | S   |                                   |
| 713990             | Archery or Shooting Ranges, Indoor                    |                                                 |      |     |     |                           |     | S   |     |                                   |
| 713990             | Billiard and Pool Halls                               |                                                 | A    | A   |     |                           |     |     |     |                                   |
| 713990             | Nightclubs and Private Clubs                          |                                                 | S    | S   |     | S                         |     |     |     | 302.26                            |
| 713990             | Cigar Lounges (with or without retail component)      |                                                 |      | S   |     |                           |     |     |     |                                   |
| 713990             | Hookah Lounges                                        |                                                 |      | S   |     |                           |     |     |     |                                   |
| 713990             | Sexually Oriented Businesses                          |                                                 |      |     |     |                           |     |     | A   | City Code of Ordinances, Title 12 |
| <b>713</b>         | <b>Amusements and Recreation, Outdoor</b>             | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                                   |
| 713110             | Amusement and Theme Parks                             |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713110             | Bungee Jumping Parks                                  |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713910             | Golf Courses, with or without a Country Club          | S                                               |      | A   |     | S                         |     |     |     | 302.16                            |
| 713940             | Swimming Pools, Public                                |                                                 | A    | A   |     | A                         | A   | A   |     | 302.43                            |
| 713990             | Skateboard Park                                       |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713990             | Tennis Courts                                         |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713990             | Batting Cage Facilities, Outdoor                      |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713990             | Recreational or Youth Sports Teams Fields             | S                                               | S    | S   |     | S                         |     |     |     | 302.31                            |
| 713990             | Miniature Golf Course                                 |                                                 |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713990             | Golf Driving Range, not associated with a Golf Course | S                                               | S    | S   |     | S                         | S   |     |     | 302.13                            |
| 713990             | Paintball Competition Courses                         | S                                               |      | S   |     |                           | S   | S   |     | 302.09                            |
| 713990             | Recreational Day Camps                                | S                                               |      |     |     |                           |     |     |     | 302.09                            |
| 713990             | Archery or Shooting Ranges, Outdoor                   | S                                               |      |     |     |                           |     |     |     | 302.09                            |
| 713990             | Dirt Bike and ATV (All-Terrain Vehicle) Track         | S                                               |      |     |     |                           |     |     |     | 302.09                            |
| <b>721</b>         | <b>Amusements and Recreation, with Lodging</b>        | AG-1                                            | C-1  | C-2 | O-I | MIX                       | M-1 | M-2 |     |                                   |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.                                           | Principal Uses ↓                                                                                                                                                                                                                      | Zoning Districts →                              | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 | For Restrictions See Sec:         |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------|-----|-----|---------------------------|-----|-----|-----|-----------------------------------|
| <i>A = Allowed</i>                                   |                                                                                                                                                                                                                                       | <i>S = Allowed if Approved as a Special Use</i> |      |     |     | <i>Blank = Prohibited</i> |     |     |     |                                   |
| 721211                                               | RV (Recreational Vehicle) Parks                                                                                                                                                                                                       |                                                 | S    |     |     |                           |     | S   | S   |                                   |
| 721211                                               | Campgrounds (tents and RVs)                                                                                                                                                                                                           |                                                 | S    |     |     |                           |     |     |     |                                   |
| 721214                                               | Recreational and Vacation Camps, including Lodges and Retreats (with lodging and food service)                                                                                                                                        |                                                 | S    |     |     |                           |     |     |     | 302.30                            |
| <b>Other Arts, Entertainment and Recreation Uses</b> |                                                                                                                                                                                                                                       |                                                 | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 |                                   |
| 512131                                               | Motion Picture Theaters (except Drive-Ins)                                                                                                                                                                                            |                                                 |      |     | A   |                           | A   |     |     |                                   |
| 512132                                               | Motion Picture Theaters, Drive-In                                                                                                                                                                                                     |                                                 |      |     | S   |                           |     | S   | S   | 302.09                            |
| 519120                                               | Libraries                                                                                                                                                                                                                             |                                                 |      | A   | A   | A                         | A   |     |     |                                   |
|                                                      | <b>MANUFACTURING, WHOLESALING AND WAREHOUSING</b>                                                                                                                                                                                     |                                                 | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 |                                   |
|                                                      | <b>Manufacturing, Artisan</b><br>(enclosed facilities and storage; with or without retail sales)                                                                                                                                      |                                                 | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 |                                   |
| 32711                                                | Pottery and Ceramics Artisans/Craftsmen Studios                                                                                                                                                                                       |                                                 |      | A   | A   |                           |     | A   | A   |                                   |
| 32721                                                | Blown Glass Artisans/Craftsmen Studios                                                                                                                                                                                                |                                                 |      |     | S   |                           |     | A   | A   |                                   |
| 33232                                                | Ornamental and Architectural Metal Work Artists/Craftsmen Studios                                                                                                                                                                     |                                                 |      |     | S   |                           |     | A   | A   |                                   |
| 331410                                               | Tinsmith Shop                                                                                                                                                                                                                         |                                                 |      |     | S   |                           |     | A   | A   |                                   |
| 337110                                               | Custom Cabinet Shop                                                                                                                                                                                                                   |                                                 |      |     | S   |                           |     | A   | A   |                                   |
| 337212                                               | Custom Architectural Woodwork and Millwork Craftsmen Studios                                                                                                                                                                          |                                                 |      |     | S   |                           |     | A   | A   |                                   |
| 33991                                                | Jewelry Artisan/Craftsmen Studios                                                                                                                                                                                                     |                                                 |      | A   | S   |                           |     | A   | A   |                                   |
| <b>312</b>                                           | <b>Manufacturing, Alcoholic Beverages</b><br>(with or without tasting rooms and tours)                                                                                                                                                |                                                 | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 |                                   |
| 312120                                               | Brewery                                                                                                                                                                                                                               |                                                 |      |     | S   |                           |     | A   | A   | Title 16, City Code of Ordinances |
| 312140                                               | Distillery                                                                                                                                                                                                                            |                                                 |      |     | S   |                           |     | A   | A   |                                   |
|                                                      | <i>See also Farm Winery under Agricultural Uses</i>                                                                                                                                                                                   |                                                 |      |     |     |                           |     |     |     |                                   |
|                                                      | <b>Manufacturing, Industrial</b><br>(excluding processes using smelting, blast furnaces, and boiler works)                                                                                                                            |                                                 | AG-1 | C-1 | C-2 | O-I                       | MIX | M-1 | M-2 |                                   |
| 311                                                  | Food Manufacturing, excluding Animal Slaughtering and Processing; Fat Rendering; Bone Distillation; Oil Refining and Processing; Yeast Manufacturing; and Retail Bakeries ( <i>Retail Bakeries are addressed under Retail Trade</i> ) |                                                 |      |     |     |                           |     | A   | A   |                                   |

**Table 2-4 Principal Use Table: Non-Residential Districts**

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                                                                     | Zoning Districts →                              | AG-1                      | C-1 | C-2 | O-1 | MIX | M-1 | M-2 | For Restrictions See Sec: |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------|-----|-----|-----|-----|-----|-----|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                                                                      | <i>S = Allowed if Approved as a Special Use</i> | <i>Blank = Prohibited</i> |     |     |     |     |     |     |                           |
| 311999             | Yeast Manufacturing                                                                                                                                                                                                                  |                                                 |                           |     |     |     |     |     | A   |                           |
| 313                | Textile Mills, excluding Oilcloth Manufacturing                                                                                                                                                                                      |                                                 |                           |     |     |     |     | A   | A   |                           |
| 314                | Textile Product Mills (such as carpet, rug, curtain and linen mills)                                                                                                                                                                 |                                                 |                           |     |     |     |     | A   | A   |                           |
| 315                | Apparel Manufacturing, excluding Tailors and Dressmakers ( <i>see under Commercial Services: Other Personal Services</i> )                                                                                                           |                                                 |                           |     |     |     |     | A   | A   |                           |
| 316                | Leather and Allied Product Manufacturing, excluding Equine Garment Manufacturing ( <i>see under Agricultural Uses</i> ); and, Leather and High Tanning and Finishing                                                                 |                                                 |                           |     |     |     |     | A   | A   |                           |
| 316110             | Leather and Hide Tanning and Finishing                                                                                                                                                                                               |                                                 |                           |     |     |     |     |     | A   |                           |
| 321                | Wood Product Manufacturing and Sawmills                                                                                                                                                                                              |                                                 |                           |     |     |     |     |     | A   |                           |
| 322                | Paper and Pulp Manufacturing                                                                                                                                                                                                         |                                                 |                           |     |     |     |     |     |     |                           |
| 3231               | Books Printing and Related Support Activities, including Book Binding                                                                                                                                                                |                                                 |                           |     |     |     |     | A   | A   |                           |
| 3231               | Commercial Printing, Book and Newspaper                                                                                                                                                                                              |                                                 |                           |     |     |     |     | A   | A   |                           |
| 3231               | Commercial Printing, Screen                                                                                                                                                                                                          |                                                 |                           | A   |     |     |     | A   | A   |                           |
| 324                | Petroleum and Coal Products Manufacturing                                                                                                                                                                                            |                                                 |                           |     |     |     |     |     |     |                           |
| 325                | Basic Chemical Manufacturing (including Acetylene Gas, Ammonia, Chlorine Gas, Bleaching Powder, Mineral Dye, Paint, Shellac, Turpentine, and Varnish), excluding the manufacture of Acid, Adhesives/Glue, Explosives, and Fertilizer |                                                 |                           |     |     |     |     |     | A   |                           |
| 326                | Plastics and Rubber Product Manufacturing (includes Tire Retreading)                                                                                                                                                                 |                                                 |                           |     |     |     |     |     | A   |                           |
| 327                | Non-Metallic Mineral Product Manufacturing (including Brick, Pottery, Terra Cotta, and Tile), excluding the manufacture of Cement, Gypsum Board and Plaster of Paris                                                                 |                                                 |                           |     |     |     |     |     | A   |                           |
| 331                | Primary Metal Manufacturing                                                                                                                                                                                                          |                                                 |                           |     |     |     |     |     |     |                           |
| 332                | Fabricated Metal Manufacturing                                                                                                                                                                                                       |                                                 |                           |     |     |     |     |     | A   |                           |
| 334                | Computer and Electronic Product Manufacturing                                                                                                                                                                                        |                                                 |                           |     |     |     |     | A   | A   |                           |
| 335                | Electrical Equipment, Appliance, and Component Manufacturing                                                                                                                                                                         |                                                 |                           |     |     |     |     | A   | A   |                           |
| 336                | Transportation Equipment Manufacturing                                                                                                                                                                                               |                                                 |                           |     |     |     |     | A   | A   |                           |
| 337                | Furniture and Related Products Manufacturing                                                                                                                                                                                         |                                                 |                           |     |     |     |     | A   | A   |                           |



Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                                                                        | Zoning Districts →                              | AG-1                      | C-1 | C-2 | O-I | MIX | M-1 | M-2 | For Restrictions See Sec: |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------|-----|-----|-----|-----|-----|-----|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                                                                         | <i>S = Allowed if Approved as a Special Use</i> | <i>Blank = Prohibited</i> |     |     |     |     |     |     |                           |
| 3391               | Medical Equipment and Supplies Manufacturing                                                                                                                                                                                            |                                                 |                           |     |     |     |     | A   | A   |                           |
| 3399               | Miscellaneous Manufacturing: Sporting Goods; Toys and Games; Non-Paper Office Supplies; Musical Instruments, Brooms, Brushes, and Mops; Fasteners, Buttons, Needles, and Pins; Gasket, Packing, and Sealing Devices, and Burial Caskets |                                                 |                           |     |     |     |     | A   | A   |                           |
| 339950             | Sign Manufacturing                                                                                                                                                                                                                      |                                                 | S                         | A   |     |     |     | A   | A   |                           |
|                    | <b>Wholesale Trade</b>                                                                                                                                                                                                                  | AG-1                                            | C-1                       | C-2 | O-I | MIX | M-1 | M-2 |     |                           |
| 42                 | Wholesaler with a Retail Outlet or Customer Showrooms                                                                                                                                                                                   |                                                 |                           |     |     |     |     | A   |     |                           |
| 42                 | Wholesale Trade, no Showrooms                                                                                                                                                                                                           |                                                 |                           |     |     |     |     | A   | A   |                           |
| 423110             | Medium- and Heavy-Duty Trucks, Bus, and Similar Motor Vehicle Dealer                                                                                                                                                                    |                                                 |                           |     |     |     |     | A   | A   |                           |
| 423820             | Farm Machinery Sales                                                                                                                                                                                                                    |                                                 |                           |     |     |     |     | A   | A   |                           |
|                    | <b>Warehousing and Storage</b><br>(excluding storage of explosives and animal hides)                                                                                                                                                    | AG-1                                            | C-1                       | C-2 | O-I | MIX | M-1 | M-2 |     |                           |
| 493                | Distribution Center                                                                                                                                                                                                                     |                                                 |                           |     |     |     |     | A   | A   |                           |
| 49311              | General Warehousing and Indoor Storage                                                                                                                                                                                                  |                                                 |                           |     |     |     |     | A   | A   |                           |
| 493120             | Refrigerated Warehousing (Cold Storage)                                                                                                                                                                                                 |                                                 |                           |     |     |     |     | A   | A   |                           |
| 493130             | Farm Product Warehousing and Storage                                                                                                                                                                                                    |                                                 |                           |     |     |     |     | A   | A   |                           |
| 493190             | Document Storage and Warehousing                                                                                                                                                                                                        |                                                 |                           |     |     |     |     | A   | A   |                           |
| 493190             | Lumber Storage Terminals                                                                                                                                                                                                                |                                                 |                           |     |     |     |     | A   | A   |                           |
| 512240             | Sound Recording Studios, with soundproofing                                                                                                                                                                                             |                                                 |                           |     |     | A   | A   | A   | A   |                           |
| 512110             | Motion Picture and Video Production (including sound stages)                                                                                                                                                                            |                                                 |                           |     |     |     |     | A   | A   |                           |
| 51219              | Motion Picture and Video Postproduction Services                                                                                                                                                                                        |                                                 |                           |     |     |     |     | A   | A   |                           |
| 562920             | Recycling Center, Collection                                                                                                                                                                                                            |                                                 |                           | S   |     |     |     | A   | A   |                           |
|                    | <b>Warehousing and Storage, Solid Waste</b>                                                                                                                                                                                             | AG-1                                            | C-1                       | C-2 | O-I | MIX | M-1 | M-2 |     |                           |
| 562920             | Recycling Center, Reprocessing                                                                                                                                                                                                          |                                                 |                           | S   |     |     |     | S   |     | 302.33                    |
| 562111             | Transfer Station, Solid Waste                                                                                                                                                                                                           |                                                 |                           |     |     |     |     |     | S   | 302.44                    |
| 562                | Incinerators                                                                                                                                                                                                                            |                                                 |                           |     |     |     |     |     |     |                           |

Table 2-4 Principal Use Table: Non-Residential Districts

| NAICS Ref.         | Principal Uses ↓                                                                                                                                                                  | Zoning Districts →                              | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        | For Restrictions See Sec: |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------|------------|------------|---------------------------|------------|------------|------------|---------------------------|
| <i>A = Allowed</i> |                                                                                                                                                                                   | <i>S = Allowed if Approved as a Special Use</i> |             |            |            | <i>Blank = Prohibited</i> |            |            |            |                           |
|                    | <b>TRANSPORTATION AND COMMUNICATIONS</b>                                                                                                                                          |                                                 | <b>AG-1</b> | <b>C-1</b> | <b>C-2</b> | <b>O-I</b>                | <b>MIX</b> | <b>M-1</b> | <b>M-2</b> |                           |
|                    | <b>Transportation</b>                                                                                                                                                             |                                                 | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        |                           |
| 4853               | Taxi and Limousine Service                                                                                                                                                        |                                                 |             |            |            |                           |            | A          | A          |                           |
| 485510             | Charter Bus Terminal                                                                                                                                                              |                                                 |             |            |            |                           |            |            | A          |                           |
| 485991             | Special Needs Transportation                                                                                                                                                      |                                                 |             |            |            |                           |            | A          | A          |                           |
| 485999             | Shuttle Services, Vanpools and Other Ground Passenger Transportation                                                                                                              |                                                 |             |            |            |                           |            | A          | A          |                           |
| 488410             | Motor Vehicle Towing and Wrecker Services                                                                                                                                         |                                                 |             |            |            |                           |            |            | A          |                           |
| 488999             | Stockyards, Transportation                                                                                                                                                        |                                                 |             |            |            |                           |            |            |            |                           |
| 492110             | Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding ("UPS Store" would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers) |                                                 |             |            |            |                           |            | A          | A          |                           |
| 492210             | Local Messengers and Local Delivery Services (includes grocery and restaurant meal services, independent of a grocery store or restaurant)                                        |                                                 |             |            |            |                           |            | A          | A          |                           |
| 621910             | Ambulance Services                                                                                                                                                                |                                                 |             |            |            |                           |            | A          | A          |                           |
| 812930             | Parking Lots (for passenger vehicles)                                                                                                                                             |                                                 |             |            | S          |                           | S          |            |            |                           |
| 812930             | Parking Garages                                                                                                                                                                   |                                                 |             |            | S          |                           | S          |            |            |                           |
|                    | <i>For Truck Stops, see under Retail Trade – Gas Stations</i>                                                                                                                     |                                                 |             |            |            |                           |            |            |            |                           |
|                    | <i>For Impound Lots, see Salvage/ Storage/Junk Facility under Warehousing and Storage</i>                                                                                         |                                                 |             |            |            |                           |            |            |            |                           |
|                    | <b>Communications</b>                                                                                                                                                             |                                                 | AG-1        | C-1        | C-2        | O-I                       | MIX        | M-1        | M-2        |                           |
| 5151               | Radio and Television Broadcasting Stations                                                                                                                                        |                                                 |             |            | S          |                           |            | A          | A          |                           |
| 5152               | Cable and Other Subscription Distribution                                                                                                                                         |                                                 |             |            | S          |                           |            |            |            |                           |
| 51731              | Wireless Telecommunication Carriers (excluding Retailing New Cellular Phone Telephones and Communication Service Plans; see under Retail Trade)                                   |                                                 |             |            | S          |                           |            | A          | A          |                           |
| 5179               | Telecommunication Support Structures (includes cell towers), excluding Alternative Telecommunication Support Structures, Co-locations, and Small-Cell Infrastructure              |                                                 | S           | A          | A          | A                         | S          | A          | A          | City Code of Ordinances   |

**Table 2-5 Accessory and Temporary Use Table: Non-Residential Districts**

| Uses ↓                                                                            | Zoning Districts → | AG-1                      | C-1        | C-2        | O-I        | MIX        | M-1        | M-2        | For Restrictions<br>See Sec:                         |
|-----------------------------------------------------------------------------------|--------------------|---------------------------|------------|------------|------------|------------|------------|------------|------------------------------------------------------|
| <i>A = Allowed</i>                                                                |                    | <i>Blank = Prohibited</i> |            |            |            |            |            |            |                                                      |
| <b>ACCESSORY USES</b>                                                             |                    | <b>AG-1</b>               | <b>C-1</b> | <b>C-2</b> | <b>O-I</b> | <b>MIX</b> | <b>M-1</b> | <b>M-2</b> |                                                      |
| Accessory Uses Customary to a Church or Other Religious Facility                  |                    | A                         | A          | A          | A          | A          | A          | A          | 303.03                                               |
| Accessory Uses Customary to a Golf Course and Country Club                        |                    | A                         |            | A          |            | A          |            |            | 302.16                                               |
| Accessory Uses Customary to an Office Building                                    |                    |                           |            |            | A          |            |            |            | 303.05                                               |
| Accessory Uses Customary to a School (private or special)                         |                    | A                         | A          | A          | A          | A          | A          | A          | 303.04                                               |
| Car Wash accessory to a gas station                                               |                    |                           |            | A          |            |            | A          |            | 303.06                                               |
| Guest House accessory to a single-family dwelling                                 |                    | A                         |            |            |            | A          |            |            | 303.09                                               |
| Emissions Testing Station accessory to a gas station or auto repair               |                    |                           |            | A          |            |            | A          |            | 303.07                                               |
| Outside Accessory Display                                                         |                    | A                         | A          | A          | A          | A          | A          | A          | 303.13                                               |
| Outside Storage, accessory                                                        |                    | A                         | A          | A          | A          | A          | A          | A          | 303.13                                               |
| Short Term Rental                                                                 |                    | A                         |            |            |            | A          |            |            | Title 12, Chapter 3<br>in City Code of<br>Ordinances |
| Alternative Telecommunication Support Structure                                   |                    | A                         | A          | A          | A          | A          | A          | A          | City Code of<br>Ordinances                           |
| Amateur Radio Antenna                                                             |                    | A                         | A          | A          | A          | A          | A          | A          |                                                      |
| Co-location                                                                       |                    | A                         | A          | A          | A          | A          | A          | A          |                                                      |
| Small-Cell Infrastructure                                                         |                    | A                         | A          | A          | A          | A          | A          | A          |                                                      |
| <b>TEMPORARY USES</b>                                                             |                    | <b>AG-1</b>               | <b>C-1</b> | <b>C-2</b> | <b>O-I</b> | <b>MIX</b> | <b>M-1</b> | <b>M-2</b> |                                                      |
| Festivals, Outdoor/Indoor                                                         |                    | A                         | A          | A          | A          | A          | A          | A          | 304.02                                               |
| Food Trucks                                                                       |                    | A                         |            |            |            |            |            |            | 304.03                                               |
| Revival Tent                                                                      |                    | A                         | A          | A          | A          | A          | A          | A          | 304.06                                               |
| Roadside Produce Stand                                                            |                    | A                         | A          | A          |            |            | A          | A          | 304.07                                               |
| Roadside Vending                                                                  |                    |                           | A          | A          |            |            | A          | A          | 304.07                                               |
| Seasonal Business Use                                                             |                    | A                         | A          | A          | A          | A          | A          | A          | 304.08                                               |
| Special Event, Indoor/Outdoor                                                     |                    | A                         | A          | A          | A          | A          | A          | A          | 304.01                                               |
| Temporary Classroom                                                               |                    | A                         | A          | A          | A          | A          | A          | A          | 304.09                                               |
| Temporary Structures in Association with Permitted Construction or Special Events |                    | A                         | A          | A          | A          | A          | A          | A          | 304.10                                               |
| Use of Manufactured Home while residence is being built                           |                    | A                         |            |            |            | A          |            |            | 304.12                                               |

Table 2-5 Accessory and Temporary Use Table: Non-Residential Districts

| Uses ↓                                                  | Zoning Districts → | AG-1                      | C-1 | C-2 | O-I | MIX | M-1 | M-2 | For Restrictions<br>See Sec: |
|---------------------------------------------------------|--------------------|---------------------------|-----|-----|-----|-----|-----|-----|------------------------------|
| <i>A = Allowed</i>                                      |                    | <i>Blank = Prohibited</i> |     |     |     |     |     |     |                              |
| Use of Existing Dwelling while residence is being built |                    | A                         |     |     |     | A   |     |     | 304.11                       |

## Article 3. Restrictions on Particular Uses

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## Article 3. Restrictions on Particular Uses

### Sec. 301. Purpose of Article 3.

The purpose of Article 3 is to provide land use and development regulations applicable to specific land uses that are otherwise allowed. Unless otherwise noted, these standards are intended to be applied within all zoning districts where the particular uses are allowed, whether by right or through Special Use approval.

### Sec. 302. Restrictions on Principal Uses.

- (a) Sec. 302 identifies restrictions and requirements that apply to specific principal uses.
- (b) Where a use in this Section is required to have an Administrative Permit, see Article 8 for related procedural requirements.
- (c) See also Article 4 for development standards that apply to all lots and principal structures by zoning district. Where this a conflict between Article 4 and Article 3, the requirements in this Article shall apply, with the exception that standards for Large Scale Development in Article 4 shall apply where there are conflicts with this Article.
- (d) See also Article 5 for development standards that apply within overlay districts. Where this a conflict between Article 5 and this Article, the requirements in Article 5 shall apply.

#### 302.02 Agricultural-Related Recreation Activities.

- (a) It is the intent of this Sec. 302.02 to allow certain agricultural-related activities upon approval as a Special Use and in compliance with the development standards below to preserve the nature of agricultural areas. Such uses shall include, but not be limited to, petting zoo, educational tours, dude ranches, picnicking, and pay fishing.
- (b) The following requirements shall apply to agricultural-related activities:
  - (1) Minimum lot size shall be 5 acres.
  - (2) Food services may be provided.
  - (3) A minimum of 100-foot setback is required from all property lines for activity areas, including parking.
  - (4) All structures housing animals shall be set back a minimum of 100 feet from all property lines.
  - (5) All parking and access areas must be of an all-weather surface per Sec. 304.01 Event, Special Indoor/Outdoor.

#### 302.03 Amphitheater.

- (a) Lot area shall be a minimum of 10 acres.
- (b) The stage shall be located a minimum of 600 feet from adjacent properties zoned for residential use and/or AG-1 districts.
- (c) Permitted curb cut access shall be only from an arterial street.
- (d) A minimum 100-foot buffer and 10-foot improvement setback shall be provided adjacent to residential districts, property zoned for residential use zoning or development or AG-1 districts.

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- (e) A minimum 50-foot buffer and 10-foot improvement setback shall be provided adjacent to non-residential districts zoning or development.
- (f) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at the property lines of adjacent residential districts and/or AG-1 districts.
- (g) A minimum of 8-foot high fencing shall be provided adjacent to properties zoned for residential use or AG-1 districts.
- (h) The hours of operation of the facility shall be limited to 8:00 a.m. to 11:00 p.m. when adjacent to properties zoned for residential use and/or AG-1 districts.
- (i) Facilities must be served by public sewer.
- (j) Provide per the following chart a minimum distance separation between the nearest property line of the proposed amphitheater and the nearest property line of an amphitheater with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

*\*Source: Georgia Department of Transportation Division of Planning*

302.04 Animal Production.

Buildings used for housing animals must be at least 100 feet from all property lines.

302.05 Automotive Repair and Maintenance Services.

- (a) Vehicles must be serviced and stored within the footprint of the building or at the rear of the structure but outside of any minimum yard. Vehicles must be totally screened from all property lines by a 100% opaque fence or wall together with landscape strips and buffers as specified by Article 4.
- (b) The outside storage of unlicensed and unregistered vehicles is prohibited.

302.06 Bed and Breakfast.

- (a) A minimum of two guest rooms and a maximum of five guest rooms are allowed.
- (b) No parking shall be allowed in the minimum front yard.
- (c) The bed and breakfast shall be owner occupied.
- (d) Breakfast shall be the only meal served and shall be included in the charge for the room.
- (e) Permitted curb cut access shall not be from a local street.
- (f) Parking requirements shall be the same as hotel/motel as specified in Article 6.
- (g) Exterior signs shall be limited to 4 square feet in surface area and 4 feet in height.

302.07 Cemetery and/or Mausoleum (human or pet).

- (a) Permitted curb cut access shall be only from a major thoroughfare, unless in conjunction with a place of worship.
- (b) No building shall be located within 50 feet of a residential district and/or AG-1 district.

- (c) All structures, including graves, shall meet the minimum yard setbacks or 10 feet, whichever is greater.
- (d) If located adjacent to a single-family dwelling district and/or AG-1 district, the minimum buffers and landscape strips required for the O-I district as specified in Article 4 of this Ordinance shall be required.

302.08 Church.

- (a) All buildings and use areas/structures other than parking and pedestrian walkways shall be located at least 100 feet from any adjoining residential district and/or AG-1 district.
- (b) Any associated day care centers, private schools, recreational fields, minister's and caretaker's residences, and others uses that are subject to requirements in this Article shall meet said requirements, unless modified under conditions approved with a Special Use approval for the church.
- (c) No parking shall be located within the minimum front yard setback.
- (d) The minimum buffers and landscape strips required for the O-I zoning district as specified in Article 4 of this Ordinance shall be required.
- (e) Facilities must be served by public sewer.

302.09 Commercial Amusements, Outdoor.

- (a) Outdoor commercial amusements include, but are not limited to: amusement parks, bungee jumping parks, skateboard parks, batting cages, miniature golf, and drive-in theaters. See Sec. 302.13 for driving ranges.
- (b) Permitted curb cut access shall be derived only from arterial streets.
- (c) A minimum 100-foot buffer and 10-foot improvement setback shall be provided adjacent to residential districts and/or AG-1 districts.
- (d) A minimum 50-foot buffer and 10-foot improvement setback shall be provided adjacent to non-residential zoning or development districts.
- (e) All buildings and structures associated with an amusement park shall be set back not less than 200 feet from any property line.
- (f) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines of adjacent residential districts and/or AG-1.
- (g) Fencing that is 8 feet in height shall be provided adjacent to any residential district and/or AG-1 district and interior to any required landscape strips or buffers.
- (h) The hours of operation of the facility shall be limited to 8:00 a.m. to 11:00 p.m. adjacent to residential districts and/or AG-1.
- (i) All recreational structures and activities shall maintain a minimum setback of 100 feet from any public right-of-way.
- (j) The height limits of the zoning district shall apply to all recreational structures unless a variance to exceed the height is granted.
- (k) Central loudspeakers shall be prohibited unless allowed under conditions Special Use approval by City Council.
- (l) See also Article 4 of this Zoning Ordinance for applicable lighting standards.

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- (m) Facilities must be served by public sewer.
- (n) Provide per the following chart a minimum distance separation between the nearest property line of the proposed outdoor commercial amusement and the nearest property line of an outdoor commercial amusement with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

*\*Source: Georgia Department of Transportation Division of Planning*

302.10 Club, Non-Profit.

- (a) A non-profit entity organized for a social, educational or recreational use normally involving community centers, public swimming pools and/or public recreational courts, civic clubhouses, lodge halls, fraternal organizations, country clubs and similar facilities is herein defined as a club. A club shall not be considered a nightclub, private club or bar.
- (b) All buildings and accessory uses other than parking shall be located at least 50 feet from all property lines of any residential district and/or AG-1 district used for single-family.
- (c) Permitted curb cut access shall not be from a local street.
- (d) Outdoor facilities within 200 feet of any residential district or dwelling shall limit the hours of operation from 8:00 a.m. to 11:00 p.m.
- (e) Outdoor recreational facilities shall be set back a minimum of 100 feet from all property lines of any residential district and/or AG-1 district, except as otherwise permitted with an Administrative Permit for recreational court or swimming pool.

302.11 Country Inn.

- (a) Lot area shall be a minimum of 5 acres.
- (b) A minimum of six guest rooms and a maximum of 30 rooms are permitted. (See Sec.302.05, Bed and Breakfast, for less than six guest rooms).
- (c) The country inn shall be owner occupied.
- (d) Permitted curb cut access shall be from a minor collector or higher road classification.
- (e) The establishment may provide meal services to guests.
- (f) Parking shall not be allowed within the minimum front yard setback.
- (g) The minimum landscape strip and buffer requirements for the O-I zoning district as specified in Article 4 of this Ordinance shall be required.
- (h) Exterior signs shall be limited to one sign of not more than 9 square feet and no more than 4feet in height.
- (i) Parking requirements shall be the same as hotel/motel as specified in Article 6.

302.12 Day Care Facility.

- (a) Facility shall be for seven or more children, excluding staff.

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- (b) Minimum landscape strips, buffers and improvement setbacks shall be provided as specified for the O-I zoning district in Article 4 of this Ordinance.
- (c) A minimum 6-foot high opaque fence interior to any required landscape strips and/or buffers around the periphery of the yard used for the play area shall be installed.
- (d) Play areas shall be located within the rear or side yards.
- (e) The hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.
- (f) No parking shall be allowed in the minimum front yard setback.
- (g) Driveway design shall permit vehicles to exit the property in a forward direction.
- (h) In accordance with Article 8, submit a Noise Study Report as required.
- (i) Facilities must be served by public sewer.
- (j) A day care facility in the MHP zoning district may be allowed as an accessory use if part of an approved development plan (see also Article 4 for requirements).
- (k) Provide per the following chart a minimum distance separation between the nearest property line of the proposed day care and the nearest property line of a day care with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

*\*Source: Georgia Department of Transportation, Division of Planning.*

**302.13 Driving Range (not associated with a golf course).**

- (a) Lot area shall be a minimum of 10 acres.
- (b) Permitted curb cut access shall be from a major collector or arterial.
- (c) Loudspeakers/paging systems are prohibited unless allowed under conditions of Special Use approval by City Council.
- (d) The hours of operation shall be limited to the time period of 8:00 a.m. to 11:00 p.m. adjacent to residential zoning districts and/or AG-1 zoning districts.
- (e) Central loudspeakers shall be prohibited unless allowed under conditions of Special Use approval by City Council.
- (f) See also Article 4 of this Zoning Ordinance for applicable lighting standards.

**302.14 Equine Garment Fabrication.**

- (a) The use shall be limited to the fabrication and wholesale distribution of blankets, saddles, halters, and other similar garments.
- (b) All fabrication and storage associated with the allowed use shall occur entirely within a completely enclosed building.

**302.15 Gas Station.**

When located on Fulton Industrial Boulevard, a gas station shall have frontage on the roadway.

302.16 Golf Course, with or without Country Club.

- (a) A minimum 100-foot setback for all buildings and parking areas shall be provided adjacent to any residential zoning district and/or AG-1 zoning district.
- (b) Driving range, tees, greens and fairways shall be required to have a 100-foot setback from minor, arterial, and major collector roads.
- (c) Permitted curb cut access shall be from a major thoroughfare unless shown on the approved preliminary plat of a single-family subdivision.
- (d) When located outside a golf course/subdivision development, a minimum 50-foot wide buffer and a 10-foot improvement setback shall be provided adjacent to all buildings and parking areas when said facilities are located adjacent to any residential zoning district and/or AG-1 zoning district.
- (e) A minimum 25-foot buffer and a 10-foot improvement setback shall be provided adjoining any residential zoning district and/or AG-1 zoning district located outside the golf course development or any associated development.
- (f) When located adjacent to any residential zoning district and/or AG-1 zoning district, the hours of operation shall be limited to 8:00 a.m. to 11:00 p.m.
- (g) Accessory uses allowed in association with a golf course include a pro shop, driving range, and a country club or club house that may include swimming pools, tennis and other recreational courts, and food service and personal services for members.

302.17 Group Residence for Adults.

- (a) Facilities shall be for five persons or more.
- (b) Permitted curb cut access shall not be allowed from a local street.
- (c) The minimum landscape strips and buffers required for the O-I zoning district as specified in Article 4 of this Ordinance shall be provided.
- (d) Parking shall not be allowed within the minimum front yard.
- (e) Facility shall comply with applicable local, state, and federal regulations and provide Department of Community Development and Regulatory Affairs with the applicable permit prior to the issuance of a certificate of occupancy.
- (f) Facility shall not be located closer than 1 mile to the nearest property line of another group residence.
- (g) Facilities must be served by public sewer.
- (h) A "family qualified group residence", as defined in Article 9 of this Ordinance, shall comply with applicable federal, state and local licensing requirements and shall not be located closer than 1/8<sup>th</sup> of a mile to the nearest property line of another family qualified group residence or of a group residence for adults or children.

302.18 Group Residence for Children.

- (a) Parking shall comply with the requirements of Article 6 for single-family dwellings or applicable conditions of Special Use approval.
- (b) Copies of applicable local, state, and federal permits shall be provided to the Department of Community Development prior to the issuance of a certificate of occupancy.
- (c) Facility shall not be located closer than 1 mile to the nearest property line of another group residence.



(d) Facilities must be served by public sewer.

**302.19 Hospice, In-Patient and Nursing Home.**

- (a) Facilities shall be for 5 persons or more.
- (b) Permitted curb cut access shall be from an arterial or a major collector.
- (c) Provide the minimum landscape strips and buffers as required for the O-I zoning district as specified in Article 4 of this Ordinance.
- (d) Provide a 50-foot building setback from all single-family zoning districts or AG-1 zoning districts.
- (e) No parking allowed within the minimum front yard setback.
- (f) Rooms or suites of rooms may be designed with separate kitchen facilities.
- (g) Facility shall comply with applicable local, state, and federal regulations.
- (h) In accordance with Article 8, submit a Noise Study Report as required.
- (i) Facilities must be served by public sewer.
- (j) Provide per the following chart a minimum distance separation between the nearest property line of the proposed hospice/nursing home and the nearest property line of a hospice/nursing home with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

*\*Source: Georgia Department of Transportation, Division of Planning*

**302.20 Kennel, Enclosed.**

- (a) In the AG-1 zoning district, the following restrictions shall apply:
  - (1) Kennels shall be fully enclosed and at least 100 feet from all property lines; and
  - (2) Pens, runs, etc. which are not located in a fully enclosed building shall be at least 200 feet from all property lines.
- (b) In the O-I, MIX, C-1, C-2, M-1, and M-2 zoning districts, an Administrative Permit is required, and all of the activities directly associated with animal treatment shall occur entirely within a completely enclosed soundproof structure.

**302.21 Kennel, Outdoor (and other outside animal facilities).**

- (a) Minimum 1-acre lot size is required.
- (b) Buildings and runs, sun areas, exercise yards, patios or facilities other than parking shall be located at least 100 feet from all property lines and 200 feet from any single-family zoning district and/or AG-1 zoning district.

**302.22 Landfill, Inert or Solid Waste Disposal.**

The following requirements apply to existing landfills:

- (a) No access shall be allowed from local streets.

- (b) Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Director of Public Works.
- (c) The waste disposal boundary of a landfill shall be located at least 500 feet from all property lines except adjacent to the M-1 and M-2 zoning districts.
- (d) A minimum 200-foot buffer and 10-foot improvement setback shall be required along all property lines except public rights-of-way.
- (e) A minimum 50-foot buffer and 10-foot improvement setback shall be required along all public rights-of-way.
- (f) A minimum 6-foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setbacks.
- (g) Hours of operation shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Saturday.
- (h) The owner shall provide the Director of the Community Development and Regulatory Affairs Department a current copy of all applicable permits from the Georgia Department of Natural Resources upon application for a land disturbance permit.
- (i) Vehicles shall be allowed into a landfill site only if waste is covered to prevent blowing of material from the vehicle.
- (j) The landfill shall be operated in accordance with the Rules of Georgia, Department of Natural Resources, Environmental Protection Division, Chapter 391-3-4 Solid Waste Management, Official Code of Georgia Annotated 12-8-20 Georgia Comprehensive Solid Waste Management Plan, and 40 CFR Part 258 (Subtitle D of RCRA).

302.23 Landscape Supply Business, Plant Nursery and Garden Center (with indoor retail component).

The following standards shall apply in the AG-1 zoning district:

- (a) No access shall be allowed from local streets.
- (b) No parking is allowed in the minimum front yard.
- (c) All use areas/structures other than parking and pedestrian walkways shall be located at least 100 feet from any adjoining residential zoning district or AG-1 zoning district.
- (d) Hours of operation shall be limited to 6:00 a.m. to 8:00 p.m.
- (e) The minimum buffers and landscape strips required for the O-I (Office-Institutional) zoning district as specified in Article 4 of this Ordinance shall be required.
- (f) Structure(s) for retail sales shall be limited to 1,000 total gross square feet.

302.24 Massage Therapy.

Massage therapy, as defined in Article 9 of this Zoning Ordinance, shall require a City of South Fulton Application for Massage Therapist License.

302.25 Medical Related Lodging.

- (a) Total number of bedrooms or units shall not exceed 20, including staff facilities.
- (b) Rooms or suites of rooms may be designed with separate kitchen facilities.
- (c) Lodging facility shall be located within 1 mile of a hospital or inpatient clinic.

- (d) Facilities locating in a TR zoning district must have frontage on streets with classifications higher than local streets.
- (e) If located adjacent to a single-family zoning district and/or an AG-1 zoning district, the minimum buffers and landscape strips required for the O-I zoning district as specified in Article 4 shall be required.
- (f) Off-street parking requirements shall be one per living unit plus one per nonresident employee. Parking is not allowed in the front yard setback.
- (g) Exterior signs shall not exceed 4 square feet in area and 4 feet in height.
- (h) Facilities must be served by public sewer.
- (i) Provide per the following chart a minimum distance separation between the nearest property line of the proposed medical related housing and the nearest property line of medical related housing with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

*\*Source: Georgia Department of Transportation, Division of Planning*

#### 302.26 Nightclub and Private Club.

- (a) Permitted curb cut access shall be derived only from arterial streets.
- (b) The hours of operation shall be subject to the City Code of Ordinances and any conditions adopted by City Council as part of the Special Use approval.
- (c) All facilities must close and clear their premises, including all exterior and parking lot areas, of patrons within 30 minutes after the set ending time for alcohol sales.
- (d) All music and entertainment activities associated with the use shall occur entirely within a completely enclosed soundproof structure.
- (e) A sound level of 65 dBA shall not be exceeded at the property line of any adjacent residential zoning or use.
- (f) Outdoor gathering areas for patrons other than parking shall be limited to 15% of the gross floor area of the venue. No outdoor gathering area for patrons' use other than parking shall be allowed if the property is adjacent to a residential zoning or use.
- (g) Alcoholic and non-alcoholic beverages shall not be "for sale" outside the interior (heated and/or cooled) areas of the nightclub/private club.
- (h) Entertainment, DJ booths, outdoor loudspeakers and dancing are prohibited in all outdoor areas.
- (i) All parking for the venue shall be provided onsite and meet the minimum standard of 10 parking spaces per 1,000 gross square feet of building area.
- (j) Shared and/or offsite parking are prohibited.
- (k) Parking shall be setback a minimum of 50 feet from a property line adjacent to a residential zoning or use.
- (l) Facilities must be served by public sewer.

Sec. 302 Restrictions on Principal Uses.

- (m) Provide a minimum distance separation of 600 feet as measured from each property line of a daycare use.
- (n) Provide per the following chart a minimum distance separation as measured from each property line of a nightclub/private club.

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | 500 feet              |
| Urban Minor Arterial     | 1,000 feet            |

*\*Source: Georgia Department of Transportation, Division of Planning*

**302.27 Personal Care Home and Assisted Living Facility.**

The following requirements shall apply in residential zoning districts:

- (a) Curb cut access shall be from an arterial or a major collector with the exception that curb cut access may be allowed from a minor collector if within 1,000 feet of the property line of an institutional use.
- (b) A 50-foot building setback from single-family zoning districts and/or AG-1 zoning districts shall be provided.
- (c) No parking shall be allowed in the minimum front yard setback.
- (d) The minimum parking spaces provided shall be in conformance with health care facilities per Article 6.
- (e) Provide landscape strips and buffers as required in the O-I zoning district as specified in Article 4.
- (f) Rooms or suites of rooms may be designed with separate kitchen facilities.
- (g) Facility shall comply with all applicable local, state, and federal regulations, and provide applicable permits to the Department of Community Development and Regulatory Affairs prior to the issuance of a Certificate of Occupancy.
- (h) In accordance with Article 8, submit a Noise Study Report as required.
- (i) Facilities must be served by public sewer.
- (j) Provide a minimum distance separation of 1 mile between the nearest property line of the proposed personal care home/assisted living facility and the nearest property line of an existing personal care home/assisted living facility with frontage on the same road(s) as the proposed facility

**302.28 Private Correctional Facility/Prison.**

The following requirements shall apply to existing facilities:

- (a) A minimum 200-foot wide buffer and ten-foot improvement setback shall be provided adjacent to any property zoned other than M-1 and M-2 and from any property used for residential purposes.
- (b) A minimum 100-foot wide buffer and ten-foot improvement setback shall be provided adjacent to property zoned M-1 and/or M-2.
- (c) Permitted curb cut access shall be from a major thoroughfare.
- (d) Fencing shall be in accordance with American Correction Institute standards and located interior to required buffers and improvement setbacks.

- (e) Lighting shall be in accordance with American Correction Institute standards and the lighting standards set forth in this Zoning Ordinance. The more restrictive standards shall apply.
- (f) Facility shall comply with all applicable local, state, and federal regulations.

302.29 Quarries and Surface Mines.

The following requirements shall apply to existing facilities:

- (a) There shall not include any expanded use within the parcel boundaries of an existing site or location.
- (b) All activities of a quarry and/or surface mining shall be in compliance with the Georgia Blasting Standards Act of 1978, the 1968 Georgia Surface Mining Act and the U.S. Bureau of Mines RI 8507, or latest effective laws and regulations.

302.30 Recreational and Vacation Camps.

Lodges, retreats and/or campground facilities to include lodging and food service for social, educational and/or recreational purposes shall meet the following requirements:

- (a) Minimum lot size shall be 10 acres.
- (b) Permitted curb cut access shall not be derived from a local street.
- (c) A minimum 100-foot wide buffer and 10-foot improvement setback are required adjacent to residential zoning districts, AG-1 zoning districts, and adjoining a public street.
- (d) A minimum 50-foot wide buffer and 10-foot improvement setback are required adjacent to all other non-residential zoning districts.
- (e) Length of the stay for all but permanent staff shall not exceed 30 consecutive days.
- (f) Sanitary facilities or trash receptacles shall be located a minimum of 200 feet from any residential zoning district and/or AG-1 zoning district.
- (g) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines of adjacent residential zoning districts and/or AG-1 zoning districts.
- (h) Recreational facilities associated with the use shall be for staff and guests only.
- (i) One parking space per lodging unit or five per 1,000 square feet of floor area, whichever is greater.
- (j) Facilities must be served by public sewer.
- (k) Provide per the following chart a minimum distance separation between the nearest property line of the proposed lodge, retreat or campground and the nearest property line of a lodge, retreat or campground with frontage on the same road(s) as the proposed facility:

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

\*Source: Georgia Department of Transportation, Division of Planning

302.31 Recreational Fields and Youth Sport Team Fields.

- (a) Curb cut access shall not be from a local street.
- (b) A minimum 50-foot buffer and 10-foot improvement setback shall be provided adjacent to residential zoning districts and/or AG-1 zoning districts.
- (c) Loudspeakers/paging systems are prohibited adjacent to residentially used property, residential zoning districts, and AG-1 zoning districts.
- (d) The hours of operation shall be limited to daylight hours when said facility is located adjacent to residential zoning districts and/or AG-1 zoning districts.
- (e) Concession stands, storage buildings, restrooms, seating areas, parking and other accessory structures shall be located a minimum of 100 feet from any residential zoning district and/or AG-1 zoning district.

302.32 Recreational Court, Public.

The following requirements shall apply to existing courts:

- (a) Recreational courts, accessory structures, fencing, and parking shall be located a minimum of 100 feet from all property lines which abut single-family residential uses. Adjacent to all other zonings and uses, the zoning district setback requirements shall apply.
- (b) Sources of exterior illumination shall be directed away from adjoining residences and shall not exceed 1.2-foot candles along an adjoining residential property line. Outdoor lighting of recreation facilities in or adjoining residential zoning districts or uses shall be used only between dusk and 11:00 p.m.
- (c) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines of adjacent residential zoning districts and/or AG-1 zoning districts used for single family.

302.33 Recycling Center, Reprocessing.

- (a) Hours of operation shall be limited to a period from 7:00 a.m. to 8:00 p.m., Monday through Saturday.
- (b) No portion of a new recycling facility shall be located within a 3-mile radius of the property lines of an existing recycling facility.
- (c) A minimum 200-foot buffer and 10-foot improvement setback shall be required along all property lines except public rights-of-way.
- (d) A minimum 50-foot buffer and 10-foot improvement setback shall be required along all public rights-of-way.
- (e) All recyclable materials shall be stored in containers with no stockpiling outside the containers.
- (f) Collection, storage containers, or receptacles shall not be allowed in minimum yards.
- (g) Storage shall be screened with a 6-foot high, solid wall or fence, including access gates.
- (h) The processing of recyclable materials must be done within an enclosed building.
- (i) Driveways shall be designed so vehicles will exit the facility in a forward direction.

- (j) A maximum continuous sound level of 65 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines of adjacent residential zoning districts and/or AG-1 zoning districts.
- (k) The recycling center shall comply with regulations administered by the Fulton County Board of Health.
- (l) In accordance with Article 8, submit an Environmental Impact Report (EIR) as required.

**302.34 Relocated Residential Structure.**

- (a) Relocated residential structures require an Administrative Permit.
- (b) The applicant shall include the following with the application for the Administrative Permit:
  - (1) The address from which the structure is being relocated.
  - (2) A photograph of the structure prior to its relocation.
  - (3) The total heated floor area of both the existing structure and the renovated structure.
  - (4) A copy of the Oversize Permit approved by the Georgia Department of Public Safety and any other permits required by the Georgia Department of Transportation.
  - (5) Information that may be required by local utilities and city departments, including but not limited to the South Fulton Public Works Department.
- (c) The location of the structure and the heated floor area of the structure shall be in compliance with the minimum standards of the zoning district and/or conditions of zoning.
- (d) The residential structure shall be affixed to a permanent foundation within 6 months of the date of the house moving permit, and the certificate of occupancy shall not be issued until such improvements are completed.
- (e) A building permit for the repair and construction of said structure shall be obtained within 30 days of this Administrative Permit issuance.
- (f) The exterior of the structure shall be brought into compliance with the International Building Code within 6 months of the issuance of this Administrative Permit.
- (g) Prior to occupancy, a certificate of occupancy must be obtained from the Department of Community Development and Regulatory Affairs.

**302.35 Residential Uses in Proximity of Landfills, Transfer Stations, Prisons, Quarries, and/or Surface Mining Sites.**

- (a) No portion of a property proposed to be zoned to a residential zoning district shall be located within a 1-mile radius of the property lines of an existing active landfill.
- (b) No portion of a property proposed to be zoned to a residential zoning district shall be located within a 1-mile radius of the property lines of an existing active transfer station.
- (c) No portion of a property proposed to be zoned to a residential zoning district shall be located within a 1-mile radius of the property lines of an existing active prison or correctional facility.
- (d) No portion of a property proposed to be zoned to a residential zoning district shall be located within a 1.5-mile radius of the property lines of an existing active quarry.



- (e) No portion of a property proposed to be zoned to a residential zoning district shall be located within a 500-foot radius of the property lines of an existing active surface mining site. Surface mining is defined as specified in O.C.G.A 12-4-72.
- (f) Any existing legal residential lot of record located within the radius requirements of Sec. 302.35(a), (b), (d) and (e) above that does not change use or zoning classification is exempt from the requirements of this Section.
- (g) Any owner of property located within a 1-mile radius of the property lines of an existing active landfill or existing active transfer station or within a 1.5 mile radius of the property line of an existing active quarry, shall, prior to the sale or transfer of said property, notify and disclose in writing the existence of the landfill, transfer station, or quarry to the potential owner or transferee.

302.36 Riding Stable.

- (a) Riding stables shall be at least 100 feet from all property lines.
- (b) The lot on which a riding stable is located shall not be less than 10 acres in size.

302.37 School, Private or Special.

- (a) Minimum lot area shall be 1 acre.
- (b) If located adjacent to a single-family zoning district and/or AG-1 zoning district, the minimum landscape strips, buffers, and improvement setbacks required for the O-1 zoning district as specified in Article 4 shall be required.
- (c) Buildings, and refuse areas shall not be located within 100 feet of a residential zoning district and/or AG-1 zoning district.
- (d) Active outdoor recreation areas shall not be located within 100 feet of an adjoining residential zoning district or use. The requirements of Sec. 302.31 Recreational Fields and Youth Sport Team Fields. shall also apply, unless modified under conditions approved with the Special Use approval for the school.
- (e) Day care facilities in association with the school shall meet the requirements of Sec. 302.12 Day Care Facility.
- (f) Parking areas shall not be located within 50 feet of any residential zoning district and/or AG-1.
- (g) Student drop-off and vehicular turn-around facilities shall be provided on the site so that vehicles may re-enter the public street in a forward manner.
- (h) Permitted curb cut access shall not be from a local street.
- (i) In accordance with Article 8, submit a Noise Study Report as required.
- (j) Facilities must be served by public sewer.
- (k) Provide a 600-foot distance separation measured by the most direct route of travel on the ground between the property line of a school and any business that is licensed for the sale or consumption of liquor, wine and malt beverages; a 300-foot distance separation from those businesses that are licensed for consumption or wholesale/retail sales of wine and malt beverages only.
- (l) Provide per the following chart a minimum distance separation between the nearest property line of the proposed private or special school facility and the nearest property line of an existing private or special school facility with frontage on the same road(s) as the proposed facility.

Sec. 302 Restrictions on Principal Uses.

| Road Functional Class*   | Distance Between Uses |
|--------------------------|-----------------------|
| Urban Principal Arterial | None                  |
| Urban Minor Arterial     | 1,000 feet            |
| Urban Collector Street   | ½ mile                |
| Urban Local Street       | ½ mile                |

\*Source: Georgia Department of Transportation, Division of Planning

302.38 Self-Storage, Mini.

- (a) The storage facility shall be climate-controlled.
- (b) At least 75% of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet each and being no more than 10 feet high.
- (c) No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential uses (other than the resident manager's apartment), or any use which creates a nuisance due to noise, odor, dust, light or electrical interference.
- (d) An on-site manager or resident manager shall be required and shall be responsible for the operation of the facility in conformance with conditions of approval. A resident manager's apartment will be authorized upon Special Use approval for the self-storage facility.
- (e) Provide a minimum 6-foot high, 100% opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public right-of-way and interior to any required landscape strips or buffers.
- (f) A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

302.39 Self-Storage, Multi.

- (a) The storage facility shall be climate-controlled.
- (b) No outside storage shall be allowed, including vehicle leasing.
- (c) All buildings shall have windows or architectural treatments that appear as windows.
- (d) No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment or other goods; transfer-storage business based on site; residential uses (other than the resident manager's apartment), or any use which creates a nuisance due to noise, odor, dust, light or electrical interference.
- (e) Curb cut access shall not be from a local street.
- (f) A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

302.40 Sexually Oriented Businesses.

Sexually oriented businesses, as defined in Title 12, Chapter 1 *Sexually Oriented Businesses* in the City Code of Ordinances, shall meet the following requirements:

- (a) Businesses shall be located in accordance with Sec. 12-1018 *Spacing Requirements* of Title 12, Chapter 1 of the City Code of Ordinances.
- (b) Permitted curb cut access shall be from a major thoroughfare.
- (c) The minimum landscape areas required for the O-I zoning district as specified in Article 4 shall be required. Where buffers are required, the underlying zoning district buffer standards shall apply.
- (d) Building shall be located a minimum of 50 feet from all property lines.
- (e) Parking spaces at a ratio of 10 per 1,000 gross square feet of floor space shall be provided, with the exception that parking spaces at a ratio of 5 per 1,000 gross square feet of floor area shall be provided for adult bookstores and adult video stores.
- (f) Signs displaying words, characters, and/or illustrations of an obscene, indecent or immoral nature as defined by the City Code of Ordinances or as defined by the State of Georgia at O.C.G.A. Section 16-12-80(b), or displaying nudity as defined by the State of Georgia at O.C.G.A. Section 16-12-81(b)(1), shall be prohibited.
- (g) No business activity shall be visible from outside the structure.
- (h) No final land disturbance permit, building permit, or certificate of occupancy may be issued until the approved South Fulton Sexually Oriented Business License is filed with the Director of Community Development and Regulatory Affairs.

302.41 Small Box Discount Store

The nearest property line of a proposed small box discount store, as defined in Article 9 of this Ordinance, shall be separated a minimum distance of 1 mile from the nearest property line of an existing small box discount store.

302.42 Stadium (offsite, associated with a private school).

- (a) Vehicular access is prohibited from a local street.
- (b) A minimum 200-foot buffer and 10-foot improvement setback shall be provided along all property lines adjacent to residential and AG-1 zoned properties.
- (c) The hours of operation shall be limited to 8:00 a.m. to 11:00 p.m. adjacent to residential and AG-1 zoned properties.
- (d) A 100-foot setback along any public right-of-way is required for all structures and activities.
- (e) The height limit of the zoning district shall apply to all structures unless a variance to exceed zoning district maximum height is granted.

302.43 Swimming Pool, Public.

- (a) Pools operated as a club (except clubs serving residential developments) or pools operated as a business are defined herein as public pools.
- (b) Public swimming pools shall require a Swimming Pool Permit from the Department of Community Development and Regulatory Affairs.
- (c) Pools, pool equipment, decks, and parking shall be located a minimum of 100 feet from all property lines which abut single family residential uses.
- (d) Sources of exterior illumination shall be directed away from adjoining residences and shall not exceed 1.2-foot candles along an adjoining residential property line. Outdoor lighting of recreation facilities in or adjoining residential zoning districts or uses shall be allowed only between dusk and 11:00 p.m.

- (e) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines adjacent to single family residential uses.

302.44 Transfer Station, Solid Waste.

- (a) No access shall be allowed from local streets.
- (b) Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Director of Public Works.
- (c) No portion of a new transfer station shall be located within a 3-mile radius of the property lines of an existing transfer station.
- (d) A minimum 200-foot buffer and 10-foot improvement setback shall be required along all property lines except public rights-of-way.
- (e) A minimum 50-foot buffer and ten-foot improvement setback shall be required along all public rights-of-way.
- (f) A minimum 6-foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setbacks.
- (g) Limit hours of operation from 6:00 a.m. to 6:00 p.m., Monday through Saturday.
- (h) The owner shall provide the director of the environment and community development department a current copy of all applicable permits from the State of Georgia upon application for a land disturbance permit.
- (i) In accordance with Article 8, submit an Environmental Impact Report as required.
- (j) No portion of a new or expanded solid waste transfer station shall be located within a 1-mile radius of the property lines of a residentially zoned or used property. An expanded solid waste transfer station shall not include any expanded use within the parcel boundaries of an existing site or location.
- (k) Transfer stations shall be sited and operated in accordance with State Regulations 3891-3-4.06 Permit by Rule for Collection, Transportation, Processing, and Disposal, Official Code of Georgia Annotated 12-8-20 Georgia Comprehensive Solid Waste Management Act, South Fulton Solid Waste Management Plan, and Waste Transfer Stations: A Manual for Decision-Making (EPA 530-R-02-002, June 2002).

302.45 Utility Substation.

- (a) Utility substations (telephone, electric, or gas, etc.) require an Administrative Permit.
- (b) Utility substations measuring less than 35 square feet and less than 5 feet in height from finished grade are exempt from these regulations.
- (c) All substation structures shall be contained within the boundaries of the subject parcel and meet the minimum development standards of the zoning district unless otherwise required in this article section.
- (d) Minimum setback of all utility structures from a residential structure shall be:
  - (1) Electric — 200 feet.
  - (2) Gas and telephone — the applicable minimum setback for the zoning district in which located.
- (e) A minimum 10-foot wide landscape strip planted to buffer standards shall be required around the perimeter of all utility sites except along lines where buffers are required.

Sec. 303 Restrictions on Accessory Uses and Structures.

- (f) For electric substations, a minimum 50-foot wide replanted or natural buffer shall be provided adjacent to the property lines of any residential zoning district and/or AG-1 zoning district.
- (g) Interior to landscape strips or buffers that do not accomplish 100% visual screening as defined in the tree preservation ordinance, provide an 8-foot high opaque fence or, masonry wall, a minimum 4-foot high landscaped earthen berm, a vegetative screen or some combination thereof, subject to the approval of the Department of Community Development and Regulatory Affairs.
- (h) Structures shall be enclosed by a security fence at least 8 feet high.

302.46 Veterinary Clinic or Animal Hospital.

- (a) In the AG-1 zoning district, the following restrictions shall apply:
  - (1) Buildings housing animals shall be fully enclosed and at least 100 feet from all property lines.
  - (2) Pens, runs, etc. which are not located in a fully enclosed building are at least 200 feet from all property lines.
- (b) In the O-I, MIX, C-1, C-2, M-1, and M-2 zoning districts, an Administrative Permit is required, and all of the activities directly associated with animal treatment shall occur entirely within a completely enclosed soundproof structure.

Sec. 303. Restrictions on Accessory Uses and Structures.

- (a) The following Sec. 303 identifies restrictions that apply to specific accessory uses and structures.
- (b) Except as specifically regulated under this Section, Article 4 establishes setback and height restrictions for accessory buildings and structures.

303.02 Accessory Structures Customary to a Dwelling.

- (a) Accessory structures customary to a single-family dwelling include outbuildings such as tool sheds, woodsheds, workshops, outdoor kitchens, pool houses, gazebos, storage sheds, detached garages, detached carports, and play equipment.
- (b) A greenhouse accessory to a residential use shall be limited in size to one-third (1/3) of the floor area of the principal dwelling.
- (c) See Article 4 for setback restrictions.

303.03 Accessory Uses Customary to a Church and Other Facilities for Religious Organizations Worship.

See Sec. 302.08(b).

303.04 Accessory Uses Customary to a School (private or special).

See Sec. 302.37(d) and Sec. 302.37(e).

303.05 Accessory Uses Customary to an Office Building.

- (a) Accessory retail and service uses shall be located within a building with a majority of the floor area designed for office uses.
- (b) Accessory uses shall be located wholly within the principal buildings, shall be accessed from a lobby, hallway, or other interior portion of the primary use structure,

and shall have no outdoor signs nor signs that are visible from the exterior of the building.

- (c) Accessory retail and service uses shall be limited to employee convenience, business-oriented retail, and service establishments such as office supply stores, reproduction and delivery services, snack bars, coffee shops, and the following uses:

- (1) Drug store or pharmacy.

Only drugs, prescription medicines, medicinal supplies and pharmaceutical products shall be sold in the accessory use.

- (2) Car wash and detailing services.

Car cleaning services may be located inside a parking garage as long as such uses are not visible from the exterior of the parking garage.

- (3) Restaurant.

a. Restaurants are an allowed accessory use when the floor area of the principal building is at least 100,000 square feet.

b. Restaurants shall be located wholly within the principal building. Drive-through windows are prohibited.

c. Fast food restaurants shall be limited to no more than 10% of the total floor area devoted to allowed accessory uses and shall not occupy more than 10% of any floor in a building.

d. The majority of the floor area in the principal building shall be designed for office uses.

- (4) Storage.

No more than 25% of the total floor area of a building may be devoted to storage.

**303.06 Car Wash.**

Car washes accessory to gasoline stations are allowed, provided the car wash is located within an enclosed building that complies with the building setbacks for a principal building.

**303.07 Emissions Testing Station.**

- (a) An auto emission testing station may be an accessory use to an automotive repair facility or gas station, provided that it is contained within a fully enclosed structure that complies with the setback requirements for a principal building.

- (b) The testing station may be a metal building if constructed with a minimum 3-feet high masonry base. No fabric structures may be used.

**303.08 Family Day Care Home (Family Child Care Learning Home).**

- (a) Family day care homes are prohibited within multifamily dwelling units.

- (b) Family day care homes shall provide outdoor play areas as required by Georgia law, but such areas shall be limited to side or rear yards outside the minimum yard area and shall not occupy any yard adjoining a street.

- (c) Family day care home shall be located at least 1,000 feet in all directions from any other such use operated as a home occupation.

- (d) Family day care home hours of operation shall be limited to Monday through Saturday from 6:00 a.m. to 7:00 p.m.

- (e) Family day care home operators shall have a current, certified copy of the operator's Georgia Department of Early Care and Learning's license for a Family Child Care Learning Home, which shall be filed with the business license application and renewals.

303.09 Guest House.

- (a) No more than one guest house structure per lot may be used for occupancy by relatives, guest(s) or employees that work on the property without payment for rent.
- (b) A separate kitchen facility shall be allowed.
- (c) Heated floor area shall be a minimum of 650 square feet and a maximum of 1500 square feet, with the exception that a guest house may be allowed to be constructed as a 400 square foot maximum Tiny House, as defined in this Ordinance and in accordance with current State Minimum Standard Residential Code(s) with Georgia State Amendments.
- (d) Principal building setbacks shall apply.
- (e) The location shall be limited to the rear yard.

303.10 Grocery Store.

A grocery store may be allowed if part of an approved development plan for the MHP zoning district.

303.11 Home Occupations.

- (a) A home occupation's operation and employees are limited to members of the resident family only.
- (b) The smaller of 25% or 750 square feet of the gross floor area of a dwelling unit may be used for activities devoted to the home occupation.
- (c) Accessory buildings and structures may not be used for the home occupation.
- (d) See Article 7 for sign requirements in residential zoning districts.
- (e) There shall be no storage, display or activity associated with the home occupation visible outside the structure.
- (f) The following uses are prohibited: auto repair or similar operations, restaurants, keeping of animals, funeral homes, retail or wholesale shops, motel type establishments, taxi services, or any other occupation found incompatible with the intent of this Ordinance.
- (g) Resident participants in a home occupation must have the appropriate occupational licensing, including business licenses.
- (h) No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive.
- (i) No more than two clients or patrons are allowed on the premises at the same time in conjunction with the home occupation (except for persons in care at a family day care homes, where no more than six clients are allowed).
- (j) Vehicles kept on site in association with the home occupation shall be used by residents only.
- (k) The transporting of goods by truck is prohibited. Incoming vehicles related to the home occupation shall be parked off-street within the confines of the residential driveway or other on-site permitted parking.



- (l) Home occupations must exclude the use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the unit.
- (m) No home occupation shall be operated so as to create or cause a nuisance.
- (n) See Sec. 303.06 for Family Day Care Home requirements.

**303.12 Horse Stables, Private.**

This section shall apply to animals other than animals associated with farming as a principal or accessory use, or with riding stables as a principal use.

- (a) One horse or other member of the horse (equine) family per fenced acre shall be allowed in association with a single-family dwelling or in single-family dwelling zoning districts.
- (b) All structures for the shelter of horses shall be:
  - (1) At least 100 feet from the lot line of any residentially zoned or used property; and
  - (2) Located within the rear yard, with the exception that stables located on properties having a minimum size of 10 acres in the AG-1 zoning district may be placed in any yard upon meeting the minimum building setback requirements of the AG-1 district.

**303.13 Outside Storage and Displays.**

- (a) Outside storage.
  - (1) Residential uses or zoning districts including AG-1 used for residential purposes only.
    - a. Storage is allowed in side and rear yards only, and must be screened from adjoining residential uses and from streets with an opaque fence or a vegetative screen which complies with Appendix G of the Tree Preservation Ordinance.
    - b. Any storage not normally associated with residential use shall be prohibited.
  - (2) Outside storage associated with industrial uses or zoning districts.
    - a. Outside storage is allowed in rear and side yards only in the M-1 District and in all yards in the M-2 District.
    - b. Outside storage shall be located at least 25 feet from any residential property line.
    - c. Such storage must be screened, in accordance with Appendix G of the Tree Preservation Ordinance, from neighboring residential uses in all industrial districts and from streets in the M-1 District.
  - (3) Outside storage associated with institutional, office and/or commercial uses or districts.
    - a. Outside storage is allowed only within rear yards and shall be located at least 25 feet from any residential property line.
    - b. Such storage must be screened from neighboring residential uses and streets with an opaque fence or a vegetative screen which complies with Appendix G of the Tree Preservation Ordinance.
- (b) Outside accessory displays.

- (1) Accessory displays for merchandise which is being offered for sale on-premise shall be allowed in the commercial and zoning industrial districts only.
- (2) Such displays may be located in any yard as long as it is not located in a minimum yard.
- (3) Vehicle and similar displays may be located in minimum front yards but may not encroach upon minimum landscape areas.

**303.14 Parking, Off-Site and Shared.**

Whenever parking as required in Article 6 cannot be accomplished in the O-I, C-1, C-2, MIX, M-1, and M-2 zoning districts, shared parking in accordance with this Section may be approved via an Administrative Permit provided:

- (a) If the off-site parking is committed for a specified period of time, the duration of the Administrative Permit shall be limited to the period of time stipulated therein.
- (b) No more than 20% of the total parking requirement may be provided off-site via this Administrative Permit.
- (c) The property must be located no more than 300 feet from the principal use with pedestrian access provided between the sites as may be required by the Community Development and Regulatory Affairs Department.

**303.15 Recreational Court, Private.**

- (a) Private recreational courts not approved as a condition of zoning require an Administrative Permit.
- (b) Detached or duplex dwellings: Recreational courts shall be located in the side or rear yards but shall not be located within a minimum yard.
- (c) Multi-family dwellings: Recreational courts, accessory structures, and fencing shall be located a minimum of 100 feet from any residential building, adjoining property line or street.
- (d) Neighborhood: Recreational courts serving a neighborhood must be located within the limits of the underlying zoning and shall meet the following requirements:
  - (1) Use of the recreational courts shall be limited to residents and guests of the neighborhood in which they are located.
  - (2) Recreational courts, accessory structures, fencing, and parking shall be located a minimum of 100 feet from all adjoining property lines that are not created through associated subdivision of property in the neighborhood.
  - (3) Sources of exterior illumination shall be directed away from adjoining residences and shall not exceed 1.2-foot candles along an adjoining residential property line. Outdoor lighting of recreation facilities in or adjoining residential zoning districts or uses shall be allowed only between dusk and 11:00 p.m.
  - (4) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines adjacent to single family residential uses.

**303.16 Sale or Display of Manufactured Homes.**

The sale or display of manufactured homes shall be an allowed accessory use in the MHP District as long as each manufactured home offered for sale is located on its individual lot and connected to all utilities.

303.17 Swimming Pool, Private.

- (a) Swimming pools shall require a Swimming Pool Permit from the Department of Community Development and Regulatory Affairs.
- (b) Swimming pool enclosure required.
  - (1) All swimming pools shall be completely surrounded by an enclosure.
  - (2) Such enclosure shall be a fence, wall, or building, to prevent access to the pool by unsupervised children and/or animals.
  - (3) The enclosure shall be an effective fence or wall not less than 5 feet high with self-closing, positive-latching gates provided on the outer side of the deck area.
  - (4) The enclosure entrance shall be locked when the pool is not open for use and all surrounding objects or structures must have a separation of 5 feet from the enclosure to provide an unclimbable space.
  - (5) The enclosure shall be in place prior to pool completion. Materials and construction shall comply with the regulations administered by the Fulton County Board of Health.
- (c) Detached Dwellings.
  - (1) Swimming pools shall be allowed in side and rear yards of single family dwellings in any district and may also be allowed at the back of the house on a double frontage single family residential lot as approved by the Fulton County Board of Health.
  - (2) Pools, pool equipment, and their decks must be a minimum of 10 feet from all property lines, except that when perimeter setbacks are required, for example in NUP and TR zoned districts, pools, pool equipment, and decks cannot be located in perimeter setbacks.
- (d) Neighborhood. Swimming pools serving a neighborhood must be located within the limits of the underlying zoning district.
  - (1) Use of swimming pools shall be limited to residents and guests of the neighborhood in which they are located.
  - (2) Pools, pool equipment, and decks must be located at least 100 feet from all adjoining property lines that are not created through associated subdivision of property in the neighborhood.
  - (3) Landscape strips and buffer requirements shall be as specified by Article 4.
  - (4) Sources of exterior illumination shall be directed away from adjoining residences and shall not exceed 1.2-foot candles along an adjoining residential property line. Outdoor lighting of recreation facilities in or adjoining residential districts or uses shall be allowed only between dusk and 11:00 p.m.
  - (5) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines adjacent to single family residential uses.
- (e) Multi-family. Swimming pools, pool equipment, accessory structures, and fencing shall be located a minimum of 100 feet from any adjoining property line or street.

Sec. 304. Restrictions on Temporary Uses and Structures.

304.01 Event, Special Indoor/Outdoor.

Special events in non-residential districts and in residential districts in conjunction with an institutional use, such as a place of worship or a school, or for the benefit of charity such as tours of homes, show houses and the like that are local in nature, marketed only to the local community, and are expected to attract less than 250 attendees at any one time shall meet the following requirements:

- (a) Council approval is required for a proposed special event.
- (b) No more than two Administrative Permits shall be granted per year and no permit shall be effective for more than 14 consecutive days for a single event on the same property. Said permit must be posted on site such that it is visible from the street.
- (c) The hours of operation shall be 8:00 a.m. to 8:00 p.m., Sunday through Thursday and 8:00 a.m. to 10:00 p.m., Friday through Saturday.
- (d) Two copies of a drawing, no larger in size than 11" × 17", with dimensions (distances in feet) of the activity's location from the site's property lines and other minimum distance requirements as specified by this Section shall be submitted to the Department of Community Development and Regulatory Affairs for approval. Said drawing shall also depict north arrow, curb cuts and traffic patterns.
- (e) The applicant shall provide a notarized written permission statement of the property owner or lease holder of the subject site to the Department of Community Development and Regulatory Affairs. A 24-hour contact number of the property owner or lease holder shall be provided along with permit application.
- (f) The entire property shall comply with the zoning district's setback requirements.
- (g) No temporary sanitary facility or trash receptacle may be located within 100 feet of a property line of any residential use.
- (h) No tent, table or other temporary structure shall be located within 250 feet of a residential structure.
- (i) Sales from vehicles are prohibited, with the exception that sales from food trucks may be allowed if they are made in accordance with Sec. 304.03 Food Trucks.
- (j) The entire property shall comply with the parking requirements in Article 6 of this Ordinance.
- (k) No equipment, vehicle, display or sales activity shall block access to a public facility such as a telephone booth, mailbox, parking meter, fire hydrant, fire alarm box, traffic control box, driveway or other access point.
- (l) A sound level of 65 dBA shall not be exceeded at adjacent property lines of any residential use.
- (m) Signage shall be in accordance with Article 7 of this Ordinance.
- (n) As applicable, special events are subject to the requirements of other local departments, such as the South Fulton Police Department, the South Fulton Fire and Rescue department, and the Fulton County Board of Health, in order to address Emergency Medical Services Plans, Emergency Planning and Preparedness Plans, tent permits, pyrotechnics permits, food service permits, etc.
- (o) See Sec. 304.02 below for requirements for events that are intended to draw population from outside of the community.

**304.02 Festivals or Events, Outdoor/Indoor.**

Outdoor and indoor festivals including, but not limited to, horse shows, carnivals, dog shows, arts and crafts shows and music festivals that are marketed to populations outside

the local community and expect 250 attendees or more at any one time require a Special Event Permit and shall meet the following requirements:

- (a) City Council approval shall be required.
- (b) Permitted curb cut access shall be from local streets.
- (c) Eight-foot high 100% opaque fencing shall be provided adjacent to residential districts and/or AG-1 districts used for single-family.
- (d) Hours of operation shall be between 8:00 a.m. and 11:00 p.m. when adjacent to residential districts and/or AG-1 districts used for single-family.
- (e) A minimum of two parking spaces per 1,000 sq. ft. of ground area identified for festivals and music festivals related seating shall be required.
- (f) Activity areas, including parking, shall be at least 100 feet from a residential district and/or AG-1 districts used for single-family.
- (g) The parking surface shall be gravel or paved. Grass pavers may be allowed upon approval by the City Engineer.
- (h) A maximum continuous sound level of 60 dBA and a maximum peak sound level of 75 dBA shall not be exceeded at property lines of adjacent to land which is used for residential districts and/or AG-1 districts used for single family purposes.
- (i) The festival or event shall be limited to a 3-year period from the date of the City Council approval not to exceed a total of 180 consecutive days in a calendar year.
- (a) As applicable, festivals and events are subject to the requirements of other local departments, such as the South Fulton Police Department, the South Fulton Fire and Rescue department, and the Fulton County Board of Health, in order to address Emergency Medical Services Plans, Emergency Planning and Preparedness Plans, tent permits, pyrotechnics permits, food service permits, etc.
- (b) See Sec. 304.01 for requirements for smaller, locally oriented special events.

304.03 Food Trucks.

- (a) All food trucks require an Administrative Permit to operate inside the city.
- (b) A food truck festival, as defined in Article 9 of this Ordinance, shall also require Council approval.
- (c) Food trucks may operate in the following zoning districts upon review and approval of an Administrative Permit by the Community Development and Regulatory Affairs Department:
  - (1) Single-family residential zoning districts;
  - (2) Non-residential zoning districts; and
  - (3) Any other zoning district in conjunction with an institutional use, such as a place of worship or a school, with the exception that food trucks in the CUP, NUP and SH zoning districts that are not operating in conjunction with an institutional use, require review by City Council in accordance with requirements for special events (see Section 304.01 and 304.01.)
- (d) Food trucks shall not conduct business or operate under this Section in the public right-of-way.

- (e) The allowable dimensions of a food truck (including all attachments, except hinged canopies that open to reveal food serving areas) shall be up to 18.5 feet long, 10.5 feet tall, and 8 feet wide.
- (f) The Food Truck Permit shall be valid for a period of 1-year after issuance and applicable to the approved site only.
- (g) The Food Truck Permit shall be limited to no more than 4 days per week (Monday to Sunday) at the approved site.
- (h) Operation hours shall be 7:00 a.m. to 8:30 p.m.
- (i) Hours of Sales. No person shall dispense any item, including food, from an ice cream truck on a street during the following hours: From 7:30 a.m. to 8:30 p.m. during the months of April through October and from 7:30 a.m. to 5:30 p.m. during the months of November through March.
- (j) Food Trucks shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Fulton County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.
- (k) All food trucks shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Fulton County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Truck to be located closer than this minimum setback.
- (l) Food truck vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.
- (m) Food trucks shall provide a minimum of 6 parking spaces adjacent to the vending area for the exclusive use of the food truck and shall not occupy the minimum required parking spaces for any other use on site.
- (n) Food trucks shall be required to park on all-weather surfaces.
- (o) After hours parking of the food truck shall comply with acceptable locations for off street parking in Article 6 of this Ordinance.
- (p) Two copies of a drawing, no larger in size than 11" x 17", with dimensions (distances in feet) of the food truck's location from the site's property lines and other minimum distance requirements as specified by this Article shall be submitted to the Department of Planning for approval. Said drawing shall also depict north arrow, parking area, table/chair/canopy areas as applicable, curb-cuts and traffic patterns.
- (q) Food trucks shall not emit sounds, outcry, speaker, amplifier or announcements while traveling on the public right-of-way or when stationary.
- (r) Food trucks shall maintain all City, Fulton County, State of Georgia, and Federal licenses and shall follow all laws of the State and the Fulton County Board of Health, or any other applicable laws.

- (s) The permit under which a food truck is operating shall be firmly attached and visible on the Food Truck at all times.
- (t) Any condition of zoning or provision of this Ordinance that prohibits a food truck use on a property shall supersede this Section.
- (u) Food trucks and any accessory items shall not be left unattended or stored for any period of time on the permitted site when vending is not taking place or during restricted hours of operation.
- (v) Food trucks are responsible for the proper disposal of waste and trash associated with the operation.
- (w) Food trucks shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains or onto the sidewalks, streets or other public or private space.
- (x) Food trucks must have an adequate supply of fresh water (through the means of an on-truck freshwater tank) to maintain the operation of the food service in a safe and sanitary manner.
- (y) Food Trucks must encompass all mobile food service units with the exception of pushcarts.
- (z) A copy of the approved permit and inspection certificate for the base of operation issued by the Fulton County Public Health Department, Georgia Department of Agriculture, and Federal licenses shall be submitted with the business license application.
- (aa) The owner shall follow all laws of the State and County Health Departments, or any other applicable laws.
- (bb) The applicant shall submit the corporate and, where applicable, trade name of the base of operations associated with the mobile food service unit, together with a copy of the base of operation's City of South Fulton Tax Certificate. Where the base of operation is located outside the City limits, the applicant shall provide evidence of licensing in the base of operation's home jurisdiction.
- (cc) Information identifying the mobile service unit including, its make, model and license plate number, together with a photograph of the mobile food service unit shall also be submitted.
- (dd) Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days.

304.04 Party House.

- (a) A single-family residential property may only be utilized as a "Party House" by Special Administrative Permit on lots with at least 300 feet of frontage on a public street and a primary structure no less than 4,000 square feet in area.
- (b) An event defined as a "Party House" by this Zoning Ordinance may only be conducted inside the primary structure and/or in a completely fenced back yard.
- (c) With exception of traditional internal lighting and porch lights, no other illumination may be utilized during a "Party House" event, including, but not limited to, strobe lighting, disco-ball light, spotlight or any other light used to draw attention to the structure.



- (d) Any music utilized for the "Party House" event must be contained solely inside the primary structure and shall be subject to the applicable provisions of the City's Noise Ordinance contained in Title 3, Chapter 6 of the City Code.
- (e) In addition to an Administrative Permit, the owner of each "Party House" cannot have such an event at the residence without acquiring an occupation tax certificate from the City.
- (f) An Administrative Permit and Occupation Tax Certificate for a "Party House" may only be granted to the owner of the property.
- (g) Event guests at a "Party House" must park only on the designated driveway or on the public street directly in front of the residential lot on which the event is taking place, on the same side of the street, and only for the length of the street frontage directly abutting the property.
- (h) A qualifying event at a "Party House" may not continue past 11p.m. on Sunday – Thursday, or midnight on Friday- Saturday or any Federal Holiday.
- (i) Neither an Administrative Permit nor an Occupation Tax Certificate may be granted to any property for a "Party House" that is located within 2000 feet of any City or County park facility, senior housing or public or private school, or be within 1,000 feet of more than 2 other residential lots.
- (j) No alcohol may be sold during a qualifying event of a "Party House" and no more than one drink may be included as part of a cover charge for said event. For purposes of this provision, one drink shall be either a 12 oz. malt beverage, 12 oz. glass of wine or an alcoholic drink featuring no more than 1.5 oz. of any distilled spirit.
- (k) An Administrative Permit and Occupation Tax Certificate for a "Party House" shall authorize the owner of the property no more than 10 such qualifying events in any calendar year.

304.05 Model Homes.

Dwelling units may be utilized for sales offices and/or model homes.

304.06 Revival Tent.

A revival tent requires an Administrative Permit and shall meet the following requirements:

- (a) In an AG-1 zoning district or a residential zoning district, a revival tent may be placed only on property occupied by an existing building used as a place of worship.
- (b) An Administrative Permit may be granted a maximum of 14 days in a calendar year.
- (c) The revival tent or any area used for assembly shall be located at least 200 feet from a property line of any residential district and/or AG-1 district used for single-family.
- (d) No temporary, sanitary facility or trash receptacle may be located within 200 feet of an existing dwelling, and no tent shall be located within 250 feet of an existing dwelling.
- (e) One parking space per four seats shall be provided.
- (f) Parking shall be paved or gravel. Grass pavers shall be allowed upon approval by the City Engineer.
- (g) A drawing to scale shall accompany the application and shall accurately depict the number of seats and the standards of this section.
- (h) The hours of operation shall be no earlier than 8:00 a.m. nor later than 11:00 p.m.

304.07 Roadside Produce Stands and Roadside Vending.

(a) Administrative Permit required.

(1) Exemptions.

An administrative permit is not required for the sale of agricultural products and commodities produced on the premises as an accessory use to a farm in the AG-1 District. Such sales shall be conducted in accordance with Sec. 304.07(b), subsections (5) through (12) below.

(2) Roadside produce stands.

No more than four Administrative Permits shall be granted per year and no single permit shall be effective for more than 30 consecutive days; however, 2 or more permits, not to exceed 4, may be combined for a duration of 60 days, 90 days or a maximum of 120 days. An application for said permit(s) shall be made no less than 14 days prior to the event. Said permit must be posted on site such that it is visible from the street.

(3) Roadside vending.

No more than two Administrative Permits shall be granted per year and no permit shall be effective for more than 9 consecutive days. An application for said permit shall be made no less than 14 days prior to the event. Said permit must be posted on site such that it is visible from the street.

(b) Operating Requirements.

(1) The hours of operation shall be 8:00 a.m. to 8:00 p.m.

(2) Two copies of a drawing, no larger in size than 11" × 17", with dimensions (distances in feet) of the activity's location from the site's property lines and other minimum distance requirements as specified by this Section shall be submitted to the Department of Community Development and Regulatory Affairs for approval. Said drawing shall also depict north arrow, curb cuts and traffic patterns.

(3) The applicant shall provide a notarized written permission statement of the property owner or lease holder of the subject site to the CDRA Department. A 24-hour contact number of the property owner or lease holder shall be provided along with permit application.

(4) The property on which the roadside vendor is permitted must be located at least 1,500 feet from a permanent business or another vendor which offers the same or similar merchandise as that of the vendor. Vendor shall provide names of all established businesses which sell similar or the same merchandise within 1,500 feet of the proposed vendor site.

(5) Any activity, structure or vending displays shall maintain a minimum 20-foot setback from the right-of-way and not be located within a required landscape strip or buffer. Said activity, structure or vending displays shall also maintain a minimum setback of 10 feet from any internal drive or permitted curb cut.

(6) A minimum of six parking spaces shall be provided for the exclusive use of the roadside produce stand or roadside vending and shall not occupy the minimum required parking spaces for any other use on site. An additional five spaces per 1,000 square feet of ground area may be required for roadside produce stands depending on the size of the proposed operation.

- (7) No temporary sanitary facility or trash receptacle may be located within 100 feet of a property line of a residential use.
- (8) For roadside produce stands, no tent, table or other temporary structure shall be located within 100 feet of a residential structure.
- (9) For roadside vending, no table or cart shall be located within 250 feet of a residential structure. Tents and tarps are prohibited. Sales from vehicles are prohibited.
- (10) No equipment, vehicle, display or sales activity shall block access to a public facility such as a, mailbox, parking meter, fire hydrant, fire alarm box, traffic control box, driveway or other access point.
- (11) A sound level of 65 dBA shall not be exceeded at adjacent property lines of any residential use.
- (12) One sign no greater than 12 square feet shall be allowed.

**304.08 Seasonal Business Use.**

- (a) Administrative Permit required.

An Administrative Permit shall not be issued for the same seasonal business use more than once in any calendar year. Said seasonal business use must correlate to a calendar holiday or event. Said permit shall not exceed a total of 30 consecutive days for each use. Said permit must be posted on site such that it is visible from the street. An application for said permit shall be made no less than 14 days prior to the event. Example: One permit may be issued for the sale of Christmas trees for a maximum of 30 consecutive days. A second permit may be issued for the sale of pumpkins for a maximum of 30 consecutive days.

- (b) Allowed zoning districts.

Seasonal business uses are allowed in the following zoning districts: CUP (with a commercial component); MIX (with a commercial component); C-1, C-2, M-1, and M-2; and AG-1 and residentially zoned districts only when the property is occupied by a place of worship, school, lodge/retreat, farm, plant nursery, etc., existing as a conforming or a lawful non-conforming nonresidential use. The issuance of an Administrative Permit does not constitute an expansion or extension of a non-conforming use.

- (c) Operating requirements.

- (1) The hours of operation shall be 8:00 a.m. to 8:00 p.m., Sunday through Thursday and 8:00 a.m. to 10:00 p.m., Friday through Saturday.
- (2) With the exception of the hours of operation, the operating requirements for roadside produce stands in Sec. 304.07 above shall apply.

**304.09 Temporary Classroom.**

A structure proposed to be used as a temporary classroom requires an Administrative Permit and shall meet the following requirements:

- (a) The structure must be constructed for use as a temporary classroom and certified as such by the Community Development and Regulatory Affairs Department.
- (b) The principal use must exist prior to the issuance of the Administrative Permit.
- (c) The temporary classroom shall not be used to increase the capacity or enrollment as conditioned by zoning, or as limited by other use permit conditions.

- (d) An Administrative Permit for a temporary classroom shall expire 3 years from the date of approval at which time the structure shall be removed unless a new administrative permit is obtained within 30 days of the expiration date.
- (e) The structure shall not be located within any principal building setbacks or within any required landscape strips or buffers.
- (f) Two copies of a drawing showing dimensions shall accompany the application and shall accurately depict the proposed location of temporary structures, the traffic patterns and curb cuts and compliance with this section and all other applicable standards of this Ordinance.

304.10 Temporary Structures in Association with Permitted Construction or Special Events.

- (a) An Administrative Permit is required for temporary structures (whether tents, site-built, mobile or manufactured structures) utilized for construction offices, ticket booths, security guard shelters, storage structures in association with construction, portable toilets and other similar uses, as determined by the Community Development and Regulatory Affairs Director.
- (b) Temporary structures shall be located outside of any required buffers and landscape areas and shall maintain the principal building setback of the zoning district, except portable toilets must maintain a 200-foot setback from existing dwelling(s).
- (c) Temporary structures must be removed prior to the issuance of a Certificate of Occupancy or within 5 days of completion of the temporary event or activity for which the structure was approved.
- (d) Temporary structures used in conjunction with previously issued Administrative Permits and approved Special Uses shall not be required to obtain a separate Administrative Permit.
- (e) An Administrative Permit for a temporary structure shall expire 3 years from the date of approval at which time the structure shall be removed unless a new administrative permit is obtained within 30 days of the expiration date.
- (f) Temporary storage units, as defined in Article 9 of this Ordinance, shall not be used as dwelling units.

304.11 Temporary Use of Existing Dwelling While Residence is Being Built.

- (a) The Building Permit for the new principal structure shall be issued concurrently with an Administrative Permit.
- (b) The Administrative Permit shall expire 90 days after issuance of a Certificate of Occupancy for the new principal structure or one year after issuance of a Building Permit, whichever occurs first.

304.12 Temporary Use of Manufactured Home While Residence is Being Built.

- (a) The Building Permit for the principal structure must have been issued and remain valid during the period that the manufactured home is on the property.
- (b) An Administrative Permit is required and shall expire 12 months after issuance or upon occupancy of the principal structure, whichever occurs first. Only one renewal for a 1-year period may be issued.
- (c) The manufactured home must be located on the same parcel as the principal structure being constructed and comply with all district setbacks.

Sec. 305 Prohibited Uses.

- (d) The manufactured home must be occupied by the owner of the principal residence under construction.

304.13 Yard Sale.

- (a) Community-wide yard sales shall follow the requirements of Sec. 304.01 Event, Special Indoor/Outdoor.
- (b) Yard sales conducted on a single residential property by the owner of the property do not require an Administrative Permit but are limited to no more than two sales per calendar year on the same property.

Sec. 305. Prohibited Uses.

Any principal use that is not shown on the Principal Use Tables in Article 2 of this Zoning Ordinance is specifically prohibited. This Section is not intended to list every prohibited use in the city but to ensure certain uses are prohibited in the event there is any question when interpreting the Principal Use Tables.

305.01 Designated Uses.

The following specific uses are not allowed in any zoning district in the City of South Fulton:

- (a) Landfills.
- (b) Prisons and correctional facilities.
- (c) Quarries and/or surface mining sites.

305.02 Environmentally Adverse Uses.

The following uses in Table 3-1 are prohibited in the City of South Fulton.

| Table 3-1 Environmentally Adverse Uses                                                    |                                                                                                        |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Use                                                                                       | Description of Use/Industry                                                                            |
| Ammunition production includes explosives and fireworks                                   | Manufacture of ammunition, explosives and fireworks                                                    |
| Animal feed manufacturing                                                                 | Manufacture of animal feed from grain and other food products                                          |
| Concrete manufacturing; Concrete batching plant or manufacturing cement products (bricks) | Concrete is mixed, prepared or treated - up to 5,000 tons per year                                     |
| Concrete manufacturing; Concrete batching plant or manufacturing cement products (bricks) | Greater than 5,000 tons per year                                                                       |
| Cement or lime manufacturing works - use of furnace or kiln                               | Production of cement clinker or lime or cement clinker, clay, limestone or similar is ground or milled |
| Ceramic goods manufacturing                                                               | Premises on which ceramic kitchen or table was or other non-refractory ceramic products are made       |
| Chemical blending or mixing                                                               | Chemicals or chemical products are blended, mixed or packaged                                          |
| Chemical fertilizers                                                                      | Manufacture of artificial fertilizers                                                                  |
| Chemical manufacturing                                                                    | Chemical products are manufactured by a chemical process                                               |
| Chemicals - Sodium cyanide manufacturing                                                  | Production of sodium cyanide                                                                           |
| Chemicals - Sodium silicate manufacturing                                                 | Production of sodium silicate                                                                          |
| Chemicals - Sulphuric acid                                                                | Production of sulphuric acid                                                                           |

Sec. 305 Prohibited Uses.

Table 3-1 Environmentally Adverse Uses

| Use                                                                                    | Description of Use/Industry                                                                                                                                                                           |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chemicals - Titanium dioxide pigment plant                                             | Production of titanium dioxide (Cl2)                                                                                                                                                                  |
| Chemicals storage (minor)                                                              | Non-bulk storage of chemicals                                                                                                                                                                         |
| Chemicals storage (bulk/major)                                                         | Bulk storage of acids, alkalis or chemicals                                                                                                                                                           |
| Chlor-alkali works                                                                     | Manufacture of caustic soda and chlorine                                                                                                                                                              |
| Clay bricks or ceramic/refractory products works                                       | Premises on which fired-clay bricks, tiles, pipes or pottery are manufactured                                                                                                                         |
| Composting facility                                                                    | Outdoor uncovered, regularly turned windrows                                                                                                                                                          |
| Composting facility                                                                    | Outdoor covered, turned windrows                                                                                                                                                                      |
| Composting facility                                                                    | Outdoor covered windrows with continuous aeration                                                                                                                                                     |
| Composting facility                                                                    | Enclosed windrows with odor control                                                                                                                                                                   |
| Composting facility                                                                    | In-vessel composting with odor control                                                                                                                                                                |
| Crematorium                                                                            | Reduction of human or animal remains to ashes by incineration                                                                                                                                         |
| Crushing of building materials                                                         | Crushing or cleaning of waste building or demolition material                                                                                                                                         |
| Fiberglass reinforced plastic manufacturing                                            | Using Low Styrene Emissions (LSE) resins                                                                                                                                                              |
| Formaldehyde                                                                           | Formaldehyde production                                                                                                                                                                               |
| Glass or glass fiber works                                                             | Premises on which glass or glass fiber is produced                                                                                                                                                    |
| Incineration                                                                           | For biomedical, chemical or organic waste                                                                                                                                                             |
| Incineration                                                                           | For plastic or rubber waste                                                                                                                                                                           |
| Incineration                                                                           | For waste wood                                                                                                                                                                                        |
| Industrial gases                                                                       | Production, processing, refining or storage of industrial gases                                                                                                                                       |
| Industrial gases                                                                       | Commercial/retail outlets                                                                                                                                                                             |
| Joinery & wood working premises                                                        | Production of wooden furniture household items such as doors, kitchen fittings, flooring & mouldings                                                                                                  |
| Pressurized Gas retailing with above ground tanks                                      | Pressurized gas storage & handling at retail outlets                                                                                                                                                  |
| Pressurized Gas retailing with underground tanks                                       | Pressurized gas storage & handling at retail outlets                                                                                                                                                  |
| Livestock sale yard or holding pen                                                     | Holding of live animals pending sale, shipment or slaughter                                                                                                                                           |
| Metal coating                                                                          | Metal products are powder-coated or enameled                                                                                                                                                          |
| Metal coating - industrial spray painting                                              | Site of which spray-painting is conducted inside a spray booth                                                                                                                                        |
| Metal coating - industrial spray painting                                              | Work is conducted in the open (no spray booth)                                                                                                                                                        |
| Metal fabrication                                                                      | Sheet metal, structural metal and iron and steel products - up to 50,000 tons per year                                                                                                                |
| Metal finishing                                                                        | Galvanizing                                                                                                                                                                                           |
| Metals - Foundries (metal melting or casting)                                          | Ferrous metals (alloys)                                                                                                                                                                               |
| Metals - Iron ore smelting                                                             | Production of iron from iron ore                                                                                                                                                                      |
| Metal smelting, refining, fusing, roasting, recycling scrap metal, or processing works | Where metal, metal ores, concentrates or wastes are treated to produce metal (other than iron & aluminum); scrap metal is fragmented or melted to recover metal (including lead battery reprocessing) |
| Paints and Inks                                                                        | Blending and mixing                                                                                                                                                                                   |
| Paints and Inks                                                                        | Manufacturing                                                                                                                                                                                         |
| Pesticides Manufacturing                                                               | Herbicide, insecticide or pesticide manufacture by a chemical process                                                                                                                                 |
| Pharmaceuticals                                                                        | Production including veterinary products                                                                                                                                                              |

Table 3-1 Environmentally Adverse Uses

| Use                                                                                                        | Description of Use/Industry                                                                            |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Plaster manufacturing                                                                                      | Plaster, plasterboard, gyprock or other products comprised wholly or mostly of gypsum are made         |
| Pulp, paper or paperboard manufacturing                                                                    | Manufacture of paper pulp, wood pulp, kraft paper, kraft paperboard, cardboard paper or paperboard     |
| Straw pulp and paper mill                                                                                  | Processing cereal straw and mixing with wastepaper to produce container board                          |
| Recycling - chemicals or oil (includes bio- and petro- based oil)                                          | Waste liquid hydrocarbons or chemicals are refined, purified, reformed, separated or processed         |
| Recycling - scrap metal                                                                                    | See "Metal smelting"                                                                                   |
| Recycling - Used tire storage and recycling                                                                | Premises on which used tires are crumbled, granulated or shredded                                      |
| Rendering works                                                                                            | Animal matter is processed or extracted for use as fertilizer, stock food or other purposes            |
| Resins, manufacturing                                                                                      | Polyester resins manufacture                                                                           |
| Resins manufacturing                                                                                       | Rubber & synthetic resins manufacture                                                                  |
| Rubber products manufacturing                                                                              | Using either organic solvents or carbon black                                                          |
| Slaughterhouse                                                                                             | Killing of animals for human consumption                                                               |
| Tannery                                                                                                    | Treatment and drying of animal skins, leather and artificial leather - using sulphide process          |
| Tannery                                                                                                    | Treatment and drying of animal skins, leather and artificial leather - small premises, non-sulphide    |
| Textile production - artificial & synthetic fiber manufacturing or treatment                               | Cellulose nitrate, viscose fiber, cellophane, artificial rubber or other man-made textiles manufacture |
| Textile production - carpet making & other forms of manufacturing, milling or production of natural fibers | Manufacture, bleaching, dyeing or finishing of cotton, linen, woolen yarns & other natural textiles    |
| Textile operations - chemical or physical processes                                                        | Using carbon disulphide (CS <sub>2</sub> ) as a solvent                                                |
| Textile operations - chemical or physical processes                                                        | Using other substances                                                                                 |
| Timber preserving premises                                                                                 | Timber preservation by chemical means, including chromated copper arsenate (CCA)                       |
| Used tire storage                                                                                          | Premises on which used tires are stored, no retail operation                                           |
| Truck Terminal                                                                                             | Buses, trucks and other heavy vehicles depot                                                           |
| Wood-board manufacturing (including MDF plants)                                                            | Premises on which particleboard or chipboard is fabricated or manufactured                             |



# Article 4. Lot and Building Standards

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## Article 4. Lot and Building Standards

### Sec. 401. Purpose of Article 4.

This Article sets out the standards that control the size of lots, the placement of buildings and structures on a lot, and the bulk and intensity of development on a lot in each district. In addition, this Article identifies special standards that apply to the design of certain structures and developments.

### Sec. 402. General Requirements.

#### 402.01 Conformance with Regulations.

- (a) Structures shall be erected and uses shall be established only upon a single lot which meets or exceeds the requirements of this Zoning Ordinance or conditions of zoning, whichever is more restrictive.
- (b) Structures shall be erected, and sites shall be developed in accordance with other applicable local regulations, including Title 14. *Environment* in the City Code of Ordinances.

#### 402.02 Minimum Buildable Area Required.

Regardless of the minimum requirements of individual zoning districts, a plat shall not be approved until the buildable area (including the buildable area(s) that must be outside a floodplain in accordance with local floodplain management regulations) of every lot is determined to be sufficient to accommodate a square configured from the minimum building area required by the zoning district.

#### 402.03 Division of Conditionally Zoned Parcels.

All lots of a proposed subdivision must be in keeping with unit and density allocations, and other conditions of zoning as well as this Zoning Ordinance and the Subdivision Regulations. If each proposed parcel does not conform to such conditions, the proposed division shall require a zoning modification in accordance with the requirements in Article 8 to accomplish the desired modification of conditions.

#### 402.04 Outparcel Development.

Outparcel development permitted as a condition of zoning approval and identified on a site plan shall comply with the following standards.

- (a) The total floor area for outparcels shall be included in the total floor area allowed for the larger parcel.
- (b) Access for outparcels shall be from internal drives with no direct access to public roads.
- (c) Each outparcel abutting a public right-of-way shall have a minimum of 200 feet of frontage on that public right-of-way.
- (d) Internal entrance drives shall be located at least 100 feet from any publicly dedicated right-of-way.

#### 402.05 Number of Principal Buildings.

Only one principal building and its customary accessory buildings may hereinafter be erected on any lot of record.

402.06 Accessory Structure Construction Relative to Principal Building.

Accessory structures shall be constructed concurrently with or subsequent to a principal building.

Sec. 403. Dimensional Requirements.

403.01 Area Regulations for Lots and Principal Buildings.

Provisions relating to the minimum area, width and frontage, the maximum height of a building, minimum setbacks for front, side and rear yards, and other dimensional requirements as they relate to a principal building are included in Table 4-1 Area Regulations for Lots and Principal Buildings and in this Sec. 403. Setback provisions for accessory structures are contained in Sec. 403.03(f).

403.02 Lots.

(a) Minimum lot size requirements.

- (1) See Table 4-1 for minimum lot size requirements by zoning district.
- (2) Lots created within a development project to accommodate detention and retention facilities which are incidental, related, appropriate, and clearly subordinate to the main use in the project are exempt from the minimum lot size requirements in all zoning districts. No other construction/building shall be permitted on such lots. An access easement is required in accordance with the Subdivision Regulations.
- (3) When a lot or property is reduced in size, all resulting divisions and all structures shall meet the minimum requirements of the applicable provisions of this Ordinance; except that if a lot or property is reduced in area to less than the zoning district minimum lot size as a result of government action, the lot shall be deemed nonconforming.
- (4) Lots utilizing both a well and a septic tank shall be not less than one acre in size unless a larger size is required by the Fulton County Board of Health.
- (5) Any lot proposed to be served by either a well or a septic tank/drain field shall comply with the larger of the minimum lot area required by the Fulton County Board of Health or the minimum required for the district in which the lot is located.

(b) Multiple frontage lots.

Lots adjoining more than one public street shall provide a minimum front yard along each right-of-way except corner lots. The setbacks for the street-adjoining side yards of corner lots shall be as specified in the district regulations. In situations where a multiple frontage lot has equal distance on street frontages, the Director of Community Development and Regulatory Affairs shall determine the legal lot frontage.

(c) Flag lots.

Minimum yards shall not be identified within the stem portion of a flag lot unless such portion, independent of the flag portion, can meet the requirements of Sections 4.2.2. Measurements for a front yard setback shall begin at the point of intersection of the stem and the flag portion of a flag lot running along the property line the most perpendicular to the stem. A flag lot stem shall not be less than 15 feet in width.

(d) Interpretation by Community Development and Regulatory Affairs Director.

The Director of Community Development and Regulatory Affairs shall make the final determination of front, side, and rear lot lines when in dispute or undefined by the definitions in Article 9 of this Zoning Ordinance.

**403.03 Setbacks.**

- (a) See Table 4-1 for minimum setback requirements for principal buildings by zoning district.
- (b) When there is more than one building on a lot, minimum interior setbacks (building separations) shall be as specified by the International Building Code and International Residential Code.
- (c) Staggered setbacks.

Staggered front setbacks of 5 feet (minimum) for detached single-family dwellings are required in certain single-family residential zoning districts as indicated on Table 4-1, with the exception that reductions in this requirements may apply on cul-de-sacs and curved streets at the discretion of the City Engineer.

- (d) Uses and structures allowed in required setbacks (yards).
  - (1) Yards may be used for driveways, signs, at-grade parking, loading areas, fountains, flag poles, yard ornaments not to exceed 2 feet in height, walls, fences, walkways, lawns, buffers, landscape areas, underground utilities, well houses, stormwater management facilities, tree preservation areas, and recreation amenities such as swing sets and private swimming pools. No part of any yard or use made thereof shall serve the requirements for any other lot or structure.
  - (2) See Article 3 for limitations on the location of outside storage and accessory displays.
- (e) Allowed encroachments into yards.

The following encroachments shall be allowed to the extent specified below:

- (1) All zoning districts.

Architectural features such as cornices, eaves, steps, gutters, fire chases, chimneys which are a part of an exterior wall of the primary structure, and fire escapes may not encroach or project over more than 36 inches into any minimum yard.
- (2) Non-residential.
  - a. Canopies shall be allowed over walkways or driveways to within 12 feet of the street right-of-way or the right-of-way based on the street's functional classification, whichever is farther from the street's centerline.
  - b. Fuel pumps and pump islands shall be set back as stated above for canopies.
- (3) Single-family residential and townhouses on individual lots of record.
  - a. Porches, decks or patios attached to the main dwelling may extend no more than 10 feet into a minimum front or rear yard.
  - b. Outdoor fireplaces and outdoor uncovered kitchens, whether stand-alone or constructed as a part of a patio, retaining wall or other structure, may only be located in the rear yard and may extend no more than 10 feet into the

minimum rear yard. In no case shall an outdoor fireplace be located closer than 10 feet to a property line.

c. Awnings may project to within 5 feet of a side lot line.

(4) Adjoining railroads.

For those uses which utilize a rail siding for loading and unloading, there shall be no minimum rear yard requirement adjoining the siding.

(f) Placement of accessory structures.

In addition to requirements in Articles 2 and 3 regarding types of allowed accessory uses by zoning district and associated restrictions, the following shall also apply.

- (1) In agricultural and residential zoning districts, except as noted in this Section, accessory structures may be located in rear or side yards but shall not be located within a minimum yard.
- (2) On AG-1 zoned properties that are a minimum of 10 acres in sizes, structures that are accessory to a principal agricultural use may be located in any yard, but shall not be located within a minimum yard,
- (3) In the R-5A and NUP zoning districts, accessory structures may be located in rear or side yards, but shall not be located within a minimum rear yard except that detached garages may locate along a rear lot line at between 0 and 7 feet with an encroachment and maintenance easement allowing a minimum of 7 feet of access to the garage.
- (4) In the TR zoning district, accessory structures may be located in the rear and side yards only but shall not be located within a minimum yard. Townhouse accessory structures may be located within the side or rear yards only, but not within minimum perimeter setbacks or minimum yards.
- (5) In the A zoning district, accessory structures may be located in the rear yard only but shall not be located within a minimum yard.
- (6) In the A-L zoning district, accessory structures shall not be located in the minimum front yard.
- (7) In the MIX zoning district, single-family, duplex and townhouse accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard. Multi-family accessory structures shall not be located in the minimum front yard.
- (8) In the C-1, C-2, M-1, and M-2 zoning districts, accessory structures shall not be located in the minimum front yard.
- (9) In the CUP and SH zoning districts, accessory structures to single-family and two-family uses shall be located within the side or rear yards but shall not be located within a minimum yard and are subject to perimeter and minimum yard setback requirements. Multi-family accessory structures may be located in the rear yard only but shall not be located within a minimum yard.

403.04 Height Limits.

- (a) See Table 4-1 for maximum building height by zoning district.
- (b) The zoning districts' maximum height limitations for structures shall not apply to the following:
  - (1) Spires, belfries, cupolas and domes.

Sec. 403 Dimensional Requirements.

- (2) Water storage tanks.
  - (3) Cooling towers.
  - (4) Chimneys.
  - (5) Mechanical penthouses located on roofs.
  - (6) Smokestacks.
  - (7) Flag poles.
  - (8) Silos and grain elevators.
  - (9) Fire towers.
  - (10) Private and special schools, which may be erected to 60 feet in height.
  - (11) Churches, temples, and other places of worship may be erected to 75 feet in height.
- (c) For each foot that schools and places of worship exceed the height regulations of the zoning district in which they are located, as allowed in Sections 403.04(b)(10) and 403.04(b)(11) above, an additional foot of side and rear yard setbacks shall be required.



Sec. 403 Dimensional Requirements.

**Table 4-1 Area Regulations for Lots and Principal Buildings**

| Zoning District<br>↓ | Lot Area<br>(minimum acres or square feet) | Setbacks<br>(minimum feet) |                         |                                                                                |      | Lot Width<br>(minimum feet)                  | Lot Frontage<br>(minimum feet) | Development Frontage<br>(minimum feet) | Height<br>(maximum feet) | Heated Floor Area<br>(minimum square feet)<br>(g.f. = ground floor)                  | Density<br>(maximum dwelling units per gross acre) | Lot Coverage<br>(maximum percent) |
|----------------------|--------------------------------------------|----------------------------|-------------------------|--------------------------------------------------------------------------------|------|----------------------------------------------|--------------------------------|----------------------------------------|--------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------|
|                      |                                            | Front <sup>1</sup>         |                         | Side                                                                           | Rear |                                              |                                |                                        |                          |                                                                                      |                                                    |                                   |
|                      |                                            | To lot line                | Staggered               |                                                                                |      |                                              |                                |                                        |                          |                                                                                      |                                                    |                                   |
| R-1                  | 2 acres                                    | 60'                        | N/A                     | 25' to interior lot line<br>40' to street                                      | 50'  | 200'                                         | 35'                            | N/A                                    | 40'                      | < 2 story: 1,800 sq.ft. on g.f.<br>≥ 2 story: 2,000 sq.ft. with 1,200 sq.ft. on g.f. | N/A                                                | N/A                               |
| R-2                  | 1 acre                                     | 60'                        | N/A                     | 15' to interior lot line<br>30' to street                                      | 40'  | 150'                                         | 35'                            | N/A                                    | 40'                      | < 2 story: 1,600 sq.ft. on g.f.<br>≥ 2 story: 1,800 sq.ft. with 1,050 sq.ft. on g.f. | N/A                                                | N/A                               |
| R-2A                 | 27,000 sq.ft.                              | 60'                        | N/A                     | 15' to interior lot line<br>30' to street                                      | 40'  | 120'                                         | 35'                            | N/A                                    | 40'                      | < 2 story: 1,700 sq.ft. on g.f.<br>≥ 2 story: 1,800 sq.ft. with 1,050 sq.ft. on g.f. | N/A                                                | N/A                               |
| R-3                  | 18,000 sq.ft.                              | 50'                        | N/A                     | 10' to interior lot line<br>20' to street                                      | 35'  | 100'                                         | 35'                            | N/A                                    | 40'                      | < 2 story: 1,200 sq.ft. on g.f.<br>≥2 story: 1,320 sq.ft. with 900 sq.ft. on g.f.    | N/A                                                | N/A                               |
| R-3A                 | 18,000 sq.ft.                              | 50'                        | N/A                     | 10' to interior lot line<br>20' to street                                      | 35'  | 100'                                         | 35'                            | N/A                                    | 40'                      | < 2 story: 1,600 sq.ft. on g.f.<br>≥ 2 story: 1,800 sq.ft. with 1,050 sq.ft. on g.f. | N/A                                                | N/A                               |
| R-4                  | 9,000 sq.ft.                               | 35'                        | Yes, see Sec. 403.03(c) | 7' to interior lot line<br>20' to street                                       | 25'  | 70'                                          | 35'                            | N/A                                    | 40'                      | < 2 story: 1,000 sq.ft. on g.f.<br>≥2 story: 1,100 sq.ft. with 800 sq.ft. on g.f.    | N/A                                                | N/A                               |
| R-4A                 | 12,000 sq.ft.                              | 35'                        | Yes, see Sec. 403.03(c) | 7' to interior lot line<br>20' to street                                       | 25'  | 85'                                          | 35'                            | N/A                                    | 40'                      | < 2 story: 1,200 sq.ft. on g.f.<br>≥2 story: 1,320 sq.ft. with 900 sq.ft. on g.f.    | N/A                                                | N/A                               |
| R-5                  | 7,500 sq.ft.                               | 20'                        | Yes, see Sec. 403.03(c) | 5' to interior lot line<br>15' to street                                       | 20'  | 60'                                          | 35'                            | N/A                                    | 40'                      | 650 sf                                                                               | N/A                                                | N/A                               |
| R-5A                 | 4,000 sq.ft.                               | 20'                        | Yes, see Sec. 403.03(c) | 0'-7': conditions apply <sup>2</sup><br>14' between dwellings<br>20' to street | 20'  | N/A unless specified in conditions of zoning | 35'                            | N/A                                    | 40'                      | 850 sf                                                                               | N/A                                                | N/A                               |

<sup>1</sup> Distance from the principal building to the lot line, unless otherwise noted in the table. Staggered front yard setbacks only apply to single-family residential districts as indicated in this table; see Sec. 403.03(c).

<sup>2</sup> To place a building in the R-5A zoning district along an interior side lot line at between 0 and 7 feet shall require an encroachment and maintenance easement allowing a minimum of 7 feet of access to such buildings. A minimum building separation of 14 feet shall be maintained.

**Table 4-1 Area Regulations for Lots and Principal Buildings**

| Zoning District<br>↓ | Lot Area<br>(minimum acres or square feet)                                      | Setbacks<br>(minimum feet) |                         |                                                       |      | Lot Width<br>(minimum feet) | Lot Frontage<br>(minimum feet) | Development Frontage<br>(minimum feet) | Height<br>(maximum feet)                 | Heated Floor Area<br>(minimum square feet)<br>(g.f. = ground floor)                                           | Density<br>(maximum dwelling units per gross acre) | Lot Coverage<br>(maximum percent) |
|----------------------|---------------------------------------------------------------------------------|----------------------------|-------------------------|-------------------------------------------------------|------|-----------------------------|--------------------------------|----------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------|
|                      |                                                                                 | Front <sup>1</sup>         |                         | Side                                                  | Rear |                             |                                |                                        |                                          |                                                                                                               |                                                    |                                   |
|                      |                                                                                 | To lot line                | Staggered               |                                                       |      |                             |                                |                                        |                                          |                                                                                                               |                                                    |                                   |
| R-6                  | 9,000 sq.ft.                                                                    | 25'                        | Yes, see Sec. 403.03(c) | 7' to interior lot line<br>20' to street              | 20'  | 70'                         | 35'                            | N/A                                    | 40'                                      | Single-family dwelling:<br>< 2 story: 1,000 sq.ft. on g.f.<br>≥ 2 story: 1,100 sq.ft. with 800 sq.ft. on g.f. | N/A                                                | N/A                               |
| TR <sup>3</sup>      | 2,000 sq.ft.                                                                    | 40'                        | N/A                     | 30' to interior lot line<br>40' to street             | 35'  | 20'                         | 20' <sup>4</sup>               | 35'                                    | 40'                                      | 1,100 sq. ft.                                                                                                 | 9 du/ac                                            | 50%                               |
|                      |                                                                                 | 20' to ROW <sup>5</sup>    |                         | 0'-7': conditions apply <sup>6</sup><br>15' to street | 25'  |                             |                                |                                        |                                          |                                                                                                               |                                                    |                                   |
| A                    | 2,000 sq. ft.<br>(land area or lot size per unit)                               | 40' to ROW                 | N/A                     | 25' to interior lot line<br>40' to street             | 25'  | 200' <sup>7</sup>           | 35'                            | N/A                                    | 45' or 3 stories,<br>whichever is higher | Efficiency: 450 sq.ft.<br>Other Multi-family: 700 sq.ft.                                                      | 14 du/ac                                           | 40%                               |
| A-L                  | None                                                                            | 40'                        | N/A                     | 25' to interior lot line<br>40' to street             | 20'  | None                        | 35'                            | N/A                                    | 60' or 4 stories,<br>whichever is higher | 3-bedroom unit: 700 sq.ft.<br>2-bedroom unit: 600 sq.ft.<br>1-bedroom unit: 500 sq.ft.                        | N/A                                                | 70%                               |
| AG-1                 | 1 acre with frontage on paved road<br><br>3 acres with frontage on unpaved road | 60'                        | N/A                     | 25' to interior lot line<br>40' to street             | 50'  | 100'                        | 35'                            | N/A                                    | 40'                                      | N/A                                                                                                           | N/A                                                | N/A                               |

<sup>3</sup> For the TR setback requirements, the standards in the top line are the minimum perimeter setbacks for the entire development, and the standards in the bottom line are the minimum interior setbacks when there is one building on a lot.

<sup>4</sup> For townhouse developments, this minimum distance requirement shall apply to each dwelling unit. In addition, for all developments, up to 35 feet in frontage may be required whenever the Director of Public Works requires the extra width to protect catch basins.

<sup>5</sup> When access to a lot is not from a public right-of-way, the setback shall be 25 feet measured from back of curb if the driveway and garage are in the front; if vehicular access is to the rear of the townhome unit, the distance from the back of curb shall be 12.5 feet.

<sup>6</sup> Zero setback if units are attached (for example, townhomes on separate lots of record); and, 7 feet when units are not attached, except that a 7-foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of 14 feet is maintained.

<sup>7</sup> This minimum width is required throughout the lot depth, from the front to rear lot line.

Sec. 403 Dimensional Requirements.

**Table 4-1 Area Regulations for Lots and Principal Buildings**

| Zoning District<br>↓ | Lot Area<br>(minimum acres or square feet)                                                                                           | Setbacks<br>(minimum feet)                                                                                                                                                                                                                                        |                                           |      |      | Lot Width<br>(minimum feet)                    | Lot Frontage<br>(minimum feet) | Development Frontage<br>(minimum feet)                | Height<br>(maximum feet)                | Heated Floor Area<br>(minimum square feet)<br>(g.f. = ground floor) | Density<br>(maximum dwelling units per gross acre)        | Lot Coverage<br>(maximum percent) |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------|------|------------------------------------------------|--------------------------------|-------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------|
|                      |                                                                                                                                      | Front <sup>1</sup>                                                                                                                                                                                                                                                |                                           | Side | Rear |                                                |                                |                                                       |                                         |                                                                     |                                                           |                                   |
|                      |                                                                                                                                      | To lot line                                                                                                                                                                                                                                                       | Staggered                                 |      |      |                                                |                                |                                                       |                                         |                                                                     |                                                           |                                   |
| CUP                  | As specified in the approved development plan, with the exception that the minimum area for a CUP development is 10 contiguous acres |                                                                                                                                                                                                                                                                   |                                           |      |      |                                                | 20'                            | 35'                                                   | 40' <sup>8</sup>                        | As specified in the approved development plan                       | Single-family:<br>5 du/ac<br><br>Multi-family:<br>9 du/ac | N/A                               |
| NUP                  | 4,000 sq.ft./unit                                                                                                                    | Interior setbacks: As specified in the approved development plan <sup>9</sup>                                                                                                                                                                                     |                                           |      |      | None <sup>10</sup>                             | 20'                            | 35'                                                   | 40'                                     | Single-family detached dwelling: 1,000 sq. ft.                      | 5 du/ac                                                   | N/A                               |
|                      | 4 acres for development <sup>11</sup>                                                                                                | Perimeter setbacks: 40-feet around the periphery of the development including access drives serving more than one lot, all structures, and swimming pools if the development is adjacent to a single-family use or zoning district or to the AG-1 zoning district |                                           |      |      |                                                |                                |                                                       |                                         |                                                                     |                                                           |                                   |
| MHP                  | 4,000 sq.ft./unit                                                                                                                    | Minimum perimeter setbacks for MHP:                                                                                                                                                                                                                               |                                           |      |      | 44' per unit and not less than 400' throughout | N/A                            | 200' on arterial or a road within 600' of an arterial | 35' or 2.5 stories, whichever is higher | N/A                                                                 | 5.5 du/ac <sup>12</sup>                                   | N/A                               |
|                      | 20 contiguous acres for development                                                                                                  | 100'                                                                                                                                                                                                                                                              | 50'                                       | 50'  |      |                                                |                                |                                                       |                                         |                                                                     |                                                           |                                   |
| SH                   | As specified in conditions                                                                                                           | Minimum perimeter setbacks for development: <sup>13</sup>                                                                                                                                                                                                         |                                           |      |      | 20'                                            | 20' <sup>14</sup>              | 35'                                                   | 40'                                     | See Table 4-3                                                       | See Table 4-2                                             | N/A                               |
|                      |                                                                                                                                      | 40'                                                                                                                                                                                                                                                               | 30' to interior lot line<br>40' to street | 35'  |      |                                                |                                |                                                       |                                         |                                                                     |                                                           |                                   |

<sup>8</sup> No single-family residential dwellings or accessory structures shall exceed 40 feet in height. The height of all other structures is as approved per the approved CUP development plan/conditions of zoning.

<sup>9</sup> To place a building along an interior side lot line at between 0 and 7 feet shall require an encroachment and maintenance easement allowing a minimum of 7 feet of access to such buildings. A minimum building separation of 14 feet shall be maintained.

<sup>10</sup> Unless a minimum lot width is specified in the approved development plan.

<sup>11</sup> The maximum allowed size for a NUP development is 12 acres.

<sup>12</sup> See Sec. 404.08(c) for density bonuses (and see Sec. 404.08(d) additional requirements for individual dwelling unit dimensions that are not addressed in the table)

<sup>13</sup> A 50' principal perimeter building setback shall be provided for the entire development when adjacent to single-family residential and/or AG-1 zoning districts. In addition, see Sec. 404.07(d) for minimum interior setback requirements when there is one building per lot.

<sup>14</sup> Up to 35 feet may be required whenever the Director of Public Works requires the extra width to protect catch basins.

Sec. 403 Dimensional Requirements.

**Table 4-1 Area Regulations for Lots and Principal Buildings**

| Zoning District<br>↓ | Lot Area<br>(minimum acres or square feet)                                                                         | Setbacks<br>(minimum feet) |           |                                                                               |                  | Lot Width<br>(minimum feet)          | Lot Frontage<br>(minimum feet)                            | Development<br>Frontage<br>(minimum feet) | Height<br>(maximum feet)               | Heated Floor Area<br>(minimum square feet)<br>(g.f. = ground floor) | Density<br>(maximum dwelling units per gross acre) | Lot Coverage<br>(maximum percent)    |
|----------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------|-----------|-------------------------------------------------------------------------------|------------------|--------------------------------------|-----------------------------------------------------------|-------------------------------------------|----------------------------------------|---------------------------------------------------------------------|----------------------------------------------------|--------------------------------------|
|                      |                                                                                                                    | Front <sup>1</sup>         |           | Side                                                                          | Rear             |                                      |                                                           |                                           |                                        |                                                                     |                                                    |                                      |
|                      |                                                                                                                    | To lot line                | Staggered |                                                                               |                  |                                      |                                                           |                                           |                                        |                                                                     |                                                    |                                      |
| MIX <sup>15</sup>    | As specified in conditions                                                                                         | As specified in conditions |           |                                                                               |                  | None, unless specified in conditions | 20' for single-family, duplex and townhouse <sup>16</sup> | 35'                                       | 60'                                    | As specified in conditions                                          | None, unless specified in conditions               | None, unless specified in conditions |
| O-I                  | N/A                                                                                                                | 40'                        |           | 20' to interior lot line<br>40' to street                                     | 25'              | N/A                                  | 100'                                                      |                                           | 60' or 4 stories, whichever is higher  | N/A                                                                 | N/A                                                | 70%                                  |
| C-1                  | 2,500 sq.f.t for buildings with a dwelling unit above or behind a commercial use; 0 sq.ft. for all other buildings | 40'                        |           | 0' to interior lot line <sup>17</sup><br>40' to street                        | 0' <sup>18</sup> | N/A                                  | 35'                                                       | N/A                                       | 60' or 4 stories, whichever is higher  | N/A                                                                 | N/A                                                | N/A                                  |
| C-2                  |                                                                                                                    |                            |           |                                                                               |                  |                                      |                                                           |                                           |                                        |                                                                     |                                                    |                                      |
| M-1                  | N/A                                                                                                                | 40'                        |           | None. <sup>19</sup> See Sec. 405 for landscape strip and buffer requirements. |                  | N/A                                  | 35'                                                       | N/A                                       | 100' or 8 stories, whichever is higher | N/A                                                                 | N/A                                                | N/A                                  |
| M-2                  |                                                                                                                    |                            |           |                                                                               |                  |                                      |                                                           |                                           |                                        |                                                                     |                                                    |                                      |

<sup>15</sup> See also Sec. 404.05 for additional requirements.

<sup>16</sup> Requirement applies to each dwelling unit.

<sup>17</sup> See Sec. 405 for landscape strip and buffer requirements.

<sup>18</sup> See Sec. 405 for landscape strip and buffer requirements.

<sup>19</sup> Exception: Structures shall be set back at least 12 additional feet for each foot of building height in excess of 50 feet when adjacent to a residential district.

## Sec. 404. Requirements Specific to Certain Zoning Districts.

In addition to the requirements in this Article, including those contained in Table 4-1 and other applicable regulations in this Ordinance, the following shall apply to certain zoning districts as described herein.

### 404.01 R-5 Single-Family District.

R-5A zoned developments shall have a minimum perimeter setback of 40 feet.

### 404.02 TR Townhouse Residential District.

- (a) Townhouse developments shall contain no more than 8 dwellings per single building.
- (b) Townhouse developments shall vary setbacks and roof lines by at least 2 feet so that no more than three adjoining dwellings within a single building shall have the same front setback or roof line.

### 404.03 CUP Community Unit Plan District.

#### (a) Development plan.

- (1) The development plan shall be the zoning control document for features depicted graphically.
- (2) The site plan requirement applicable to rezoning requests, as outlined in Article 8, shall be adhered to for CUP rezoning requests. Administrative guidelines for preparing site plans are available from the Director of Community Development and Regulatory Affairs.
- (3) A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by the City Council differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Department of Community Development and Regulatory Affairs before development related permits may be issued.
- (4) A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits.
- (5) The location of all use areas shall be shown on the development plan, and location on the ground shall be as shown on the development plan.

#### (b) Other minimum standards.

- (1) Setbacks and roof lines shall be varied by at least 2 feet so that no more than three adjoining dwelling units within a single building shall have the same front setback or roof line.
- (2) Common outdoor area consisting of not less than 550 square feet per unit shall be provided for recreation in all developments of 20 or more acres.
- (3) Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood population to the total CUP population so that acreage devoted to open space is reasonably accessible to all residents.
- (4) Multi-family uses shall not be located along the perimeter except adjacent to or across a street from an existing multifamily or more intense use.

Sec. 404 Requirements Specific to Certain Zoning Districts.

- (5) Agreements, covenants, declarations and other contracts which govern the use, maintenance, and protection of a CUP development among its owners' areas shall be part of the official zoning file.
- (6) Multi-family units shall not exceed 25% of the total number of dwelling units in a CUP.

**404.04 NUP Neighborhood Unit Plan District.**

The requirements for a development plan in Sec. 404.03(a) above shall apply to the NUP zoning district.

**404.05 MIX Mixed Use District.**

- (a) A minimum of 20% of the total site area shall be common outdoor area and shall be maintained by the property owner(s).
- (b) All components are required to be interconnected with pedestrian paths constructed of either colored/textured materials or conventional sidewalk materials and clearly identified.
- (c) Off-street parking as required by Article 6 may be reduced, and shared parking among uses may be allowed upon approval by City Council in the conditions of zoning.
- (d) No more than 25% of the total floor area of a building may be devoted to storage.

**404.06 A-L Apartment Limited Dwelling District.**

An outdoor area consisting of not less than 10% of the gross land area shall be provided for recreation.

**404.07 SH Senior Housing District.**

- (a) Development plan.

The requirements for a development plan in Sec. 404.03(a) above shall apply to the SH zoning district.

- (b) Maximum density. See table below for requirements.

**Table 4-2 SH Maximum Allowed Densities**

| Comprehensive Plan Suggested Densities                      | SH Zoning District<br>Maximum Density<br>(units per acre) |
|-------------------------------------------------------------|-----------------------------------------------------------|
| Agricultural, forestry and mining                           | 3                                                         |
| Residential - 1 unit/acre or less                           | 3                                                         |
| Residential - 1 to 2 units per acre                         | 4                                                         |
| Residential - 2 to 3 units per acre                         | 5                                                         |
| Residential - 3 to 5 units per acre                         | 7                                                         |
| Residential - 5 to 8 units per acre                         | 10                                                        |
| Residential - 8 to 12 units per acre                        | 14                                                        |
| Residential - 12 to 20 units per acre                       | 20                                                        |
| Retail service and commercial                               | 7                                                         |
| Office                                                      | 7                                                         |
| Live work—Neighborhood (residential up to 5 units per acre) | 7                                                         |
| Live work—Community (residential up to 9 units per acre)    | 11                                                        |

**Table 4-2 SH Maximum Allowed Densities**

| Comprehensive Plan Suggested Densities                 | SH Zoning District Maximum Density (units per acre) |
|--------------------------------------------------------|-----------------------------------------------------|
| Live work—Regional (residential plus 9 units per acre) | 11                                                  |
| Community facilities                                   | 7                                                   |
| Institutional uses                                     | 7                                                   |

(c) Minimum heated floor area. See table below for requirements.

**Table 4-3 SH Minimum Heated Floor Area Requirements**

| Dwelling Unit Type                  | Minimum Heated Floor Area (square feet) |
|-------------------------------------|-----------------------------------------|
| Single-family detached              | 1,100                                   |
| Two-family                          | 900                                     |
| Triplex                             | 900                                     |
| Quadraplex                          | 900                                     |
| Townhouse                           | 900                                     |
| Multi-family (efficiency or studio) | 600                                     |
| Multi-family (1 or 2 bedrooms)      | 750                                     |

(d) Minimum interior setbacks when one building per lot.

- (1) Minimum front yard: 20 feet from right-of-way.
- (2) Minimum side yard:
  - a. 7 feet adjacent to interior lot line, except that up to a 7-foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of 14 feet is maintained.
  - b. 0 feet if units are attached, for example, townhouses on separate lots of record.
  - c. 15 feet adjacent to street.
- (3) Minimum rear yard: 25 feet.

(e) Other minimum standards.

- (1) Setbacks and roof lines shall be varied by at least 2 feet so that no more than three adjoining dwelling units within a single building shall have the same front setback or roof line.
- (2) Common outdoor area consisting of not less than 150 square feet per unit shall be provided for recreation in all developments.
- (3) Land area proposed for open space or recreation shall be allocated among the use areas in proportion to the ratio of a neighborhood's population to the total SH population so that acreage devoted to open space is reasonably accessible to all residents.



- (4) A minimum 600 square foot heated and cooled community center with kitchen and media center facilities shall be provided. If there is a management office associated with the development, the community center may be located within the confines of that office.
- (5) Senior housing shall be 100% occupied by persons who are 62 years of age or older which shall be verified per Housing and Urban Development (HUD) regulations regarding verification of occupancy.
- (6) Agreements, covenants, declarations and other contracts which govern the use, maintenance, and protection of a SH development among its owners' areas shall be part of the official zoning file, and changes thereto shall have no force and effect until a copy has been provided to the Director of Community Development and Regulatory Affairs. All SH developments shall have a mandatory agreement, covenant or contractual requirement that all sales or transfers of the property to subsequent owners shall be subject to the 100% occupancy requirement by residents aged 62 or older.
- (7) Parking spaces shall be calculated as 1.4 spaces per dwelling unit.
- (8) No parking shall be allowed in the minimum front yard setback.
- (9) SH developments must be served by public water and sewer.
- (10) All SH developments shall provide a minimum 25-foot wide natural, undisturbed buffer with a 10-foot improvement setback or a minimum 6-foot high earthen berm planted to landscape strip standards, with a maximum slope of 3 to 1 or combination thereof around the perimeter of the property. Said buffer and improvement setback or berm shall not be part of any residentially platted lot.
- (11) All areas which are not part of an individual lot and are held in common shall be accessible via dedicated roadways, easements, sidewalks, etc. and shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of Community Development and Regulatory Affairs for review and approval prior to the recording of the first final plat.
- (12) Facility shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the Department of Community Development and Regulatory Affairs prior to the issuance of a certificate of occupancy.
- (13) Projects are required to incorporate Easy Living and applicable accessibility standards (as administered and copyrighted by a coalition of Georgia citizens including AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia).

**404.08 MHP Manufactured Home Park District.**

**(a) Application.**

Applications for rezoning to MHP shall, in addition to the required submittal routinely required by the Community Development and Regulatory Affairs Department, be supported by:

- (1) A copy of the rules and regulations of the proposed manufactured home park.
- (2) A copy of any proposed covenants.

- (3) A proposed maintenance plan for lawns, shrubbery, trees, recreation areas, and other natural areas.
- (b) Development plan.
  - (1) The development plan shall be the zoning control document for features depicted graphically.
  - (2) The site plan requirement applicable to rezoning requests shall be adhered to for MHP rezoning requests. Administrative guidelines for preparing site plans are available from the Director of Community Development.
  - (3) A site plan shall become the development plan if the request to rezone is approved without changes or additions. If the approval by City Council differs, in any way, from what is depicted on the site plan submitted for the purpose of seeking rezoning, a revised plan must be certified by the Department of Community Development and Regulatory Affairs before development related permits may be issued.
  - (4) A site plan or development plan shall not substitute for plans which are required as a prerequisite for applying for development related permits.
  - (5) The location of all proposed structures (excluding manufactured homes) shall be as shown on the development plan, adopted at the time of zoning approval, and actual location on the ground shall be as shown on the development plan.
- (c) Maximum density.

The maximum density shall be 5.5 units per gross acre plus an additional 0.2 units per acre for each of the following features: day care center, community building and/or tornado shelter, and unit carports or garages.
- (d) Requirements for individual unit locations.

Each manufactured home shall be located on a separate site which shall be identified by a marker at each corner. It is not required that individual sites be surveyed. Minimum requirements for individual sites, in addition to those listed in Table 4-1, are as follows:

  - (1) Minimum all-weather patio: 300 square feet.
  - (2) Minimum enclosed storage: 125 cubic feet.
  - (3) Minimum interior street setback: 15 feet from pavement.
  - (4) Minimum unit separation: 20 feet.
- (e) Minimum improvements required.
  - (1) Within 30 days of being located in a manufactured home park, the undercarriage shall be screened from view.
  - (2) Each manufactured home park shall have a minimum of two primary access streets which shall be paved to a minimum width of 30 feet. Other streets within a manufactured home park shall be paved to a minimum width of 24 feet.
  - (3) Streets and drainage structures shall be constructed in accordance with the minimum standards available from the South Fulton Department of Public Works.
  - (4) All-weather pedestrian walks shall be provided throughout a manufactured home park to the South Fulton Subdivision Regulations specifications.

- (5) Streets and walkways shall be lighted.
  - (6) All utilities shall be placed underground. A central television antenna system shall be provided.
  - (7) Each unit shall be served by public water and sanitary sewer.
  - (8) At a minimum, 10% of the gross acreage of a manufactured home park shall be provided for common open space and recreation for the residents of the manufactured home park.
  - (9) At least 400 square feet of common storage area shall be provided per unit for the storage of boats, travel trailers and other vehicles. This common storage area shall be enclosed by a fence and screened from view from all units and streets.
  - (10) Each manufactured home site shall be provided with water-tight and rodent proof refuse container(s) having a capacity of at least 50 gallons.
  - (11) Dumpsters or similar common refuse collection devices shall be provided for every 30 units or fraction thereof in excess of 15. Such central collection facilities shall be screened from view and shall not be located more than 400 feet from any manufactured home served.
  - (12) Central laundry facilities shall be provided at the rate of one standard-size washing machine and dryer for each 25 units or fraction in excess of 11 units. Laundry facilities shall be located not more than 800 feet from the units served.
  - (13) Fire hydrants shall be located throughout the park in accordance with standards of the Fire Marshal. Each unit shall be equipped with a fire extinguisher type approved by the Fire Marshal of South Fulton.
  - (14) Each manufactured home park shall be landscaped with shade trees, shrubs and grass. Landscaping shall be in accordance with a landscaping plan which has been approved by the Department of Community Development and Regulatory Affairs.
- (f) MHP district subdivision.
- Individually divided lots are not allowed in the MHP District. All other divisions shall comply with the Subdivision Regulations of South Fulton.

**404.09 C-1 Limited Commercial District.**

Not more than 45% of the floor area of a building or land may be devoted to storage incidental to primary uses.

**404.10 M-1 Light Industrial Zoning District.**

- (a) Exterior building walls.
  - (1) No wood siding shall be allowed.
  - (2) Exposed exterior walls visible from a street shall be composed of the following maximum and minimum percentages of materials in each classification. The percentages apply to the siding on each exposed exterior wall of each building.

Sec. 405 Landscape Strip and Zoning Buffer Requirements.

| Materials | Maximum | Minimum |
|-----------|---------|---------|
| Type A    | 100%    | 40%     |
| Type B    | 60%     | 0%      |
| Type C    | 25%     | 0%      |
| Type D    | 10%     | 0%      |

(b) Types of materials.

- (1) Type A materials consist of brick; stone with weathered, polished or fluted face; marble aggregate masonry block with fluted, split-face, or broken-face finish; tilt-up, poured-in-place or precast concrete either fluted or with exposed aggregate finish; insulated window wall panels of stainless steel, porcelain treated steel, anodized or other permanently finished aluminum, and stucco or synthetic stucco.
  - (2) Type B materials consist of metal panels with baked-on enamel or acrylic finish.
  - (3) Type C materials consist of plain reinforced concrete slabs.
  - (4) Type D materials consist of corrugated steel and aluminum, wood, and composite board.
- (c) Materials not listed in this Section may be presented to the Director of Community Development and Regulatory Affairs for classification.
- (d) Buildings having walls over 25 feet high may be given special material percentages by the Director of Community Development and Regulatory Affairs.

Sec. 405. Landscape Strip and Zoning Buffer Requirements.

(a) Landscape strips.

- (1) Landscape strips shall be provided along all lot lines, as specified in Table 4-4 Minimum Landscape Strip and Buffer Requirements, except when zoning buffers are required.
- (2) TR, A and A-L zoned districts shall provide landscape strips adjacent to TR, A, and A-L zoned districts, as specified in Table 4-5, unless adjacent properties are developed with single-family residential uses. If adjacent properties are developed with single-family residential uses, zoning buffers are required as specified in Table 4-5. (See Illustration 4.23.1.)

(b) Zoning buffers.

- (1) Zoning buffers shall be provided along all lot lines, as specified in Table 4-4, adjacent to differently zoned properties, including those zoned AG-1, R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6, TR, A, A-L, NUP, CUP and MIX with residential components, and adjacent to all existing single-family residential uses in all zoning districts. (See Illustration 4.23.1.)
- (2) A 100-foot zoning buffer shall be provided for all new residential developments along property boundaries adjacent to or within a municipal jurisdiction adjacent to the City of South Fulton. To the extent possible, the zoning buffer from an adjacent jurisdiction shall remain undisturbed. If it is determined by the City Engineer that preservation of a completely undisturbed zoning buffer is not feasible in a location due to topography, drainage or other factors, a landscape buffer plan (in accordance with the buffer design standards in this Zoning

Ordinance) shall be provided and executed following review and approval by the City Engineer and Director of Community Development and Regulatory Affairs.

- (3) A zoning buffer is achieved with natural vegetation and must be replanted subject to the approval of the City Arborist or the Director of Community Development and Regulatory Affairs or his/her designated agent(s) when sparsely vegetated.
  - (4) Zoning buffers shall be undisturbed except for approved access and utility crossings, approved project entrance signs, and replantings as required by the City Arborist or the Director of Community Development and Regulatory Affairs or his/her designated agent(s).
  - (5) Clearing of undergrowth from a buffer is prohibited except when accomplished under the supervision of the City Arborist or the Director of Community Development and Regulatory Affairs or his/her designated agent(s).
  - (6) See also Article 3 for separation distance requirements between industrial uses and Environmentally Adverse Uses.
- (c) Improvement setbacks.
- (1) An additional setback of 10 feet shall be interior to all zoning buffers as specified in Table 4-4.
  - (2) No improvements and/or structures shall be constructed in the improvement setback.
  - (3) No reduction of the 10-foot improvement setback is allowed nor shall any grading, land disturbance, tree clearing, stump removal or grinding, or other development activity be allowed within this improvement setback unless permission is obtained from the Director of Community Development and Regulatory Affairs through an Administrative Variance pursuant to Article 8. Said approval shall include a site visit report and recommendation by the City Arborist.
- (d) Fence and wall placement.
- Fences and/or walls shall be located interior to any required buffers and/or improvement setbacks except that when zoning buffers are required between properties zoned for single-family residences or developed with single-family residences, fences may be constructed along side and rear lot lines.
- (e) Additional requirements.
- (1) Unless otherwise specified, lots developed with single-family detached dwelling units that are not in a single-family development, as defined in this Ordinance, are not required to provide landscape areas strips or zoning buffers. Individual lots created for single-family detached dwellings within a new single-family development are required to provide landscape strips or zoning buffers only to the extent such requirements are applied to the entire parcel being developed and subdivided.
  - (2) When minimum landscape strips or zoning buffers for uses in existing structures do not meet the requirements herein, conditions of zoning shall apply when approval is sought for substantial modifications to existing structures.
  - (3) Whenever deemed necessary to protect adjoining or nearby properties or to otherwise promote the public health, safety or welfare, the City Council may specify conditions which require increased landscape strips and/or buffers, setbacks, berms, or other treatments to protect surrounding and nearby properties.

- (4) Landscape areas or strips required pursuant to this section shall be maintained in accordance with the requirements of the Tree Preservation Ordinance.

**Table 4-4 Minimum Landscape Strip and Buffer Requirements**

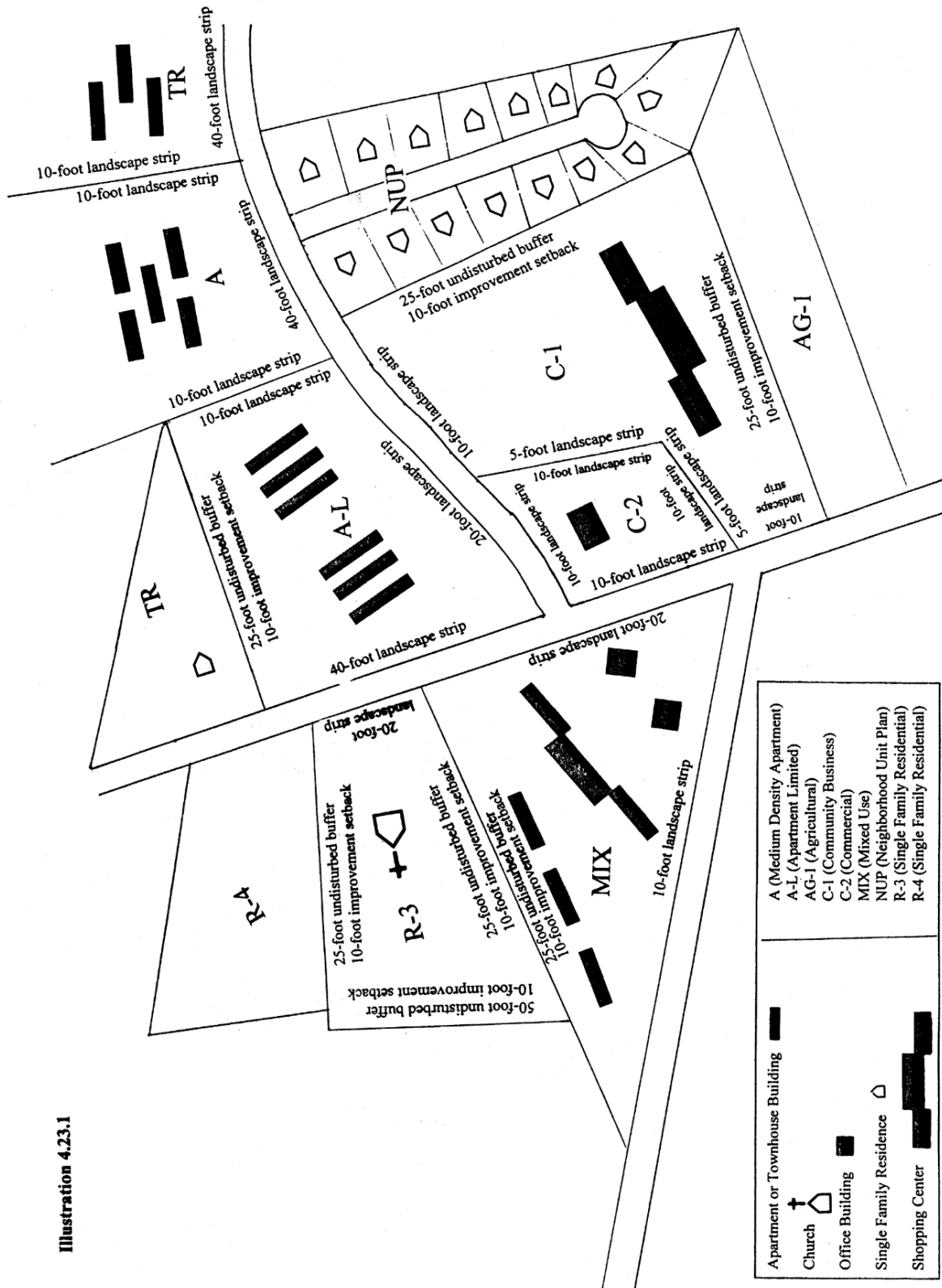
| Zoning District<br>↓                                                                                       | Landscape Strips<br>(minimum width in feet)         |                |        |          | Buffers<br>(minimum width in feet) |      |                       | Improvement<br>Setbacks<br>(minimum width<br>in feet) |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------|--------|----------|------------------------------------|------|-----------------------|-------------------------------------------------------|
|                                                                                                            | Front                                               | Side<br>Corner | Rear   | Interior | Side                               | Rear | All Road<br>Frontages |                                                       |
| AG-1*                                                                                                      | 40                                                  | 20             | 10     | 10       | 25                                 | 50   | 0                     | 10                                                    |
| R-1, R-2, R-2A, R-3,<br>R-3A, R-4, R-4A, R-<br>5, R-5A, R-6, NUP,<br>CUP*                                  | 40                                                  | 20             | 10     | 10       | 25                                 | 50   | 0                     | 10                                                    |
| TR                                                                                                         | 40                                                  | 30             | 10     | 10       | 25                                 | 40   | 0                     | 10                                                    |
| A                                                                                                          | 40                                                  | 40             | 10     | 10       | 25                                 | 50   | 0                     | 10                                                    |
| A-L                                                                                                        | 40                                                  | 20             | 10     | 10       | 25                                 | 50   | 0                     | 10                                                    |
| MHP                                                                                                        | Landscaping Plan Required for Entire<br>Development |                |        |          | 50                                 | 50   | 100                   | 10                                                    |
| MIX                                                                                                        | 20                                                  | 10             | 10     | 5/10**   | 25                                 | 50   | 0                     | 10                                                    |
| O-I                                                                                                        | 20                                                  | 10             | 10     | 10       | 25                                 | 50   | 0                     | 10                                                    |
| C-1                                                                                                        | 10                                                  | 10             | 5/10** | 5/10**   | 25                                 | 50   | 0                     | 10                                                    |
| C-2                                                                                                        | 10                                                  | 10             | 5/10** | 5/10**   | 35                                 | 75   | 0                     | 10                                                    |
| M-1, M-2                                                                                                   | 10                                                  | 10             | 0/5**  | 0/5**    | 50                                 | 100  | 0                     | 10                                                    |
| *Nonresidential uses only.                                                                                 |                                                     |                |        |          |                                    |      |                       |                                                       |
| **The second number applies when a lot line adjoins a less intense non-residential (except AG-1) district. |                                                     |                |        |          |                                    |      |                       |                                                       |

#### 405.02 Parking Lot Landscaping.

- At-grade, non-single-family parking lots shall provide landscaped islands with a minimum of 200 square feet of contiguous soil space.
- Required landscaped islands shall be located at both ends of a parking bay, and also after every five parking spaces. A parking bay is a module consisting of one row of parking spaces and the aisle from which motor vehicles enter and leave the spaces.
- Such landscaped islands shall include minimum 2-inch caliper diameter at breast height (DBH) shade trees from the list of recommended shade trees for parking lots in Appendix K of the South Fulton Tree Preservation Ordinance.
- No parking space shall be more than 40 feet from a tree
- Landscaping in these islands should preserve and maintain adequate sight lines from the minor lane to the major lane. Alternate methods of landscaping parking lots may be approved whenever the Director of Community Development and Regulatory Affairs determines that the alternate method equals or exceeds this standard.
- See also the South Fulton Tree Preservation Ordinance, Appendix J.

#### 405.03 Tree Preservation Ordinance and Administrative Guidelines.

Standards for tree preservation are as set forth by the South Fulton Tree Preservation Ordinance and Administrative Guidelines.





## Sec. 406. Building and Site Features.

### 406.01 Exterior Finishes on Principal Buildings.

#### (a) Residential Buildings.

Vinyl siding, aluminum siding and synthetic stucco are prohibited materials on all residential buildings and mixed-use buildings with residential uses.

#### (b) Non-Residential Buildings.

(1) Reflective and mirrored glass is prohibited on non-residential buildings.

(2) Whenever visible from a public street in all except the AG-1 and industrial districts, and whenever adjoining a residential zoning district in all districts, the exterior of all common aggregate blocks shall be provided with an architectural treatment such as stucco, stone, brick, wood or an alternate treatment approved by the Director of Community Development. Split rib and marble aggregate block shall not be deemed to be common aggregate block.

### 406.02 Fences and Walls.

Fences and walls which conform to the provisions stated herein shall be permitted by the Department of Community Development and Regulatory Affairs. Fences erected for agricultural purposes in the AG-1 District shall be exempt from permit requirements.

#### (a) Visibility triangle.

Fences, walls and vegetative materials used in association therewith must not obstruct the minimum sight distance requirements which are specified in South Fulton Subdivision Regulations.

#### (b) Gates.

No part of a gate shall be located within 20 feet of a public right-of-way, nor shall any gate or vehicle in any way obstruct a public right-of-way or the minimum sight distance specified in the Subdivision Regulations regardless of whether open, closed or in an intermediate position.

#### (c) Fence and wall materials.

Where the Zoning Ordinance or zoning conditions require fences and walls to be solid/opaque, the visual density of the fence shall be such that it cannot be seen through. The following standards shall apply to fences and walls:

##### (1) Adjoining right-of-way.

- a. In all zoning districts except AG-1, M-1, and M-2, wire and plastic fencing materials, including chain-link fencing with plastic or wooden inserts shall not be used adjoining a street right-of-way.
- b. The architectural treatment of poured concrete, common aggregate block or concrete block walls shall be approved by the Director of Community Development and Regulatory Affairs.
- c. The requirements of this section shall not preclude the use of chain link fencing as a security fence around stormwater facilities.

##### (2) Fences along all property lines.

Walls and fences constructed along all property lines shall be constructed with a finished side toward the neighboring property.

(3) Barbed wire—Agricultural.

Barbed wire may be used in the AG-1 District as long as its use is associated with a legitimate agricultural pursuit. Barbed wire use shall meet the following:

- a. Barbed wire shall not be allowed on any single-family dwelling lots including such lots which are located in the AG-1 zoning district;
- b. Barbed wire use adjacent to the public right-of-way shall be installed in a straight strand manner, coiled/concertina style installation shall be prohibited; and
- c. Razor wire is prohibited.

(4) Barbed wire, razor wire, chain link—Commercial and Industrial.

Barbed wire/razor wire/chain link may be used in all Commercial and Industrial Districts as follows:

- a. All chain link fence shall be green or black vinyl coated;
- b. All chain link fences shall be constructed with a top rail to ensure fence stability; and
- c. Barbed wire/razor wire use adjacent to the public right-of-way shall be installed in a straight strand manner (coiled/concertina style installation shall be prohibited).

(5) Use of fabric as fence or screen.

The use of fabric as a fence or screen is prohibited except as a windscreen around recreational courts.

(6) Minimum landscape requirements.

A minimum 3-foot landscape strip shall be provided between a fence or wall and a public right-of-way.

(7) Height.

- a. Fences and walls shall not exceed a height of 8 feet from grade in residential districts, except as regulated under section b) below.
- b. Fences and walls placed in the front yard in residential districts shall not exceed a height of 4 feet from grade.

(8) Setback.

Fences and walls shall be set back a minimum of 3 feet from a public right-of-way.

(9) Retaining Walls.

- a. Permit not required.

Retaining walls that are monolithically placed and structurally tied to a house or building foundation wall do not require a separate wall permit if said walls are shown on the plans for which a building permit was issued.

- b. Permit required.

1. All other retaining walls over 4 feet high require a permit if they were not shown and permitted on a Land Disturbance Permit.

## Sec. 407 Large-Scale Retail Requirements.

2. Walls 4 feet to 6 feet high can be permitted upon execution of an Owner Certification/Indemnification form for retaining walls 4 feet to 6 feet high.
3. All walls over 6 feet high and any walls 4 feet to 6 feet high for which an owner is not prepared to execute the Owner Certification/Indemnification form shall require execution of an Engineer Certification/Indemnification form for Retaining Walls permit. Please note that the latter form requires both an engineer's certification and an Owner's Certification/Indemnification.
4. A Checklist for Retaining Wall Permit Drawing shall be completed by the applicant to verify the adequacy of the submittal for issuance of the permit. A separate permit form and fee is required for each wall.

### 406.03 Skywalks.

The following requirements shall apply to proposed skywalks in non-residential zoning districts.

- (a) A minimum vertical clearance of 16 feet above all streets, and a minimum vertical clearance of 16 feet above the walkway shall be provided.
- (b) Ample space for the free flow of pedestrians with a 12-foot minimum walkway width shall be provided.
- (c) Prior to issuance of a building permit, a bridge agreement shall be filed with the Community Development and Regulatory Affairs Department as a condition of approval. The CDRA Department shall be responsible for the interpretation and application of the conditions set forth above and no building permit shall be issued by the Department except upon written approval of the Department of Public Works.

### 406.04 Accessory Site Features.

Refuse areas shall be identified on site plans for lots improved with structures other than single family dwellings, and such areas shall be screened to 100% opacity with fences or walls, or a vegetative screen which complies with the screening requirements of the Tree Protection Ordinance. The refuse containers located therein shall not be visible from streets or adjoining properties. Vegetative screens must comply with the provisions of Sec. 405. Refuse areas shall not be located in required landscape areas, required buffers, required parking areas, or required loading areas.

### 406.05 Streetscape Features.

When not otherwise regulated by overlay district requirements (see Article 5), streetscape features including lighting, signage, benches, recycling bins, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the surrounding area.

## Sec. 407. Large-Scale Retail Requirements.

### 407.01 Purpose and Intent.

- (a) "Large-scale retail" refers to any retail/service establishment that is 75,000 square feet or greater. This size threshold refers to an individual establishment and its associated areas used for display and storage. A "large-scale retail development" has no more than four such establishments whether freestanding or combined.
- (b) The purpose of establishing requirements for large-scale retail structures and developments is to apply design standards and additional conditions to large

developments proposed in the city in order to ensure the development of appropriate, functional, well-planned, aesthetically pleasing retail/service commercial developments that stimulate economic and social growth, are integrated with surrounding areas, positively contribute to the changing community character, with facilities that have functional reuse potential in the future.

- (c) As such, these regulations intend to promote high quality materials and design, promote pedestrian-friendly environments, encourage infrastructure concurrency, encourage responsible storm-water management practices, and promote environmental planning policies.
- (d) The regulations are to be used in conjunction with the development criteria of this Ordinance, including overlay district standards, and all other adopted development standards and criteria.

#### 407.02 Number, Size and Location Criteria.

- (a) No more than four large-scale retail establishments are allowed in a single development.
- (b) Developments may include additional smaller retail structures as part of the overall development; however, the number of retail establishments 75,000 square feet or larger is limited to four, and such developments are subject to the regulations outlined in this Section.
- (c) Large-scale retail establishments or developments cannot be accessed solely via collector or local roads, as defined by South Fulton guidelines and depicted on the Georgia DOT Road Functional Classification maps. They are solely permitted on sites with at least one frontage on an arterial road. However, the CDRA Director may waive the road classification criteria if the developer can demonstrate that the proposed road improvements, with identified funding sources, will accommodate projected traffic volume to be generated by the proposed development to the degree that the current level of service (LOS) or better is maintained for the affected road segment.
- (d) Developments are encouraged to create a cluster effect in order to achieve a village and/or town center effect. These regulations promote an appropriate mix of large- and small-scale retail with smaller retail buildings located closer to streets in order to reduce the visual scale of the development, encourage pedestrian traffic, and promote the use of architectural details.
- (e) This Sec. 407 also recognizes the varied types of developments in the city and promotes the use of screening and buffers in areas with a more rural aesthetic.
- (f) As used in Sec. 407, "suburban development" means any large-scale retail establishment or development in a predominantly residential area zoned for single-family and/or agricultural uses. "Infill/urban development" means any large-scale retail establishment or development in a predominantly commercial and higher density residential area. The Community Development and Regulatory Affairs Director shall assign either classification to a proposed large-scale retail establishment or development upon review of surrounding land uses, zoning and densities, as well as the Comprehensive Plan.

#### 407.03 Site Design Guidelines and Requirements.

- (a) General site guidelines.
  - (1) To the extent feasible, on site creeks should be integrated into the site as amenities.

- (2) New construction shall conform to the existing topography as much as possible subject to approval by the Director of Community Development.
  - (3) Buildings shall be discouraged on sites with existing slopes greater than 33%. This condition may be amended as approved by the Director of Community Development.
  - (4) Where retaining walls are required, they must be faced with stone, brick or decorative concrete modular block. Use of landscape timber as exterior treatment in retaining walls is prohibited. Retaining walls above 5 feet shall have evergreen plantings in front or as approved by the Director of Community Development.
  - (5) Detention facilities are encouraged to be designed pursuant to the Alternative Design Standards described in the South Fulton Subdivision Regulations.
  - (6) To the greatest extent practicable, design of a traditional detention facility shall follow the natural landforms around the perimeter of the basin.
- (b) Open space.
- (1) A minimum of 10% of the site shall be landscaped open space.
  - (2) Each retail development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two community amenities such as patio/seating area, water feature, clock tower, and pedestrian plazas or benches. Such features shall be constructed of materials that are the same or similar to those used for the principal buildings and landscape.
  - (3) Square footage of community areas can be counted towards the minimum open space requirement.
- (c) Screening and fencing.
- (1) Landscaping and fencing materials should be used to minimize visual and noise impact of parking, loading areas and accessory site features.
  - (2) All loading areas shall be located to the rear or side of the building. Location should be restricted, however, to whichever location does not abut a residentially zoned property, if applicable. Loading areas shall be screened from view of any public street by a 5-foot berm, a continuous row of evergreen hedges 5-foot in height at the time of planting, or architectural treatment.
  - (3) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate with an architectural finish. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry.
  - (4) Accessory site features, as defined in this Ordinance, shall be placed in the least visible location from public streets, and shall be screened from view of any right-of-way and/or any property zoned, used, or developed for residential uses, including the AG-1 zoning district, by one of the following means:
    - a. Placement behind the building;
    - b. 100% opaque fencing which must be constructed of the same type of exterior material used for the building; or

- c. By a berm or vegetative screening. The screening shall consist of evergreen shrubs, be 3½ to 4 feet at time of planting, and reach a height of 6 feet within 2 years of planting.
- (5) Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood, and or combinations of the above not resulting in an opaque fence.
- (6) Fences adjacent to a public street shall not exceed 55 inches from finished grade.
- (7) Chain link fencing, except as required along detention/retention ponds, is prohibited from public view. All chain link fencing shall be black vinyl clad.
- (8) Suburban Developments: All parking areas shall be screened from view of any public street by:
  - a. A 25-foot wide landscape strip planted to buffer standards; or
  - b. A berm planted with a continuous hedge or evergreen shrubs. Plants shall be a minimum height of 3 1 / 2 to 4 feet at time of planting, and such plants (or in the case of the landscape strip option above, the berm and the planting combined) shall be capable of reaching a height of 6 feet within 2 years of planting.
- (d) Outdoor storage and display.
  - (1) Display or sale of goods outside the permanent portions of a building is prohibited. Garden centers, and other similar areas, with permanent walls/fencing on the outside are considered permanent structures. Exceptions: seasonal holiday trees, pumpkins, and open-air fairs, provided an Administrative Permit is obtained, pursuant to Article 3.
  - (2) Vending machines, paper stands, and other similar devices must be located interior to the building structure.
- (e) Buffer standards.
  - (1) Suburban developments.
    - a. All developments shall provide a minimum 25-foot wide landscape strip along all public streets, if buildings within the development do not front the street.
    - b. A minimum 100-foot wide natural, undisturbed buffer with a 10-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use. This buffer shall be augmented with plantings if it does not achieve the intended visual screening.
    - c. To ensure that a visual buffer is achieved (for developments adjacent to a residential zoning and/or use), the City may require the installation of a 4-foot high earthen berm with plantings per Sec. 405. The City Arborist will make the determination of a berm requirement based upon a review of the Landscape Plan and existing topography and vegetation.
    - d. A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
  - (2) Infill/urban developments.
    - a. Developments are encouraged to place small retail storefronts on the public street.

- b. If buildings do not front a public street, all properties shall provide a minimum 15-foot wide landscape strip along all public streets. This landscape strip shall be planted with minimum 2-inch caliper diameter at breast height (DBH) hardwood over-story trees every 30 feet.
  - c. A minimum 10-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use. This provision does not apply to individual lots within an overall development.
  - d. A minimum 25-foot wide natural, undisturbed buffer with a 10-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use. This buffer shall be augmented with plantings if it does not achieve the intended visual screening.
- (f) Landscaping.
- (1) Specimen trees should be preserved to the extent possible.
  - (2) Large overstory street trees in the landscape strips shall be planted in asymmetrical groupings at a minimum density of one tree per 30 feet of street frontage.
  - (3) Street trees shall be a minimum of 2-inch caliper diameter at breast height (DBH).
  - (4) Street trees shall be selected from the list provided in Appendix E of the South Fulton Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the South Fulton Arborist.
  - (5) Street trees may be counted towards the required tree density for a site as approved by the South Fulton Arborist.
- (g) Parking lot landscaping islands.
- Parking lot landscaping shall follow the standards in Sec. 405.02.
- (h) Landscape installation and maintenance.
- (1) Landscaping must be installed, or a landscape installation guaranty must be provided prior to the release of Certificate of Occupancy (CO), unless appropriate provisions are made to guarantee the installation of landscaping after such certificate is issued, such as approval by the CDRA Department of a bond for landscaping. The guaranty shall be stamped and signed by a registered landscape architect certifying that landscaping meets the standards of the Tree Preservation Ordinance.
  - (2) Landscape plantings must be replaced if damaged or dead.
- (i) Sidewalks and pedestrian circulation.
- (1) Sidewalks or pedestrian paths are required along all public and private road frontages and may meander around existing trees subject to the approval of the City Arborist.
  - (2) Pedestrian paths may be installed instead of sidewalks as approved by the CDRA Director.
  - (3) Sidewalks shall be a minimum width of 5 feet.
  - (4) Pedestrian paths shall be a minimum of 5 feet wide. They shall be made out of a hard surface material such as concrete, brick or pavers. Paths may be gravel or gravel dust as approved by the CDRA Director.



- (5) Sidewalks for all new projects should connect with existing walks, where applicable.
  - (6) Pedestrian access should be provided to all entrances including access from rear parking areas.
  - (7) Inter-parcel connectivity shall be required for multiuse, pedestrian paths and sidewalks.
  - (8) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of color and durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- (j) Parking.
- (1) Parking lots should be distributed around large buildings along not less than two facades (front, rear or sides) in order to shorten the distance to other buildings and public sidewalks.
  - (2) A minimum of 50% of the required surface parking for out-parcels shall be located at the rear of the out-parcel building, interior to the overall development or facing the large retail parking lot.
  - (3) No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
  - (4) All developments must provide space for parking bicycles. This area may be within the parking lot or courtyard. A bike rack, permanently attached to the ground accommodating a bicycle lock or chain
  - (5) Suburban Developments: Where feasible, no more than 50% of the off-street parking area for the lot, tract or area of land devoted to the large retail establishment should be located along the property fronting a public road and between the front facade and the road.
  - (6) Urban/Infill Developments: On-street parking is allowed subject to the approval of the CDRA Director and the City Engineer.
- (k) Architectural standards.
- (1) The design and lay-out of a development should build upon and complement the design of the surrounding community. The size, orientation, setback and scale of buildings are integral elements of communities. A building's orientation and placement should complement and relate to adjacent buildings, structures and properties.
  - (2) The location of a building should take into consideration its surrounding and take advantage of opportunities to maintain open views and spaces. Buildings should be in proportion, in scale and characteristic to their natural setting. The building design and material should contribute to the style and surrounding areas. Building design that is based on a standardized formula associated with a business or franchise shall be modified to meet the provisions of this section.
  - (3) Buildings shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, recesses/projections, clock towers, cupolas and/or courtyards.

(l) Orientation.

- (1) All buildings shall be oriented to a public street. An entrance to a building should be located on the side of the building facing a public street.
- (2) Small retail stores as part of an overall development should be oriented to a public street, with the larger retail buildings in the rear.
- (3) Principal buildings should have articulated building entryways with greater architectural details, to include a minimum of two of the following seven elements: Decorative columns or posts, pediments, arches, brackets, transoms over doorways, sidelights, and porticos.

(m) Height.

- (1) There shall be a maximum height limit of 2 stories with the maximum height 35 feet from average-finished grade to the bottom of the roof eave.
- (2) Urban/Infill Developments: 3- story buildings with a height limit of 50 feet from average-finished grade to the bottom of the roof eave are allowed.

(n) Scale.

For every 100 feet of building length on a single face, visible from the public street, there shall be variation in the exterior. This exterior variation shall be accomplished through the following means:

- (1) For each 100 feet of building exterior wall, the building exterior and roof shall be offset.
- (2) For each 100 feet of building exterior wall, there shall be a change in details, or patterns or materials.

(o) Building material.

- (1) The exterior wall materials of all buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, stucco, EIFS, solid plank, cementitious plank, or horizontal clapboard siding.
- (2) Accent wall materials on buildings shall consist of glass, architecturally treated concrete masonry, stone, EIFS, or stucco and shall not exceed 40% per vertical wall plane.
- (3) Prohibited exterior building facade materials are: metal panel systems, precast, smooth concrete masonry or plain, reinforced concrete slabs, aluminum or vinyl siding, plywood, mirrored glass, press-wood or corrugated steel (exceptions: mechanical penthouses & roof screens).
- (4) To the extent any rear or side of any building is adjacent to a public street or single-family residence, architectural treatment shall continue through the rear or side.

(p) Colors.

- (1) Permitted colors for exterior walls, building components, sign structures, accent and decorative elements shall be as specified by the appropriate overlay district.
- (2) If a large-scale retail establishment or development is not located in an overlay district, all aspects of a development should use colors common in the area and in nature. Earth-toned, subtle and muted colors provide for a development that incorporates sensitivity to its natural surroundings. High intensity colors shall be avoided.

(q) Roof.

- (1) Permissible roofs types are flat, gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures.
- (2) Roof pitches shall be in the range of 4 over 12 to 12 over 12.
- (3) Roof pitch material shall be made out of the following materials: asphalt shingle, wood shingle, wood shake, standing seam metal, or materials designed to give the appearance of the above-mentioned materials.
- (4) A decorative parapet or cornice shall be constructed along all roof lines with a lower pitch than specified in above.
- (5) Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than 4 feet above roof.

(r) Additional requirements.

- (1) Burglar bars, steel gates, metal awnings and steel roll-down curtains are prohibited on the exterior and interior of the structure except at the structure's rear. Steel roll down curtains may be located in other areas if not visible from the front of a building or from a public street.
- (2) Neon lights outlining and/or detailing building features are prohibited.
- (3) Where additional stores will be located in a large retail establishment, each such store that is 5,000 square feet and greater shall have at least one exterior customer entrance, which shall conform to the above requirements.

407.04 Adaptive Reuse of Properties and Store Closure.

If an establishment remains empty for a period of 12 consecutive months the owner and/or lessee must work with South Fulton Economic Development Department to create a plan for the removal or adaptive reuse of the principal structure.

407.05 Vacancy Maintenance Requirements.

- (a) Owner shall provide security patrols on the site to deter vandalism or other illegal activities on the property.
- (b) Retail establishments that have been closed should be maintained at the standard of the occupied store, prior to store closure, this includes all parking lot surfaces and landscaping.
- (c) Building fenestration, including doors and windows cannot be boarded.

Sec. 408. Outdoor Lighting Standards.

408.01 Purpose and Intent.

The purpose and intent of this Section is to provide a regulatory strategy for outdoor lighting that will allow reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce; curtail and reverse the degradation of the nighttime visual environment and the night sky; preserve the dark night sky for astronomy; minimize glare, obtrusive light and artificial sky glow by limiting outdoor lighting that is misdirected, excessive or unnecessary; conserve energy and resources to the greatest extent possible; and help to protect the natural environment from the damaging effects of night lighting from man-made sources.

**408.02 Conformance with Applicable Codes.**

All outdoor illuminating devices shall be installed in conformance with the provisions of this ordinance, the International Building Code and the National Electrical Code as applicable and under appropriate permit and inspection. Where there is conflict between the provisions of this ordinance and other regulations, the most restrictive provision shall prevail.

**408.03 Applicability.**

- (a) For all land uses, developments and buildings that require a permit, all outdoor lighting fixtures shall meet the requirements of this Sec. 408, with the exception that outdoor lighting fixtures in the City's overlay districts shall meet the requirements in Article 5 where there are conflicts with this Section.
- (b) All building additions or modifications of 25% or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this Zoning Ordinance, shall invoke the requirements of this Sec. 408 for the entire property, including previously installed and any new outdoor lighting.
- (c) Cumulative modification or replacement of outdoor lighting constituting 60% or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.
- (d) Minor additions.

Additions or modifications of less than 25% to existing uses, as described in Sec. 408.03(b), and that require a permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting. Any new lighting on the site shall meet the requirements of this ordinance with regard to shielding and lamp type.

**408.04 Exempt Lighting.**

The following luminaries and lighting systems are exempt from requirements of Sec. 408:

- (a) Lighting for pools used at night.
- (b) Underwater lighting used for the illumination of swimming pools and fountains.
- (c) Temporary holiday lighting.
- (d) Lighting required and regulated by the Federal Aviation Administration, or other federal, state or local agency.
- (e) Emergency lighting used by police, fire, or medical personnel, or at their direction.
- (f) All outdoor light fixtures producing light directly from the combustion of fossil fuels, such as kerosene and gasoline.
- (g) Security lighting controlled and activated by a motion sensor device for a duration of 10 minutes or less.

**408.05 Prohibited Outdoor Lighting.**

- (a) Aerial lasers.
- (b) Searchlight style lights.
- (c) Other very intense lighting, defined as having a light source exceeding 200,000 lumens or intensity in any direction of 2 million candelas or more.

- (d) Mercury vapor lamps.
- (e) Neon lighting.

#### 408.06 Outdoor Lighting Standards.

All nonexempt outdoor lighting fixtures shall meet the following criteria:

- (a) Shall be full cutoff placed so as to allow no light above the horizontal as measured at the luminaire, except as herein noted in this ordinance (as in the case of period fixtures, cutoff fixtures may be used).
- (b) Shall be located, aimed or shielded so as to minimize glare and stray light trespassing across property boundaries and into the public right of way in accordance with the following standards:

| At Property Lines Including Rights-of-Way                      | Maximum Foot-candles |
|----------------------------------------------------------------|----------------------|
| At property line abutting a residential or an agricultural use | 1.0                  |
| At property line abutting an office or institutional use       | 1.5                  |
| At property line abutting a commercial or industrial use       | 1.5                  |

| Off-Street Parking Lots   | Minimum Foot-candles | Average Foot-candles | Maximum Foot-candles |
|---------------------------|----------------------|----------------------|----------------------|
| Residential areas         | 0.5                  | 2.0                  | 4.0                  |
| Office-professional areas | 1.0                  | 3.0                  | 6.0                  |
| Commercial areas          | 2.0                  | 6.0                  | 12.0                 |
| Light industrial areas    | 1.0                  | 4.0                  | 8.0                  |

- (c) Flood or spot lamps must be positioned no higher than 45 degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.
- (d) All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as described herein for fully shielded fixtures.
- (e) Multi use development lighting must conform to the standards of its respective use.
- (f) Illumination levels are measured from any height and orientation of the measuring device at any location along the property line, except the lighting of parking lots shall be measured at grade with the meter sensor held horizontally on the surface.

#### 408.07 Standards for Designated Uses or Lighting Types.

All lighting not directly associated with the uses or lighting types designated below shall conform to the lighting standards described in this Ordinance, with the exception that this Sec. 408.07 shall not be construed to overrule any standards established in any Overlay District or as established in Article 3.

- (a) Outdoor sports, recreation fields, or performance areas.

Lighting of outdoor recreational facilities (public or private), such as, but not limited to, outdoor athletic fields, courts, tracks, special event or show areas shall meet the requirements of this Section.

- (1) Facilities designed for municipal leagues, elementary to high school levels of play and training fields for recreational or social levels of play, college play, semi-professional, professional or national levels of play shall utilize luminaries with minimal uplight consistent with the illumination constraints of the design. Where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:
  - a. Are provided with internal and/or external glare control louvers or lenses, and are installed so as to minimize uplight and offsite light trespass and glare; and
  - b. Are installed and maintained so as to avoid aiming no more than 2.5 times the mounting height.
- (2) Illuminance.

All lighting installations shall be designed to achieve the illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA RP-6).
- (3) Off-site spill.

The installation shall also limit off-site spill (off the parcel containing the sports facility) to the maximum extent possible consistent with the illumination constraints of the design. For all recreational or social levels of play and training fields, as well as, performance areas, illumination levels shall not exceed 1.5 foot-candles at any location along any non-residential property line, and 0.5 foot-candles at any location along any residential property line.
- (4) Curfew.

All events shall be scheduled so as to complete all activity no later than 10:30 p.m. Illumination of the playing field, court or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances. Field lighting for these facilities shall be turned off within 30 minutes after the last event of the night.
- (5) Setback.

All light poles shall be set back the greater of 50 feet or 1 foot for every foot in height from any residential property line or right-of-way.
- (b) Service station canopies and parking structures.
  - (1) All luminaries mounted on or recessed into the lower surface of service station canopies and parking structures shall be fully shielded and utilize flat lenses.
  - (2) The total light output of luminaries mounted on the lower surface, or recessed into the lower surface of the canopy, and any lighting within signage or illuminated panels over the pumps, shall not exceed 50 foot-candles.
  - (3) The total light output of illuminated areas of a service station other than as detailed in Sec. 408.07(b)(2) above shall not exceed 15 foot-candles.
  - (4) Illuminance levels for the interior of parking structures, where interior lighting is visible from outside the structure, shall conform to the IESNA recommendation (RP-20).

- (5) Lights shall not be mounted on the top or sides of a canopy and the sides of a canopy shall not be illuminated.
- (c) Security lighting.
  - (1) Security lighting shall be directed toward the targeted area.
  - (2) Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the light shall not be triggered by activity off the property.
- (d) Pedestrian path lighting.

Lighting post shall not exceed 16 feet from the finished grade.
- (e) Architectural accent lighting.
  - (1) Fixtures used to accent architectural features, materials, colors, style of buildings, landscaping, or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded to minimize light spill into the dark night sky in conformance with the luminaire standards.
  - (2) Lighting fixtures shall not generate glare, or direct light beyond the facade onto a neighboring property, streets or into the night sky.
- (f) Temporary lighting permits.
  - (1) Permits for temporary lighting will be granted by the CDRA Department if the total output from the luminaries does not exceed 50 foot-candles and the following conditions apply:
    - a. The purpose for which the lighting is proposed can be completed within 30 days, except that the permit for a major construction project may extend to completion.
    - b. The proposed lighting is designed in such a manner as to minimize light trespass and glare.
    - c. Permits issued for temporary recreational lighting shall be extinguished by 10:30 p.m.
  - (2) The application for the Temporary Lighting Permit shall include, but not be limited to, the following information:
    - a. Name and address of applicant and property owner;
    - b. Location of proposed luminaire(s);
    - c. Date and times for the lighting;
    - d. Type, wattage and lumen output of lamp(s);
    - e. Type and shielding of proposed luminaires;
    - f. Intended use of the lighting;
    - g. Duration of time for requested exemption;
    - h. The nature of the exemption; and
    - i. The means to minimize light trespass and glare.



(g) Commercial parking areas.

- (1) All lighting fixtures servicing parking lots, except floodlights, shall be cutoff fixtures, directed downward and not toward buildings or other areas.
- (2) The minimum illumination level for a parking lot shall be 0.4 foot-candles at grade level and the ratio of the average illumination to the minimum illumination shall not exceed 4:1.
- (3) Floodlights should be aimed or shielded to minimize uplight.
- (4) Light poles used in parking lots shall not exceed 35 feet in height.

(h) Streetlights.

All streetlight fixtures new, repaired (outside of normal maintenance) or replaced fixtures shall be cutoff.

408.08 Variances.

- (a) Any person may submit an application to the Department of Community Affairs and Regulatory Affairs for a variance from the provisions of this Sec. 408, in accordance with the Appeals section in Article 8 and the requirements in this Section.
- (b) The application should include, but not be limited to, evidence about the following:
  - (1) How the proposed design and appearance of the luminaire are superior;
  - (2) How light trespass and glare will be limited;
  - (3) How the proposed solution will provide a benefit without negative impact on the health, safety, or welfare of the community.
- (c) The application may include the recommended practices of the Illuminating Engineering Society of North America, a professional engineer, or other authority on outdoor lighting.

408.09 Submission of Plans and Evidence of Compliance.

- (a) The applicant for any permit required by any provision of the laws of the City of South Fulton in connection with proposed work involving outdoor lighting fixtures shall submit, as part of the application for permit, evidence that the proposed work will comply with the Outdoor Lighting Standards requirements in this Article.
- (b) Even should no permit be required, the installation or modification, except for routine servicing and same-type lamp replacement of any exterior lighting, shall require submission of the information described below.
- (c) Said submission shall contain but shall not necessarily be limited to the following, all or part of which may be part or in addition to the information required elsewhere in the laws of the City of South Fulton upon application for the required permit:
  - (1) Plans indicating the location on the premises of each illuminating device, both proposed and any already existing on the site.
  - (2) Description of all illuminating devices, fixtures, lamps, supports, reflectors, both proposed and existing. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers.
  - (3) Photometric data, such as that furnished by manufacturers or similar, showing the angle of cutoff of light emissions.

Sec. 409 Site Acceptability Noise Standards.

(d) Additional submission.

- (1) The above required plans, descriptions and data shall be sufficiently complete to enable the CDRA Department to readily determine whether compliance with the applicable requirements of this Article will be secured.
- (2) If such plans, descriptions and data cannot enable this ready determination, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.

(e) Subdivision plats.

All new subdivided properties shall submit information as described herein for installed streetlights and other common or public area outdoor lighting.

(f) Certification.

For all projects, certification that the lighting as installed, conforms to the approved plans shall be provided by an illumination engineer/professional before the Certificate of Occupancy is issued. Until this certification is submitted, approval for use by the issuance of the Certificate of Occupancy shall not be issued.

Sec. 409. Site Acceptability Noise Standards.

409.01 Requirements.

- (a) New residential development proposed within 5 miles of the Hartsfield-Jackson International Airport boundary shall be in compliance with the requirements of the Site Acceptability Noise Standards table below.
- (b) No residential dwelling shall be occupied if the interior day-night average sound level is 50 dBA or higher.
- (c) Any existing legal residential lot of record that does not change use or zoning classification is exempt from the requirements of this Section.
- (d) The requirements in the Site Acceptability Noise Standards table shall apply to all new proposed residential uses.

**Table 4-5 South Fulton Site Acceptability Noise Standards**

| Noise Classification     | Day-Night Average Sound Levels<br>(in Decibels) | Requirements and Restrictions                              |
|--------------------------|-------------------------------------------------|------------------------------------------------------------|
| Acceptable               | Not exceeding 65 dBA                            | 1. Noise Study Report per Article 28.4.6. No Restrictions. |
| Normally<br>Unacceptable | Above 65 dBA but not exceeding 75 dBA           | 1. Noise Study Report per Article 28.4.6.                  |
|                          |                                                 | 2. Sound Attenuation Plan.                                 |
| Unacceptable             | Above 75 dBA                                    | 1. Noise Study Report per Article 28.4.6.                  |
|                          |                                                 | 2. Residentially zoned/used developments are prohibited.   |

Reference: Title 24, Housing & Urban Development, Part 51 — Environmental Criteria and Standards, Subpart B — Noise Abatement and Control, Section 51.103 Criteria and Standards (c) Exterior standards.

Sec. 410. Encroachment on Public Rights-of-Way.

- (a) No privately owned structures other than driveways, access walkways, and mailboxes shall be allowed within a publicly owned right-of-way.
- (b) Mailbox support structures shall be allowed within the City owned right-of-way provided that the mailbox support structure or appurtenance conforms to the following conditions.
  - (1) Mailbox support structures or appurtenances shall not be constructed of masonry, concrete or stone unless the support design has been shown to be safe by crash tests and is approved by the Director of Community Development and Regulatory Affairs.
  - (2) With the exceptions noted in subsection 1. above, the mailbox support structure shall be a single 4-inch × 4-inch or 4-inch circumference wooden or metal post with strength no greater than a 2-inch diameter standard steel hollow pipe and embedded not more than 24 inches in to the ground.
  - (3) A mailbox support structure containing a metal post shall not be fitted with an anchor plate, but it may have an anti-twist device that extends no more than ten inches below the ground surface.
- (c) Mailbox structures along roadways with posted speed limits of 35 miles per hour or less within platted subdivisions of the City shall be exempt from this provision.
- (d) Landscaping shall be allowed within the public right-of-way with permission of the Georgia Department of Transportation or the Director of Community Development and Regulatory Affairs, or as specified in the Tree Preservation Ordinance, as applicable.

Signs and other structures belonging to the City, the State of Georgia, or a railroad or utility are exempt from this Section.

## Article 5. Overlay Districts

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## Article 5. Overlay Districts

### Sec. 501. Overlay District Authority.

#### 501.01 Declaration of Purpose, Scope, Intent and Public Policy.

- (a) The South Fulton City Council finds that as a matter of public policy that the aesthetic, economic and functional qualities of the City of South Fulton are worthy of enhancement and preservation and are essential to the promotion of the health, prosperity, safety and general welfare of the existing and future residents of South Fulton. Therefore, the City Council authorizes each planning area to propose overlay districts and regulations, and, if desired, to request that City Council appoint a design review board. The purpose of the overlay district regulations shall be:
  - (1) To foster civic pride,
  - (2) To promote attention to accepted design principles in areas of new development and redevelopment,
  - (3) To raise the level of community understanding and expectation for quality in the built environment,
  - (4) To implement the City of South Fulton Comprehensive Plan,
  - (5) To provide for the designation, protection, rehabilitation and redevelopment of properties within overlay districts and to participate in federal and state programs designed to do the same,
  - (6) To protect and enhance local aesthetic and functional qualities and to stimulate business, and
  - (7) To enhance the opportunities for federal, state and local tax benefits under relevant federal, state and local laws.
- (b) The City Council further finds that the timely exercise of judgement in the public interest by a public body of proposed new development or redevelopment is desirable. Accordingly, the public policy objectives of this Article are to guide certain aspects of development, such as:
  - (1) The spatial relationships of structures and open spaces to each other, and
  - (2) The appearance of buildings and open spaces as they contribute to the attractiveness, function, economy and character of an area.
- (c) Planning area design standards are intended to be uniformly applied to evaluate the appropriateness of proposed changes to an overlay district in order to:
  - (1) Protect and enhance the visual qualities and character of the district,
  - (2) Provide guidance to design professionals, property and business owners undertaking construction in the district,
  - (3) Recommend appropriate design approaches, and
  - (4) Provide an objective basis for review, assuring consistency and fairness.

### Sec. 502. Definitions.

The words "shall" and "must" are mandatory, and the words "may" and "should" are permissive. As used in this Article, the following terms shall be defined as follows:

- (a) *Appearance*. The outward aspect that is visible to the public.
- (b) *Appropriate*. Fitting to the context of a site, neighborhood or community.
- (c) *Architectural concept*. The basic aesthetic idea of a structure, or group of structures, including the site, signs, buildings and landscape development that produces the architectural character.
- (d) *Architectural feature*. A significant element of a structure or site.
- (e) *Attractive*. Having qualities that arouse satisfaction and pleasure in numerous, but not necessarily all, observers.
- (f) *Building*. A building is a structure created to shelter any form of human activity, including but not limited to, a house, store, barn, church, hotel.
- (g) *Certificate of endorsement (COE)*. A document evidencing support of a material change in the appearance of a property located within an overlay district by the person or board designated within an overlay district.
- (h) *Cohesiveness*. Unity of composition among elements of a structure or among structures, and their landscape development.
- (i) *Compatibility*. Harmony in appearance of architectural features in the same vicinity.
- (j) *Design review board (DRB)*. A panel which, when appointed by the City Council, consists of eight members appointed to consider applications within a specific overlay district.
- (k) *Designation or designated*. A decision by the City Council of South Fulton, Georgia, wherein a property or district is declared an overlay district.
- (l) *External design feature*. The general arrangement of any portion of structures or landscaping, including the type, and texture of the materials, the type of roof, windows, doors, lights, signs, and fixtures of portions which are open to the public view.
- (m) *Exterior architectural features*. The architectural style, general design and general arrangement of the exterior of a structure and site, including but not limited to the kind or texture of the building material and the type and style of all windows, doors, signs, facade, landscaping and other architectural fixtures, features, details, or elements relative thereto.
- (n) *Geographic area*. Land area subject to overlay district regulations.
- (o) *Harmony*. A quality that represents an attractive arrangement of parts, as in an arrangement of various architectural elements.
- (p) *Landscape*. Plant materials, topography and other physical elements combined in relation to one another and to structures including pavement.
- (q) *Logic of design*. Widely accepted principles and criteria in the solution of design problems.
- (r) *Material change in appearance*. A change in a structure or a parking lot within an overlay district that exceeds ordinary maintenance or repair (defined below), and requires either a sign permit, building permit or land disturbance permit such as, but not limited to:

Sec. 503 Certificates of Endorsement.

- (1) The erection, alteration, restoration, addition or removal of any structure (including signs) or parking lot;
  - (2) Relocation of a sign or building;
  - (3) Commencement of excavation; or
  - (4) A change in the location of signage visible from the public right-of-way.
- (s) *Ordinary maintenance or repair.* Exempt from inclusion in "Material Change in Appearance" defined above. Ordinary maintenance or repair of any exterior of any structure, parking lot or sign in or on an overlay district property to correct deterioration, decay or damage, or to sustain the existing form, and that does not involve a material change in outer design, material, or appearance thereof. Painting, reroofing, resurfacing, replacement of a broken sign face and other similar types of ordinary maintenance shall be deemed ordinary maintenance and repair.
- (t) *Overlay district.* A geographically definable area, possessing a significant concentration or linkage of sites, buildings, structures, objects or landscapes, including the adjacent area necessary for the proper treatment thereof, united by plan and/or physical development. An overlay district shall further mean an area designated by the South Fulton City Council as such.
- (u) *Overlay property.* An individual site, structure, object or landscape, including the adjacent area necessary for the proper continuity thereof, contained within an overlay district.
- (v) *Proportion.* Balanced relationship of parts of a building, signs and other structures, and landscape to each other and to the whole.
- (w) *Scale.* Proportional relationships of the size of parts to one another and to humans.
- (x) *Street hardware.* Objects other than buildings that are part of the streetscape. Examples are: street light fixtures, utility poles, traffic lights and their fixtures, benches, litter containers, planting containers, fire hydrants, etc.
- (y) *Streetscape.* The appearance and organization along a street of buildings, paving, plantings, street hardware and miscellaneous structures.

Sec. 503. Certificates of Endorsement.

503.01 Approval of Alterations or New Construction.

Applicants for a South Fulton land disturbance permit, sign permit or building permit shall obtain a certificate of endorsement (COE) for applicable properties.

503.02 Issuance of a Certificate of Endorsement.

- (a) A COE may be issued when the proposed material change(s) in the appearance or arrangement of the elements of the project is consistent with the overlay district provisions.
- (b) A copy of each final COE shall be maintained in the Department of Community Development.

503.03 Submission of Plans.

An application for a COE shall be accompanied by such drawings, photographs, material samples or plans as may be required pursuant to the overlay district provisions.

Sec. 505 Maintenance of Properties.

503.04 Interior Alterations.

Review of applications for endorsement shall not consider interiors or exterior features which are not visible from a public street.

503.05 Exceptions.

- (a) When, by reason of unusual circumstances, the strict application of any provision of this Article would result in the exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question, the Zoning Board of Appeals, shall consider a variance from said provisions so as to relieve such difficulty or hardship provided such variances shall remain in harmony with the general purpose and intent of said provisions, so that the integrity or character of the property, shall be conserved and substantial justice done. A hardship shall not qualify as an undue hardship if it is of a person's own making.
- (b) The process for considering a variance request shall follow the requirements for a hardship variance in Article 8 of this Ordinance.
- (c) In granting such variances, the Zoning Board of Appeals may impose such reasonable and additional stipulations and conditions as will, in its judgement, best fulfill the purpose of this Article.

503.06 Deadline for Consideration of Application for COE.

The DRB shall consider a completed application for a COE within 15 days after the filing thereof by the owner or occupant of an overlay district property. If the application has not been acted upon within 15 days, then the application shall be considered to be approved as submitted.

Sec. 504. Relationship of this Article to Other Zoning Provisions.

504.01 Designation on Official Zoning Map(s).

Designation of a zoning overlay district provides additional requirements or restrictions on the portions of zoning districts over which they are established. Adopted overlay districts shall be shown as such on the official zoning maps of South Fulton, Georgia.

504.02 Affirmation of Zoning Ordinance and Other Regulations.

- (a) Nothing in this Article shall be construed to exempt property and business owners from complying with other provisions in this Zoning Ordinance and with other existing City regulations whenever this Article does not apply.
- (b) Within each overlay zoning district, land and structures shall be used in accordance with the standards of the underlying zoning district.

504.03 Conflicts.

All other provisions of the Zoning Ordinance shall remain in effect unless provisions in the overlay district conflict with other provisions of this Ordinance, in which case, the stricter provisions of the overlay district shall apply.

Sec. 505. Maintenance of Properties.

505.01 Ordinary Maintenance or Repair.

Ordinary maintenance or repair of any exterior feature visible from a public street in or on an overlay district property to correct deterioration, decay or damage, or to sustain the

existing form, and that does not involve a material change in design, material, or outer appearance thereof, does not require a building, sign, or land disturbance permit.

**505.02 Failure to Provide Ordinary Maintenance or Repair.**

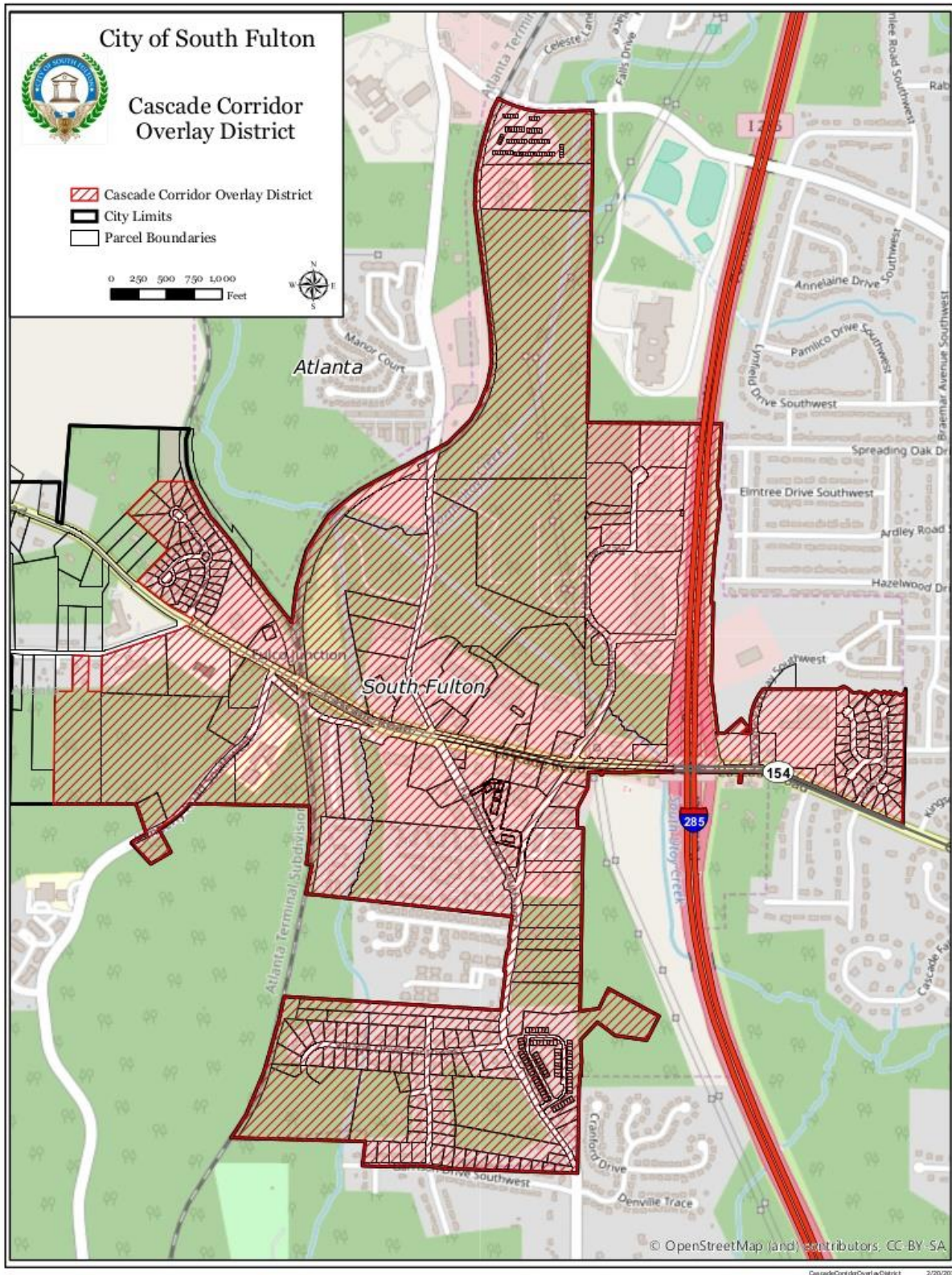
The owner or owners, or the owner's agent, of each designated overlay district property or site, shall keep in good repair all of the exterior portions of such property and site and all interior portions thereof which, if not maintained, may cause or tend to cause the exterior portion of such property or site to deteriorate, decay or become damaged or otherwise to fall into a state of disrepair. The Director of Community Development and Regulatory Affairs shall be responsible for the enforcement of the ordinary maintenance or repair provisions contained within this Article.

**505.03 Affirmation of Existing Building Codes.**

Nothing in this Article shall be construed to exempt property and business owners from complying with Georgia State Minimum Standard Codes and locally adopted building codes.

Sec. 506. Cascade Corridor (Cascade) Overlay District.

506.01 Boundary Map.





**506.02 Purpose and Intent.**

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of this Cascade Corridor Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Cascade Corridor District in accordance with the provisions herein.
- (b) The Cascade Corridor Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the Cascade Corridor Overlay District, the regulations in this Sec. 506 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**506.03 Applicability.**

- (a) The Cascade Corridor Overlay District and the regulations of this Section 506 apply to all properties zoned or developed for nonresidential and residential uses (except as indicated in Sec.506.03(b) below) within 3,500 feet of the center line of Cascade Road in South Fulton between the Atlanta City limits and Danforth Road (see attached map under Sec. 506.01 above).
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the exterior finish prohibitions in Sec. 506.10(c) shall apply.

**506.04 Architectural Review Process.**

- (a) Prior to the issuance of a building permit, the applicant shall submit plans which include details of exterior materials, colors, design and architectural elements of proposed building(s) as specified by this Sec. 506.
- (b) South Fulton staff will review all requests for land disturbance, building (excluding interior renovations), and sign permits for compliance with this Section. Upon determination of compliance, a Certificate of Endorsement (COE) will be provided in the form of signing the formally submitted plans and drawings.
- (c) Prior to the issuance of a building permit, the community will be allowed 10 working days to review and comment. In no event shall a proposal which otherwise conforms to applicable codes and regulations be delayed issuance of a building permit for more than 10 working days due to this review and comment process.



**506.05 Landscaping Requirements.**

A 15-foot wide landscape strip along any public street shall be required when Article 4 of the Zoning Ordinance otherwise specifies a smaller landscape strip, in accordance with the following requirements:

- (a) The landscape strip may be as specified by the South Fulton Tree Preservation Ordinance, or may be a combination of hardscape elements (plazas, planters, benches, fountains and tables, etc.), ground cover, shrubs, and the required number of hardwood trees as specified by the Tree Preservation Ordinance.
- (b) Shrubs shall be a minimum height of 3 feet at time of planting.
- (c) A minimum of one 2-inch caliper diameter at breast height (DBH) hardwood shade tree is required for every 30 linear feet of landscape strip.
- (d) A 10-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.

**506.06 Accessory Site Features; Placement and Screening.**

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning category by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director Community Development and Regulatory Affairs.
- (d) Roof-mounted equipment and flat roofs shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than 4 feet above roof.
- (e) Refuse areas and receptacles.
  - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick.
  - (2) Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 (Agricultural) zoning district.

**506.07 Fencing and Wall Requirements.**

- (a) Chain link fencing is only allowed along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated. Fences should not be visible from the street.
- (b) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
- (c) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- (d) Screening walls shall be screened with a hedge of evergreen shrubbery, a minimum of 2 feet in height at planting.

- (e) Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood.

**506.08 Pedestrian Paths.**

- (a) Sidewalks are required along all public and private road frontages.
- (b) Internal walkways (paths) are required from the public sidewalk to the main entrance of the principal use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
- (c) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (d) Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (e) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (f) Paths shall be connected to signalized crosswalks where applicable.
- (g) Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (h) Street furniture shall be located outside the specified width of any pedestrian path.
- (i) If a business is open after dark, the path shall be well-lit by a minimum of 0.9 foot-candles with an average to minimum uniformity ratio of 4:1. The lighting plan for pedestrian paths shall be included on the site plan submitted at the time of application for a land disturbance permit.

**506.09 Building Design.**

- (a) Developments shall include architecture elements, including:
  - (1) Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;
  - (2) Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;
  - (3) Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;
  - (4) Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets.
- (b) Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.
- (c) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (d) To the extent any rear or side of any building is visible from any public street or single-family residence, architectural treatment shall continue through the rear or side.
- (e) Flat roofs are prohibited unless screened by a parapet in accordance with Sec. 506.06(d) above.
- (f) Neon lights outlining and/or detailing building features are prohibited.

- (g) Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.

506.10 Building Materials.

- (a) The exterior finish of all principal buildings shall be at least 51% brick per vertical wall plane.
- (b) Accent building materials on principal buildings shall be nonreflective glass, natural stone, precast concrete, stucco, stucco-like material, glass block, Hardi-plank and/or tile (or an equivalent alternative treatment approved by the Director Community Development and Regulatory Affairs) and shall not exceed 49% per vertical wall plane.
- (c) Exposed concrete masonry unit (CMU) block, corrugated steel, aluminum siding, vinyl siding, wood siding, synthetic stucco, prefabricated metal, exposed plywood, reflective glass, and exposed pressboard are prohibited as exterior finishes, with the exception that wood siding is allowed on single-family detached dwellings.
- (d) Exterior finishes for accessory structures shall be consistent with the principal structure.

506.11 Building Colors.

- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified in the color chart below (from the Pantone Formula Color Guide) or as approved by the Director of Community Development and Regulatory Affairs if a proposed color is not listed in the color chart but approximates one of the approved colors.

Sec. 506 Cascade Corridor (Cascade) Overlay District.

**Yellow**



**Orange**



**Brown**



**Blue**



**Green**



**Black**



**Tan**



*The code number under each color refers to the Pantone Matching System, an International Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.*

506.12 Security Devices.

(a) Burglar bars.

- (1) Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior of a structure except at the structure's rear.
- (2) Burglar bars are prohibited on the rear of a structure if visible from a public street.
- (3) Burglar bars are also prohibited on the rear of an outparcel building if visible from the main structure.

(b) Roll-down security devices.

- (1) Roll-down security devices that allow visibility into the store when they are deployed, such as security shutters, are allowed if installed interior to the structure.
- (2) Said interior security devices shall give the overall appearance of a uniform horizontal pattern and shall be placed so that the pattern is at a uniform height across the entire business front and shall match or compliment the color of the surrounding window frame.
- (3) The interior security device shall be rolled up (out of sight) during business operating hours and if business has vacated.
- (4) Extraneous items shall not be attached to the security device.
- (5) The preferred security device is QMI, Vision Profile Security Shutters, Style 51.

(c) Letter of Appropriateness required.

- (1) Prior to the installation of all security devices the owner/leasee shall obtain a Letter of Appropriateness from the Director of Community Development and Regulatory Affairs.
- (2) In order to obtain the Letter of Appropriateness, the owner/leasee shall provide a signed and notarized letter with attachments describing:
  - a. Building address where devices are to be installed.
  - b. Detailed information including site plan and elevation drawing showing location of security device in relation to building façade, windows, doors, etc.
  - c. Name of security product (provide manufacturer information).
  - d. Detailed information on the security product (color, material etc.).
  - e. Other information as may be requested to assure compliance with the security device standard.
  - f. Notarized letter from installer certifying that product shall be installed to manufacturer's specifications.
- (3) CDRA Staff will review the information for compliance with the security device standard and upon determination of compliance will provide a Letter of Appropriateness.

506.13 Outdoor Vending and Storage.

- (a) Vending machines, paper stands, and other similar devices must be located interior to the building structure.

- (b) Except as provided for in Article 3, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
- (c) Storage of shopping carts is allowed without a permit, but is subject to the requirements of Title 6, Chapter 5 *Abandoned Shopping Carts* of the City Codes of Ordinances.

506.14 Sign Standards.

- (a) The base and framework of monument signs shall be made of the same brick as the principal structure.
- (b) The architecture color standards of the overlay district apply only to the sign structure, not to the sign face.
- (c) Window signs along the corridor are prohibited.
- (d) Wall signs shall be internally illuminated.

506.15 Utility Placement.

All utilities shall be located underground.

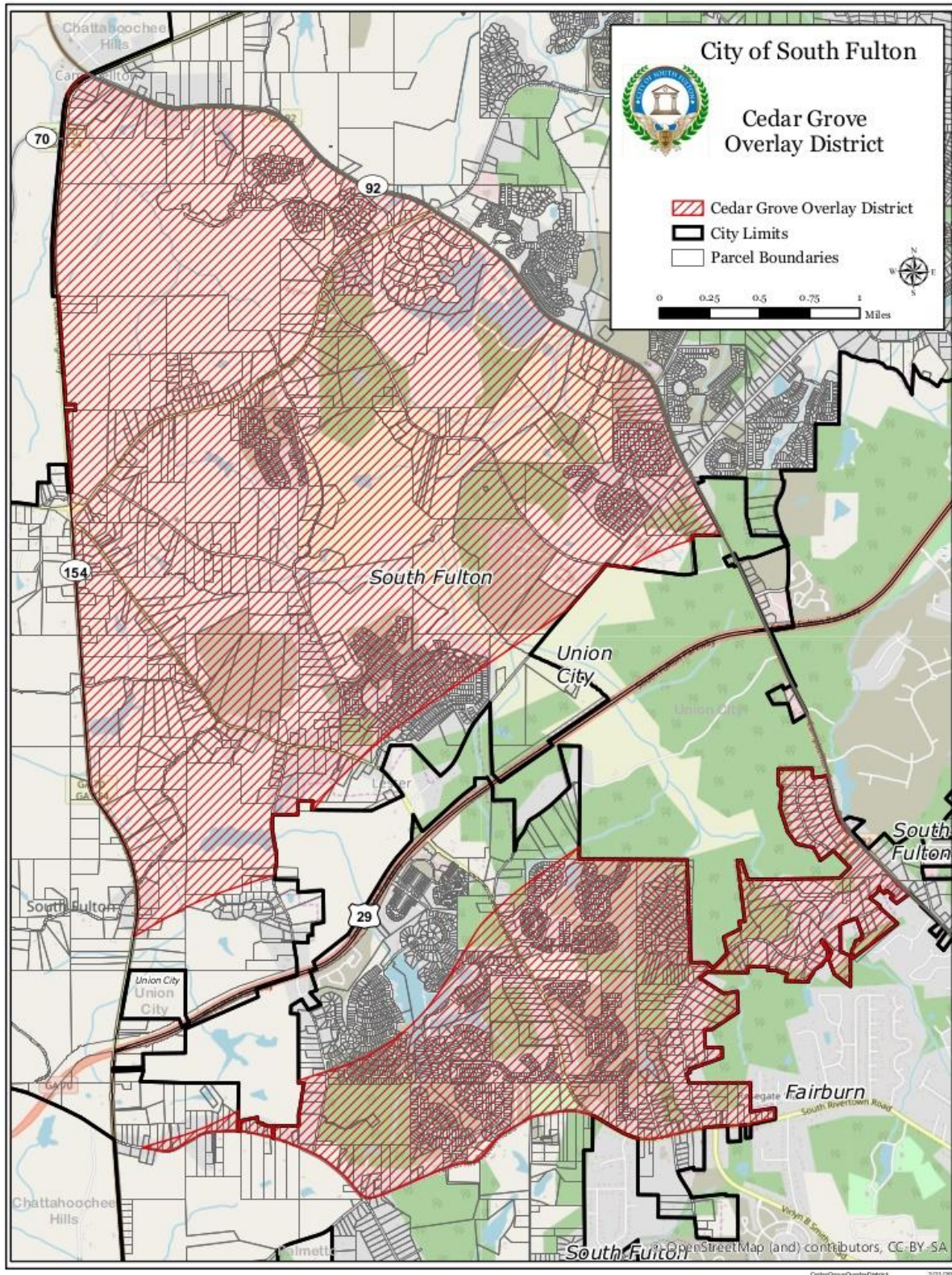
506.16 Stormwater Management Facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.



Sec. 507. Cedar Grove Overlay District.

507.01 Boundary Map.





**507.02 Purpose and Intent.**

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Cedar Grove Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Cedar Grove Overlay District in accordance with the provisions herein.
- (b) The Cedar Grove Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the rural character of the Cedar Grove Overlay District, the regulations in this Sec. 507 are intended to define and monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**507.03 Applicability.**

- (a) The Cedar Grove Overlay District and the regulations of this Section 507 apply to all properties zoned or developed for nonresidential and residential uses (except as indicated in Sec. 507.03(b) below), within the area illustrated on the attached map (excluding the South Fulton Parkway Overlay District) under Sec. 507.01 above.
- (b) Single-family detached dwellings are exempt from the Cedar Grove Overlay District requirements, with the exception that the exterior finish prohibitions in Sec. 507.12(b) shall apply.
- (c) The District also recognizes the Cedar Grove Crossroads as designated in the South Fulton Comprehensive Plan.

**507.04 Architectural Review Process.**

- (a) Prior to issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) All building plans submitted as an application for a building permit shall clearly indicate all of the proposed building materials and colors for each facade in accordance with Sec. 507.12 and Sec. 507.13. The plans should clearly show the location and calculate the amount/percentage of all building materials per facade.

- (c) Prior to the issuance of an LDP or building permit, the community will be allowed 10 working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (d) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this Overlay District and upon determination of compliance will provide a Certificate of Endorsement (COE) in the form of signing the formally submitted plans and drawings.

**507.05 Buffers and Landscaping Requirements.**

- (a) All AG-1 and residentially zoned developments shall provide a minimum 50-foot wide natural, undisturbed buffer with a 10-foot improvement setback along all public streets.
- (b) All non-residentially (except AG-1) zoned developments shall provide a minimum 50-foot wide landscape strip along all public streets.
- (c) A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
- (d) Large, overstory trees shall be planted 40 to 60 feet on center and shall be located along both sides of all public streets (except residential streets).
- (e) Small, understory trees shall be planted 10 to 30 feet on center and shall be located along both sides of residential streets.
- (f) Street trees shall be a minimum 2-inch caliper diameter at breast height (DBH).
- (g) Street trees shall be selected from Appendix E of the South Fulton Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the South Fulton Arborist.

**507.06 Accessory Site Features; Placement and Screening.**

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning district by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the CDRA Director.
- (d) Refuse areas and receptacles.
  - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made from noncombustible materials. Opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block.
  - (2) Refuse receptacles shall not be placed within 100 feet of an existing residential or AG-1 zoning district.

**507.07 Fencing and Wall Requirements.**

- (a) Screening walls shall be screened with a hedge of evergreen shrubbery, a minimum of 2 feet in height at planting.

- (b) Fencing materials along public streets and side yards are restricted to brick, stone, iron, decorative wrought iron, and treated wood.
- (c) Chain link fencing may be used only along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated.
- (d) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
- (e) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

**507.08 Sidewalks/Pedestrian Paths.**

- (a) Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.
- (b) Sidewalks and other paths (multi-purpose or pedestrian) shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (c) Sidewalks shall be a minimum width of 5 feet.
- (d) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (e) Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the CDRA Director and the Public Works Director when the path is part of an approved transportation plan.
- (f) Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
- (g) Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, 10 feet for bicycles and 5 feet for pedestrians.
- (h) Street furniture shall be located outside the specified width of any path.
- (i) Sidewalks and paths shall be connected to signalized crosswalks where applicable.
- (j) Sidewalks and paths shall be designed to minimize direct auto-pedestrian interaction.
- (k) Sidewalks and paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (l) Pedestrian access should be provided to all entrances including access from rear parking areas.
- (m) Inter-parcel connectivity shall be required for multiuse, pedestrian paths and sidewalks.

**507.09 Lighting.**

- (a) A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a land disturbance permit.
- (b) Street lights shall be installed on all interior streets within community crossroads, as identified in the South Fulton Comprehensive Plan.
- (c) Open parking lots and walkways providing access thereto shall be lighted at a minimum of 2-foot candles measured at grade level.
- (d) The maximum to minimum foot candle level shall not exceed a 12:1 ratio.
- (e) Non-LED shoebox fixtures, cobra lighting fixtures, and neon lighting are prohibited.

- (f) Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- (g) Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height equal to or less than the value  $3 + (D/3)$ , where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 20 feet.
- (h) Any luminaire with a lamp or lamps rated at a total of 1,800 lumens or less, and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or less, may be used without restriction to light distribution or mounting height, except that if any spot of flood luminaire rated 900 lumens or less is aimed, directed, or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.
- (i) Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.
- (j) All temporary emergency lighting needed by police, fire or other emergency services, as well as all emergency vehicular luminaires, shall be exempt from the requirements of this Section.
- (k) All hazard warning luminaires required by federal regulatory agencies are exempt from the requirements of this Section, except that all luminaries used must be red and must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.
- (l) Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.
- (m) Lighting fixtures used to illuminate a billboard shall be mounted on the top of the sign structure. All such fixtures shall use a type of shielding to direct lighting downward. Bottom-mounted sign lighting is prohibited.
- (n) The use of laser source light or any similar high intensity light used outdoors is prohibited.
- (o) The operation of searchlights is prohibited.
- (p) Permanent mounted exterior neon lights are prohibited.
- (q) Back-lit awnings and roof mounted lights are prohibited.

507.10 Building Design.

- (a) Developments shall include architectural elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (c) Shopfront buildings shall utilize a parapet at all street frontages.

- (d) For large commercial/retail buildings variations in facade, roofline and depth shall be provided to lend the appearance of multi-tenant occupancy.
- (e) Buildings are limited to 35 feet in height.
- (f) Permissible roofs are gable, pyramidal, hip or decorative parapets. No parapet shall be required to be greater than 4 feet above the roof line. Shed roofs are permitted over porches, additions, and accessory structures.

**507.11 Building Orientation.**

- (a) All buildings shall be oriented to face a street or a courtyard.
- (b) All primary entrances shall face the street or courtyard.
- (c) All primary entrances which face a street shall be at street level.
- (d) Fuel pumps, canopies and associated gasoline station service areas shall be located at the rear of the structure, not between the building and the street, to allow the building to be the spatial edge of the streetscape.

**507.12 Building Materials.**

- (a) The exterior wall materials of nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone or clapboard (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Reflective glass is prohibited.
- (b) The exterior wall materials of residential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, cement stucco, split-faced block natural treated wood and/or cement based artificial wood siding, solid plank, cementitious plank, or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Synthetic stucco, vinyl siding and aluminum siding are prohibited.
- (c) Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the CDRA Director. Black glass, tinted glass and/or reflective glass is prohibited.
- (d) Accent wall materials on residential and nonresidential buildings shall consist of non-reflective or non-tinted glass, architecturally treated concrete masonry, precast stone, or stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) and shall not exceed 40% per vertical wall plane.
- (e) To the extent any rear or side of any building is visible from any public street or single-family residence, architectural treatment shall continue through the rear or side.
- (f) Exterior finishes for accessory structures shall be consistent with the principal structure.
- (g) Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, natural wood shingles, wood shake, slate, terra cotta, or as may be approved by the CDRA Director.

**507.13 Building Colors.**

- (a) Roof colors shall be gray, brown, terra-cotta or green. Reflective and metallic colors are allowed only when not visible from a street.

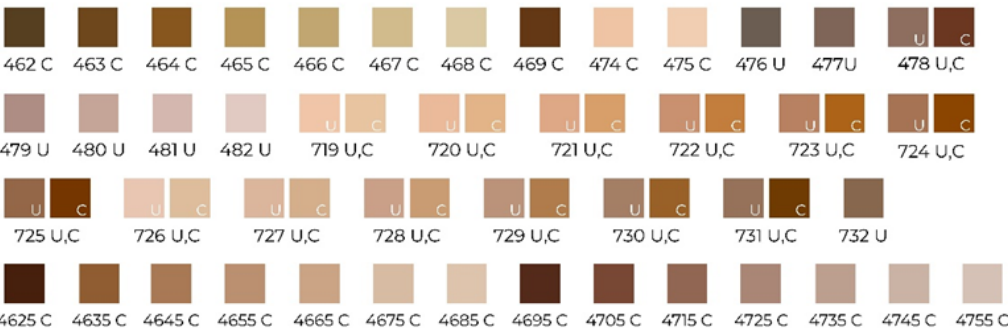
Sec. 507 Cedar Grove Overlay District.

- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified in the color chart below (from the Pantone Formula Color Guide) or as approved by the CDRA Director.

## Sec. 507 Cedar Grove Overlay District.

The following colors apply to exterior building walls, building components, sign structure, accent and decorative elements.

### Browns, Beiges, Tans



### Reds



### Reds-Browns

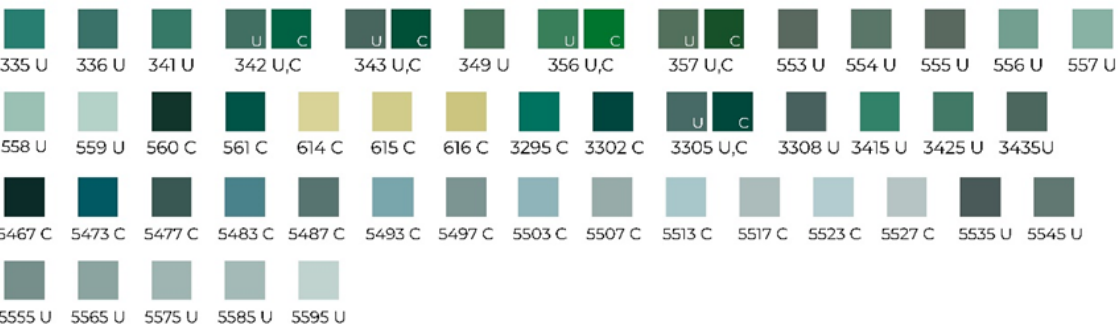


### All Whites\*

\*Refer to the Pantone Formula Color Guide

The following colors apply to accent and decorative elements only.

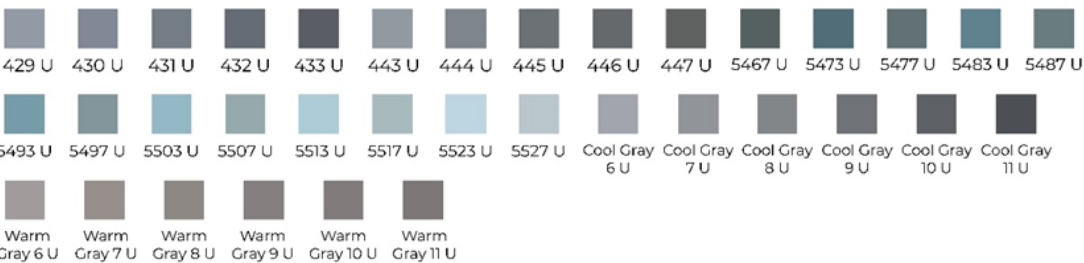
### Greens



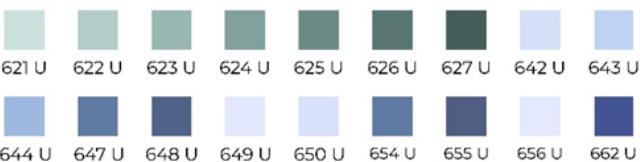
### Green-Grays



### Grays



### Gray-Blues



### All Whites\*

\*Refer to the Pantone Formula Color Guide

### All Blacks\*

\*Refer to the Pantone Formula Color Guide

The code number under each color refers to the Pantone Matching System, an international Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.



507.14 Parking.

- (a) All off-street parking for townhouses and multi-family buildings shall be located to the side, rear or enclosed.
- (b) A minimum of 50% of the required surface parking for out-parcels shall be located at the rear of the building.
- (c) On-street parking is allowed subject to the approval of the CDRA Director.
- (d) No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
- (e) All developments must provide space for parking bicycles. This area may be within the parking lot or courtyard. A bike rack shall be permanently attached to the ground accommodating a bicycle lock or chain.
- (f) All parking and loading areas shall be screened from public streets by either a minimum 4-foot high berm and/or a continuous hedge of evergreen shrubs.

507.15 Utility Placement.

All utilities shall be located underground.

507.16 Signs.

- (a) The architectural color standards of the overlay district apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.
- (c) Window signs are prohibited.
- (d) Roof mounted flagpoles are prohibited.

507.17 Stormwater Management Facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

507.18 Design Guidelines for the Cedar Grove Community.

The purpose of these design guidelines is to help preserve the rural nature of the Cedar Grove Community, the night sky, green space, vistas, the "country" feel, and open space. These guidelines are encouraged but are not standards. Therefore, noncompliance does not necessitate variances.

- (a) Site design.
  - (1) All design strategies shall minimize changes to the existing topography and loss of mature vegetation and water features.
  - (2) Minimize level grading. New developments should step with landforms and maximize preservation of existing vegetation and trees. Level grading of entire lots is to be avoided.
  - (3) Transitions at property lines should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid newly graded slopes greater than 1:3 at property lines.
  - (4) Cut and fill slopes should be rounded where they meet natural grade to blend with natural slope.

- (5) Natural contouring and re-vegetation are encouraged. Retaining walls should be faced with indigenous rock, brick and/or constructed to blend with adjacent surroundings.
  - (6) Storm water retention for multiple sites should be combined into a lake as opposed to individual drainage ponds.
  - (7) Permanent conservation easements should be established to protect water sheds, view sheds, and rare habitats.
- (b) Buildings and courtyards.
- (1) Buildings should be oriented to avoid summer overheating.
  - (2) Locate courtyards for optimum southern exposure in winter and provide for shading in the summer.
  - (3) Locate buildings so that solar heat is naturally reduced on hot summer days by landscape strips and trees.
  - (4) Coordinate corner buildings with adjacent developments. Generally, the primary mass of a building on a corner should not be placed at an angle to the corner. Angled or sculpted building corners and open plazas should not be precluded from corners. Vertical focal points to visually anchor corners are encouraged.
  - (5) Courtyards should include such features as sculptures or fountains as focal points, moveable seating and tables, sunny and shaded areas, several entrances into courtyards, variety of textures and colors for visual interest, landscaping, covered and uncovered outdoor passageways.
- (c) Street standards.
- (1) Culs-de-sac are prohibited unless approved by the CDRA Director.
  - (2) The following street standards shall also apply:

| <b>Design Element</b>             | <b>Community Boulevard</b><br>(major thoroughfare) | <b>Community Avenue</b><br>(collector) | <b>Community Street</b><br>(minor street) | <b>Community Lane</b><br>(service drive, access) | <b>Private Alley</b> |
|-----------------------------------|----------------------------------------------------|----------------------------------------|-------------------------------------------|--------------------------------------------------|----------------------|
| Minimum right-of-way (feet)       | 60'                                                | 60'                                    | 54'                                       | 18'                                              | 16'                  |
| Maximum right-of-way (feet)       | 74'                                                | 74'                                    | 59'                                       | 22'                                              | 20'                  |
| Number of lanes                   | 2—4                                                | 2—4                                    | 2                                         | 2-1                                              | 2-1                  |
| Travel lane width (feet)          | 11—12'                                             | 11'                                    | 10—11'                                    | 10'                                              | 8—10'                |
| On-street parking allowed         | Yes                                                | Yes                                    | Yes                                       | No                                               | No                   |
| Minimum parking lane width (feet) | 8'                                                 | 8'                                     | 8'                                        | -                                                | -                    |
| Minimum sidewalk width (feet)     | 10'                                                | 8'                                     | 5'                                        | -                                                | -                    |
| Bicycle lane allowed              | Yes                                                | Yes                                    | Yes                                       | -                                                | -                    |
| Minimum bicycle lane width (feet) | 5'                                                 | 5'                                     | 5'                                        | -                                                | -                    |
| Planting area allowed             | Yes                                                | Yes                                    | Yes                                       | -                                                | -                    |
| Median allowed                    | Yes                                                | Yes                                    | No                                        | -                                                | -                    |

(d) Parking.

- (1) On-street parking (parallel, diagonal, and head-in) is encouraged.
- (2) All developments shall provide connectivity to adjacent developments to link buildings and open spaces together to minimize vehicular traffic and other impacts.

(e) Architectural features/enhancements are as follows:

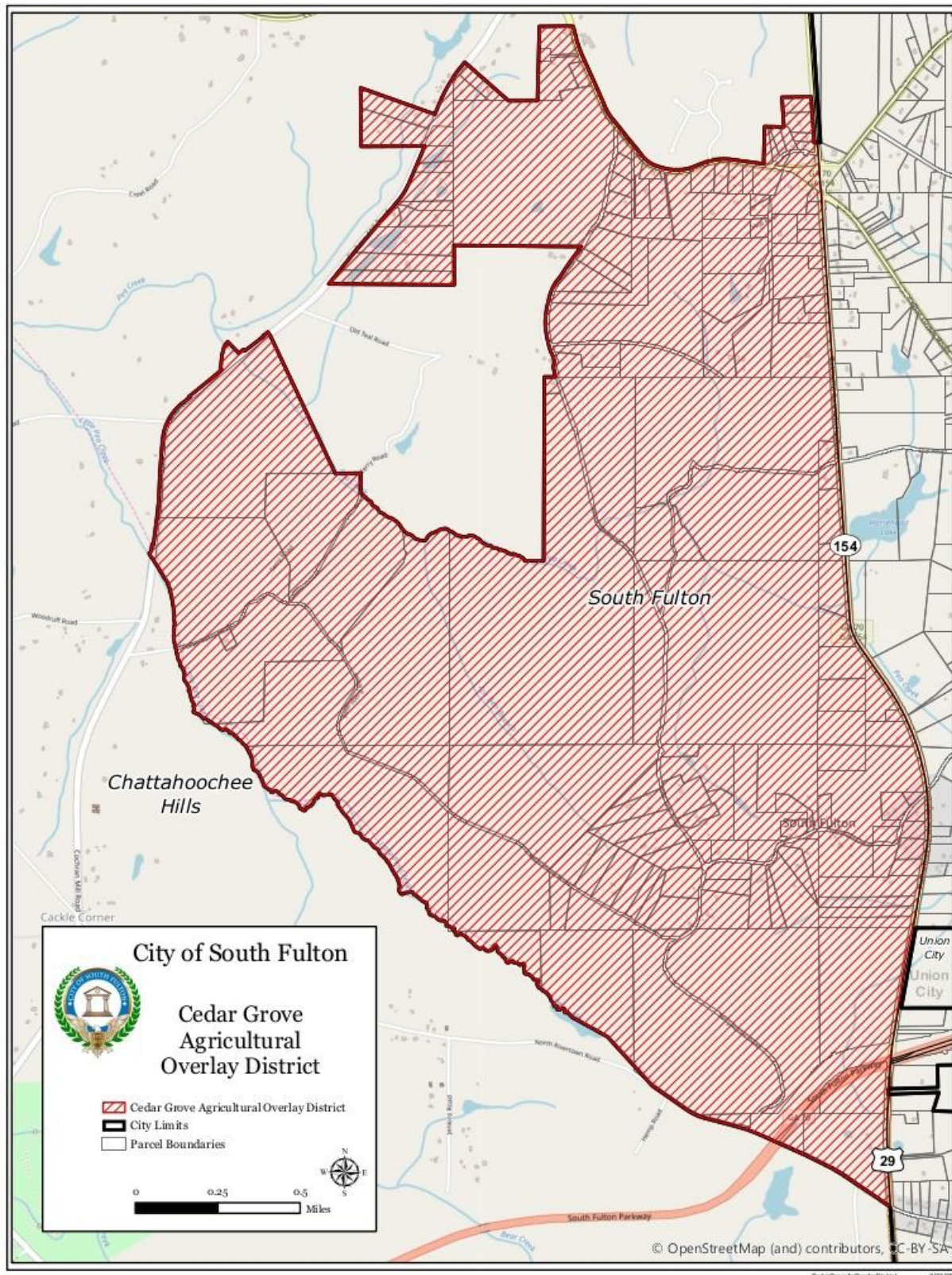
- (1) Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;
- (2) Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;
- (3) Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;
- (4) Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;
- (5) Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.
- (6) Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.

(f) Viewsheds.

- (1) All development proposals should arrange buildings to preserve views from adjacent properties and streets.
- (2) Locate courtyards, surface parking, and open spaces to align with view sheds from adjacent properties.
- (3) Locate drives, parking, and open spaces on high points. Avoid placing buildings except churches or public buildings of high architectural quality on ridge lines.
- (4) All new developments will be reviewed with respect to topography and existing landforms, existing vegetation and trees, soil properties and bed rock depth, existing watercourses, floodway and flood plain areas, drainage patterns, climatic factors and view sheds.
- (5) All new developments will be reviewed for land use and site organization in relation to building form, character, and scale of existing and proposed development, sensitivity and nature of adjoining land uses, location of adjacent roads, rights-of-way, driveways, off-street vehicular connections, pedestrian ways, access points, easements, existing structures and other built improvements, prehistoric and historic sites, structures and routes, and any other features that may be impacted or impact the proposed new development.

Sec. 508. Cedar Grove Agricultural Overlay District

508.01 Boundary Map.



**508.02 Purpose and Intent.**

- (a) The purpose and intent of the Cedar Grove Agricultural Overlay District (District) is to protect the natural areas and ensure responsibly planned economic and social growth.
- (b) Within the Cedar Grove Agricultural Overlay District, the Mixed Use – Cedar Grove Agricultural zoning district (MIX-CGA) and the Community Unit Plan – Cedar Grove Agricultural zoning district (CUP-CGA) allow for developments with a mix of uses for residents to live, work and relax.
- (c) To further protect the rural land and natural resources of the area, standards have been established to provide for green space and open space throughout the District.
- (d) Agriculturally zoned properties and rural services will remain prevalent throughout the area.
- (e) The Cedar Grove Agricultural District will ensure that mixed-use future growth occurs and that many types of housing for all incomes and ages will be provided. The developments will provide connectivity for pedestrians, bicyclists and motorists.

**508.03 Applicability.**

The Cedar Grove Agricultural Overlay District and the regulations of this Section 508 apply to all properties located in that portion of South Fulton bordered to the west by the Chattahoochee River, to the south by Coweta County, and to the east by Cascade-Palmetto Highway (SR 154) that are not within the municipal limits of the City of Chattahoochee Hill Country except as noted in Sec. 508.06 below. See Sec 508.01 above for a boundary map.

**508.04 Architectural Review Process.**

- (a) Prior to issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed 10 working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (c) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this overlay district and upon determination of compliance will provide a certificate of endorsement (COE) in the form of signing the formally submitted plans and drawings.

**508.05 MIX-CGA and CUP-CGA Districts; Requirements.**

See Article 4 for allowed uses and development standards.

**508.06 Area Wide Development Standards.**

- (a) The area wide development standards apply to all properties zoned or developed for nonresidential and residential uses including all single-family platted subdivisions but excluding all properties zoned for MIX-CGA and CUP-CGA as well as the scenarios described in Sec. 508.06(b) below.

- (b) Stand-alone single-family detached dwelling units and minor subdivisions are excluded from these area wide standards with the exception of the South Fulton Parkway buffer and setback requirements, and the building materials standards in Sec. 508.06 (f) below.
- (c) See Article 4 for requirements that pertain to buildings and lots in the MIX-CGA and CUP-CGA zoning districts.
- (d) Streetscape features.

Lighting, signage, benches, recycling bins, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the surrounding area.
- (e) Lighting.
  - (1) Cobra light fixtures, non-LED shoebox light fixtures, and neon lighting are prohibited.
  - (2) Light fixtures shall be designed and located to minimize spillage onto adjoining properties.
  - (3) Lighting shall use a type of shielding to direct lighting downward.
- (f) Building materials.
  - (1) Vinyl siding, aluminum siding and synthetic stucco are prohibited materials on all dwelling types.
  - (2) Reflective and mirrored glass is prohibited on non-residential buildings.
- (g) Wireless telecommunications .
  - (1) Telecommunications switchboards, power generators, and other telecommunication relay equipment rooms or floors housing such uses are limited to the following areas of a building:
    - a. Subterranean levels;
    - b. First and second floors which are set back a minimum of 50 feet from the street; or
    - c. Third and fourth floors.
  - (2) Cellular towers.
    - a. Alternative antenna support structures are required for all cell towers. Man-made trees are allowable.
    - b. Height of towers shall not exceed 199 feet.
    - c. The wireless communications facility shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.
- (h) Water towers.
  - (1) Towers shall be constructed of natural materials or if metal painted to blend with the landscape.
  - (2) Except for safety purposes, water tower lighting shall be allowed only during maintenance periods. Each outdoor light that is not required for safety shall be fully shielded. The safety lighting shall use a type of shielding to provide lighting downward.



(i) Signage.

(1) General provisions for all signs.

- a. Internal illumination is not allowed. If illumination is used, the sign shall be externally illuminated. External lighting is limited to either top mounted fixtures where the fixture is mounted on the top of the sign structure and the light directed downward or ground mounted fixtures where the light fixture is screened from view with landscaping.
- b. Freestanding and walls signs including both the sign structure and the sign face shall be made out of wood, material designed to have the appearance of natural wood, or metal. Plastic inserts are not allowed.
- c. Project entrance pillar sign standards.
  1. Pillar signs shall be designed to have the appearance of a four-sided column and shall be constructed of natural stone, wood or materials designed to have the appearance of natural wood. Brick is a prohibited material.
  2. Pillar sign faces shall be constructed of natural stone, metal, wood or materials designed to have the appearance of natural wood. Plastic inserts are not allowed. Brick is a prohibited material.

(2) Non-residential uses.

- a. All freestanding signs shall be of shingle design.
- b. The maximum size of the sign face shall be 9 square feet. Sign copy is allowed on both sides of the sign face.
- c. Wall signs shall be a maximum of 3% of the applicable wall area.
- d. Window signs are prohibited.

(3) Residential uses.

- a. One identification pillar sign or one freestanding sign is allowed per entrance.
- b. The maximum size of an identification pillar sign structure is 8 feet in height and 3 feet in width per side.
- c. The maximum size of the sign face on identification pillar signs is 9 square feet for each side.
- d. The sign face shall be directly mounted on or in the identification pillar sign structure or can be mounted to hang perpendicular to the identification pillar sign structure in the manner of a shingle sign.
- e. Freestanding signs shall not exceed 10 feet in height.
- f. The maximum size of the sign face on freestanding signs shall be 9 square feet. Sign copy is allowed on both sides of the sign face.

(j) Landscaping, buffers and setbacks.

- (1) Acceptable evergreen plant material and deciduous trees for undisturbed buffers within the bounds of the CGA Overlay District are limited to the following: Cherry Laurel, Eastern Red Cedar, Canadian Hemlock, Deodar Cedar, American Holly, Nellie R. Stevens Holly (cross between Chinese & English Hollies), Southern Magnolia, Virginia Pine, Red Maple, River Birch, American Hornbeam, Hickories,



Sugar Hackberry, American Beech, Sweet Gum, Poplar, Black Gum, Oaks and Linden/Basswood.

- (2) Along the entire frontage of the South Fulton Parkway, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on the South Fulton Parkway and along the rights-of-way of public roads which intersect the parkway for a distance of 300 feet measured from the intersection with the parkway, including stand-alone single family-detached dwelling units and minor subdivisions. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director Community Development and Regulatory Affairs using materials listed in Sec. 508.06(j)(1) above.
  - (3) Along the entire frontage of the South Fulton Scenic Byways, a 100-foot natural, undisturbed buffer is required along the right-of-way with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings, improvements and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist). Only existing AG-1 (Agricultural) uses and pedestrian and bicycle paths are permitted in the setback. This standard applies to all properties with frontage on a South Fulton Scenic Byway and along the rights-of-way of public roads which intersect a South Fulton Scenic Byway for a distance of 300 feet measured from the intersection with the South Fulton Scenic Byway. When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the Director of Community Development and Regulatory Affairs using materials listed in Sec. 508.06(j)(1) above.
  - (4) All residential uses except stand-alone single family detached dwelling units and minor subdivisions shall provide a minimum 100-foot wide natural undisturbed buffer along all property lines with an additional 10-foot setback interior to the buffer (except for approved access and utility crossings and replantings where sparsely vegetated). When the undisturbed buffer is grassed or pasture, the applicant shall plant to City buffer standards or as approved by the CDRA Director using plant materials listed in Sec. 508.06(j)(1) above.
- (k) Fences and walls.
- (1) Fence standards.
    - a. Opaque fences along any road right-of-way are prohibited.
    - b. Chain link fences along any road right-of-way are prohibited except when constructed as part of recreational courts or recreational fields.
    - c. Allowable fence materials: wood, wire or materials designed to have the appearance of natural wood.
    - d. Allowable fencing types: split rail, 3-4 horizontal rail, crossbuck and horse wire or combination thereof.
  - (2) Wall standards.
    - a. Walls are limited to 2 feet in height.

- b. Allowable wall materials: wood, stone or materials designed to have the appearance of natural wood.

(l) Street standards.

- (1) All newly created lots shall derive access from internal subdivision streets.
- (2) All streets should follow existing contour with a minimum of cut and fill and shall be designed for interparcel pedestrian and vehicular access.

(m) Amenity areas.

Amenity areas and recreational facilities shall be located interior to the subdivision.

(n) Stormwater management facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

(o) Accessory site features.

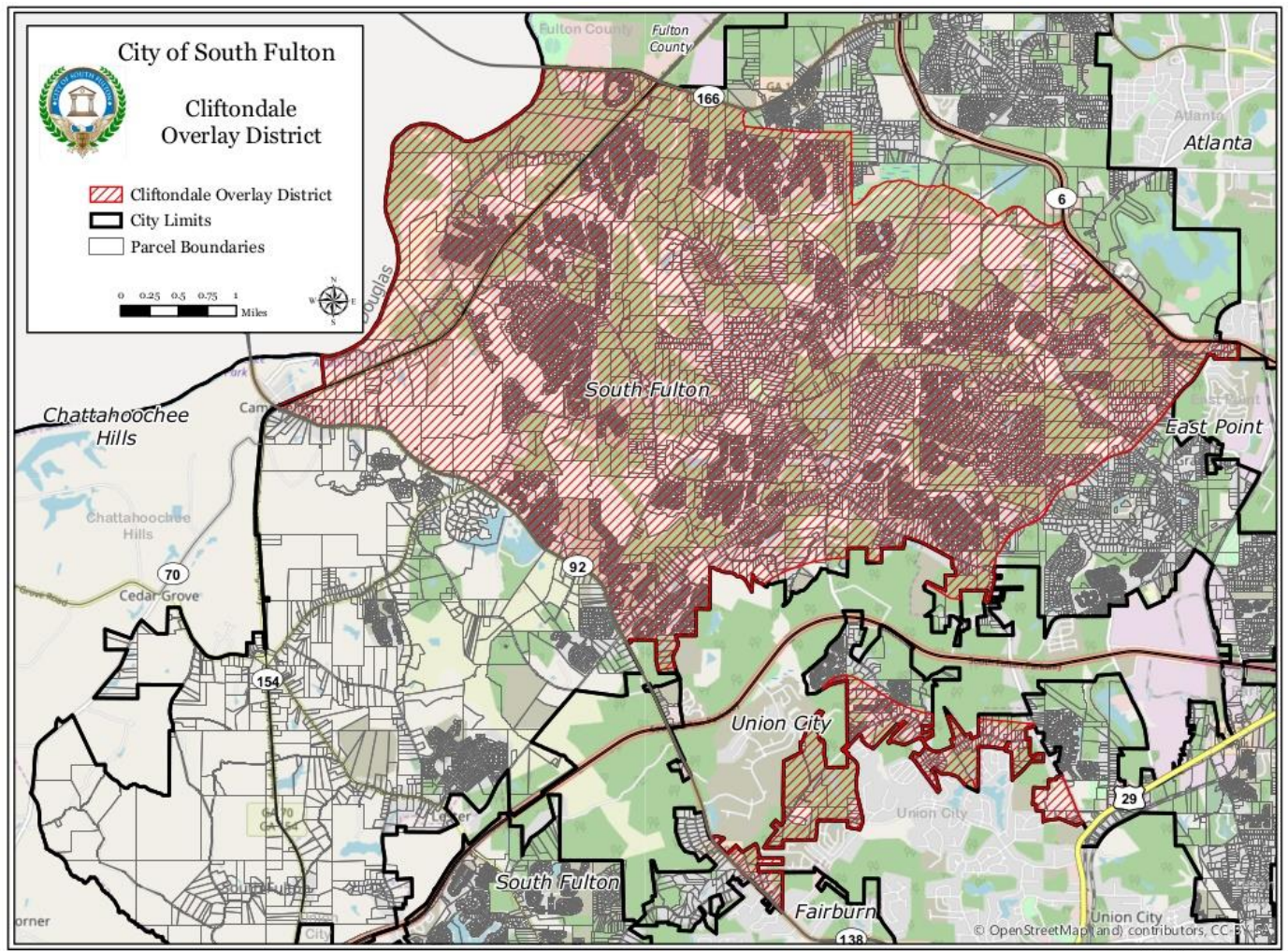
Loading areas, dumpster areas, service yards, mechanical and electrical equipment and other utilities, including roof top equipment, shall be screened with evergreen plant material, opaque fences, or structural screens of materials matching the exterior building facade.

(p) Utility Placement.

All utilities shall be located underground.

## Sec. 509. Cliftondale Overlay District.

### 509.01 Boundary Map



### 509.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of this Sec. 509.
- (b) Cliftondale Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of sites, buildings, structures, streets, neighborhoods, and landscape features in the District in accordance with the provisions herein.
- (c) This Cliftondale Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (d) This District seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable

development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

- (e) This District also seeks to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, to stimulate business and promote economic development.
- (f) In consideration of the character of the District, the regulations in this Sec. 509 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**509.03 Applicability.**

- (a) The District and the regulations of this Section 509 apply to all properties zoned or developed for nonresidential and residential uses (except as indicated in Sec. 509.03(b) below) and structures within the area illustrated on the map in Sec. 509.01.
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the building material prohibitions in Sec 507.12(b)509.12(b) shall apply.
- (c) If any portion of a parcel and/or development is located in the defined boundary area, the entire parcel and/or development shall comply with the standards herein.
- (d) The District also recognizes the Clifftondale Crossroads as designated in the South Fulton Comprehensive Plan.

**509.04 Architectural Review Process.**

- (a) Prior to issuance of a building permit, the applicant shall submit details of exterior materials, colors, design and architectural features of the proposed building which demonstrate compliance with the design standards set forth in this ordinance.
- (b) South Fulton staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this overlay district and upon determination of compliance will provide a Certificate of Endorsement (COE) in the form of signing the formally submitted plans and drawings.
- (c) Prior to the issuance of a building permit, the community will be allowed 10 working days to review and comment. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of a building permit for more than 10 working days due to this review and comment process.
- (d) All building plans submitted as an application for a building permit should clearly indicate all of the proposed building materials and colors for each facade in accordance with Sec. 509.12 and Sec. 509.13. The plans should clearly show the location and calculate the amount/percentages of all building materials per facade.

**509.05 Landscaping, Buffers and Street Tree Requirements.**

- (a) All AG-1 and residentially zoned developments shall provide a minimum 50-foot wide natural, undisturbed buffer with a 10-foot improvement setback along all public streets.
- (b) All non-residentially (except AG-1) zoned developments shall provide a minimum 50-foot wide landscape strip along all public streets.

- (c) A minimum 50-foot wide natural, undisturbed buffer with a 10-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use.
- (d) A minimum 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
- (e) Large, overstory trees shall be planted 40 to 60 feet on center and are allowed along residential and commercial streets.
- (f) Small, understory trees shall be planted 10 to 30 feet on center along residential streets.
- (g) Street trees shall be a minimum of 2-inch caliper diameter at breast height (DBH).
- (h) Street trees shall be selected from Appendix E of the South Fulton Tree Preservation Ordinance and Administrative Guidelines or as may be approved by the South Fulton Arborist.

**509.06 Accessory Site Features.**

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning district by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the director.

**509.07 Refuse Areas and Receptacles.**

- (a) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made from noncombustible materials.
- (b) Required opaque walls shall be a minimum of 12 inches higher than the receptacle. Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block.
- (c) Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.

**509.08 Fencing and Walls.**

- (a) Fencing materials along public streets and side yards, golf courses, play fields and other recreational areas are restricted to decorative stone, iron, wrought iron, treated wood, white picket, and/or minimum three-rail horse fencing with posts.
- (b) Opaque fences are prohibited adjacent to public streets.
- (c) When required, fencing material around detention/retention facilities shall be constructed in accordance with the South Fulton Subdivision Regulations or as approved by the CDRA Director. Vegetation shall be planted in accordance with Article 4 of this Ordinance.
- (d) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

509.09 Sidewalks/Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages (except alleys) and shall meet all applicable Americans with Disabilities Act (ADA) standards.
- (b) Sidewalks and other paths (multi-purpose or pedestrian) shall be illustrated on the site plan submitted at the time of application for a Land Disturbance Permit.
- (c) Meandering sidewalks are permissible upon approval by the CDRA Director.
- (d) Pedestrian paths shall be a minimum width of 5 feet.
- (e) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (f) Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the director when the path is part of the South Fulton Bicycle and Pedestrian Plan.
- (g) Multi-use paths designed for use by bicyclists and pedestrians shall be a minimum of 15 feet wide; 5 feet for the pedestrian sidewalk and 10 feet for the bicyclists.
- (h) Street furniture shall be located outside the specified width of any path.
- (i) Paths shall be connected to signalized crosswalks where applicable.
- (j) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (k) Paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (l) Pedestrian access should be provided to all entrances including access from rear parking areas.

509.10 Lighting.

- (a) A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a land disturbance permit.
- (b) Open parking lots and walkways providing access thereto shall be provided with a maintained minimum 2-foot candles (a measure of illumination) of light measured at grade level.
- (c) The maximum to minimum foot candle level shall not exceed a 12:1 ratio.
- (d) Non-LED shoebox lighting fixtures, cobra lighting fixtures, and neon lighting are prohibited.
- (e) Any luminaire with a lamp or lamps rated at a total of MORE than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens, shall not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- (f) Any luminaire with a lamp or lamps rate at a total of MORE than 1,800 lumens, and all flood or spot luminaires with a lamp or lamps rated at a total of MORE than 900 lumens, shall be mounted at a height equal to or less than the value  $3 + (D/3)$ , where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire may not exceed 25 feet.
- (g) Any luminaire with a lamp or lamps rated at a total of 1800 lumens or LESS, and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or LESS, may be used without restriction to light distribution or mounting height, except that if any spot of flood luminaire rated 900 lumens or LESS is aimed, directed, or focused such as



to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output controlled as necessary to eliminate such conditions.

- (h) Luminaires used for public-roadway illumination may be installed at a maximum height of 25 feet and may be positioned at that height up to the edge of any bordering property.
- (i) All temporary emergency lighting needed by the police or fire departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of this article.
- (j) All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of this article, except that all luminaries used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
- (k) Luminaires used primarily for sign illumination may be mounted at any height to a maximum of 25 feet, regardless of lumen rating.
- (l) Lighting fixtures used to illuminate a billboard shall be mounted on the top of the sign structure. All such fixtures shall use a type of shielding to direct lighting downward. Bottom-mounted sign lighting shall not be used.
- (m) The use of laser source light or any similar high intensity light, searchlights, permanent mounted exterior neon lights, back-lit awnings, and roof mounted lights are prohibited.

#### 509.11 Building Design.

- (a) Buildings shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) All buildings shall be oriented to face a street or a courtyard.
- (c) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (d) All primary entrances which face a street shall be at street level.
- (e) Buildings are limited to 35 feet in height.
- (f) To the extent any rear or side of any building is visible from any public street or single-family residence, architectural treatment shall continue through the rear or side.
- (g) For large commercial/retail buildings, variations in facade, roofline and depth should be provided to lend the appearance of multi-tenant occupancy.
- (h) Fuel pumps, canopies and associated gasoline station service areas should be located at the rear of the structure, not between the building and the street, to allow the building to be the spatial edge of the streetscape.
- (i) Permissible roofs are gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches shall be 5/12 to 12/12.
- (j) Roof mounted flagpoles are prohibited.



509.12 Building Materials.

- (a) The exterior wall materials of all nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, or clapboard (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Reflective glass is prohibited.
- (b) The exterior wall materials of all residential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, stucco, solid plank, cementitious plank, or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Vinyl siding, aluminum siding and synthetic stucco is prohibited.
- (c) Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the CDRA Director. Black glass, tinted glass, and/or mirrored glass is prohibited.
- (d) Accent wall materials on residential and nonresidential buildings shall consist of glass, architecturally treated concrete masonry, precast stone, or traditional stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) and shall not exceed 40% per vertical wall plane.
- (e) Exterior finishes for accessory structures shall be consistent with the principal structure.
- (f) Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, wood shingles, wood shake, slate, terra cotta or as may be approved by the CDRA Director.

509.13 Building Colors.

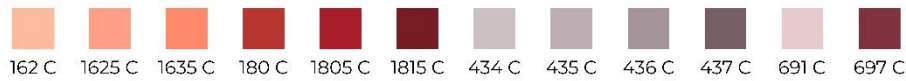
- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified in the color chart below (from the Pantone Formula Color Guide) or as approved by the CDRA Director.

## Sec. 509 Clifftondale Overlay District.

### Browns



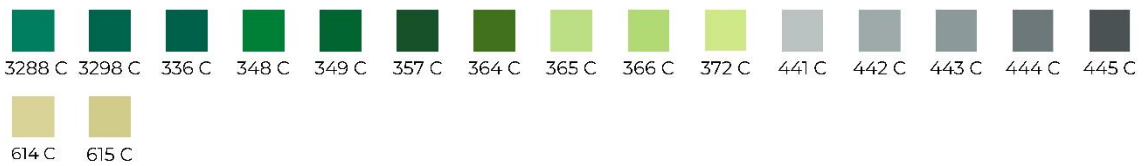
### Reds



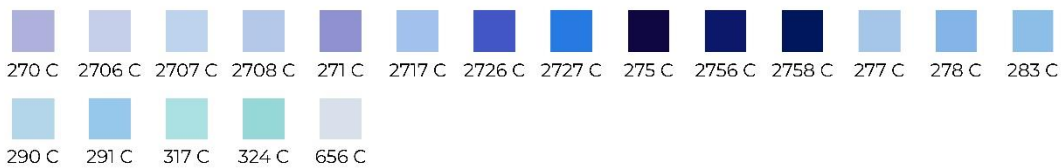
### Yellows



### Greens



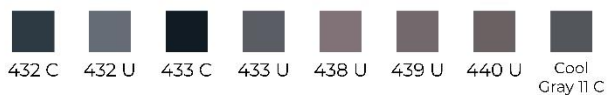
### Blues



### Grays



### Blacks



The code number under each color refers to the Pantone Matching System, an international Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

509.14 Parking.

- (a) Off-street parking shall be located to the rear or side of the building.
- (b) Parallel and angle-in on-street parking is allowed subject to the approval of the CDRA Director.
- (c) For commercial and multi-family uses only, no more than 50% of the required parking spaces shall be located in the front and side of a building.
- (d) Shared parking within a multi-tenant development is required and shall be in accordance with the provisions of Article 6 of the Zoning Ordinance.
- (e) No parking or loading area shall be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
- (f) Bicycle parking areas shall be provided for each nonresidential development.
- (g) All parking and loading areas shall be screened from public streets by either a minimum 4-foot high berm and/or a continuous hedge of evergreen shrubs.

509.15 Wireless Telecommunications.

- (a) Stealth design is required for all cell towers.
- (b) Height of cell towers shall not exceed 199 feet.
- (c) Wireless communications facilities shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.
- (d) Vending machines, paper stands, and other similar devices must be located inside a building.

509.16 Utility Placement.

Utilities shall be installed underground.

509.17 Stormwater Management Facilities.

Retention/detention shall comply with the requirements of the South Fulton Subdivision Regulations.

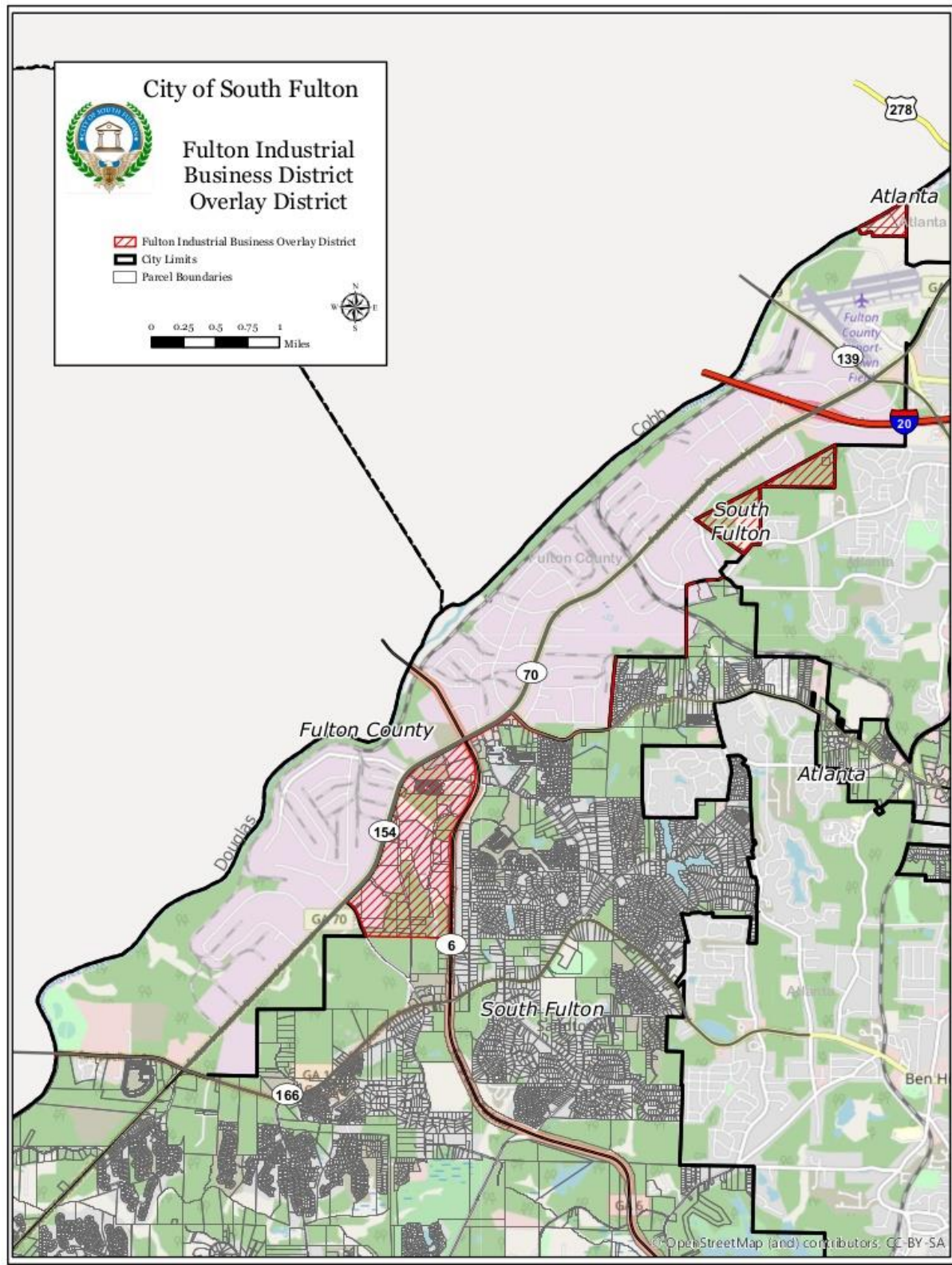
509.18 Signs.

- (a) Building color standards shall apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.
- (c) Door signs are allowed up to a maximum of 25% of the door area.
- (d) Window signs.

Up to three window signs, each no greater than 4 square feet, are allowed on a principal building. The window sign(s) shall not cover more than 10% of the area of each window in which the sign is placed.

Sec. 510. Fulton Industrial Business District Overlay District

510.01 Boundary Map.



**510.02 Purpose and Intent.**

- (a) The City Council of South Fulton Georgia hereby declares it to be the purpose and intent of this Sec. 510 Fulton Industrial Business District Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, and landscape features in the Fulton Industrial Business District in accordance with the provisions herein.
- (b) This District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structure.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the Fulton Industrial Business District, the regulations in this Sec. 510 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**510.03 Applicability.**

- (a) The Fulton Industrial Business District Overlay District and the regulations of this Section 510 apply to all properties zoned or developed for nonresidential uses and residential uses except as indicated in Sec. 510.03(b) below. See map in Sec 510.01 above for boundaries of the District.
- (b) Single-family detached dwelling units are exempt from the District requirements, with the exception that the building material prohibitions in Sec. 510.05(d)(6) shall apply.
- (c) For any parcel in which there is a question as to applicability of the overlay district standards, a final determination will be made by the Director of Community Development and Regulatory Affairs.

**510.04 Architectural Review Process.**

- (a) Prior to the issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed ten working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.

- (c) CDRA staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this Overlay District and upon determination of compliance will provide a Certificate of Endorsement (COE) in the form of signing the formally submitted plans and drawings.

510.05 Development Standards That Apply to All Properties within the Fulton Industrial Business District.

(a) Refuse areas and receptacles.

- (1) Refuse areas and receptacles shall be identified on site plans.
- (2) Refuse areas and receptacles shall be placed in the least visible location from the public right-of-way.
- (3) Refuse areas and receptacles shall not be placed within 50 feet of existing residential zoning or use.
- (4) Refuse areas shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made of non-combustible materials.
- (5) Opaque walls shall be 12 inches higher than the receptacles.
- (6) Opaque walls shall be constructed of same materials and colors as that of the primary building. If primary building material is not a masonry material, the opaque walls shall be constructed of non-combustible brick, stone, split concrete masonry block or other similar material as approved by the Director of Community Development and Regulatory Affairs.

(b) Retaining walls.

Retaining walls, when visible from a public right-of-way, are to be faced with or constructed of stone, brick, decorative concrete modular block or other similar material as approved by the Director of Community Development and Regulatory Affairs.

(c) Sidewalks.

- (1) Sidewalks shall be connected to signalized crosswalks and bus stops where applicable.
- (2) Street furniture shall be located outside the specified width of any sidewalk.

(d) Building materials and architectural treatments.

- (1) Variations shall be incorporated into all facades visible from the public right-of-way and shall include architecture elements such as columns, arcades, covered entry-walkways, arches, façade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (2) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (3) The office portion of industrial buildings shall be located in the front portion of buildings, facing the public right-of-way.
- (4) The office portion of industrial buildings shall be designed with a minimum of 40% of their exterior facade as windows.
- (5) Accessory structures/buildings, when visible from a public right-of-way, shall have architectural features consistent with the principal buildings.
- (6) Vinyl siding and synthetic stucco are prohibited on residential uses.

(e) Sign materials.

Sign structures and faces constructed of wood or canvas materials are prohibited on all permanent signs.

(f) Utility Placement.

All utilities shall be located underground.

(g) Stormwater Management Facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

510.06 Additional Standards for all Properties Designated as Industrial on the Future Development Map with Frontage on Fulton Industrial Boulevard.

(a) Buffers and landscaping.

A minimum 15-foot wide landscape strip is required along all frontages on Fulton Industrial Boulevard.

(b) Outside storage and display.

- (1) All outside storage is to be screened when visible from Fulton Industrial Boulevard.
- (2) Screening shall be accomplished by a wall or fence of at least 50% opacity in the same colors of the primary building or by a 10-foot landscape strip planted to buffer standards. Lattice style screening and fences and walls constructed out of wood are prohibited.

(c) Nonresidential building materials.

All exterior walls visible from Fulton Industrial Boulevard shall meet the following standards.

- (1) No wood siding or reflective glass shall be permitted.
- (2) Exposed exterior walls visible from a street shall be composed of the following maximum and minimum percentages of materials in each classification. The percentages apply to the siding on each exposed exterior wall of each building.

|                  | Maximum | Minimum |
|------------------|---------|---------|
| Type A—Materials | 100%    | 40%     |
| Type B—Materials | 60%     | 0%      |
| Type C—Materials | 25%     | 0%      |
| Type D—Materials | 10%     | 0%      |

- (3) Type A materials consist of brick; stone with weathered, polished or fluted face; marble aggregate masonry block with fluted, split-face, or broken-face finish; tilt-up, poured-in-place or precast concrete either fluted or with exposed aggregate finish; insulated window wall panels of stainless steel, porcelain treated steel, anodized or other permanently finished aluminum, and stucco or synthetic stucco.



- (4) Type B materials consist of metal panels with baked-on enamel or acrylic finish.
  - (5) Type C materials consist of plain reinforced concrete slabs.
  - (6) Type D materials consist of corrugated steel and aluminum, wood, and composite board.
  - (7) Materials not listed above may be presented to the Director of Community Development and Regulatory Affairs and the Director of Public Works for classification.
  - (8) Buildings having walls over 25 feet high may be given special material percentages by the Director of Community Development and Regulatory Affairs and the Director of Public Works.
- (d) Fence materials.  
Wood fencing is prohibited.
- (e) Sign materials.
- (1) Free-standing sign structures shall be constructed of brick, granite, stone, marble or other material used in the primary building and be in the same colors as the primary building.
  - (2) If primary building materials are non-conforming, the free standing signs shall be constructed of materials prescribed by Sec. 510.06(c) above or other material as approved by the Director of Community Development and Regulatory Affairs.

**510.07 All Properties Designated as Industrial Marketplace on the Future Development Map within the Fulton Industrial Business District.**

- (a) Accessory site features: other (See Sec. 510.05(a) for refuse areas and receptacles).
- (1) Accessory site features are prohibited in the front yard.
  - (2) Accessory site features located on the ground shall be screened from view from any street, and any residential zoning or use by one of the following: placement behind the building, 100% opaque fence or wall, berm or vegetative screen planted to buffer standards.
  - (3) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director of Planning and Community Services.
  - (4) Except for provided for in Article 3, the storage and/or sale of goods is prohibited in parking lots and other outside areas outside of the interior or permanently sheltered portions of a building. This standard does not apply to fuel pumps and ATMs.
- (b) Nonresidential building materials.
- (1) Industrially zoned buildings: All exterior walls visible from the public right-of-way shall consist of the following: stucco, stone, brick, or other similar alternative building material approved by the Director of Community Development and Regulatory Affairs.
  - (2) Commercially zoned and/or commercially used buildings: All exterior walls shall consist of a minimum of 60% (per vertical plane) of the following: stucco, brick, or stone. Accent wall materials shall consist of non-reflective glass, architecturally treated concrete masonry or precast stone. Alternative treatments

and building materials may be approved by the Director of Community Development and Regulatory Affairs.

(c) Security devices.

- (1) Burglar bars, steel gates, and steel roll down curtains are prohibited on the exterior and interior of the structure except at the structures rear.
- (2) Security grilles are allowed if installed interior to the place of business.
- (3) Grilles should be of a grid or brick pattern and placed so that the grid is at a uniform height across the business front.

(d) Fence materials.

Wood privacy fencing is prohibited.

(e) Sign standards.

- (1) Window signs are prohibited.
- (2) Free-standing sign structures shall be constructed of brick, granite, stone, marble or other material used in the primary building and be in the same colors as the primary building. If primary building materials are non-conforming, the free-standing signs shall be constructed of materials prescribed by Sec. 510.06(c) above or other material as approved by the Director of Planning and Community Services.

(f) Sidewalks and pedestrian paths.

(1) Sidewalks.

- a. All sidewalks are to be a minimum 8 feet wide, of which 2 feet shall be a stamped brick pattern adjacent to the back of the curb.
- b. All handicap ramps shall be constructed per GDOT and South Fulton standards.

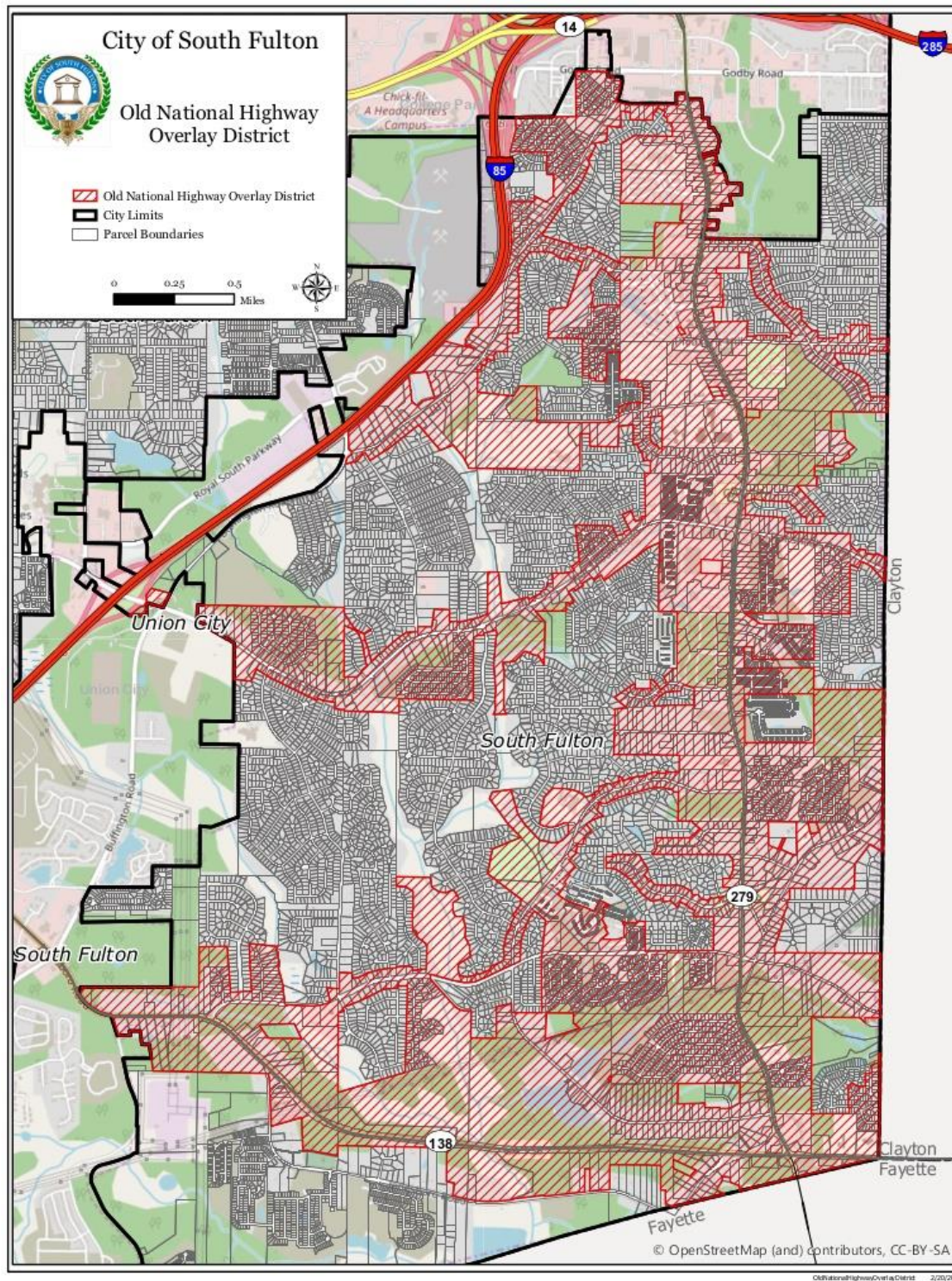
(2) Pedestrian paths.

Pedestrian paths shall be designed to minimize direct auto-pedestrian interaction by such means as striping, elevated walkways and signs.

Sec. 511 Old National Highway Overlay District.

Sec. 511. Old National Highway Overlay District.

511.01 Boundary Map.



**511.02 Purpose and Intent.**

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Old National Highway Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Old National Highway District in accordance with the provisions herein.
- (b) The Old National Highway Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the Old National Highway District, the regulations in this Sec. 511 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**511.03 Applicability.**

- (a) The Old National Highway Overlay District and the regulations of this Section 511 apply to all properties zoned or developed for nonresidential and residential uses (except as indicated in Sec.511.03(b) below) which have frontage on Old National Highway or have direct access to Old National Highway, or are located on streets that intersect Old National Highway in South Fulton between the City of College Park limits, Union City limits, and Fayette County (see map in Sec. 511.01 above).
- (b) Single-family detached dwellings are exempt from the District requirements, with the exception that the prohibitions on certain exterior finishes in Sec. 507.12(b)511.10(e) and Sec. 511.10(f) shall apply.

**511.04 Architectural Review Process.**

- (a) At the time of application for rezoning and/or use permit, a land disturbance permit or a building permit, the applicant will be directed to the community for a review of Old National Overlay Design Standards. The community will be allowed 10 working days to review and comment. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of a permit for more than 10 working days due to this review and comment period.
- (b) Prior to the issuance of a building permit, the applicant shall submit samples of exterior materials, colors, design and architectural details of proposed building(s) and demonstrate compliance with the architectural design standards set forth in this Sec. 511.

- (c) CDRA staff will review land disturbance, exterior building and sign permit applications for compliance with the Old National Highway Overlay District. Upon determination of compliance, a Certificate of Endorsement (COE) will be provided in the form of signing the formally submitted plans and drawings.

511.05 Landscaping Requirements.

- (a) A 15-foot wide landscape strip shall be required along any property line adjacent to a public street when Article 4 of this Ordinance otherwise specifies a smaller landscape strip.
  - (1) The landscape strip may be as specified by the South Fulton Tree Preservation Ordinance, or may be a combination of hardscape elements (plazas, planters, benches, fountains and tables, etc.), ground cover, shrubs, and the required number of hardwood trees as specified by the Tree Preservation Ordinance.
  - (2) Shrubs shall be a minimum height of 3 feet at time of planting.
  - (3) A minimum of one 2-inch caliper diameter at breast height (DBH) hardwood shade tree is required for every 30 linear feet of landscape strip.
- (b) A 10-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.
- (c) All landscaped areas shall be maintained by the property owner(s).
- (d) Landscape treatments shall not obscure street addresses.

511.06 Accessory Site Features.

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning category by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director of Community Development and Regulatory Affairs.
- (d) Except as provided for in Article 3, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
- (e) Vending machines, paper stands, and other similar devices must be located inside a building.
- (f) Shopping carts shall be stored inside the structure or in parking lot receptacles and shall be subject to the requirements of Title 6, Chapter 5 *Abandoned Shopping Carts* of the City Codes of Ordinances.

511.07 Screening Requirements and Materials.

- (a) Refuse areas shall be enclosed on four sides with opaque fencing, 12 inches higher than the receptacle, and constructed of the same material as the building structure. One side shall be a self-closing gate. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.
- (b) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.



- (c) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- (d) Loading docks shall be screened by a continuous hedge of evergreen shrubs. Shrubbery shall be a minimum height of 5 feet at time of planting. Shrubbery must be cared for under a continuous maintenance program.
- (e) Chain link fencing is prohibited except in retention/detention areas. All chain link fencing must be black or green vinyl clad.

**511.08 Pedestrian Paths.**

- (a) Sidewalks are required along all public and private road frontages.
- (b) Internal walkways (paths) are required from the public sidewalk to the main entrance of the principal use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
- (c) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (d) Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (e) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (f) Paths shall be connected to signalized crosswalks where applicable.
- (g) Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (h) Street furniture shall be located outside the specified width of any pedestrian path.

**511.09 Building Design.**

- (a) Developments shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (c) Neon lights outlining and/or detailing building features are prohibited.
- (d) Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than 4 feet above the roof.
- (e) Burglar bars, steel gates, metal awnings and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear.

**511.10 Building Materials.**

- (a) All buildings shall be brick, precast concrete, natural stone, cementitious stucco, tinted glass or horizontal clapboard siding (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs). Exterior metal siding is allowed in industrially zoned districts but only on non-street-facing façades.
- (b) The exterior wall materials of all structures except industrial buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: horizontal clapboard

siding, brick or stone (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs).

- (c) Accent wall materials of non-reflective glass, architecturally treated concrete masonry, precast stone, or stucco (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs) shall not exceed 40% per vertical wall plane.
- (d) Exterior finishes for accessory structures shall be consistent with the principal structure.
- (e) Cinder block, corrugated steel, wood siding, reflective glass, exposed plywood and exposed pressboard are prohibited as exterior finishes.
- (f) In addition to the prohibited materials listed in Sec. 511.10(e) above, synthetic stucco, vinyl siding and aluminum siding shall be prohibited as exterior finishes on residential uses.

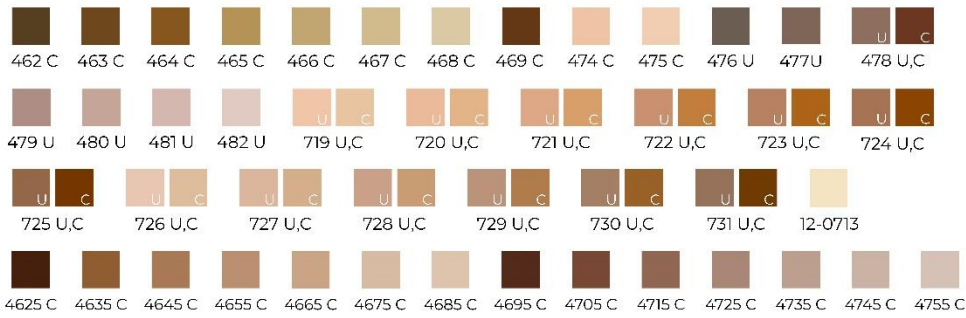
**511.11 Building Colors.**

- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified by the color chart below (from the Pantone Formula Color Guide) or as approved by the Director of Community Development and Regulatory Affairs.

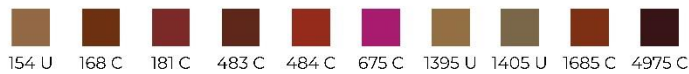


## Sec. 511 Old National Highway Overlay District.

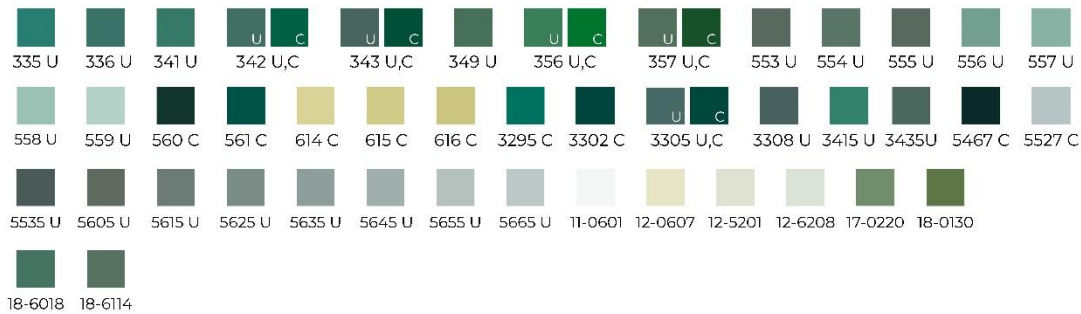
### Browns, Beiges, Tans



### Reds



### Greens



### Whites



### Grays



The following colors apply to accent and decorative elements only.

### Oranges / Yellows



### Reds



### Browns / Blacks



### Greens



The code number under each color refers to the Pantone Matching System, an international Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

511.12 Vacant Lots and Abandoned Structures.

- (a) Previously disturbed vacant lots shall not be paved unless it is a pre-existing condition.
- (b) Vacant lots shall not be overgrown (vegetative cover exceeding 6 inches in height) and must be maintained. The lot must remain free of trash and debris.
- (c) All openings of abandoned structures shall be secured from unauthorized entry.
- (d) All fabricated boards used to board up all openings of abandoned structures shall be painted on the exterior surface the same color as the building.
- (e) All garbage, trash, and other debris shall be removed from the interior and exterior of vacant premises.
- (f) A deadbolt shall be installed on the front exterior door above the existing lock of an abandoned structure.

511.13 Signs.

- (a) The architectural color standards of the overlay district apply to the sign structure and not the sign face.
- (b) Sign structures and faces constructed of wood or canvas materials are prohibited.
- (c) Window signs along the Old National Highway Corridor are prohibited.

511.14 Streetscape Standards.

- (a) Lighting.
  - (1) A single decorative style light fixture and pole shall be used along the entire length of Old National highway and for a distance of 500 feet along the north and south sides of Flat Shoals Road where it intersects with Old National Highway.
  - (2) The preferred light fixture is Cooper Lighting "Traditionaire" Post Top Fixture. Lighting source shall be LED or the most energy efficient approved light source at the time of installation.
  - (3) Preferred streetlight pole is the Hapco manufacturing "Grand Series/Granville" decorative pole. This pole is FHWA approved as a 'breakaway' pole.
  - (4) Pole shall include banner arms as well as GFCI outlets as required.
  - (5) Lighting shall be installed behind the sidewalk at 80- to 100-foot intervals.
- (b) Sidewalks.
  - (1) All sidewalks along Old National Highway shall be a minimum of 8 feet wide. The sidewalk shall include two feet of brick pavers laid in a running bond course pattern adjacent to the back of the curb.
  - (2) All handicapped ramps shall be constructed per GDOT and South Fulton standards with a brick paver band installed.

511.15 Utility Placement.

All utilities shall be located underground.

511.16 Stormwater Management Facilities.

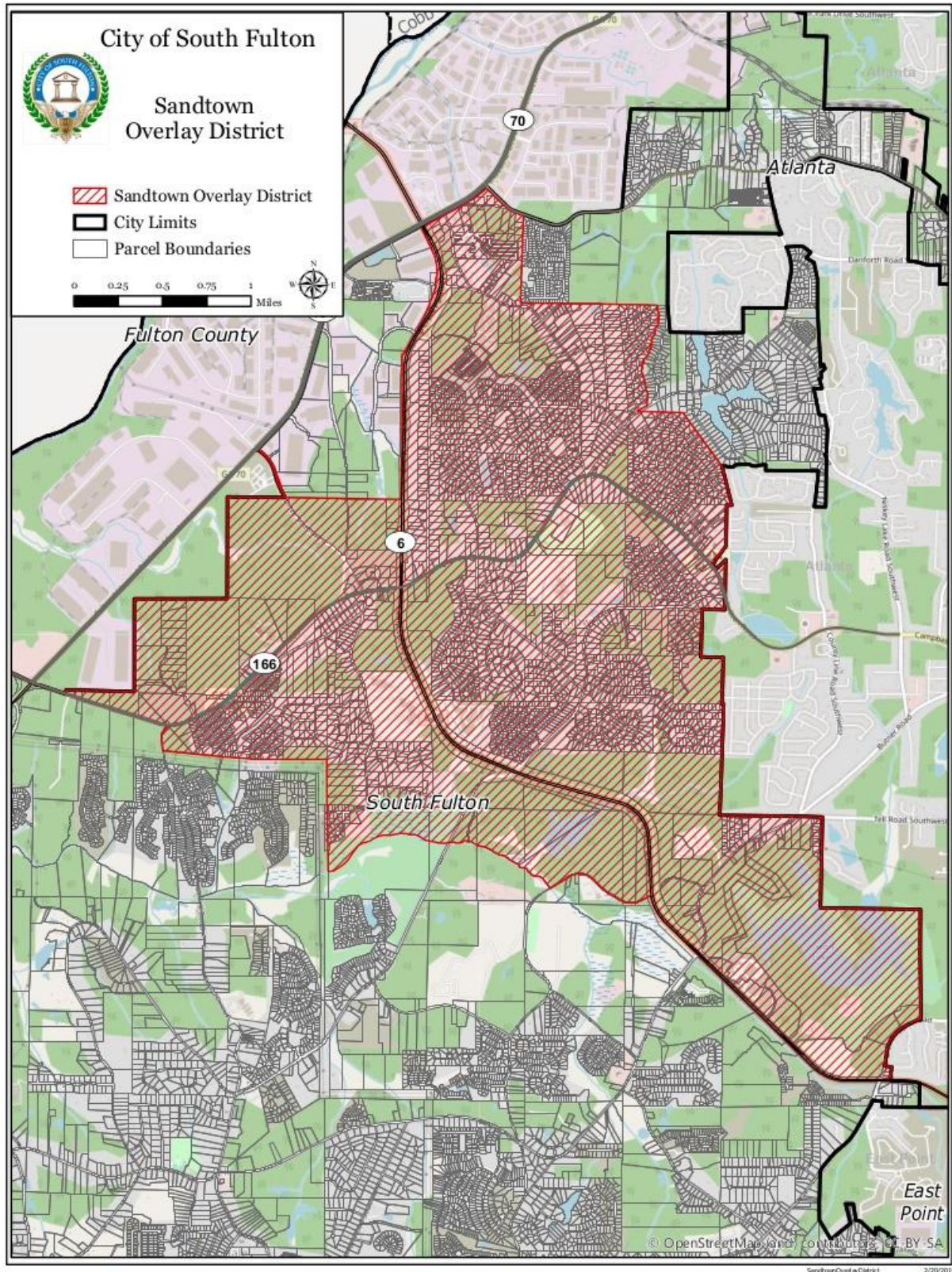
Sec. 511 Old National Highway Overlay District.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.



Sec. 512. Sandtown Overlay District.

512.01 Boundary Map.



**512.02 Purpose and Intent.**

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Sandtown Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Sandtown District in accordance with the provisions herein.
- (b) The Sandtown Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the Sandtown District, the regulations in this Sec. 512 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**512.03 Applicability.**

- (a) The Sandtown Overlay District and the regulations of this Sec. 512 apply to all properties zoned or developed for nonresidential and residential uses as illustrated on the map in Sec. 512.01 above. Single-family developments are exempted except for compliance with Section 512.05 (Buffers and Landscaping) and the exterior finish prohibitions in Sec. 512.11(f).
- (b) Single-family dwelling units not part of a subdivision are exempt from the requirements of this District, with the exception that compliance with Sec. 512.11(f) is required.

**512.04 Architectural Review Process.**

- (a) Prior to the issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed 10 working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (c) CDRA staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this Overlay District and upon determination of compliance will provide a Certificate of Endorsement (COE) in the form of signing the formally submitted plans and drawings.

512.05 Buffers and Landscaping Requirements.

- (a) A 40-foot wide natural, undisturbed buffer (except for approved access and utility crossings, improvements, and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist) , with a 10-foot improvement setback or as may be approved by the Director of Community Development and Regulatory Affairs shall be provided along Camp Creek Parkway.
- (b) All AG-1 zoning district and residential zoning districts or uses shall provide a minimum 25-foot wide natural undisturbed buffer with a 10-foot improvement setback or provide a minimum 6-foot high earthen berm planted to landscape strip standards, with a maximum slope of 3 to 1 or combination thereof along all public streets.
- (c) All nonresidential (except AG-1) zoning districts or uses shall provide a minimum 25-foot wide landscape strip along all public streets.
- (d) A 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.

512.06 Accessory Site Features.

- (a) Accessory site features are prohibited in the front yard of any property.
- (b) Accessory site features located on the ground shall be screened from view from any public right-of-way, any residential use, or any residential or AG-1 zoning district by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (c) Accessory site features on a roof shall be screened by a parapet or other architectural feature or as approved by the Director Community Development and Regulatory Affairs.
- (d) Except as provided for in Article 3, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
- (e) Vending machines, paper stands, and other similar devices must be located inside a building.
- (f) Storage of shopping carts is allowed without a permit, but is subject to the requirements of Title 6, Chapter 5 *Abandoned Shopping Carts* of the City Codes of Ordinances.

512.07 Screening.

- (a) Refuse areas and receptacles.
  - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls. The fourth side shall be a self-closing gate made from noncombustible materials.
  - (2) Required opaque walls shall be a minimum of 12 inches higher than the receptacle.
  - (3) Wall materials shall be noncombustible brick, stone, or split-faced concrete masonry block. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.
- (b) Fencing and walls; placement and materials.
  - (1) Opaque fences are prohibited adjacent to public streets.



- (2) Fencing materials along public streets and side yards are restricted to stone, wrought iron, material designed to have the appearance of wrought iron, treated wood, or material designed to have the appearance of natural wood.
  - (3) Chain link fencing may be used along golf courses, play fields, and other recreational areas. All chain link fencing shall be black or hunter green vinyl coated.
  - (4) When required, fencing material around detention/retention facilities shall be black or hunter green vinyl coated chain link fence.
  - (5) Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.
- (c) Parking and loading areas.

All parking and loading areas shall be screened from public streets by either a minimum 4-foot high berm and/or a continuous hedge of evergreen shrubs.

#### 512.08 Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages, on both sides.
- (b) Except in truck loading and parking areas of industrial and warehouse-distribution uses, internal walkways (paths) are required from the public sidewalk to the main entrance of the principal use of the property and shall meet applicable Americans with Disabilities Act (ADA) standards for slope, width, texture, level differences, and ramps.
- (c) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (d) Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (e) Paths shall be designed to minimize direct auto-pedestrian interaction.
- (f) Paths shall be connected to signalized crosswalks where applicable.
- (g) Paths shall be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (h) Street furniture shall be located outside the specified width of any pedestrian path.

#### 512.09 Lighting.

- (a) A lighting plan for open parking lots and pedestrian paths shall be submitted for approval prior to the issuance of a land disturbance permit.
- (b) Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. The wattage shall not exceed 420 watts/480 V per light fixture. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off luminaries with a maximum lamp wattage of 400 watts.
- (c) Light sources (lamps) shall be incandescent, fluorescent, LED lighting, metal halide, mercury vapor, natural gas, or color corrected high-pressure sodium (CRI of 60 or better). The same type must be used for the same or similar type of lighting on any one site.



- (d) Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting for a pole is 35 feet. Any fixture and pole located within 20 feet of a residential zoning shall be a type four or forward throw distribution.
- (e) Lights shall be architecturally decorative with a historic style (includes shepherds crook, pole top, and bollard) or a style that complements the architecture of the principal building. The same type of design must be used along pedestrian pathways and/or common areas.
- (f) Non-LED shoebox lighting fixtures, cobra lighting fixtures, and neon lighting are prohibited.
- (g) All site lighting shall be designed so that the illumination as measured in foot-candles at any one point meets the following standards: Minimum and maximum levels are measured at any one point. Average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
- (h) Future renovations, upgrades, or additions to existing facilities prior to the effective date of this Ordinance shall not exceed existing illumination levels below. The entire site must be brought into conformance with this Sec. 512 should a renovation, upgrade, or addition occur that would require a land disturbance permit.

| At Property Lines Including Rights-of-Way                      | Maximum Foot-candles |
|----------------------------------------------------------------|----------------------|
| At property line abutting a residential or an agricultural use | 1.0                  |
| At property line abutting an office or institutional use       | 1.5                  |
| At property line abutting a commercial or industrial use       | 1.5                  |

| Off-Street Parking Lots   | Minimum Foot-candles | Average Foot-candles | Maximum Foot-candles |
|---------------------------|----------------------|----------------------|----------------------|
| Residential areas         | 0.5                  | 2.0                  | 4.0                  |
| Office-professional areas | 1.0                  | 3.0                  | 6.0                  |
| Commercial areas          | 2.0                  | 6.0                  | 12.0                 |
| Light industrial areas    | 1.0                  | 4.0                  | 8.0                  |

#### 512.10 Building Design.

- (a) Nonresidential buildings are limited to 35 feet in height. Residential buildings and mixed-use buildings that contain a residential component are limited to 3 stories.
- (b) Developments shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.

- (c) Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the CDRA Director.
- (d) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (e) To the extent any rear or side of any building is visible from any public street or single-family residence, architectural treatment shall continue through the rear or side.
- (f) Permissible roofs are gable, pyramidal, and hip. Shed roofs are permitted over porches, additions, and accessory structures. Roof pitches shall be 5/12 to 12/12.
- (g) Flat roofs and roof-mounted equipment shall be screened from the view of public and private streets by a parapet. No parapet shall be required to be greater than four feet above roof.
- (h) Burglar bars, steel gates, and steel-roll down curtains are prohibited on the exterior and interior of the structure except at the structure's rear. Security grilles are allowed if installed interior to the place of business. Grilles shall be of a grid or brick pattern and placed so that the grid or brick pattern is at a uniform height across the entire business front.
- (i) Neon lights outlining and/or detailing building features are prohibited.

#### 512.11 Building Materials.

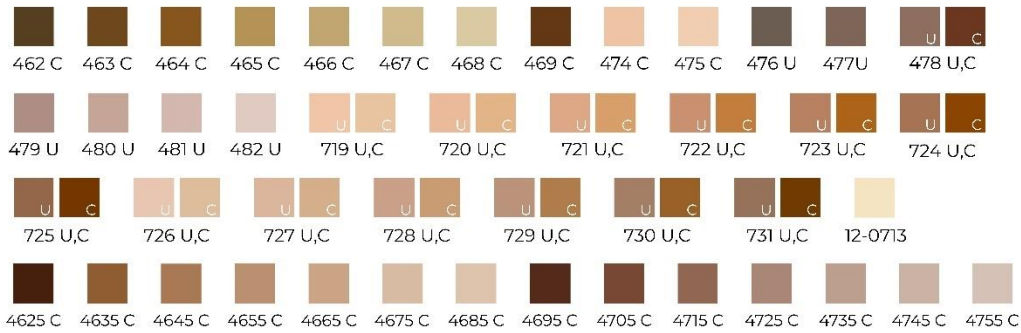
- (a) The exterior of all industrial building facades shall be provided with an architectural treatment such as stucco, stone, brick, wood or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (b) The exterior wall materials of all nonresidential buildings except industrial buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: solid wood siding, cementations siding, stucco, brick, stone or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (c) The exterior wall materials of all residential buildings, excluding single-family detached dwellings and developments, shall consist of a minimum of 60% (per vertical wall plane) of the following: traditional stucco, cementitious siding, solid wood siding, brick, stone or an alternative treatment approved by the Director Community Development and Regulatory Affairs.
- (d) Accent wall materials on residential (excluding single-family detached dwellings and developments) and nonresidential buildings shall consist of glass, architecturally treated concrete masonry, precast stone, stucco, material designed to have the appearance of stucco if installed a minimum of 4 feet above grade or combination thereof and shall not exceed 40% per vertical wall plane.
- (e) Exterior finishes for accessory structures shall be consistent with the principal structure.
- (f) Prohibited building materials for exterior walls and accents on all residential and nonresidential buildings: metal panel systems, vinyl siding, site-cast smooth concrete masonry or plain reinforced concrete slabs, aluminum siding, pressed-wood panels, plywood panels, mirrored glass, and corrugated steel (exceptions: mechanical penthouse and roof screens). In addition, synthetic stucco and aluminum siding is prohibited on all residential buildings.
- (g) Allowable roof materials for pitched roofs are asphalt shingles, composition shingles, wood shingles, wood shake, slate, terra cotta or as may be approved by the Director of Community Development and Regulatory Affairs.

512.12 Building Colors.

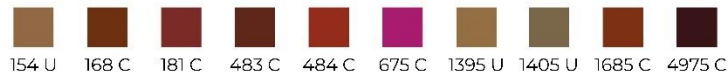
- (a) Roof colors shall be black, gray, brown, or green. Reflective and metallic colors are prohibited.
- (b) Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades specified in the color chart below (from the Pantone Formula Color Guide) or as approved by the Director of Community Development and Regulatory Affairs.

## Sec. 512 Sandtown Overlay District.

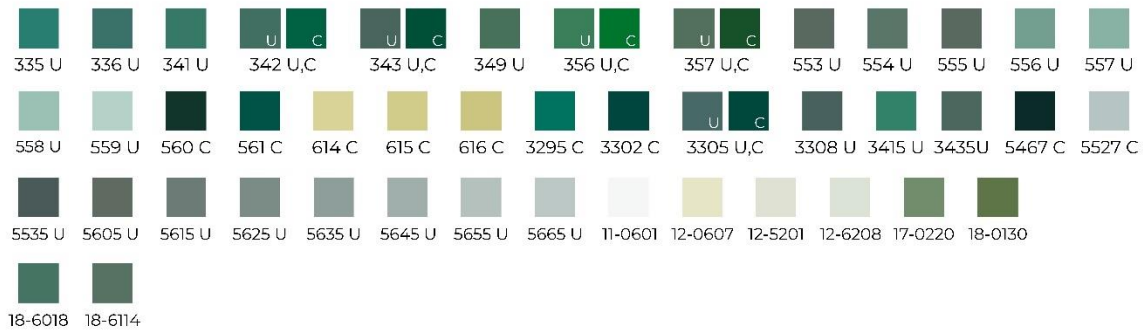
### Browns, Beiges, Tans



### Reds



### Greens



### Whites

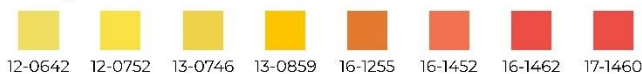


### Grays



The following colors apply to accent and decorative elements only.

### Oranges / Yellows



### Reds



### Browns / Blacks



### Greens



The code number under each color refers to the Pantone Matching System, an International Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

512.13 Sign Requirements.

- (a) Monument signs (except for the sign face) shall be constructed of brick, granite, stone, marble or other material used in the principal building(s) on site.
- (b) Monument signs (except for the sign face and/or logo or trade name) shall be earth tones not primary colors.
- (c) Changeable copy and reader board configurations are prohibited unless approved as a marquee sign.
- (d) Wall signs shall be internally illuminated only.
- (e) Door signs are allowed up to a maximum of 25% of the door area.
- (f) Window signs.

Up to three window signs, each no greater than 4 square feet, are allowed on a principal building. The window sign(s) shall not cover more than 10% of the area of each window in which the sign is placed.

512.14 Utility Placement.

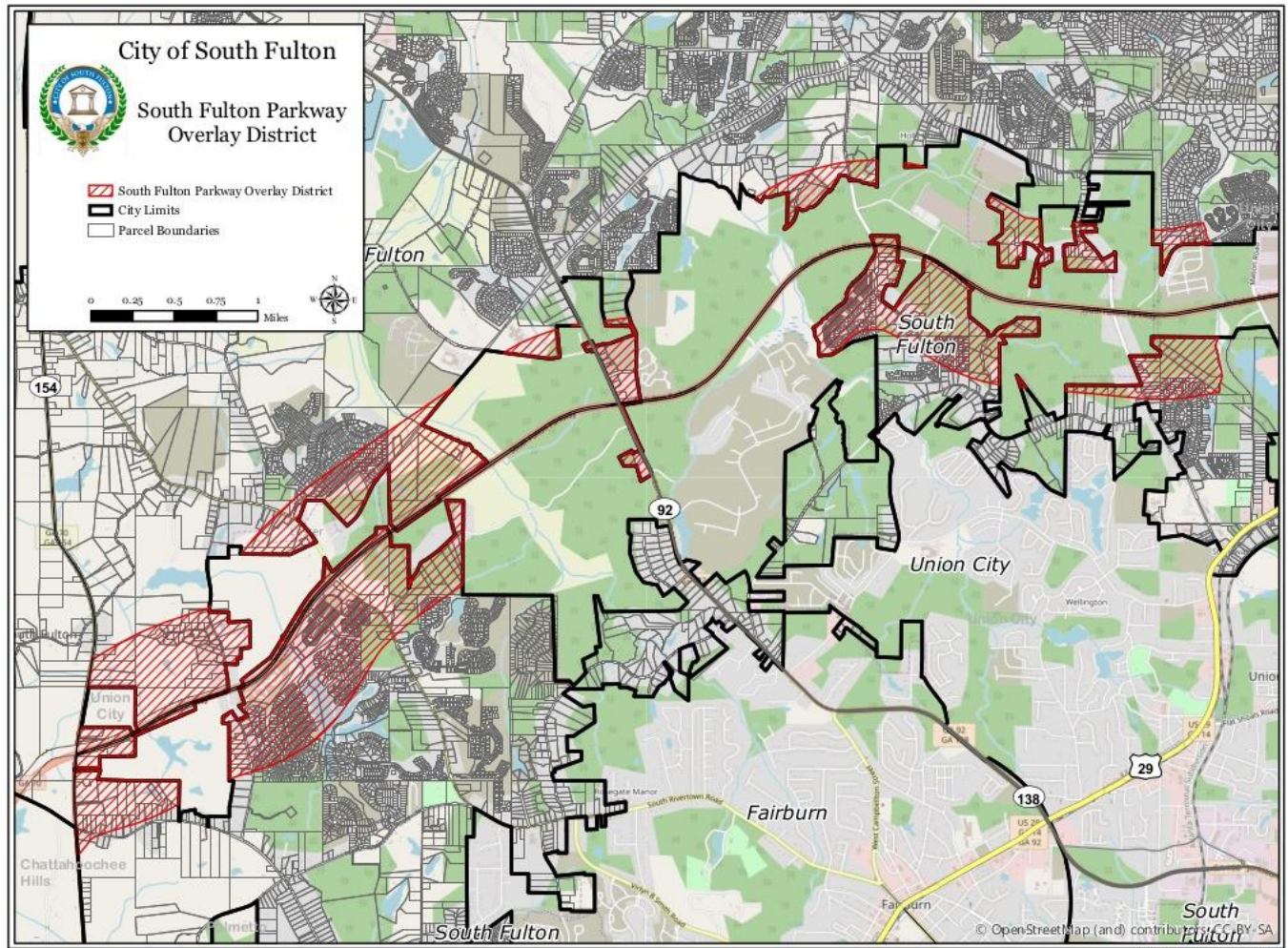
All utilities shall be located underground.

512.15 Stormwater Management Facilities.

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

## Sec. 513. South Fulton Parkway Overlay District.

### 513.01 Boundary Map.



### 513.02 Purpose and Intent.

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the South Fulton Parkway Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the South Fulton Parkway District in accordance with the provisions herein.
- (b) This District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide



sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

- (d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
- (e) In consideration of the character of the South Fulton Parkway District, the regulations in this Sec. 513 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

**513.03 Applicability.**

- (a) Except as noted in Sec. 513.03 (b) below, the South Fulton Parkway Overlay District and the regulations of this Section 513 apply to all properties zoned or developed for nonresidential and residential uses, within 2,640 feet of the centerline of the South Fulton Parkway from its easterly origin beginning at Wolf Creek to Cascade-Palmetto Highway (SR 154). These boundaries are depicted in the map in 513.01 above.
- (b) Single-family detached dwelling units in the boundaries of this District are exempt from the regulations herein, with the exception that Sec. 513.05(a) and Sec. 513.09(d) shall apply.
- (c) If any portion of a parcel and/or development is located in the defined boundary area, the entire parcel and/or development shall comply with the standards herein.

**513.04 Architectural Review Process.**

- (a) Prior to the issuance of a land disturbance permit (LDP) or a building permit, the applicant shall submit details of exterior materials, colors, landscape strips, buffers, signage, lighting, parking, streets and paths, entrances, design and architectural features of the proposed site and building which demonstrate compliance with the design standards set forth herein.
- (b) Prior to the issuance of an LDP or building permit, the community will be allowed ten working days to review the application. An application which otherwise conforms to applicable codes and regulations shall not be delayed issuance of an LDP or building permit for more than 10 working days due to this review and comment process.
- (c) CDRA staff will review all applications for land disturbance permits, building permits and sign permits for compliance with the standards of this Overlay District and upon determination of compliance will provide a Certificate of Endorsement (COE) in the form of signing the formally submitted plans and drawings.

**513.05 Buffers and Landscaping.**

- (a) All developments to include single-family detached residential subdivisions shall provide a minimum 100-foot wide natural, undisturbed buffer (except for approved access and utility crossings, improvements, and replantings where sparsely vegetated subject to the approval of the South Fulton Arborist), with an additional 10-foot setback interior to the buffer, along the South Fulton Parkway and along the rights-of-way of public roads which intersect the Parkway for a distance of 300 feet measured from the intersection with the South Fulton Parkway.



- (b) A minimum 15-foot wide landscape strip along all public and private streets, except as noted in Sec. 513.05(a) above, when Article 4 of the Zoning Ordinance otherwise specifies a smaller landscape strip.
- (c) Subject to the approval of the CDRA Director, street trees may be placed in public rights-of-way.
- (d) A minimum 10-foot wide landscape strip along any interior property line adjacent to a nonresidential zoning and/or use.
- (e) Hardwood shade trees, e.g., maples and oaks, a minimum of 2-inch caliper diameter at breast height (DBH), shall be planted in all landscape strips and minimally spaced as specified by the Tree Preservation Ordinance.

**513.06 Accessory Site Features.**

- (a) Accessory site features located on the ground shall be screened from view from any public right-of-way and/or any residence, residential zoning category, or AG-1 zoning category by one of the following: placement behind the building, 100% opaque fencing, berm or vegetative screen planted to buffer standards.
- (b) Accessory structures on a roof shall be located to the rear of the roof and shall be screened by a parapet or other architectural feature as approved by the CDRA Director.
- (c) Loading docks and bay doors fronting the South Fulton Parkway are prohibited.
- (d) Loading docks shall be screened by a continuous hedge of evergreen shrubs. Shrubbery shall be a minimum height of five feet at time of planting.
- (e) Vending machines, paper stands, and other similar devices shall be located inside a building or screened from the view of all public streets and residentially or AG-1 zoned or developed properties.
- (f) Except as provided for in Article 3, the storage and/or sale of goods is prohibited in parking lots and other areas outside of the interior or permanently sheltered portions of a building.
- (g) Storage of shopping carts is allowed without a permit, but is subject to the requirements of Title 6, Chapter 5 *Abandoned Shopping Carts* of the City Codes of Ordinances.
- (h) Refuse areas and receptacles.
  - (1) Refuse areas and receptacles shall be placed in the least visible location from public streets and shall be enclosed on three sides with opaque walls.
  - (2) The fourth side shall be a self-closing gate made from non-combustible materials.
  - (3) Required opaque walls shall be a minimum of 12 inches higher than the receptacle.
  - (4) Wall materials shall be non-combustible brick, stone, or split concrete masonry block. Refuse receptacles shall not be placed within 50 feet of an existing residential or AG-1 zoning district.

**513.07 Retaining Walls.**

Retaining walls shall be faced with or constructed of stone, brick, or decorative concrete modular block only.

**513.08 Building Design.**

- (a) Developments shall include architecture elements such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards.
- (b) To the extent the rear and/or side of a building is visible from a public street or an adjacent agriculturally or residentially zoned or developed property, architectural treatments shall continue through the rear and sides of the building.
- (c) The principal entry area of a building shall be articulated and express greater architectural detail than other portions of the building.
- (d) Outparcel buildings shall have architectural features consistent with the principal buildings.
- (e) Flat roofs and roof-mounted equipment shall be screened by a parapet or other architectural feature as approved by the CDRA Director from the view of public and private streets and adjacent agriculturally and residentially zoned and/or developed properties.
- (f) Sloped roofs shall be standing seam, metal, slate and concrete roof tiles and composition shingles.
- (g) Building components such as burglar bars, steel gates, metal awnings and steel roll-down curtains are prohibited if visible from a public street.

**513.09 Building Materials.**

- (a) The exterior wall materials of all nonresidential buildings shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, precast concrete, natural or precast stone, or tinted, non-reflective glass (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs).
- (b) The exterior wall materials of all residential buildings (excluding single-family detached dwellings) shall consist of a minimum of 60% (per vertical wall plane) of the following: brick, stone, traditional stucco, Hardi-plank siding, solid plank, or cementitious plank (or an equivalent alternative treatment approved by the Director of Community Development and Regulatory Affairs).
- (c) Accent wall materials on residential and nonresidential buildings shall not exceed 40% per vertical wall plane.
- (d) Prohibited exterior finishes on all buildings (except on mechanical penthouses and roof screens) are highly reflective, shiny, or mirror-like materials, exposed unfinished foundations, exposed plywood or particle board, unplastered, corrugated steel, exposed standard concrete masonry block, vinyl and aluminum siding. In addition, prohibited exterior finishes on residential buildings are synthetic stucco, vinyl siding and aluminum siding.

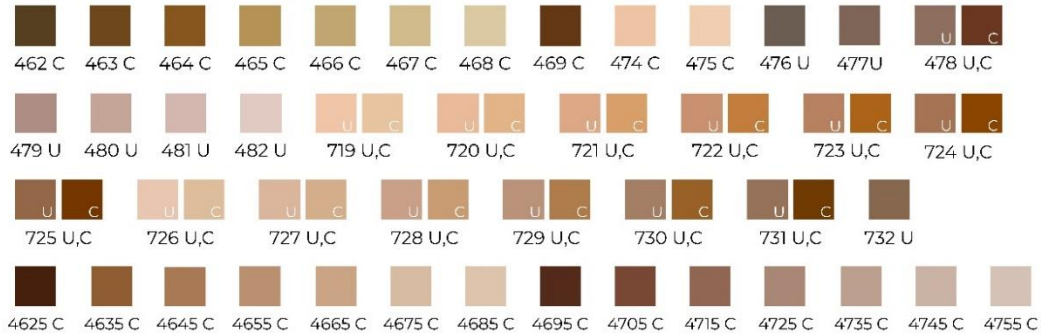
**513.10 Building Colors.**

Colors for exterior walls, building components, sign structures, accent and decorative elements must be chosen from the tones and shades indicated in the color chart below (from the Pantone Formula Color Guide) or as approved by the CDRA Director.

## Sec. 513 South Fulton Parkway Overlay District.

The following colors apply to exterior building walls, building components, sign structure, accent and decorative elements.

### Browns, Beiges, Tans



### Reds

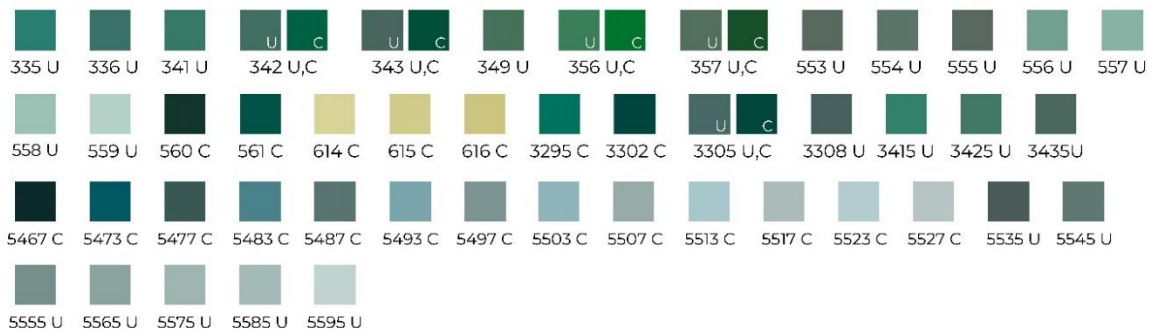


### Reds-Browns



The following colors apply to accent and decorative elements only.

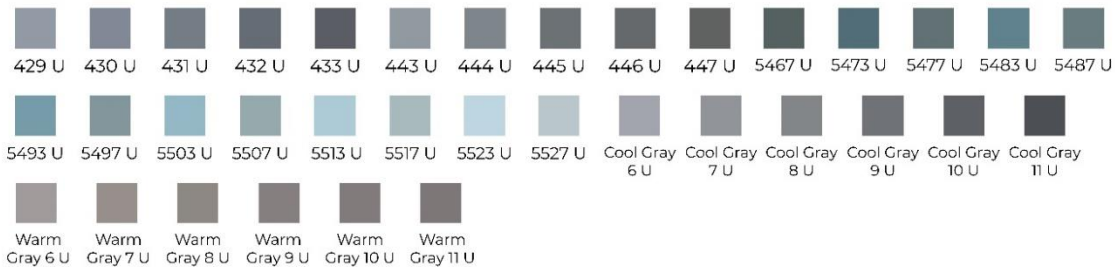
### Greens



### Green-Grays



### Grays



### Grey-Blues



The code number under each color refers to the Pantone Matching System, an International Color Matching System. An online color search tool can be accessed here: <https://www.pantone.com/color-finder?from=topNav>. To search for a color, type the code number code into the search box. Include a space between the number and letters.

513.11 Pedestrian Paths.

- (a) Sidewalks are required along all public and private road frontages.
- (b) Pedestrian paths shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (c) Except in truck loading and parking areas of industrial and warehouse-distribution uses, internal walkways (paths) are required from the public sidewalk to the main entrance of the principal use of the property and to adjacent buildings within the same development.
- (d) All sidewalks and pedestrian walkways (paths) shall meet applicable Americans with Disabilities Act (ADA) standards.
- (e) Pedestrian paths may be constructed of either colored/textured materials or conventional sidewalk materials and shall be clearly identified.
- (f) Paths shall be designed to minimize direct auto-pedestrian interaction by such means as sidewalks, striping, and signs.
- (g) Paths shall be connected to crosswalks at intersections where applicable.
- (h) Street furniture shall be located outside the specified width of any pedestrian path.
- (i) Paths and sidewalks shall be connected to green space and open space and connectivity shall be illustrated on the site plan submitted at the time of application for a land disturbance permit.
- (j) Pedestrian paths shall be a minimum width of 5 feet.
- (k) Multi-use paths for bicycles and pedestrians may be substituted for the required sidewalks as approved by the CDRA Director and the Public Works Director when the path is part of the South Fulton Bicycle and Pedestrian Plan or other approved transportation plan.
- (l) Multi-use paths designed for use by bicyclists and pedestrians shall be 12 feet wide.
- (m) Multi-use paths designed with separate paths for bicyclists and pedestrians shall be 15 feet wide, 10 feet for bicycles and 5 feet for pedestrians.
- (n) Paths should be direct and convenient routes between points of origin (such as a bus stop) and destination (such as a shop, bank, etc.).
- (o) Paths not visible from a public street shall be illuminated.

513.12 Lighting.

- (a) A photometric plan for open parking lots and paths shall be submitted at the time of application for a land disturbance permit.
- (b) Any lighting fixture shall be a cutoff luminary whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop dish refractors are prohibited. The wattage shall not exceed 420 watts/480 V per light fixture. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be cut-off luminaries with a maximum lamp wattage of 400 watts.
- (c) Light sources (lamps) shall be incandescent, fluorescent, LED lighting, metal halide, mercury vapor, natural gas, or color corrected high-pressure sodium (CRI of 60 or

better). The same type must be used for the same or similar type of lighting on any one site.

- (d) Blue-white colors of florescent, mercury vapor lamps, metal halide, high-pressure sodium with CRI of less than 60 are prohibited.
- (e) Ground level, low wattage/voltage up-lights to accent features in landscape strips are permitted.
- (f) Low intensity, downward shielded lighting along pedestrian paths and in parking lots is required.
- (g) All site lighting shall be architecturally compatible with the buildings on a site. Lights shall be architecturally decorative with a historical style (includes shepherds crooks, pole top, and bollard).
- (h) Exterior wall-mounted lights shall be directed downward fully shielded to prevent spillage. The bottom of wall-mounted light fixtures shall be no higher than 7 feet above grade.
- (i) Soffit mounted light fixtures shall be recessed into the soffit or otherwise fully shielded.
- (j) Ground mounted or other upward directional lighting is allowed to accent architectural features.
- (k) Unshielded floodlights, wall packs, NEMA head style fixtures, sag/convex lens mounted on non-LED shoebox fixtures, cobra, neon and dome lights are prohibited.
- (l) Mounting fixtures must be modified in such a manner that the cone of the light is not directed at any property line. The minimum mounting height for a pole is 12 feet. The maximum mounting for a pole is 35 feet. Any fixture and pole located within 20 feet of a residential zoning shall be a type four or forward throw distribution.
- (m) All site lighting shall be designed so that the illumination as measured in foot-candles at any one point meets the following standards: Minimum and maximum levels are measured at any one point. Average level is not to exceed the calculated value and is derived using only the area of the site included to receive illumination. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two in the back of the same building, which would raise the average of the intended area for lighting.
- (n) Future renovations, upgrades, or additions to existing facilities prior to the effective date of this Ordinance shall not exceed existing illumination levels below. The entire site must be brought into conformance with this Sec. 513 should a renovation, upgrade, or addition occur that would require a land disturbance permit.

| At Property Lines Including Rights-of-Way                      | Maximum Foot-candles |
|----------------------------------------------------------------|----------------------|
| At property line abutting a residential or an agricultural use | 1.0                  |
| At property line abutting an office or institutional use       | 1.5                  |
| At property line abutting a commercial or industrial use       | 1.5                  |

| Off-Street Parking Lots   | Minimum Foot-candles | Average Foot-candles | Maximum Foot-candles |
|---------------------------|----------------------|----------------------|----------------------|
| Residential areas         | 0.5                  | 2.0                  | 4.0                  |
| Office-professional areas | 1.0                  | 3.0                  | 6.0                  |
| Commercial areas          | 2.0                  | 6.0                  | 12.0                 |
| Light industrial areas    | 1.0                  | 4.0                  | 8.0                  |

**513.13 Streetscape Features.**

- (a) Benches, trash receptacles, drinking fountains, and other street furniture shall be compatible in material, color, finish and architectural style of the development.
- (b) The use of streetscape features as signage prohibited.

**513.14 Parking.**

- (a) All off-street parking for townhouses and multi-family buildings shall be located to the side, rear or enclosed.
- (b) A minimum of 50% of the required surface parking for out-parcels shall be located at the rear of the building.
- (c) The required number of off-street parking spaces may be reduced as approved by the director.
- (d) Shared parking shall be permitted as approved by the CDRA Director.
- (e) Non-residential developments shall provide parking for bicycles.
- (f) Loading areas shall be located in the rear or side yards.

**513.15 Signs.**

See Article 7.

**513.16 Wireless Telecommunications and Water Towers.**

- (a) Telecommunications switchboards, power generators, and other telecommunication relay equipment rooms or floors housing such uses are limited to the following areas of a building:
  - (1) Subterranean levels,
  - (2) First and second floors which are set back a minimum of 50 feet from the street, or
  - (3) Third and fourth floors.
- (b) Stealth design is required for all cell towers.
- (c) Height of towers shall not exceed 199 feet.
- (d) A wireless communications facility shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.
- (e) Water towers shall be painted to blend with the landscape.
- (f) Except for safety purposes, water tower lighting shall be allowed only during maintenance periods. Each outdoor light that is not required for safety shall be fully

shielded. The safety lighting shall use a type of shielding with a 10 degree cut-off to provide lighting downward.

**513.17 Utility Placement.**

All utilities shall be underground.

**513.18 Stormwater Management Facilities.**

All required detention/retention facilities shall be designed to meet the South Fulton alternative design standards that have the intent of making such facilities an attractive amenity or focal point for the subdivision per current South Fulton Subdivision Regulations.

**513.19 Design Guidelines for the South Fulton Parkway.**

The purpose of these design guidelines is to help preserve the buffers along the South Fulton Parkway, the night sky, green space, vistas, the "Parkway" feel, and open space. These guidelines are encouraged but are not standards. Therefore, noncompliance does not necessitate variances.

**(a) Site design.**

- (1) All design strategies shall minimize changes to the existing topography and loss of mature vegetation and water features.
- (2) Minimize level grading. New developments should step with landforms and maximize preservation of existing vegetation and trees. Level grading of entire lots is to be avoided.
- (3) Transitions at property lines should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid newly graded slopes greater than 1:3 at property lines.
- (4) Cut and fill slopes should be rounded where they meet natural grade to blend with natural slope.
- (5) Natural contouring and re-vegetation are encouraged. Retaining walls should be faced with indigenous rock, brick and/or constructed to blend with adjacent surroundings.
- (6) Storm water retention for multiple sites should be combined into a lake as opposed to individual drainage ponds.
- (7) Permanent conservation easements should be established to protect water sheds, view sheds, and rare habitats.

**(b) Buildings, courtyards.**

- (1) Buildings should be oriented to avoid summer overheating.
- (2) Locate courtyards for optimum southern exposure in winter and provide for shading in the summer.
- (3) Locate buildings such that solar heat is naturally reduced on hot summer days by landscape strips and trees.
- (4) Coordinate corner buildings with adjacent developments. Generally, the primary mass of a building on a corner should not be placed at an angle to the corner. Angled or sculpted building corners and open plazas should not be precluded from corners.
- (5) Vertical focal points to visually anchor corners are encouraged.



(c) Street standards.

|                                                                                   | <b>Community Boulevard</b><br>(major thoroughfare) | <b>Community Avenue</b><br>(collector) | <b>Community Street</b><br>(minor street) | <b>Community Lane</b><br>(service drive, access) | <b>Private Alley</b> |
|-----------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------|-------------------------------------------|--------------------------------------------------|----------------------|
| <b><i>Design Element</i></b>                                                      |                                                    |                                        |                                           |                                                  |                      |
| Minimum right-of-way (feet)                                                       | 60'                                                | 60'                                    | 54'                                       | 18'                                              | 16'                  |
| Maximum right-of-way (feet)                                                       | 74'                                                | 74'                                    | 59'                                       | 22'                                              | 20'                  |
| Number of lanes                                                                   | 2—4                                                | 2—4                                    | 2                                         | 2-1                                              | 2-1                  |
| Travel lane width (feet)                                                          | 11—12'                                             | 11'                                    | 10—11'                                    | 10'                                              | 8—10'                |
| On-street parking allowed                                                         | Yes                                                | Yes                                    | Yes                                       | No                                               | No                   |
| Minimum parking lane width (feet)                                                 | 8'                                                 | 8'                                     | 8'                                        | -                                                | -                    |
| Minimum sidewalk width (feet)                                                     | 10'                                                | 8'                                     | 5'                                        | -                                                | -                    |
| Bicycle lane allowed                                                              | Yes                                                | Yes                                    | Yes                                       | -                                                | -                    |
| Minimum bicycle lane width (feet)                                                 | 5'                                                 | 5'                                     | 5'                                        | -                                                | -                    |
| Planting area allowed                                                             | Yes                                                | Yes                                    | Yes                                       | -                                                | -                    |
| Median allowed                                                                    | Yes                                                | Yes                                    | No                                        | -                                                | -                    |
| Culs-de-sac are prohibited unless approved by the CDRA Director or City Engineer. |                                                    |                                        |                                           |                                                  |                      |

(d) Parking.

- (1) On-street parking (parallel, diagonal, and head-in) is encouraged.
- (2) All developments shall provide connectivity to adjacent developments to link buildings and open spaces together to minimize vehicular traffic and other impacts.
- (3) Courtyards should include such features as sculptures or fountains as focal points, moveable seating and tables, sunny and shaded areas, several entrances into courtyards, variety of textures and colors for visual interest, landscaping, covered and uncovered outdoor passageways.

(e) Architectural features/enhancements.

- (1) Trim to include eaves, corner boards, gable and eave boards, pediments, friezes, lintels, sills, quoins, belt courses, balustrades;
- (2) Gables, dormers, pillars, posts, porches, recessed windows and doors, cupolas, bay windows;
- (3) Half-rounded or quarter-rounded roof gutters and down spouts integrated with trim;
- (4) Glass storefronts, transom windows, building wall offsets, projections, recesses, floor level changes, roof-line offsets;
- (5) Architectural treatments of front facades shall continue major features around all visibly exposed sides of a building.

- (6) Restaurants with outdoor seating should allow for ease of pedestrian circulation, adequate shade through the use of extended awnings, canopies, or large umbrellas, provide outdoor trash receptacles, and maintain clean and litter-free premises.
- (f) View sheds.
  - (1) All development proposals should arrange buildings to preserve views from adjacent properties and streets.
  - (2) Locate courtyards, surface parking, and open spaces to align with view sheds from adjacent properties.
  - (3) Locate drives, parking, and open spaces on high points. Avoid placing buildings except churches or public buildings of high architectural quality on ridge lines.
  - (4) All new developments will be reviewed with respect to topography and existing landforms, existing vegetation and trees, soil properties and bed rock depth, existing watercourses, floodway and flood plain areas, drainage patterns, climatic factors, view sheds.
  - (5) All new developments will be reviewed for land use and site organization in relation to building form, character, and scale of existing and proposed development, sensitivity and nature of adjoining land uses, location of adjacent roads, rights-of-way, driveways, off-street vehicular connections, pedestrian ways, access points, and easements, existing structures and other built improvements, prehistoric and historic sites, structures and routes, and any other features that may be impacted or impact the proposed new development.

# Article 6. Parking and Loading Requirements

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## Article 6. Parking and Loading Requirements

### Sec. 601. Purpose of Article 6.

The purpose of this Article is to regulate the location, design and quantity of off-street parking and loading facilities for every use located in the City of South Fulton.

### Sec. 602. Off-Street Parking Spaces Required.

#### 602.01 Basic Off-Street Parking Requirements.

- (a) Every use shall be served by off-street parking spaces as specified in this Article in order to:
  - (1) Accommodate the use's occupants, employees, visitors, or patrons;
  - (2) Relieve traffic congestion in the streets;
  - (3) Minimize any detrimental effects of off-street parking areas on adjacent properties; and
  - (4) Ensure the proper and uniform development of parking areas throughout the city.
- (b) Parking spaces shall serve only the designated use and shall be located on the same lot as the use unless another location is authorized in accordance with other provisions of this Zoning Ordinance.
- (c) All required parking spaces must be located on an all-weather surface as defined in this Ordinance.
- (d) Dedicated parking spaces shall be used for the parking of motor vehicles only unless otherwise specified in this Ordinance.
- (e) Areas designated for temporary occupancy of vehicles while maneuvering on a site, such as queuing lanes for a drive-in window, are not considered parking spaces.
- (f) No required parking shall be allowed in any required landscape area or buffer.

#### 602.02 Off-Street Parking Table.

- (a) The minimum number of required off-street parking spaces for principal uses required shall be determined by Table 6-1.
- (b) Calculation of parking spaces.
  - (1) Parking requirements shall be calculated based on the proportion that each use contributes to the total.
  - (2) All areas are expressed in gross square feet of building area unless ground area or some other measure is specified.
  - (3) Any fraction of one-half or larger shall constitute a whole.
  - (4) A bench seat shall consist of 18 inches.
- (c) For uses not specifically mentioned in Table 6-1, the requirements for off-street parking and loading facilities shall be determined by the Director of Community Development and Regulatory Affairs.
- (d) See also Article 3 for parking requirements pertaining to certain temporary uses.

**Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use**

| <b>Principal Use Group<br/>(in alphabetical order)</b>   | <b>Example of Types<br/>of Use</b>                                                           | <b>Minimum Number of<br/>Parking Spaces<br/>Required</b>                                                                                                       |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Assembly places with fixed seating (includes churches)   | stadiums<br>auditoriums<br>theaters<br>amphitheaters<br>churches and other places of worship | 1 per 3.5 fixed seats                                                                                                                                          |
| Assembly places without fixed seating                    | meeting halls<br>libraries                                                                   | 1 per 30 sq. ft. in largest assembly room                                                                                                                      |
| Boarding houses, see under "Dormitories and related"     |                                                                                              |                                                                                                                                                                |
| Auto dealerships, sales & service                        | new car sales<br>used car sales<br>service and parts                                         | 6.5 per 1,000 sq. ft.                                                                                                                                          |
| Bowling alley                                            |                                                                                              | 5 per alley                                                                                                                                                    |
| Child care                                               | day care centers<br>pre-school                                                               | 1.7 per 1,000 sq. ft. + 1 per 4 employees on the largest shift, or more if required by State licensing requirements                                            |
| Clubs and lodges, excluding nightclubs and private clubs | country clubs<br>fraternal organizations<br>non-profit clubs                                 | 5 per 1,000 sq. ft.                                                                                                                                            |
| County club with golf course                             |                                                                                              | 50 per 9 holes + 1 per 1,000 sq. ft.                                                                                                                           |
| Commercial, amusement, outdoor                           | amusement parks<br>skateboard parks<br>batting cages                                         | 1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats; plus 10 per 1,000 sq. ft. of ground area identified for recreation and assembly |
| Correctional facility                                    | prison (private)                                                                             | 1 per four beds + 1 per 3 employees                                                                                                                            |
| Dormitories and related                                  | dormitories<br>fraternity houses<br>sorority houses<br>boarding houses<br>rooming houses     | 1 per bedroom + 5 per 1,000 sq. ft. of common area                                                                                                             |
| Financial institutions                                   | banks<br>credit unions<br>brokerage houses                                                   | 5 per 1,000 sq. ft.                                                                                                                                            |
| Funeral homes                                            |                                                                                              | 1 per 3 fixed seats + 1 for each 25 sq. ft. in the largest assembly room                                                                                       |
| Golf course, public and private, without club facilities |                                                                                              | 50 spaces per 9 holes                                                                                                                                          |

**Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use**

| <b>Principal Use Group<br/>(in alphabetical order)</b>                                        | <b>Example of Types<br/>of Use</b>                                                                 | <b>Minimum Number of<br/>Parking Spaces<br/>Required</b>                                                                       |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Health care facilities                                                                        | hospitals<br>out-patient clinics<br>nursing home<br>assisted living facility<br>personal care home | 1 per four beds + 1 per 3 employees                                                                                            |
| Hotels and motels, no restaurants                                                             | hotels<br>motels                                                                                   | 1 per room                                                                                                                     |
| Hotels and motels, with restaurants                                                           | bed and breakfast inn                                                                              | 1.25 per room                                                                                                                  |
| Laboratories, scientific and related                                                          | experimental labs<br>testing laboratories<br>diagnostic laboratories                               | 2.5 per 1,000 sq. ft.                                                                                                          |
| Manufacturing and industrial uses                                                             | assembly plants<br>fabrication plants<br>factories                                                 | 1 per 1,000 sq. ft.                                                                                                            |
| Medical offices<br>Related facilities<br>(Hospitals addressed under "Health care facilities") | dental offices<br>doctor's offices<br>veterinary offices<br>clinics                                | 4 per 1,000 sq. ft.                                                                                                            |
| Medical related lodging                                                                       |                                                                                                    | See Article 3                                                                                                                  |
| Mini-warehouses                                                                               |                                                                                                    | 1 per employee + 1 per 5,000 sq. ft.                                                                                           |
| Nightclub and private club<br>(Non-profit clubs addressed under "Clubs and lodges")           | dance clubs<br>music clubs<br>nightclubs                                                           | See Article 3                                                                                                                  |
| Offices, general                                                                              | freestanding offices<br>office towers<br>office parks<br>offices associated with other uses        | 3 per 1,000 sq. ft. to 250,000 sq. ft.;<br>2.8 per 1,000 sq. ft. all exceeding 250,000 sq. ft.                                 |
| Personal service establishments                                                               | barber shops<br>beauty parlors<br>laundromats<br>dry cleaners                                      | 5 per 1,000 sq. ft.                                                                                                            |
| Racetrack                                                                                     |                                                                                                    | 1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats, + 10 per 1,000 sq. ft. of other spectator area. |
| Recreational camp, lodges, and retreats                                                       |                                                                                                    | See Article 3                                                                                                                  |
| Recreational facilities, indoor                                                               | billiard parlors<br>game rooms<br>arcades<br>skating rinks                                         | 5 per 1,000 sq. ft.                                                                                                            |

**Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use**

| Principal Use Group<br>(in alphabetical order)                                                           | Example of Types<br>of Use                                                                              | Minimum Number of<br>Parking Spaces<br>Required                                                                                                                           |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                          | fitness centers<br>museums                                                                              |                                                                                                                                                                           |
| Recreation, private:                                                                                     |                                                                                                         |                                                                                                                                                                           |
| Single-family or mixed<br>residential use, association or<br>club                                        | tennis court<br>basketball court<br>swimming pool                                                       | 3 per court<br>4 per court<br>6 per adult swimming pool + 1<br>per<br>15 dwelling units beyond 60<br>served                                                               |
| Multifamily residential                                                                                  |                                                                                                         | included in basic parking<br>requirement                                                                                                                                  |
| Recreation, public                                                                                       | basketball court<br>playing fields<br>tennis courts<br>driving range<br>miniature golf<br>swimming pool | 4 per court<br>50 per field<br>3 per court<br>2 per tee<br>20 per 18 holes<br>20 + 1 per 50 sq. ft. of pool area                                                          |
| Recycling centers                                                                                        |                                                                                                         | 1.5 spaces per 1,000 sq. ft. of<br>building floor area and 2 spaces<br>per outdoor recycling collection<br>container; plus loading spaces<br>as specified in this Article |
| Residential, multi-family (fewer<br>than 40 units/acre)                                                  | 1 bedroom or efficiency unit<br>2 bedroom unit<br>3 bedroom unit                                        | 1.4 per unit<br>2.0 per unit<br>2.25 per unit                                                                                                                             |
| Residential multi-family<br>high rise (40 + units/acre)                                                  | 1 bedroom or efficiency unit<br>2 bedroom unit<br>3 bedroom unit                                        | 1.25 per unit<br>1.75 per unit<br>2.00 per unit                                                                                                                           |
| Residential, single-family and<br>duplexes                                                               | detached dwelling<br>duplexes<br>manufactured homes                                                     | 2 per dwelling unit                                                                                                                                                       |
| Residential, retirement home                                                                             | senior housing community<br>retirement village                                                          | 1.25 per dwelling unit                                                                                                                                                    |
| Residential, townhouse                                                                                   | townhouse<br>rowhouse                                                                                   | 2 per dwelling unit                                                                                                                                                       |
| Residential, triplex                                                                                     | triplex                                                                                                 | 1.4 per dwelling unit                                                                                                                                                     |
| Residential, quadplex                                                                                    | quadplex                                                                                                | 1.4 per dwelling unit                                                                                                                                                     |
| Restaurants and taverns<br>(including outdoor seating)<br><br>See also "Nightclubs and private<br>clubs" | cafeterias<br>bars<br>restaurants<br>bistros                                                            | 10 per 1,000 sq. ft.                                                                                                                                                      |
| Retail establishments                                                                                    | boutiques<br>shops                                                                                      | 5 per 1,000 sq. ft.                                                                                                                                                       |



**Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use**

| Principal Use Group<br>(in alphabetical order) | Example of Types<br>of Use                                                                         | Minimum Number of<br>Parking Spaces<br>Required                         |
|------------------------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|                                                | stores<br>rental services<br>art galleries<br>food stores                                          |                                                                         |
| Salvage, storage and/or junk facility          |                                                                                                    | 1 per employee plus 4 per acre                                          |
| Sexually oriented businesses                   |                                                                                                    | See Article 3                                                           |
| Schools                                        | junior high<br>elementary<br>middle                                                                | larger of 2 per classroom or 1 per 35 sq. ft. in largest assembly area  |
|                                                | secondary                                                                                          | larger of 10 per classroom or 1 per 35 sq. ft. in largest assembly area |
|                                                | colleges<br>business colleges<br>universities<br>trade<br>conservatories<br>vo-tech                | 5 per 1,000 sq. ft.                                                     |
| Service and repair establishments              | appliance repair shops<br>bicycle repair shops<br>shoe repair shops<br>general repair centers      | 5 per 1,000 sq. ft.                                                     |
| Service stations and automotive repair centers | automotive garages<br>paint and body shops<br>tire centers<br>service stations<br>car care centers | 5 per 1,000 sq. ft.                                                     |
| Warehousing and storage                        | commercial storage<br>distribution centers                                                         | 1 per 2,000 sq. ft.                                                     |

**602.03 Administrative Reduction of Spaces.**

The Director of Community Development and Regulatory Affairs may authorize a reduction in the total number of parking spaces constructed on a site to no less than 90% of the basic requirement when all of following conditions are met:

- The request for reduction in parking shall show that the reduction is justified on the basis of characteristics unique to the specific proposed use of the property in contrast to the characteristics of other uses within the same category.
- Adequate land area for meeting the basic parking requirement is located on and designed for the site whether at grade or in parking decks. The unconstructed portion of the parking shall be clearly delineated and labeled "Future Parking" on the site plan.

## Sec. 603 Shared Parking.

- (c) Prior to granting the reduction in total parking spaces constructed, the CDRA Director shall conclude that the reduction is justified, and shall approve, in whole or in part, or deny the request stating the reasons therefore in the report.
- (d) If the CDRA Director finds that the parking reduction is no longer justified, the Director shall notify the owner to construct the number of parking spaces necessary to meet the required level.
- (e) Prior to any change in ownership or use, the owner must apply to the CDRA Director for an evaluation and confirmation of the reduction.

### 602.04 Electric Vehicle Parking Required.

- (a) New commercial, mixed use, multi-family, and industrial developments which exceed nine off-street parking spaces shall provide dedicated parking spaces for electric vehicles as follows:
  - (1) At least one parking space for electric vehicles shall be provided in parking lots having 10-25 parking spaces; and
  - (2) At least one parking space for electric vehicles shall be provided for each additional 25 parking spaces.
- (b) Commercial, mixed use, multi-family, and industrial redevelopments which exceed nine off-street parking spaces shall provide dedicated parking spaces for electric vehicles spaces in accordance with the requirements under subsection (a) above. Compliance with this subsection (b) is required for redevelopment projects where site work and/or repaving of existing parking areas and driveways (greater than nine parking spaces) exceeds 50% of the existing impervious surface area.
- (c) Electric vehicle parking spaces may be counted toward satisfying minimum off-street parking space requirements of Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use.
- (d) See Sec. 605.05 below for electric vehicle parking space design requirements.

## Sec. 603. Shared Parking.

The conditions of zoning or Administrative Permit, as applicable and as described in this Section, establish the limits of shared parking requirements among uses and properties, and the City shall not require any contractual relationship among property owners.

### 603.01 Approval with Rezoning.

The standards for shared parking in this Section may be utilized for any of the combinations of uses shown under Sec. 603.03 below on any number of mixed-use or multi-tenant properties when approval is reflected in the conditions of zoning for each such property.

### 603.02 Approval with Administrative Permit.

- (a) Provisions are provided for shared parking requirements in Article 3 to address with an Administrative Permit those circumstances where shared parking was not approved concurrently with the rezoning.
- (b) An Administrative Permit for locating required parking off-site may also be considered in accordance with the provisions of Article 3.

### 603.03 Shared Parking Calculations.

- (a) The standards for determining shared parking requirements are:
  - (1) Determine the minimum amount of parking required for each separate use.

Sec. 604 Off-Site Parking.

- (2) Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- (3) Calculate the column total parking requirement for each time period.
- (4) The largest column total is the shared parking requirement.

|                                | Weekdays |         | Weekends |         | Nighttime |
|--------------------------------|----------|---------|----------|---------|-----------|
| Use                            | 6am—5pm  | 5pm—1am | 6am—5pm  | 5pm—1am | 1am—6am   |
| Office                         | 100%     | 10%     | 10%      | 5%      | 5%        |
| Retail                         | 60%      | 90%     | 100%     | 70%     | 5%        |
| Hotel                          | 75%      | 100%    | 75%      | 100%    | 75%       |
| Restaurant                     | 50%      | 100%    | 100%     | 100%    | 10%       |
| Entertainment/<br>Recreational | 40%      | 100%    | 80%      | 100%    | 10%       |
| Place of<br>Worship            | 50%      | 50%     | 100%     | 100%    | 10%       |

(b) Example.

- (1) Properties proposed for individual uses would require the following number of parking spaces:
  - a. Office = 300 spaces
  - b. Retail = 280 spaces
  - c. Entertainment = 100 spaces
  - d. Total = 680 spaces
- (2) Properties proposed for multiple uses under the provisions for shared parking would require the following number of parking spaces:

|                                | Weekdays |         | Weekends |         | Nighttime |
|--------------------------------|----------|---------|----------|---------|-----------|
| Use                            | 6am—5pm  | 5pm—1am | 6am—5pm  | 5pm—1am | 1am—6am   |
| Office                         | 300      | 30      |          | 15      | --        |
| Retail                         | 168      | 252     | 280      | 196     | 14        |
| Hotel                          | --       | --      | --       | --      | --        |
| Restaurant                     | --       | --      | --       | --      | --        |
| Entertainment/<br>Recreational | 40       | 100     | 80       | 100     | 10        |
| Place of<br>Worship            | --       | --      | --       | --      | --        |
| Total                          | 508      | 382     | 390      | 311     | 39        |

- (3) Thus, 508 spaces would be needed for this development, a reduction of 172 spaces or 25%.

Sec. 604. Off-Site Parking.

See Sec. 603.02(b) above.

## Sec. 605. Off-Street Parking Design Requirements.

### 605.01 Angled or Parallel Parking.

- (a) Aisles serving off-street parking shall be no fewer than 22 feet in width, except that aisles designed for one-way circulation systems shall be no fewer than 14 feet in width for zero-to-45-degree parking, 18 feet in width for 46-to-60-degree parking and 22 feet in width for 61-to-90-degree parking.
- (b) A standard parking space shall measure no fewer than 153 square feet and shall be no fewer than 8.5 feet wide.
- (c) Twenty percent of the total parking spaces may be designated as compact car spaces. A compact space shall measure a minimum of 120 square feet with a minimum width of 8 feet. Each compact space shall be clearly marked.
- (d) No part of a vehicle shall overhang into a landscaped portion of a required landscape area.

### 605.02 Handicapped Parking.

Parking spaces designed for handicap persons shall be provided in accordance with Georgia and Federal law.

### 605.03 Landscaped Islands.

Landscaped islands shall be provided throughout parking lots in accordance with the requirements of Article 4 of this Ordinance.

### 605.04 Shared Driveways.

Driveways may be shared in all districts.

### 605.05 Electric Vehicle Parking Design.

- (a) Electric vehicle parking spaces shall be delineated by green parking lot markings and shall be maintained at the lot owner's expense.
- (b) The following requirements shall apply to electric vehicle parking spaces that have a charging station:
  - (1) One sign for each electric vehicle parking space shall be erected and maintained at the lot owner's expense. The sign shall be designed in accordance with United States Department of Transportation, Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD) for electric vehicle charging stations to ensure parking in the space is limited to electric vehicles that are being charged.
  - (2) Electrical vehicle supply equipment (EVSE) shall be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create trip or other safety hazards.
  - (3) Wheel stops, bollards, or similar devices shall be installed to separate vehicles from EVSE.
  - (4) The installation of EVSE should not reduce the electric vehicle charging station's length to below the size and standards required under Section 605.01.
  - (5) Installation of EVSE shall meet National Electric Code requirements.
  - (6) Electrical vehicle supply equipment shall be maintained in all respects, including the functioning of the equipment.

## Sec. 606. Acceptable Locations for Off-Street Parking by Zoning District.

Note: The minimums required in this Section may be less than the requirements necessary to accommodate a landscape area or buffer requirement of Article 4.

### 606.01 Single-Family Districts.

- (a) Within single-family dwelling districts and the AG-1 zoning district when utilized for a single-family dwelling, the parking or storage of vehicles shall be prohibited except on parking spaces as defined in this Ordinance.
  - (1) Off-site location of required parking spaces is prohibited.
  - (2) Unenclosed parking spaces may occupy a side yard, and no more than 50% of a required rear yard.
  - (3) A maximum of two spaces may be allowed adjoining the entrance to a front entry garage or carport, or adjoining the end of a driveway whenever no garage or carport exists.
  - (4) Garage and carport spaces may count toward the minimum required spaces in single-family districts, with the exception that no more than two such spaces may offset the minimum parking requirements in a single-family residential zoning district.
- (b) Within the AG-1 zoning district and single-family residential zoning districts when utilized for other than a single-family dwelling, the parking or storage of vehicles shall be located in accordance with the O-I District requirements stated in Sec. 606.05 below.

### 606.02 TR, Townhouse Residential District.

- (a) Individually subdivided parcels shall adhere to single-family district standards except that no off-street parking or driveways shall be located within 10 feet of any perimeter lot line.
- (b) Garage carport spaces count toward the minimum required spaces in the TR District.

### 606.03 A, Apartment Dwelling District.

- (a) No off-street parking shall be allowed within the required setback for the front yard and the side corner yard.
- (b) Driveways shall not be located nearer than 10 feet to any side or rear property line.
- (c) No off-street parking space shall be located within 25 feet of any side or rear property line adjacent to a single-family dwelling district or use, nor within 10 feet of any other property line.
- (d) TR District requirements shall apply to single family detached units constructed within the A District.

### 606.04 A-L, Apartment Limited Dwelling District.

- (a) No off-street parking shall be allowed within the required setback for the front yard and the side corner yard.
- (b) Driveways shall not be located nearer than 10 feet to any side or rear property line.
- (c) No off-street parking space shall be located within 25 feet of any side or rear property line adjacent to a single-family dwelling district or use, nor within 10 feet of any other property line.

Sec. 607 Prohibited Off-Street Parking and Storage.

606.05 O-I, Office/Institutional Districts.

- (a) No off-street parking shall be allowed within the required setback for the front yard and the side corner yard.
- (b) No off-street parking shall be allowed within 25 feet of any property line which adjoins a single-family residential district or use.
- (c) Off-street loading areas shall be provided in the rear or interior side yards.

606.06 C-1 and C-2, Commercial Districts.

- (a) The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A District.
- (b) Uses allowed in commercial districts other than those devoted to dwellings, schools, institutions, and similar uses shall provide no off-street parking within 25 feet of any property line that adjoins a residential district or use.
- (c) Off-street loading areas shall be provided in the rear or interior side yards. Minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer required in Article 4.

606.07 M-1 and M-2, Industrial Districts.

- (a) The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A District.
- (b) Uses devoted to manufacturing, warehousing, commercial and other uses allowed in industrial districts shall provide no off-street parking within 25 feet of any property line which adjoins a residential use or district.

Sec. 607. Prohibited Off-Street Parking and Storage.

607.01 Residential and Agricultural Zoning Districts.

- (a) The visible storage or parking of more than four vehicles at a single-family residence shall be unlawful.
- (b) Parking or storage of a junk or salvage vehicle shall constitute an unlawful use except that no more than two such vehicles shall be allowed if parked or stored in a garage or carport not visible from a street or adjacent residential property, or as regulated by the International Property Maintenance Code if said code is more restrictive.
- (c) Except for trucks used in farming the property on which they are located, or trucks used in conjunction with an allowed use, commercial trucks and heavy vehicles (including medium- and heavy-duty trucks, semi-trucks, tractor trail flatbed trucks, tow trucks, box trucks, and delivery trucks and vans) and/or trailers shall not be stored or parked in any agricultural or residential zoning district unless engaged in moving household goods or making deliveries.
- (d) Other specialized vehicles such as recreational vehicles, campers, buses (including school buses), trailers, mobile home coaches, boats, boat trailers, and limousines used for commercial purposes may be parked or stored in all residential districts under the following conditions:
  - (1) Such vehicles are not used as living quarters.
  - (2) The location of the parking or storage area shall be in the buildable area of the lot and shall not be in front of the principal structure.

**607.02 Non-Residential Zoning Districts.**

- (a) The storage of merchandise or materials, or the repair of motor vehicles, or any kind of equipment, except for the temporary storage of construction material and equipment while work is taking place on the structure where the off-street parking is located and in accordance with the requirements for temporary structures in Article 3, is prohibited in all off-street parking spaces, including required and non-required spaces.
- (b) Vehicles at automotive repair and specialty shops must be serviced and stored within the footprint of the building or at the rear of the structure but outside of any minimum yard. Vehicles must be totally screened from all property lines by a 100% opaque fence or wall together with landscape strips and buffers as specified in Article 4.
- (c) Every business that stores vehicles owned by the business on site overnight (such as a company fleet), or maintains a stock of vehicles as part of its business activities (such as a car sales lot, car rental agency, etc.), shall provide for adequate parking or storage for the vehicles such that no parking occurs in a public right-of-way or in an area that has not been improved as a parking lot or storage yard. Such parking spaces shall be in addition to those required for employees and customers.

**607.03 All Zoning Districts.**

Specialized vehicles such as earth moving equipment, tractors or other heavy construction vehicles are only to be parked or stored in residential, agricultural, and non-residential zoning districts except M-1 and M-2 industrial zoning districts during construction under an active building permit and/or land disturbance permit.

**Sec. 608. Off-Street Loading.**

**608.01 Loading Spaces Required.**

Off-street loading spaces shall be provided as follows:

| Type of Use                                                                                                      | Gross Floor Area<br>(square feet)                                                  | Loading Spaces<br>Required                                                                                      |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Single retail establishment services                                                                             | 0 to 19,999<br>20,000 to 49,999<br>50,000 to 250,000<br>Over 250,000               | None<br>One<br>Two<br>Three                                                                                     |
| Shopping centers                                                                                                 | 0 to 19,999<br>20,000 to 49,999<br>50,000 to 100,000<br>Each additional<br>100,000 | None<br>One<br>Two<br>One                                                                                       |
| Office buildings, apartment building over four stories, hospitals, health care establishments, hotels and motels | 0 to 999,999<br>1,000,000 to 2,000,000<br>More than 2,000,000                      | None<br>One<br>Two                                                                                              |
| Manufacturing, warehousing, wholesaling, etc.                                                                    | Up to 14,999<br>15,000 to 39,999<br>40,000 to 65,000<br>Each additional 80,000     | One<br>Two<br>Three<br>One                                                                                      |
| Recycling centers                                                                                                |                                                                                    | 2 loading spaces<br>measuring no less than 12<br>feet by 35 feet and having<br>14 feet of vertical<br>clearance |



608.02 Design and Arrangement of Off-Street Loading Areas.

The following standards shall apply to off-street loading areas:

- (a) A loading space shall measure no less than 12 feet by 35 feet and have 14 feet of vertical clearance.
- (b) For any use required to furnish three or more loading spaces, at least one in every three shall measure no less than 12 feet by 55 feet.
- (c) Maneuvering space shall not include required parking spaces or any portion of a public right-of-way.

608.03 Off-Street Loading Location Limitations.

Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:

- (a) Industrial zoning districts: If the loading and maneuvering areas are across from, or adjacent to, any nonindustrial zoning district, a 50-foot landscaped strip shall be established, behind which the maneuvering and berth space may be located.
- (b) Nonindustrial zoning districts: In the event that spaces and maneuvering areas are to be located in a yard adjacent to any established residential use, a 50-foot landscaped strip shall be established behind which the berths and maneuvering spaces may be located.

# Article 7. Sign Regulations

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## Article 7. Sign Regulations

### Sec. 701. Findings, Purpose and Intent.

#### 701.01 Statement of Legislative Purpose.

- (a) The City Council recognizes that signs provide an important medium through which individuals, businesses, and government may convey a variety of messages. However, left unregulated, signs can become a threat to the public health and safety as a traffic hazard, as a detriment to property values, and as an aesthetic nuisance affecting the overall economic growth of the City of South Fulton. Numerous professional studies have been prepared that examine and establish the effect of signs on traffic safety, aesthetics and economic prosperity, including the following:
  - (1) Klauer, S.G., T.A. Dingus, V.L. Neale, J.D. Sudweeks, D.J. Ramsey. "The Impact of Driver Inattention on Near-Crash/Crash Risk: An Analysis Using the 100-Car Naturalistic Driving Study Data." National Highway Traffic Safety Administration. DOT HS 810 594. April 2006.
  - (2) Snyder, Jonathan, Samuel S. Fels Fund. "Beyond Aesthetics: How Billboards Affect Economic Prosperity." December 2011.
  - (3) Wachtel, J., 2009. "Safety Impacts of the Emerging Digital Display Technologies for Outdoor Advertising Signs." Prepared for AASHTO and the Standing Committee on Re-search of the National Cooperative Highway Research Program (NCHRP), April 2009. The Veridian Group, Inc., Berkeley, California.
  - (4) Weitz, Jerry, Ph.D.,AICP. "The Public Purpose of Roswell's Sign Ordinance and the Implications of Doing Without It: A Position Paper." December 7, 1999.
- (b) Based on a review of the cited materials and the studies referenced therein as well as other related studies, the City Council find that unregulated signs:
  - (1) Can be a safety hazard to drivers and pedestrians;
  - (2) Can be a detriment to the public health;
  - (3) Can hamper economic growth;
  - (4) Can lower property values;
  - (5) Can adversely impact public investments;
  - (6) Can degrade the utility of public safety signs; and
  - (7) Can adversely impact the aesthetic quality of the community and surrounding environment.

#### 701.02 Findings of Fact.

The City Council finds that:

- (a) Signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the

## Sec. 702 Definitions.

sign owners' original purpose of presenting a clear message of its idea or identification of its premises.

- (b) The City further finds that the regulation of the size, height, number and spacing of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of signs for the benefit of all the City's citizens.

### 701.03 Purpose and Intent.

The purpose and intent of these sign regulations are:

- (a) To protect the rights of individuals and businesses to convey their messages through signs;
- (b) To encourage the effective use of signs as a means of communication;
- (c) To promote economic development;
- (d) To improve traffic and pedestrian safety as it may be affected by distracting signs;
- (e) To prevent the destruction of the natural beauty and environment of the City;
- (f) To protect the public health, safety, and general welfare;
- (g) To restrict the continued existence of abandoned or nonconforming signs unless in compliance with the terms of this Article and to eliminate, over time, all nonconforming signs;
- (h) To ensure the fair and consistent enforcement of sign standards; and
- (i) To make it easy, quick and economically efficient to apply for a sign permit.

### 701.04 Intent in Interpretation.

- (a) In interpreting the provisions of this Article, nothing shall be construed as intent to regulate the content of the message displayed on any sign except to address a compelling public safety concern or to comply with state law.
- (b) It is the intent of this Article to regulate only the number, type, size, height, timing, appearance, construction materials, location and portability of signs to accomplish the purposes set forth in 701.03 above, except as otherwise provided herein.

## Sec. 702. Definitions.

Definitions related to signs, as used in this Article, are provided in this Section.

- (a) Abandoned sign. Any sign that is located on property which becomes vacant and /or unoccupied or a sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or missing letters or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.
- (b) Animated sign. Any sign that has moving parts or includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays such as an LED (Light Emitting Diode) screen or any other type of video display, even if the message is stationary..

- (c) Audible sign. Any sign which emits an audible sound or emits a signal that can be converted into audible sounds, whether by radio or other means.
- (d) Awning/canopy sign. Any sign that is a part of, or attached to, an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
- (e) Banner. A sign other than a flag with or without characters, letters, illustrations or ornamentation applied to cloth, paper, vinyl, plastic or fabric that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners.
- (f) Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.
- (g) Billboard. A sign with an area of more than 72 square feet but not more than 672 square feet.
- (h) Changeable copy sign. An animated sign that incorporates changing lettering or images to form a message or messages, whether such changes are accomplished electronically or manually.
  - (1) Manual changeable copy sign. Any sign that has a reader board format serving as background for letters/messages that are manually changeable.
  - (2) Electronic changeable copy sign. Any sign that uses changing lights or other methods to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (i) Fall zone. An area equal to 133% of the height of the structure in every direction.
- (j) Flag. Any fabric or bunting containing colors, patterns, or symbols used as a symbol of a government or other entity or organization.
- (k) Feather Flag Sign - A free-standing temporary sign typically constructed of a single plastic or metal shaft driven in the ground with an attached pennant that is vertically elongated and attached to the shaft. A feather flag sign is a type of animated sign.
- (l) Flashing sign. An animated sign, the illumination of which is not kept constant in intensity at all times when in use and which exhibits marked changes in lighting effects.
- (m) Freestanding sign. A permanently affixed sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
- (n) Illuminated sign, external. A sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.
- (o) Illuminated sign, internal. A sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes, or alternates.
- (p) Incidental door sign. A small sign, emblem or decal no larger than 1 square foot in area that is located on a door and is generally not readily visible or legible from public rights-of-way.
- (q) Internal development signs. Free-standing signs not visible from a public right-of-way and located adjacent to internal road(s) serving a development.

- (r) LED sign. Any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind, whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology. An LED sign is considered to be a form of electronic changeable copy sign.
- (s) Marquee. Any permanent canopy structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
- (t) Marquee sign. Any sign attached flat against or upon a permanent marquee of a building.
- (u) Pennant, streamer. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.
- (v) Permanent sign. Any sign which, when installed, is intended for permanent use. A permanent freestanding sign shall be of a type and construction as not to be easily or readily removed from the lot on which it has been erected.
- (w) Portable sign. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs mounted upon a trailer, bench, wheeled carrier or other non-motorized mobile structure with or without wheels; signs converted T- frames; sandwich board, A-frame, and sidewalk signs; balloons; umbrellas; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.
- (x) Project entrance sign. A permanent freestanding sign located at an entrance designed and permitted for vehicular access into a multi-family development, or into a development containing multiple lots, such as but not limited to a particular single-family residential subdivision, a townhouse subdivision, or a commercial subdivision such as an office park or industrial park.
- (y) Projecting sign. Any sign which is suspended or projected from the wall, eave, or soffit of the building in such a manner that its leading edge extends more than six 6 inches beyond the surface of such building or wall.
- (z) Public sign. Any sign erected by a governmental entity.
- (aa) Principal sign. The main, most prominent or largest freestanding or building sign on a property's street frontage or principal building, other than a project entrance sign as defined in this Article. Such signs are of permanent construction and not placed as temporary signage.
- (bb) Roof sign. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
- (cc) Sandwich board, sidewalk and A-frame signs. A portable sign the support structure of which is not imbedded in the ground. Such signs are constructed in such a manner that they stand on their own but are not permanently installed. This includes a sign displayed on an easel.



Sec. 703 Permit Required.

- (dd) Sign face. That part of a sign that is or can be used for advertising purposes.
- (ee) Sign. Any structure, device, object, design or display that is used or intended to be used to attract the attention of or to convey information to the public, and that is placed in such a way, whether out of doors or inside or near a window, as to be in the view of the general public from the exterior of any building on the property.
- (ff) Small temporary sign. A sign with an area of not greater than 4 square feet, with a sign face made for short-term use (90 days or less), containing no reflecting elements, flags, or projections and which, when erect, stands at a height not greater than 3 feet and is mounted on a stake or metal frame with a thickness or diameter not greater than 1½ inches.
- (gg) Temporary sign. Any sign that is not permanently mounted.
- (hh) Vehicular sign. Any sign placed, mounted, painted on or affixed to a motor vehicle or to a freight, flat-bed or storage trailer or other conveyance, whether motorized or drawn, that is parked in such a manner as to be viewed or intended to be viewed from a public right-of-way and is not being used in the normal course of business for which the vehicle is intended.
- (ii) Wall sign. Any sign attached parallel to a wall, painted on the wall surface or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one sign surface.
- (jj) Window sign. Any sign that is applied, painted or placed on, behind or inside a window or upon the windowpanes or glass, and intended to be viewed from outside the building.

Sec. 703. Permit Required.

703.01 Procedures.

- (a) Except where specifically not required by the standards of this Article, it shall be unlawful for any person to post, display, materially change, or erect a permanent or temporary sign in the city without first having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way, private drive, or from neighboring properties shall not be subject to the standards of this Article.
- (b) Applications for sign permits required by this Article shall be filed in the Community Development and Regulatory Affairs Department upon forms furnished by that office.
- (c) No sign permit shall be issued until the appropriate application has been filed with the Community Development and Regulatory Affairs Department and fees, as set from time to time by resolution of the City Council, have been paid.
- (d) All applicants for signs that incorporate electricity must also obtain an electrical permit.

703.02 Compliance with Zoning Overlay District Requirements.

The applicant shall comply with any additional or varied standards that may apply in the City's overlay districts. See Article 5.

703.03 Application Review Process.

- (a) Processing time.
  - (1) Permanent Signs.

- a. The Community Development and Regulatory Affairs Department shall process all complete and accurate sign permit applications within 30 business days of the Department's actual receipt of a complete and accurate application and upon remittance of the appropriate sign permit fee.
- b. The Community Development and Regulatory Affairs Director shall give notice to the applicant of his/her decision by hand delivery, electronic communication (email), or by mailing such notice by certified mail, return receipt requested, to the address on the permit application on or before the 30th business day.

(2) Temporary Signs.

- a. The City Community Development and Regulatory Affairs Department shall process all complete and accurate sign permit applications within 10 business days of the Department's actual receipt of a complete and accurate application and upon remittance of the appropriate sign permit fee.
- b. The Community Development and Regulatory Affairs Director shall give notice to the applicant of his/her decision by hand delivery, electronic communication (email), or by mailing such notice by certified mail, return receipt requested, to the address on the permit application on or before the 10th business day.

(b) Decision and Notice.

- (1) Any application meeting the standards of this Article shall be granted.
- (2) Any application not meeting the standards of this Article, or that contains false material statements or omissions, shall be denied. If the decision of the CDRA Director is to deny the application, the decision shall state in writing the grounds upon which the denial is based.
- (3) Failure of the CDRA Department to act within the 30-day period for a permanent sign or within the 10-day period for a temporary sign shall be deemed an approval of the permit. In the case of a permit which would have been issued in error, a de facto out of time approval shall not vest the sign owner with any rights simply due to the permit being granted due to the City's failure to timely act.
- (4) If notice is mailed in conformity with this section, notice shall be deemed to have been given upon the date of mailing.

(c) Resubmission.

A rejected application later resubmitted in conformity with this Article shall be deemed to have been submitted on the date of resubmission, instead of the original submission date. An application which is resubmitted shall meet all the standards for an original application.

**703.04 Identification Labels; Inspection.**

(a) Identification labels.

With each sign permit, the CDRA Director shall issue a sticker bearing a number sufficient to reference a valid permit for which the permit is issued. It shall be the duty of the permittee or his agent to affix such sticker to the sign in the lower right-hand area so it is easily seen. The absence of a proper sticker shall be prima facie evidence that the sign has been, or is being, erected or operated in violation of the standards of this Article.

Sec. 704 Signs Which Require No Permit.

(b) Inspection.

The CDRA Director or his/her designee shall inspect all existing signs in the city to determine if such signs conform to the standards of this Article. Identification stickers shall be provided for all signs in order to identify existing conforming and nonconforming signs.

703.05 Expiration Date.

- (a) A sign permit shall become null and void if the sign for which the permit was issued has not been installed and completed within 3 months after the date of issuance; provided, however, that where an applicant can demonstrate that an entity was timely engaged to construct the permitted sign, but the fabrication has not yet been completed, one 90-day extension may be granted by the CDRA Director.
- (b) No refunds shall be made for a permit after the permit is issued unless issued in error.
- (c) If later an individual desires to erect a sign at the same location, a new application for the sign must be processed and another fee paid in accordance with the fee schedule applicable at such time.

703.06 Permit Revocation.

- (a) Should it be determined that a sign permit was issued pursuant to an application containing a false material statement or omission, the CDRA Director shall revoke said permit and the subject sign shall be immediately removed.
- (b) The permit for any sign not meeting the standards of this Article shall be revoked.

703.07 Appeal from Decisions.

A sign permit rejection, denial, or revocation pursuant to this Section shall be appealable pursuant to the procedures for appeals from an administrative decision as outlined in Article 8.

703.08 Variance.

The Zoning Board of Appeals shall be allowed to grant variances where a hardship has been demonstrated pursuant to the procedures in Article 8. Said variance or variances may only be granted as to number, set back, building material, height, and size or sign style.

Sec. 704. Signs Which Require No Permit.

The following shall not count toward the total amount of signage allowed and no permit is required so long as all standards in this Article are met, including those set forth below:

- (a) Property address numerals, not to exceed 8 inches in height or as required by the applicable building code, are required by the City and are considered "official governmental signs" and are exempt.
- (b) Flags.
- (c) Not more than one incidental door sign.
- (d) Small temporary signs in all districts.
- (e) Temporary signs during building construction.

## Sec. 705. Prohibited Signs.

The following types of signs are prohibited:

- (a) All signs, other than legal non-conforming signs, which are not in compliance with this Article are prohibited and illegal and shall not be erected or maintained.
- (b) Any sign placed or erected on a property without the permission of the property owner.
- (c) Balloons, streamers or air or gas filled figures.
- (d) String lights: Signs consisting in whole or in part of a series, line, or row of lights, whether supported by cables or other physical means, within 150 feet of a street right-of-way and visible there from. Notwithstanding the foregoing, holiday lights and decorations displayed not more than 30 days before or after a calendar holiday on property by the owner or with the owner's permission shall be exempted from this Section.
- (e) Promotional beacons, search lights or laser lights or images.
- (f) Audible signs.
- (g) Signs in a public right-of-way, other than official City signs or those belonging to a government, public service agency, or railroad.
- (h) Signs mounted or located on a tree, utility or light pole, retaining wall, fence, rock, or other similar structure.
- (i) Roof signs and signs which extend vertically above any portion of a roof or parapet of the applicable wall. Exception: Signs that are painted on, or otherwise attached flat, to a flat roof structure so as to not be visible from ground level and do not extend vertically from the roof structure more than 24 inches, do not add load to the roof structure and allow access to all roof areas shall be permitted. Flat roof signs shall not be illuminated animated or contain mechanical movements. There is no maximum square footage limit to the sign area.
- (j) Portable signs.
- (k) Signs which depict obscene material as defined by local or state law.
- (l) Signs not in good repair, in violation of codes, or containing or exhibiting broken panels, visible rust, visible rot, damaged support structures, or missing letters.
- (m) Abandoned signs.
- (n) Animated signs, with the exception of electronic changeable copy signs and feather flag signs as may be regulated by this Article.
- (o) Flashing signs.
- (p) Changeable copy signs which change more than once per 24 hours within 150 feet of a road right-of-way.
- (q) Signs that are a threat to public safety are not allowed, such as:
  - (1) Signs containing or imitating an official traffic sign or signal or contain the words "stop," "go," "slow," "caution," "warning," "danger," or similar words in such a manner as to resemble official traffic control signs.
  - (2) Signs that display intermittent or blinking lights resembling the flashing lights customarily used in traffic signals or on police, fire, ambulance or rescue vehicles.

Sec. 706 General Requirements Applying to Signs.

- (3) Signs located so as to obscure, or otherwise interfere with the effectiveness of any official traffic sign, signal or device.
- (4) Signs located so as to obscure, or otherwise interfere with a motor vehicle operator's view of approaching, merging, or intersecting traffic.
- (r) Signs which are erected, relocated, or maintained so as to prevent free ingress or egress from any door, window, or fire escape.
- (s) Vehicular signs.

Sec. 706. General Requirements Applying to Signs.

706.01 Sign Location.

- (a) No sign or any part thereof, except authorized traffic signs, shall be located in any government right-of-way.
- (b) No sign may be located any closer than 20 feet to an intersection as measured from the intersection of the two rights-of-way.
- (c) Setback.
  - (1) Unless a more restrictive setback is specified in conditions of zoning or otherwise in this Article, all signs shall set back at least 10 feet from the right-of-way or 20 feet from the edge of pavement if a private street.
  - (2) No sign shall project over the right-of-way, except that small temporary signs shall be allowed to be placed on private property up to the edge of the publicly dedicated right-of-way or 10 feet off the edge of pavement on a private road with no dedicated right-of-way.
  - (3) Freestanding signs shall be a minimum of 25 feet from an intersection as measured from the intersection of the two rights-of-way and shall be a minimum of 35 feet from any other freestanding signs.

706.02 Measurement of Sign Area.

- (a) Area.
  - (1) The area of a sign shall be computed as the area within the smallest continuous polygon comprised of not more than eight straight lines enclosing the limits of a sign face, together with any sign face cabinet or frame or material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed.
  - (2) If polygons established around wall signs located on the same street-oriented wall are within 24 inches or less of one another, then the area of the sign shall be measured within one continuous polygon.
  - (3) The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed, other than those parts contained within the polygon that delineates the sign face.
- (b) Changeable copy signs.

For manual or electronic changeable copy signs, the sign face area shall include the entire area within which any words, letters, figures, symbols, logos, fixtures, colors, or other design elements may be placed, together with any frame or material, texture or coloring forming the integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed.

(c) Multi-faced signs.

For multi-faced signs, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is 45 degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multi-faced signs, the area of the sign shall be the total area on all sides that can be viewed at one time from any angle.

**706.03 Measurement of Sign Height.**

- (a) The height of a sign shall be computed as the distance from the base of the sign structure at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:
  - (1) existing grade prior to construction or
  - (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- (b) In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoned lot, whichever is greater (surveyor's certificate required).
- (c) Where the normal grade is below the normal grade of a public street, the sign base can be raised to the elevation of the normal grade of the street before the height limitations are applied (surveyor's certificate required). At no time shall any sign's overall height exceed the zoning district's height limitations.

**706.04 Construction Standards.**

(a) Building and safety codes.

All signs permitted under this Article shall be constructed and maintained in accordance with the applicable City building and safety codes. The City may remove, after due notice, any sign which shows neglect or becomes dilapidated.

(b) Sign faces.

- (1) The face of sign shall be flat, with protrusions of no more than 2 inches to allow for the texture of the sign and words, letters, figures, symbols, logos, fixtures, colors, or other design elements.
- (2) No sign shall be constructed so as to have nails, tacks, or wires protruding there from.

(c) Illumination.

- (1) Signs, when illumination is permitted and except as otherwise set forth, may be illuminated internally or externally.
- (2) Freestanding signs with external illumination shall have light directed downward.
- (3) Externally illuminated signs shall not exceed 55 foot-candles.
- (4) Electronic changeable copy signs.

Electronic changeable copy signs, as defined in this Article, regardless of the technology employed, must conform to the following standards:

- a. All electronic changeable copy signs viewable from a public street or sidewalk shall present only static displays (still pictures and printing). Such

signs not viewable from a public street or sidewalk may display movies, animation or video containing motion.

- b. Each static image shall be maintained for a duration of at least 10 seconds. The change time between each static image shall be perceived as instantaneous within the capability of the technology employed (generally about 1/10th of a second).
  - c. For signs viewable from a public street or sidewalk, no flashing, scrolling, or other variation in the static image that gives an illusion of movement or variation in light intensity during the display of a single image is allowed.
  - d. LED signs. In addition to all other requirements of this Article, LED signs must comply with the following:
    - 1. All such signs shall be “tri-color” signs or better, in which each pixel consists of a group of at least one red, green and blue LED or similar light emitting device.
    - 2. Maximum distances between pixels shall be as follows for freestanding signs (including billboards): no more than 16 mm between pixels, measured center-to-center both horizontally and vertically.
    - 3. All such signs shall be certified by a Nationally Recognized Testing Laboratory (NRTL) recognized by the US Occupational Safety & Health Administration (OSHA) in accordance with 29 C.F.R. 1910.7.
  - e. Maximum brightness.
    - 1. The sign must employ a light sensing device that adjusts the brightness as ambient light conditions change.
    - 2. The sign shall not operate at a brightness level of more than 0.30 foot candles above ambient light levels measured at 100 feet from the sign (150 feet for sign faces greater than 100 square feet in area), as certified under paragraph (6) below.
- (5) A fail-safe device shall be installed that, in the event of a failure of the light sensing device, drops the brightness level to the lowest night-time level allowed, regardless of the time of day.
  - (6) As part of an application for a sign permit, the sign owner must provide the City with a written statement from the installer that the sign will comply with the City’s brightness requirements and all other requirements of this Section and shall certify to such compliance within 30 days after installation of the sign.
  - (7) Operation of an electronic changeable copy sign in violation of any provision of this Section, including overriding the sign’s light-sensing or fail-safe devices, may result in the disconnection of the electrical power supply to the sign at the owner’s expense, under the procedures of this Article.
- (d) Landscaping.

Landscaping, weeds, and grass shall be kept cut in front of, behind, underneath, and around the base of freestanding signs.
  - (e) Materials and color.
    - (1) Freestanding sign structure/base materials shall match the principal building material.



- (2) Any architectural color standards of an applicable overlay district apply only to the sign structure not to the sign face.

**706.05 Standards for Wall Signs.**

- (a) Wall signs may be allowed to extend up to 15 inches from any wall, building or structure when a raceway is utilized. Raceways shall be painted to match the color of the exterior walls to which they are attached.
- (b) Wall signs shall not cover architectural features or details, and not extend beyond the horizontal roof line or vertical edges of the building.
- (c) Except for principal anchor stores, wall signs shall be uniform in alignment and height in developments in which multiple businesses share a building.

**706.06 Additional Standards for Temporary Signs.**

In addition to applicable requirements in this Section 706 and Article, the following apply to specific temporary signs:

- (1) Temporary signs shall not be internally illuminated.
- (2) The allowed duration of temporary sign placement, including banners, is indicated in the tables under Sec. 707, with the exception that political signs are not subject to time limits in accordance with O.C.G.A § 16-7-58.
- (3) Banners.  
No banner shall be mounted so as to extend above the horizontal plane of the roof where the building wall and roof meet or shall not extend more than 5 feet above grade when on the ground.
- (4) Feather flag signs.  
Feather flag signs must be located outside of the public right-of-way and any clear vision triangle.

**706.07 Standards for Billboards.**

Billboards shall be located according to the following standards:

- (a) Along, and oriented toward, state numbered primary routes or national highways only;
- (b) At least 500 feet from all residential or AG-1 zoning districts;
- (c) Minimum 100-foot setback from right-of-way;
- (d) Minimum of 1,500 feet from any other billboards;
- (e) The lot on which the billboard is located shall have sufficient area to accommodate the fall zone, and excepting the sign, no buildings, structures, or appurtenances shall be contained in the fall zone;
- (f) Be in compliance with applicable height standards for the district in which located; and
- (g) Conform to state law.

Any billboard located or to be located within 660 feet of the nearest edge of the right-of-way of a U.S. or State-numbered highway, or located or to be located beyond 660 feet of such highway but visible and intended to be read from such highway, must comply with the following:

#### Sec. 707 Sign Restrictions Based on Location.

- (1) Such sign shall comply with all applicable requirements of the Georgia Outdoor Advertising Act, O.C.G.A. 32-6-70 et seq.
- (2) In the case of a conflict between the Georgia Outdoor Advertising Act and this Article, the billboard must comply with the most restrictive requirements with respect to each and every item of regulation.
- (3) A permit issued by the State of Georgia for the billboard is required as a prerequisite for issuance of a building permit by the City.

#### 706.08 Language and Legibility.

- (a) Every principal freestanding sign, or wall or window sign if there is no freestanding sign, shall contain the street number of a size equivalent to the predominant size of the letters and numbers on the sign.
- (b) Nothing in this section shall prohibit information on the sign from being written in a language other than English, provided that an English translation of the sign is included with the application for a sign permit.

#### Sec. 707. Sign Restrictions Based on Location.

If not otherwise stated, any sign not specifically allowed in a zoning district as provided under this Section shall be prohibited in that district, except as otherwise provided for under this Article. The following standards govern signs within specific zoning districts.

#### 707.01 Residential Zoning Districts.

See Table 7-1 Allowed Signs in Agricultural and Residential Zoning Districts for requirements.

Table 7-1 Allowed Signs in Agricultural and Residential Zoning Districts

| Allowed Sign Type                                                                                    | Permit Required | AG-1 Zoning District                                                                                                                                                                                                                                                                          | Single-Family Residential Zoning Districts *                                                               | Townhome, Apartment and Manufactured Home Residential Zoning Districts **            |
|------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                                                                                                      |                 | Maximum Number and Maximum Size of Sign by Zoning District                                                                                                                                                                                                                                    |                                                                                                            |                                                                                      |
|                                                                                                      |                 | Note: sq.ft. = square feet; ' = feet or foot; > = greater than; < = less than                                                                                                                                                                                                                 |                                                                                                            |                                                                                      |
| Principal Signs                                                                                      |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| Freestanding Signs                                                                                   | Yes             | 1, no > 6' high and 32 sq.ft. in size, per institutional or business use for each street on which the lot has frontage                                                                                                                                                                        | 1, no > 6' high and 32 sq.ft. in size, per institutional use for each street on which the lot has frontage | 1, no > 6' high and 32 sq.ft. in size, for each street on which the lot has frontage |
| Characteristics of Freestanding Signs:                                                               |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| Externally illuminated                                                                               |                 | Allowed                                                                                                                                                                                                                                                                                       | Allowed                                                                                                    | Allowed                                                                              |
| Changeable copy                                                                                      |                 | Allowed for institutional uses                                                                                                                                                                                                                                                                |                                                                                                            | Not allowed                                                                          |
| Window Signs                                                                                         | Yes             | 3 per lot, each sign be no > than 4 sq.ft. or cover > 25% of the area of each window in which a sign is placed, whichever is less                                                                                                                                                             |                                                                                                            |                                                                                      |
| Characteristics of Window Signs:                                                                     |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| Internally illuminated                                                                               |                 | Not allowed                                                                                                                                                                                                                                                                                   | Not allowed                                                                                                | Not allowed                                                                          |
| Temporary Signs (see also Sec. 706.06 for additional requirements that apply to all temporary signs) |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| Banners                                                                                              | Yes             | 1, no > 24 sq.ft. per lot, per period not exceeding 14 days with no more than 3 such 14-day periods being allowed per calendar year per lot. Time periods may be consecutive. The banner shall be removed no later than the end of the duration stated on the approved temporary sign permit. |                                                                                                            |                                                                                      |
| Small Temporary Signs                                                                                | No              | 2 per lot, except that during a political election there shall be no limit on the number of signs, in accordance with O.C.G.A § 16-7-58                                                                                                                                                       |                                                                                                            |                                                                                      |
| Signs During Construction                                                                            | No              | 1 per lot, no > 12 sq.ft and 5' high, shall be allowed during construction of the principal building on the lot and shall be removed within 5 days of issuance of the Certificate of Occupancy                                                                                                |                                                                                                            |                                                                                      |
| Other Signs                                                                                          |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| Internal Development Signs                                                                           | Yes             | No maximum number. Signs shall be no > 10 sq.ft. and 4' high.                                                                                                                                                                                                                                 |                                                                                                            |                                                                                      |
| Project Entrance Signs                                                                               | Yes             | 1 max. 32 sq.ft. sign or 2 single signs no > 16 sq.ft. each, at the entrance of a platted single-family subdivision entrance. Signs shall be no > 6' high and shall not have changeable copy. Signs may be externally illuminated.                                                            |                                                                                                            |                                                                                      |
| Flag                                                                                                 | No              | 1 flag and/or flagpole per lot. Flag shall be no > 20 sq.ft. and flagpole no > 20' high.                                                                                                                                                                                                      |                                                                                                            |                                                                                      |
| Awning/Canopy Sign                                                                                   | Yes             | 1 sign allowed in multi-family developments; sign area shall not exceed 10% of the area of the awning or canopy.                                                                                                                                                                              |                                                                                                            |                                                                                      |
| * R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, CUP, NUP, SUB A, and SUB C zoning districts       |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |
| ** R-6, TR, A, A-L, MHP and A-1 zoning districts                                                     |                 |                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                      |

**707.02 Office, Commercial, and Mixed Use Districts.**

See Table 7-2 Allowed Signs in Office, Commercial and Mixed Use Zoning Districts for requirements.

**Table 7-2 Allowed Signs in Office, Commercial and Mixed Use Zoning Districts**

| Allowed Sign Type                      | Permit Required | O-I Zoning District                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Commercial and Mixed Use Zoning Districts *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |                 | Maximum Number and Maximum Size of Sign by Zoning District<br>Note: sq.ft. = square feet; ' = feet or foot; > = greater than; < = less than                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Principal Signs                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Freestanding Signs                     | Yes             | 1, no > 32 sq.ft. and 10' high, for each street on which the lot has less than 500 feet of frontage.                                                                                                                                                                                                                                                                                                                                                                       | 1, no > 32 sq.ft. and 6' high, per lot containing < 3 acres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                        |                 | 1, no > 64 sq.ft. and 10' high, for each street on which the lot has 500 or more linear feet of frontage. If the lot has two or more entrances on a street on which it has frontage, the sign may be substituted by 2 single-faced freestanding signs no > 32 square feet each. No more than two signs shall be allowed per frontage over 500 feet.                                                                                                                        | 1, no > 44 sq.ft. and 8' high, per lot containing 3 to 15 acres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1, no > 64 sq. ft. and 8' high, per street on which a >15 acre-lot has primary frontage and 1 (no > 32 sq.ft. and 6' high) per street on which the 15+-acre lot has secondary frontage. If the primary frontage of the lot is 500 linear feet or more and if the lot has 2 or more entrances on the street on which it has primary frontage, the larger allowed sign may be substituted with 2 single-faced freestanding signs no > 32 sq.ft. and 6' high. No more than 2 signs shall be allowed per development unless there is a secondary frontage. |
|                                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Characteristics of Freestanding Signs: |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Externally illuminated                 |                 | Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Internally illuminated                 |                 | Not allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Changeable copy                        |                 | Not allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not allowed, except in association with gas stations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Panels                                 |                 | Up to 4 on 32 sq.ft. or less signs; up to 6 on signs > 32 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Window Signs                           | Yes             | 3 per unit, each sign shall be no > 4 sq.ft. and shall not cover > 25% of the area of each window in which a sign is placed, whichever is less. Window signs shall not be counted toward the wall sign total square footage.                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Characteristics of Window Signs:       |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Internally illuminated                 |                 | 1 sign may be illuminated                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1 sign may be illuminated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Wall Signs                             | Yes             | 2 per place of business; each sign on a different wall. Signs are allowed on street-facing and/or pedestrian/parking areas. Businesses without a street on which there is frontage, but which have exterior entrances to the building, may have 1 wall sign on the exterior wall of the business where the primary entrance is located. Wall sign(s) shall not exceed the smaller of 5% of the applicable wall area or 100 sq.ft. confined to the upper 30' of the façade. | Same requirements as O-I zoning district, with the exception that: 1. Signs are not required to be confined to the upper 30' of the façade, and 2. For a tenant that has over 50,000 sq.ft. of gross floor space and has independent leased space within a shopping center, wall signs no > 5% of the applicable wall area or 300 sq.ft., whichever is smaller, are allowed.                                                                                                                                                                           |
|                                        |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Characteristics of Wall Signs:         |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Changeable copy                        |                 | No, unless approved as a marquee sign                                                                                                                                                                                                                                                                                                                                                                                                                                      | No, unless approved as a marquee sign or in association with gas stations                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Table 7-2 Allowed Signs in Office, Commercial and Mixed Use Zoning Districts

| Allowed Sign Type                                                                                    | Permit Required | O-I Zoning District                                                                                                                                                                                                                                                                                                                                                                                                       | Commercial and Mixed Use Zoning Districts *                                                                                                                                           |
|------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                      |                 | Maximum Number and Maximum Size of Sign by Zoning District<br>Note: sq.ft. = square feet; ' = feet or foot; > = greater than; < = less than                                                                                                                                                                                                                                                                               |                                                                                                                                                                                       |
| Awning/Canopy Signs                                                                                  | Yes             | Sign area shall be no > 10% of the area of the awning or canopy and shall be deducted from allocated wall sign area.                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                       |
| Temporary Signs (see also Sec. 706.06 for additional requirements that apply to all temporary signs) |                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                       |
| Banners                                                                                              | Yes             | 1, no > 32 sq.ft. per lot, per period not exceeding 14 days with no more than 3 such 14-day periods being allowed per calendar year per lot. Time periods may be consecutive. The banner shall be removed no later than the end of the duration stated on the approved temporary sign permit.                                                                                                                             |                                                                                                                                                                                       |
| Feather Flag Sign                                                                                    | Yes             | 1, no > 32 sq.ft., per every 40 linear feet of road frontage along the roadway where the principal sign is installed, for a period not exceeding 14 days per calendar year. In the case of lots which contain multiple businesses, each business shall be allowed a feather flag sign in accordance with the duration limits described above.                                                                             |                                                                                                                                                                                       |
| Small Temporary Signs                                                                                | No              | 2 per lot, except that during a political election there shall be no limit on the number of signs, in accordance with O.C.G.A § 16-7-58.                                                                                                                                                                                                                                                                                  | 2 per lot, and up to 4 if the lot has more than one business. During a political election there shall be no limit on the number of signs, in accordance with O.C.G.A § 16-7-58.       |
| Signs During Construction                                                                            | No              | 1 non-internally illuminated sign per lot on which a principal building is under construction, no > maximum allowable principal freestanding sign height. The sign shall be removed within 5 days of issuance of the Certificate of Occupancy                                                                                                                                                                             |                                                                                                                                                                                       |
| Other Signs                                                                                          |                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                       |
| Projecting Signs                                                                                     | Yes             | 1 non-illuminated sign per entrance in a multi-tenant office or commercial building (as allowed by zoning district), suspended from the eave or soffit. Sign shall be no > 3 sq.ft. with no < 7' clearance between the bottom of the sign and the walkway below. Sign shall be uniform in size, material, color and shape and shall be placed in an equivalent location to other such signs located on the same building. |                                                                                                                                                                                       |
| Internal Development Signs                                                                           | Yes             | 1, no > 20 sq.ft. and 6' high, that is not legible by the traveling public from a public right-of-way. Additional signs are allowed, each no > 10 sq.ft. and 4' high, with the exception that hospitals and emergency care facilities are allowed internal development signs up to 20 sq.ft.                                                                                                                              |                                                                                                                                                                                       |
| Flag                                                                                                 | No              | 3 flags and/or flagpoles per lot. Flag shall be no > 20 sq.ft. and flagpole no > 20' high.                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                       |
| Signs for drive-thru and drive-in uses                                                               | Yes             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 sign no > 6' high and 32 sq.ft. in size shall be allowed per drive-through lane                                                                                                     |
| Project Entrance Signs                                                                               | Yes             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 max. 32 sq.ft. sign or 2 single signs no > 16 sq.ft. each, at the entrance of a platted single-family subdivision entrance in the MIX zoning district. Signs shall be no > 6' high. |

\* C-1, C-2, and MIX zoning districts

## 707.03 Industrial Districts.

See Table 7-3 Allowed Signs in Industrial Zoning Districts for requirements.

Table 7-3 Allowed Signs in Industrial Zoning Districts

| Allowed Sign Type                                                                                    | Permit Required | M-1 and M-2 Zoning Districts                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                           |
|------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|                                                                                                      |                 | Maximum Number and Maximum Size of Sign by Zoning District                                                                                                                                                                                                                                                                                                                                                                        |                                                                           |
|                                                                                                      |                 | Note: sq.ft. = square feet; ' = feet or foot; > = greater than; < = less than                                                                                                                                                                                                                                                                                                                                                     |                                                                           |
| Principal Signs                                                                                      |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |
| Freestanding Signs                                                                                   | Yes             | 1, no > 32 sq.ft. and 20' high, for each street on which the lot has up to and including 500' of frontage.                                                                                                                                                                                                                                                                                                                        |                                                                           |
|                                                                                                      |                 | 1, no > 64 sq.ft. and 20' high, for each street on which the lot has > 500 linear feet of frontage and up to 1,000 linear feet of frontage.                                                                                                                                                                                                                                                                                       |                                                                           |
|                                                                                                      |                 | 1, no > 72 sq.ft. and 20' high, for each street on which the lot has more than 1,000 linear feet of frontage (excludes spin sites and out-parcels).                                                                                                                                                                                                                                                                               |                                                                           |
|                                                                                                      |                 | 1, no > 32 sq.ft. and 8' high, per sign site or out-parcel which is identified on a site plan approved pursuant to a single zoning case.                                                                                                                                                                                                                                                                                          |                                                                           |
| Characteristics of Freestanding Signs:                                                               |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |
| Externally illuminated                                                                               |                 | Allowed                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |
| Internally illuminated                                                                               |                 | Allowed                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |
| Changeable copy                                                                                      |                 | Not allowed, except in association with gas stations.                                                                                                                                                                                                                                                                                                                                                                             |                                                                           |
| Panels                                                                                               |                 | Up to 4 on 32 sq.ft. or less signs; up to 6 on signs > 32 sq. ft.                                                                                                                                                                                                                                                                                                                                                                 |                                                                           |
| Window Signs                                                                                         | No              | Shall not occupy in the aggregate more than 25% of the window area. Window signs shall not be counted towards the wall sign total square footage.                                                                                                                                                                                                                                                                                 |                                                                           |
| Characteristics of Window Signs:                                                                     |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |
| Internally illuminated                                                                               |                 | 1 sign may be illuminated                                                                                                                                                                                                                                                                                                                                                                                                         | 1 sign may be illuminated                                                 |
| Wall Signs                                                                                           | Yes             | 2 per place of business; each sign on a different wall. Signs are allowed on street-facing and/or pedestrian/parking areas. Businesses without a street on which there is frontage, but which have exterior entrances to the building, may have 1 wall sign on the exterior wall of the business where the primary entrance is located. Wall sign(s) shall not exceed the smaller of 5% of the applicable wall area or 180 sq.ft. |                                                                           |
|                                                                                                      |                 | Notwithstanding the foregoing, an anchor tenant with >50,000 square feet of gross floor space within a shopping center shall be allowed wall signs not to exceed 5% of the applicable wall area or 300 sq.ft., whichever is smaller                                                                                                                                                                                               |                                                                           |
| Characteristics of Wall Signs:                                                                       |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |
| Changeable copy                                                                                      |                 | No, unless approved as a marquee sign                                                                                                                                                                                                                                                                                                                                                                                             | No, unless approved as a marquee sign or in association with gas stations |
| Awning/Canopy Signs                                                                                  | Yes             | Sign area shall be no > 10% of the area of the awning or canopy and shall be deducted from allocated wall sign area.                                                                                                                                                                                                                                                                                                              |                                                                           |
| Temporary Signs (see also Sec. 706.06 for additional requirements that apply to all temporary signs) |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                           |
| Banners                                                                                              | Yes             | 1, no > 32 sq.ft. per lot, per period not exceeding 14 days with no more than 3 such 14-day periods being allowed per calendar year per lot. Time periods may be consecutive. The banner shall be removed no later than the end of the duration stated on the approved temporary sign permit.                                                                                                                                     |                                                                           |
| Feather Flag Sign                                                                                    | Yes             | 1, no > 32 sq.ft., per every 40 linear feet of road frontage along the roadway where the principal sign is installed, for a period not exceeding 14 days per calendar year. In the case of lots which contain multiple businesses, each business shall be allowed a feather flag sign in accordance with the duration limits described above.                                                                                     |                                                                           |
| Small Temporary Signs                                                                                | No              | 4 per lot, except that during a political election there shall be no limit on the number of signs, in accordance with O.C.G.A § 16-7-58.                                                                                                                                                                                                                                                                                          |                                                                           |

Sec. 709 Removal of Unlawful or Dangerous Signs.

**Table 7-3 Allowed Signs in Industrial Zoning Districts**

| Allowed Sign Type                             | Permit Required | M-1 and M-2 Zoning Districts                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               |                 | Maximum Number and Maximum Size of Sign by Zoning District<br>Note: sq.ft. = square feet; ' = feet or foot; > = greater than; < = less than                                                                                                                                                                                                                          |
| <b>Signs During Construction</b>              | No              | 1 non-internally illuminated sign per lot on which a principal building is under construction, no > principal freestanding sign height. The sign shall be removed within 5 days of issuance of the Certificate of Occupancy                                                                                                                                          |
| <b>Other Signs</b>                            |                 |                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Projecting Signs</b>                       | Yes             | 1 non-illuminated sign per entrance in a multi-tenant building, suspended from the eave or soffit. Sign shall be no > 3 sq.ft. with no < 7' clearance between the bottom of the sign and the walkway below. Sign shall be uniform in size, material, color and shape and shall be placed in an equivalent location to other such signs located on the same building. |
| <b>Internal Development Signs</b>             | Yes             | 1, no > 20 sq.ft. and 6' high, that is not legible by the traveling public from a public right-of-way. Additional signs are allowed, each no > 10 sq.ft. and 4' high.                                                                                                                                                                                                |
| <b>Flag</b>                                   | No              | 3 flags and/or flagpoles per lot. Flag shall be no > 20 sq.ft. and flagpole no > 20' high.                                                                                                                                                                                                                                                                           |
| <b>Signs for drive-thru and drive-in uses</b> | Yes             | 1 sign no > 6' high and 32 sq.ft. in size shall be allowed per drive-through lane                                                                                                                                                                                                                                                                                    |
| <b>Billboards</b>                             | Yes             | See Sec. 706.07                                                                                                                                                                                                                                                                                                                                                      |

Sec. 708. Nonconforming Signs.

See Article 1.

Sec. 709. Removal of Unlawful or Dangerous Signs.

**709.01 Removal.**

- (a) The City may order the removal of any sign in violation of this Article by written notice to the permit holder and/or property owner if there is no permit holder of record; or if there is no permit holder, then to the owner of the sign; or if the sign owner cannot be found or cannot be determined, then to the sign erector and any party that procured the erection of the sign. If a permit has been issued, such notice shall operate to revoke the permit.
- (b) The written notice shall recite the language of the violated section of this Article.

**709.02 Procedure Following Removal Order.**

If the sign is not removed within the time allowable pursuant to Sec. 710.05 below, the City shall remove or cause to be removed the sign and collect the costs thereof as provided below.

**709.03 Removal Without Notice.**

The City shall have removed any sign in violation of this Article, without giving notice to any party, if:

- (a) Said sign is upon the public right-of-way or upon other public property or upon the pavement of a private street or drive; or
- (b) Said sign poses an immediate safety threat to the life or health of any members of the public.



**709.04 Removal after Court Determination.**

Other than signs located in a public right-of-way, a sign shall be removed by the City after a final determination by a court that the sign is unlawful and should be removed. If the permittee or property owner fails to remove the sign, the sign may be immediately removed and disposed of by the City with all costs to be paid by the permittee or property owner. If permittee or property owner fails to pay within 30 days a lien shall be filed on said property for the incurred expenses.

**Sec. 710. Violations; Penalties.**

**710.01 Noncompliance.**

No person shall erect on any premises owned or controlled by that person any sign which does not comply with the standards of this Article.

**710.02 Dangerous or Defective.**

No person shall maintain or permit to be maintained on any premises owned or controlled by that person any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the permittee of the sign, the owner of the premises, or as otherwise provided for in this Article.

**710.03 Separate Violation.**

Each sign installed, created, erected or maintained in violation of this Article shall be considered a separate violation when applying the penalty portions herein.

**710.04 Public Nuisance.**

Any sign erected or maintained in violation of this Article is hereby declared to be a public nuisance.

**710.05 Notice.**

- (a) The CDRA Director shall give the permittee or sign owner 24 hours to 30 days written notice, based on the practical considerations of completing measures to comport with the standards of this Article, to correct the deficiencies or to remove the sign(s) which is in violation of this Article.
- (b) The written notice shall recite the language of the violated section of this Article.
- (c) If the permittee or sign owner refuses to correct the deficiencies or remove the sign, the CDRA Director will have the sign removed at the expense of the permittee or sign owner.

**710.06 Citations.**

- (a) If any sign or other device covered by this Article is, or is proposed to be, erected, constructed, altered, converted or used in violation of any provision of this Article, the CDRA Director or his/her designee shall issue a citation.
- (b) Additionally, the City may seek an injunction for a continuing violation or take other appropriate action to prevent such unlawful erection, construction, alteration, conversion or use to correct or abate such violation.
- (c) Any violation of this Article shall be an offense, and the violator shall be subject to a fine of up to \$1,000.00 per day, per citation, imprisonment for up to 60 days, or both.

## Article 8. Procedures and Permits

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## Article 8. Procedures and Permits

### Sec. 801. Purpose.

Article 8 describes the process through which a rezoning or special use may be approved on a property as well as the approval process for amendments to this Ordinance. This Article also describes the processes for variances and appeals that are intended to address unusual situations or unique problems that may arise from the strict interpretation or enforcement of the Zoning Ordinance. In addition, this Article addresses the approval processes for administrative permits and other permits required by this Ordinance.

### Sec. 802. Amendment or Adoption of the Zoning Ordinance.

#### 802.01 Initiation of Amendment.

- (a) Changes made to standards contained within the Zoning Ordinance are referred to in this Article as text amendments. These changes include amendments to this Ordinance or adoption of a new Zoning Ordinance.
- (b) Text amendments may be initiated only by the South Fulton City Council or the Department of Community Development and Regulatory Affairs.

#### 802.02 Public Hearing and Notice Requirements.

- (a) Before adopting any change to the text of the Zoning Ordinance, the City Council shall conduct a public hearing in accordance with Sec. 804. Prior to the City Council public hearing the text amendment shall be presented for public comment at a Community Zoning Information Meeting (CZIM) and a Planning Commission (PC) meeting.
- (b) Notice of the Planning Commission meeting (both for public comment and public hearing) and City Council hearing shall be given simultaneously at least 15 days but no more than 45 days prior to the City Council public hearing and shall be published as required by state law.
- (c) No posting of signs or mailing of notification letters is required.
- (d) When the Planning Commission or the City Council defers a decision on a text amendment, renotification is not required.

### Sec. 803. Zoning Changes (Rezoning or Special Use Approval).

#### 803.01 Initiation of Rezoning or Special Use.

- (a) An application to rezone property or request special use approval may be initiated by the property owner or the City Council on forms available from the Community Development and Regulatory Affairs Department.
- (b) Special use requests shall require a separate application when included with a petition for rezoning. Each requested use for which special use approval is required shall be charged a standard special use fee and assigned a special use number which will be listed on the application for rezoning.
- (c) No final action shall be taken on a rezoning or special use application affecting the same parcel more often than once every 12 months when the application is initiated by the property owner.
- (d) At any time, the City Council may initiate an application for rezoning or special use approval on property which was previously rezoned.

- (e) A 6-month waiting period from the date of final City Council action is required when a rezoning, and/or special use application was previously denied.
- (f) If an application for rezoning or special use approval was previously denied, the owner must demonstrate that the proposed application is significantly different from the previous denial to the satisfaction of the City Council before it can be considered for a reinitiation. A significant difference includes, but is not limited to, a change in zoning district, use, density, height, buffers or other methods of screening, or other items which were discussed at a public hearing.

**803.02 Pre-Application Meeting.**

Prior to the filing of a rezoning or special use application, the owner or his/her representative is required to schedule a Pre-Application Conference with the Community Development Department Staff to review applicable regulations that apply to the proposal and to discuss potential issues. The date of the pre-application meeting shall be noted on the application for rezoning or special use.

**803.03 Filing Deadlines.**

- (a) A complete rezoning or special use application shall be submitted in accordance with the advertised filing deadlines.
- (b) The Community Development and Regulatory Affairs Director may extend the filing deadline by two days with a letter of explanation from the applicant justifying the delay of submittal.
- (c) An incomplete petition will not be accepted.

**803.04 Withdrawal of Rezoning or Special Use Application.**

- (a) Withdrawal prior to advertising.

If an application has not been advertised for public hearing, a written request for withdrawal with the reason for the request shall be made to and accepted by the Community Development and Regulatory Affairs Director. No refunds of petition fees will be made.

- (b) Withdrawal after advertising.

After an application has been advertised for public hearing, it may only be withdrawn by the City Council at the public hearing. A withdrawal shall not be deemed final action and shall not bar submission of a new application. A written request for withdrawal with the reason for the request shall be made to the Community Development and Regulatory Affairs Director.

**803.05 Public Hearing and Notice Requirements.**

- (a) Before adopting any rezoning or special use, the City Council shall hold a public hearing. Prior to the City Council public hearing, the rezoning and/or special use application shall be presented for public comment at a Community Zoning Information Meeting (CZIM) and a Planning Commission meeting. All public hearings shall be conducted in accordance with Sec. 804.
- (b) Notice of the Planning Commission and City Council hearings shall be given simultaneously at least 15 days but not more than 45 days prior to the date of the City Council public hearing and shall be published as required by State law. Renotification is not required when a petition is deferred by the City Council.

- (c) The applicant or agent shall post a sign as issued by the City in a conspicuous location on each public street frontage of the subject property not later than 8:30 a.m. on the 20th day prior to the Planning Commission Hearing.
- (d) The sign shall be mounted and posted as specified by the City. Property that is not posted on the 20th day before the scheduled first hearing date will be administratively removed from the agenda.
- (e) When the Planning Commission or the City Council defers a petition, the applicant is required to post an updated sign with new hearing dates 20 days prior to the next scheduled hearing date. When a petition is deferred by the City Council for less than 20 days, posting an updated sign is not required.
- (f) The Community Development and Regulatory Affairs Department shall give notice by regular mail to all property owners within 1,320 feet of the boundaries of the subject property who appear on the tax records of the City of South Fulton as retrieved through the City's Geographic Information System. The notices shall be mailed a minimum of 15 days prior to the hearing date. Renotification by mail is not required when a petition is deferred by the City Council.
- (g) The published and mailed notices shall contain the time, place, and purpose of the hearing, the location of the property, and the present and proposed zoning classifications and/or requested special use approval. The posted sign shall include all of the items required in the published notice except the location of the property. Notice shall not be considered inadequate if the mail is not delivered.

**803.06 Standards for Review of a Proposed Rezoning or Special Use.**

Any proposed rezoning or special use must be reviewed by both the Planning Commission and the City Council. For any such proposed zoning change, the City Council shall have the Planning Commission prepare an evaluation of each such proposal considering each of the factors in this Section, upon which findings of fact shall be based.

- (a) Standards for review of proposed rezonings.
  - (1) The existing land uses and zoning classification of nearby property;
  - (2) The suitability of the subject property for the zoned purposes;
  - (3) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;
  - (4) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;
  - (5) The relative gain to the public as compared to the hardship imposed upon the individual property owner;
  - (6) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;
  - (7) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
  - (8) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
  - (9) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

- (10) 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;
  - (11) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;
  - (12) 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
  - (13) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.
- (b) Standards for review of proposed special uses.
- (1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?
  - (2) Is the proposed use consistent with supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?
  - (3) Is the proposed use compatible with adjacent land uses and zoning districts?
  - (4) Does the proposed use violate local, state and/or federal statutes, ordinances or regulations governing land development?
  - (5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?
  - (6) Is the open space adequate to preserve the character of the area and reduce environmental impacts?
  - (7) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?
  - (8) Can outdoor lighting be used so as not to interfere with surrounding uses?
  - (9) Are the hours and manner of operation of the proposed use compatible with surrounding uses?
  - (10) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?
  - (11) Will the number, size and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?
  - (12) Are off-street parking spaces adequate? Will they be properly located to reduce any negative impact on surrounding property uses?
  - (13) Does the use have sufficient space to operate its activities?
  - (14) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc.?

**803.07 Application Requirements; Generally.**

- (a) All rezoning and special use applications filed by a property owner shall include the following items listed in this Section with the required number of copies of each as prescribed by the Community Development and Regulatory Affairs Director.
- (b) Specific requirements for certain items that are listed below follow this Section.



Sec. 803 Zoning Changes (Rezoning or Special Use Approval).

- (1) Pre-application review form;
- (2) Signed and notarized petition with original signatures;
- (3) Legal description;
- (4) Letter of intent;
- (5) Political contribution disclosure form;
- (6) Site plan which meets the requirements specified in Sec. 803.08;
- (7) Site plan checklist which indicates compliance with site plan requirements specified in Sec. 803.08;
- (8) Zoning Impact Analysis for rezoning petitions;
- (9) Public Participation Plan;
- (10) Public Participation Report;
- (11) Environmental Site Analysis;
- (12) Environmental Impact Report, if applicable;
- (13) Noise Study Report, if applicable;
- (14) Traffic study, if applicable;
- (15) Metropolitan River Protection Act pre-review letter, if applicable;
- (16) Development of Regional Impact review form, if applicable;
- (17) Other documents as identified in the pre-application review;
- (18) Copy of deed(s); and
- (19) Non-fundable filing fee.

**803.08 Site Plan Requirements.**

- (a) Site plans must be folded, drawn to scale, no larger than 30" × 42", and shall, at a minimum, include the following information
  - (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 City's aerial photography or an acceptable substitute as approved by the CDRA 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 City) on subject site and adjacent property within 200 feet as required to assess runoff effects;
  - (14) Location of overhead and underground electrical and pipeline 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;
  - (19) Loading and unloading facilities;
  - (20) Lakes, streams, and waters on the state and associated buffers;
  - (21) Proposed stormwater management facilities;
  - (22) Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access;
  - (23) Availability of water system and sanitary sewer system;
  - (24) Tree lines, woodlands and open fields on subject site;
  - (25) Entrance site distance profile assuming the driver's eye at a height of 3.5 feet (See South Fulton Subdivision Regulations);
  - (26) Wetlands shown on the City's GIS maps or survey; and
  - (27) Airport noise contours on those properties within the FAR Part 150 Airport Noise Contour Map.
- (b) A request for relief from any of the site plan requirements above may be submitted in writing to the Director of Community Development and Regulatory Affairs for approval prior to the filing deadline. The request should clearly state the reasons for the request. Projects subject to DRI reviews and other large projects that will be phased shall be required to revise the site plan for each phase of the development to comply with the above standards through a zoning modification in accordance with Sec. 804.05 .

#### 803.09 Zoning Impact Analysis Requirements.

A written documented analysis of the impact of the proposed zoning or special use with respect to each of the matters enumerated in Sec. 803.06 is required at the time of filing the application for rezoning or special use approval.

#### 803.10 Public Participation Plan and Report Requirements.

(a) Purpose.

The purpose of the Public Participation Plan is to ensure that applicants pursue early and effective public participation in conjunction with their rezoning, special use, and zoning modification applications ensure that the citizens of South Fulton have an adequate opportunity to learn about applications that may affect them, and to ensure ongoing communication between applicants, adjoining property owners, environmentally stressed communities, community associations and other organizations, elected officials and City staff.

(b) General requirements.

- (1) Applicants are required to submit a Public Participation Plan for meeting with interested citizens to advise of pending rezoning, special use, and zoning modification applications and to allow citizens the opportunity to discuss concerns and provide input about project design or development.
- (2) An applicant's responsibilities are to inform the public, solicit input, and provide a summary of these activities in the form of a written report (Public Participation Report).
- (3) A target area for public participation should be determined by the applicant and the Community Development and Regulatory Affairs Director at the time of the pre-application review.
- (4) Public Participation Plans must be filed simultaneously with rezoning and/or special use or zoning modification applications.
- (5) The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants shall be open to concessions or changes based upon input from citizens. A refusal by the community to meet with applicants does not mean that the applicants fail to meet the requirements of the Public Participation Plan.
- (6) Dialogue should occur between applicants and communities before the Planning Commission hearing, with the exception that for zoning modifications the dialogue should occur before the City Council hearing.

(c) The minimum requirements for Public Participation Plans shall contain the following information:

- (1) Identification of all property owners within a 1,320 feet of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the Community Development and Regulatory Affairs Director at the time of the pre-application review.
- (2) Explanation of how interested parties will be informed of rezoning, special use, or zoning modification applications.
- (3) Methods for providing opportunities for discussion with interested parties before public hearings are held.
- (4) Identification of meeting(s) location. Applicants are required to schedule at least one meeting at a location approved by the Community Development and Regulatory Affairs Director. A list of public participation meeting sites in each Council district shall be made available to applicants. The applicant shall notify all interested parties, as identified in 1. above, of the purpose, place and time of the meeting.

- (5) Applicant's schedule for completion of the Public Participation Plan.
- (d) Public Participation Reports are required in accordance with the following:
  - (1) Participation Plan Reports are required to be submitted to the Community Development and Regulatory Affairs Department before the scheduled Planning Commission hearing in accordance with the schedule presented by CDRA Staff at the time of application, with the exception that for zoning modifications, the Report is required to be submitted prior to the City Council hearing. If the report is not submitted as required, the Planning Commission or City Council, as applicable, may defer an application.
  - (2) This report shall be made a part of the official file and a summary will be provided to the Planning Commission and City Council.
  - (3) The applicant shall provide the following information in a Participation Plan Report:
    - a. A list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
    - b. Dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (attach meeting notices, letters, etc.)
    - c. The number of people who participated in meetings held to discuss an application. (attach sign-in sheets with name, address and contact information for attendees)
    - d. A summary of concerns and issues expressed by interested parties.
    - e. A summary of the applicant's response to concerns and issues.

#### 803.11 Environmental Reports Requirements.

An Environmental Site Analysis and/or an Environmental Impact Report shall be filed with the rezoning or special use application per the following.

##### (a) Environmental Site Analysis (ESA).

All rezoning and/or special use applications shall include an Environmental Site Analysis to identify environmental conditions on the site to determine if the proposed use may be considered environmentally adverse. The ESA shall detail the following:

- (1) The presence or absence of the following and does the project encroach or adversely affect any of the following:
  - a. Wetlands;
  - b. Floodplains;
  - c. Streams/stream buffers;
  - d. Slopes exceeding 25% over a 10-foot rise in elevation;
  - e. Vegetation (including endangered species; areas of confirmed Georgia Department of Natural Resources listed endangered species shall comply with the Federal Endangered Species Act);
  - f. Wildlife species (including fish and endangered species; areas of confirmed Georgia Department of Natural Resources listed endangered species shall comply with the Federal Endangered Species Act); and

- g. Archeological/historical sites.
  - (2) How the project implements the following:
    - a. Protection of environmentally sensitive areas (floodplains, slopes exceeding 25%, river corridors);
    - b. Protection of water quality;
    - c. Minimization of negative impacts on existing infrastructure;
    - d. Minimization of negative impacts on archeological/historically significant areas;
    - e. Minimization of negative impacts on Environmentally Stressed Communities;
    - f. Creation and preservation of green space and open space;
    - g. Protection of citizens from the negative impacts of noise and lighting;
    - h. Protection of parks and recreational green space; and
    - i. Minimization of impacts to wildlife habitats.
- (b) Environmental Impact Report (EIR).
  - (1) Any application for an industrial rezoning and/or special use shall include an Environmental Impact Report (EIR) to determine if the proposed use is environmentally adverse. The EIR shall detail the following:
    - a. Does the Environmentally Adverse Uses section in Article 3 apply to the proposed use? If yes, does the use comply with the prescribed acceptable separation distance?
    - b. Impacts on noise levels of the surrounding area;
    - c. Impacts on air quality of the surrounding area;
    - d. Impacts on water quality/resources including surface water, ground water, flood plains, and wetlands;
    - e. Impacts on vegetation, fish, and wildlife species and habitats;
    - f. Impacts of thermal and explosive hazards on the surrounding area;
    - g. Impacts of hazardous wastes on the surrounding area;
    - h. The report shall cite all uses and quantities of any agents listed on the Federal Environmental Protection Agency Lists of Hazardous Wastes;
    - i. Minimization of negative impacts on Environmentally Stressed Communities.
  - (2) The Environmental Impact Report shall detail strategies to mitigate or avoid impacts listed above as applicable.
- (c) Review criteria for ESA and/or EIR.
  - (1) Environmental Site Analysis and/or Environmental Impact Reports shall be reviewed based upon the following:
    - a. Whether the petition is consistent with the requirements of the, Environmentally Adverse Uses section in Article 3; and

- b. The detail provided for ESAs and EIRs as outlined in Sections 803.11(a) and 803.11(b).
- (2) The Community Development and Regulatory Department shall review the ESAs and EIRs submitted with petitions for rezoning and/or special use applications and make recommendations to the City Council with respect to the proposed use. The anticipated impact of the proposed use on an Environmentally Stressed Community will be included in the CDRA Department's recommendation.
- (3) As determined by the Community Development and Regulatory Affairs Director, Environmental Impact Reports may also be required with applications for land disturbance permits, building permits, temporary or permanent certificates of occupancy, or any other permits issued by the Department of Community Development and Regulatory Affairs.

**803.12 Traffic Impact Study Requirements.**

- (1) A Traffic Impact Study is required when a rezoning or special use application equals or exceeds the thresholds indicated by the Community Development and Regulatory Affairs Department.
- (2) The study shall be prepared by a certified traffic engineer or transportation planner in accordance with professional practices and must be submitted at the time of the filing of the rezoning or special use application.

**803.13 Development of Regional Impact Study (DRI) Requirements.**

A Development of Regional Impact review is required when an application for rezoning or special use approval meets or exceeds the thresholds indicated in the Rules of Georgia Department of Community Affairs Chapter 110-12-7, Developments of Regional Impact: Alternative Requirements-Atlanta Regional Commission (ARC DRI Rules). See Sec. 805.

**803.14 Noise Study Report Requirements.**

- (1) A noise study shall be performed by a state registered professional engineer or noise professional if a proposed site is located within 1,000 feet of an expressway, within 3,000 feet of an active rail line, or within 5 miles of the Hartsfield-Jackson International Airport boundary. An expressway is defined as a highway facility usually having two or more lanes for the exclusive use of traffic in each direction and partial control of access (i.e. I-85, I-285 and GA-400).
- (2) The noise study shall include an analysis of the proposed use with respect to existing ambient noise, that is, business and industry noise, aircraft noise, roadway noise, and construction noise.
- (3) If the noise study results in a day-night average sound level greater than 65 dBA, the applicant shall provide a sound attenuation plan specifying the type of noise buffering measures/materials to be employed during construction that will reduce the interior residential noise levels to 50 dBA or less.
- (4) The sound level readings shall be measured at a distance from the site to the noise source. The measurement should be from the source to the nearest points on the site where structures having noise sensitive uses are located. These points shall be labeled as the NAL (noise assessment locations). The measurement location for structures is a point 6.5 feet from the facade. In the event that the location of the structures has not yet been specified at the time of the noise study, then the distance used in the noise study should be measured as 6.5 feet less than the distance from the structure setback line to the major

source(s) of noise. (Reference: Title 24, Housing & Urban Development, Part 51 — Environmental Criteria and Standards, Subpart B — Noise Abatement and Control, Section 51.103) Criteria and Standards (c) Exterior standards

## Sec. 804. Conducting a Public Hearing; Decisions.

### 804.01 Procedures.

Following the scheduling and notification of public hearings in accordance with Sec. 803.05, public hearings will be held by the Planning Commission, Zoning Board of Appeals, and the City Council, as applicable. These hearings shall be held in accordance with the procedures of this Section.

### 804.02 Opening Hearings.

- (a) The public hearing shall be convened at the scheduled time and place by the Chair of the Planning Commission, Zoning Board of Appeals, or the Mayor, or their designee as applicable, who shall act as the presiding official.
- (b) The presiding official may administer oaths.
- (c) All parties participating in the public hearing shall introduce only relevant evidence.
- (d) All parties participating shall have the right to present witnesses and to cross-examine witnesses.
- (e) The presiding official shall open the public hearing by stating the matter being considered at the hearing. At this time, the presiding official may summarize the public hearing procedures.
- (f) No person in attendance is to speak unless first formally recognized by the presiding official. Upon rising to speak each person recognized is to state their name and home address.
  - (1) The presiding official may encourage reasonable limits on the number of persons who may speak for or against a proposal, on the time allowed for each speaker, and on the total time allowed for presentation of the application.
  - (2) Such reasonable time limitations, however, shall not deny any member of the general public to speak at the public hearing.
  - (3) Equal time for proponents of proposed zoning decisions to present data, evidence, and opinion and for presentation by opponents of each proposed zoning decision shall be provided, such minimum time period to be no less than 10 minutes per side.
  - (4) Altogether, the total amount of time afforded the proponents of the application and the opponents, including rebuttal and cross-examination, shall be equal. Neither side, however, is required to use the total time available.
- (g) Background and recommendations.

The Community Development and Regulatory Affairs Director shall submit the assembled record of the application. The Director shall provide such information or explanation as appropriate to the circumstances of the application.
- (h) Proponents of the application.
  - (1) Persons who support the application will be asked to comment first. The applicant or their designated agent may, upon recognition and upon statement of name,



address and relationship to the matter, present and explain the application. The applicant may appear in person or may be represented by an agent or counsel.

- (2) The applicant or the applicant's representative shall be required to attend the public hearing unless written notice of hardship is received prior to the hearing. Failure of the applicant or the applicant's representative to attend the public hearing, except in cases of hardship, may be due cause for the tabling of the application.
  - (3) The applicant shall have the burden of proof, which shall include the presentation of evidence and the burden of persuasion of each factor necessary to receive the approval of the request.
  - (4) After completion of the presentation of the applicant, other persons who support the request will be asked to comment, and will be allowed to speak in support of the request upon recognition and upon identification of the person's name, address, and relationship to the matter.
- (i) Persons opposing the application.

Persons who oppose the application will next be asked to comment. Each interested person, after being recognized, and providing their name, address and relationship to the matter, shall be afforded an opportunity to speak.
  - (j) Rebuttal.

The applicant shall have an opportunity for rebuttal concerning the request. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing.
  - (k) Discussion.

All public comments having been heard, the members of the Planning Commission, Zoning Board of Appeals, or the City Council, as applicable, may discuss the matter among themselves. During this discussion period, the members may call on the Community Development and Regulatory Affairs Director, any proponent or opponent, or other persons in attendance to clarify points made previously, to answer questions or to provide additional information. Such persons may respond upon recognition.
  - (l) Delay, rescheduling or continuation of hearing.

A public hearing on an application may be delayed, rescheduled or continued to another time and date, provided the announcement of the new time, place and date is given at the time and place of the advertised hearing, which announcement shall constitute public notice for the delayed, rescheduled or continued hearing.
  - (m) Transcription.
    - (1) All proceedings of the Planning Commission, Zoning Board of Appeals, or the City Council, as applicable, shall be recorded on tape or other media. The recording of the proceedings shall be retained in conformance with the City's retention schedule.
    - (2) The appellant or any person in opposition to the request, at their expense, is allowed to have the public hearing transcribed by a court reporter.

#### 804.03 Decisions.

- (a) Findings of fact.

- (1) Following the public hearing, the Planning Commission, the Zoning Board of Appeals, and the City Council, as applicable shall adopt findings of fact supporting their decision and may adopt any additional report it deems appropriate.
  - (2) In order to approve an application, the Planning Commission, the Zoning Board of Appeals, and the City Council, as applicable, shall further make a finding that the reasons set forth in the application justify the granting of the application and that approval would be the minimum needed to make possible the reasonable use of the land, building or structure.
  - (3) In preparing its findings of fact, the Planning Commission, Zoning Board of Appeals, and the City Council, as applicable, must consider the standards for review set forth in Sec. 803.06 and Sec. 808.09, as applicable.
- (b) Decision.
- (1) Planning Commission.
    - a. Following the Planning Commission's public hearing, as Secretary to the Planning Commission, the Community Development and Regulatory Affairs Director shall prepare and submit the Planning Commission's recommendations to the City Council prior to the City Council's public hearing.
    - b. If the Planning Commission fails to submit a recommendation within 60 days of submission of a fully completed application, it shall be deemed to have recommended approval of the proposed amendment.
  - (2) City Council.

The City Council may choose to adopt or reject or modify the Planning Commission's recommendations and/or findings of facts, or the business may be tabled for additional study to the next regular council meeting.
  - (3) Zoning Board of Appeals.

The Zoning Board of Appeals shall decide an appeal or variance within a reasonable time but in no event more than 60 days from the date of the hearing.

#### 804.04 Conditions of Approval.

In approving the rezoning of a property or a special use for a property, the City Council may impose conditions of approval that it deems necessary in order to make the requested action acceptable and consistent with the purposes of this Zoning Ordinance and of the zoning district(s) involved, to ameliorate negative issues identified through evaluation of the standards governing consideration of a rezoning or special use, or to further the goals and objectives of any City adopted plan.

- (a) Types of conditions.
- (1) Such conditions of approval may consist of any or all of the following:
    - a. Restrictions as to what land uses or activities shall be allowed;
    - b. Dedication of required rights-of-way to the City where insufficient amounts or none exist;
    - c. Setback requirements from any lot line;
    - d. Specified or prohibited locations for buildings, parking, loading, or storage areas or other land uses;

- e. Driveway curb cut restrictions;
- f. Maximum building heights or other dimensions;
- g. Special drainage or erosion provisions;
- h. Landscaping or planted area which may include the location, type and maintenance of plant materials;
- i. Fences, walls, berms, or other landscaping or buffering provisions or protective measures;
- j. Preservation of existing trees or planting of new trees or other vegetation;
- k. Special measures to alleviate undesirable views, light, glare, noise, dust or odor;
- l. Permitted hours of operation;
- m. Architectural style or materials;
- n. A requirement that the owner or developer must build or use the property according to a sketch plan of the property as adopted or modified by the conditions of approval;
- o. A limitation on exterior modifications of existing buildings; or
- p. Any other requirement that the City Council may deem appropriate and necessary as a condition of rezoning approval in furtherance of the public health, safety or welfare.

(2) Such conditions of approval:

- a. Shall only be valid if they are included in the motion approving the rezoning;
- b. Shall be in effect as long as the zoning or special use is in effect;
- c. Shall be required of the property owner and all subsequent owners as a condition of their use of the property; and
- d. Shall be interpreted and continuously enforced by the Community Development and Regulatory Affairs Director in the same manner as any other provision of this Zoning Ordinance.

(3) Project approval of a site plan or preliminary plat, a development permit or a building permit shall not be issued for a conditionally approved property until the Community Development and Regulatory Affairs Director determines that such plans or permits are in compliance with all applicable conditions of approval.

**804.05 Modification of Conditions of Approval.**

A modification is a request for relief from the conditions of zoning or special use approval when a site development proposal does not comply with approved conditions. There are two different types of modifications which are listed and described below.

(a) Zoning modification.

- (1) A zoning modification application shall be filed if an approved zoning condition cannot be met and it is determined by the Community Development and Regulatory Affairs Director that the application involves significant public interest and is in compliance with Sec. 808.03, Limitation on Authority.
- (2) A request to modify a condition of zoning or special use approval may be initiated by the property owner, the Planning Commission or the City Council.

- (3) New information pertinent to the subject, not previously considered, is submitted by the petitioner and the 6-month period is waived by the hearing body.
  - (4) The zoning modification request shall be presented to the City Council for consideration in a public hearing.
  - (5) Public notification shall follow the procedures in Sec 803.05, and shall include the rezoning and/or special use case number to be modified.
  - (6) Applications shall be submitted to the Community Development and Regulatory Affairs Department in accordance with the deadline schedule adopted by the City Council.
  - (7) A modification application shall include a legal description of the property for which the modification is requested and a written explanation of the circumstances upon which the requested change of condition is based including the reason why development or use of the property, as approved, cannot be accomplished without the modification of a condition.
  - (8) Applicants shall submit a revised site plan illustrating the requested modification. The type of modification necessary is determined by the Director of Community Development and Regulatory Affairs.
  - (9) Applicants shall submit a Public Participation Plan and Report in accordance with Sec. 803.10.
  - (10) If a zoning modification is denied, an application for the same modification item shall not be considered until at least 6 months has elapsed from the date of the City Council decision.
- (b) Administrative modification.
- (1) An administrative modification application may be filed if the Director of Community Development and Regulatory Affairs determines that the modification request is not prohibited by Sec. 808.03, Limitation on Authority, and will constitute only a technical change.
  - (2) The Director of the Community Development and Regulatory Affairs Department shall determine what public notification, if any, is reasonable on a case by case basis
  - (3) The Director of Community Development and Regulatory Affairs shall send the administrative modification decision to the City Council for confirmation at the next appropriate regular meeting.

**804.06 Special Public Hearing; Drug Dependence Treatment Facilities.**

The following requirements are adopted as required by the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-4(f)).

- (1) When a proposed rezoning or special use application relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency, a special public hearing shall be held on the proposed request.
- (2) Such special public hearing shall be held at least 6 months and not more than 9 months prior to the date of final action on the application by the City Council. The hearing required by this subsection shall be in addition to the public hearing required under Sec. 804.

- (3) The City shall give notice of such special public hearing by providing notice of the hearing in the same manner as required for public hearings under Section 803.05.
- (4) Both the posted notice and the published notice shall include a prominent statement that the proposed rezoning or special use application relates to or will allow the location or relocation of a halfway house, drug rehabilitation center, or other facility for treatment of drug dependency.
- (5) The published notice shall be at least 6 column inches in size and shall not be located in the classified advertising section of the newspaper.

## Sec. 805. Developments of Regional Impact.

### 805.01 Types of Approvals Covered.

The provisions of this Section apply to any type of official City action requested by a private party related to a development project, such as a rezoning or special use approval, hardship variance approval, master or site plan approval, or issuance of a development permit.

### 805.02 Thresholds for Regional Review.

Any development project for which any City action is requested that meets or exceeds any of the development thresholds in the Rules of Georgia Department of Community Affairs Chapter 110-12-7, Developments of Regional Impact: Alternative Requirements-Atlanta Regional Commission (ARC DRI Rules) shall be considered as qualified for review as a Development of Regional Impact (DRI).

### 805.03 Process for DRI review.

- (a) Upon determination by the Community Development and Regulatory Affairs Director that a request for City approval qualifies for DRI review by the Atlanta Regional Commission, the Director shall contact the ARC to begin the process for DRI review, as outlined in the ARC DRI Rules.
- (b) Review by the City of the development project may proceed during the DRI process. Examples of local development review activities that may take place during the DRI process include, but are not limited to, preliminary staff administrative functions, project evaluation/assessment, community participation meetings and hearings, site visits, and Planning Commission meetings to discuss, but not vote on, the proposed local action that triggered the DRI process.
- (c) No final action by the City approving the project may be taken until the DRI process is completed.

### 805.04 Appeals to Superior Court.

Any appeal of, or other legal challenge to, a City Council final decision regarding a zoning decision as defined in O.C.G.A. §36-66-3 shall be pursued as required by law.

### 805.05 Legal Action Stayed.

The filing of a rezoning or special use application authorized by this Article shall operate as a stay of any enforcement proceedings by the City of South Fulton until final resolution of the application.

## Sec. 806. Permits

### 806.01 Administrative Permits.

Uses allowable only with an "administrative permit" and the minimum standards for such uses are listed in Article 3. The standards which apply to each use must be met in order for an administrative permit to be granted.

(a) Procedural requirements.

- (1) Each requested use for which an administrative permit is required shall be assigned an administrative permit number and charged a fee.
- (2) Any use authorized by administrative permit shall be approved and permitted by the Director of the Community Development and Regulatory Affairs Department whenever the proposed use complies fully with the requirements of the subject property's zoning district and standards as set forth in Article 3.
- (3) In certain cases, conditions are imposed by the Director of the Public Works Department with respect to roadway, water, sewer and/or other infrastructure improvements, and rights-of-way dedications which must be met.
- (4) The administrative permit shall be posted on site prior to commencement of use.

(b) Additional restrictions.

- (1) Any use authorized by administrative permit or special use shall comply with all other City regulations, zoning district regulations, conditions of zoning approval and other regulations contained herein.
- (2) All buffers required shall have a 10-foot improvement setback in accordance with Article 4. The reduction of said setback shall be subject to the approval of the Community Development and Regulatory Affairs Director in accordance with this Article.
- (3) Whenever a standard contained in this Section is in conflict with another provision of this Ordinance, the more restrictive provision shall prevail.
- (4) Unless otherwise specified, standards, conditions and stipulations attached to a special use by the City Council shall supersede conflicting zoning conditions approved on the same site.

806.02 Building Permits and Inspections.

(a) Building permits.

- (1) Applications for building permits for single-family dwellings shall be accompanied by two copies of a plot plan.
- (2) Applications for building permits and land disturbance permits other than single-family dwellings shall respond to the plan requirements set forth by the Department of Community Development and Regulatory Affairs.
- (3) Plot plans shall be based on a boundary line survey and drawn to scale.
- (4) One copy of the plot plan shall be returned to the owner when plans have been approved by the Department of Community Development.
- (5) Plot plan shall show:
  - a. The exact location of temporary and permanent pins, monuments and stakes used to mark the boundary.
  - b. The exact footprint of existing and proposed buildings and their structures, and the footprint of proposed alterations and additions.

## Sec. 808 Appeals.

- c. The existing and proposed use of each building and other structure or part thereof,
- d. The required number of parking spaces, and their locations,
- e. Other information as may be necessary to determine compliance with this Ordinance. Inspections.

### (b) Inspections.

Prior to pouring footings, the owner shall notify the Department of Community Development and Regulatory Affairs to conduct an inspection to determine that space for required setbacks are available on the site. This inspection shall, in no way, relieve the owner of total responsibility for complying with all provisions of the Zoning Ordinance.

## 806.03 Sign Permits.

See Article 7.

## Sec. 807. Certificate of Occupancy.

### 807.01 Requirements.

- (a) A certificate of occupancy, indicating that a building, lot and use comply with this Zoning Ordinance and applicable building codes is required.
- (b) Said certificate of occupancy shall be posted on-site where it is visible for inspection for a period of 30 days from the date of issuance.
- (c) Any owner, authorized agent, or contractor who desires to change the use of a building or structure shall first make application to the Department of Community Development and Regulatory Affairs, obtain the required permits, and obtain a certificate of occupancy prior to occupying said structure.

## Sec. 808. Appeals.

### 808.01 Purpose and Intent.

- (a) The purpose of this Section is to establish procedures for appealing the strict application of regulations contained in this Zoning Ordinance and conditions of zoning when those regulations impose a hardship on the development of the property, and to provide for interpretation of the text of this Ordinance and the Official Zoning Map.
- (b) Appeals are authorized herein and by the City Code of Ordinance to be considered by the Zoning Board of Appeals, City Council, and the Director of Community Development and Regulatory Affairs depending on the type of appeal and its relationship to applications for use permits or rezonings.

### 808.02 Types of Appeals.

#### (a) Hardship variance.

When compliance with the requirements of this Zoning Ordinance would create a particular hardship unique to a property due to physical characteristics that are beyond the owner's control.

- (1) The types of hardship variances are listed below and described in the following sections:
  - a. Primary hardship variance ("primary variance").



- b. Administrative variance.
  - 1. Minor variance.
  - 2. Administrative minor variance.
- c. Concurrent variance.

When a variance from any standard of the Zoning Ordinance is filed simultaneously with a rezoning, special use, or zoning modification application.

- (2) The type of variance necessary shall be determined by the Director of Community Development and Regulatory Affairs.

- (b) Appeal from an administrative decision.

When aggrieved by an action or an interpretation of the Community Development and Regulatory Affairs Director or any other City official, as defined in Article 9, made under this Zoning Ordinance.

#### 808.03 Limitation on Authority.

- (a) There shall be no variances to allowed uses or accessory uses as specified in the zoning district regulations, administrative permit or zoning conditions.
- (b) There shall be no variances to the minimum lot area nor the minimum district size required in each zoning district.
- (c) There shall be no variances to the minimum lot frontage on a street as required in designated zoning districts of this Ordinance.
- (d) There shall be no modification to increase the density or change the use approved under the rezoning case except to allow for the development of a conservation subdivision.
- (e) There shall be no modification to revise a site plan that, as determined by the Director of Community Development and Regulatory Affairs results in a significant change in the approved concept. Such a site plan revision shall require rezoning pursuant to Sec.803.08(b) .
- (f) There shall be no relief or variance from the standards of this Article.

#### 808.04 General Procedures.

This section contains basic steps common to all variances.

- (a) Applications.

All applications for variances shall be filed with the Director of Community Development and Regulatory Affairs on forms available in the CDRA Department. The type of application process necessary to accomplish the change requested by the applicant shall be determined by the Director. The Director shall transmit the application and all documents constituting the record to the appropriate hearing body or individual.

- (b) Applications shall be submitted in accordance with the advertised filing deadlines in accordance with Sec.803.03.
- (c) The Director of Community Development and Regulatory Affairs has the discretion to extend the filing deadline by two days for all applications except administrative minor and minor variance applications. A letter from the applicant explaining the delay in filing shall be submitted prior to the close of the filing deadline.

**808.05 Withdrawal of Application.**

- (a) An application may be withdrawn by the applicant in writing at any time before the public hearing notice advertisement is published and/or the notice of the hearing is posted on the property.
- (b) Applications which do not require a public hearing may be withdrawn at any time before notification of a decision is mailed.
- (c) Once the public hearing has been properly advertised, the request for withdrawal of the application must be placed on the public hearing agenda and the appropriate decision-making body shall act on the withdrawal request.

**808.06 Fees.**

At the time of application, applicants shall pay fees as established by the City Council. Fees paid are not refundable except where the Director of Community Development and Regulatory Affairs determines that an application was accepted in error, or the fee paid exceeded the amount due, in which case the amount of the overpayment will be refunded to the applicant.

**808.07 Legal Action Stayed.**

The filing of an appeal authorized by this Sec. 808 shall operate as a stay of any enforcement proceedings by the City of South Fulton until final resolution of the appeal.

**808.08 Primary Variances.**

- (a) A primary variance is a request for a variance from any Zoning Ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance and shall be heard and decided by the Zoning Board of Appeals in accordance with Sec. 808.09.
- (b) A request for a primary variance may be initiated by the property owner of the subject property or its agent.
- (c) Primary variances may be considered in all districts except CUP.

**808.09 Hardship Criteria.**

Primary variances shall only be granted by the Zoning Board of Appeals and concurrent variances shall only be granted by City Council upon showing that, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship and such approval will not be contrary to the public interest. A variance from the terms on this Ordinance shall not be granted unless a written application is submitted demonstrating:

- (a) The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public;
- (b) That special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other land, structures, or buildings in the same district;
- (c) That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance;

- (d) That the special conditions and circumstances do not result from the actions of the appellant;
- (e) That granting the variance requested will not confer on the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures or buildings in the same district;
- (f) That the request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant nor to gain any advantage or interest over similarly zoned properties; and
- (g) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

**808.10 Administrative Variances.**

The Director of Community Development and Regulatory Affairs shall have the authority to consider and decide on the following administrative variances in accordance with Sec. 808.11 below. Such administrative action shall be made within 15 days of receipt of a complete application filed by the property owner of the subject property or its agent.

(a) Minor variance.

The Director of Community Development and Regulatory Affairs is authorized to consider an administrative variance whenever:

- (1) There is a request for the alteration of the 10-foot improvement setback required along all buffers as required in the conditions of zoning and/or in requirements for minimum landscape strips and buffers in Article 4;
- (2) There is a request up to a 10% reduction in the number of required parking spaces;
- (3) There is a request to approve changes as specified in Article 5, Overlay Districts; or
- (4) There is a request to grant a variance from the minimum yard requirements, not to exceed 10% of such requirement.

(b) Administrative minor variance.

The Director of Community Development and Regulatory Affairs may grant an administrative minor variance up to 1 foot from any minimum yard requirement.

**808.11 Standards for Approval; Administrative Approvals.**

An administrative variance may be granted by the Community Development and Regulatory Affairs Director upon findings that:

- (a) The relief, if granted, would not cause substantial detriment to the public good; and,
- (b) Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and,
- (c) Would not diminish and impair property values within the surrounding neighborhood; and,
- (d) Would not impair the purpose and intent of the Zoning Ordinance.

**808.12 Concurrent Variances.**

- (a) Concurrent variances; generally.

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- (1) The City Council may consider a concurrent variance from any standards of the Zoning Ordinance which shall be filed simultaneously with rezoning, special use or zoning modification requests on the same property based on the conceptual plan submitted with the petition for the same agenda.
  - (2) The Planning Commission shall also hear and make recommendations on concurrent variances filed with rezonings or special use applications.
  - (3) The City Council shall consider such concurrent variance requests in accordance with the standards set forth in Sec. 808.09. Public notification shall be in accordance with Sections 808.15(a) and 803.05.
- (b) Limitations on concurrent variances.
- (1) The City Council may only consider variance requests as part of, or in conjunction with, a rezoning, special use, or zoning modification application.
  - (2) If an application for a variance to the Zoning Board of Appeals duplicates a concurrent variance request denied by the City Council, such an application shall not be accepted by the Director of Community Development and Regulatory Affairs prior to the expiration of 6 months from the date of the City Council denial of the variance request. A variance request to the Zoning Board of Appeals cannot be considered simultaneously with the same variance request pending before the City Council.
- (c) Application for concurrent variances.
- (1) Applications for a concurrent variance shall be submitted to the Director of Community Development and Regulatory Affairs in accordance with the filing deadline for the parent petition of either a rezoning, special use, or zoning modification request in accordance with Sec.803.03.
  - (2) A regular variance fee shall be charged and the application shall comply with all advertising and notification requirements specified in Sec. 802.02. One notice sign may serve for both the rezoning, special use, zoning modification, and concurrent variance request as long as the sign is marked to indicate all actions which are pending.
  - (3) The variance case file number for each concurrent variance requested shall be included on the rezoning or special use application.

**808.13 Public Hearing.**

- (a) A public hearing shall be conducted by the stated hearing body of each appeal application before taking action thereon except those authorized to be considered administratively.
- (b) The public hearing shall be conducted in accordance with Sec. 804, Conducting a Public Hearing; Decisions.
- (c) The schedule of public hearings and deadlines for the filing of an appeal shall be established by the City Council.
- (d) Public hearings are not required for minor variances and administrative minor variances; however, notification in accordance with Sec. 808.15(b) below is required.

**808.14 Evaluations and Reports.**

- (a) The hearing body shall have before it, at the time of hearing, a report from the Director of Community Development and Regulatory Affairs which shall summarize the hardship or justification reported by the applicant as related to the application,

background information for the application, and any other information requested by the hearing body. The hearing body shall, hear, analyze, consider, and make a written report of its decision in accordance with Sec. 808.17, Notice of Decision.

- (b) For proposed variances from the maximum building height requirements of this Ordinance, evaluation criteria will include the proposed building location, surrounding land uses and building heights, and the vision for the subject property and surrounding area as described in the Comprehensive Plan. In addition, input from the Fire Marshal, Building Official, and the Federal Aviation Administration (FAA) will be evaluated for proposals that would result in buildings higher than 60 feet or 5 stories.

#### 808.15 Public Notification.

- (a) Applications requiring a public hearing.

- (1) For those applications requiring a public hearing (primary variances, concurrent variances, and appeals from administrative decisions), the Director of Community Development and Regulatory Affairs shall:

- a. Publish notice of the public hearing in a newspaper of general circulation at least 15 days, but no more than 45 days prior to the public hearing at which an application will be heard. The published notice shall contain the time, place and purpose of the hearing and the location of the property if applicable. Renotification is not required when a petition is deferred by the City Council or the Zoning Board of Appeals.
    - b. The applicant or agent shall post a sign as issued by the Community Development and Regulatory Affairs Department in a conspicuous location on each public street frontage of the subject site, at least 20 days, but not more than 45 days, prior to the public hearing at which an application will be heard.
    - c. The sign shall be mounted and posted as specified by the Community Development and Regulatory Affairs Department. Property that is not posted on the 20th day before the scheduled hearing date will be administratively removed from the agenda. The sign will remain posted on-site until final action by the appropriate hearing body is taken.
    - d. When the Zoning Board of Appeals defers a petition, the applicant is required to post an updated sign with new hearing dates 20 days prior to the next scheduled hearing date. When the City Council defers a petition, an updated sign is not required.
    - e. The posted sign shall contain the date, time, place and purpose of the hearing.

- (2) Notice of the public hearing shall be postmarked 15 days prior to the hearing date and shall be given by regular mail to all property owners within 1,320 feet of the boundaries of the property who appear on the current tax records of South Fulton as retrieved by the City's Geographic Information System. Renotification is not required when a petition is deferred by the City Council or the Zoning Board of Appeals.

- (b) Applications not requiring a public hearing.

Notification shall be provided as follows:

- (1) Minor Variance: The owners of property adjacent and contiguous across the right-of-way of the subject site shall be notified in accordance with Sec. 808.15(a)(2) above.
- (2) Administrative Minor Variance: No written notification.

**808.16 Decisions.**

The City Council, Zoning Board of Appeals, and the Director of Community Development and Regulatory Affairs in considering variance applications under this Article shall do one of the following:

- (a) Approve or partially approve.
- (b) Approve and impose conditions related to the application being considered.
- (c) Deny.
- (d) Hold for further study not less than 30 days.

**808.17 Notice of Decisions.**

Written notice of all decisions shall be placed in the official case file and shall be forwarded to the applicant by regular mail within 7 working days from the date of the decision by the following authority:

- (a) The Community Development and Regulatory Affairs Department shall provide written notification of the Zoning Board of Appeals' decisions;
- (b) The Director of the Community Development and Regulatory Affairs Department shall, with respect to minor variances and administrative modifications provide written notification of such decisions. The approval of a building permit shall constitute notice of approval for an administrative minor variance; and
- (c) The Clerk to the City Council shall, with respect to concurrent variances, provide written notification of the City Council's decision.

**808.18 Reconsideration of Denied Application.**

- (a) If a variance is denied by an authorized department director, City Council or the Zoning Board of Appeals, an application for the same variance or modification item shall not be considered until:
  - (1) At least 6 months has elapsed from the date of the decision; or
  - (2) New information pertinent to the subject, not previously considered, is submitted by the petitioner and the 6-month period is waived by the hearing body.
- (b) If an application is denied by the Community Development and Regulatory Affairs Director, the applicant may appeal the decision in accordance with Sec. 808.19 below.

**808.19 Appeal from an Administrative Decision.**

- (a) The Zoning Board of Appeals shall consider appeals of administrative variance decisions and interpretations made by the Community Development and Regulatory Affairs Director or other City official authorized to grant a variance request or interpretation.
- (b) A request for an interpretation of a decision of the Director of Community Development may be requested by any individual.

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- (c) An appeal from an administrative variance decision may be initiated by the property owner of the subject property or its agent.
- (d) Such appeals shall be brought within 30 days from the date of the action or interpretation appealed from, by filing the appeal in writing with the Community Development and Regulatory Affairs Director specifying the grounds of the appeal. The Director shall transmit a notice of said appeal to the Zoning Board of Appeals specifying the grounds thereof.
- (e) The Zoning Board of Appeals may take the following actions:
  - (1) Affirm an order, requirement, or decision, wholly or partly.
  - (2) Reverse an order, requirement, or decision, wholly or partly.
  - (3) Present an interpretation of the text in the form of a statement of clarification. Such statement shall not contain substitute language, but shall rely upon language and definitions contained in this Ordinance and definitions contained in Merriam-Webster Collegiate Dictionary, eleventh edition or later edition.

**808.20 Time Limitation on Appeals to Superior Court.**

- (a) The decision of the Zoning Board of Appeals is a final decision; therefore, any appeal of such a decision shall be pursued by application for writ of certiorari filed with the Fulton County Superior Court within 30 days of the date of the decision.



## Article 9. Glossary

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## Article 9. Glossary

### Sec. 901. Purpose of Article 9.

This Article describes how figures, words and phrases used in this Zoning Ordinance are to be interpreted and provides a glossary of all definitions specifically used in the text of this Ordinance.

### Sec. 902. Interpretation.

#### 902.01 Responsibility for Interpretation.

The Community Development and Regulatory Affairs Director shall be responsible for the interpretation of the terms and definitions of this Zoning Ordinance in accordance with the authority described in Article 1 of this Ordinance.

#### 902.02 Use of Figures and Examples for Illustration.

Figures or examples associated with defined terms or regulatory paragraphs in this Zoning Ordinance are provided only for illustration and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.

#### 902.03 Use of Words and Phrases.

- (a) Words not defined herein shall be construed to have the meaning given by Merriam-Webster's Collegiate Dictionary, eleventh edition or later edition.
- (b) For the purposes of this Zoning Ordinance, certain words or terms used herein shall be defined as follows:
  - (1) Words used in the present tense shall include the future tense.
  - (2) Words used in the singular shall include the plural and vice versa.
  - (3) The words "shall", "will", "is to" and "must" all always mandatory and never discretionary.
  - (4) The words "may" and "should" are permissive.
  - (5) The nouns "zone", "zoning district", "district", "zoning classification" and "classification" have the same meaning and refer to the zoning districts established under this Zoning Ordinance.
  - (6) The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Zoning Ordinance.
  - (7) The word "structure" includes the word "building;" a "building" is a type of structure.
  - (8) The word "erected" includes the words "constructed," "moved," "located," or "relocated."
  - (9) The word "lot" includes the words "plot" or "parcel."
  - (10) The word "zoning map" means the Official Zoning Map of the City of South Fulton, Georgia.
  - (11) The words "road", "street", "highway" and "thoroughfare" have the same meaning with regard to the requirements and restrictions of this Ordinance.

- (12) The word “person” includes the words “individuals”, “firms”, “partnerships”, “corporations”, “associations”, “governmental bodies” and all other legal entities.
- (13) The word “and” indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, while the word “or” indicates that at least one condition, requirement or factor so connected must be met.
- (14) The term “such as” is intended to introduce one or more examples in illustration of a requirement or point, and is intended to mean “including, but not limited, to the following.”
- (15) The terms “include” or “including,” when used to introduce a list of items, is not intended to be exclusive only to the items on the list, but is intended to mean “including, but not limited to, the following.”
- (16) The term “used for” shall include the terms “arranged for”, “designed for”, “intended for,” “maintained for” and “occupied for”.
- (17) The word “day” means a calendar day unless otherwise specified as a “work” day or “business” day, which means Monday through Friday exclusive of City-recognized holidays.
- (18) References to the “City” and to the City Council and any public officials or appointed bodies of the City not otherwise named by political jurisdiction or defined in this Zoning Ordinance shall always mean the City of South Fulton, Georgia, and its governing body, appointed or employed officials, and appointed bodies as named. These include:
  - a. The Planning Commission, created as such and appointed as such by the South Fulton City Council.
  - b. The Zoning Board of Appeals, created as such and appointed as such by the South Fulton City Council.
  - c. The City Manager, appointed as such by the South Fulton City Council, or the City Manager’s designee.
  - d. The City Attorney, appointed as such by the South Fulton City Council, or the City Attorney’s designee.
  - e. The Community Development and Regulatory Affairs Director, the City official appointed as such, or the Community Development and Regulatory Affairs Director’s designee.
  - f. The Public Works Director, the City official appointed as such, or the Public Works Director’s designee.
  - g. The Fire Marshal, the City official appointed as such, or the Fire Marshal’s designee.
  - h. Other City officials or employees, such as a “building inspector” shall mean the City official or employee appointed as such by their respective department director.
- (19) References to an administrative department or committee of the City of South Fulton shall always mean the department or committee created by the City Council as such. These include:
  - a. Department of Community Development and Regulatory Affairs: References to action by the “Community Development and Regulatory Affairs Department” shall mean action by the Community Development and

Regulatory Affairs Director or by that administrative official to whom responsibility for that action has been assigned by the Community Development and Regulatory Affairs Director.

- b. Public Works Department: A reference to action by the "Public Works Department" shall mean action by the Public Works Director or by that administrative official to whom responsibility for that action has been assigned by the Public Works Director.
- c. Fire and Rescue Department. A reference to action by the "Fire and Rescue Department" shall mean action by the Fire Marshal or by that administrative official to whom responsibility for that action has been assigned by the Public Works Director.
- d. City Engineer: A reference to action by the "City Engineer" shall mean action by that administrative official to whom responsibility for that action has been assigned by the Community Development and Regulatory Affairs Director.
- e. Building Official: A reference to action by the "Building Official" shall mean action by that administrative official to whom responsibility for that action has been assigned by the Community Development and Regulatory Affairs Director.
- f. City Arborist: A reference to action by the "City Arborist" shall mean action by that administrative official to whom responsibility for that action has been assigned by the Community Development and Regulatory Affairs Director.

### Sec. 903. Meaning of Words and Phrases.

- (a) All words and phrases are to be interpreted within the context of the sentence, paragraph, subsection, section, and Article in which they occur.
- (b) Words and phrases specifically relating to a category of use of land or a structure that are defined in this Zoning Ordinance shall be interpreted as defined herein without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise.
- (c) Other words and phrases specifically defined in this Zoning Ordinance shall be interpreted as defined herein without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise.
- (d) Words and phrases not defined in this Zoning Ordinance shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by definition of the word or phrase in the Merriam-Webster's Collegiate Dictionary and the North American Industrial Classification System (NAICS) published by the U.S. Department of Commerce (latest edition). See also Article 2.

### Sec. 904. Definitions.

#### 904.01 A

*Accessory Site Feature.* Mechanical, electrical and ancillary equipment, cooling towers, mechanical penthouses, heating and air conditioning units and/or pads, exterior ladders, storage tanks, processing equipment, service yards, storage yards, exterior work areas, loading docks, maintenance areas, dumpsters, recycling bins, and any other equipment, structure or storage area located on a roof, ground or building.

*Adjoin.* To have a common border with. Adjoin may also mean coterminous, contiguous, abutting and adjacent.

*Adult Day Center.* A facility licensed by the Georgia Department of Community Health that provides for compensation adult day care or adult day health services for three or more adults 60 years of age or older or mature adults below the age of 60 whose needs and interests are substantially similar to persons 60 years of age or older who have physical or mental limitations that restrict their abilities that perform the normal activities of daily living and impede independent living. Services that are provided include basic social and recreational activities and, as required, limited personal care assistance, supervision, or assistance essential for sustaining the activities of daily living. Services shall not include day habilitation and treatment services exclusively for individuals with developmental disabilities. This term shall not include a respite care services program.

*Alternative Telecommunication Support Structure.* Clock telecommunication support structures, bell telecommunication support structures, church steeples, light/power poles, electric transmission telecommunication support structures, man-made trees and similar natural or man-made alternative design mounting structures that camouflage or conceal the presence of Antennas or telecommunication support structures. An Alternative Telecommunication Support Structure may include a pre-existing building.

*Amateur Radio Antenna.* Radio communication facility that is an accessory structure to a single-family residential dwelling operated for non-commercial purposes by a Federal Communication Commission licensed amateur radio operator. The term antenna shall include both the electronic system and any structures it is affixed to for primary support.

*Antenna.* Any equipment designed for wireless telecommunication, radio, or television communications through the sending and/or receiving of electromagnetic waves or beams of visible or invisible light and radio signals used in the provision of all types of telecommunication services, including standalone equipment and equipment affixed to or proposed to be affixed to existing telecommunication support structures and/or authorized alternative telecommunication support structures.

*Apartment.* A building which contains three or more dwelling units either attached to the side, above or below another unit. (See also "Dwelling, Multi-Family".)

*Apartment, Efficiency.* A dwelling unit consisting of not more than one habitable room, together with kitchen or kitchenette and sanitary facilities. Also known as a "studio apartment."

*Appeal.* A request for relief from a decision made by the Director of Community Development and Regulatory Affairs, other department directors, the Board of Zoning Appeals, and/or the City Council.

*Applicable Wall Area.* The wall on which a wall sign is attached including all walls and windows that have the same street or pedestrian orientation. All open-air spaces shall be excluded from the applicable wall area.

*Assisted Living Facility.* A personal care home serving 25 residents or more that is licensed by the Georgia Department of Community Health to provide assisted living care. "Assisted living care" means the specialized care and services provided by an assisted living community which includes the provision of personal services, the administration of medications by a certified medication aide and the provision of assisted self-preservation. This use shall not include hospitals, convalescent centers, nursing homes, hospices, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

*Attic.* An unheated storage area located immediately below the roof.

*Authorized Agent.* Person with legal authority to act on behalf of an applicant.

## 904.02 B

*Banner.* Any sign of lightweight fabric or similar material that is either with frame or without frame and hung or mounted to a pole, building or other background by one or more edges. Flags are not considered banners.

*Bar.* A commercial establishment used primarily for the sale or dispensing of alcoholic beverages for on-site consumption; where food may be available for consumption on the premises as accessory to the primary use; where entertainment opportunities are not the primary use and occupy no more than 10% of the total gross square footage of the business. A bar shall not be considered a Nightclub, Private Club or Club.

*Basement.* A level below a floor of a building with a minimum of one-half ( $\frac{1}{2}$ ) of the total wall area below grade. A basement is not a story. The term basement is synonymous with cellar.

*Beacon.* Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also any light with one or more beams that rotate or move.

*Bed and Breakfast Inn.* A residence in which the frequency and volume of visitors are incidental to the primary use as a private residence and where guest rooms are made available for visitors for fewer than 30 consecutive days. Breakfast is the only meal served and is included in the charge for the room.

*Berm.* A planted earthen mound.

*Billboard.* A free-standing sign with an area of more than 72 square feet but not more than 672 square feet.

*Boarding House.* A residential use other than a hotel or motel in which lodging may be provided to non-household members and which includes the provision of meals.

*Brewery.* Any establishment where malt beverages are manufactured.

*Brewpub.* Any eating establishment in which malt beverages are manufactured, subject to the barrel production limitation prescribed in O.C.G.A. § 3-5-36. As used in this paragraph, the term "eating establishment" means an establishment which is licensed to sell distilled spirits, malt beverages, or wines and which derives at least 50% of its total annual gross food and beverage sales from the sale of prepared meals or food; provided, however, that when determining the total annual gross food and beverage sales, barrels of malt beverages sold to licensed wholesale dealers, as authorized pursuant to subparagraph (D) of paragraph (2) of O.C.G.A. § 3-5-36, or to the public for consumption off the premises, as authorized pursuant to subparagraph (D) of paragraph (2) and paragraph (4) of O.C.G.A. § 3-5-36, shall not be used.

*Buffer, State Waters.* An area along the course of any State waters to be maintained in an undisturbed and natural condition.

*Buffer, Tributary.* A protection area adjoining the tributaries of the Chattahoochee River. Tributary buffer specifications are contained in Part D of each prospective land use section of the Tree Ordinance.

*Buffer, Zoning.* A natural undisturbed portion of a lot, except for approved access and utility crossings and approved project entrance signs, which is set aside to achieve a visual barrier between the use on the lot and adjacent lots and/or uses.

*Buildable Area.* The portion of a parcel of land where a building may be located, and which shall contain enough square footage to meet the minimum required by the zoning district. That portion which is not located in the minimum setbacks, utility corridors, driveways, slopes to build streets, tree save areas, landscape strips, specimen tree areas, state water buffers, tributary buffers, zoning buffers, wetlands, storm water and sanitary sewer easements.

*Building.* Any structure with a roof, designed or built for the support, enclosure, shelter, or protection of persons, animals, chattels, or property of any kind.

*Building Line.* A building line is one which is no closer to a property line than the minimum yard (setback) requirements.

*Business.* A use involving retailing, wholesaling, warehousing, outside storage, manufacturing or the delivery of services regardless of whether payment is involved. The term Business does not include uses which are customarily incidental (accessory) to another use.

*Business Incubator:* A workspace created to offer startups and new ventures a variety of business support resources and services that could include physical space, capital, coaching, common services, and networking connections.

### 904.03 C

*Canopy.* A roof-like cover, excluding carports, that either projects from the wall of a building or is freestanding.

*CDRA.* Community Development and Regulatory Affairs.

*Cellar.* See "Basement".

*Check Cashing Establishment.* Any establishment licensed by the State of Georgia pursuant to O.C.G.A. sections 7-1-700 et seq.

*Church, Temple or Place of Worship.* A facility in which persons regularly assemble for religious ceremonies.

*Clear Cutting.* The removal of all vegetation from a property, whether by cutting or other means, excluding stream buffer requirements.

*Clinic.* A use where medical examination and treatment is administered to persons on an outpatient basis. No patient shall be lodged on an overnight basis.

*Club, Non-Profit.* A non-profit entity organized for a social, educational or recreational use normally involving community centers, public swimming pools and/or public recreational courts, civic clubhouses, lodge halls, fraternal organizations, country clubs and similar facilities. A Club shall not be considered a Nightclub, Private Club or Bar.

*Commercial Amusement /Indoor.* A use where recreational activity such as movie theaters, arcades, billiards, game rooms, sporting activities and other recreational amusements are conducted within a building.

*Commercial Amusement/Outdoor.* A use where recreational activity such as skating rinks, batting cages, miniature golf, drive-in theaters and other recreational activities or amusements that are conducted outside a building.

*Comprehensive Plan.* The City of South Fulton Comprehensive Plan.

*Composting.* A processing operation for the treatment of vegetative matter into humus-like material that can be recycled as a soil fertilizer amendment such as trees, leaves and plant material. Organic animal waste, food, municipal sludge, solid waste, and other non-farm or vegetative type wastes are not included.

*Condominium.* A form of ownership as defined by State law in which common elements are jointly owned. A condominium is not a building type.

*Conservation Subdivision.* A single family detached residential subdivision in which a minimum of 40% of the total land area is set aside as permanently protected open space as defined by the South Fulton Subdivision Regulations.



*Construction Material.* Building materials and rubble resulting from construction, remodeling, repair, and/or demolition operations on pavements, houses, commercial buildings and other structures. Such materials include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wall board, paper, cardboard, inert waste landfill material, and other nonputrescible wastes which have a low potential for groundwater contamination.

*Convenient Location and Time.* Suitable time and easily accessible place for applicants to meet with interested parties to discuss rezoning and/or special use applications.

*Continuing Care Retirement Community.* A type of Senior Housing, as defined by this Zoning Ordinance, that allows residents to age in place by providing health services including assisted living, memory care and skilled nursing, in addition to independent living.

*Country Club.* A recreational facility, restricted to members and their guests, which generally includes a club house, dining and eating establishments, personal services for members, and recreational facilities such as golf course(s), tennis courts, and swimming pools.

*Country Inn.* A facility, with the owner or innkeepers residing on the premises, where guest rooms are made available for visitors for fewer than 30 consecutive days. A Country Inn is distinguished from a Bed and Breakfast category in that it serves both breakfast and lunch or dinner.

*Courtyard.* An open-air area, other than a yard, that is bounded by the walls of a building. Courtyards are used primarily for supplying pedestrian access, light, and air to the abutting building(s). Site furniture, lighting and landscaping are appropriate for courtyards. Vehicular access allowed for unloading and loading only. No vehicular parking or vehicular storage is allowed.

*Coworking space:* A facilitated environment which may contain desks or other workspaces and facilities and is used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent and are available to by the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members. Equipment is limited to that which does not generate noise or pollutants in excess of what is customary within a typical office environment.

*Cul-de-sac.* A street having only one connection to another street and is terminated by a vehicular turn-around.

*Curb Cut.* A connection between a roadway and a property for vehicular access. Curb cut applies to access regardless of the existence of curbing.

*Cutoff.* A luminaire light distribution where the emission does not exceed 2.5% of the lamp lumens at an angle of 90 degrees above nadir and does not exceed 10% at a vertical angle of 80 degrees above nadir.

*Cutoff Fixture.* A luminaire light distribution where the candela per 1,000 lamp lumens does not numerically exceed 25 (2.5%) at or above a vertical angle of 90 degrees above nadir, and 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

#### 904.04 D

*Day Care Facility.* A facility licensed by the Georgia Department of Early Care and Learning as a "child care learning center" in which shelter, care, and supervision for 7 or more children under 13 years of age is provided on a regular basis away from their residence for less than 24 hours a day, without transfer of legal custody. A Day Care Facility may provide basic educational instruction. The term shall include nursery school, kindergarten, early learning center, play school, and pre-school.

*Day Care Home, Family.* See "Family Day Care Home".

*Day-Night Average Sound Level (DNL).* The day-night average sound level (DNL) is the 24-hour average sound level, in decibels, obtained from the accumulation of all events with the addition of 10 decibels to sound levels in the night from 10 P.M. to 7 A.M. The weighing of nighttime events accounts for the usual increased interfering effects of noise during the night, when ambient levels are lower and people are trying to sleep. DNL is a weighted average measured in decibels (db).

*Deck.* A structure abutting a dwelling with no roof or walls except for visual partitions and railings not to exceed 42 inches above finished floor which is constructed on piers or a foundation above-grade for use as an outdoor living area.

*Department.* Department of Community Development and Regulatory Affairs or future name as adopted by the Mayor and Council of South Fulton.

*Development, Duplex.* A development of duplexes.

*Development, Multi-family.* A development of multifamily dwelling units on a single lot of record.

*Development Permit Standards.* Requirements established for each administrative permit such as setbacks, access, landscape and buffer areas, hours of operation etc.

*Development of Regional Impact or DRI.* A large-scale and/or specific type of development proposed to be located in the city that is likely to generate impacts beyond the city boundaries.

*Development of Regional Impact (DRI) Study.* A review by the Atlanta Regional Commission and the Georgia Regional Transportation Authority of large-scale projects that are of sufficient size that they are likely to create impacts beyond the jurisdiction in which each project will be located.

*Development, Single-Family.* A development of single-family dwelling units, with each dwelling unit including accessory structures, on a separate lot of record.

*Development Standards.* Dimensional measurements as specified in zoning districts relating to such standards as yard setbacks, lot area, lot frontage, lot width, height and floor area.

*Development, Townhouse.* A development of townhouse dwelling units.

*Director.* Director of Community Development and Regulatory Affairs.

*Distribution Line.* A pipeline other than a gathering or transmission line.

*District, Nonresidential.* A term used to identify all districts except single-family dwelling districts, all apartment districts, R-6, TR, MHP and residential portions of a CUP — Includes AG-1.

*District, Residential.* A term which applies to all single-family dwelling districts, all apartment districts, R-6, TR, MHP, NUP and residential portions of a CUP and CUP-CGA — Excludes AG-1.

*Drainage Facility.* A facility which provides for the collection, removal and detention of surface water or groundwater from land by drains, water course or other means.

*Dwelling.* Any building or portion thereof which is designed for or used for residential purposes for periods of more than 30 consecutive days. A dwelling shall not include Temporary Storage Units, as defined in this Article.

*Dwelling, Duplex.* A structure that contains two dwelling units.

*Dwelling, Multi-family.* A structure containing three or more dwelling units not including townhouses, triplexes or quadruplexes.

*Dwelling, Patio Home.* A single-family dwelling unit on a separate lot with setbacks on only three sides due to one of the building's sides resting on a lot line.

*Dwelling, Quadruplex.* Four attached dwellings in one building in which each unit shares one or two walls with an adjoining unit or units.

*Dwelling, Triplex.* A building containing three dwelling units, each of which has direct access to the outside or to a common hall.

*Dwelling Unit.* One or more rooms constructed with cooking, sleeping and sanitary facilities designed for and limited to use as living quarters for one family.

*Dwelling Unit, Single-Family.* One dwelling unit that is not attached to any other dwelling unit by any means.

*Dwelling Unit, Townhouse.* A dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

#### 904.05 E

*Electric Vehicle Supply Equipment (EVSE).* The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

*Environmentally Adverse Use.* Any use or activity which poses a potential or immediate threat to the environment and/or is physically harmful or destructive to living beings. Without limiting the generality of the foregoing, the following uses are specifically declared to be environmentally adverse:

- (a) All environmentally adverse uses listed in Article 3 of this Zoning Ordinance, in addition to quarries, surface mines, landfills, and waste transfer stations;
- (b) All uses that will result in the discharge of any chemical listed in any of the following publications:
  - (1) The Environmental Protection Agency's List of Hazardous Air Pollutants as included in the Clean Air Act Amendments of 1990, including any modifications or amendments thereto;
  - (2) The Environmental Protection Agency's List of Toxic Pollutants prepared in accordance with the Clean Water Act as codified at 40 C.F.R. 401.15 of the Code of Federal Regulations, including any modifications or amendments thereto; or
  - (3) The Environmental Protection Agency's List of Priority Pollutants prepared in accordance with the Clean Water Act as codified at 40 C.F.R. 423, Appendix A, of the Code of Federal Regulations, including any modifications or amendments thereto.
- (c) All uses that will require the issuance of a permit by or will be otherwise subject to regulations promulgated by either the Environmental Protection Agency or the State of Georgia Environmental Protection Division.

*Environmentally Stressed Community.* Any existing residential development (single-family dwelling, duplex dwelling, triplex dwelling, quadruplex dwelling, townhouse dwelling or multifamily dwelling), any portion of which is located within ½ mile of an existing Environmentally Adverse Use. Environ.

*Explosive.* A chemical compound, mixture or device, the primary or common purpose of which is to function by explosion. The term includes, but is not limited to, dynamite, black powder, pellet powder, initiating explosives, detonators, safety fuses, squibs, detonating cord, igniter cord, igniters, display fireworks, and gun powder.

#### 904.06 F

*Family.* One or more persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, or up to four unrelated persons, occupying a dwelling unit and living

as a single housekeeping unit, as distinguished from persons occupying a rooming, boarding or lodging house, a hotel.

*Family Day Care Home.* A Home Occupation in which shelter, care, and supervision are provided fewer than 24 hours per day for six or fewer children under 13 years, without transfer of legal custody. A Family Day Care Home shall be licensed by the Georgia Department of Early Care and Learning as a “family child care learning home” and may provide basic educational instruction.

*Family Qualified Group Residence.* A group residence which otherwise falls under the definition of a “Family” and therefore does not require approval as a Special Use.

*Farm.* A parcel of land which is used for the raising of animals (including fish) on a commercial basis, such as ranching, dairy farming, piggeries, poultry farming and fish farming; a facility for the business of boarding or renting horses to the public; or a site used for the raising or harvesting of agricultural crops such as wheat, field forage and other plant crops intended for food or fiber.

*Farm Winery.* A parcel zoned as an agricultural use where: (1) fruit is grown in a producing vineyard, orchard or similar growing area on the premises and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine or fortified wine that contains not more than 24% alcohol by volume; or (2) purchased from producing vineyard, orchard or similar growing area in the City of South Fulton and with facilities for fermenting and bottling wine on the premises where the owner or lessee manufactures wine or fortified wine that contains not more than 24% alcohol by volume.

*Flag Lot.* A lot where frontage to a public street is provided via a narrow strip of land forming a pole or stem to the buildable portion of the lot.

*Flex Office/Warehouse Space.* Industrial space that is a combination of non-airconditioned warehouse space with airconditioned office space and or showroom space attached.

*Flood Lamp.* A form of lighting designed to direct its output in a specific direction with a reflector formed from the glass envelope of the lamp itself. Such lamps are so designated by the manufacturers and are typically used in residential outdoor area lighting.

*Flood Light.* A form of lighting designed to direct its output in a diffuse, more or less specific direction, with reflecting or refracting elements located external to the lamp.

*Floor Area, Gross.* The sum of all floors of a structure as measured to the outside surfaces of exterior walls or the center of connected or common walls, including common public areas, such as lobbies, rest rooms and hallways, spaces devoted exclusively to permanent mechanical systems, permanent storage areas, stairwells, elevator shafts, but excluding internal parking and loading areas, attics, porches, balconies and other areas outside of the exterior walls of the building. Gross floor area is used to determine the building sizes for all but single-family dwellings and to determine required parking when floor area is the designated measure for a use. Commonly referred to as Floor Area.

*Floor Area, Ground.* The heated floor area of the first story of a building above a basement or, if no basement, the lowest story.

*Floor Area, Heated.* The sum of all heated area of a dwelling or dwelling unit, as appropriate, measured to the inside surfaces of exterior walls, excluding porches, balconies, attics, basements (finished or unfinished), garages, patios and decks.

*Floor Area, Net.* The sum of all floors of a structure as measured to the outside surfaces of exterior walls, excluding halls, stairways, elevator shafts, attached and detached garages, porches, balconies, attics with less than 7 feet of headroom, basements, patios and decks are excluded.

*Floor Area, Net Leasable.* Gross floor area less the common public areas.

*Food Truck.* A mobile kitchen, mobile canteen or catering truck which serves as a mobile venue that transports, assembles and sells food and beverages (non-alcoholic). Food trucks include ice

cream trucks, pushcarts, and or canteen trucks. It is a mobile, fully self-contained unit with valid State of Georgia registration that utilizes no outside cooking area. Mobile food vendors which stop for less than or equal to 30 minutes at a single location shall not be considered Food Trucks.

*Food Truck Festival.* Coordinated and advertised gathering of three or more Food Trucks in one location on a date certain with the intent to serve the public.

*Foot-candle.* A unit of measure for illuminance on a surface that is everywhere one foot from a point source of light of one candle, and equal to one lumen per square foot of area.

*Full Cutoff.* A luminaire light distribution where zero candela intensity occurs at or above an angle of 90 degrees above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10%) at or above a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

*Full Cutoff Fixture.* An outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

#### 904.07 G

*Garage, Truck and Heavy Equipment Repair.* A use which may provide a full range of repairs and services including major overhauls on trucks and heavy equipment. Includes paint and body shops.

*Garden Center.* A business whose primary operation is the sale of seeds and organic and inorganic materials, which include but are not limited to trees, shrubs, flowers, and other plants for sale or transplanting, mulch, pine straw, and other organic products for landscaping purposes.

*Gas Station.* An establishment where motor vehicle fuel is sold to retail customers. A gas station may be part of a parcel containing a combination of convenience store and/or fast-food restaurant located inside one structure on the parcel.

*Glare.* The sensation produced within the visual field by luminance that is sufficiently greater than the luminance to which the eyes are adapted, causing annoyance, discomfort, or loss in visual performance and visibility.

*Golf Course.* A use of land for playing the game of golf. The term shall not include miniature golf, but may include a Country Club, pro shop, and a driving range as an accessory use.

*Governmental Facility.* A building or institution provided by the government to care for a specified need, such as a courthouse or jail.

*Grade.* The average elevation of the finished surface of the ground adjacent to all sides of any structure.

*Green space.* Green space means permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following goals:

- (a) Water quality protection for rivers, streams, and lakes;
- (b) Flood protection;
- (c) Wetlands protection;
- (d) (Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks;
- (e) Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- (f) Scenic protection;

- (g) Protection of archaeological and historic resources;
- (h) Provision of recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities; and
- (i) Connection of existing or planned areas contributing to the goals set out in this paragraph.

*Group Residence for Adults.* A state licensed 24-hour residential facility functioning as a single housekeeping unit for the sheltered care of five or more adults over the age of 18 with special needs which, in addition to providing food and shelter, may also provide some combination of personal care, social or counseling services and transportation. Bedroom suites shall not include kitchen facilities. This use does not include Rooming Houses and uses licensed by the state as Child Caring Institutions, Personal Care Homes, or Assisted Living Facilities. This use does include Second Chance Homes as licensed by the state.

*Group Residence for Children.* A facility licensed by the Georgia Department of Human Resources as a "child caring institution" in which full time care is provided for six or more children through the age of 18 years of age outside of their own homes. Full-time care is referred to as room, board and watchful oversight. A group residence may not serve the purpose of, or as an alternative to, incarceration.

*Guest House.* A detached accessory dwelling unit located on the same lot with a single-family dwelling unit and used by relatives, guest or employees that work on the property without payment for rent.

#### 904.08 H

*Hardship.* The existence of extraordinary and exceptional conditions pertaining to the size, shape, or topography of a particular property, because of which the property cannot be developed in strict conformity with the provisions of the Zoning Ordinance.

*Height.* The vertical distance measured from the finished grade along all walls of a structure to the highest point of the coping or parapet of a flat roof or to the average height between eaves and ridge for gable, hip and gambrel roofs.

*Height, Sign.* The elevation measured from grade level adjoining a sign to the highest point on the sign; except that when measuring a free-standing sign, any part of which is located below the centerline of an adjoining street, said sign shall be measured from the elevation of the centerline of the road to the highest point on the sign.

*Historic Period Lighting.* Commercial lighting with an architectural design from the late 19th and early 20th centuries.

*Home Occupation.* An accessory use of a dwelling unit for business, operated by members of the resident family only.

*Hospice, Inpatient Facility.* A state-licensed facility that provides inpatient palliative and supportive care for five or more chronically or terminally patients and is not a part of a licensed skilled nursing facility or a licensed hospital.

*Hotel.* A facility with guest rooms or suites that are directly accessed from an enclosed interior lobby and are rented to the general public for transient lodging for fewer than 30 days. A hotel may include additional facilities and services, such as restaurants, meeting spaces, and recreational facilities.

*Hotel, Extended Stay.* Any hotel with six or more guest rooms, and where more than 5% of the guest rooms located therein contain a fixed cooking appliance.

## 904.09 I

*IESNA.* The Illuminating Engineering Society of North America, a non-profit professional organization of lighting specialists that has established recommended design standards for various lighting applications.

*Illuminance.* The quantity of light arriving at a surface divided by the area of the illuminated surface, measured in foot-candles. Horizontal illuminance applies to a horizontal surface, vertical illuminance applies to a vertical surface. Average illuminance is the level of illuminance over an entire illuminated target area. Maximum illuminance is the highest level of illuminance on any point within the entire area; minimum illuminance is the lowest level of illuminance on any point within the entire area.

*Illuminance Levels.* Illuminance levels and foot candles noted in this ordinance mean the maintained illuminance levels; the illuminance levels occurring just prior to lamp replacement and luminaire cleaning. The average illuminance level applies to an entire illuminated target area. Minimum and maximum illuminance levels apply to small areas within the entire illuminated target area. Unless otherwise noted, illuminance levels refer to horizontal illuminance levels.

*Illumination.* Direct illumination is illumination which is projected from within a sign, building, etc. Indirect illumination is illumination which is projected onto a sign, building, etc.

*Improvement Setback.* An area adjacent to a zoning buffer in which no improvements and/or structures shall be constructed.

*Industrialized Building.* Any structure or component thereof which is designed and constructed in compliance with the state minimum standards codes and is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

## 904.10 J

*Junk Facility.* See "Salvage/Storage/Junk Facility".

## 904.11 K

*Kennel.* A use for the shelter of domestic animals where the shelter of these animals involves an exchange of revenue in which a business license is required. If the kennel is a non-business operation, its use may be certified by the South Fulton Animal Control Office.

## 904.12 L

*Lamp.* The component of an outdoor luminaire that produces light.

*Land Disturbance Permit.* A permit issued by the Department of Community Development and Regulatory Affairs that authorizes the commencement of alteration or development of a given tract of land or the commencement of any land disturbing activity.

*Land Disturbing Activity.* Any alteration of land which may result in soil erosion from water or wind and the movement of sediment into water or onto lands, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling.

*Landfill, Inert Waste Disposal.* A disposal facility accepting only waste that will not or is not likely to cause production of leachate of environmental concern by placing an earth cover thereon. Such waste is limited to earth and earth-like products, concrete, cured asphalt, rocks, bricks, yard trash, stumps, limbs and leaves. This definition excludes other types of industrial and demolition waste not specifically listed above. Refer to the rules concerning Solid Waste Management of the Georgia Department of Natural Resources, Environmental Protection Division, as amended, for further definition.



*Landfill, Solid Waste Disposal.* A disposal facility accepting solid waste excluding hazardous waste disposed of by placing an earth cover thereon. Solid waste includes waste from domestic, agricultural, commercial and industrial sources. Refer to the rules concerning Solid Waste Management of the Georgia Department of Natural Resources, Environmental Protection Division, as amended, for further definition.

*Landscape Strip.* An area required by this Ordinance or by conditions of zoning which is reserved for the installation and/or maintenance of plant materials.

*Landscaping Business.* A business whose primary operation is the sale and/or storage of organic and inorganic materials, plants, mulch, pine straw, and other limited related accessory products for the landscape industry and the storage and use of associated landscape vehicles.

*Large-Scale Retail/Service Commercial Establishment.* An individual retail/service establishment that is 75,000 square feet or greater. This size threshold refers to an individual establishment and its associated outdoor areas used for display and storage.

*Large-Scale Retail/Service Commercial Development.* A retail/service commercial development having between one and four large-scale retail/service commercial establishments whether freestanding or combined.

*Lawful Use.* Any use of lots or structure which is not in violation of any existing federal, state or local law, statute, regulation or ordinance.

*Light, Direct.* Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of luminaire.

*Light, Fully-shielded.* Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.

*Light, Indirect.* Direct light that has been reflected or has scattered off of other surfaces.

*Loading Space.* An area within the main building or on the same lot, which provides for the loading, or unloading of goods and equipment from delivery vehicles.

*Lodge and/or Retreat/Campground.* A facility which provides space, food and/or lodging facilities for social, educational or recreational purposes.

*Lot.* The basic lawful unit of land, identifiable by a single deed. A group of two or more contiguous lots owned by the same entity and used for a single use shall be considered a single lot. Lot, tract and parcel are synonymous.

*Lot, Corner.* A Multiple Frontage Lot adjoining two streets at their intersection.

*Lot Coverage.* The computed ground area occupied by all impervious surface within a lot.

*Lot Frontage.* The shortest property line adjoining a street or, for lots requiring no street frontage, oriented toward a street. A property line adjoining a stub street shall not be considered as frontage unless it is proposed for access or is the only street frontage. Front yard requirements shall be measured from this property line.

*Lot Line, Front.* A lot line which extends the entire length of an abutting street from intersecting property line to intersecting property line. The front lot line of a corner lot abuts the street which adjoins the lot for the shortest distance.

*Lot Line, Rear.* The lot line opposite and most distant from the front lot line. For a pointed or irregular lot, the rear lot line shall be an imaginary line, parallel to and the most distant from the front lot line, not less than twenty feet long, and wholly within the lot. True triangular lots do not have rear lot lines. Lots with more than one front lot line do not have rear lot lines.

*Lot Line, Side.* A lot line which is not a rear or front lot line.

*Lot Line/Property Line.* A line established through recordation of an approved plat, or a deed in the absence of a platting requirement, which separates a lot from other lots, or a lot from rights-of-way.

*Lot, Multiple Frontage.* Lots adjoining more than one street.

*Lot, Nonconforming.* See "Nonconforming Lot, Use or Structure".

*Lot-of-Record.* A lot, whether lawful or unlawful, which appears on a deed and/or plat recorded in the official records of the Clerk of Superior Court.

*Lot, Unlawful.* Any lot-of-record which, at the time of recordation in the official records of the Clerk of Superior Court, was not in compliance with zoning and subdivision laws in effect at that time.

*Lot Width, Minimum.* The least dimension required along the building line specified for each district, parallel to the lot frontage and measured between side lot lines.

*Luminaire.* This is a complete lighting system and includes a lamp or lamps and a fixture.

*Luminaire Height.* The height of a luminaire shall be the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.

## 904.13 M

*Maintenance, Normal.* The upkeep of a sign for the purpose of maintaining safety and appearance which may include painting, bulb replacement, panel replacement, letter replacement, repair of electrical components, and structural reinforcements to its original condition.

*Maker Space:* A Coworking Space, as defined in this Article, which allows members access to fabrication tools similar to those in machine shops or other light industrial facilities.

*Manufactured Home.* A new or used structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq. A manufactured home is not a modular home or a mobile home. A manufactured home does not include recreational vehicles.

*Manufactured Home Park.* Use of property for two or more manufactured homes for living purposes, and spaces or lots set aside and offered for use for manufactured homes. Does not include manufactured home sales lot.

*Massage Therapy.* A business where the practice of or engagement in massage therapy, as defined by the Georgia Massage Therapy Practice Act, is performed by massage therapists that are licensed by the Georgia Board of Massage Therapy.

*Massing.* Varying the massing of a building may be achieved by varying the surface planes of the building with porches, balconies, bay windows, and/or overhangs, and/or stepping-back the buildings from the second floor and above, and/or breaking up the roofline with different elements to create smaller compositions.

*Marquee.* Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building used for advertising or identification.

*Medical Related Lodging.* A use which provides temporary lodging for family members of a hospitalized patient.

*Microbrewery.* Collectively refers to breweries and brewpubs.

*Mineral Extraction.* Severance and/or removal of sand, stone, gravel, topsoil, and other mineral resources whenever such severance and/or removal is not conducted in conjunction with a permitted development activity.

*Mini-warehouse.* A structure or group of structures containing separate spaces/stalls which are leased or rented on an individual basis for the storage of goods.

*Mobile Home.* A new or used structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976. A mobile home is not a modular home or a manufactured home. A mobile home does not include recreational vehicles.

*Model Home.* A dwelling unit used for conducting business related to the sale of a development.

*Modification.* An application requesting change to an approved condition of zoning or special use approval, except for conditions that pertain to a change in use, increase in density, and/or increase in height.

*Modular Home.* An industrialized building that is a dwelling unit designed and constructed in compliance with the Georgia State Minimum Standard One and Two Family Dwelling Code which is wholly or in substantial part, made, fabricated, formed, or assembled in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. Any such structure shall not contain a permanent metal chassis and shall be affixed to permanent load-bearing foundation. The term shall not include manufactured homes as defined by the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq.

*Motel.* A facility with guest rooms or suites that are directly accessed from an exterior walkway and are rented to the general public for transient lodging for fewer than 30 days. A motel may include additional facilities and services, such as restaurant, meeting spaces, and recreational facilities.

*Multi-tenant.* Two or more businesses that provide goods and/or services within separate structures located on the same site or within the same structure that provides wall separation and private access for each business.

#### 904.14 N

*NADIR.* The point directly below the luminaire defined as 0 degrees vertical angle.

*Nightclub.* A commercial establishment having a capacity of at least 100 persons per the City of South Fulton Fire Code, with all booths and tables unobstructed and open to view, dispensing alcoholic beverages and in which music, dancing or entertainment is conducted. All such establishments shall be equipped with air conditioning. The principal business of a nightclub shall be entertaining, and the serving of alcoholic beverages shall be incidental thereto. A nightclub shall not be considered a Bar, Private Club or Non-Profit Club.

*Nonconforming (Grandfathered) Lot, Use or Structure.* A use, lot, structure or sign that lawfully existed prior to the adoption of the South Fulton Zoning Ordinance, or subsequent amendments thereto, and does not now meet the minimum requirements of the district in which it is located as a result of such adoption or amendment.

*Nursing Home.* A state-licensed facility which admits five or more patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory

agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home.

#### 904.15 O

*Off-Premise.* A location outside of the subject lot for a designated use.

*Off-Site/Premise.* The location of a structure or use outside the lot-of-record of the subject development including the adjoining street or other right-of-way.

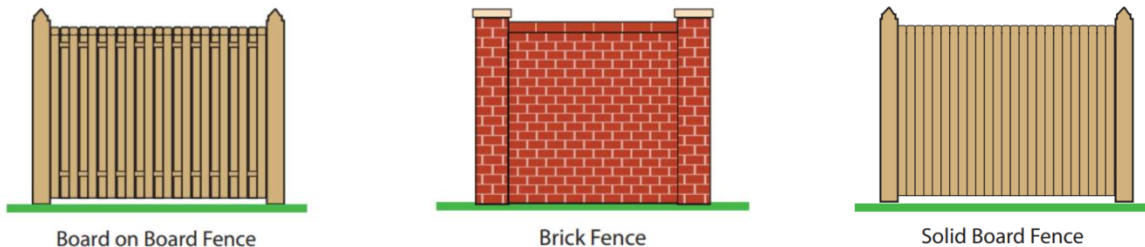
*On-Premise.* The individual lot-of-record on which the use is located.

*On-Site/Premise.* The location of a structure or use within the confines of a property delineated by property lines or, if referenced in a zoning or special use approval case, within the confines of the boundaries of the legal description filed with the petition.

*Office, Temporary.* A mobile, manufactured or other structure which is used as an office for real estate sales, on-site construction management and related functions.

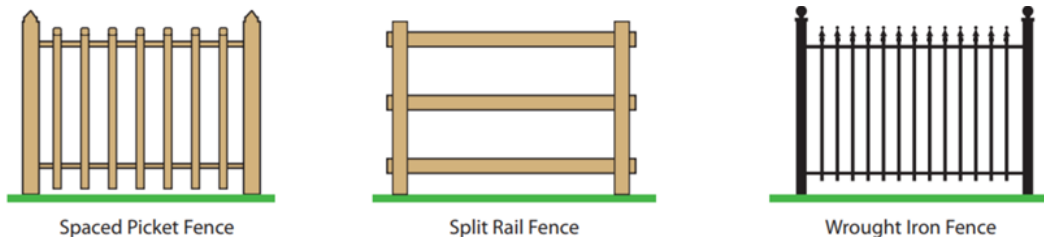
*Opaque.* As used to regulate fences and walls, the term “Opaque” shall mean a fence or wall has no openings, other than gates, or contains shiplap, tongue and groove or similar overlapping design if made of wood. Apart from any regulation of this Zoning Ordinance that requires a fence or wall to be 100% opaque, fences or walls that are less than 25% open as viewed on a horizontal plane shall be considered opaque. See also “Open” and “Semi-Opaque”.

**Figure 9-1 Examples of Opaque Fence Styles**



*Open.* As used to regulate fences and walls, the term “Open” shall mean a fence or wall that consists of more than 75% open voids, as viewed on a horizontal plane. See also “Opaque” and “Semi-Opaque”.

**Figure 9-2 Examples of Open Fence Styles**



*Open Space.* A portion of a site which is permanently set aside for public or private use and will not be developed. The space may be used for passive or active recreation or may be reserved to protect or buffer natural areas. Open space may include wooded areas other than required landscape strips and buffers, pathways/walkways, fields, and sensitive environmental areas such as wetlands, etc. Detention facilities and platted residential lots shall not be included in open space calculations.

*Outparcel (spin-site).* A portion of a larger parcel of land generally designed as a site for a separate structure and business from the larger tract. An outparcel may or may not be a subdivision of a larger parcel. To be recognized as an outparcel, the portion must be identified on a Site Plan approved for the larger parcel.

#### 904.16 P

*Parcel.* See "Lot".

*Parking Lot.* An area which is used for the parking of vehicle.

*Parking Space.* An area designated for the parking of one vehicle on an all-weather surface.

*Path.* A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.

*Patio Home.* See "Dwelling, Patio Home".

*Personal Care Home.* A state-licensed dwelling or facility which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for five to 24 adults. "Personal Services" includes, but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. This use shall not include hospitals, convalescent centers, nursing homes, hospices, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

*Plans Review.* The act of reviewing plans and specifications to ensure that proposed undertakings comply with various governing laws, ordinances and resolutions. Compliance is subsequently utilized to determine that work and materials are in accordance with approved plans and specifications.

*Plant Nursery.* Any land used to raise trees, shrubs, flowers and other plants for sale or transplanting, but not including the retail sale of any related garden supplies such as chemical fertilizer, tools and other similar goods and/or equipment, or the retail sale of plants not grown on the property except in accordance with this Ordinance.

*Plat, Final.* A finished drawing of a subdivision which provides a complete and accurate depiction of all legal and engineering information required by the Subdivision Regulations. Certification is necessary for recording.

*Plat, Preliminary.* A drawing which shows the proposed layout of a subdivision in sufficient detail to clearly indicate its feasibility but is not in final form for recordation pursuant to the Subdivision Regulations.

*Pollution Point.* The location of an air pollution source (AFS report\*), CERCLA site (CERCLIS report\*), HSI site (RCRA report\*), NPDES site (PCS/ICIS report\*), landfill, RCRA site (RCRA report\*), solid waste landfill, TRI site (TRI report\*), or known reported environmental violation. (\*Found at Envirofacts website: [www.epa.gov/enviro/](http://www.epa.gov/enviro/))

*PODS.* Portable on demand storage containers. See also "Temporary Storage Units".

*Porch.* A roofed open structure projecting from the exterior wall of a building and having at least seventy percent of the total area of the vertical planes forming its perimeter unobstructed in any manner except by insect-screening between floor and ceiling.

*Primary Variance.* An application requesting relief from the standards of the Zoning Ordinance, except relief from use, minimum lot area, or minimum lot frontage.

*Private Club.* A corporation chartered, organized and existing under the laws of the state, exempt from federal income taxes pursuant to Section 501(c) of the Internal Revenue Code, as amended, actively in operation within the City, having at least 300 members regularly paying monthly, quarterly, or semiannual dues or user fees, organized and operated exclusively for pleasure, recreation and

other nonprofitable purposes, no part of the net earnings of which inures to the benefit of any shareholder or member, and owning, hiring or leasing a building or space therein for the reasonable use of its members with suitable kitchen and dining room space and equipment and maintaining and using a sufficient number of employees for cooking, preparing and serving meals for its members and guests; provided, that no member or officer, agent or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation, any profits from the sale of alcoholic beverages to the club or its members or guests beyond a fixed salary. In no event shall dues or user fees be paid on a daily basis. Activities defined by this Zoning Ordinance as Adult Entertainment or facilities defined as an Adult Entertainment Establishment shall be prohibited within a Private Club establishment. A Private Club shall not be considered a Nightclub, Non-Profit Club or Bar.

*Property.* When used in conjunction with an application for rezoning, an area of land composed of less than one lot, or of accumulations of one or more lots, or parts thereof.

*Protected Zone.* All lands that fall outside the buildable area of a parcel, all areas of a parcel required to remain in open space, all areas required as landscape strips and/or buffers (including zoning buffers, state water buffers and tributary buffers) and all tree save areas according to the provisions of this Zoning Ordinance, conditions of zoning, special use approval, variance approval, and/or the Tree Preservation Ordinance.

#### 904.17 Q

Reserved.

#### 904.18 R

*Recreational Court, Private.* An improved area designed and intended for the playing of a game or event such as basketball or tennis, and which serves a single family dwelling(s), duplex dwellings and/or multi-family dwellings, or combinations of dwelling types, including such improved areas which are owned and/or controlled by a neighborhood club or similar organization. A basketball goal adjoining a driveway of typical residential driveway dimensions shall not constitute a recreational court.

*Recreational Court, Public.* An improved area designed and intended for the playing of a game or event such as basketball or tennis, and is operated as a business or as a club unless such club is a neighborhood club or similar organization identified under Recreational Court, Private.

*Recreational Facilities.* Includes parks, recreation areas, golf courses, playgrounds, recreation counters (indoor & outdoor), playing fields, and other similar uses or facilities.

*Recreation Fields.* An outside area designed and equipped for the conduct of sports and leisure time activities including but not limited to softball, soccer, football, and field hockey.

*Recreational Vehicle.* A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational and camping purposes. Examples include a camper, a motor home and a travel trailer. As distinguished from a mobile home, dimensions shall not exceed a width of 8.5 feet and a length of 45 feet.

*Recycling Center, Collecting.* Any facility utilized for the purpose of collecting materials to be recycled including, but not limited to, plastics, glass, paper and aluminum materials. A drop off point for temporary storage of recyclables, no processing or reprocessing of materials is allowed.

*Recycling Center, Reprocessing.* A facility, in which recyclables, such as newspapers, magazines, cardboard, books and other paper products; glass; metal cans; and other products, are recycled, reprocessed and treated to return such products to a condition in which they may again be used in new products. The reprocessing or storage, bailing or otherwise dealing in scrap irons or other metals, used cloth, plumbing fixtures, appliances, brick, wood or other building materials; and the storage or accumulation outside of a storage building of used vehicle tires or tire carcasses is prohibited. A recycling center is not to be considered a landfill.

*Relocated Residential Structure.* A dwelling which has been removed from one location for relocation to another lot.

*Reprocessing.* Waste materials are subjected to a special process or treatment to return such products to a condition in which they may again be used in new products.

*Restaurant.* An establishment where meals are prepared and served to seated patrons. The serving of those meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto.

*Retail Use.* A business whose primary purpose is the sale of merchandise to consumers.

*Retreat.* See "Lodge".

*Right-of-Way.* A portion of land over which a local or state government has designated a right of use.

*Roadside Produce Stand.* A use offering either farm-grown, prepared food products such as fruits, vegetables, canned foods, or prepared packaged meats for sale from a vehicle or a temporary structure. The consumption of food on-site is prohibited.

*Roadside Vending.* The sale of merchandise such as clothing, crafts, household item, firewood, etc., from a temporary table or cart.

*Rooming House.* A residential use other than a hotel or motel in which lodging may be provided to non-household members for periods of 30 days or longer, and which does not include the provision of meals.

#### 904.19 S

*Salvage/Storage/Junk Facility.* Any use involving the storage or disassembly of wrecked or junked automobiles, trucks or other vehicles; vehicular impound lots; storage, bailing or otherwise dealing in scrap irons or other metals, used paper, used cloth, plumbing fixtures, appliances, brick, wood or other building materials; and the storage or accumulation outside of a storage building of used vehicle tires or tire carcasses which cannot be reclaimed for their original use. Such uses are storage and/or salvage facilities whether or not all or part of such operation is conducted inside or outside a building or as principal or accessory uses.

*Scale.* Scale refers to the relationship of the size of a building to neighboring buildings and of a building to a site. In general, the scale of new construction should relate to the majority of surrounding buildings.

*School, Private.* An educational use having a curriculum at least equal to a public school, but not operated by the Fulton County Board of Education.

*School, Special.* An educational use devoted to special education including the training of gifted, learning disabled, mentally and/or physically handicapped persons, but not operated by the Fulton County Board of Education.

*Screen.* A fence, wall, hedge, landscaping, earthen berm, buffer area or any combination of these that is designed to provide a visual and/or physical barrier.

*Seasonal Business Use.* A primary use involving the sale of items related to calendar holidays, such as Christmas trees, Halloween pumpkins, etc., which may be conducted outside.

*Second Chance Home.* A maternity home licensed by the Georgia Department of Human Services that provides full-time residential care, support and supervision to pregnant and parenting youth through 21 years of age and their child(ren) that is expected to last for more than an 8-week period following delivery. Program services include parenting skills, such as child development, education, job training, transitioning to independent living, family budgeting, health and nutrition, and other skills to promote residents' long-term independence and the well-being of their child(ren).

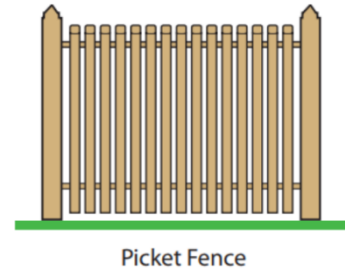


**Self-Storage/Mini.** A single-level structure or group of structures containing separate spaces/stalls and which are leased or rented to individuals for the storage of goods.

**Self-Storage/Multi.** A multi-level structure containing separate storage rooms/stalls under a single roof that are leased or rented.

**Semi-Opaque.** As used to regulate fences and walls, "Semi-Opaque" shall mean a fence or wall that consists of between 25% and 75% open voids, as viewed on a horizontal plane. See also "Opaque" and "Open".

**Figure 9-3  
Example of  
Semi-Opaque  
Fence Style**



**Senior Housing.** A single family or multi-family development intended for, operated for and designed to accommodate residents 62 years of age and older. Senior housing communities are designed for seniors to live on their own, but with the security and conveniences of community living. Some provide communal dining rooms and planned recreational activities (congregate living or retirement communities), while others provide housing with only minimal amenities or services.

**Setback.** A space between a property line and a building or specified structure.

**Setback, Minimum.** The minimum yards as specified in the various use districts. A minimum required space between a property line and a structure. An area identified by a building line.

**Short-Term Rental.** An accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude hotels/motels with the capacity to provide separately enclosed sleeping accommodations for more than 30 separate renters at a time, group residences and guest houses, as such terms are defined in this Article.

**Sign.** Any structure, device, object, design or display that is used or intended to be used to attract the attention of or to convey information to the public, and that is placed in such a way, whether out of doors or inside or near a window, as to be in the view of the general public from the exterior of any building on the property.

- (a) **Abandoned sign.** Any sign that is located on property which becomes vacant and /or unoccupied or a sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or missing letters or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.
- (b) **Animated sign.** Any sign that has moving parts or includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays such as an LED (Light Emitting Diode) screen or any other type of video display, even if the message is stationary.
- (c) **Audible sign.** Any sign which emits a sound which is audible or emits a signal which can be converted into audible sounds, whether by radio or other means.
- (d) **Awning/canopy sign.** Any sign that is a part of, or attached to, an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
- (e) **Banner.** A sign other than a flag with or without characters, letters, illustrations or ornamentation applied to cloth, paper, vinyl, plastic or fabric that is intended to be

hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners.

- (f) Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.
- (g) Billboard. A sign with an area of more than 72square feet but not more than 672 square feet.
- (h) Changeable copy sign. An animated sign that incorporates changing lettering or images to form a message or messages, whether such changes are accomplished electronically or manually.
  - (1) Manual changeable copy sign. Any sign that has a reader board format serving as background for letters/messages that are manually changeable.
  - (2) Electronic changeable copy sign. Any sign that uses changing lights or other methods to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (i) Fall zone. An area equal to 133% of the height of the structure in every direction.
- (j) Flag. Any fabric or bunting containing colors, patterns, or symbols used as a symbol of a government or other entity or organization.
- (k) Feather Flag Sign - A free-standing temporary sign typically constructed of a single plastic or metal shaft driven in the ground with an attached pennant that is vertically elongated and attached to the shaft. A feather flag sign is a type of animated sign.
- (l) Flashing sign. An animated sign, the illumination of which is not kept constant in intensity at all times when in use and which exhibits marked changes in lighting effects.
- (m) Freestanding sign. A permanently affixed sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
- (n) Illuminated sign, external. A sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.
- (o) Illuminated sign, internal. A sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes, or alternates.
- (p) Incidental door sign. A small sign, emblem or decal no larger than 1 square foot in area that is located on a door and is generally not readily visible or legible from public rights-of-way.
- (q) Internal development signs. Free-standing signs not visible from a public right-of-way and located adjacent to internal road(s) serving a development.
- (r) LED sign. Any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind, whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology. An LED sign is considered to be a form of electronic changeable copy sign.

- (s) Marquee. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
- (t) Marquee sign. Any sign attached flat against or upon a permanent marquee of a building.
- (u) Pennant, streamer. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.
- (v) Permanent sign. Any sign which, when installed, is intended for permanent use. A permanent freestanding sign shall be of a type and construction as not to be easily or readily removed from the lot on which it has been erected.
- (w) Portable sign. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs mounted upon a trailer, bench, wheeled carrier or other non-motorized mobile structure with or without wheels; signs converted T- frames; sandwich board, A-frame, and sidewalk signs; balloons; umbrellas; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.
- (x) Project entrance sign. A permanent freestanding sign located at an entrance designed and permitted for vehicular access into a multi-family development, or into a development containing multiple lots, such as but not limited to a particular single-family residential subdivision, a townhouse subdivision, or a commercial subdivision such as an office park or industrial park.
- (y) Projecting sign. Any sign which is suspended or projected from the wall, eave, or soffit of the building in such a manner that its leading edge extends more than 6 inches beyond the surface of such building or wall.
- (z) Public sign. Any sign erected by a governmental entity.
- (aa) Principal sign. The main, most prominent or largest freestanding or building sign on a property's street frontage or principal building, other than a project entrance sign as defined in this Article. Such signs are of permanent construction and not placed as temporary signage.
- (bb) Roof sign. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
- (cc) Sandwich board, sidewalk and A-frame signs. A portable sign the support structure of which is not imbedded in the ground. Such signs are constructed in such a manner that they stand on their own but are not permanently installed. This includes a sign displayed on an easel.
- (dd) Sign face. That part of a sign that is or can be used for advertising purposes.
- (ee) Sign. Any structure, device, object, design or display that is used or intended to be used to attract the attention of or to convey information to the public, and that is placed in such a way, whether out of doors or inside or near a window, as to be in the view of the general public from the exterior of any building on the property.
- (ff) Small temporary sign. A sign with an area of not greater than 4 square feet, with a sign face made for short-term use (90 days or less), containing no reflecting elements, flags, or projections and which, when erect, stands at a height not greater than 3 feet

and is mounted on a stake or metal frame with a thickness or diameter not greater than 1½ inches.

- (gg) Temporary sign. Any sign that is not permanently mounted.
- (hh) Wall sign. Any sign attached parallel to a wall, painted on the wall surface or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building and which displays only one sign surface.
- (ii) Window sign. Any sign that is applied, painted or placed on, behind or inside a window or upon the windowpanes or glass, and intended to be viewed from outside the building.

*Single-Family Development.* A development of more than two single-family dwelling units, with each unit on a separate lot of record.

*Site Plan.* A detailed plan, drawn to scale, based on a certified boundary survey, and reflecting conditions of zoning approval, various requirements of State law, and City Ordinances and Resolutions.

*Site Plan, Preliminary.* A detailed plan, normally associated with rezoning and Special Use requests, which is drawn to scale and reflects the various requirements of State law and of City Ordinances and Resolutions.

*Skywalk.* An elevated, grade separated pedestrian walkway or bridge located over a public right-of-way.

*Special Event.* An event or happening organized by any person or organization which will generate or invite considerable public participation and/or spectators for a particular and limited purpose of time, including, but not limited to, special sales and service promotions, car shows, arts and crafts shows, horse shows, carnivals, festivals, exhibitions, circuses, fairs, show houses and tours of homes for charity. Special events are not limited to those events conducted on the public streets but may occur entirely on private property. Special events may be for profit or nonprofit.

*Small box discount store.* A store of 10,000 square feet or less which sells at retail an assortment of physical goods, products, or merchandise directly to the consumer; and continuously offer a majority of the items in its inventory for sale at a price less than \$5.00 per item.

*Spill Light.* The light that illuminates surfaces beyond the intended area of illumination caused by the uncontrolled direct light component from the luminaires.

*Stealth Tower.* See "Alternative Telecommunication Support Structure".

*Story.* A portion of a building between the surface of any floor and the floor or space above it, excluding basements and attics.

*Story, Half.* A heated and finished area below a roof, one or more of the vertical walls of which are less than normal ceiling height for the building.

*Street.* A roadway/right-of-way located and intended for vehicular traffic. Streets may be public or they may be private if specifically approved by the Department of Community Development and Regulatory Affairs as part of a subdivision plat.

- (a) Public streets. Rights-of-way used for access owned and maintained by the federal, state, or local government.
- (b) Private streets. Roadways constructed to South Fulton standards but owned and maintained by a private entity. Necessary easements for ingress and egress for police, fire, emergency vehicles and all operating utilities shall be provided. Should South Fulton ever be petitioned to assume ownership and maintenance of the private

streets prior to dedication of the streets, they must be brought to acceptable South Fulton standards subject to the approval of the Director of Public Works.

- (c) Stub streets. Rights-of-way that dead ends into an interior property line.
- (d) Freeway. Any multi-lane roadway having full access control and separation of directional traffic. A freeway accommodates large volumes of high-speed traffic and provides efficient movement of vehicular traffic for interstate and major through travel.
- (e) Principal Arterial. Any roadway that has partial or no access control and is primarily used for fast or heavy traffic. Emphasis is placed on mobility rather than access to adjacent land.
- (f) Minor Arterial. Any roadway that has partial or no access control and is primarily used for interconnectivity of major arterials and places more emphasis on access to adjacent land over mobility than principal arterials.
- (g) Collector Road. Any roadway that has partial or no access control and has more emphasis on access to adjacent land over mobility than arterials. The primary purpose is to distribute trips to and from the arterial system to their destination points and allow access to the local roads.
- (h) Local Road. Any roadway that has no access control and places strong emphasis on access to adjacent land over mobility while service to through traffic is discouraged.
- (i) Full Access Control. Preference is given to through traffic by providing access connections only with selected public roads and by prohibiting crossing at grade and direct private connections.
- (j) Partial Access Control. Preference is given to through traffic to a degree that in addition to connection with selected public roads, there may be some crossing at grade and some private connections.
- (k) No Access Control. Preference is generally given to access to adjacent land rather than mobility.

*Structure.* Anything built or constructed which occupies a location on, or is attached, to the ground. Driveways, surface parking lots, patios, and similar paved surfaces are not considered structures.

*Structure, Accessory.* A subordinate structure, customarily incidental to a principal structure or use and located on the same lot. Examples of accessory structures in single-family dwelling districts include outbuildings, such as, tool sheds, woodsheds, workshops, outdoor kitchens, pool houses, gazebos, guest houses, storage sheds, detached garages and detached carports, etc. Fences and retaining walls are not considered accessory structures. Driveways, surface parking lots, patios, and similar paved surfaces are not considered accessory structures.

*Structure, Principal.* A structure in which the principal use or purpose on a property occurs, and to which all other structures on the property are subordinate. Principal shall be synonymous with main and primary.

*Subdivision.* The division of land into two or more lots. A development consisting of subdivided lots.

*Surface, All-weather.* Any surface treatment, including gravel, which is applied to and maintained so as to prevent erosion, and to prevent vehicle wheels from making direct contact with soil, sod or mud; and which effectively prevents the depositing of soil, sod or mud onto streets from areas required to be so treated.

*Swimming Pool, Private.* A recreation facility designed and intended for water contact activities which serves a single family dwelling(s), duplex dwellings and/or multi-family dwellings, or

combinations of dwelling types, including pools which are owned and/or controlled by a neighborhood club or similar organization.

*Swimming Pool, Public.* A recreation facility designed and intended water contact activities which is operated as a business or as a club unless such club is associated with a neighborhood club or similar organization.

#### 904.20 T

*Temporary Storage Units.* Cargo or storage containers, shipping containers, cargo crates, portable storage containers, PODS containers, box trailers, box or utility vans or trucks, van bodies or boxes removed from trailers or other similar vehicles.

*Tenant Panels.* An on-premise sign panel(s) that list the name of tenants within a shopping center or development which the primary sign identifies.

*Thoroughfare, Major.* Any street which is classified in the Transportation Element of the Comprehensive Plan as either a freeway, an arterial or a major collector.

*Thoroughfare, Minor.* Any street which is classified in the Transportation Element of the Comprehensive Plan as a minor collector or local street.

*Tiny House.* A site-built or modular (industrialized building) detached single-family dwelling that does not exceed 400 square feet in total area of habitable floor space, excluding loft spaces, and that is affixed to a permanent load-bearing foundation and does not contain a permanent metal chassis. Habitable spaces are for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

*Transfer Station.* A facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

*Trespass Light.* The off-site spill light that illuminates beyond the property boundaries in which the light fixture is installed, where it is neither wanted nor needed.

*Truck Stop.* Any business, premises, or land in which or upon which a business, service or industry involving the maintenance, servicing, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles, but excluding the storage of trailers, trucks and similar commercial vehicles. A truck stop also may include overnight accommodations and restaurant facilities primarily for the use of truck crews. Trucks/trailers shall have current registration and license plates with decal.

*Truck Terminal.* A primary use of property where trucks/trailers are temporarily stored maintained or based and where trucks load and unload cargo and freight and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation. Truck terminals may include uses incidental to the principal use such as facilities for servicing of trucks and warehouse storage facilities. Trucks/trailers shall have current registration and license plates with decal.

#### 904.21 U

*Use.* The purpose or function arranged or intended for a structure or property.

*Use, Accessory.* A subordinate use which is customarily incidental to the principal use of a lot, and which is located on the same lot as a principal use.

*Use, Principal.* The primary or main purpose or function of a lot or structure. Synonymous with Main and Primary.

*Use Permit.* A permit approved by the City Council, pursuant to a public hearing, which authorizes a use which must meet certain standards which exceed the requirements of the district as-a-whole.

*Use, Special.* A use approved by the City Council subject to meeting certain standards or conditions that are established by this Zoning Ordinance.

#### 904.22 V

*Vape Shop.* A business whose principal product line for retail sale is alternative nicotine products or vape juice, or both. For the purposes of this paragraph, "alternative nicotine products" refer to any products or devices that employ an electronic heating element, power source, electronic circuit, battery, or other electronic, chemical, or mechanical means to produce a vapor that delivers nicotine to the person inhaling from the device, including electronic cigarettes, electronic cigars, electronic hookahs, electronic bongos and electronic pipes, whether manufactured, distributed, marketed, or sold as an electronic cigarette, electronic cigar, or electronic pipe. For the purposes of this paragraph, "vape juice" refers to any liquid that contains compounds containing pharmaceutical grade vegetable glycerin, propylene glycol, nicotine, foodgrade flavoring, and water, and can be used for vaping by means of an alternative nicotine product. For purposes of this paragraph, "principal" shall mean that alternative nicotine products, vape juice, or both constitute at least 25% of the business's aggregate retail sales.

*Variance.* An application requesting relief from the standards of this Zoning Ordinance, except relief from use, minimum lot area, or minimum lot frontage.

*Vegetative Screen.* An evergreen planting which, within three years of planting, provides a 100 percent visual barrier between a lot and adjacent lots and uses with a minimum height of 6 feet. A vegetative screen is composed of plant materials.

*Vehicle, Junk or Salvage.* Any automobile, truck or other vehicle which is missing one of the following: 1) current registration, 2) license plate with current decal, 3) proof of liability insurance, 4) drive train component for more than 30 days.

*Veterinary Clinic/Hospital.* A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

#### 904.23 W

*Waste.* Materials that are discarded, disposed of or no longer usable.

*Waste Disposal Boundary.* The limit of all waste disposal areas, appurtenances, and ancillary activities (including but not limited to internal access roads and drainage control devices).

*Waste, Hazardous.* See Georgia Department of Natural Resources definition.

*Waste, Solid.* See Georgia Department of Natural Resources definition.

#### 904.24 X

Reserved.

#### 904.25 Y

*Yard.* A land area extending between a structure and a lot line.

*Yard, Front.* A yard abutting any street except the side street on a corner lot. Front yards extend the entire length of an abutting street from intersecting lot line to intersecting lot line. The front yard of corner lots shall be applied to the street which abuts the lot for the shortest distance.

*Yard, Minimum.* The minimum distance between a building or specified structure and a lot line as specified in the district regulations.

*Yard, Rear.* The rear yard is the minimum required distance between the rear lot line and a structure. True triangular lots do not have rear yards. Lots with more than one front lot line do not have rear yards. The Director of Community Development and Regulatory Affairs or his/her designee shall make the final determination of rear yards when in dispute or undefined by this definition.



## Z

*Yard, Side.* A yard which is not a front or rear yard.

*Yard Sale.* The sale or offering for sale of more than one article of tangible personal property at any one residential premises at any one time. All sales entitled: garage sale; tag sale; porch sale; lawn sale; attic sale; basement sale; rummage sale; flea market sale or any similar casual sale of tangible personal property are included.

### 904.26 Z

*Zoning Change.* An amendment to the Zoning Map (rezoning), approval of a Special Use, or approval of a change in the conditions of approval associated with a rezoning or Special Use.

*Zoning Conditions.* Requirements placed on property by the City Council at the time of approval of a rezoning and/or special use. Also called “conditions of approval.”

*Zoning Modification.* An application to change approved zoning conditions on rezonings and Special Use approvals where it has been determined by the Director of Community Development and Regulatory Affairs that the requested change involves a matter of significant public interest.

# Article 10. Inactive Zoning Districts

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## Article 10. Inactive Zoning Districts

### Sec. 1001. Purpose of Article 10.

The purpose of this Article is to identify use and development standards that apply to individual zoning districts which are no longer active but which continue to apply to properties zoned in those classifications. No additional parcels will be rezoned to any inactive district classification.

### Sec. 1002. Other Regulations That Apply.

The headings below contain other provisions applicable to uses allowed in the inactive zoning districts, unless the type of regulation shown below is specifically addressed in this Article.

#### 1002.01 Zoning Ordinance.

- (a) Nonconformities, see Article 1.
- (b) Off-street parking and loading, see Article 6.
- (c) Outside storage, see Article 3.
- (d) Landscape area and buffer regulations, see Article 4.
- (e) Signs, see Article 7.
- (f) Overlay districts, see Article 5.
- (g) Restrictions on particular uses, see Article 3.
- (h) Outdoor lighting standards, see Article 4.

#### 1002.02 Other Local Regulations.

- (a) South Fulton Development Regulations.
- (b) South Fulton Floodplain Management Ordinance.
- (c) South Fulton Subdivision Ordinance.

### Sec. 1003. SUB-A Suburban A Single-Family Dwelling District.

Regulations set forth in this Sec. 1003 are the SUB-A District regulations.

#### 1003.01 SUB-A District Intent.

The SUB-A zoning district encompasses lands devoted to residential use areas of one or fewer dwellings per acre.

#### 1003.02 SUB-A Use Regulations.

- (a) Allowed uses.
- (b) A principal building may be used for only a single-family dwelling.
- (c) For allowed accessory and temporary uses, see Article 2's Accessory and Temporary Use Table requirements for single-family residential zoning districts, with the exception that "party houses" are prohibited in the SUB-A zoning district.

#### 1003.03 SUB-A Development Regulations.

- (a) Height regulations. Buildings shall be no higher than 35 feet or 2½ stories, whichever is higher.
- (b) Area regulations.

Sec. 1004 SUB-C Suburban C Single-Family Dwelling District.

- (1) Minimum front yard: 60 feet.
- (2) Minimum side yard:
  - a. 15 feet adjacent to interior lines.
  - b. 30 feet adjacent to streets.
- (3) Minimum rear yard: 40 feet
- (4) Minimum lot area: 1 acre
- (5) Minimum lot width: 150 feet
- (6) Minimum lot frontage: 35 feet
- (7) Minimum heated floor area:
  - a. 1,200 square feet for less than two stories.
  - b. 1,320 square feet for two stories or more than two stories with 900 square feet on the ground floor.
- (8) Minimum accessory structure requirements. Accessory structures may be located in rear or side yards, but shall not be located within a minimum yard.

Sec. 1004. SUB-C Suburban C Single-Family Dwelling District.

Regulations set forth in this Sec. 1004 are the SUB-C District regulations.

1004.01 SUB-C District Intent.

The SUB-C zoning district encompasses lands devoted to residential use areas of two or fewer dwellings per acre.

1004.02 SUB-C Use Regulations.

- (a) Allowed uses.
- (b) A principal building may be used for only a single-family dwelling.
- (c) For allowed accessory and temporary uses, see Article 2's Accessory and Temporary Use Table requirements for single-family residential zoning districts, with the exception that "party houses" are prohibited in the SUB-C zoning district.

1004.03 SUB-C Development Regulations.

- (a) Height regulations. Buildings shall be no higher than 35 feet or 2½ stories, whichever is higher.
- (b) Area regulations.
  - (1) Minimum front yard: 50 feet.
  - (2) Minimum side yard:
    - a. 10 feet adjacent to interior lines.
    - b. 20 feet adjacent to streets.
  - (3) Minimum rear yard: 35 feet
  - (4) Minimum lot area: 18,000 square feet
  - (5) Minimum lot width: 100 feet
  - (6) Minimum lot frontage: 35 feet

- (7) Minimum heated floor area:
  - a. 1,000 square feet for less than two stories.
  - b. 1,100 square feet for two stories or more than two stories with 850 square feet on the ground floor.
- (8) Minimum accessory structure requirements. Accessory structures may be located in rear or side yards, but shall not be located within a minimum yard.

## Sec. 1005. TR Townhouse Residential District (Old)

The regulations set forth in Sec. 1005 are the regulations of the TR Townhouse Residential District (Old).

### 1005.01 TR District Intent.

This district encompasses lands devoted to residential uses having both single and multi-family characteristics. The intent of this district is to provide standards for low-density dwellings which will:

- (a) Encourage the provisions of usable open and recreation areas and desirable living environments;
- (b) Be located primarily in areas near or adjacent to single-family use areas;
- (c) Be located so as to provide transition between single-family use areas and higher density dwelling areas and/or commercial areas; and
- (d) Be located near such services as retail shopping and major thoroughfares and collector streets.

### 1005.02 TR Use Regulations.

- (a) A principal building shall be used only for the following purposes:
  - (1) Single-family dwelling.
  - (2) Two-family dwelling.
  - (3) Townhouses.
- (b) Accessory uses or buildings customarily incidental to any of the above uses are allowed as follows:
  - (1) Single-family and two-family dwellings:

Accessory uses and buildings that are not a part of the main structure shall be located in the rear yard or in the side yard, and shall not be less than 10 feet from any side or rear lot line.
  - (2) Townhouses:
    - a. All accessory buildings shall be located not nearer to any perimeter lot line than the distance prescribed for side and rear yards.
    - b. Unenclosed recreational facilities, except swimming pools, may be placed within any required side or rear yard, provided that any such use shall not be permitted nearer to any perimeter lot line than 30 feet.
    - c. Swimming pools are allowed provided that no swimming pool may be placed nearer than 30 feet to any rear or side lot line, nor nearer than 50 feet to any public street line. Provided further that when located adjacent to a single-family residential district, such pools shall not be located within

150 feet thereof, except in cases when located so as to be screened from single-family dwelling district by a townhouse dwelling, or an accessory structure greater in length by a minimum of 20 feet on each side of such pool(s), the distance of 150 feet shall not be required. A fence of minimum height of 5 feet shall be provided around the perimeter of all swimming pools.

1005.03 TR Building Regulations.

- (a) Single family, two family and townhouse dwellings: No building or structure shall exceed 35 feet in height.
- (b) Townhouse residential development:
  - (1) No more than 20 townhouse dwelling units shall be permitted to form a single building.
  - (2) No more than three contiguous townhouse dwellings which form a part of a single building shall have the same front setback or roof line. Said setback and roof line shall be varied by a minimum of 2 feet.
  - (3) Sidewalks shall be provided for each townhouse pedestrian access throughout the entire development.
  - (4) Driveways serving more than six units shall be paved to a minimum width of 30 feet.

1005.04 TR Area Regulations.

- (a) Single-family and two-family dwellings:
  - (1) Front yard: There shall be a front yard having a depth of not less than 40 feet.
  - (2) Side yard: There shall be two side yards, one on each side of the building of not less than 10 feet. where a lot is located at the intersection of two or more streets, the width of the yard along the side street shall not be less than 20 feet. No accessory building or portion thereof shall be located within the required yard area along any street.
  - (3) Rear yard: There shall be a rear yard having a depth of 25 feet.
  - (4) Lot area per family: Every dwelling shall be located on a lot having a frontage of 90 feet at the building setback line and containing the following areas:
    - a. 11,000 square feet for a single-family dwelling (90' × 122').
    - b. 5,500 square feet per family for a two-family dwelling (99' × 112').
- (b) Townhouse residential developments:
  - (1) Density: A townhouse residential development shall not exceed nine dwelling units per gross acre (4,480 square feet per family unit).
  - (2) Size of development site: The minimum size of the site to be developed for townhouse residential use shall be 2 acres, with 100 feet of frontage.
  - (3) Yard requirements:
    - a. Front yard: There shall be a front yard of not less than 40 feet.
    - b. Side yard: There shall be two side yards of not less than 30 feet on each side provided, however, where a side yard abuts a single-family dwelling district, the side yard shall not be less than 40 feet.

- c. Corner setback: Where a lot, tract, or parcel of land is located at the intersection of two streets, the width of the yard along the side street side shall not be less than 40 feet provided, however, that when such property lies adjacent to a single family dwelling district, the yard requirement along the side street shall be the same as prescribed or established for the front yard of the adjacent single family dwelling district. In no case shall such yard be less than 40 feet.
  - d. Rear yard: There shall be a rear yard along the rear lot line of not less than 35 feet.
- (c) Buffers.
- (1) In addition to the above setback requirements, a buffer zone may be required along any perimeter lot line, or portion thereof, in order to provide privacy and separation between adjoining properties.
  - (2) Property with such buffer areas may be included within the lot area for density and lot coverage purposes.

**1005.05 TR Residential Floor Area Regulations.**

- (a) Each single-family dwelling shall have a minimum ground floor area of 1,200 square feet if less than two stories.
- (b) Each single-family dwelling of two stories in height shall have a minimum ground floor area of 900 square feet, and a total minimum floor area of 1,320 square feet.
- (c) Each two-family dwelling shall have a minimum floor area of 900 square feet and a minimum ground floor area of 900 square feet if two stories in height.
- (d) Each townhouse dwelling unit shall have a minimum floor area of not less than 1,100 square feet.
- (e) Each townhouse unit shall have a minimum width of 20 feet.
- (f) Screening garbage and storage areas.

All exterior garbage, incinerators, or other outside storage areas shall be screened by a solid enclosure of not less than 4 feet in height, unless a more restrictive standard is prescribed by Article 3.

**1005.06 TR Open Space Requirements.**

Open space requirements for townhouse residential buildings shall be as follows:

- (a) The minimum distances between buildings, when so arranged shall be as follows:
  - (1) Front to front: 50 feet
  - (2) Front to rear: 60 feet
  - (3) Rear to rear: 50 feet
  - (4) Front or rear to side: 40 feet
  - (5) Side to side: 40 feet
- (b) Where unusual and uncommon conditions of topography or configuration of the property exist, the Community Development and Regulatory Affairs Director may approve a requested departure from the above prescribed distances between buildings, provided such departure shall not diminish the required distances by more than 50%.



## Sec. 1006 A-1 Apartment Dwelling District Regulations

- (c) Private, usable open space, such as balconies, sundecks, patios, etc. shall be provided contiguous to each dwelling unit. The area of such open space provided for each unit shall not be less than 10% of the floor area of the unit served. The location and number of square feet shall be clearly indicated on the site plan.

### 1005.07 Other Requirements.

- (a) Approval of plans for drainage, sewerage, driveways, and parking areas by the Community Development and Regulatory Affairs Department shall be required prior to the issuance of building permits.
- (b) Construction shall conform to the overall site plan that was approved with the property's rezoning and detailed engineering plans as approved by Community Development and Regulatory Affairs Department.

## Sec. 1006. A-1 Apartment Dwelling District Regulations

The regulations set forth in this Sec. 1006, are the regulations in the A-1 District.

### 1006.01 A-1 Use Regulations.

A building or premises shall be used only for the following purposes:

- (a) Principal uses.
  - (1) Apartments.
  - (2) Rooming house and boardinghouse. Both uses require Special Use approval.
  - (3) Schools and places of worship in accordance with the requirements in Article 3. Both uses require Special Use Approval.
  - (4) Non-profit clubs, excepting those the chief activity of which is a service customarily carried on as a business, in accordance with the requirements in Article 3.
- (b) Accessory uses.
  - (1) Accessory uses for the A-L zoning district shall be allowed in the A-1 zoning district. See the Accessory and Temporary Use Table in Article 2.
  - (2) Accessory buildings shall be located in the rear yard and not nearer to any lot line than the distance prescribed for side and rear yards.
  - (3) Swimming pools may be located within the buildable area of any tract or parcel of land used for multiple family dwelling purposes, provided that when located on property adjacent to single-family or two-family dwelling districts, such pools, including their enclosed areas, shall not be located within 150 feet thereof. Provided, however, when swimming pools are located so as to be screened from such districts by a multiple family dwelling greater in length by a minimum of 20 feet on each end of the enclosed area of such pools, said distance of 150 feet shall not be required.

### 1006.02 A-1 Height Regulations.

No building shall exceed three stories or 45 feet.

### 1006.03 A-1 Area Regulations.

- (a) Front yard:

There shall be front yard having a depth of not less than 40 feet.

(b) Side yard:

- (1) Where an A-1 zoning district abuts single-family and two-family zoning districts, there shall be two side yards, one on each side of the building each having a width of not less than 25 feet.
- (2) Where an A-1 zoning district does not abut single-family and two-family zoning districts, there shall be two side yards, one on each side of the building, having a combined width of not less than 25 feet provided, however, that no side yard shall be less than 10 feet in width.
- (3) Where a lot is located at the intersection of two or more streets, the width of the yard along the side street shall be not less than 25 feet.

(c) Rear yard:

There shall be a rear yard having a depth of not less than 25 feet, provided, that when a rear yard abuts a single-family district and is used for multiple dwelling purposes, the rear yard shall be not less than 75 feet.

(d) Lot area per dwelling unit:

Apartments shall be located upon a lot having a frontage of not less than 100 feet and an area of not less than 2,250 square feet per dwelling unit.

1006.04 A-1 Residential Floor Area.

- (a) Each efficiency or studio apartment shall have a floor area of not less than 450 square feet.
- (b) Each dwelling unit other than efficiency or studio apartments shall have a floor area of not less than 600 square feet per dwelling unit.

1006.05 A-1 Lot Coverage.

Maximum coverage of the lot by buildings, including accessory buildings, shall be 30% of the gross lot area.

1006.06 A-1 Buffer Requirements.

- (a) The developer shall provide a buffer screen beginning at the building line and extending along any side or rear property line which abuts a single-family or two-family district. A buffer screen is defined as permanent fence, wall, or evergreen planting screen which will interrupt vision between adjacent properties.
- (b) A buffer screen shall be at least 6 feet high except that initially an evergreen planting screen may be less than 6 feet if plants are provided which will ultimately attain a height of 6 feet or more. (Note: If grouped in proximity, such plants as Pinus Strobus (White Pine); Prunus Caroliniana (Cherry Laurel); ligustrum Lcidum (Ligustrum); Elaeagnus Pungens (Elaeagnus); Ilex Crenta Burfordi (Burfordi Holly); or species as approved by the City Arborist will grow to form a hardy screen thick enough and high enough to interrupt vision and to effectively reduce the transmission of sound.)
- (c) Where the requirements in this section conflict with those in Article 4, the more restrictive shall apply.

Sec. 1007. CUP-CGA Community Unit Plan – Cedar Grove Agricultural District.

1007.01 Intent.

The intent of the CUP-CGA District is to provide opportunities for planned communities that meet the intent of the CUP District and that of the Cedar Grove Agricultural Overlay District (see Article 5).

1007.02 Allowed Uses.

Principal and accessory uses not approved by City Council with an application for rezoning, including a master plan, are prohibited unless the approved master plan is amended in accordance with the “Modification of Conditions of Approval” procedures in Article 8 of this Zoning Ordinance.

1007.03 Development Standards and Other Requirements.

See Section 1008.03 below

Sec. 1008. MIX-CGA Mixed Use District – Cedar Grove Agricultural District.

1008.01 Intent.

The intent of the MIX-CGA District is to provide opportunities for planned communities that meet the intent of the MIX District and that of the Cedar Grove Agricultural Overlay District (see Article 5).

1008.02 Allowed Uses.

Principal and accessory uses not approved by City Council with an application for rezoning, including a master plan, are prohibited unless the approved master plan is amended in accordance with the “Modification of Conditions of Approval” procedures in Article 8 of this Zoning Ordinance.

1008.03 Development Standards and Other Requirements,

(a) Master plan approval required.

Within the MIX-CGA and CUP-CGA districts, land and structures may be used in accordance with the standards herein and in consideration of the purpose and intent of the Cedar Grove Agricultural Overlay District (see Article 5) and the Comprehensive Plan.

(1) The master plan shall be the zoning control document for uses and features depicted graphically. Proposed principal and accessory uses shall be identified on the master plan with the application for rezoning to MIX-CGA or CUP-CGA. All uses not specifically included in the application, either in a general land use category or detailed for individual areas, and approved by City Council, are prohibited unless the master plan is subsequently amended in accordance with procedures for zoning modifications, as described in Article 8.

(2) Additional master plan requirements are as follows:

- a. MIX-CGA: The master plan shall depict open space, nonresidential, residential, and civic and/or institutional uses, in accordance with Table 10-1 .
- b. CUP-CGA: The master plan shall depict open space, residential, and non-residential uses, and may include civic and/or institutional uses, all in accordance with Table 10-1 .

- c. The location of all use areas shall be shown on the master plan, and location on the ground shall be as shown on the master plan.
- (b) Development standards table.

The following requirements apply to the MIX-CGA and CUP-CGA zoning districts.

**Table 10-1 Development Standards for MIX-CGA and CUP-CGA Zoning Districts**

| Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | MIX-CGA (Village)                                                                          | CUP-CGA (Hamlet)                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>1. Minimum percentages of use type based upon total land area of development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                            |                                                                                            |
| <b>(a) Open space:</b> A portion of a site which is permanently set aside for public or private use and will not be developed. The space may be used for passive or active recreation or may be reserved to protect or buffer natural areas. Open space may include wooded areas, community gathering places, plazas, parks, greenways, playgrounds, sports fields, and pathways/walkways. Required landscape strips and buffers, 300-foot peripheral setback, sensitive environmental areas such as wetlands, etc., detention facilities and platted residential lots shall not be included in open space calculations. | 10%                                                                                        | 60%                                                                                        |
| <b>(b) Non-residential development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 20% to include office, retail, and service commercial uses                                 | 10% to include office, retail and/or civic and/or institutional uses                       |
| <b>(c) Residential development:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 60%                                                                                        | 30%                                                                                        |
| <b>(d) Civic and/or institutional uses to include</b> meeting halls, clubhouses, cultural and recreational facilities, churches or other places of worship, convention centers or institutional (schools, libraries, hospitals, day care centers associated with schools and/or churches) or similarly used buildings (post offices, fire stations, police stations)                                                                                                                                                                                                                                                     | 10%                                                                                        |                                                                                            |
| <b>2. Minimum land area</b> (must be contiguous except where separated by a road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 500 acres plus additional land required for 300-foot rural protection setback              | 200 acres                                                                                  |
| <b>3. Maximum land area</b> (must be contiguous except where separated by a road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 640 acres plus additional land required for 300-foot rural protection setback              | Not specified                                                                              |
| <b>4. Maximum lot size</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 14,400 square feet for residential dwellings, with the exception of multi-family dwellings | 21,600 square feet for residential dwellings, with the exception of multi-family dwellings |
| <b>5. Maximum gross square footage of any non-residential building footprint</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 30,000 square feet                                                                         | 25,000 square feet                                                                         |
| <b>6. Maximum overall residential density</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 14 units per acre with 10% of all residential units to be workforce housing                | 1 unit per acre                                                                            |
| <b>7. Maximum building height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 40 feet for residential dwellings, with the                                                | 40 feet for residential dwellings, with the                                                |

**Table 10-1 Development Standards for MIX-CGA and CUP-CGA Zoning Districts**

| Standards                                              | MIX-CGA (Village)                                                                                | CUP-CGA (Hamlet)                                                                                 |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                        | exception of multi-family dwellings                                                              | exception of multi-family dwellings                                                              |
|                                                        | 50 feet for civic and/or institutional buildings                                                 | 50 feet for civic and/or institutional buildings                                                 |
|                                                        | 45 feet for retail, commercial service, and office uses                                          | 45 feet for retail, commercial service, and office uses                                          |
|                                                        | 60 feet for multi-family buildings and mixed-use buildings which include a residential component | 60 feet for multi-family buildings and mixed-use buildings which include a residential component |
| <b>8. Maximum impervious surface</b> of developed area | 70%                                                                                              | 60%                                                                                              |

(c) Additional development standards for MIX-CGA and CUP-CGA districts.

(1) Buildings.

- a. All buildings shall be oriented to face the street and or courtyard.
- b. Display windows shall be oriented to face the street and or courtyard and shall be at street level.
- c. All primary entrances be oriented to face the street and or courtyard and shall be at street level.
- d. Any nonresidential building facade shall have a minimum of 25% fenestration or as may be approved by the Community Development and Regulatory Affairs Director.

(2) Residential uses.

- a. All residential structures be oriented to face the street and or courtyard.
- b. A street-facing door (excluding garage door) for each unit is required.
- c. No front-loaded, attached garage shall protrude beyond the front facade of a building.
- d. Fence height shall not exceed 3 feet in the front yard and 6 feet in the rear and side yards.
- e. Front yard fences shall be non-opaque. Opaque fences are permitted in side and rear yards. Chain link fences (black or green vinyl-coated only) are permitted in rear yards only.
- f. Gated communities are prohibited.

(3) Gasoline service stations.

Fuel pumps, canopies and associated gasoline station service areas shall be located at the rear of the lot and not between the building and the street.

(4) Parking.

- a. All off-street parking for non-residential buildings, townhouses, and multi-family buildings shall be located to the side or rear.

- b. A minimum of 75% of the required surface parking shall be oriented to the rear of building.
  - c. No surface parking area shall be larger than 65,340 square feet unless separated by a street, lane, alley or building.
  - d. On-street surface parking spaces located adjacent to the front property line shall be counted toward the minimum number of parking spaces required for that lot.
  - e. The required number of off-street parking spaces may be reduced as approved by the Community Development and Regulatory Affairs Director.
  - f. Shared parking shall be permitted as approved by the Community Development and Regulatory Affairs Director.
  - g. When surface parking located to the rear is along a (side) street right-of-way, the parking may occur along such frontage for a maximum of 120 linear feet.
  - h. When surface parking abuts a street right-of-way, a minimum 4-foot wide landscape area shall screen the parking. Within the landscape area, a continuous planting of evergreen shrubs is to be installed at a minimum height of 2 feet and maintained to a maximum height of 3 feet. Walls of the same height are also permitted with appropriate pedestrian access to the primary entrance.
  - i. Access lanes and additional curb cuts (other than the primary access drive) shall be located to the side or rear of the property. The maximum width of the access lane and/or driveway is 18 feet.
  - j. Parking decks must include a minimum of 25% occupied space (non-residential) at ground level and the occupied space must be a minimum depth of 50 feet.
  - k. Parking decks shall be constructed to conceal vehicles and to include architectural detailing and finish compatible with surrounding buildings.
  - l. Non-residential developments shall provide parking for bicycles.
  - m. Loading areas shall be located in the rear or side yards.
- (5) Street Standards. Per South Fulton Subdivision Regulations.
- (6) Block Standards.
- a. The maximum length for a block is 600 linear feet with the total perimeter length not to exceed 1,680 linear feet.
  - b. The total area of a block shall not exceed 3.30 acres.
  - c. Any block exceeding 400 feet in length shall include a dedicated alley or lane providing through access.
- (7) Bridges.
- a. Bridges shall provide pedestrian and bicycle access.
  - b. Bridges shall contain architectural elements compatible with the surrounding area.
- (8) Sidewalks.

Sidewalks shall be constructed on both sides of the road.

(9) Landscaping.

- a. Street trees shall be planted on both sides of all roadways except alleys and lanes.
- b. Except along greenways, alleys, and lanes a minimum 4-foot wide landscape area shall be provided along all roadways, except alleys and lanes, subject to review by the Community Development and Regulatory Affairs Director and approval by City Council in the master plan.



# Official Zoning Map



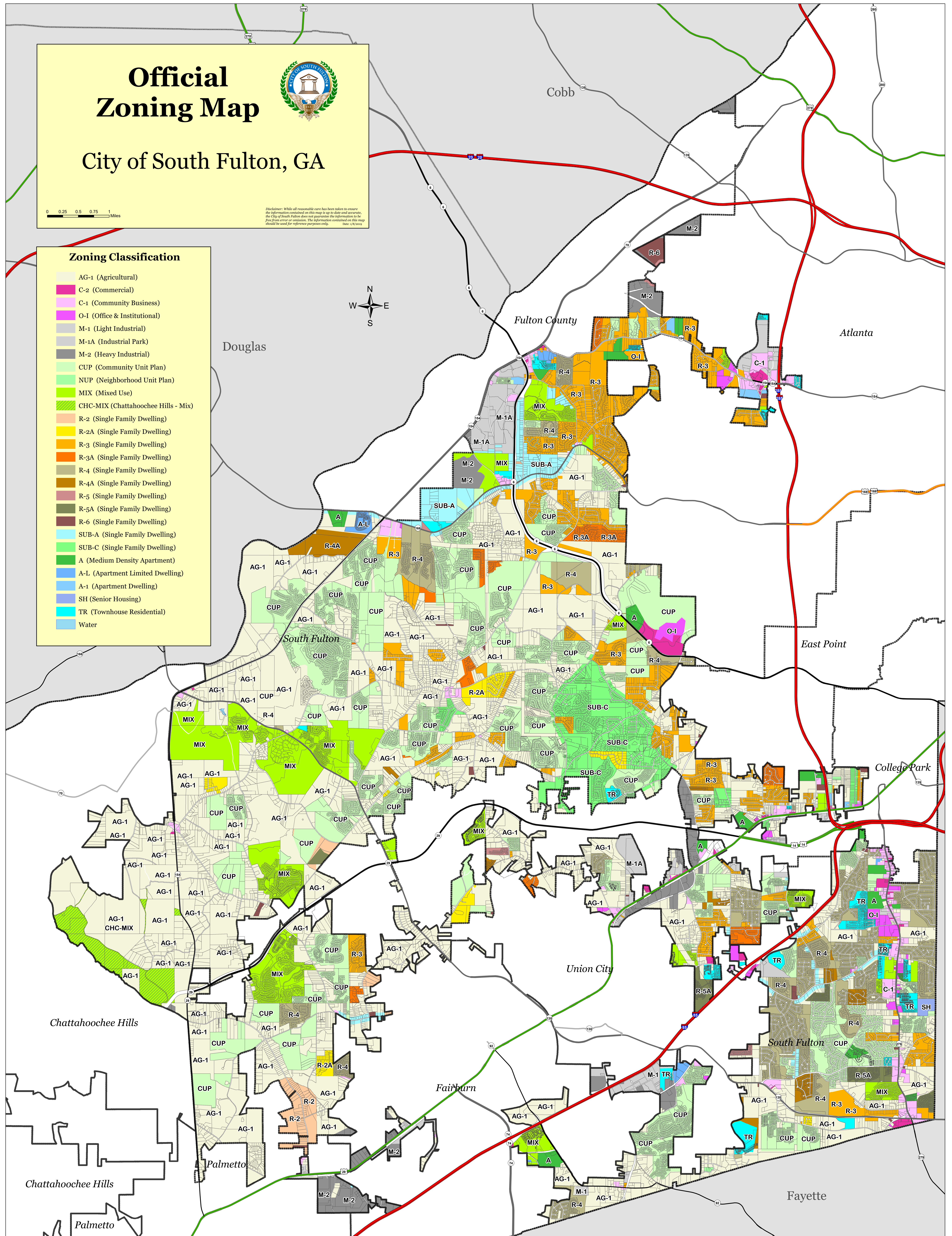
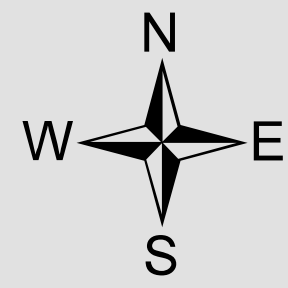
City of South Fulton, GA

0 0.25 0.5 0.75 1 Miles

Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, the City of South Fulton does not guarantee the information to be free from error or omission. The information contained on this map should be used for reference purposes only. Date: 1/1/2019

## Zoning Classification

- AG-1 (Agricultural)
- C-2 (Commercial)
- C-1 (Community Business)
- O-I (Office & Institutional)
- M-1 (Light Industrial)
- M-1A (Industrial Park)
- M-2 (Heavy Industrial)
- CUP (Community Unit Plan)
- NUP (Neighborhood Unit Plan)
- MIX (Mixed Use)
- CHC-MIX (Chattahoochee Hills - Mix)
- R-2 (Single Family Dwelling)
- R-2A (Single Family Dwelling)
- R-3 (Single Family Dwelling)
- R-3A (Single Family Dwelling)
- R-4 (Single Family Dwelling)
- R-4A (Single Family Dwelling)
- R-5 (Single Family Dwelling)
- R-5A (Single Family Dwelling)
- R-6 (Single Family Dwelling)
- SUB-A (Single Family Dwelling)
- SUB-C (Single Family Dwelling)
- A (Medium Density Apartment)
- A-L (Apartment Limited Dwelling)
- A-1 (Apartment Dwelling)
- SH (Senior Housing)
- TR (Townhouse Residential)
- Water





**GOVERNMENT OF THE CITY OF SOUTH FULTON**

Office of the City Manager

WILLIAM "BILL" EDWARDS  
MAYOR



ODIE DONALD II  
CITY MANAGER

**MEMORANDUM**

**TO:** Opportunity Zone Incentives Resolution

**DATE:** December 8, 2020

**SUBJECT:** Opportunity Zone Incentives Resolution

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                      | Type       | Upload Date |
|--------------------------------------------------|------------|-------------|
| Opportunity Zone Incentives Resolution (Gilyard) | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**

---

4  
5  
6 **A RESOLUTION PROMOTING REDEVELOPMENT AND REVITALIZATION WITHIN**  
7 **THE CITY; INITIATING EFFORTS FOR STATE OPPORTUNITY ZONE INCENTIVES**  
8 **AND FOR OTHER LAWFUL PURPOSES**

9 **(Sponsored by Councilwoman 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  
15 Council thereof ("City Council");

16 **WHEREAS**, sound and quality redevelopment and revitalization are vital to the  
17 quality of life for City of South Fulton's residents and businesses;

18 **WHEREAS**, State law allows governments which undertake redevelopment and  
19 revitalization efforts in certain older commercial and industrial areas to qualify those areas  
20 for job tax credits and other incentives;

21 **WHEREAS**, these areas are designated by the State Department of Community  
22 Affairs ("DCA") as State Opportunity Zones;

23 **WHEREAS**, DCA will consider designations for areas that are within or adjacent  
24 to a census block group with 15% or greater poverty where an enterprise zone or urban  
25 redevelopment plan exists;

26 **WHEREAS**, the City Council finds that application to DCA for designation of areas  
27 within the City that may qualify as a State Opportunity Zones with help promote sound  
28 and quality redevelopment and revitalization within the City;

29 **WHEREAS**, this Resolution is in the best interests of the health, safety and general  
30 welfare of the City and its employees, residents and visitors.

31 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**  
32 **RESOLVES** as follows:  
33

34 **Section 1.**

**Instruction to City Manager.** The City Manager is hereby instructed to cause for the City to collaborate with and petition to DCA for designation of the City and/or any qualifying areas therein, as a State Opportunity Zone.

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

**Section 3.** The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

**Section 4.** The effective date of this Resolution shall be one week from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

The foregoing RESOLUTION No. 2020-\_\_\_\_\_, 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   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
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:** Resolution Adopting Complete Streets Policy

**DATE:** December 8, 2020

**SUBJECT:** Resolution Adopting Complete Streets Policy

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                          | Type       | Upload Date |
|------------------------------------------------------|------------|-------------|
| Resolution Adopting Complete Streets Policy (Rowell) | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**

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4  
5  
6 **A RESOLUTION ADOPTING THE CITY OF SOUTH FULTON COMPLETE STREETS**  
7 **POLICY AND FOR OTHER LAWFUL PURPOSES**

8 **(Sponsored by Councilwoman Rowell)**  
9

10 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly  
11 organized and existing under the laws of the State of Georgia;  
12

13 **WHEREAS**, the duly elected governing authority of the City is the Mayor and  
14 Council thereof ("City Council");

15 **WHEREAS**, streets are vital to the quality of life for City of South Fulton's residents,  
16 workers, businesses and visitors;

17 **WHEREAS**, the City Council desires to design, operate and maintain the City's  
18 streets to promote safe and convenient access and travel for all users -- pedestrians,  
19 bicyclists, transit riders, and people of all ages and abilities, as well as freight and motor  
20 vehicle drivers;

21 **WHEREAS**, the City Council finds that a street policy will help contribute to the  
22 creation of great places that are supported by safe and efficient transportation systems;

23 **WHEREAS**, the City Council desires through this Resolution to adopt the *City of*  
24 *South Fulton Complete Streets Policy* set forth herein; and

25 **WHEREAS**, this Resolution is in the best interests of the health, safety and general  
26 welfare of the City and its employees, residents and visitors.

27 **THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY**  
28 **RESOLVES** as follows:  
29

30 **Section 1.** The *City of South Fulton Complete Streets Policy* attached hereto is  
31 hereby adopted by the City of South Fulton.  
32

33 \*\*\*\*\*

34 **Section 2.** It is hereby declared to be the intention of the City Council that: (a) All  
35 sections, paragraphs, sentences, clauses and phrases of this Resolution are or were,



upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

**Section 3.** The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

**Section 4.** The effective date of this Resolution shall be one week from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

The foregoing RESOLUTION No. 2020-\_\_\_\_\_, 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   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS RESOLUTION adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

# City of South Fulton Complete Streets Policy



Adopted xx/xx/2020

**Sec. 1. – Mission.** The City of South Fulton seeks to create streets that are safe to travel by even the most vulnerable in our community to include children, the elderly and people of all abilities. Complete Streets approaches vary based on community context, and should address a wide range of elements, such as sidewalks, bicycle lanes, bus lanes, public transportation stops, crossing opportunities, median islands, accessible pedestrian signals, curb extensions, modified vehicle travel lanes, streetscape, and landscape treatments. To that end, the desired outcome for implementation of the complete streets policy is to promote a healthy community, improve safety of city roadways, protect the environment, reduce traffic congestion, and preserve community character by recognizing that transportation needs vary.

**Sec. 2. – Purpose.** The purpose of this complete street policy is to establish guidelines for considering the safety and convenience of all users of the public right of way when planning and constructing transportation projects. The Complete Streets policy is intended to reflect the following principles:

- a) Balance the needs of various users, all modes may not be perfectly accommodated on every street. Some streets may emphasize certain modes over others but as a whole the City's transportation system should consist of a network of streets and paths that provides connectivity for all users;
- b) Design solutions should be flexible so that the transportation needs can be met within the context of the surrounding community;
- c) Provide vehicular travel alternatives in support of the City's commitment to sustainability;
- d) Incorporate the principles of this policy into all aspects of the transportation project development process, including project identification and design approvals, as well as design manuals and performance measures;

- e) Ensure the use of the latest and best design standards, policies and guidelines to ensure the Complete Streets design solutions fit within the context(s) of the community.

**Sec. 3. – Complete Street, defined.** A “Complete Street” is one that is designed, operated, and maintained to enable safe and convenient access and travel for all users including pedestrian, bicyclists, transit users, emergency responders and people of all ages and abilities, as well as freight and motor vehicles while protecting and preserving the community’s environment and character.

**Sec. 4. - Implementation.**

- a) Complete Streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. It is the City’s intent that all sources of transportation funding be drawn upon to implement Complete Streets.
- b) The City shall, to the maximum extent practicable, plan for, design, construct, operate, and maintain an appropriate and integrated multi-modal transportation system for the safe accommodation of pedestrians, bicyclists, transit users, motorists, freight providers, emergency responders, adjacent land users, and users of all ages and abilities in new construction, retrofit, and reconstruction projects of public streets. The system’s design is to be supportive of the community, recognizing that transportation needs vary and must be balanced in a flexible, safe, and cost-effective manner.
- c) The City of South Fulton shall view Complete Streets as integral to everyday transportation decision-making practices and processes. To this end:
  - 1) The Department of Public Works, the Community Development and Regulatory Affairs Department, and other relevant departments, agencies, or committees will incorporate Complete Streets principles into all existing plans, manuals, checklists, decision-trees, rules, regulations, and programs as appropriate (including, but not limited to the Comprehensive Plan, TSPLOST and other appropriate plans);
  - 2) The Department of Public Works, the Community Development and Regulatory Affairs Department, and other relevant departments, agencies, or committees will review current design standards, including subdivision regulations which apply to new

- roadway construction, to ensure that they reflect the best available design standards and guidelines, and effectively implement Complete Streets, where feasible;
- 3) When available, the City shall encourage staff professional development and training on non- motorized transportation issues through attending conferences, classes, seminars, and workshops;
  - 4) City staff shall identify all current and potential future sources of funding for street improvements and recommend improvements to the project selection criteria to support Complete Streets projects;
  - 5) The City shall promote inter-departmental project coordination among City departments with an interest in the activities that occur within the public right-of-way in order to better use fiscal resources;
  - 6) Every Complete Streets project shall include an educational component to ensure that all users of the transportation system understand and can safely utilize Complete Streets project elements.

**Sec. 5. - Scope of Applicability:**

- a) All City-owned transportation facilities in the public right-of-way including, but not limited to, streets, bridges and all other connecting pathways shall be designed, constructed, operated, and maintained so that users of all ages and abilities can travel safely and independently.
- b) Privately constructed public streets and public parking lots shall adhere to this policy.
- c) The City shall foster partnerships with the Georgia Department of Transportation, neighboring municipalities, and businesses to develop facilities and accommodations that further the City's complete streets policy and continue such infrastructure beyond the City's borders.
- d) The City shall approach every transportation improvement and project phase as an opportunity to create safer, more accessible streets for all users. These phases include, but are not limited to: planning, programming, design, right-of way acquisition, construction, construction engineering, reconstruction, operation and maintenance. Other changes to transportation facilities on streets and rights-of-way, including capital improvements, re-channelization projects and major maintenance, must also be included.

**Sec. 6. - Exceptions.** Subject to approval by the director of Community Development and Regulatory Affairs (CDRA), facilities for pedestrians, bicyclists, transit users, and/or persons of all abilities are not required to be provided:

- a) When establishment would be contrary to public safety;
- b) When the cost would be excessively disproportionate to the current need or probable future use;
- c) Where there is no identified need based on adopted city transportation plans and future travel demand models;
- d) When routine maintenance of the transportation network is performed that does not change the roadway geometry or operations, including, but not limited to, striping, sweeping, spot repair, pothole filing, joint or crack filling, and surface treatments for pavement preservation;
- e) When the roadway is a limited access roadway, prohibiting by law either nonmotorized or motorized use; and
- f) Where implementing complete streets standards in a small project would create a very short section of improvements with problematic transitions on either end or that are unlikely to be followed by similar improvements at either end resulting in little progress on implementing a complete streets networks as provided for in the transportation master plan;
- g) Incidences where extreme topographic or natural resource constraints;
- h) Cases where reasonable alternative options already exist for certain users.
- i) The project is along a roadway that is not a City of South Fulton owned street. In such cases, the City shall encourage the appropriate agencies to design and construct their project(s) based on this Policy.

**Sec. 7. – Responsibility.** The City Manager shall work with the Public Works Director to accomplish the following:

- a) Make certain that all department heads and employees are aware and educated about the Complete Streets Policy.
- b) Coordinate efforts with Community Development and Regulatory Affairs on new developments and ensure developers follow the guidelines of the Complete Street Policy.
- c) Work with all department heads to make certain that this Complete Streets Policy is implemented through the City’s capital and maintenance programs and projects.

## **Sec. 8. - Complete Streets design.**

- a) To create an integrated transportation system accommodating each mode of travel that is consistent with and supporting of the community, recognizing that the needs of various users will need to be balanced in a flexible manner, the City's engineer shall establish design criteria, standards, and guidelines for complete streets based upon recognized best practices and sound engineering principles in street design, construction and operations.
- b) The City shall follow accepted or adopted design standards and use the best and latest design standards available. These standards include, but are not limited to: ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach; and AASHTO Guide for Planning, Designing and Operating Pedestrian Facilities; Georgia Department of Transportation, the Institute of Transportation Engineers (ITE), the Federal Highway Administration, the United States Access Board, and the National Association of City Transportation Officials. In addition, the City shall aim to develop an Active Transportation Plan (ATP) by June 30, 2021 and offer a comprehensive set of strategies to ensure better options for biking, walking, and transit to include but not limited to safe routes to school strategies (i.e. on street bike facilities, shared use paths, enhanced crossings, high visibility crosswalks, ped heads, curb bump outs) to build a more complete network for walking and biking to schools. It should also include recommendations for prioritizing infrastructure improvements and outline recommendations for new policies, processes, and infrastructure based on public and stakeholder input.

**Sec. 9. - Performance Measures and Reporting:** The City shall measure the success of this Complete Streets policy using, but not limited to, the following performance measures:

- a) Total miles of bike lanes and/or wide paved shoulder lanes
- b) Linear feet of new sidewalks
- c) Number of new curb ramps along city streets
- d) Number of crosswalks installed
- e) Number of installed audible/tactile signals for elderly and disabled pedestrians
- f) Number of medians, roundabouts, don't block the intersection signs installed

An annual report will be prepared by the Department of Public Works and the Community Development and Regulatory Affairs and presented to the Mayor and Council showing progress



made in implementing this policy. The annual report on the increase or decrease for each performance measure contained in this ordinance compared to the previous year(s) shall be posted on the city's website.

**Sec. 10. - Exclusions.** Except in unusual or extraordinary circumstances, as determined by the City, this Complete Streets principles will not apply:

- a) When establishment would be contrary to public safety;
- b) When the cost would be excessively disproportionate to the current need or probable future use;
- c) Where there is no identified need based on adopted city transportation plans and future travel demand models;
- d) When routine maintenance of the transportation network is performed that does not change the roadway geometry or operations, including, but not limited to, striping, sweeping, spot repair, pothole filing, joint or crack filling, and surface treatments for pavement preservation;
- e) When the roadway is a limited access roadway, prohibiting by law either nonmotorized or motorized use; and
- f) Where implementing complete streets standards in a small project would create a very short section of improvements with problematic transitions on either end or that are unlikely to be followed by similar improvements at either end resulting in little progress on implementing a complete streets networks as provided for in the transportation master plan;
- g) Incidences where extreme topographic or natural resource constraints;
- h) Cases where reasonable alternative options already exist for certain users;
- i) The project is along a roadway that is not a City of South Fulton owned street. In such cases, the City shall encourage the appropriate agencies to design and construct their project(s) based on this Policy; and
- j) Ordinary maintenance activities designed to keep assets in serviceable condition (e.g., mowing, cleaning, sweeping, spot repair and surface treatments such as chip seal, or interim measures on detour or haul routes).

**GOVERNMENT OF THE CITY OF SOUTH FULTON**

**Office of the City Manager**

**WILLIAM "BILL" EDWARDS**  
MAYOR



**ODIE DONALD II**  
CITY MANAGER

**MEMORANDUM**

**TO:** Request Council Approval of Council Meeting Schedule for 2021

**DATE:** December 8, 2020

**SUBJECT:** Request Council Approval of Council Meeting Schedule for 2021

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description              | Type       | Upload Date |
|--------------------------|------------|-------------|
| FY 2021 MEETING SCHEDULE | Cover Memo | 12/3/2020   |



# **SOUTH FULTON CITY COUNCIL**

## **2021 MEETING SCHEDULE**

| <b>Work Sessions</b>                        | <b>Regular Meetings</b>                      |
|---------------------------------------------|----------------------------------------------|
| <b>Tuesday, January 12, 2021 – 4:00 PM</b>  | <b>Tuesday, January 26, 2021 – 10:00 AM</b>  |
| <b>Tuesday, February 9, 2021 – 4:00 PM</b>  | <b>Tuesday, February 23, 2021 – 10:00 AM</b> |
| <b>Tuesday, March 9, 2021– 4:00 PM</b>      | <b>Tuesday, March 23, 2021– 10:00 AM</b>     |
| <b>Tuesday, April 13, 2021– 4:00 PM</b>     | <b>Tuesday, April 27, 2021– 10:00 AM</b>     |
| <b>Tuesday, May 11, 2021– 4:00 PM</b>       | <b>Tuesday, May 25, 2021– 10:00 AM</b>       |
| <b>Tuesday, June 8, 2021– 4:00 PM</b>       | <b>Tuesday, June 22, 2021– 10:00 AM</b>      |
| <b>Tuesday, July 13, 2021– 4:00 PM</b>      | <b>Tuesday, July 27, 2021– 10:00 AM</b>      |
| <b>Tuesday, August 10, 2021– 4:00 PM</b>    | <b>Tuesday, August 24, 2021– 10:00 AM</b>    |
| <b>Tuesday, September 14, 2021– 4:00 PM</b> | <b>Tuesday, September 28, 2021– 10:00 AM</b> |
| <b>Tuesday, October 12, 2021– 4:00 PM</b>   | <b>Tuesday, October 26, 2021– 10:00 AM</b>   |
| <b>Tuesday, November 9, 2021– 4:00 PM</b>   | <b>Tuesday, November 23, 2021– 10:00 AM</b>  |
| <b>Tuesday, December 14, 2021– 4:00 PM</b>  | <b>Tuesday, December 28, 2021– 10:00 AM</b>  |

### **MEETING LOCATION: VIRTUAL**

Due to precautions being implemented by the City of South Fulton in response to the COVID-19 (Coronavirus) pandemic, this meeting will be virtual. The meeting will be broadcast in real-time and can be viewed via streaming on the City's YouTube channel.

For more information, please contact the Office of the City Clerk at 470-809-7272 or visit the City's website at [www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov).

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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:** First Reading of FY21 Budget Amendment #1  
Ordinance

**DATE:** December 8, 2020

**SUBJECT:** First Reading of FY21 Budget Amendment #1  
Ordinance

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                            | Type       | Upload Date |
|--------------------------------------------------------|------------|-------------|
| 2021 Budget Ordinance for Amendment on December 8 2020 | Cover Memo | 12/3/2020   |
| 2021 Amended Budget #1 for 12082020                    | Cover Memo | 12/3/2020   |
| 2021 Budget Amendment # 1 Memo - CARES ACT Funding     | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**  
4  
5

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6 **AN ORDINANCE TO AMEND THE FISCAL YEAR 2021 BUDGET FOR**  
7 **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 1<sup>st</sup> to September 30<sup>th</sup> 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 ordinance to adopt its Fiscal Year  
41 2021 annual budget effective from October 1, 2020 through September 30, 2021; and  
42

43 **WHEREAS**, this Ordinance will benefit the health and general welfare of the  
44 City, its citizens and general public.  
45

**NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON  
HEREBY ORDAINS** as follows:

**Section 1. Amendment of Budget.** The Adopted Fiscal Year 2021 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 2021, which begins October 1, 2020 and ends September 30, 2021. A summary is copied below of the Proposed Fiscal Year 2021 budget

**City of South Fulton  
Adopted Budget Amendment  
for Fiscal Year 2021  
October 1, 2020 to September 30 2021**

| <b>Funds</b>               |                        |                        |
|----------------------------|------------------------|------------------------|
| <b>Revenues:</b>           | <b>FY 2021 Adopted</b> | <b>FY 2021 Amended</b> |
| General Fund               | 68,858,405             | 72,809,525             |
| Blighted Properties        | 0                      | 0                      |
| E-911 Fund                 | 0                      | 0                      |
| Restricted Grant Fund      | 667,710                | 66,710                 |
| Hotel/Motel Fund           | 100,000                | 100,000                |
| TSPLOST                    | 41,102,899             | 41,102,899             |
| Capital Grants Fund        | 893,124                | 893,124                |
| Solid Waste Fund           | 520,000                | 520,000                |
| <b>Total Revenues</b>      | <b>112,142,138</b>     | <b>115,492,258</b>     |
| <b>Expenditures:</b>       |                        |                        |
| General Fund               | 64,958,405             | 68,109,525             |
| Blighted Properties Fund   | 200,000                | 200,000                |
| E- 911 Fund                | 2,000,000              | 2,000,000              |
| Restricted Grant Fund      | 1,533,500              | 1,533,500              |
| Hotel/Motel Fund           | 100,000                | 100,000                |
| TSPLOST                    | 41,102,899             | 41,102,899             |
| Capital Grants Fund        | 1,727,334              | 1,907,456              |
| Solid Waste Fund           | 520,000                | 520,000                |
| <b>Total Expenses</b>      | <b>112,142,138</b>     | <b>\$115,492,258</b>   |
| <b>Net Surplus/Deficit</b> |                        | <b>0</b>               |

- 60 1. **Appropriation.** That the several items of revenues, expenditures, other  
61 financial resources, and sources of cash shown in the budget for each fund in  
62 the amounts shown within the Adopted Fiscal Year 2021 Budget are hereby  
63 amended, and that the several amounts shown in the budget for each fund as  
64 proposed expenditures or expenses and uses of cash are hereby appropriated  
65 to the departments named in each fund.  
66
- 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.



**Section 5.** The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

THIS **ORDINANCE** adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

**“FIRST READING”**

\_\_\_\_\_  
WILLIAM “BILL” EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
EMILIA C. WALKER, CITY ATTORNEY

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The foregoing **ORDINANCE No. 2020-xxx** was adopted on \_\_\_\_\_  
was moved for approval by Councilmember \_\_\_\_\_ and seconded by  
Councilmember \_\_\_\_\_, and being put to a vote, the result was  
as follows:

**“FIRST READING”**

|                               | AYE   | NAY   |
|-------------------------------|-------|-------|
| William “Bill” Edwards, Mayor | _____ | _____ |
| Mark Baker, Mayor Pro Tem     | _____ | _____ |
| Catherine Foster Rowell       | _____ | _____ |
| Carmalitha Lizandra Gumbs     | _____ | _____ |
| Helen Zenobia Willis          | _____ | _____ |
| Gertrude Naeema Gilyard       | _____ | _____ |
| Corey Reeves                  | _____ | _____ |
| khalid kamau                  | _____ | _____ |

CITY OF SOUTH FULTON  
2021 AMENDED BUDGET  
REVENUE EXPENDITURES SUMMARY

| Revenue Categories                 | FY 2020<br>Amended | FY 2021<br>Recommended | FY 2021<br>Adopted | FY 2021<br>Amended |
|------------------------------------|--------------------|------------------------|--------------------|--------------------|
| Property Taxes                     | 29,759,464         | 27,928,855             | 29,904,109         | 29,904,109         |
| Motor Vehicle                      | 709,000            | 705,000                | 705,000            | 705,000            |
| Franchise Fees                     | 3,118,408          | 3,150,000              | 3,150,000          | 3,150,000          |
| Local Options Sales Tax            | 18,437,059         | 19,000,000             | 17,000,000         | 17,000,000         |
| Business and Occupation            | 1,600,000          | 1,600,000              | 1,600,000          | 1,600,000          |
| Other Taxes                        | 7,436,713          | 7,290,000              | 7,290,000          | 7,290,000          |
| License & Permits                  | 2,824,695          | 4,217,500              | 4,217,500          | 4,217,500          |
| IGA Revenue                        | 4,039,997          | 3,999,996              | 3,999,996          | 3,999,996          |
| Fees for Services                  | 459,905            | 978,700                | 621,200            | 621,200            |
| Municipal Court                    | 360,000            | 370,000                | 370,000            | 370,000            |
| Other Revenue                      | 15,666             | 600                    | 600                | 3,951,720          |
| <b>Total General Fund Revenues</b> | <b>68,760,907</b>  | <b>69,240,651</b>      | <b>68,858,405</b>  | <b>72,809,525</b>  |

| Functions                             | FY 2020<br>Amended | FY 2021<br>Recommended | FY 2021<br>Adopted | FY 2021<br>Amended |
|---------------------------------------|--------------------|------------------------|--------------------|--------------------|
| Council District 1                    | 186,896            | 189,487                | 189,487            | 189,487            |
| Council District 2                    | 186,896            | 189,487                | 189,487            | 189,487            |
| Council District 3                    | 188,046            | 189,487                | 189,487            | 189,487            |
| Council District 4                    | 186,896            | 189,487                | 189,487            | 189,487            |
| Council District 5                    | 237,506            | 189,487                | 189,487            | 189,487            |
| Council District 6                    | 186,896            | 189,487                | 189,487            | 189,487            |
| Council District 7                    | 188,019            | 189,487                | 189,487            | 189,487            |
| City Clerk                            | 1,046,544          | 982,871                | 937,301            | 937,301            |
| Mayor                                 | 306,824            | 302,514                | 254,514            | 254,514            |
| City Manager                          | 1,240,842          | 1,211,365              | 1,088,337          | 1,088,337          |
| Finance                               | 1,938,666          | 3,039,437              | 2,832,456          | 2,832,456          |
| Contracts & Procurement               | 437,460            | 431,804                | 340,804            | 340,804            |
| Legal                                 | 1,600,000          | 1,600,000              | 1,600,000          | 1,600,000          |
| Information Technology                | 2,525,233          | 2,480,335              | 2,494,835          | 2,683,435          |
| Human Resources                       | 645,716            | 641,120                | 624,620            | 664,620            |
| Risk Management                       | 128,997            | 125,122                | 104,622            | 104,622            |
| Communications                        | 704,133            | 684,167                | 615,619            | 615,619            |
| General Services                      | 5,106,655          | 4,796,275              | 4,251,613          | 4,251,613          |
| Municipal Court                       | 862,820            | 735,136                | 813,436            | 813,436            |
| Police                                | 13,433,068         | 13,927,197             | 14,171,497         | 14,171,497         |
| Fire and Rescue                       | 13,283,489         | 14,811,622             | 14,411,231         | 14,411,231         |
| Public Works                          | 7,759,058          | 7,800,541              | 7,653,151          | 9,093,151          |
| Parks and Recreation                  | 4,900,015          | 4,048,892              | 4,017,183          | 4,154,889          |
| Cultural Affairs                      | 635,199            | 518,619                | 783,115            | 783,115            |
| Community & Regulatory Affairs        | 4,303,297          | 3,620,875              | 3,600,048          | 4,350,048          |
| Destination South Fulton (ED)         | 644,690            | 588,180                | 480,719            | 980,719            |
| Contingency                           | 1,158,405          | 1,768,170              | 2,456,895          | 3,351,709          |
| Transfer Out E-911                    | 1,920,000          | 2,000,000              | 2,000,000          | 2,000,000          |
| Transfer Out Blighted Properties      | 200,000            | -                      | 200,000            | 200,000            |
| Capital Projects Transfer             | 1,660,741          | 1,700,000              | 1,700,000          | 1,700,000          |
| Millage Rate Reserves - TBD           | -                  | -                      | -                  | -                  |
| Senior - Citizens Fund                | -                  | -                      | -                  | -                  |
| Debt Service                          | 957,901            | -                      | -                  | -                  |
| Solid Waste & URA                     | -                  | 100,000                | 100,000            | 100,000            |
| Other Transfers                       | -                  | -                      | -                  | -                  |
| Transfer from SAFR                    | -                  | -                      | -                  | -                  |
| <b>Total General Fund Expenditure</b> | <b>68,760,907</b>  | <b>69,240,651</b>      | <b>68,858,405</b>  | <b>72,809,525</b>  |
| <b>Net Surplus/Expenditure</b>        | -                  | -                      | -                  | -                  |

# GOVERNMENT OF THE CITY OF SOUTH FULTON

## OFFICE OF THE CITY MANAGER

WILLIAM “BILL” EDWARDS  
MAYOR



TAMMI SADDLER JONES  
INTERIM CITY MANAGER

### MEMORANDUM

**TO:** Mayor Edwards and City Council Members

**FROM:** Frank S. Milazi, Chief Financial Officer *FM*

**DATE:** November 23, 2020

**SUBJECT:** 2021 Budget Amendment #1  
CARES ACT Funding

---

#### Overview

1. Added \$750,000 to Professional Service line for Community Development and Regulatory Affairs 2021 adopted budget to use it for rent mortgage to assist residents in rent payments who have been financially affected as a result of COVID-19. \$100,000 has been allocated to each district with the remaining \$5,000 for the agency.
2. Added \$500,000 to Professional Service line for Economic Development 2021 adopted budget to assist small business within the City limit with funding inform of grants. This is a way to jump start business operation that are hurting with the COVID-19 effects.
3. Added \$40,000 to Professional Service line for Human Resources 2021 adopted budget to assist employees with childcare cost.
4. Added \$188,600 to Professional Service for Information Technology 2021 adopted budget to assist with infrastructure security implementation.
5. Added \$137,706 to Professional Service for Parks and Recreation 2021 adopted budget to assist with acquisition of Education Pods. As a result of COVID-19, thousands of children are going to school online. The pods, sometimes called micro-schools, are often a group of students learning online in a shared learning space.
6. Added \$900,000 to Professional service for public Works 2021 adopted budget to purchase Sanitizing and Protective Barriers for all facilities Citywide.
7. Added \$379,318 to wages line for Public Safety (PD, Fire and Code Enforcement) 2021 adopted budget to pay out the Gladiator benefit program intended to assist public safety employees working under hazardous condition to protect residents from the COVID-19 pandemic.

**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 Amended Smoking Ordinance

**DATE:** December 8, 2020

**SUBJECT:** First Reading of Amended Smoking Ordinance

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                                                | Type       | Upload Date |
|----------------------------------------------------------------------------|------------|-------------|
| Amended Smoking Ordinance (Rowell Gumbs Reeves Baker)(First read 11.10.20) | Cover Memo | 12/3/2020   |

STATE OF GEORGIA  
COUNTY OF FULTON  
CITY OF SOUTH FULTON

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**AN ORDINANCE ENHANCING PUBLIC SAFETY; AMENDING TITLE 15, CRIMINAL OFFENSES, AND TITLE 6, HEALTH AND SANITATION, OF THE CITY CODE OF ORDINANCES; UPDATING SMOKE-FREE AIR REGULATIONS WITHIN THE CITY AND FOR OTHER LAWFUL PURPOSES**

**(Sponsored by Councilpersons Rowell, Gumbs, Reeves & Baker)**

**WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

**WHEREAS**, the duly elected governing authority of the City, is the Mayor and Council thereof ("City Council");

**WHEREAS**, the Georgia Smoke-free Air Act (O.C.G.A. § 31-12A-1, et seq.) prohibits smoking inside most public areas and sets forth specific regulations governing smoking in Georgia;

**WHEREAS**, Georgia Smoke-free Air Act authorizes local governments to enact rules and regulations which further regulate smoking within their respective jurisdictions;

**WHEREAS**, the City Council desires through this Ordinance to amend smoking regulations within the City in protections of City residents, visitors, employees and businesses; and

**WHEREAS**, this Ordinance is in the best interests of the health and general welfare of the City, its residents and general public.

**THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as follows:

**Section 1.** The City of South Fulton Code of Ordinances, Title 6, Health and Sanitation, Chapter 1, Smoke-free Air, is hereby amended by replacing said chapter with a new Chapter 1, Smoke-free Air, which shall read as follows:

**TITLE 6 - HEALTH AND SANITATION**

**CHAPTER 1. - SMOKE-FREE AIR**

**Sec. 6-1001. - Short title.**

This chapter shall be known as the City of South Fulton Smoke-free Air Ordinance.

**Sec. 6-1002. - Code adopted.**

The Georgia Smoke-free Air Act of 2005, O.C.G.A. § 31-12A-1, et seq. and its implementing regulations of the Georgia Department of Community Affairs are adopted by reference as though fully set forth herein.

**Sec. 6-1003. - Definitions.**

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

(1) "*Bar*" means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food constitutes less than 60 percent of total revenue, and is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets, and where absolutely no persons are permitted on the premises under the age of 18.

(2) "*Business*" means a corporation, sole proprietorship, partnership, limited partnership, limited liability corporation, limited liability partnership, professional corporation, enterprise, franchise, association, trust, joint venture and/or other entity, whether for profit or nonprofit, including retail establishments where goods or services are sold, as well as other entities where legal, medical, dental, engineering, architectural or other professional services are delivered.

(3) "*Electronic smoking device*" means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah. Electronic smoking device includes any component, part, or accessory of the device, and also includes any substance intended to be aerosolized or vaporized during the use of the device, whether or not the substance contains nicotine. Electronic smoking device does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug and Cosmetic Act.

(4) "*Employer*" means an individual or a business that employs one or more individuals.

(5) "*Enclosed area*" means all space between a floor and ceiling that is enclosed on all sides by solid walls or windows, exclusive of doorways, which extend from the floor to the ceiling.

(6) "*Health care facility*" means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including, but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, homes for the chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, dentists, and all specialists within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities. This definition shall not include long-term care facilities as defined in paragraph (3) of Code Section 31-8-81.



(7) "*Infiltrate*" means to permeate an enclosed area by passing through its walls, ceilings, floors, windows, or ventilation systems to the extent that an individual can smell secondhand smoke.

(8) "*Outdoor public facility*" means any sports arenas, ball fields, parks, amphitheaters, tennis centers, tennis courts and other outdoor recreation area owned by the city.

(9) "*Private club facilities*" means a building or leased space where the persons present are solely members of a club such as the Elks Club or the Veterans of Foreign Wars that is for the members' exclusive use only.

(10) "*Place of employment*" means an enclosed area under the control of a public or private employer that employees utilize during the course of employment, including, but not limited to, work areas, employee lounges, restrooms, conference rooms, meeting rooms, classrooms, employee cafeterias, and hallways. A private residence is not a place of employment unless it is used as a licensed child care, adult day-care, or health care facility. This term shall not include vehicles used in the course of employment.

(11) "*Public place*" means an enclosed area to which the public is invited or in which the public is permitted, including, but not limited to, banks, bars, educational facilities, health care facilities, laundromats, public transportation facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a public place unless it is used as a licensed child care, adult day-care, or health care facility.

(12) "*Restaurant*" means an eating establishment where the sale of food is 60 percent or more of total revenue, including but not limited to, coffee shops, cafeterias, sandwich stands, and private and public-school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term restaurant shall include a bar area within the restaurant.

(13) "*Retail tobacco store*" means a retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is merely incidental.

(14) "*Secondhand smoke*" means smoke emitted from lighted, smoldering, or burning tobacco when the person smoking is not inhaling, smoke emitted at the mouthpiece during puff drawing, and smoke exhaled by the person smoking.

(15) "*Service line*" means an indoor line in which one or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money.

(16) "*Shopping mall*" means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

(17) "*Smoking*" means inhaling, exhaling, burning, or carrying any lighted tobacco product, whether natural or synthetic, including cigarettes, cigars, and pipe tobacco and electronic smoking devices.

(18) "*Sports arena*" means enclosed stadiums and enclosed sports pavilions, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, bowling alleys, and other similar places where members of the general public assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events.

**Sec. 6-1004. - Application of chapter to city property.**

No person shall smoke on and/or in any property owned by the City.

**Sec. 6-1005. - Other applicable laws.**

This chapter shall not be interpreted or construed to permit smoking where it is otherwise restricted by other applicable laws.

**Sec. 6-1006. - Prohibition of smoking at outdoor public facilities.**

- A. Smoking shall not be permitted within 25 feet of bleachers, dugouts, pools, restrooms, playgrounds or sports field sidelines where members of the public may be sitting.
- B. If designated smoking areas are provided at any facility, then smoking is only permitted within that designated area.

**Sec. 6-1007. - Prohibition of smoking in places of employment.**

- A. Smoking shall be prohibited in all enclosed areas of places of employment. This includes, without limitation, common work areas, auditoriums, classrooms, conference and meeting rooms, private offices, elevators, hallways, medical facilities, cafeterias, employee lounges, stairs, restrooms, vehicles, and all other enclosed facilities.
- B. This prohibition on smoking shall be communicated to all existing employees by the effective date of this chapter and to all prospective employees upon their application for employment.

**Sec. 6-1008. - Prohibition of smoking in enclosed public places.**

Smoking shall be prohibited in all enclosed public places within the City, including but not limited to, the following places:

- A. Aquariums, galleries, libraries, and museums.

- B. Areas available to the general public in businesses and non-profit entities patronized by the public, including but not limited to, banks, laundromats, professional offices, and retail service establishments.
- C. Bars, with the exception of those exempted under Sec. 6-10012 of this chapter.
- D. Bingo facilities.
- E. Child care and adult day care facilities.
- F. Convention facilities.
- G. Educational facilities, both public and private.
- H. Elevators.
- I. Gambling facilities.
- J. Health care facilities.
- K. Hotels and motels.
- L. Lobbies, hallways, and other common areas in apartment buildings, condominiums, trailer parks, retirement facilities, nursing homes, and other multiple-unit residential facilities.
- M. Parking structures.
- N. Polling places.
- O. Public transportation vehicles, including buses and taxicabs, under the authority of the City of South Fulton, and public transportation facilities, including bus, train, and airport facilities.
- P. Restaurants.
- Q. Restrooms, lobbies, reception areas, hallways, and other common-use areas.
- R. Retail stores.
- S. Rooms, chambers, places of meeting or public assembly, including school buildings, under the control of an agency, board, commission, committee or council of the City or a political subdivision of the State, to the extent the place is subject to the jurisdiction of the City.
- T. Service lines.
- U. Shopping malls.
- V. Sports arenas, including enclosed places in outdoor arenas.
- W. Theaters and other facilities primarily used for exhibiting motion pictures, stage dramas, lectures, musical recitals, or other similar performances.

**Sec. 6-1009. - Prohibition of Smoking in Private Clubs**

Smoking shall be prohibited in all private clubs.

**Sec. 6-10010. - Prohibition of Smoking in Enclosed Residential Facilities**

Smoking shall be prohibited in the following enclosed residential facilities:

- A. All private and semi-private rooms in nursing homes.
- B. All hotel and motel guest rooms.

**Sec. 6-10011. - Reasonable distance.**

Smoking is prohibited within a reasonable distance of ten feet outside an enclosed area where smoking is prohibited, so as to ensure that tobacco smoke does not enter the area through entrances, windows, ventilation systems, or other means.

**Sec. 6-10012. - Where smoking is not regulated.**

Notwithstanding any other provision of this chapter to the contrary, the following areas shall be exempt from the provisions of sections 6-1005 through 6-1008:

- A. Private residences, except when used as a licensed childcare, adult day care, or health care facility.
- B. Outdoor areas except those covered by the provisions of section 6-1006.
- C. Restaurant patios.
- D. Cigar bars, which shall be defined for purposes of this section as an establishment licensed by the City to operate as a tobacco business, and/or with a pending application with the City for a license to operate as a tobacco business, as of November 1, 2020. A cigar bar meeting this exception must not allow patrons or employees who are under age 21 during any operational hours that smoking is permitted on the premises. This exemption shall be nontransferable and shall expire automatically should the establishment at any time cease operations for more than thirty days, change ownership or cease to allow smoking on the premises for a period of more than thirty days.
- E. Hookah bars, which shall be defined for purposes of this section as an establishment licensed by the City to operate as a tobacco business and/or drinking place legally as of November 1, 2020, that generated seventy-five (75%) percent or more of its total annual gross income from the on-site sale of hookah/shisha products for the calendar year ending December 31, 2020, if the Hookah bar was then operating, and every year thereafter. A Hookah bar must not allow patrons or employees who are under age 21 during any operational hours that smoking is permitted on the premises. This exemption shall be nontransferable and shall expire automatically should the establishment cease operations for more than thirty days, change ownership or cease to allow smoking on the premises for a period of more than thirty days.

**Sec. 6-10013. - Declaration of establishment as nonsmoking.**

Notwithstanding any other provision of this chapter, an owner, operator, manager, or other person in control of an establishment, facility, or outdoor area may declare that entire establishment, facility, or outdoor area as a nonsmoking place. Smoking shall be prohibited in any place in which a sign conforming to the requirements of subsection 6-10014(a) is posted.

**Sec. 6-10014. - Advertisements and posting of signs.**

- A. "No smoking" signs or the international "no smoking" symbol consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it may be clearly and conspicuously posted by the owner, operator, manager, or other person in control in every public place and place of employment where smoking is prohibited by this chapter.
- B. All ashtrays and other smoking paraphernalia shall be removed from any area where smoking is prohibited by this chapter by the owner, operator, manager, or other person having control of the area. This does not prohibit these items for resale purposes.
- C. Unregulated establishments that allow smoking under section 6-10012, except for subsection (A), shall post conspicuously at every entrance a sign indicating that smoking is permitted.

**Sec. 6-10015 – Nonretaliation.**

No person or employer shall discharge, refuse to hire, or in any manner retaliate against an employee, applicant for employment, or customer because that employee, applicant, or customer exercises any rights afforded by this chapter or reports or attempts to prosecute a violation of this chapter.

**Sec. 6-10016. - Enforcement.**

- A. This chapter shall be enforced by an authorized designee of the city.
- B. Notice of the provisions of this chapter shall be given to all applicants for a business license in the city.
- C. Any citizen who desires to register a complaint under this chapter may initiate enforcement with police and code enforcement.
- D. Fire marshal or designee shall, while an establishment is undergoing otherwise mandated inspections, inspect for compliance with this chapter.
- E. An owner, manager, operator, or employee of an establishment regulated by this chapter shall inform persons violating this chapter of the appropriate provisions thereof.
- F. Notwithstanding any other provision of this chapter, an employee or private citizen may bring legal action to enforce this chapter.
- G. In addition to the remedies provided by the provisions of this section, the city manager or any person aggrieved by the failure of the owner, operator, manager,

or other person in control of a public place or a place of employment to comply with the provisions of this chapter may apply for injunctive relief to enforce those provisions in any court of competent jurisdiction.

**Sec. 6-10017. - Violations and penalties.**

- A. A person who smokes in an area where smoking is prohibited by this chapter shall be guilty of an infraction, punishable by a fine not exceeding \$50.00.
- B. A person who owns, manages, operates, or otherwise controls a public place or place of employment and who fails to comply with the provisions of this chapter shall be guilty of an infraction, punishable by:
  - (1) A fine not exceeding \$100.00 for a first violation.
  - (2) A fine not exceeding \$200.00 for a second violation.
  - (3) A fine not exceeding \$500.00 for each additional violation.
- C. In addition to the fines established by this section, violation of this chapter by a person who owns, manages, operates, or otherwise controls a public place or place of employment may result in the suspension or revocation of any permit or license issued to the person for the premises on which the violation occurred.
- D. Each day on which a violation of this chapter occurs shall be considered a separate and distinct violation.

**Sec. 6-10018. - Public education.**

The city may engage in a continuing program to explain and clarify the purposes and requirements of this chapter to citizens affected by it, and to guide owners, operators, and managers in their compliance with it. The program may include publication of a brochure for affected businesses and individuals explaining the provisions of this chapter.

**Sec. 6-10019. - Governmental agency cooperation.**

The city manager shall annually request other governmental and educational agencies having facilities within the city to establish local operating procedures in cooperation and compliance with this chapter. This includes urging all federal, state, county, city, and school district agencies to update their existing smoking control regulations to be consistent with the current health findings regarding secondhand smoke.

**Sec. 6-10020. - Liberal construction.**

This chapter shall be liberally construed so as to further its purposes.

\*\*\*\*\*

**Section 2.** It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

**Section 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

**Section 5.** The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

**Section 6.** The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.



The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember \_\_\_\_\_ . The motion was seconded by Councilmember \_\_\_\_\_ , and being put to a vote, the result was as follows:

|                                 | AYE   | NAY   |
|---------------------------------|-------|-------|
| William "Bill" Edwards, Mayor   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
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 Investor Harassment Ordinance

**DATE:** December 8, 2020

**SUBJECT:** First Reading of Investor Harassment Ordinance

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                           | Type       | Upload Date |
|---------------------------------------|------------|-------------|
| Investor Harassment Ordinance (Baker) | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**  
4 \_\_\_\_\_  
5

6 **AN ORDINANCE CREATING A NEW CHAPTER 10 UNDER TITLE 16 OF THE CITY**  
7 **CODE TO PROHIBIT THE OFFENSE OF INVESTOR HARASSMENT IN THE CITY**  
8 **TO PRESERVE THE PUBLIC ORDER THROUGH THE PROTECTION OF CITY**  
9 **RESIDENTS AND VISITORS AND FOR OTHER LAWFUL PURPOSES**  
10

11 **(Sponsored by Councilman Baker)**  
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

19 **WHEREAS**, as a Home Rule municipality, the City possesses authority to enact  
20 this Ordinance pursuant to its general and police powers which define, regulate, and  
21 prohibit any act, practice, conduct, or use of property which is detrimental to the health,  
22 sanitation, cleanliness, welfare, and safety of the inhabitants of the City;  
23

24 **WHEREAS**, the City has an interest in maintaining the public safety and welfare  
25 of the residents and visitors of the City;  
26

27 **WHEREAS**, homeownership remains the key way for working-class families to  
28 build wealth;  
29

30 **WHEREAS**, selling a home for artificially low amounts can cause residents to miss  
31 out on rising values;  
32

33 **WHEREAS**, many City residents and visitors often feel pressured to engage in  
34 investor activities, including selling their homes due to investor harassment;  
35

36 **WHEREAS**, investor harassment can intimidate residents and offend public order;  
37

38 **WHEREAS**, persons and entities who engage in investor harassment persuade,  
39 convince, cajole, pressure, force, harass or otherwise coerce residents and visitors to  
40 engage in investor activities, including to coerce homeowners into selling their property;  
41

42 **WHEREAS**, these tactics are so prevalent within the City;  
43

44 **WHEREAS**, predatory investors who engage in investor harassment are  
45 committing "equity theft" as they steal the possible profit the homeowners could make  
46 when they sell their property;

47  
48       **WHEREAS**, the City Council has determined that it is in the best interest of the  
49 public safety and welfare of the residents of the City and its visitors to prohibit investor  
50 harassment within the City; and

51  
52       **WHEREAS**, this Ordinance is in the best interests of the health and general  
53 welfare of the City, its residents and general public.

54       **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as  
55 follows:

56  
57       **Section 1.** The City of South Fulton Code of Ordinances, Title 15, Criminal  
58 Offenses, is hereby amended by adding a new Chapter 10, Investor Harassment, which  
59 shall read as follows:  
60

61       **TITLE 15 – CRIMINAL OFFENSES**

62       ...

63       **CHAPTER 10. – INVESTOR HARASSMENT**

64       **Sec. 15-10001. – Investor harassment prohibited**

65  
66 It shall be unlawful for any person or entity within the corporate limits of the City to commit  
67 the offense of investor harassment in violation of this Chapter.

68  
69       **Sec. 15-10002. – Investor harassment defined**

70  
71 A person or entity commits the offense of investor harassment if such person or entity in  
72 furtherance of any transaction which gives rise to an obligation to pay for goods sold or  
73 leased, services rendered; or in furtherance of the sale, lease, or rental of goods, services,  
74 or property for personal consumption or for use in the conduct of a business or profession;  
75

76       (1) Contacts another person or entity for the purpose of harassing, molesting,  
77       threatening, coercing or intimidating such person or the family of such person; or

78  
79       (2) Threatens bodily harm whether expressly or by implication; or

80  
81       (3) Uses predatory tactics. For purposes of this Chapter the term "predatory tactics"  
82       shall mean repeated and unsolicited attempts, within any 180-day period, to  
83       contact a person or entity including via personal visits, or written material or similar  
84       means under circumstances where the person or entity has affirmatively requested  
85       the defendant or the defendant's agent to refrain from such activity.  
86

87       **Sec. 15-10003. – Commission within City required**  
88

The offense of investor harassment shall be considered to have been committed within the City where:

(1) A person or entity was located in the City when the person or entity committed the act(s) prohibited by this Chapter; or

(2) The victim was located in the City when the act(s) prohibited by this Chapter were committed by the person or entity in violation of this Chapter.

#### **Sec. 15-10004. – Violations**

Any violation of this Chapter shall constitute a separate offense and shall not merge with any other violations of this Chapter. Upon conviction of a violation of this Chapter, a person or entity shall be punished by the City Municipal Court as authorized by law.

\*\*\*\*\*

**Chapter 2.** It is hereby declared to be the intention of the City Council that: (a) All Chapters, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every Chapter, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Chapter, paragraph, sentence, clause or phrase of this Ordinance. No Chapter, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Chapter, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or Chapter of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Chapters of the Ordinance.

**Chapter 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Chapter 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

**Chapter 5.** The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

**Chapter 6.** The effective date of this Ordinance shall be on the date as set forth under  
Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or  
federal law.

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The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember \_\_\_\_\_ The motion was seconded by Councilmember \_\_\_\_\_, and being put to a vote, the result was as follows:

|                                 | AYE   | NAY   |
|---------------------------------|-------|-------|
| William "Bill" Edwards, Mayor   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, INTERIM CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
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 Street Racing Ordinance

**DATE:** December 8, 2020

**SUBJECT:** First Reading of Street Racing Ordinance

**REFERENCE:**

---

**CONCLUSION:**

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

| Description                                 | Type       | Upload Date |
|---------------------------------------------|------------|-------------|
| Street Racing Ordinance (Rowell and Reeves) | Cover Memo | 12/3/2020   |

1 **STATE OF GEORGIA**  
2 **COUNTY OF FULTON**  
3 **CITY OF SOUTH FULTON**

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4  
5  
6 **AN ORDINANCE CREATING A NEW CHAPTER 11 UNDER TITLE 16 OF THE CITY**  
7 **CODE TO ADDRESS THE OFFENSE OF STREET RACING; TO PRESERVE PUBLIC**  
8 **SAFETY AND ORDER AND FOR OTHER LAWFUL PURPOSES**  
9

10 **(Sponsored by Councilpersons Rowell and Reeves)**  
11

12 **WHEREAS**, the City of South Fulton ("City") is a municipal corporation duly  
13 organized and existing under the laws of the State of Georgia;  
14

15 **WHEREAS**, the duly elected governing authority of the City, is the Mayor and  
16 Council thereof ("City Council");  
17

18 **WHEREAS**, as a Home Rule municipality, the City possesses authority to enact  
19 this Ordinance pursuant to its general and police powers which define, regulate, and  
20 prohibit any act, practice, conduct, or use of property which is detrimental to the health,  
21 sanitation, cleanliness, welfare, and safety of the inhabitants of the City;  
22

23 **WHEREAS**, the City has an interest in maintaining the public safety and welfare  
24 of the residents and visitors of the City;  
25

26 **WHEREAS**, street racing threatens the health and safety of the public; interferes  
27 with pedestrian and vehicular traffic, creates a public nuisance, and interferes with the  
28 right of private business owners to enjoy the use of their property within the City;  
29

30 **WHEREAS**, the City Council has determined that it is in the best interest of the  
31 public safety and welfare of the residents of the City and its visitors to prohibit street racing  
32 as set forth in this Ordinance; and  
33

34 **WHEREAS**, this Ordinance is in the best interests of the health and general  
35 welfare of the City, its residents and general public.

36 **THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS** as  
37 follows:  
38

39 **Section 1.** The City of South Fulton Code of Ordinances, Title 15, Criminal  
40 Offenses, is hereby amended by adding a new Chapter 11, Street Racing Prohibited,  
41 which shall read as follows:  
42

43 **TITLE 15 – CRIMINAL OFFENSES**

44 ...

**CHAPTER 11. – STREET RACING PROHIBITED**

**Sec. 15-11001. – Purpose**

The purpose of this section is to prohibit spectators at illegal street races with the aim of significantly curbing this dangerous criminal activity.

**Sec. 15-11002. – Illegal street race defined**

Illegal street race – means a motor vehicle speed contest using public highways, streets or rights of way in violation of applicable motor vehicle and traffic laws, including without limitation, O.C.G.A. § 40-6-186, § 40-6-251 and § 40-6-390.

**Sec. 15-11003. – Illegal street racing prohibited**

It is unlawful for a person to:

- 1) Drive a vehicle in an illegal street race within the City; or
- 2) Participate in an illegal street race on any public street within the City.

**Sec. 15-11004. – Participation**

Participation in an illegal street race shall include, but not be limited to:

- (1) arriving at a location for the purpose of assisting with or being a spectator at the illegal street race;
- (2) lining up on the side of a public street or highway for the purpose of being a spectator at an illegal street race;
- (3) gathering on private property open to the general public without the consent of the owner, operator, or agent thereof for the purpose of assisting with or being a spectator in an illegal street race;
- (4) impeding the free public use of a public street or highway by actions, words, or physical barriers for the purpose of assisting with or being a spectator in an illegal street race;

(5) lining up a motor vehicle alongside one or more additional motor vehicles for the purpose of assisting with an illegal street race;

(6) revving an engine or spinning a vehicle's tire in preparation for an illegal street race;

(7) being stationed at or near one or more motor vehicles serving as a race starter for an illegal street race;

(8) riding in an illegal street race vehicle as a passenger;

(9) assisting the organizers and/or drivers in carrying out an illegal street race; or

(10) exchanging money or anything of value with any driver, car owner, or other participant in connection with an illegal street race.

#### **Sec. 15-11004. – Exemptions**

This Chapter shall not apply to licensed or duly authorized racetracks, drag strips, or other designated areas set aside by proper authorities for such purposes.

#### **Sec. 15-11005. – Violations**

Any violation of this Chapter shall constitute a separate offense and shall not merge with any other violations of the City Code. Upon conviction of a violation of this Chapter, a person or entity shall be punished by the City Municipal Court as authorized by law.

\*\*\*\*\*

**Chapter 2.** It is hereby declared to be the intention of the City Council that: (a) All Chapters, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every Chapter, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Chapter, paragraph, sentence, clause or phrase of this Ordinance. No Chapter, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Chapter, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or Chapter of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Chapters of the Ordinance.

**Chapter 3.** All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

**Chapter 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the City Clerk.

**Chapter 5.** Nothing in this section prohibits law enforcement officers or their agents from being spectators at illegal motor vehicle speed contest or exhibition of speed in the course of their official duties.

**Chapter 6.** The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.

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The foregoing Ordinance No. 2020-xxx was moved for approval by Councilmember \_\_\_\_\_ The motion was seconded by Councilmember \_\_\_\_\_, and being put to a vote, the result was as follows:

|                                 | AYE   | NAY   |
|---------------------------------|-------|-------|
| William "Bill" Edwards, Mayor   | _____ | _____ |
| Carmalitha Gumbs, Mayor Pro Tem | _____ | _____ |
| Catherine Foster Rowell         | _____ | _____ |
| Helen Zenobia Willis            | _____ | _____ |
| Gertrude Naeema Gilyard         | _____ | _____ |
| Corey Reeves                    | _____ | _____ |
| khalid kamau                    | _____ | _____ |
| Mark Baker                      | _____ | _____ |

THIS ORDINANCE so adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2020. **CITY OF SOUTH FULTON, GEORGIA.**

\_\_\_\_\_  
WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

\_\_\_\_\_  
CORY E. ADAMS, INTERIM CITY CLERK

208

209 APPROVED AS TO FORM:

210

211

212

213 EMILIA C. WALKER, CITY ATTORNEY

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