City of South Fulton, Georgia

Agenda

Alcohol License and Zoning Public Hearings Special Meeting

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District
(Vacant), District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Tuesday, May 12, 2026 | **5:00 PM** | **City Hall**

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:
To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream:	**Public Meeting Portal (Civic Clerk):** https://southfultonga.portal.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor Carmalitha Gumbs

II. Roll Call - City Clerk Corey Adams

III. Alcohol Licenses, Rezonings, Variance and Modification Cases (For Presentation and Public Hearing Only)

A. Case Z26-002 (Public Hearing): An application by Mike Lee c/o We Partner Group, LLC. requests a rezoning from AG-1 (Agricultural District) to CUP (Community Unit Plan District) to develop 35 single-family homes on 15 acres at 4700 Welcome All Road (Parcel ID: 09F360001530024). City Council District: 3.

Staff Recommendation: Denial
Planning Commission Recommendation: Approval Conditional

IV. Walk-On Items (if necessary)

A. Case# M26-002 located at 0, 7000, 6200, 6190 Koweta & 5675 Dodson Road. Betancourt Construction, LLC c/o Battle Law requesting a modification to site plan associated with zoning case Z25-020, CUP (Community Unit Plan District) zoning district, to reduce the minimum lot size to 6,600 square feet and remove multiple lots from the 75ft stream buffer and required buffers areas around the perimeter of the property to develop 293 single family detached homes on 130.19 acres. City Council District: 4

STAFF RECOMMENDATION: APPROVAL

V. Executive Session, if necessary

VI. Adjournment of Meeting

OFFICE OF THE CITY MANAGER
SHARON D. SUBADAN, ICMA-CM, MPS, CPM
CITY MANAGER

COMMUNITY DEVELOPMENT& REGULATORY AFFAIRS
Reginald McClendon, J.D., AICP, CPM
Managing Director

HONORABLE MAYOR & CITY COUNCIL

CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON JOHNSON
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Mayor & City Council

FROM: Department of Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z26-002: 4700 Welcome All Road**

MEETING DATE: April 15, 2026

Mike Lee c/o We Partner Group, LLC. requests a rezoning from AG-1 (Agricultural District) to CUP (Community Unit Plan District) to develop 35 single-family units on 15 acres at 4700 Welcome All Road (Parcel Id: 09F360001530024).

City Council District: 3.

STAFF RECOMMENDATION: DENIAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL OF REZONING TO CUP USING R-5 ZONING DISTRICT REGULATIONS

APPLICATION INFORMATION	
Applicant Information:	Mike Lee
Status of Applicant:	Applicant
City Council District:	3
Parcel ID Number:	09F360001530024
Area of Property:	15 acres
Existing Zoning:	AG-1 (Agricultural)
Current/Past Use of the Property:	Single-family Residential
Prior Zoning Cases/History:	n/a

SPECIFIC INFORMATION

REQUEST

The applicant is requesting to rezone to CUP (Community Unit Plan) to allow for a proposed subdivision of 35 homes.

PROPERTY LOCATION

The property consists of 15 total acres located on the eastern side of Welcome All Road being in Land Lots 152 and 153 of the 9th District in the City of South Fulton, Fulton County, Georgia and City Council District 3.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban I as designated in the 2021 South Fulton Comprehensive Plan, which does support the proposed zoning classification and use.

ADJACENT ZONING AND LAND USES

North: R-4A (Single-Family Residential District)/ Kensington Wood Subdivision
South: CUP (Community Unit Plan)/ Kensington Heights Subdivision
East: Sub C (Suburban C)/ Broad Subdivision
West: M-2 (Heavy Industrial District)/ Chester Industrial Park

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on January 5, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on January 28, 2026, to notify the public that Case Z26-002 would be heard at the Planning Commission Meeting on February 18, 2026, and at the City Council Public Hearing on March 10, 2026.

The applicant placed a notification sign in front of the subject property on January 28, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Table 4-1 Area Regulations for Lots and Principal Buildings.

Sec. 405.01. - Landscape strip and zoning buffer requirements.

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

1) The suitability of the subject property for the zoned purposes;

The proposed zoning district and use is supported by the Future Land Use Map. However, the proposal does not meet the intent of the CUP guidelines.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

The current zoning does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of AG-1 (Agricultural) does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

The Suburban I Character Area provides a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. Staff does not anticipate any hardship to the property owner.

5) 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;

The property is not vacant; there is a single-family home on it.

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

The proposal to develop a small subdivision is suitable in view of the use and adjacent and nearby property. This property borders single-family developments as well as industrial use and zoned properties to the west. However, this rezoning proposal does not meet the intent of the CUP zoning category.

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

The proposal could adversely affect the use or usability of adjacent properties. The adjacent properties to the north, south, and east are single-family residential uses; however, the proposed lots are smaller than what has been permitted by adjacent properties.

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

The property does have reasonable economic use as currently zoned.

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

The zoning proposal should not result in a use that will cause an excessive burden to existing infrastructure.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is in conformity with the comprehensive plan. The property is located in the Suburban I character area, which supports the development of this property as a single-family residential subdivision.

11) 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;

No other conditions are known to Staff at this time that would affect the use and development of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

This zoning proposal should not permit a use that is environmentally adverse.

PUBLIC PARTICIPATION

The applicant hosted a hybrid public participation meeting on January 27, at Welcome All Park & Multipurpose Facility and Zoom at 11:30 a.m. Neighbors had questions regarding public notification and accessibility, traffic and roadway impacts, site design & buffering, stormwater, construction impacts, and property values. The applicant addressed these questions and explained that the developers will work with city officials to address traffic concerns and maintain green space, while promising to provide comprehensive project information and continuing to collaborate with the community regarding their concerns. However, the applicant does not have and did not turn in the recording of the meeting, which means that the requirements of the Public Participation Plan have not been met.

STAFF RECOMMENDATION

The applicant is proposing to rezone from AG-1 (Agricultural) to CUP (Community Unit Plan) for the purpose of developing a 35-lot residential subdivision. The proposed zoning category is supported by the

future land use character area of Suburban Neighborhood in the City of South Fulton's 2021 Comprehensive Plan. The future land use designation of the property is Suburban Neighborhood I.

The purpose of the Suburban Neighborhood Character Area is to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The CUP zoning 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.

The site plan submitted contains a long, narrow lot with a stream crossing at the rear of the development on the east side. The land to the west of the stream crossing is reserved as common space, but it is unclear how homeowners would be able to access the common space as it is on the other side of the stream and there are wetlands in the area. No specific amenities are proposed in this area. The site plan shows that there is an area in the front that is reserved for common space on the north side of the proposed internal street and an amenity area on the south side of the proposed internal street; however, a 40' landscape strip in the front of the development is required in that area. Nowhere on the plan does it specify what specific amenities are proposed.

The intent of the CUP zoning is not met by this proposed site plan. At a total of 15 acres, this proposal is not for a large tract of land and it does not meet the intent of a planned community. Flexible and creative concepts in site planning are not employed, and open areas do not appear to have a specific function. All proposed lots are peripheral lots and they are required to be larger as they are adjacent to larger lot developments on both the north and south sides of the proposed development. Generally, there is no indication that this is a planned community but rather, a standard subdivision that offers small lots with no defined amenities.

Staff recommends **APPROVAL CONDITIONAL** based on these factors.

CONDITION: Applicant will have to follow R-5 Single-Family Dwelling District Regulations.

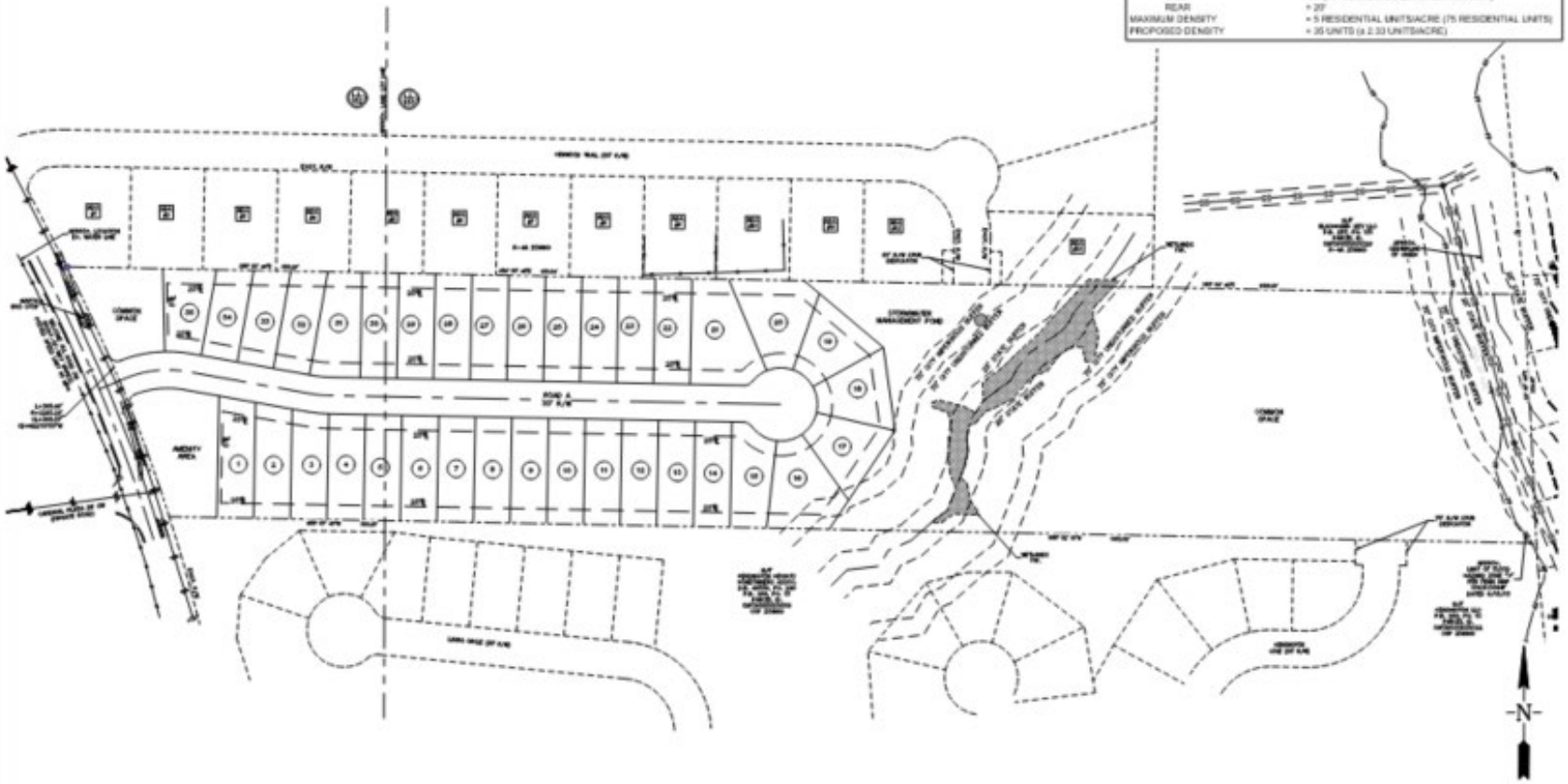
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

CONCEPT PLAN #1

SITE ANALYSIS

TOTAL SITE AREA	= ±15 AC
CURRENT USE	= SINGLE FAMILY RESIDENCE
CURRENT ZONING	= AG-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING	= CUP (COMMUNITY UNIT PLAN DISTRICT)
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
MINIMUM LOT SIZE	= 5,000 SF
MINIMUM LOT WIDTH	= 50'
BUILDING SETBACK	
FRONT	= 20' (35' DEVELOPMENT FRONTAGE)
SIDE	= 5' (10' MINIMUM BUILDING SEPARATION)
REAR	= 20'
MAXIMUM DENSITY	= 5 RESIDENTIAL UNITS/ACRE (75 RESIDENTIAL UNITS)
PROPOSED DENSITY	= 35 UNITS (± 2.33 UNITS/ACRE)

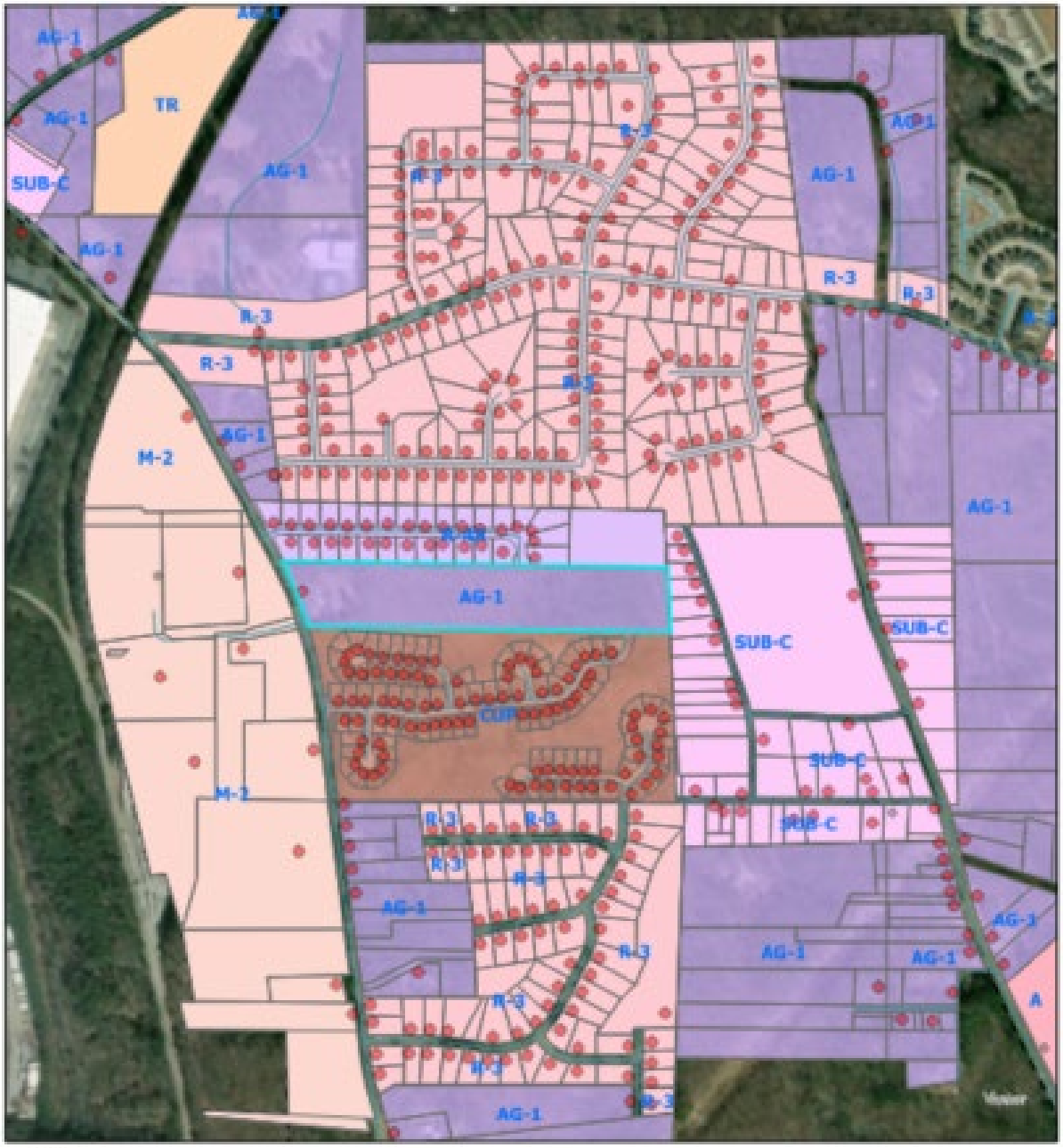


HRC

WELCOME ALL ROAD SUBDIVISION CONCEPT PLAN (PARCEL 09F360001530024)

CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

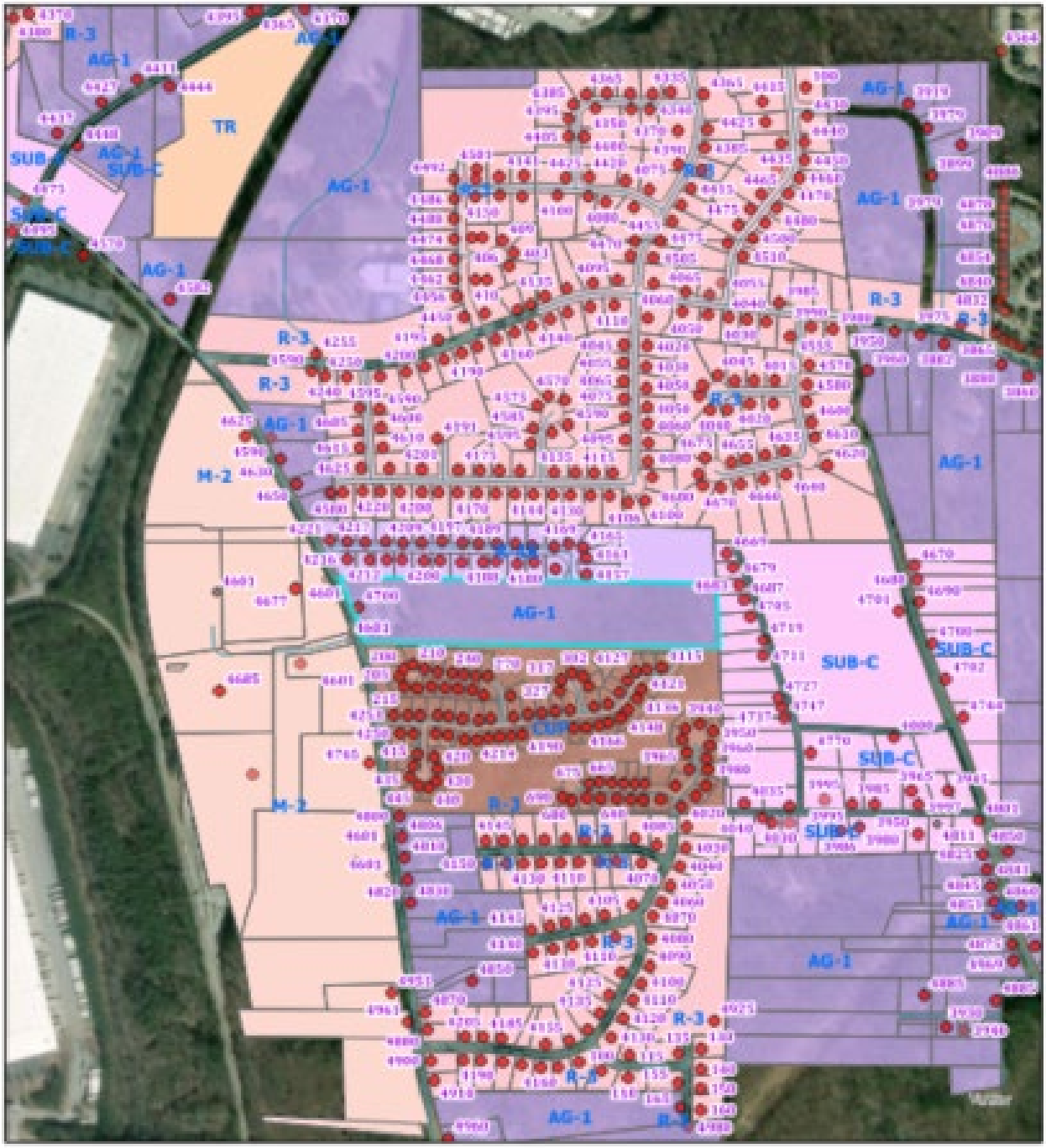
H20120
DATE: 10/20/2025
SCALE: 1" = 60'
0 60 120



4700 Welcome All Road - Aerial Map

0 0.04 0.07 0.15 Miles

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



4700 Welcome All Road - Zoning Map

N
W E
S

0 0.07 0.15 0.3 Miles

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4700 Welcome All Road - Future Land Use Map

N
W E
S

0 0.05 0.1 0.2 Miles

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.

OFFICE OF THE CITY MANAGER
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CITY MANAGER

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DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor & City Council

FROM: Department of Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **M26-002: 0, 7000, 6200, 6190 Koweta & 5675 Dodson Road**

MEETING DATE: May 12, 2026

Betancourt Construction, LLC c/o Battle Law requesting a modification to site plan associated with zoning case Z25-020, CUP (Community Unit Plan District) zoning district, to reduce the minimum lot size to 6,600 square feet and remove multiple lots from the 75ft stream buffer and required buffers areas around the perimeter of the property to develop 293 single family detached homes on 130.19 acres.

City Council District: 4

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information:	Betancourt Construction, LLC c/o Battle Law PC
Status of Applicant:	Attorney
City Council District(s):	4
Parcel ID Number:	09F290001130519, 09F200000960717, 09F200000960394, 09F290001130428, 09F290001130303, & 09F200000960709
Area of Property:	130.19 Acres
Current/Past Use of the Property:	Single-Family Residence
Prior Zoning Cases/History:	Z2025 -020
Surrounding Zoning:	North: AG-1 (Agricultural/ Cliftondale Overlay District), R-2A (Single Family Dwelling District/ Cliftondale Overlay District) & Union City South: Union City & CUP (Community Unit Plan/ Cliftondale District) East: Union City & CUP (Community Unit Plan/ Cliftondale District) West: AG-1 (Agricultural/ Cliftondale Overlay District) & Union City
2021 Future Land Use Designation:	Character Type: Suburban I Neighborhood Land Uses: Medium density residential housing Zonings: R-3,R-3A,R-4A, CUP, NUP, SH
Compatibility to the City of South Fulton's 2021 Comprehensive Plan:	Yes
Overlay District:	Cliftondale Overlay District
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to this site by Fulton County.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.

STAFF RECOMMENDATION

2025Z-020 was approved on August 26, 2025, for the development of no more than 293 single-family detached homes. The petition's conditions state that the project must be developed substantially in accordance with the approved site plan with a minimum lot size of 9,000 square feet.

Below are the conditions and site plan for 2025Z-020:

EXHIBIT "B"

Conditions of Approval
6200 & 7000 Koweta Road
(Parcel IDS: 09F200000960717, 09F200000960394, 09F200000960709, 09F290001130519, 09F290001130428, 09F290001130303)

1. The proposed development must be constructed substantially in accordance the attached site plan submitted to the Community Development and Regulatory Affairs Department, prepared by Barclift Associates (attached hereto). The Said site plan is conceptual only and the development must meet or exceed all standards set forth in the City of South Fulton Zoning Ordinance and the South Fulton Subdivision Code. All standards must be met prior to issuance of a land disturbance permit.

2. The development shall consist of no more than 293 single-family detached homes with the following minimum conditions:

a. Minimum front yard setback:	25 feet
b. Minimum rear yard setback:	25 feet
c. Minimum side yard setback:	7.5 feet
d. Minimum side abutting street:	20 feet
e. Minimum lot size:	9,000 square feet
f. Minimum lot width:	60 feet

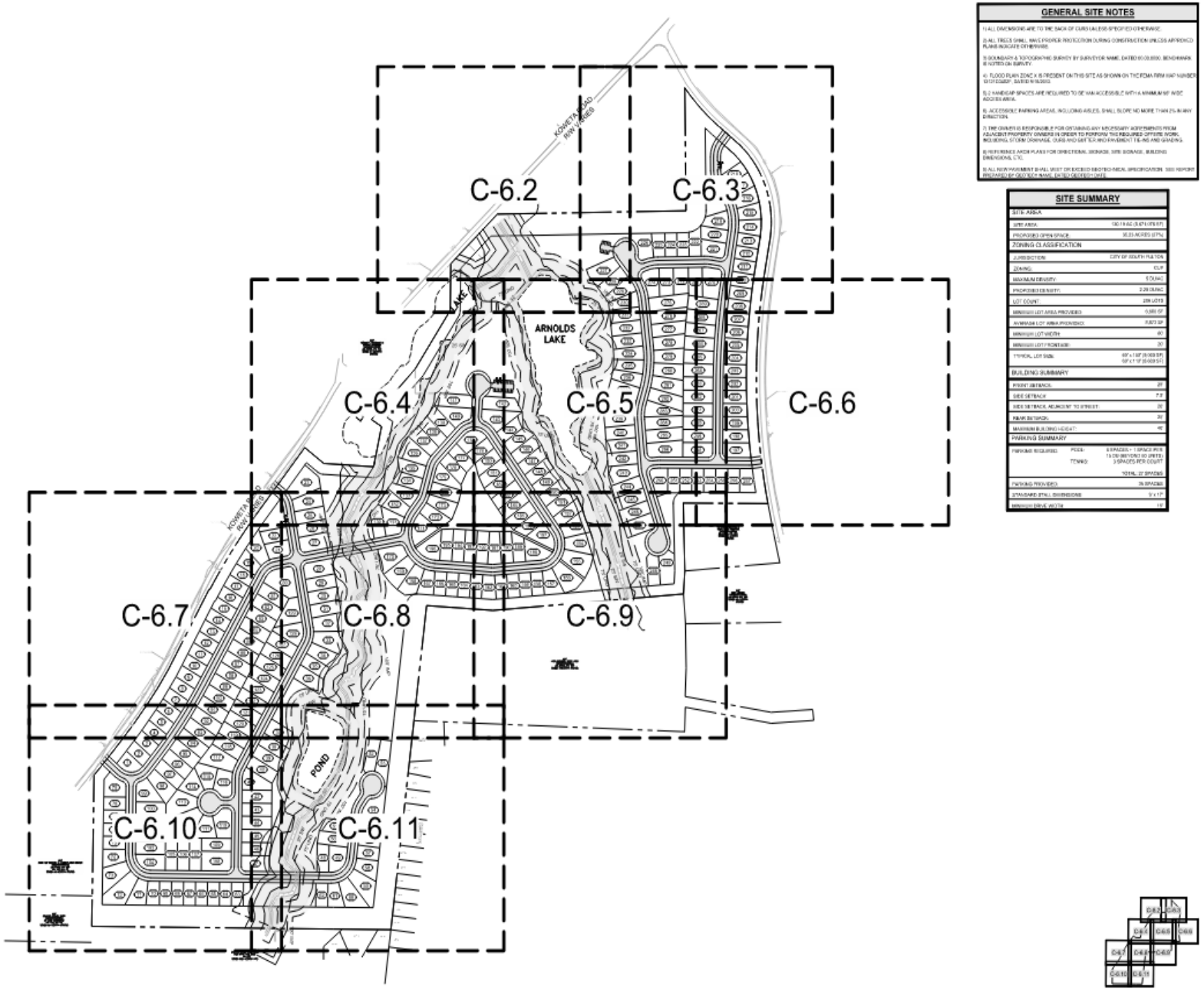
3. All Cliftondale Overlay District requirements must be adhered to, including a 50' undisturbed buffer with a 10' improvement setback along all public streets and the remainder of the perimeter.

The modification request is to modify condition 2e to reduce the minimum lot size to 6,600 square feet and to remove the lots from all stream and undisturbed buffers on the property. The applicant states in their letter of intent that the reduction in the minimum lot size is to remove the rear of multiple lots (shown on the approved site plan above) from the 75ft stream buffer and the required perimeter buffers. The applicant's request aligns with 8.4.9 of the City of South's Fulton's Subdivision Regulations states "No portion of any residentially zoned lot shall be allowed to be part of a buffer or landscape strip required by conditions of zoning; the City zoning resolution or tree preservation ordinance." Condition 3 of the zoning case on the property requires that this development adheres to the Cliftondale Overlay District requirements, which includes a 50' undisturbed buffer with a 10' improvement setback for the perimeter of the development. Therefore, the proposed modifications to the Z2025-020 brings the development in alignment with the City's regulations.

Staff recommends **APPROVAL** based on these factors.

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY SURVEYOR NAME, DATED 01.00.0000. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN ZONE X IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 0101 EGEOP, DATED 9/18/2013.

5) 2 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURB AND GRE TE, AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIMENSIONS, SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY GEOTECH NAME, DATED GEOTECH DATE.

SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
PROPOSED OPEN SPACE:	35.23 ACRES (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	CUP
MAXIMUM DENSITY:	5 DU/AC
PROPOSED DENSITY:	2.28 DU/AC
LOT COUNT:	296 LOTS
MINIMUM LOT AREA PROVIDED:	5,000 SF
AVERAGE LOT AREA PROVIDED:	7,873 SF
MINIMUM LOT WIDTH:	60
MINIMUM LOT FRONTAGE:	20
TYPICAL LOT SIZE:	60' x 130' (6,000 SF) 50' x 110' (5,500 SF)
BUILDING SUMMARY	
FRONT SETBACK:	20'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	0 SPACES + 1 SPACE PER 15 DB (BASED ON UNITS)
TENNIS:	3 SPACES PER COURT
	TOTAL: 27 SPACES
PARKING PROVIDED:	76 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
MINIMUM DRIVE WIDTH:	18'

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
3075 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: 678.549.6150
www.gaskinslecraw.com
PE7008121

REVISIONS:

REV #	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

CLIENT
BETANCOURT CONSTRUCTION, LLC
4355 CERB PARKWAY
ATLANTA, GA 30339

PROJECT
KOWETA ROAD
PROJECT ADDRESS
LAND LOT, DISTRICT, PARCEL
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

SEAL:

PRELIMINARY

11/11/2025

CALL BEFORE YOU DIG

811
Know what's below. Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 50'

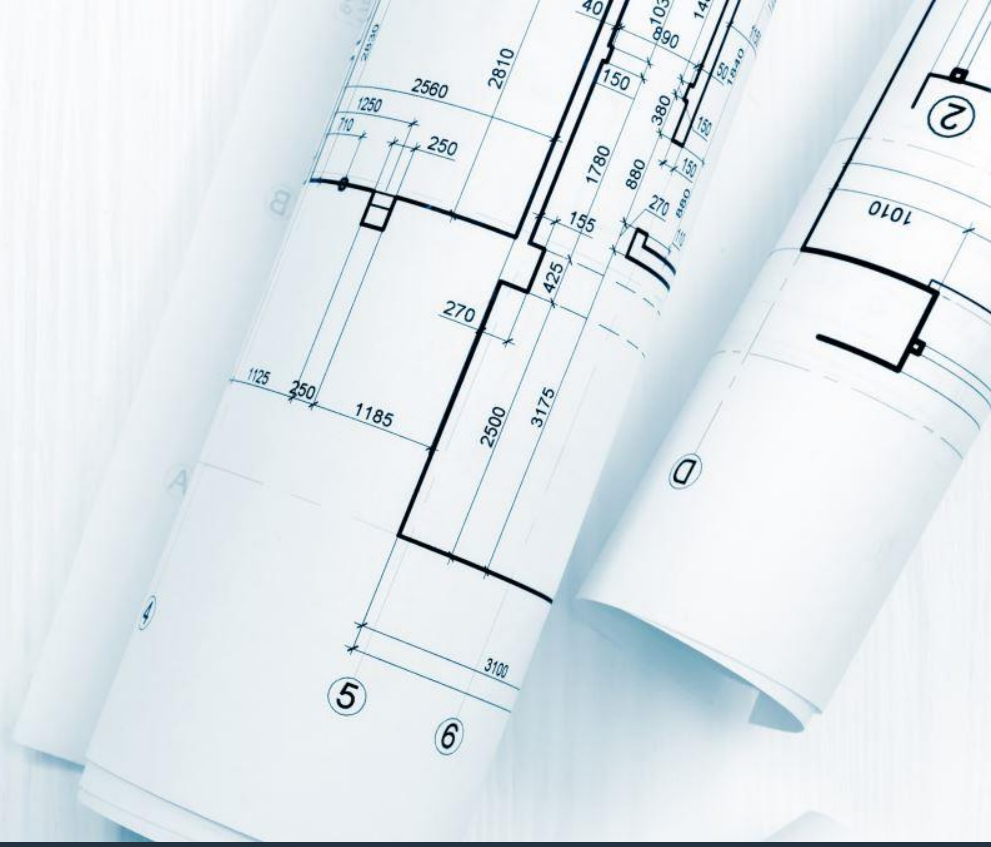
DESIGN INFO:

DRAWN BY:	LEB
DESIGNED BY:	LEB
REVIEWED BY:	BGT
JOB #:	0000000
DATE:	ORIGINAL SUBMITTAL DATE

SITE PLAN (OVERALL)

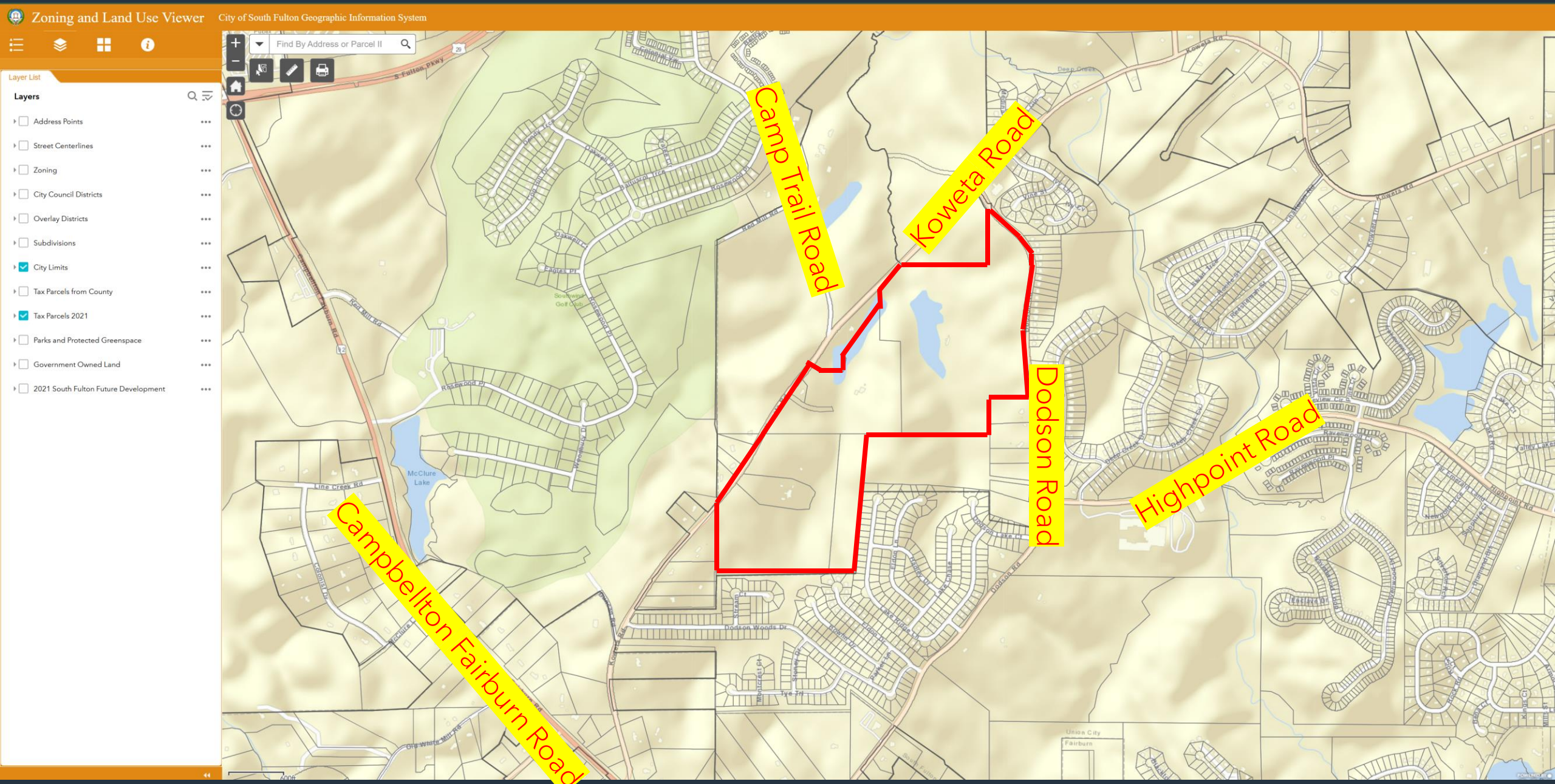
C-6.0

Battle Law



6200 AND 7000 KOWETA ROAD AND 5675 DODSON ROAD

Modification of Conditions to Change the Minimum Lot Size to Avoid a Steam Buffer


Zoning and Land Use Viewer
City of South Fulton Geographic Information System
Find By Address or Parcel II
Layer List
Layers
Address Points
Street Centerlines
Zoning
City Council Districts
Overlay Districts
Subdivisions
City Limits
Tax Parcels from County
Tax Parcels 2021
Parks and Protected Greenspace
Government Owned Land
2021 South Fulton Future Development
Camp Trail Road
Koweta Road
Dodson Road
Highpoint Road
Campbellton Fairburn Road
McClure Lake
Union City
Fairburn

OVERALL SITE AREA		130.19 acres
DEVELOPMENT AREA		93.41 acres
Right-of-Way/Streets	15.82 acres	
Lots	77.59 acres	
OPEN GREEN SPACE/AMENITY		29.53 acres
LAKES		7.25 acres
PROPOSED ZONING	CUP	
MINIMUM LOT SIZE	9,000 square feet	
LOT WIDTH	60'	
SETBACKS		
Front	25'	
Side	7.5'	
Side, adjacent to street	20'	
Rear	25'	

FLOOD NOTE:
Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on the Flood Insurance Rate Map (FIRM) for Fulton County, with a date of identification of September 18, 2013 in Fulton County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

THERE IS NO 100 YEAR FLOOD PLAIN ON THE SUBJECT PROPERTY.

THE ZONE "X" AREAS SHOWN ON THE SUBJECT ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE BASINS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WETLANDS NOTE:
THERE ARE NO WETLANDS SHOWN ON THE SUBJECT PROPERTY PER THE USFWS SITE AND/OR THE CITY OF SOUTH FULTON GIS MAPS NOR ANY OTHER GIS MAP THAT THIS SURVEYOR COULD FIND.

BARCLIFT ASSOCIATES
Landscape Architecture | Land Planning
404.373.8609
david@barcliftassociatesla.com
5524 Sunderland Way NE
Atlanta, GA 30319
BARCLIFTASSOCIATESLA.COM

SITE PLAN - 293 LOTS - COLOR

KOWETA ROAD TRACT
CITY OF SOUTH FULTON, GEORGIA

MARCH 25, 2025

SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
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ZONING:	CUP
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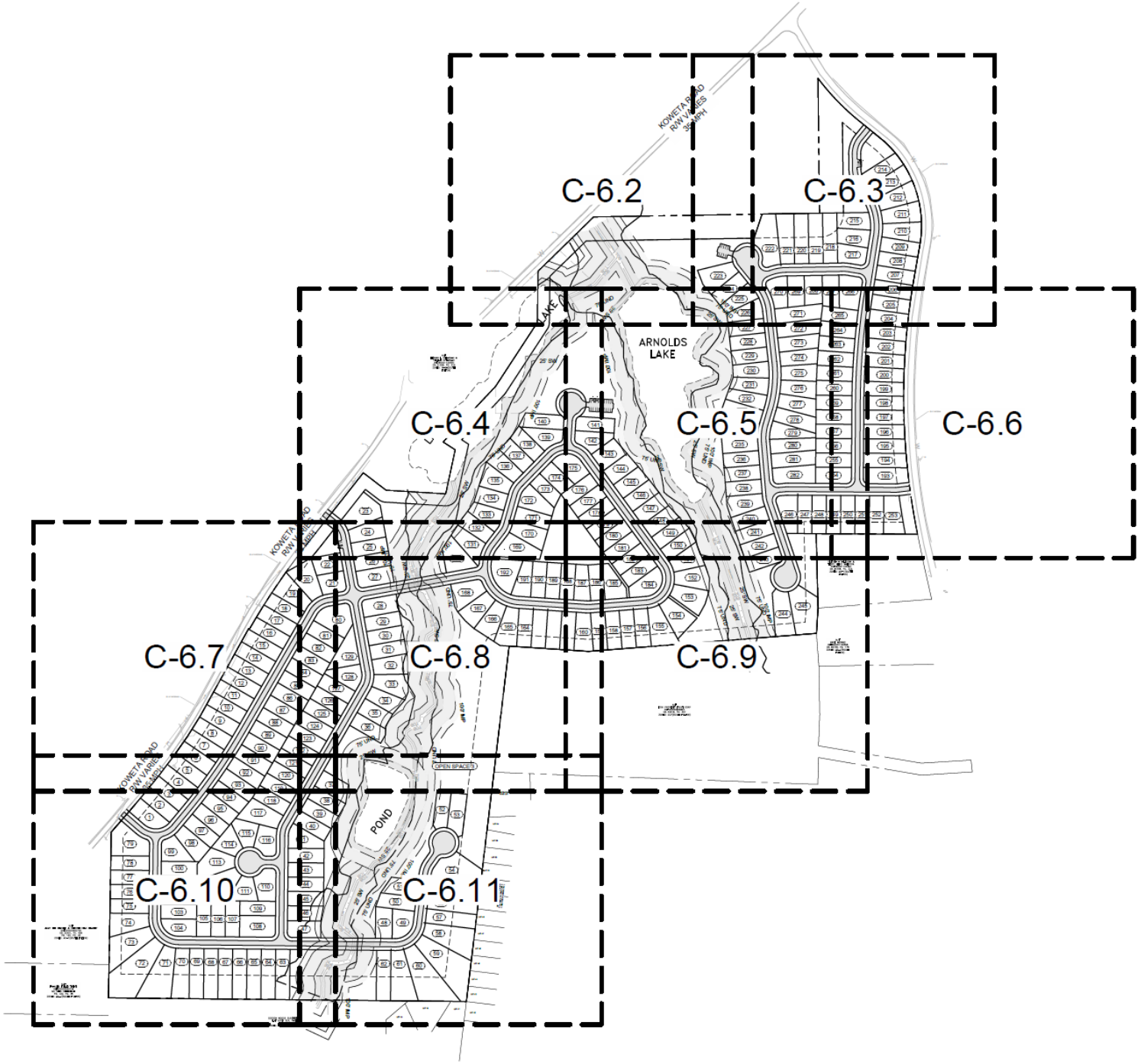
MINIMUM LOT AREA PROVIDED:	6,600 SF
AVERAGE LOT AREA PROVIDED:	8,873 SF
MINIMUM LOT WIDTH:	60'
MINIMUM LOT FRONTAGE:	20'
TYPICAL LOT SIZE:	60' x 150' (9,000 SF) 60' x 110' (6,600 SF)
BUILDING SUMMARY	
FRONT SETBACK:	25'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	6 SPACES + 1 SPACE PER 15 DU (BEYOND 60 UNITS)
TENNIS:	3 SPACES PER COURT
	TOTAL: 27 SPACES
PARKING PROVIDED:	35 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
MINIMUM DRIVE WIDTH:	16'



SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
PROPOSED OPEN SPACE:	35.23 ACRES (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	CUP
MAXIMUM DENSITY:	5 DU/AC
PROPOSED DENSITY:	2.20 DU/AC
LOT COUNT:	286 LOTS
MINIMUM LOT AREA PROVIDED:	6,600 SF
AVERAGE LOT AREA PROVIDED:	8,873 SF
MINIMUM LOT WIDTH:	60'
MINIMUM LOT FRONTAGE:	20'
TYPICAL LOT SIZE:	60' x 150' (9,000 SF) 60' x 110' (6,600 SF)
BUILDING SUMMARY	
FRONT SETBACK:	25'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	6 SPACES + 1 SPACE PER 15 DU (BEYOND 60 UNITS)
TENNIS:	3 SPACES PER COURT
	TOTAL: 27 SPACES
PARKING PROVIDED:	35 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
MINIMUM DRIVE WIDTH:	16'

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
1	7065.92 Sq. Ft.	0.16 AC
2	6679.78 Sq. Ft.	0.15 AC
3	6776.51 Sq. Ft.	0.16 AC
4	6778.11 Sq. Ft.	0.16 AC
5	6806.34 Sq. Ft.	0.16 AC
6	6794.20 Sq. Ft.	0.16 AC
7	6809.49 Sq. Ft.	0.16 AC
8	6799.65 Sq. Ft.	0.16 AC
9	6748.05 Sq. Ft.	0.15 AC
10	6689.71 Sq. Ft.	0.15 AC
11	6753.20 Sq. Ft.	0.16 AC
12	6816.70 Sq. Ft.	0.16 AC
13	6880.19 Sq. Ft.	0.16 AC
14	6943.68 Sq. Ft.	0.16 AC
15	6932.77 Sq. Ft.	0.16 AC
16	6813.46 Sq. Ft.	0.16 AC
17	6755.12 Sq. Ft.	0.16 AC
18	6620.78 Sq. Ft.	0.15 AC
19	7351.82 Sq. Ft.	0.17 AC
20	9642.95 Sq. Ft.	0.22 AC
21	8450.53 Sq. Ft.	0.19 AC
22	7841.34 Sq. Ft.	0.18 AC
23	14805.15 Sq. Ft.	0.34 AC
24	10550.71 Sq. Ft.	0.24 AC
25	9000.00 Sq. Ft.	0.21 AC
26	9000.00 Sq. Ft.	0.21 AC
27	10789.16 Sq. Ft.	0.25 AC
28	10789.16 Sq. Ft.	0.25 AC
29	9000.00 Sq. Ft.	0.21 AC
30	9000.00 Sq. Ft.	0.21 AC
31	9000.00 Sq. Ft.	0.21 AC
32	10869.94 Sq. Ft.	0.25 AC
33	11816.72 Sq. Ft.	0.27 AC
34	9315.64 Sq. Ft.	0.21 AC
35	7961.20 Sq. Ft.	0.18 AC
36	10237.77 Sq. Ft.	0.24 AC
37	10125.00 Sq. Ft.	0.23 AC
38	9000.00 Sq. Ft.	0.21 AC
39	9000.00 Sq. Ft.	0.21 AC
40	9000.00 Sq. Ft.	0.21 AC
41	10599.92 Sq. Ft.	0.24 AC

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
42	9000.00 Sq. Ft.	0.21 AC
43	9000.00 Sq. Ft.	0.21 AC
44	9000.00 Sq. Ft.	0.21 AC
45	9000.00 Sq. Ft.	0.21 AC
46	8700.00 Sq. Ft.	0.20 AC
47	10064.16 Sq. Ft.	0.23 AC
48	7698.13 Sq. Ft.	0.18 AC
49	9487.78 Sq. Ft.	0.22 AC
50	9116.15 Sq. Ft.	0.21 AC
51	8250.00 Sq. Ft.	0.19 AC
52	10184.20 Sq. Ft.	0.23 AC
53	10500.45 Sq. Ft.	0.24 AC
54	11403.55 Sq. Ft.	0.26 AC
55	6600.00 Sq. Ft.	0.15 AC
56	6600.00 Sq. Ft.	0.15 AC
57	6600.00 Sq. Ft.	0.15 AC
58	8337.27 Sq. Ft.	0.19 AC
59	12866.61 Sq. Ft.	0.30 AC
60	11503.68 Sq. Ft.	0.26 AC
61	7810.63 Sq. Ft.	0.18 AC
62	6600.00 Sq. Ft.	0.15 AC
63	6600.00 Sq. Ft.	0.15 AC
64	6600.00 Sq. Ft.	0.15 AC
65	6600.00 Sq. Ft.	0.15 AC
66	6600.00 Sq. Ft.	0.15 AC
67	6600.00 Sq. Ft.	0.15 AC
68	6600.00 Sq. Ft.	0.15 AC
69	6600.00 Sq. Ft.	0.15 AC
70	6891.29 Sq. Ft.	0.16 AC
71	9156.22 Sq. Ft.	0.21 AC
72	15284.20 Sq. Ft.	0.35 AC
73	11781.29 Sq. Ft.	0.27 AC
74	8006.65 Sq. Ft.	0.18 AC
75	6756.28 Sq. Ft.	0.16 AC
76	6732.80 Sq. Ft.	0.15 AC
77	6709.32 Sq. Ft.	0.15 AC
78	6685.84 Sq. Ft.	0.15 AC
79	9806.72 Sq. Ft.	0.23 AC
80	16260.12 Sq. Ft.	0.37 AC
81	9000.00 Sq. Ft.	0.21 AC
82	9000.00 Sq. Ft.	0.21 AC

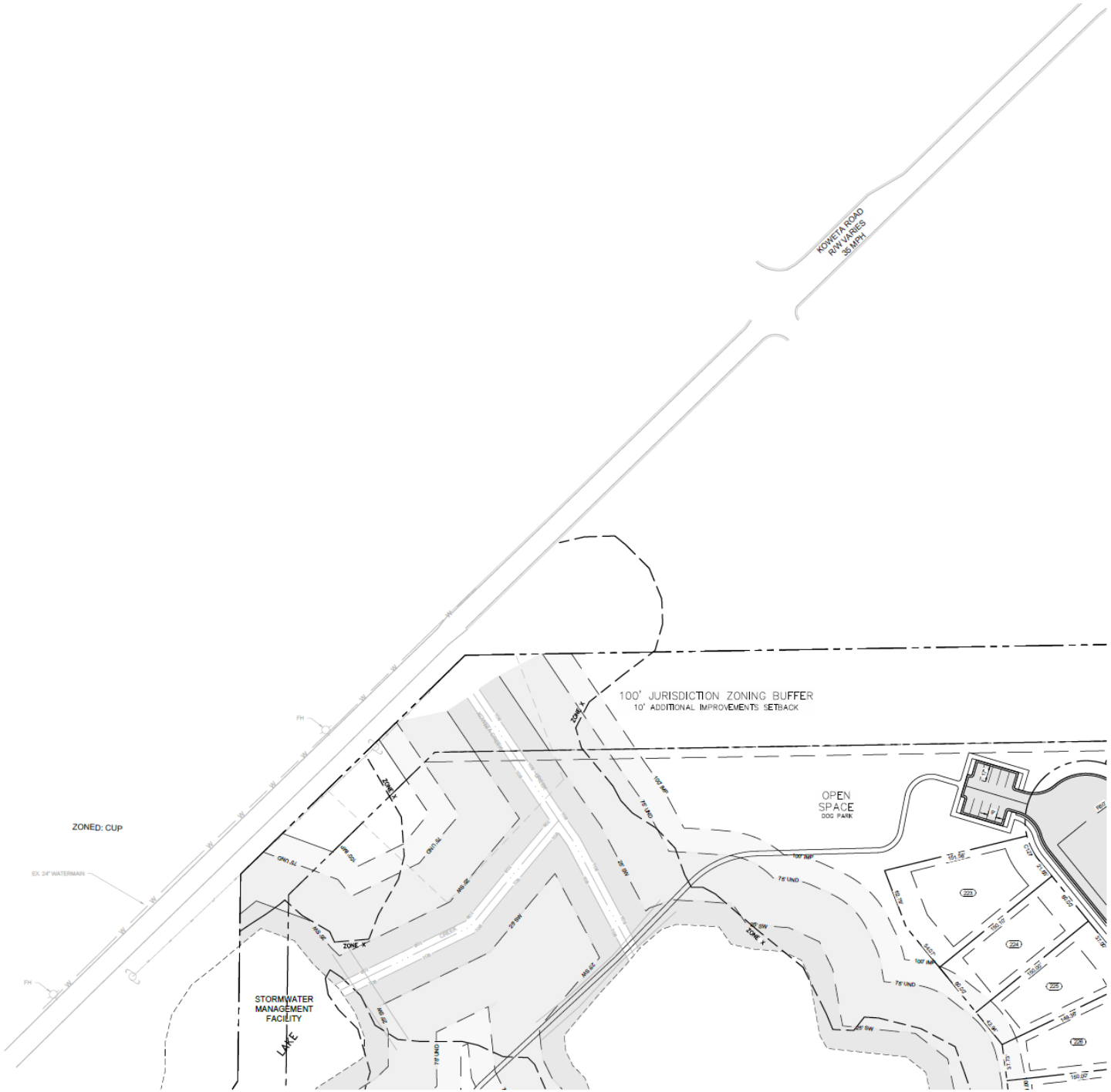
PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
83	9000.00 Sq. Ft.	0.21 AC
84	9000.00 Sq. Ft.	0.21 AC
85	9000.00 Sq. Ft.	0.21 AC
86	9000.00 Sq. Ft.	0.21 AC
87	9000.00 Sq. Ft.	0.21 AC
88	9000.00 Sq. Ft.	0.21 AC
89	9000.00 Sq. Ft.	0.21 AC
90	9160.14 Sq. Ft.	0.21 AC
91	9276.21 Sq. Ft.	0.21 AC
92	9456.24 Sq. Ft.	0.22 AC
93	9690.48 Sq. Ft.	0.22 AC
94	9521.23 Sq. Ft.	0.22 AC
95	9314.48 Sq. Ft.	0.21 AC
96	9207.58 Sq. Ft.	0.21 AC
97	9014.28 Sq. Ft.	0.21 AC
98	10760.06 Sq. Ft.	0.25 AC
99	10099.36 Sq. Ft.	0.23 AC
100	8958.19 Sq. Ft.	0.21 AC
101	9000.00 Sq. Ft.	0.21 AC
102	9000.00 Sq. Ft.	0.21 AC
103	8999.97 Sq. Ft.	0.21 AC
104	9667.90 Sq. Ft.	0.22 AC
105	9000.00 Sq. Ft.	0.21 AC
106	9000.00 Sq. Ft.	0.21 AC
107	9000.00 Sq. Ft.	0.21 AC
108	13414.16 Sq. Ft.	0.31 AC
109	9000.00 Sq. Ft.	0.21 AC
110	10928.98 Sq. Ft.	0.25 AC
111	9343.99 Sq. Ft.	0.21 AC
112	17911.39 Sq. Ft.	0.41 AC
113	13488.17 Sq. Ft.	0.31 AC
114	9239.27 Sq. Ft.	0.21 AC
115	9274.16 Sq. Ft.	0.21 AC
116	9877.26 Sq. Ft.	0.23 AC
117	13537.94 Sq. Ft.	0.31 AC
118	9000.00 Sq. Ft.	0.21 AC
119	9000.00 Sq. Ft.	0.21 AC
120	9000.00 Sq. Ft.	0.21 AC
121	9000.00 Sq. Ft.	0.21 AC
122	9000.00 Sq. Ft.	0.21 AC
123	9000.00 Sq. Ft.	0.21 AC

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
124	9000.00 Sq. Ft.	0.21 AC
125	9000.00 Sq. Ft.	0.21 AC
126	9000.00 Sq. Ft.	0.21 AC
127	9000.00 Sq. Ft.	0.21 AC
128	10194.33 Sq. Ft.	0.23 AC
129	11114.91 Sq. Ft.	0.26 AC
130	8196.92 Sq. Ft.	0.19 AC
131	10041.95 Sq. Ft.	0.23 AC
132	10071.37 Sq. Ft.	0.23 AC
133	8798.96 Sq. Ft.	0.20 AC
134	8010.26 Sq. Ft.	0.18 AC
135	8172.31 Sq. Ft.	0.19 AC
136	11447.40 Sq. Ft.	0.26 AC
137	9181.78 Sq. Ft.	0.21 AC
138	8438.73 Sq. Ft.	0.19 AC
139	8728.51 Sq. Ft.	0.20 AC
140	10603.88 Sq. Ft.	0.24 AC
141	10452.28 Sq. Ft.	0.24 AC
142	10907.23 Sq. Ft.	0.25 AC
143	11893.72 Sq. Ft.	0.27 AC
144	8517.49 Sq. Ft.	0.20 AC
145	8181.02 Sq. Ft.	0.19 AC
146	9000.00 Sq. Ft.	0.21 AC
147	8565.94 Sq. Ft.	0.20 AC
148	8138.62 Sq. Ft.	0.19 AC
149	8164.11 Sq. Ft.	0.19 AC
150	8376.35 Sq. Ft.	0.19 AC
151	8784.92 Sq. Ft.	0.20 AC
152	8711.81 Sq. Ft.	0.20 AC
153	10570.39 Sq. Ft.	0.24 AC
154	11369.31 Sq. Ft.	0.26 AC
155	12215.30 Sq. Ft.	0.28 AC
156	11899.62 Sq. Ft.	0.27 AC
157	8735.07 Sq. Ft.	0.20 AC
158	6673.53 Sq. Ft.	0.15 AC
159	6600.00 Sq. Ft.	0.15 AC
160	6600.00 Sq. Ft.	0.15 AC
161	6600.00 Sq. Ft.	0.15 AC
162	7367.54 Sq. Ft.	0.17 AC
163	6600.00 Sq. Ft.	0.15 AC
164	6600.00 Sq. Ft.	0.15 AC

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
165	6600.00 Sq. Ft.	0.15 AC
166	6600.00 Sq. Ft.	0.15 AC
167	7858.55 Sq. Ft.	0.18 AC
168	10514.59 Sq. Ft.	0.24 AC
169	11232.60 Sq. Ft.	0.26 AC
170	12084.30 Sq. Ft.	0.28 AC
171	11080.94 Sq. Ft.	0.25 AC
172	8726.76 Sq. Ft.	0.20 AC
173	9140.05 Sq. Ft.	0.21 AC
174	9000.00 Sq. Ft.	0.21 AC
175	8784.68 Sq. Ft.	0.20 AC
176	8400.00 Sq. Ft.	0.19 AC
177	7811.93 Sq. Ft.	0.18 AC
178	9127.09 Sq. Ft.	0.21 AC
179	7426.56 Sq. Ft.	0.17 AC
180	7761.70 Sq. Ft.	0.18 AC
181	8700.00 Sq. Ft.	0.20 AC
182	9000.00 Sq. Ft.	0.21 AC
183	9000.00 Sq. Ft.	0.21 AC
184	9000.00 Sq. Ft.	0.21 AC
185	8823.40 Sq. Ft.	0.20 AC
186	7640.14 Sq. Ft.	0.18 AC
187	9110.65 Sq. Ft.	0.21 AC
188	9280.17 Sq. Ft.	0.21 AC
189	7606.66 Sq. Ft.	0.17 AC
190	8752.59 Sq. Ft.	0.20 AC
191	9008.06 Sq. Ft.	0.21 AC
192	8999.78 Sq. Ft.	0.21 AC
193	8999.59 Sq. Ft.	0.21 AC
194	8999.63 Sq. Ft.	0.21 AC
195	8815.41 Sq. Ft.	0.20 AC
196	10447.37 Sq. Ft.	0.24 AC
197	9176.40 Sq. Ft.	0.21 AC
198	7816.53 Sq. Ft.	0.18 AC
199	7502.39 Sq. Ft.	0.17 AC
200	7262.98 Sq. Ft.	0.17 AC
201	7097.99 Sq. Ft.	0.16 AC
202	6969.67 Sq. Ft.	0.16 AC
203	6877.75 Sq. Ft.	0.16 AC
204	6829.05 Sq. Ft.	0.16 AC
205	6780.19 Sq. Ft.	0.16 AC

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
206	6731.20 Sq. Ft.	0.15 AC
207	6682.09 Sq. Ft.	0.15 AC
208	6632.89 Sq. Ft.	0.15 AC
209	6583.61 Sq. Ft.	0.15 AC
210	7129.09 Sq. Ft.	0.16 AC
211	6621.57 Sq. Ft.	0.15 AC
212	6679.18 Sq. Ft.	0.15 AC
213	6736.60 Sq. Ft.	0.15 AC
214	7508.34 Sq. Ft.	0.17 AC
215	7611.84 Sq. Ft.	0.17 AC
216	7856.08 Sq. Ft.	0.18 AC
217	7728.28 Sq. Ft.	0.18 AC
218	7263.94 Sq. Ft.	0.17 AC
219	8305.81 Sq. Ft.	0.19 AC
220	8051.35 Sq. Ft.	0.18 AC
221	8916.81 Sq. Ft.	0.20 AC
222	7285.61 Sq. Ft.	0.17 AC
223	6603.03 Sq. Ft.	0.15 AC
224	6600.00 Sq. Ft.	0.15 AC
225	6899.08 Sq. Ft.	0.16 AC
226	10033.61 Sq. Ft.	0.23 AC
227	11308.01 Sq. Ft.	0.26 AC
228	9000.00 Sq. Ft.	0.21 AC
229	8309.70 Sq. Ft.	0.19 AC
230	8291.39 Sq. Ft.	0.19 AC
231	9000.00 Sq. Ft.	0.21 AC
232	9000.00 Sq. Ft.	0.21 AC
233	9000.00 Sq. Ft.	0.21 AC
234	8286.06 Sq. Ft.	0.19 AC
235	8279.43 Sq. Ft.	0.19 AC
236	8279.43 Sq. Ft.	0.19 AC
237	9109.27 Sq. Ft.	0.21 AC
238	10783.42 Sq. Ft.	0.25 AC
239	10208.86 Sq. Ft.	0.23 AC
240	9000.00 Sq. Ft.	0.21 AC
241	9000.00 Sq. Ft.	0.21 AC
242	9000.00 Sq. Ft.	0.21 AC
243	10903.44 Sq. Ft.	0.25 AC
244	9000.00 Sq. Ft.	0.21 AC
245	9000.00 Sq. Ft.	0.21 AC
246	9000.00 Sq. Ft.	0.21 AC

PARCEL AREA TABLE		
Parcel #	Area (Sq. Ft.)	Area (Acres)
247	10777.82 Sq. Ft.	0.25 AC
248	8343.56 Sq. Ft.	0.19 AC
249	10870.03 Sq. Ft.	0.25 AC
250	9440.47 Sq. Ft.	0.22 AC
251	6807.95 Sq. Ft.	0.16 AC
252	6620.83 Sq. Ft.	0.15 AC
253	6600.00 Sq. Ft.	0.15 AC
254	6600.00 Sq. Ft.	0.15 AC
255	6600.00 Sq. Ft.	0.15 AC
256	6600.00 Sq. Ft.	0.15 AC
257	7873.30 Sq. Ft.	0.18 AC
258	10039.16 Sq. Ft.	0.23 AC
259	9000.00 Sq. Ft.	0.21 AC
260	9000.00 Sq. Ft.	0.21 AC
261	9000.00 Sq. Ft.	0.21 AC
262	9000.00 Sq. Ft.	0.21 AC
263	9068.32 Sq. Ft.	0.21 AC
264	9145.26 Sq. Ft.	0.21 AC
265	9145.26 Sq. Ft.	0.21 AC
266	9145.26 Sq. Ft.	0.21 AC
267	9145.26 Sq. Ft.	0.21 AC
268	9145.26 Sq. Ft.	0.21 AC
269	9145.26 Sq. Ft.	0.21 AC
270	12483.00 Sq. Ft.	0.29 AC
271	9273.36 Sq. Ft.	0.21 AC
272	9113.72 Sq. Ft.	0.21 AC
273	9088.39 Sq. Ft.	0.21 AC
274	9567.19 Sq. Ft.	0.22 AC
275	12192.83 Sq. Ft.	0.28 AC
276	10950.15 Sq. Ft.	0.25 AC
277	10195.71 Sq. Ft.	0.23 AC
278	9844.60 Sq. Ft.	0.23 AC
279	9816.09 Sq. Ft.	0.23 AC
280	9851.85 Sq. Ft.	0.23 AC
281	10612.97 Sq. Ft.	0.24 AC
282	11033.01 Sq. Ft.	0.25 AC
283	9278.80 Sq. Ft.	0.21 AC
284	10750.25 Sq. Ft.	0.25 AC
285	11144.42 Sq. Ft.	0.26 AC
286	12724.48 Sq. Ft.	0.29 AC



GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY SURVEYOR NAME, DATED 00.00.0000. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN ZONE X IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0452F, DATED 9/18/2013.

5) 2 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY GEOTECH NAME, DATED GEOTECH DATE.

10) WATER AVAILABILITY WILL BE SUPPLIED BY CITY OF ATLANTA.

11) SEWER AVAILABILITY WILL BE SUPPLIED BY FULTON COUNTY.

SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
PROPOSED OPEN SPACE:	35.23 ACRES (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	CUP
MAXIMUM DENSITY:	5 DU/AC
PROPOSED DENSITY:	2.17 DU/AC
LOT COUNT:	282 LOTS
MINIMUM LOT WIDTH:	60'
MINIMUM LOT FRONTAGE:	20'
MINIMUM LOT AREA:	9,000 SF
TYPICAL LOT SIZE:	60' x 150' (9,000 SF)
BUILDING SUMMARY	
FRONT SETBACK:	25'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	6 SPACES + 1 SPACE PER 15 DU (BEYOND 60 UNITS)
TENNIS:	3 SPACES PER COURT
	TOTAL: 27 SPACES
PARKING PROVIDED:	35 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
MINIMUM DRIVE WIDTH:	16'

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
© 2026 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV #	DATE	DRAWN BY	CHECKED BY
-	-	-	-

CLIENT
BETANCOURT CONSTRUCTION, LLC
4355 COBB PARKWAY
ATLANTA, GA 30339
PROJECT
KOWETA ROAD
PROJECT ADDRESS
LAND LOT, DISTRICT, PARCEL
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

SEAL:
PRELIMINARY
2/25/2026

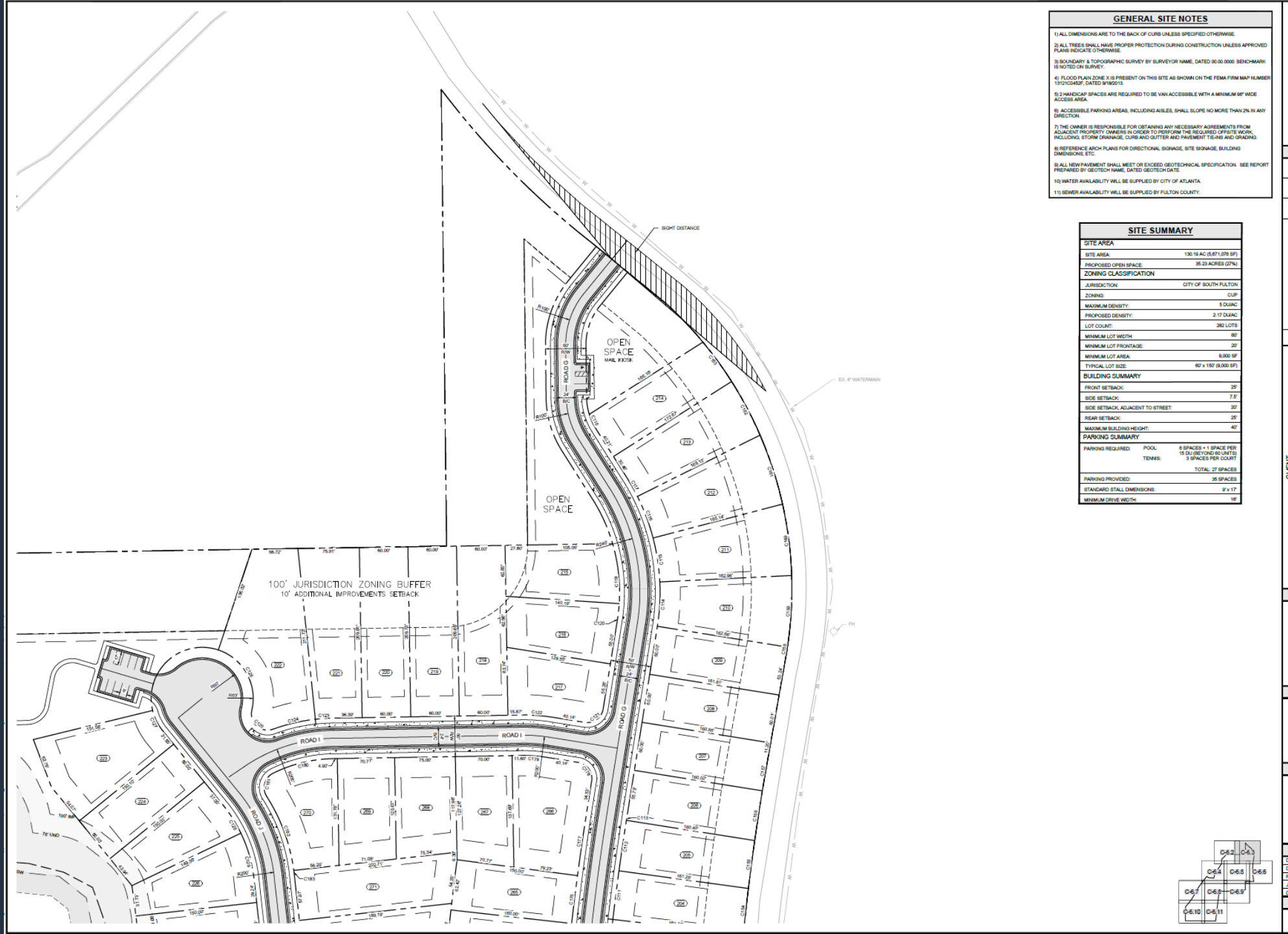
CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 25' 50' 100'
SCALE: 1" = 50'

DESIGN INFO:

DRAWN BY:	LEB
DESIGNED BY:	LEB
REVIEWED BY:	BGT
JOB #	00260008
DATE:	ORIGINAL SUBMITTAL DATE

SITE PLAN
C-6.2



GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY SURVEYOR NAME, DATED 00.00.0000. BENCHMARK IS NOTED ON SURVEY.

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5) 2 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

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11) SEWER AVAILABILITY WILL BE SUPPLIED BY FULTON COUNTY.

SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
PROPOSED OPEN SPACE:	35.23 ACRES (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	CUP
MAXIMUM DENSITY:	5 DU/AC
PROPOSED DENSITY:	2.17 DU/AC
LOT COUNT:	282 LOTS
MINIMUM LOT WIDTH:	60'
MINIMUM LOT FRONTAGE:	20'
MINIMUM LOT AREA:	9,000 SF
TYPICAL LOT SIZE:	60' x 150' (9,000 SF)
BUILDING SUMMARY	
FRONT SETBACK:	25'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
REAR SETBACK:	25'
MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	6 SPACES + 1 SPACE PER 15 DU (BEYOND 60 UNITS)
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	TOTAL: 27 SPACES
PARKING PROVIDED:	35 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
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PEF008127

REVISIONS:

REV #	DATE	DRAWN BY	CHECKED BY
1			

CLIENT
BETANCOURT CONSTRUCTION, LLC
4355 COBB PARKWAY
ATLANTA, GA 30339

PROJECT
KOWETA ROAD
PROJECT ADDRESS
LAND LOT, DISTRICT, PARCEL
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

SEAL:
PRELIMINARY
2/25/2026

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SCALE: 1" = 50'

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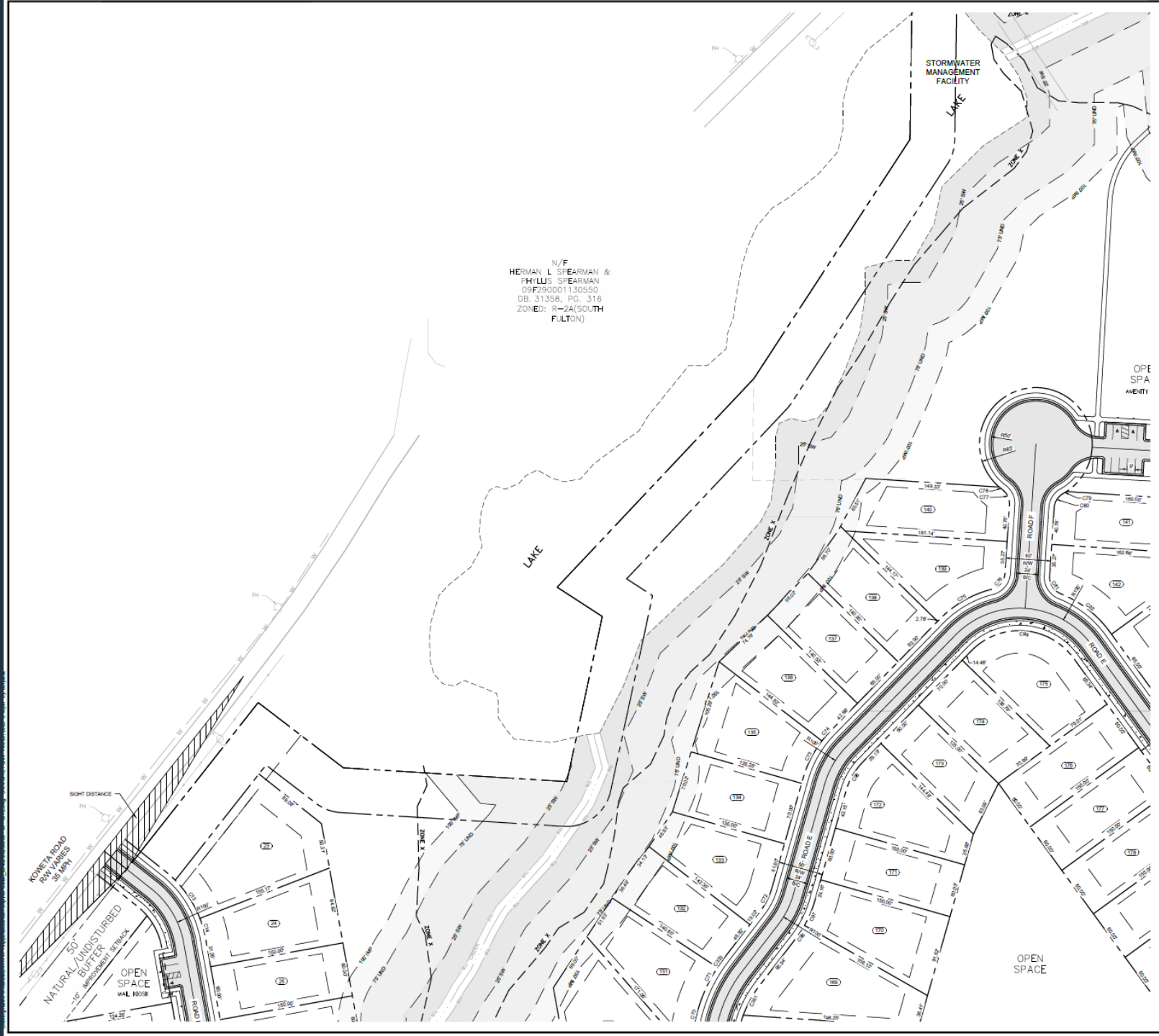
DESIGNED BY:	LEB
REVIEWED BY:	BGT
JOB #	00260008
DATE:	ORIGINAL SUBMITTAL DATE

SITE PLAN
C-6.3



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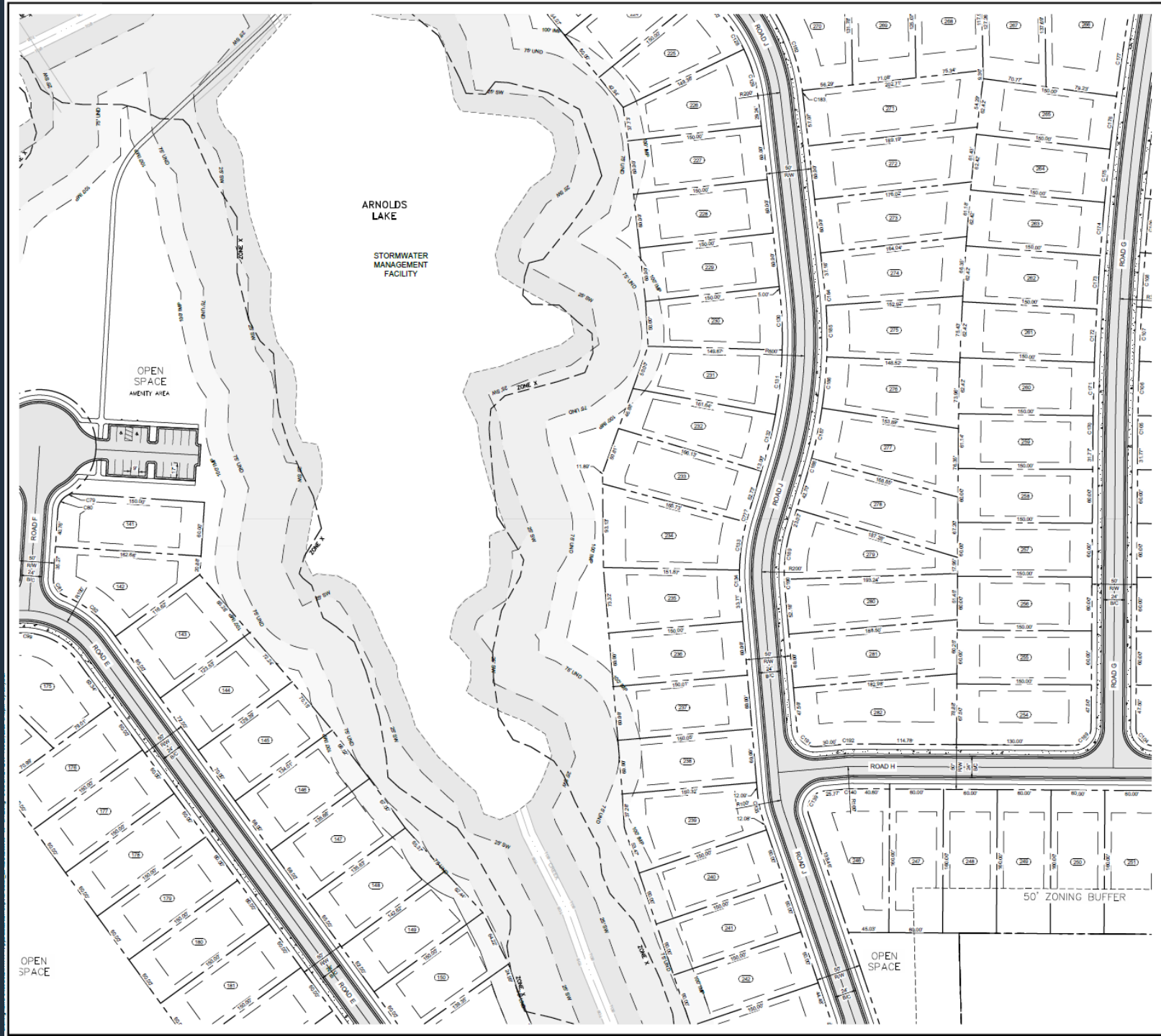
SITE PLAN
C-6.4



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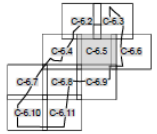

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SITE PLAN
C-6.5

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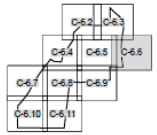

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1			

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ATLANTA, GA 30339
PROJECT
KOWETA ROAD
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SEAL:
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SITE PLAN
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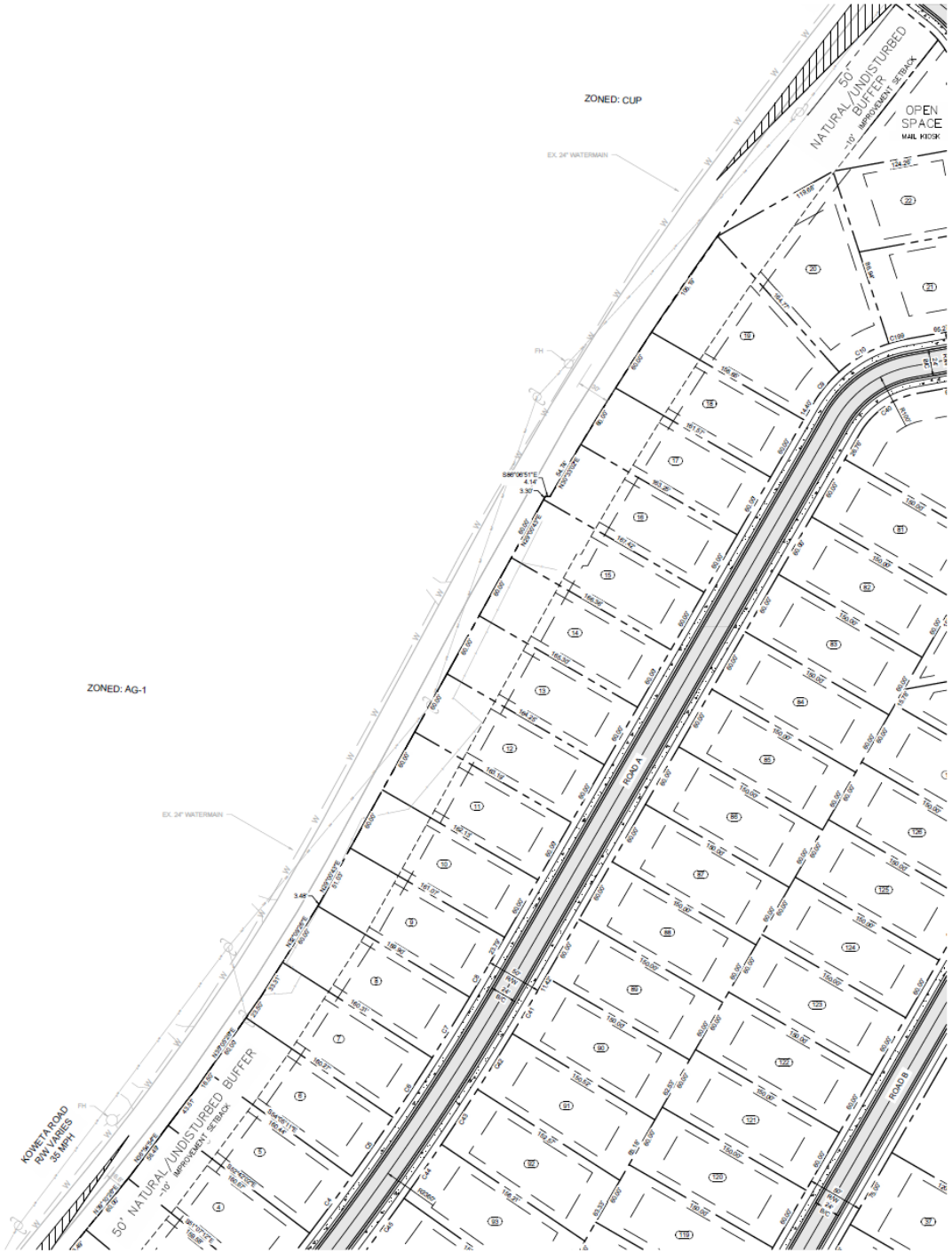

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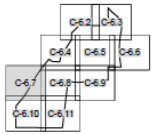

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SITE PLAN

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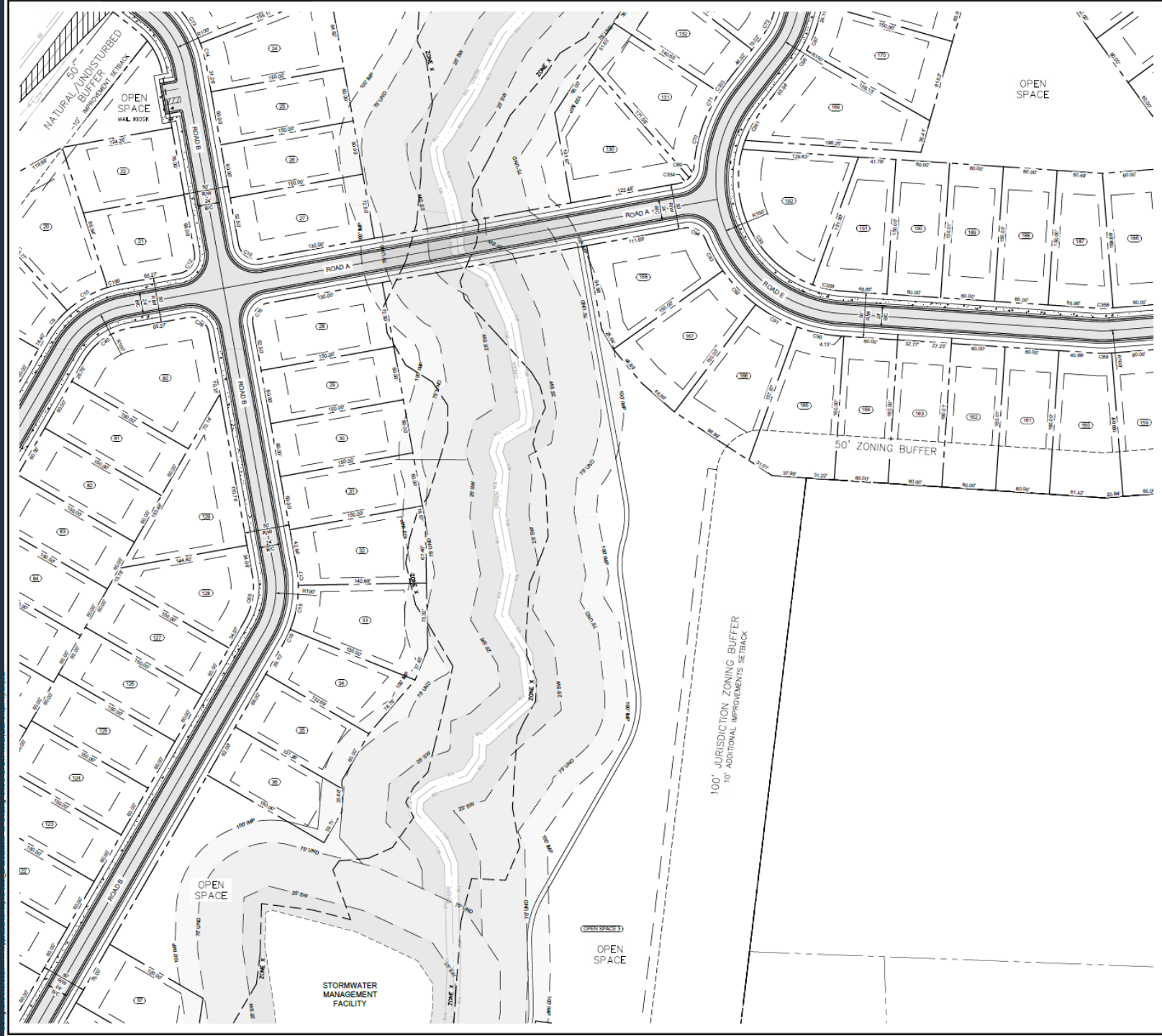

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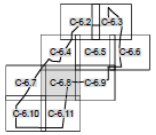

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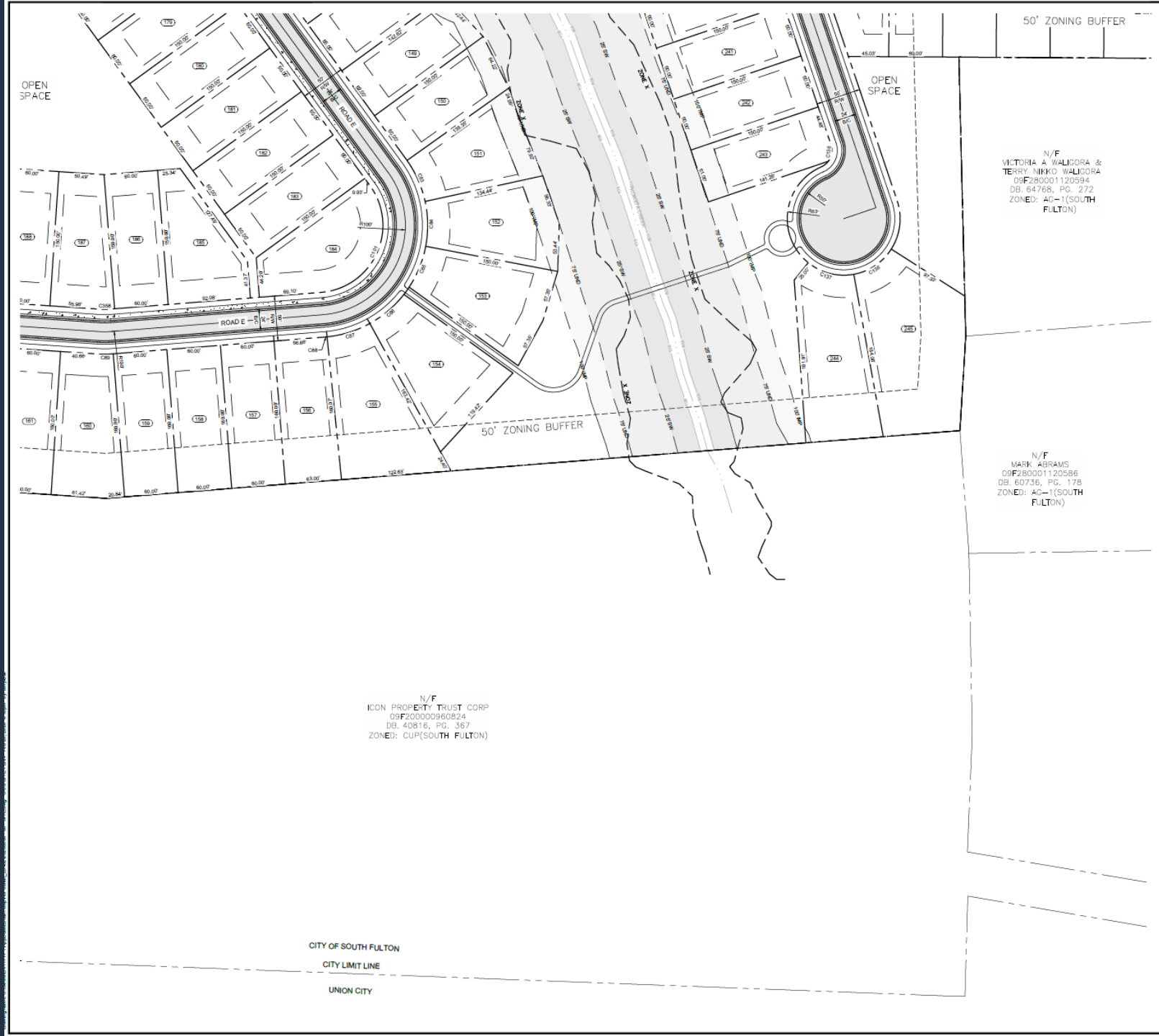

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SITE SUMMARY

SITE AREA	
SITE AREA:	130.19 AC (5,671,076 SF)
PROPOSED OPEN SPACE:	35.23 ACRES (27%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON
ZONING:	CUP
MAXIMUM DENSITY:	5 DU/AC
PROPOSED DENSITY:	2.17 DU/AC
LOT COUNT:	282 LOTS
MINIMUM LOT WIDTH:	60'
MINIMUM LOT FRONTAGE:	20'
MINIMUM LOT AREA:	9,000 SF
TYPICAL LOT SIZE:	60' x 150' (9,000 SF)
BUILDING SUMMARY	
FRONT SETBACK:	25'
SIDE SETBACK:	7.5'
SIDE SETBACK, ADJACENT TO STREET:	20'
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MAXIMUM BUILDING HEIGHT:	40'
PARKING SUMMARY	
PARKING REQUIRED: POOL:	6 SPACES + 1 SPACE PER 15 DU (BEYOND 60 UNITS)
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	TOTAL: 27 SPACES
PARKING PROVIDED:	35 SPACES
STANDARD STALL DIMENSIONS:	9' x 17'
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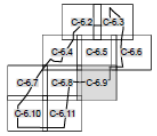

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DULUTH, GA 30096
PHONE - 678.546.8100
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REVISIONS:

REV #	DATE	DRAWN BY	CHK'D BY
1			

CLIENT
BETANCOURT CONSTRUCTION, LLC
4355 COBB PARKWAY
ATLANTA, GA 30339

PROJECT
KOWETA ROAD
PROJECT ADDRESS
LAND LOT, DISTRICT, PARCEL
CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA

SEAL:

PRELIMINARY

2/25/2026

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811
Know what's below.
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SCALE & NORTH ARROW:

NORTH ARROW
0' 25' 50' 100'
SCALE: 1" = 50'

DESIGN INFO:

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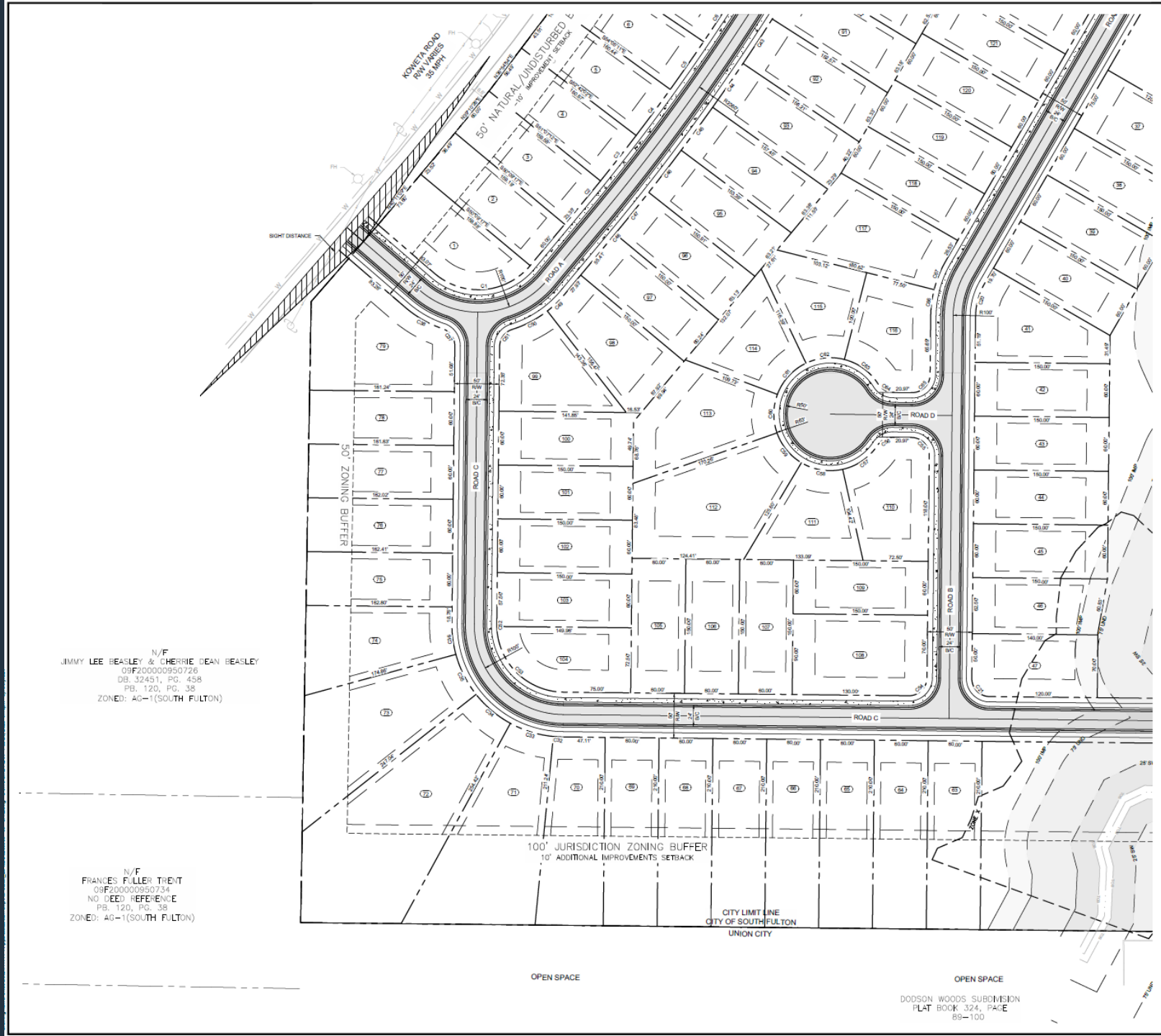
DESIGNED BY:	LEB
REVIEWED BY:	BGT
JOB #	00250008
DATE:	ORIGINAL SUBMITTAL DATE

SITE PLAN

C-6.9



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3) BOUNDARY & TOPOGRAPHIC SURVEY BY SURVEYOR NAME, DATED 00.00.0000. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN ZONE X IS PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0452F, DATED 9/18/2013.

5) 2 HANDICAP SPACES ARE REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

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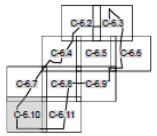

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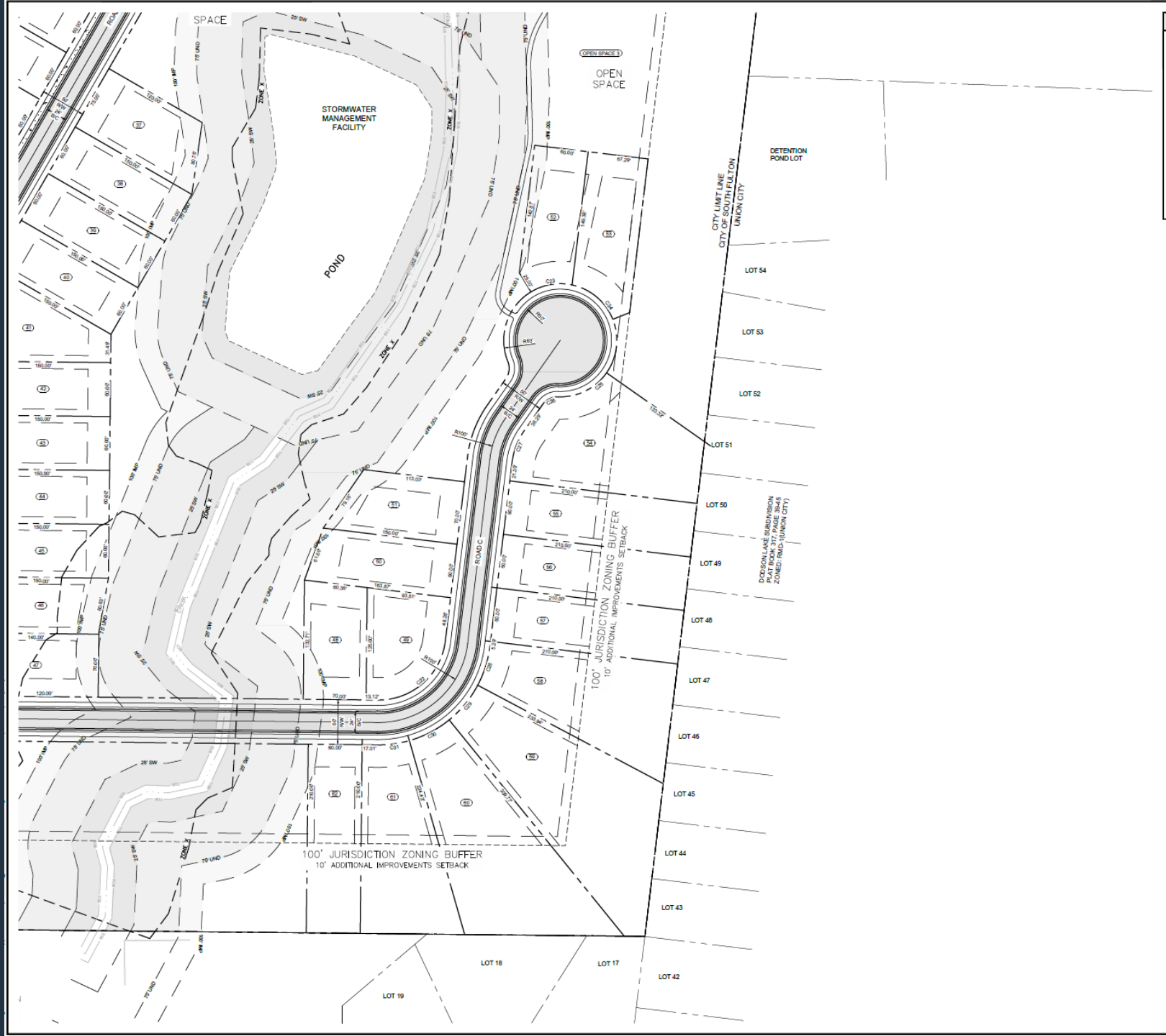
SITE PLAN

C-6.10



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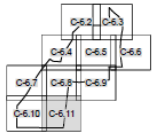

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