

PROPOSED ZONING	C-1 (COMMUNITY BUSINESS) - 5,603.21 SQUARE FEET PER ACRE
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS, PACKAGE STORE, & RESTAURANT - 9,800 SQUARE FEET
EXISTING ZONING	C-1 (COMMUNITY BUSINESS) - Z75-066 SFC, Z77-105 SFC
EXISTING USE	VACANT LOT
LAND USE MAP	COMMUNITY LIVE WORK
LOCATION	OLD NATIONAL HIGHWAY (SR 279)(WEST SIDE): 249.9 FEET OF FRONTAGE PARCEL SIZE 1.749 ACRES SMALL AREA 701 LL 68, DISTRICT 13 COMMISSION DISTRICT 6 OLD NATIONAL OVERLAY DISTRICT SERVED BY PUBLIC SEWER
OWNER	HARRIETT BRYANT
PETITIONER	MOHAMMED ANIS WADA
REPRESENTATIVE	MOHSIN ASHFAQUE

APPLICANT'S INTENT	To develop a convenience store with gas pumps, restaurant (including fast food), and package store in a 9,800 square foot structure on 1.749 acres at an overall density of 5,603.21 square feet per acre. In
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addition, the applicant seeks a 4-part concurrent variance as follows:

Part 1. Reduce the 25-foot undisturbed buffer and 10-foot improvement setback to a 10-foot buffer along the south property line. (Article 4.23.1)

Part 2. Delete the 10-foot improvement setback adjacent to the 25-foot undisturbed buffer along the west property line (N01°02'14"E 149.85 feet). (Article 4.23.1)

Part 3. Reduce the 50-foot undisturbed buffer and 10-foot improvement setback to a 25-foot undisturbed buffer and 10-foot improvement setback along the rear property line. (Article 4.23.1)

Part 4. Delete the 20-foot landscape strip planted to buffer standards around the detention pond. (Article 34.5.4)

Department of Planning and Community Services
Recommendation

APPROVAL CONDITIONAL: 2016Z-0012 SFC
APPROVAL - ALL PARTS: 2016VC-0022 SFC

SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is located on the west side of Old National Highway (SR 279). The site is currently zoned C-1 (Community Business). The northern 1.25 acre portion of the site is approved for a family style restaurant pursuant to Z75-066 SFC and the southern 0.5 acre portion is approved for a retail liquor, beer and wine package store pursuant to Z77-105 SFC. The site was formerly the location of Club Ritz. All structures on the property have been demolished and removed from the site.

NEARBY AND ADJACENT PROPERTIES/ZONINGS: NON-RESIDENTIAL

- ** **North** - Use: Star Family Healthcare & Wellness (Existing)
Petition: 2005Z -0066 SFC
Zone: C-1 (Community Business)
Density: 8,604 square feet per acre, 4,216 total square feet

- ** **Further North** - Use: Ankle and Foot (Existing)
Petition: Z76-23 SFC
Zone: C-1 (Community Business)
Density: 3,600 total square feet
Height: 1-story

- ** **Further North** - Use: Sonturk Insurance Agency, LLC
Petition: Z75-069 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further North** - Use: Four Seasons Sporting Goods (Existing)
Petition: Z73-148 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further North** - Use: Eye Candy (Existing)
Petition: 2003Z -0021 SFC
Zone: C-1 (Community Business)
Density: 7,987.18 square feet per acre, 4,484 total square feet
Height: 1-story

- ** **Further North** - Use: Midas (Existing)
Petition: Z73-176 SFC
Zone: C-2 (Commercial)
Density: None Stated

- ** **North** - Use: Citgo Gas Station (Existing)
Petition: Z72 -0103SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further Northeast** - Use: Madhouse Sports Bar and Grill (Existing)
Petition: Z83-0094 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further Northeast** - Use: Car Wash (Existing)
Petition: Z76-067 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further Northeast** - Use: Baby Grand Piano Bar (Existing)
Petition: 2006Z -0101 SFC
Zone: C-1 (Community Business)
Density: 3,165 square feet per acre, 2,532 total square feet
Height:

- ** **Further Northeast** - Use: Various retail shops (Existing)
Petition: Z73-139 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further Northeast** - Use: Yasin's (Existing)
Petition: Z74-020 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Northeast** - Use: El Nopal (Existing)
Petition: Z73-017 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **East** - Use: Starship Video (Existing)
Petition: Z77-113 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Southeast** - Use: U-Haul (Existing)
Petition: Z87-009 SFC
Zone: M-1 (Light Industrial)
Density: None Stated

- ** **Southeast** - Use: U-Haul (Existing)
Petition: Z74-057 SFC
Zone: C-1 (Community Business)
Density: None Stated

- ** **Further South** - Use: Family Dollar (Existing)
Petition: 2012Z -0013 SFC

Zone: C-1 (Community Business)
Density: 8,667.24 square feet per acre, 10,080 total square feet

- ** **Further South** - Use: Old National Commons Shopping Center (Existing)
Petition: Z85-113 SFC
Zone: C-2 (Commercial)
Density: 10,043 square feet per acre

NEARBY AND ADJACENT PROPERTIES/ZONINGS: RESIDENTIAL

- ** **South and West** - Use: Biscayne Apartments (Existing)
Petition: Z70-160 SFC
Zone: A (Medium Density Apartment)
Density: None Stated

MISCELLANEOUS USES AND ZONINGS IN THE AREA:

- ** **Further Northwest** - Heritage Elementary School (Existing)
- ** There have been no **RECENT DENIALS** in the immediate area.

SITE PLAN ANALYSIS:

Based on the applicant's site plan submitted to the Department of Planning and Community Services on September 29, 2016, Staff offers the following considerations:

LAND USE AND DENSITY

The subject 1.749 acre site is currently zoned C-1 (Community Business). Approximately 1.5 acres of the site are approved for a retail liquor, beer and wine package store and the remainder (0.5 acres) is approved for a family style restaurant pursuant to Z77-105 SFC and Z75-066 SFC, respectively. The site was previously developed as a club, but all structures have been demolished. The applicant seeks to develop a convenience store, restaurant (including fast food), and a package store in a single 9,800 square foot structure with gas pumps associated with the convenience store. The applicant seeks to rezone the subject site from C-1 (Community Business) to C-1 (Community Business) to change the use of the property.

The 2035 Comprehensive Land Use Map suggests Community Live Work for the subject site. Community Live Work is designed to provide a balanced mix of commercial, office, and residential uses at intersections and corridors at a high density. Commercial uses zoned C-1 (Community Business) are developed along Old National Highway (SR 279) in the immediate area. The Biscayne Apartments are developed east of the subject site with an entrance drive off of Old National Highway (SR 279) along the southern property line in common with the subject site. The amenity area for the apartments shares a common property line east of the the subject site. Given the applicant's request is consistent with the suggestion of the Land Use Map and is compatible with existing uses in the area, Staff recommends **APPROVAL CONDITIONAL** subject to the Recommended Conditions.

Staff notes recent commercial zonings in the area prohibit indoor amusements, commercial amusements, automotive parking lot, parking garage/deck, automotive repair garage, group residence, liquor/wine/beer/package store, motel, hotel, check cashing store, pawn shop (including title pawn), laundromat, massage establishment, nail salon, beauty supply store, beauty shop, barber shop, flea market, discount retail shop, roadside vending, roadside produce stand and seasonal vending. A liquor/wine/beer/package store is on the list of prohibited uses, however, Staff notes the current zoning of 0.5 acres of the property specifically approved the use of a retail liquor, beer and wine package store pursuant to Z77-105 SFC. During a site visit Staff noted that there is not another package store within ¼ mile of the subject site. Since the use is currently a permitted use on .5 acre of the subject site and since there is not another package store is not located in the immediate area, Staff recommends allowing a liquor/wine/beer/package store use but prohibiting uses previously described.

BUILDING SETBACKS

Article 9.1.3. requires a minimum front yard building setback of 40 feet along Old National Highway (SR 279). No building setbacks are required along the remaining property lines. The site plan shows compliance.

LANDSCAPE STRIPS AND BUFFERS

Perimeter landscape strips, undisturbed buffers and improvement setbacks are required for the subject site as follows:

- 15-foot landscape strip along Old National Highway (front yard) (Article 12D.3, Section A.1)
- 25-foot undisturbed buffer and 10-foot setback along the south and west property lines (side yards) (Article 4.23.1)
- 50-foot undisturbed buffer and 10-foot setback along the west property line furthest from Old National Highway (SR 279) (rear yard) (Article 4.23.1)

The applicant seeks the following concurrent variances.

Part 1. Reduce the 25-foot undisturbed buffer and 10-foot improvement setback to a 10-foot buffer along the south property line.

Part 2. Delete the 10-foot improvement setback adjacent to the 25-foot undisturbed buffer along the west property line (N01°02'14"E 149.85 feet).

Part 3. Reduce the 50-foot undisturbed buffer and 10-foot improvement setback to a 25-foot undisturbed buffer and 10-foot improvement setback along the rear property line.

The site's property lines to the south, west, and rear are adjacent to the Biscayne Apartments, zoned A (Medium Density Apartments). The C-1 (Commercial Business) zoning district requires undisturbed buffers adjacent to residential properties. However, the site's property lines are not immediately adjacent to the residential apartments. The apartment's common/amenity area and entrance drive are located adjacent to the property line in common with the subject site.

SLR (P:\PlanAnalysis\Planners\Cases\16U-012S.11)

Petition: 2016Z -0012 SFC
2016VC-0022 SFC

RA: Z75-066 SFC, Z77-105 SFC
CZB Meeting: 11/15/16

For TDD, TTY Access Services please call 711 for Georgia Relay.

In regards to Part 1, in the letter of intent the applicant notes that existing pavement extends within 10 feet of the south property which is adjacent to the entrance drive to the Biscayne Apartments. In Part 2 the applicant seeks to delete the 10-foot improvement setback noting that existing pavement is currently in that area which would be replaced with new pavement. In Part 3 the applicant seeks relief in order to locate a detention pond in the area.

An entrance drive and the apartment's amenity area are on the other side of the common property lines referenced in Parts 1-3. Staff notes that residents do not live directly adjacent to the area where the applicant seeks a buffer reduction; and any existing trees in the requested buffer area will be required to remain. Given that the residential apartment buildings are not directly adjacent to property lines in common with the subject site, Staff is of the opinion that relief would be in harmony with the general purpose and intent of the Zoning Resolution. Therefore, Staff recommends **APPROVAL of Parts 1, 2, & 3** of the concurrent variance request.

Article 22.3.1. states that a variance may be considered if relief is in harmony with the general purpose and intent of the Zoning Resolution; or due to extraordinary and exceptional conditions pertaining to the property because of its size, shape, or topography which would create an unnecessary hardship for the owner while causing no detriment to the public; or conditions resulting from existing foliage or structures which bring about a hardship whereby a sign meeting the minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Article 34.5.4 requires a 20-foot landscape strip planted to buffer standards around the detention pond which is located in the rear of the property. The applicant seeks a concurrent variance as follows:

Part 4. Delete the 20-foot landscape strip planted to buffer standards around the detention pond.

The site's detention pond lies in the rear of the property and is surrounded by undisturbed buffers and a 10-foot landscape along the north property line adjacent to C-1 (Community Business) zoned property. The applicant seeks relief given the unique and narrow shape of the property in that location. Given the unique shape of the property in that area and the detention pond abutting an amenity area to the west and non-residential zoned property to the north, Staff is of the opinion that relief would be in harmony with the general purpose and intent of the Zoning Resolution per Article 22.3.1. and recommends **APPROVAL of Part 4** of the concurrent variance request.

PARKING

Based on the proposed uses as shown in the table below, Article 18.2.1 requires a total of 63 parking spaces.

Use	Required Number of Parking Spaces per 1,000 sq. ft.	Required Parking Spaces
Retail - 7,000 sq. ft.	5 spaces	35 spaces
Restaurant - 2,800	10 spaces	28
Total		63 spaces

Staff notes that the parking spaces at the pumps can be counted towards the required parking. The site plan shows compliance with the requirement with a total of 71 parking spaces.

In a parking lot Article 4.23.2 requires a 10-foot wide parking lot island with a shade tree at the end of every parking bay and after every 5th parking space or an equivalent planting plan approved by the County Arborist. The applicant has indicated that he will either obtain approval with an alternate planting plan approved by the Arborist or reduce the parking spaces to meet the minimum parking space requirement as well as the parking lot planting requirement.

ENVIRONMENT

The Environmental Site Analysis Report (ESA) is sufficient and satisfies the requirement of the Fulton County Zoning Resolution. The site does not contain streams, wetlands, floodplain, steep slopes, historical sites or sensitive plants and animal species.

OTHER CONSIDERATIONS

The applicant is proposing a one-story building which height is consistent with the existing non-residential structures in the area. Staff has added this height limit to the Recommended Conditions.

The site plan shows an existing 8" clay sanitary sewer pipe located on the property underneath the proposed structure. The applicant will be required to replace the pipe with an 8" ductile iron pipe and relocate it away from the proposed structure.

FINDINGS:

(Article 28.4.1) Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors A. through G., below, as well as any other factors it may find relevant.

A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

FINDING: The proposed commercial use is suitable for the subject site considering the existing and anticipated development in the area, and Board action for commercial use on the subject site.

B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

FINDING: In Staff's opinion, the proposed development will not have an adverse effect on the use or usability of adjacent and nearby properties if developed in accordance with the Recommended Conditions.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

FINDING: The subject site may have a reasonable use as currently zoned.

D. 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.

FINDING: Staff does not anticipate a significant impact on public services and facilities. However, some impact on the surrounding transportation system is expected.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE LAND USE PLAN.

FINDING: The proposed commercial use is consistent with the policies and intent of the Comprehensive Plan, provided the Recommended Conditions are incorporated into the development.

LAND USE PLAN MAP: Community Live Work

Proposed use/density: Commercial/ 5,603.21 square feet per acre

The 2035 Comprehensive Land Use Plan Map suggests Community Live Work along the Old National Highway Corridor. Further west and east the Map suggests Suburban Neighborhood II.

PLAN POLICIES:

Encourage development in areas where basic public facilities exist or are being improved, and discourage development in areas which would require inefficient or uneconomical extension of public facilities.

Encourage appropriate building heights which are compatible with the surrounding area and are consistent with transitional and other land use policies.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

FINDING: Existing zoning of the subject site and existing zonings and current commercial development trends in the area, and adopted land use policies support this request for commercial development.

G. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE WHICH CAN BE CONSIDERED ENVIRONMENTALLY ADVERSE TO THE NATURAL RESOURCES, ENVIRONMENT AND CITIZENS OF FULTON COUNTY.

FINDING: The proposed use is not considered environmentally adverse affecting natural resources, the environment, or the citizens of Fulton County.

CONCLUSION:

Provided Staff's Recommended Conditions are incorporated into the development of the site, the proposed commercial use is consistent with the policies and intent of the Comprehensive Plan and with approved zonings in the area. Therefore, Staff recommends this petition be **APPROVED CONDITIONAL** subject to the attached Recommended Conditions and **APPROVAL of ALL PARTS** of the concurrent variance request.

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED C-1 (Community Business) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Retail, service commercial and/or office and accessory uses, including all exterior food and beverage service areas, at a maximum density of 5,603.21 gross square feet per acre zoned or a total of 9,800 square feet, whichever is less, but excluding indoor amusements, commercial amusements, automotive parking lot, parking garage/deck, automotive repair garage, group residence, motel, hotel, check cashing store, pawn shop (including title pawn), laundromat, massage establishment, nail salon, beauty supply store, beauty shop, barber shop, flea market, discount retail shop, roadside vending, roadside produce stand and seasonal vending.
 - b. Limit the height of the building to no more than one story.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on October 29, 2012. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. 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.
3. To the owner's agreement to the following site development considerations:
 - a. Reduce the 25-foot buffer and 10-foot improvement setback to a 10-foot buffer along the south property line. (2016VC-0022 SFC, Part 1)
 - b. Delete the 10-foot improvement setback adjacent to the 25-foot buffer along the west property line (N01°02'14"E 149.85 feet). (2016VC-0022 SFC, Part 2)
 - c. Reduce the 50-foot buffer and 10-foot improvement setback to a 25-foot buffer and 10-foot improvement setback along the rear of the property line. (2016VC-0022 SFC, Part 3)
 - d. Delete the 20-foot landscape strip planted to buffer standards around the detention pond. (2016VC-0022 SFC, Part 4)

4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:
 - a. The number and location of exits/entrances along Old National Highway shall be subject to the approval of the Georgia Department of Transportation (GDOT).
5. To the owner's agreement to abide by the following:
 - a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.

APPENDIX

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Fulton County Plan Review process prior to the commencement of any construction activity.

TRANSPORTATION FACILITIES:

Road name: Old National Highway (SR 279)
Classification: Minor Arterial
Level of Service: C or better

Anticipated Traffic Generation Rates:
Average: 1,500 trips per day
Peak Hour: 39 AM trips; 135 PM trips

HEALTH DEPARTMENT:

Environmental Health Services Comments

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

Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.

This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. If the facility will serve persons under the age 18, smoking will not be allowed on the premises at any time.

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 department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.

This department 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.

Environmental Justice and General Public Health Comments

Heritage Elementary School property, located at 2600 Jolly Road, College Park, GA 30349, is approximately 238 feet from property line to property line (as measured using Fulton County GIS mapping) away from the proposed gas station property. It is the closest known institution to the site where children congregate for a significant amount of time per day.

The closest residential use is Biscayne Apartments, located at 5401 Old National Highway immediately adjacent to the site.

Regulations enforced by the U.S. Environmental Protection Agency (EPA) are stated to be intended to control air pollution and protect the public from the possible harmful health effects of gasoline.

There are not any mandates for separation distances of a gasoline dispensing facility (GDF) from a school. However, when siting a new school, EPA's School Siting Guideline recommends evaluating GDFs within 1000-foot radius and including mitigating factors in the decision-making process to site a new school within that radius.

National public concerns with living near a GDF include ground-level ozone caused in part by gasoline fumes and potential groundwater hazards from petroleum products leaking into the ground. Although there has been public concern across the nation about the risks and there has been some research about living in proximity to a GDF, there are not any known guidelines on separation distances of GDFs from residences from an authoritative entity.

Harmful health effects and their severity are determined by several factors which include the dose (how much), the duration (how long), the exposure route or pathway (breathing, eating, drinking, or skin contact), the other chemicals to which one is exposed, and individual characteristics (age, sex, nutritional status, family traits, lifestyle, and state of health).

If the application is approved, the Fulton County Department of Health and Wellness recommends that, in addition to adhering to all applicable laws, the owner/developer maintains best practices to reduce potentially harmful emissions into the air, monitor potential leaks in the underground storage tank(s), and implement measures to mitigate or eliminate offsite impacts.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 980 gallons per day

This project is within the City of Atlanta jurisdiction.

SEWER:

Basin: Morning Creek

Treatment Plant: Camp Creek

Anticipated sewer demand: 882 gallons per day

There are three wastewater manholes within the property boundaries of the subject site located in Land Lot 68, District 13 that can serve this location.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

DRAINAGE:

Flood Plain: According to Fulton County Geographic Information System (GIS) Map, there is not 100-year flood plain on the subject site.

BOARD OF EDUCATION:

No Comment.

TAX ASSESSOR:

Property Tax ID#: 13-0068-LL-185-2 & 13-0068-LL-184-5

The following parcels have taxes due on 11/15/2016 as follows:

13 -0068 LL-185-2 - \$5,312.10

13 -0068 LL-184-5 - \$3,787.60

FIRE MARSHAL:

Fire Station: 5

Battalion: 1

Impact: There will be an increase in road congestion. There will be an increase water demand. There will be an increase 911 calls.

POLICE DEPARTMENT ZONING IMPACT STATEMENT:

Beat: 29

Impact Statement on Beat:

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Current calls for service: 12,087
Projected calls for service: Unknown
Current Average Response Time (minutes): 18

** Increase in the number of residents/persons: 19.21

* Increase in E-911 calls for service (police, fire, E.M.S.): 15.2

*** Increase in the number of traffic accidents: 0.7

PROJECTED IMPACT ON DEMAND FOR POLICE SERVICES:

It is the policy of the Fulton County Police Department to answer all calls for service regardless of the impact of a particular development. However, two of the most noticeable indicators of the quality of police service will be as follows: As demands for service increase, response times will increase. Time available for proactive neighborhood/business patrol will decrease and crime prevention efforts will decline.

The Police Department does anticipate a significant impact on demand for police services.

- * Based on 2014 population of 121,000 and 2014 calls for service of 95,850 (67,553 for police services.)
- ** Based on average single family residence population of four, average apartment population of two and 1.96 persons per 1,000 gross square feet of space.
- *** Based on 2014 accident calls of 4,258.
- **** Based on average response time of 8 minutes.
- ***** Based on average of two (2) cars per single family residence.

Note: The demand for police service is determined by socio-economic, legislative and other forces which do not lend themselves to predictability. Therefore, projections are made from historical data only.

EMERGENCY SERVICES:

If zoning petition is approved there will be an increase in E911 call volume. The increase may negatively affect the Department's call answering speed and service level.

Increased traffic volume without road improvements may increase response times of emergency response vehicles thereby reducing effective delivery of emergency services.

**CITY OF ATLANTA DEPARTMENT OF AVIATION (DOA)
HARTSFIELD JACKSON INTERNATIONAL AIRPORT**

The proposed project is located approximately 2.0 miles southwest of the Airport.

Is the proposed project located under protected airspace for the Airport?

Yes ___ No

If yes, the development will require the completion of Federal Aviation Administration (FAA) form 7460-1, Notice of Proposed Construction or Alteration.

Is the proposed project located within an area of significant (65 or higher DNL) aircraft noise exposure?

___ Yes No

If yes, is the proposed land-use deemed compatible according to CFR Title 14, Part 150?

___ Yes ___ No

CODE ENFORCEMENT

No Comment.

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