



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: September 10, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201402339** - 540 Trimble Lake Court, *Applicant: Chituru Adele*, to modify condition 3.d. of Z99-0063 to allow temporary construction access from South Trimble Road to allow for a pool

MEETING DATE: For Submission onto the September 16, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Zoning Modification

APPROVAL BY CITY MANAGER: BRP APPROVED

PLACED ON AGENDA FOR: **09/16/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: September 2, 2014 for submission onto the September 16, 2014 City Council Regular Meeting

Agenda Item: 201402339 540 Trimble Lake Court to modify condition 3.d. of Fulton County zoning case Z99-0063 to allow temporary construction access to South Trimble Road

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201402339 – APPROVAL CONDITIONAL

DISCUSSION

The applicant is requesting to modify condition 3.d. of Fulton County zoning case Z99-0063 to add an exemption allowing temporary direct access to a lot within the subdivision from South Trimble Road. The proposed temporary construction access is for installation of a pool on the property, which was approved through a zoning modification and variance earlier this year.

HEARING & MEETING DATES

Community Zoning Information Meeting
July 22, 2014

Mayor and City Council Hearing
September 16, 2014

APPLICANT/PETITIONER INFORMATION

Property Owners
Chituru Adele

Petitioner
Danny Franke

Representative
Danny Franke

PROPERTY INFORMATION

Address, Land Lot, and District 540 Trimble Lake Court
Land Lot 14, District 17

Council District 5 – Tibby DeJulio

Frontage 31.17 feet of frontage along the north side of Trimble Lake Court and 182.77 feet of frontage along the southwestern side of Trimble Road

Area 19,230 square feet (.441 acres)

Existing Zoning and Use CUP (Community Unit Plan District) under Fulton County zoning case Z99-0063, developed with a single family residence.

Overlay District N/A

2027 Comprehensive

Future Land Use R1-2 (Residential, 1 to 2 units per acre)

Map Designation

STAFF ANALYSIS

*Staff is of the opinion that the applicant's request to modify condition 3.d. to allow temporary construction access from South Trimble Road would not cause a detriment to the public. The applicant is proposing to replace the existing fence, sidewalk, and landscape screening to the existing standard upon completion of the pool construction. Additionally, the applicant will be required to provide appropriate traffic control measures during construction to ensure the flow on South Trimble Road is not impacted. Based on these reasons, staff recommends **APPROVAL CONDITIONAL** of this modification request.*

DEPARTMENT COMMENTS

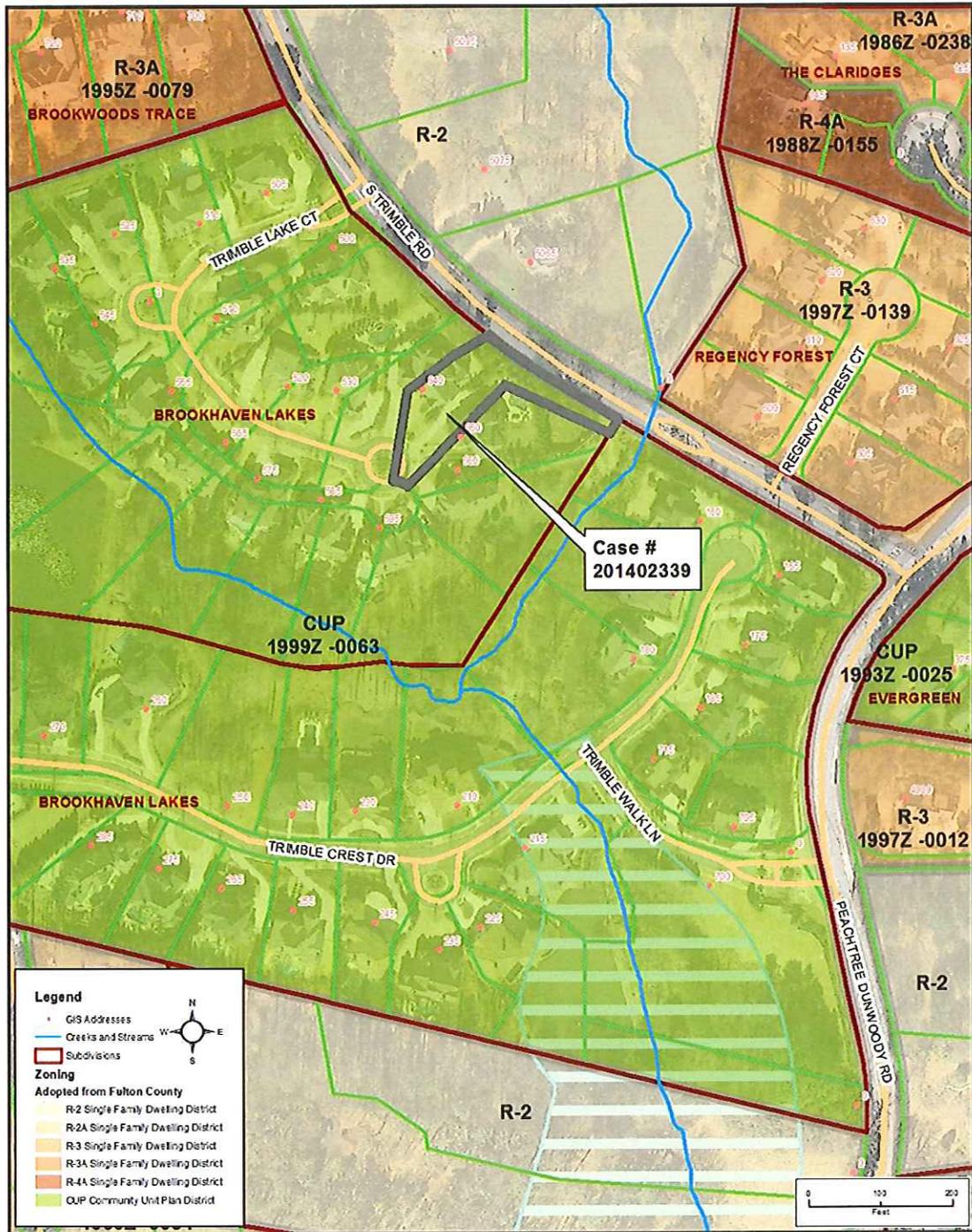
The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on August 6, 2014 at which no comments were generated.

EXISTING LAND USE AND ZONING OF ABUTTING PROPERTY

SUBJECT PETITION 201302856	Proposed Use		Land Area (Acres)	Unit	Density (Number of Units per Acre)
	Single Family Home		0.441	1	2.26 units/ac
Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Number of Units per Acre)
North	R-2	<i>Residential</i>	15	19	.80 unit/ac
North	R-3 Z97-0319	Regency Forest Subdivision	4	8	2 unit/ac
North	R-3A Z95-0079	Brookwood Manor Subdivision	5	9	1.6 unit/ac
East	CUP Z93-0025	Evergreen Subdivision	20	30	1.47 unit/ac
East	R-2	<i>Residential</i>	8.5	2	.25 unit/ac
East	R-3 Z97-0012	<i>Residential</i>	1.75	3	1.71 unit/ac
South	R-2	<i>Residential</i>	7.8	3	.4 unit/ac
South	R-2A	Landmark Subdivision	25	30	1.2 unit/ac
West	R-2	Green Pine Subdivision	18.5	13	.7 unit/ac
West	R-3A	Northland Ridge Subdivision	15.3	27	1.7 unit/ac

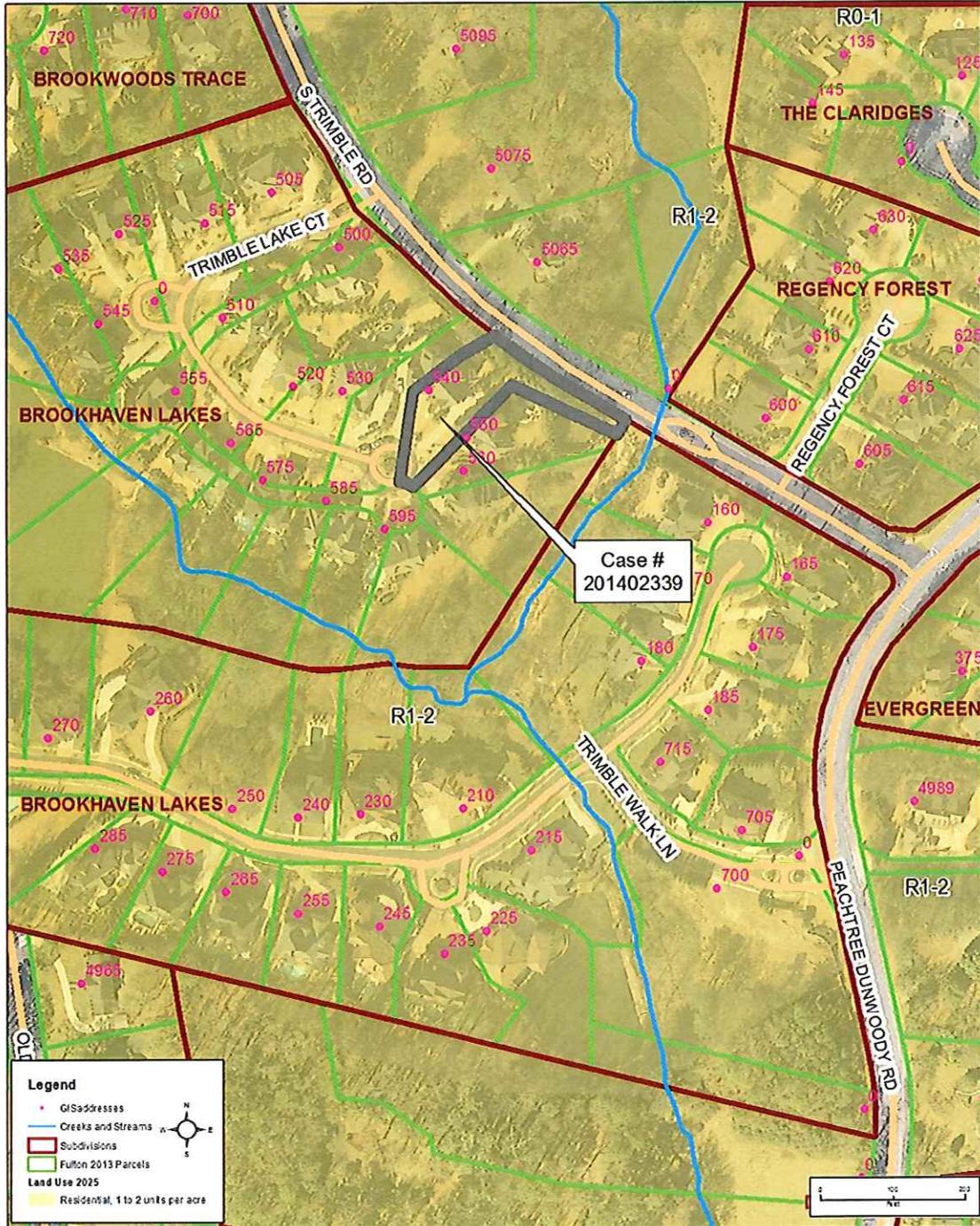
Zoning Map

540 Trimble Lake Court



Future Land Use Map

540 Trimble Lake Court



STAFF RECOMMENDATION

Should the Mayor and City Council decide to approve the modification the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Single family detached dwellings and accessory uses and structures.
 - b. No more than 49 total dwelling units, at a maximum density of 1.54 dwelling units per acre, whichever is less, based on the total acreage zoned.
 - c. The minimum lot size shall be 18,000 square feet.
 - d. The minimum heated floor area per dwelling unit shall be 2,500 square feet.
 - e. At no time ever will there be a golf driving range, clubhouse, swimming pool, tennis courts or parking lots associated with the impending golf club and no more than three (3) full golf holes and two (2) partial golf holes will reside on the Property. (Private Agreement)

2. To the owner's agreement to abide by the following:
 - a. To the revised site plan received by the Department of Environment and Community Development on July 2, 1999. 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. Unless otherwise noted herein, compliance with all conditions shall be in ace prior to the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to the following site development considerations:
 - a. Development standards:
 - Minimum perimeter setback: 40 feet, except on lots #18 and #46, as depicted on the site plan referenced in condition 2.a., and Lot 47 will be 22 feet where the swimming pool encroaches, and except Lot 45 13 will be 15 feet where the swimming pool encroaches as shown on the site plan dated received October 22, 2013 by the Department of Community Development.
 - Minimum front yard: 30 feet
 - Minimum side yard (interior): 7 feet
 - Minimum side yard (adjacent to a street): 10 feet
 - Minimum rear yard: 40 feet
 - Minimum lot width at the building line: 70 feet
 - Minimum street frontage: 30 feet
 - b. No more than 2 exit/entrances on South Trimble Road with the closest curb cut to Peachtree Dunwoody Road to be located a minimum of 300 feet from the right-of way of Peachtree Dunwoody Road. Curb cut locations and alignments are subject to the approval of the Fulton County Traffic Engineer.

- c. No access shall be allowed from Peachtree Dunwoody Road.
 - d. No lot shall be allowed direct access from South Trimble Road or Peachtree Dunwoody Road except Lot 13, which shall be permitted temporary construction access for installation of a pool as shown on the site plan dated received June 27, 2014 by the Department of Community Development. Prior to issuance of a Certificate of Completion for the swimming pool, the owner/developer shall restore the fence and landscaping to existing standards subject to the approval of the Director of Community Development.
 - e. Sidewalks shall be provided along Peachtree Dunwoody Road and South Trimble Road.
 - f. Provide 40-foot wide building setbacks measured from the centerlines of pipelines.
 - g. No grading, except as required for access crossings, and no new structures shall be permitted within the existing pipeline easements and additional setbacks, as required in Condition 3.f. Silt fencing and other protective measures shall be permitted in accordance with the Fulton County Tributary Protection Resolution, Fulton County Soil Erosion and Sedimentation Control Ordinance, and the Georgia Soil Erosion and Sedimentation Control Law.
 - h. Prior to the approval of a Land Disturbance Permit, the applicant shall clearly delineate the pipelines, the easements, and the additional setbacks, as required in Condition 3.f., on Land Disturbance permit construction drawings, and shall stake the boundaries on site, based on the additional setback required in Condition 3.f. Boundaries shall remain clearly marked throughout land disturbing activities on the site.
 - i. 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 Environment and Community Development for review and approval prior to the recording of the first final plat.
 - j. For all exterior lots, if metal poles are used as deck supports, said poles must be enhanced with brick, stone, stucco, or other facing which would be architecturally consistent with the house. (Private Agreement)
 - k. Decks should not extend into the required perimeter setback. (Private Agreement)
 - l. Internal private streets must be constructed and maintained, at a minimum, to Fulton County standards.
 - m. Should Fulton County ever be petitioned to assume ownership and maintenance of the private streets, that prior to dedication of the streets, they must be brought to acceptable standards of Fulton County for similar roads of similar age, subject to the approval of the Director of Public Works.
 - n. Applicant will provide necessary easements for ingress and egress for police, fire, emergency vehicles and all operating utilities.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
- a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at

no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of South Trimble Road;

45 feet from centerline of Peachtree Dunwoody Road or as may be required for intersection improvements at South Trimble Road and Peachtree Dunwoody Road.

- a. Improve roadways along the entire property frontage with curb and gutter per Fulton County standards or as may be approved by the Fulton County Traffic Engineer and/or the Georgia Department of Transportation.
- b. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- c. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.

5. To the owner's agreement to abide by the following:

- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, 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 the application for a Land Disturbance Permit with the Department of Environment and Community Development, 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 a Land Disturbance Permit.
- c. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Drainage 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.
- d. At the time of submittal for a Land Disturbance Permit and after the approval of the Preliminary Plat, the engineer/developer is required to provide written documentation verifying on-site evaluation and any other necessary downstream constraints.
- e. Provide documentation (cross-section, profile, etc.) as to the existing conditions for all natural streams/creeks within the boundary of the project. Show, by documentation, the appropriate erosion protection of the stormwater conveyance system.
- f. The developer/engineer is responsible to demonstrate to the County by engineering analysis, that the developed land use (proposed development) stormwater runoff conditions are controlled at the maximum predeveloped land use level, so that downstream properties/conveyance systems are not impacted or

aggravates existing flooding/drainage nor creates new drainage/flooding problems off-site.

- g. Prior to application for a Land Disturbance Permit, the developer/engineer shall submit to the Stormwater Management Section of the Department of Public Works a stormwater concept plan. The stormwater concept plan shall be preliminary drawings describing the proposed location of storage facilities, discharge paths, downstream and upstream constraints and other matters with potential stormwater implications.
6. For relief from Section 19.3.15.B.1 of the Zoning Ordinance to allow a pool to be located in one of the lot's two front yards (Lot 13). (CV 201303511)

Attachments

Letter of Intent dated received June 27, 2014

Site Plan(s) received June 27, 2014

Pictures

Department Comments

Chituru Adele
540 Trimble Lake Ct.
Sandy Springs, Ga. 30342

City of Sandy Springs
Department of Planning and Community Development
7840 Roswell Rd. Building 500
Sandy Springs, Ga. 30350

To Whom It May Concern:

Please allow this letter to serve as my official request for application of a zoning modification to allow temporary access into the rear yard of my property for purposes relating to the construction of a swimming pool project. Additional zoning modification to allow the construction of up to 8' Fence/Wall.

Applicant seeks zoning modification to install swimming pool in the rear of a Double Frontage lot. . The proposed pool is behind the home. The strict application of the building ordinance would deprive me the same privileges of other home owners on my street.

My landscaping plan incorporates plant material in the access route once construction is completed. The pool is planned directly behind the existing home foot print and access from South Trimble.

The strict application of the zoning ordinance would create unnecessary hardship by depriving me the privilege of installing a swimming pool in the rear portion of my property thus improving the property and elevating my quiet enjoyment.

Relief, if granted would not cause substantial detriment to the public good nor impair the purpose and intent of the zoning ordinance. In fact, the installation of the swimming pool creates a peaceful landscape component to my rear yard while improving my property.

I respectfully request the approval of the zoning modification to allow access into the rear property directly from South Trimble Rd. along with the installation of up to 8' Fence/Wall. The fence is an extension of the subdivision fence wall which abuts my property.

Regards,

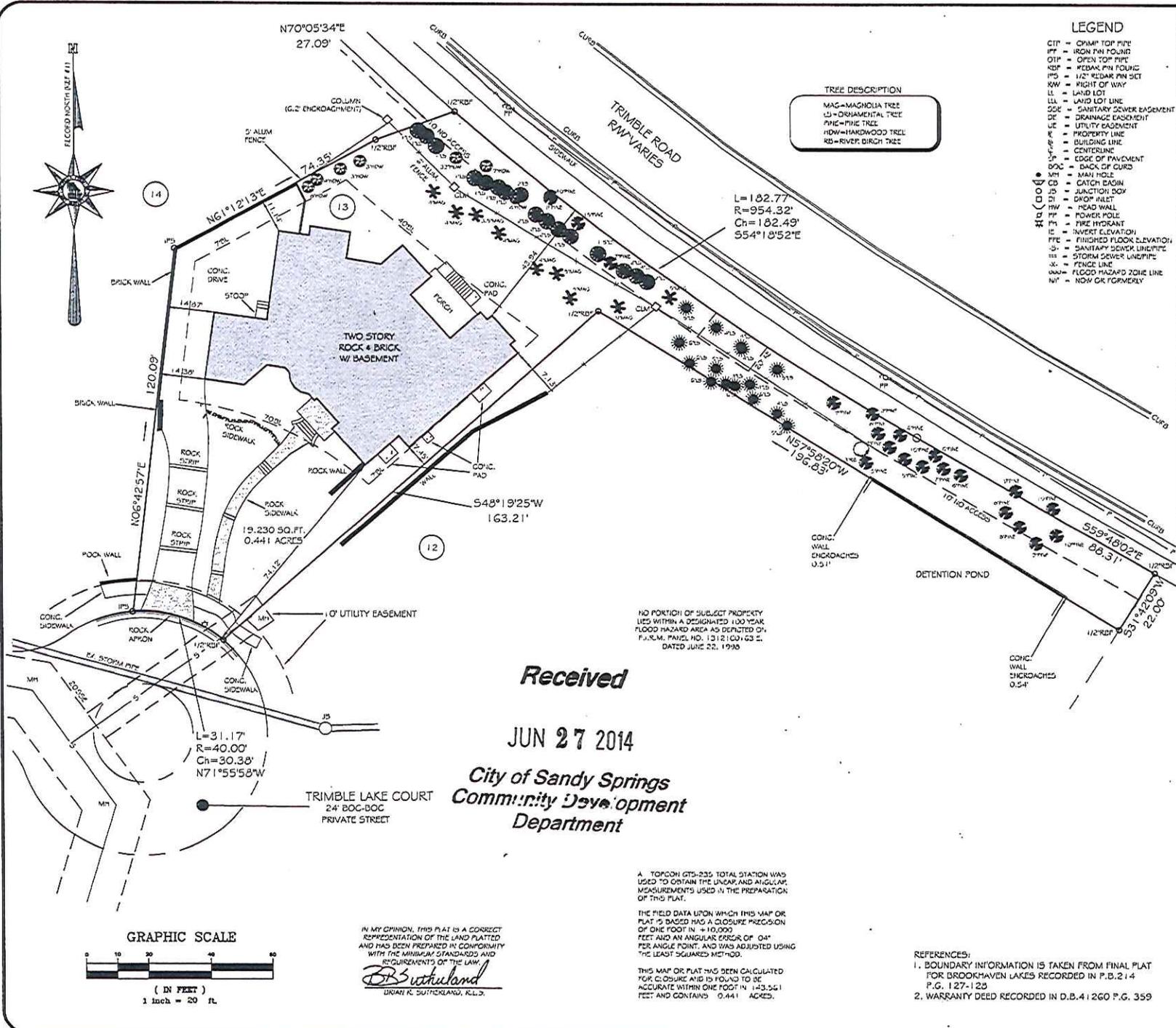
Chituru Adele



Received

JUN 27 2014

**City of Sandy Springs
Community Development
Department**



TREE DESCRIPTION
 MAG=MAGNOLIA TREE
 O=ORNAMENTAL TREE
 PINE=PINE TREE
 HW=HANDWOOD TREE
 RB=RIVER BIRCH TREE

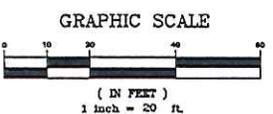
- LEGEND**
- CIP = CHAMP TOP PIPE
 - PF = IRON PIN FOUND
 - OIP = OPEN TOP PIPE
 - KBP = KEBAK PIN FOUND
 - PS = 1/2" REDAR PIN SET
 - RW = RIGHT OF WAY
 - LL = LAND LOT
 - LLI = LAND LOT LINE
 - SSC = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - UL = UTILITY EASEMENT
 - PL = PROPERTY LINE
 - BL = BUILDING LINE
 - CL = CENTERLINE
 - EP = EDGE OF PAVEMENT
 - DOC = DOCK OF CURB
 - MAH = MAN HOLE
 - CEB = CATCH BASIN
 - JB = JUNCTION BOX
 - DFI = DRAIN INLET
 - RW = ROAD WALL
 - PPH = POWER POLE
 - FH = FIRE HYDRANT
 - IN = INVERT ELEVATION
 - FPE = FINISHED FLOOR ELEVATION
 - SJ = SANITARY SEWER LINE/PIPE
 - SL = STORM SEWER LINE/PIPE
 - F = FENCE LINE
 - WH = FLOOD HAZARD ZONE LINE
 - W = NOW OR FORMERLY

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.U.M. PANEL NO. 13121001G3 E. DATED JUNE 22, 1998

Received

JUN 27 2014

**City of Sandy Springs
 Community Development
 Department**



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

B. Sutherland
 DWIGHT K. SUTHERLAND, R.L.S.

A TOPCON GTS-235 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN = 10,000 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

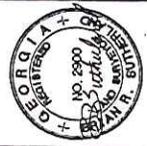
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 143,551 FEET AND CONTAINS 0.441 ACRES.

- REFERENCES:**
1. BOUNDARY INFORMATION IS TAKEN FROM FINAL PLAT FOR BROOKHAVEN LAKES RECORDED IN P.B.214 P.G. 127-128
 2. WARRANTY DEED RECORDED IN D.B.41260 P.G. 359

TREE SURVEY FOR:

**CHITURU N. ADELE
 540 TRIMBLE LAKE COURT**

Project: 1219
 Date: 10/01/13
 Section: FULTON, GEORGIA
 District: 17th
 Sheet No. 1 of 1
 Scale: 1"=20'



**GEORGIA PREMIER
 LAND SURVEYING, INC.**
 PROFESSIONAL LAND SURVEYING SERVICES
 3010 HARRISONVILLE ROAD
 SUITE 100
 FULTON, GA 30204
 (770) 614-3004 FAX (770) 614-3956











Kasim Reed
MAYOR

CITY OF ATLANTA

Jo Ann J. Macrina, PE
COMMISSIONER

DEPARTMENT OF WATERSHED MANAGEMENT
72 Marietta Street
ATLANTA, GEORGIA 30303-3544

July 17 2014

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

Subject: Water Availability at 540 Trimble Lake Ct.

Dear Ms. Abaray

Our records indicate that there is an existing 8 inch water main along the south side of Trimble Lake Court. These water mains are owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.
2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.
3. A two thousand dollar deposit (\$2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact Ron Brown at 404-546-3289 or @ cell # 404 449-2528

Sincerely,

Ron Brown
Field Engineer

Cc: Paret Smith



To: Patrice Dickerson, Manager of Planning and Zoning
From: Kristen Wescott, Public Works
Copies: Linda Abaray, Garrin Coleman, and Brad Edwards
Date: August 12, 2014
Subject: Public Works Comments—Zoning—Focus Meeting August 6, 2014

The following are comments provided from the Public Works Department regarding the August 6 Focus Meeting zoning petitions.

Zoning Modifications

201402339 - 540 Trimble Lake Court

Applicant: Chituru Adele

To modify Condition 3.a of Fulton County zoning case Z99-0063, with concurrent variances.

CZIM – 7/22/14

MCC- 9/16/14

For informational purposes only, Trimble Road is on the Sidewalk Master Plan network.

201402352 - 9620 Huntcliff Trace

Applicant: Linda & Robert Corr

To modify Condition VIII. MINIMUM LOT REQUIREMENTS of Fulton County zoning case Z70-0090.

CZIM – 7/22/14

MCC- 9/16/14

No comments.

Dickerson, Patrice

From: Akbar, Abdul <Abdul.Akbar@fultoncountyga.gov>
Sent: Tuesday, August 19, 2014 10:03 AM
To: Abaray, Linda
Cc: Dickerson, Patrice
Subject: sewer and water technical review comments for Modification Case 201402339
Attachments: 201402339, 540 Trimble Lake Ct., LL 14, Dist. 17.pdf

Dear Linda Abaray and Patrice Dickerson,

Please take a look at the attached information. It has my sewer and water technical review comments for Modification Case 201402339, 540 Trimble Lake Court. I have **no comments** on this case, (Lot 14, District 17) in Sandy Springs. Please contact me if you have any questions. Have a good day.

Yours truly,

Abdul Akbar
Engineer
Water Services Division
Department of Water Resources (Public Works)
Fulton County Government
141 Pryor Street, Atlanta, Georgia 30303
404-612-7518

All:

Please be advised, the material details the zoning petitions received on or before the July 1, 2014 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
labaray@sandyspringsga.gov

Agenda Item		Council District	Meeting Dates
Rezoning			
1.	201402366 358 Mount Vernon Highway <i>Applicant: Mt. Vernon Estates, LLC</i> ▪ To rezone the subject property from R-1 (Single Family Dwelling District) to R-2A (Single Family Dwelling District) to allow the development of two (2) single family lots, with concurrent variances.	3	CZIM – 7/22/14 CDRM – 8/28/14 PC- 9/18/14 MCC- 10/21/14
2.	201402368 4967 and 4969 Roswell Road <i>Applicant: Dewberry Capital</i>	5	CZIM – 7/22/14 CDRM – 8/28/14 PC- 9/18/14



MEMORANDUM

TO: Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

DATE: August 15, 2014

SUBJECT: Zoning Comments for August 2014

AGENDA ITEM	ZONING COMMENTS
201402366	<p>If a plat is anticipated for this property, the Fulton County Department of Health and Wellness requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of an exemption/minor plat development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water available to the site.</p> <p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. As per Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – “Sewage Disposal”, public sanitary sewer is considered available if it is within 200 feet of the nearest property line of the development, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department requires that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management system(s). This Department will require all necessary percolation and soil data, required plans, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>If this proposed development includes an existing individual onsite sewage management system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</p> <p>If this proposed development includes an existing individual onsite water supply system(s), and the system(s) will be abandoned, it shall be abandoned in accordance with Fulton County regulations.</p> <p>This department is requiring that existing structures that will be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p> <p>Research shows that childhood exposure to traffic exhaust when living near a freeway can lead to substantial deficits in lung function that can last a lifetime and can increase the risk of developing allergies and asthma. In addition, exposure to traffic noise increases blood pressure, and long-term exposure to air pollution is known to increase the risk of death from heart disease.</p>

AGENDA ITEM	ZONING COMMENTS
201402368	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>The commercial parts of this development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility 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.</p> <p>If this proposed development includes a public swimming pool as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches (including spas, whirlpools, etc.), the owner or contractor must submit plans and approval by this department and must obtain a Department of Health Services permit to construct, modify, or renovate before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.</p> <p>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.</p>
201402384	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed townhome and residential development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This department is requiring that existing structures that will be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>

AGENDA ITEM	ZONING COMMENTS
201402388	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed gas station development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.</p> <p>If this proposed development includes a food service facility 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.</p> <p>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.</p> <p>This Department is requiring that existing structures that will be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p> <p>This department encourages that the owner reduce any potential pollution of the air and soil by consistently following best practices and complying with all applicable mandates.</p>
201402339	<p>If this property is served by an onsite sewage management system(s), plans for the proposed pool and fence must be submitted to this department for review and approval.</p>
201402352	<p>If this property is served by an onsite sewage management system(s), plans for the proposed deck/patio modification must be submitted to this department for review and approval.</p>