



Land Use Petition RZ-16-004, VC-16-004-01 and VC-16-004-02
Date of Staff Recommendation Preparation: October 14, 2016 (KLA)

PROJECT LOCATION: 10632/10640 Parsons Road

DISTRICT/SECTION/LANDLOT(S): 1st Section, 1st District, Land Lot 324

ACREAGE 5.95 acres

EXISTING ZONING: O-I (Office-Institutional) Conditional and R-4 (Single Family Residential) Conditional

PROPOSED ZONING: TR (Townhouse Residential)

FUTURE LAND USE PLAN DESIGNATION: Character Area 9: Medlock Bridge Road (SR 141) Corridor

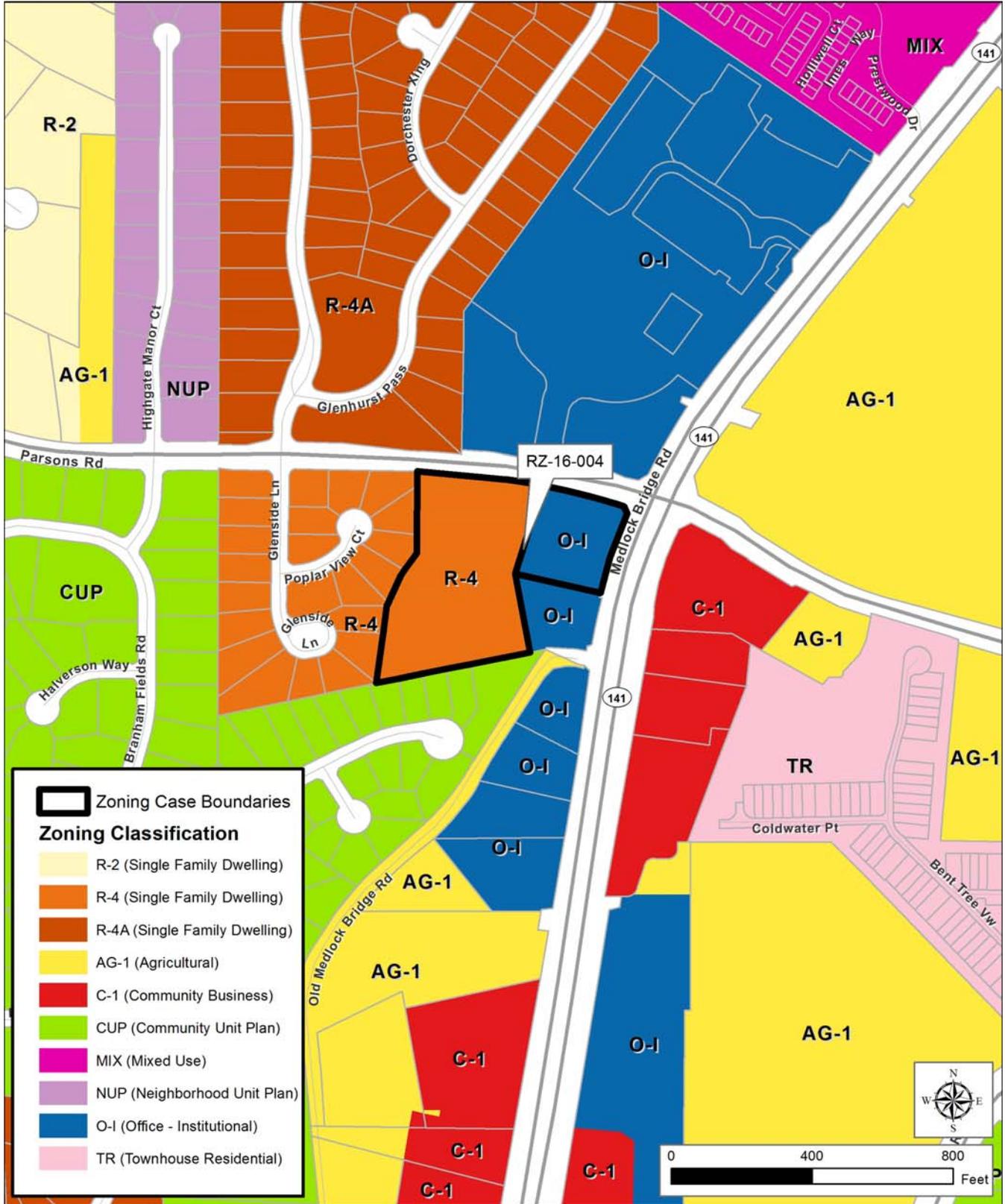
PETITIONER: Maxwell-Reddick and Associates
11605 Medlock Bridge Road Ste. 475
Alpharetta, GA 30009
404-693-1618

OWNER: Andalusia Properties, Inc.
3225 Cumberland Blvd. Ste. 100
Atlanta, GA 30339
770-431-7600

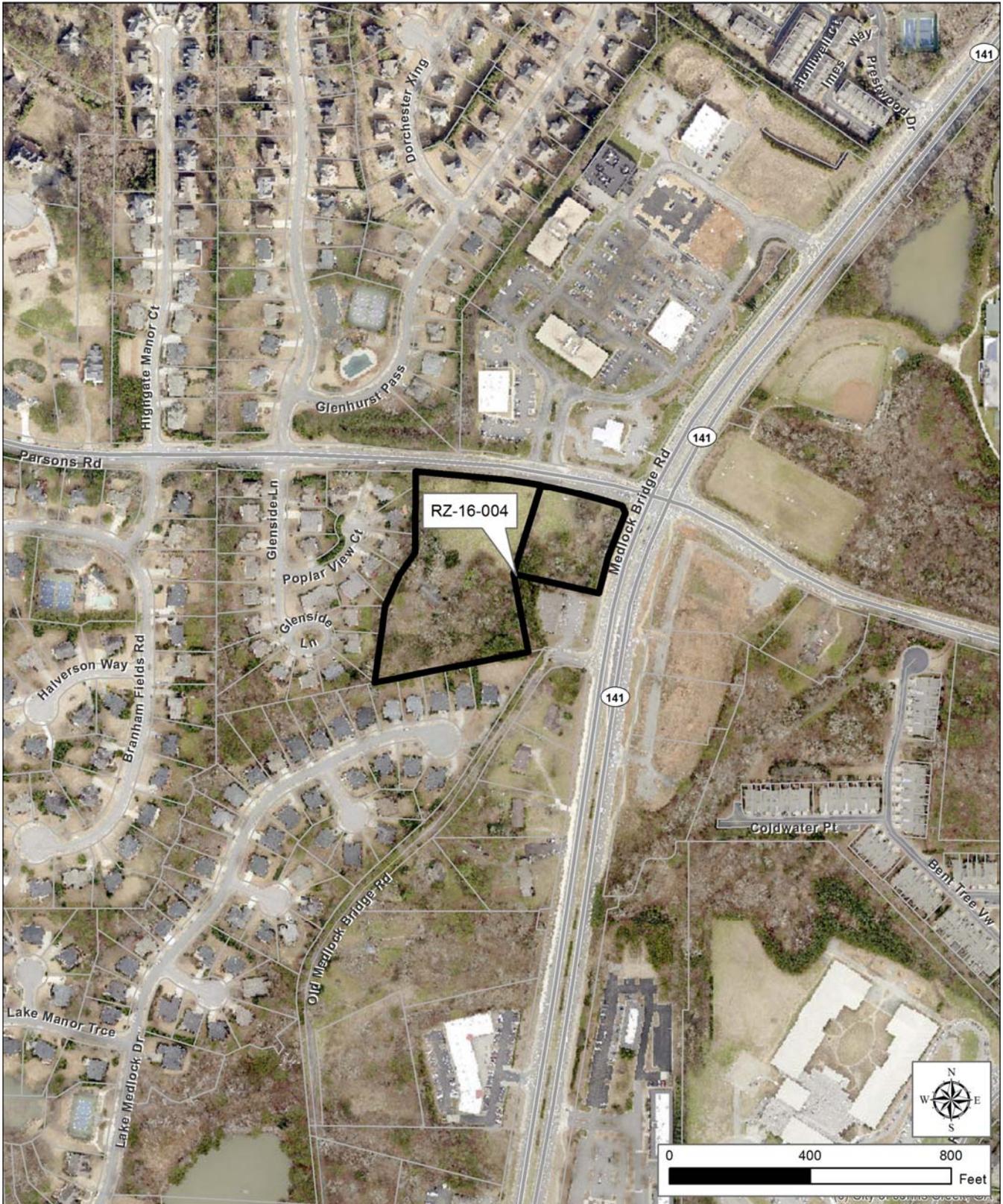
PROPOSED DEVELOPMENT: 48-unit townhome development
Concurrent variances:
VC-16-004-01: Reduce the 40-foot landscape strip along Medlock Bridge Road to 25 feet
VC-16-004-02: Reduce 25-foot landscape strip at the transformer location along Parsons Road to five feet.

STAFF RECOMMENDATION: **APPROVAL OF RZ-16-004 WITH CONDITIONS**
APPROVAL OF VC-16-004-01 and VC-16-004-02 WITH CONDITIONS

RZ-16-004



RZ-16-004



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PROJECT OVERVIEW

The applicant requests rezoning of two parcels totaling 5.95 acres from O-I (Office-Institutional District) and R-4 (Single Family Dwelling District) Conditional to TR (Townhouse Residential District) to develop 48 attached townhome lots at a density of 8.08 units per acre, along with two concurrent variances:

VC-16-004-01: Reduce the 40-foot landscape strip along Medlock Bridge Road to 25 feet.

VC-16-004-02: Reduce 25-foot landscape strip at the transformer location along Parsons Road to five feet.

The applicant is requesting to rezone the two vacant parcels at the southwest corner of Medlock Bridge Road and Parsons Road to allow for the construction of 48 attached townhome lots at a density of 8.08 units per acre. The two parcels, combined, total approximately 5.94 acres. Proposed lots would conform in size to the minimum development standards of the TR zoning district, and the applicant proposes 2,300 square feet of minimum heated floor area per dwelling. The site plan indicates a gated subdivision with private internal roads and one proposed point of ingress/egress onto Parsons Road. The development would be comprised of eight buildings, containing between three to ten townhome units each.

The property closest to the intersection is zoned O-I (Office-Institutional District) Conditional per Fulton County rezoning case number Z-98-003. This 1998 case permitted “office and/or financial establishments and accessory uses at a maximum density of 9,500 square feet of gross floor area per acre zoned or a total gross floor area of 15,295 square feet, whichever is less.” The height of the buildings was limited to two stories.

The second parcel, which is furthest from the intersection, is zoned R-4 (Single-Family Dwelling) Conditional per Fulton County rezoning case number Z-06-097. The use of the site is restricted per this case to single family detached dwellings and accessory uses and structures at 3 dwelling units per acre. The minimum lot size for this development is 12,000 square feet along Parsons Road, and 9,000 square feet for all remaining lots.

The subject property is zoned as a single-family residential district and is currently vacant. The northeastern and southwestern portions of the site are forested with a mixture of large trees. The northern portion of the property is mostly an open grassed area that has become overgrown with vegetation and vines. The majority of the property is at road grade.

The applicant has requested two concurrent variances as a part of the rezoning application. These variances have originated in part due to the Georgia Power easement along Medlock Bridge Road, but also in an effort to comply with the policies and intent of the Comprehensive Plan, to make this area more walkable and to activate the street. Staff has worked closely with the applicant to try and find a balance between the requirements of the zoning ordinance and the vision of the Comprehensive Plan. The following variance requests are in response to this necessary balance:

VC-16-004-01: Reduce the required 40-foot landscape strip along Medlock Bridge Road to 25 feet, as shown on the conceptual site plan dated October 6, 2016. (Section 4.23.2)

VC-16-004-02: Reduce the required 25-foot landscape strip along Parsons Road to 5-feet, at the telephone transformer location, as shown on the conceptual site plan dated October 6, 2016. (Section 4.23.2)

The proposed project has been designed to create a more traditional townhome development, with buildings oriented closer to the street and the parking located in the interior of the site. This type of design works to activate the street and promote a more walkable environment. The proposed neighborhood landscape strip will help to create a linear park along Medlock Bridge Road.

The applicant submitted architectural drawings on August 11, 2016. The submitted elevations meet the intent of a walkable, street-activated development.

ANALYSIS

The applicant is requesting to rezone the two properties at the southwest corner of Medlock Bridge Road and Parsons Road in order to construct a 48-unit townhome development. Two concurrent variances have been requested as part of the rezoning application. The subject property is a single-family residential property that is currently vacant. The northeastern and southwestern portions of the site are forested with a mixture of large trees. The northern portion of the property is mostly an open grassed area that has become overgrown with vegetation and vines.

Nearby and adjacent uses include a doctors office, several one-story office developments, and a single-family detached residential neighborhood. The proposed development is not consistent in use and scale with these surrounding uses, and would likely have impacts on existing streets, transportation facilities, or utilities. Although the impact to the schools will not cause overcapacity, there will still be an impact of approximately 11-44 students at Medlock Bridge Elementary, River Trail Middle School, and Northview High School.

The City of Johns Creek Future Development Map identifies the subject property as being within the activity center of Character Area 9: Medlock Bridge Road (SR 141) Corridor (see attached highlighted document). Policies for this area emphasize the “development of the corridor evolving from a sprawling strip commercial corridor to John’s Creek’s premier boulevard. New development should capture existing through traffic and serve the local population. A village green, and/or open space areas should be promoted with each new development along the corridor.” Appropriate uses include retail, office, townhouses, and live work/mixed-use. The Comprehensive Plan lists the appropriate scale as 5-8 units per acre with a maximum height of 4 stories. While the Comprehensive Plan calls for a walkable neighborhood layout, several landscape strip requirements in the zoning ordinance require a more suburban-style development. Therefore, the applicant has requested two concurrent variances, to create this feel.

The first concurrent variance VC-16-004-01 is in regard to a reduction in the landscape strip requirements in Section 4.23.2, which requires Medlock Bridge Road to have a 40-foot wide landscape strip. In order to bring the development closer to the street to encourage walkability, the applicant is requesting to reduce this requirement so that the portion along Medlock Bridge Road has a 25-foot landscape strip. Due to the policies of the Comprehensive Plan and the ability to still plant a mixture of trees, shrubs and ground cover (type of plant dependent on width of landscape strip) in the reduced landscape strip, Staff supports the request for VC-16-004-01. In addition, there is an existing 30-foot Georgia Power easement in this location, which limits impervious surfaces from being used in this area. Because of this Georgia Power easement, the majority of the landscape strip will be planted with grass, which allows the landscape strip to visually appear larger therefore mitigating the requested reduction.

Concurrent variance VC-16-004-02 relates to the reduction in the landscape strip requirements in Section 4.23.2 as well. This section requires Parsons Road to have a 25-foot wide landscape strip.

Along Parsons Road, there is a telephone transformer box, near the intersection of Parsons and Medlock Bridge Road. The applicant is requesting to reduce the landscape strip, at the telephone transformer location only, to 5 feet. The telephone transformer is located approximately 20 feet from Parsons Road. Should the applicant have to meet the 25-foot wide landscape strip beyond this transformer location, the two proposed townhouses behind it will be affected, as this landscape strip will encroach into the building setback. The 25-landscape strip will continue for the remainder of the frontage along Parsons, however, at the telephone transformer location, which is approximately 20 feet wide, the landscape strip will be reduced to five feet.

A neighborhood meeting was held for this application on Thursday, October 6, 2016. Approximately 19 citizens were in attendance. Several concerns were raised about the project, including issues with existing traffic at the intersection, the impacts on the schools, whether the Comprehensive Plan supports this type of development, and the architectural features.

Should the two concurrent variances be recommended for approval, the proposal for a 48-unit townhome development will meet the policy and intent of the Comprehensive Plan by providing a pedestrian friendly development that adds a village-like feel to the Medlock Bridge Road (SR 141) Corridor. However, it does not meet the density requirement of this Character Area. The Medlock Bridge Road (SR 141) Corridor allows for 5-8 units per acre, and the applicant has proposed 8.08 units per acre, which is over the maximum recommended density per the Comprehensive Plan.

The subject property is located at the southwest corner of Medlock Bridge Road and Parsons Road. The proposed townhouse use is consistent with the Comprehensive Plan; however the proposed density is two times the adjacent R-4 residential subdivision and Character Area 4, Warsaw, which recommends a density of up to 3 units per acre. Because of the number of units proposed in this townhome development, it is likely to have impacts on existing traffic congestion already occurring; during peak rush hours in the morning and in the early evening. While the project complies with many of the policies of the Comprehensive Plan for the Medlock Bridge Corridor Character Area which calls for walkability and activating the street, the proposed density of 8 units per acre is at the maximum recommended level and due to the traffic congestion along Parsons and Medlock Bridge Roads, should be a factor in determining the appropriate density permitted. While the requirements of the Zoning Ordinance call for more suburban development, the Comprehensive Plan encourages a walkable village which has a more neighborhood feel. The two concurrent variances allow for the project to comply with this policy. Because the proposed rezoning would be in keeping with the policies and intent of the Comprehensive Plan and would be suitable in view of its impacts on adjacent and nearby property, the Department of Community Development recommends **APPROVAL WITH CONDITIONS of RZ-16-004 AND VC-16-004-01 AND VC-16-001-02.**

STAFF RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ-16-004** and Concurrent Variances **VC-16-004-01** and **VC-16-004-02**, with the following conditions:

1. No more than 6 dwelling units per acre. Or a maximum of 36 dwelling units.
2. Submit a site plan to the City of Johns Creek Community Development Department that conforms to the requirements of the TR zoning district and conditions found herein. The site plan shall be submitted to the Community Development Department for approval prior to application for a Land Disturbance Permit. Said site plan shall contain a maximum of 36 attached townhome units. (approximately 5.95 acres/6 units per acre=36 townhomes)
3. Dwellings shall have a minimum heated floor area of 2,300 square feet.
4. Limit the height of the buildings to no more than 3.5 stories and a maximum of 40 feet in height.
5. Owner/Developer shall install five-foot (5') wide sidewalk on one side of all internal streets.
6. All dwelling units are required to have a 20' long driveway from the back of sidewalk to garage.
7. Building elevations shall be constructed of primarily brick or stone on the front façade. Sides and rear shall contain at least 50 percent brick or stone with the balance being the same, wood shake or fiber-cement siding; final approval will be subject to the review and approval of the Community Development Director.
8. Owner/Developer shall provide a minimum of seven (7) shared parking spaces.
9. Townhomes located along Parsons Road and Medlock Bridge Road must have the front façade facing both roadways.
10. Townhome site plan shall provide a common greenspace for passive recreational use of at least 10,000 square feet.
11. The landscape strip along Medlock Bridge Road be reduced to 25-feet (VC-16-004-01). Plantings shall still be required throughout this area, subject to the approval of the City Arborist.
12. The landscape strip along Parsons Road to be reduced to 5-feet, at the telephone transformer location only (VC-16-004-02). Plantings shall still be required throughout this area, subject to the approval of the City Arborist.
13. Owner/Developer shall provide no more than one (1) full access driveway from Parsons Road. The curb cut location shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Johns Creek Director of Public Works.
14. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Parsons Road such sufficient right-of-way as may be required to provide at least eleven feet (11') of right-of-way from back of curb or one foot (1') from edge of sidewalk, whichever is greater,

prior to the issuance of a Land Development Permit and as approved by the City of Johns Creek Director of Public Works.

15. Owner/Developer shall construct a deceleration lane at the project entrance on Parsons Road and or as may be required by the City of Johns Creek Director of Public Works.
16. Owner/Developer shall re-stripe or widen Parsons Road as necessary to provide a left turn lane into the proposed driveway.
17. Owner/Developer shall widen Parsons Road as necessary to provide an asphalt taper for the extension of the right turn lane onto Medlock Bridge Road.
18. Owner/Developer shall construct a five foot (5') wide concrete sidewalk and curb & gutter along the entire frontage of Parsons Road, or as may be required by the City of Johns Creek Director of Public Works.
19. Owner/Developer shall construct a five foot (5') wide concrete sidewalk along one side of all roads interior to the development, or as may be required by the City of Johns Creek Director of Public Works.

PLANNING COMMISSION RECOMMENDATION

Based upon the findings and conclusions herein, Staff recommends **APPROVAL** of Land Use Petition **RZ-16-004** and Concurrent Variances **VC-16-004-01** and **VC-16-004-02**, with the following conditions: (additions = bold; deletions = strikethrough)

1. No more than ~~6~~ **5** dwelling units per acre. Or a maximum of ~~36~~ **30** dwelling units.
2. Submit a site plan to the City of Johns Creek Community Development Department that conforms to the requirements of the TR zoning district and conditions found herein. The site plan shall be submitted to the Community Development Department for approval prior to application for a Land Disturbance Permit. Said site plan shall contain a maximum of ~~36~~ **30** attached townhome units. (approximately 5.95 acres/~~6~~ **5** units per acre=~~36~~ **30** townhomes)
3. Dwellings shall have a minimum heated floor area of 2,300 square feet.
4. Limit the height of the buildings to no more than 3.5 stories and a maximum of 40 feet in height.
5. ~~Owner/Developer shall install five foot (5') wide sidewalk on one side of all internal streets.~~
6. All dwelling units are required to have a 20' long driveway from the back of sidewalk to garage.
7. Building elevations shall be constructed of primarily brick or stone on the front façade. Sides and rear shall contain at least 50 percent brick or stone with the balance being the same, wood shake or fiber-cement siding; final approval will be subject to the review and approval of the Community Development Director.
8. Owner/Developer shall provide a minimum of seven (7) shared parking spaces.
9. Townhomes located along Parsons Road and Medlock Bridge Road must have the front façade facing both roadways.
10. Townhome site plan shall provide a common greenspace for passive recreational use of at least 10,000 square feet.
11. The landscape strip along Medlock Bridge Road be reduced to 25-feet (VC-16-004-01). Plantings shall still be required throughout this area, subject to the approval of the City Arborist.
12. The landscape strip along Parsons Road **from 25-feet** to be reduced to 5-feet, at the telephone transformer location only (VC-16-004-02). Plantings shall still be required throughout this area, subject to the approval of the City Arborist.
13. Owner/Developer shall provide no more than one (1) full access driveway from Parsons Road. The curb cut location shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Johns Creek Director of Public Works.
14. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Parsons Road such sufficient right-of-way as may be required to provide at least eleven feet (11') of right-of-way from back of curb or one foot (1') from edge of sidewalk, whichever is greater,

prior to the issuance of a Land Development Permit and as approved by the City of Johns Creek Director of Public Works.

15. Owner/Developer shall construct a deceleration lane at the project entrance on Parsons Road and or as may be required by the City of Johns Creek Director of Public Works.
16. Owner/Developer shall re-stripe or widen Parsons Road as necessary to provide a left turn lane into the proposed driveway.
17. Owner/Developer shall widen Parsons Road as necessary to provide an asphalt taper for the extension of the right turn lane onto Medlock Bridge Road.
18. Owner/Developer shall construct a five foot (5') wide concrete sidewalk and curb & gutter along the entire frontage of Parsons Road, or as may be required by the City of Johns Creek Director of Public Works.
19. Owner/Developer shall construct a five foot (5') wide concrete sidewalk along one side of all roads interior to the development, or as may be required by the City of Johns Creek Director of Public Works.

STANDARDS OF REZONING REVIEW (STEINBERG ACT) -

- **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The surrounding zoning, land uses and development criteria are as follows:

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	O-I Conditional (Z-94-057)	Bank/medical offices	9,236 SF/Acre
Adjacent: Northwest	R-4A Conditional (Z-94-059)	Single-Family detached Subdivision	2.9 Units/Acre
Adjacent: East	O-I Conditional (Z-98-004)	Office	9,500 SF/Acre
Adjacent: South	CUP Conditional (Z-95-038)	Single-Family detached Subdivision	2.26 Units/Acre
Adjacent: Southeast	AG-1	Single-Family home	NA
Adjacent: West	R-4 Conditional (Z-97-040)	Single-Family detached Subdivision	2.9 Units/Acre

The City of Johns Creek Future Development Plan designates the property as Character Area 9: Medlock Bridge Road (SR 141) Corridor. The TR zoning classification is “intended to provide a transition between low-density and higher-density residential areas or between low-density residential and non-residential areas.” Additionally, TR areas are intended to “encourage the provision of usable open space and recreation areas as part of a living environment, be located primarily in areas near or adjacent to single-family areas, be located so as to provide a transition between single-family areas and nonresidential areas, be located near retail shopping and major thoroughfares, and encourage home ownership.” The proposed development meets each of these criteria, and is a suitable use in view of the use and development of adjacent and nearby property.

- **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?**

TR development at the proposed density is unlikely to adversely affect the existing use or usability of adjacent or nearby property. The proposed development would serve as an appropriate transitional area between single-family detached residential areas to the north and west and higher-intensity office-institutional areas to the south and east.

- **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?**

The subject property has a reasonable economic use as currently zoned.

- **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

An increase in traffic generation, utility demand, and number of school aged children would be anticipated from this request. The applicant has provided trip generation numbers estimating TKTK new peak-hour trips.

The school system estimates there would be an overall increase of between 11 and 44 students, and has provided the following estimates of school capacity:

SCHOOL	PROJECTED OVER/UNDER CAPACITY	
	Without Development	With Development
Medlock Bridge Elementary	151 under	133 to 146 under
River Trail Middle School	10 under	7 to 0 under
Northview High	81 under	65 to 78 under

All three schools, Medlock Bridge Elementary, River Trail Middle, and Northview High are currently projected to be under capacity, the proposed development is anticipated to generate only 11 to 44 new students for these schools.

- **Whether the proposal is in conformity with the policy and intent of the Comprehensive Plan including the land use element?**

The City of Johns Creek Future Development Plan designates the property as Character Area 9: Medlock Bridge Road (SR 141) Corridor. The Comprehensive Plan lists townhome development between 5 and 8 units/acre as an appropriate use in this area. The proposed development does not meet this standard, as the applicant has proposed 8.08 units per acre.

- **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting ground for either approval or disapproval of the proposal?**

The subject property’s location between office/commercial use to the north and single-family residential areas, to the west, give supporting grounds for approval of the proposed TR zoning district, which acts as a transitional use from single-family residential to office and commercial uses.

- **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek.**

The proposed townhome development will not be environmentally adverse to the natural resources, environment, and citizens of the City of Johns Creek.

COMMENTS**PUBLIC WORKS**

1. City of Johns Creek has completed several road improvements on Medlock Bridge Road and on Parsons Road in the project area. A project to provide capacity improvements on Medlock Bridge Road is currently a Tier 1 project on the TSPLOST list.
2. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Johns Creek Director of Public Works.
 - a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City's Director of Public Works.
 - b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
3. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Johns Creek Director of Public Works.
4. Owner/Developer shall repair any existing sidewalk or other infrastructure in the public right-of-way that is damaged during the construction of this project.

FIRE MARSHAL

1. Shall provide a current water flow report (dated within 6 months of submittal) for this area by LDP submittal
2. Identify fire main sizes and GPS located fire hydrants by LDP
3. Shall coordinate with Fire Marshal on requirements for the gated entry for emergency responders prior to gate being installed
4. Fire Lane No parking signs shall be added along entire roadways at both hammerhead dead ends
5. Shall provide and accessible parking location and access to the curb at the mail kiosk

ARBORIST

1. Tree Ordinance and Administrative Guidelines requirements to be met through land disturbance permit. Landscape strips, density requirements, and any specimen recompense are to be protected and/or planted per the Guidelines.
 - a. The tree density required for this site is 30 units per acre.
 - b. If variances approved for landscape strip reductions, there will be a 25-foot landscape strip adjacent to Parsons Road with a reduction around a traffic control cabinet. The 40-foot landscape strip adjacent to Medlock Bridge Road will be reduced to 25 feet. Please be aware of the Georgia Power easement, and that canopy trees are not typically allowed by the utility company; there are other plant materials allowed that will meet the City's requirements.
 - c. Landscape strips are measured from the dedicated rights-of-way, and the planting requirements are found in the Administrative Guidelines.
 - d. Specimen-sized trees are defined as follows, and are required to be show on the land disturbance permit drawings:
 - i. Large hardwoods = 27-inch dbh (Oak, hickory, Yellow Poplar, Sweetgum, ect.)
 - ii. Large hardwood = 24-inch dbh (Beech)
 - iii. Large softwoods = 24-inch dbh (Pine, Deodar Cedar)
 - iv. Small native flowering = 10-inch dbh (Dogwood, Redbud, Sourwood)

LAND DEVELOPMENT

- A land Disturbance Permit (LDP) is required to develop the property. Development plans will have to comply with the Development and Zoning Regulations, Tree Preservation, Erosion & Sediment Control, Floodplain, Stream and Post-Development Stormwater Management Ordinances. A surety will be required for erosion control and any right of way improvements prior to issuance of land disturbance permit.
- Fulton County Water and Sewer approval is required prior to issuance of land disturbance permit.
- Water/ Sanitary/ Storm as-builts, and a stormwater maintenance agreement (if applicable) will be required prior to issuance of a building permit.
- Site is within the Johns Creek Watershed which is an impaired stream segment for fecal coliform and biota. Erosion Sediment and Pollution Control plan must include additional Best Management Practices.

FULTON COUNTY DEPARTMENT OF WATER RESOURCES

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 Johns Creek Plan Review process and the Fulton County Review process for sewer (and/or water) prior to the commencement of any construction activity.

WATER:

Anticipated water demand: 270 gallons per day (gpd) per lot x 48 townhomes= **12,960** gallons per day (gpd).

This project is within the Fulton County Government water service jurisdiction. There is a 12 inch water line along the west side of Jones Bridge Road and there is a 10 inch water line along the north side of Old Alabama Road that can serve this location.

SEWER:

Basin: **Johns Creek**

Treatment Plant: **Johns Creek**

Anticipated sewer demand: **11,664** gallons per day

There is a sanitary sewer manhole located within the northwestern property corner of the 1.64 acre tract ("0" Parsons Road) (Sewer manhole # SMJC4034410) on Parsons Road. There is a sanitary sewer manhole located within the northeast property corner of the 4.41 acre tract (10640 Parsons Road) (Sewer manhole # SMJC4034420) and a sanitary sewer manhole next to the southwestern property corner of the 4.41 acre tract (Sewer manhole # SMJC3008800) in land lot 324, district **1- 1** that can service this development.

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 Water Resources (Public Works) for more information.

FULTON COUNTY DEPARTMENT OF HEALTH SERVICES

EHS Comments:

- The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed 48-unit townhome development to public water and public sanitary sewer available to the site.
- Since this proposed development constitutes a premise where people live, work or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy.
- If there are existing structures that will be demolished, this department is requiring that they 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.

EJ and General Public Health Comments:

- The Fulton County Department of Health and Well ness does not anticipate any adverse impacts to the health of humans or the environment by allowing the proposed rezoning from O-1 conditional and R-4 conditional to TR for the construction of the proposed townhomes.

FULTON COUNTY BOARD OF EDUCATION

Estimated New Students Generated:

Medlock Bridge Elementary – 5 to 18
River Trail Middle School – 3 to 10
Northview High School – 3 to 10
Total students – 11 to 44