

PROPOSED ZONING	C-2 (COMMERCIAL) - 4,763.5 SQUARE FEET PER ACRE
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS, RESTAURANT/RETAIL AND TRUCK RENTAL TOTALLING 5,278 SQUARE FEET
EXISTING ZONING	C-2 (COMMERCIAL)
EXISTING USE	CONVENIENCE STORE WITH GAS PUMPS AND TRUCK RENTAL
LAND USE MAP	INDUSTRIAL MARKETPLACE
LOCATION	MARTIN LUTHER KING JR DRIVE (SR 139) (SOUTH SIDE): 245.00 FEET OF FRONTAGE FULTON INDUSTRIAL BOULEVARD (SR 70) (WEST SIDE): 260.17 FEET OF FRONTAGE PARCEL SIZE 1.108 ACRES LL 23, DISTRICT 14F COMMISSION DISTRICT 6 FULTON INDUSTRIAL BUSINESS DISTRICT OVERLAY DISTRICT SEWER BY PUBLIC SEWER
OWNER	GOODRICH PETROLEUM, INC.
PETITIONER	HARISH PAMPATTI
REPRESENTATIVE	AFTAB ALAM

APPLICANT'S INTENT

To develop 5,278 square feet of new retail space to include a new 4,002 square foot convenience store with gas pumps, 1,276 square feet of restaurant/retail space, and truck rental. While the existing 1,387 one story brick building is proposed to be removed, the two existing canopies, gas dispensers and billboard are proposed to remain. The applicant is also requesting concurrent variances to reduce the 10-foot landscape strip along Martin Luther King, Jr. Drive and the 15-foot landscape strip along Fulton Industrial Boulevard to allow encroachments as shown on the site plan.

Department of Public Works
Planning and Development Division
Staff Recommendation

APPROVAL CONDITIONAL: 2021Z-0002 SFC
APPROVAL CONDITIONAL: 2021VC-0002 SFC
APPROVAL CONDITIONAL: 2021VC-0003 SFC

Community Zoning Board Recommendation
July 20, 2021

APPROVAL CONDITIONAL: 2021Z -0002 SFC
APPROVAL CONDITIONAL: 2021VC-0002 SFC
APPROVAL CONDITIONAL: 2021VC-0003 SFC

SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject site is zoned C-2 (Commercial) pursuant to 2107Z-0001 SFC and is currently developed with a convenience store with gas pumps and truck rental.

NEARBY AND ADJACENT PROPERTIES/ZONINGS: NON-RESIDENTIAL

- ** Further Northeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Quality Inn and Suites (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Northeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Undeveloped
Petition: None
Zone: M-2 (Heavy Industrial)
- ** East** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Wendy's (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Further Southeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Love Shack (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Further Southeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Fleet Pride (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Further Southeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: Budgetel (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Further Southeast** - (East side of Fulton Industrial Boulevard (SR 70)) - Use: GK Granite LLC (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Southwest** - Use: Undeveloped
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Further Southwest** - Use: Boston Fish Supreme (Existing)
Petition: 2011Z -0008
Zone: C-1 (Commercial)
Density: Restaurant with drive thru in existing structure
- ** Southwest** - Use: Vacant Structure (formerly New York Video)
Petition: None
Zone: M-2 (Heavy Industrial)
- ** Southwest** - Use: Convenience store with gas pumps (Existing)

Petition: 2021Z-0002 SFC, 2021VC-0002 SFC, 2021VC-0003 SFC
BOC Meeting: 08/4/21

Petition: 2019Z-0001 SFC
Zone: C-2 (Commercial)

** **Southwest** - Use: UHaul Self Storage (Existing)
Petition: 2018Z-0002 SFC
Zone: C-2 (Commercial)

** **West** - Use: Airport Package Store (Existing)
Petition: None
Zone: M-2 (Heavy Industrial)

** There are no **RESIDENTIAL ZONINGS** in the immediate area.

** **MISCELLANEOUS USES AND ZONINGS IN THE AREA:**

** **North** - Use: Fulton County Airport, Brown Field and the Fulton County Aviation Community Cultural Center

** **Further East and Further North** - City of Atlanta

** **Further South of I-20** – City of South Fulton

** There have been no **RECENT DENIALS** in the immediate area.

SITE PLAN ANALYSIS:

The applicant proposes to construct a new 5,278 square foot retail center to include a 4,002 square foot convenience store and truck rental and 1,276 square feet of restaurant/retail space. While the existing 1,387 one story brick building is proposed to be removed, the two existing canopies, gas dispensers and billboard are proposed to remain. Additionally, the existing underground tanks and existing pavement is proposed to remain. Based on the applicant's site plan submitted to the Department of Planning and Community Services on May 24, 2021, Staff offers the following considerations:

LAND USE AND DENSITY

The property is currently developed with an approximately 1,400 square foot convenience store with gas pumps and truck rental business pursuant to a 2017Z-0001SFC rezoning. The 2017 rezoning provided not only for the addition of a truck rental business, but also brought the previously nonconforming, but grandfathered, commercial use in a M-2 (Industrial) Zoning District into compliance. (Prior to April 2007, the Fulton County Zoning Resolution allowed commercial uses to operate in an M-2 (Heavy Industrial) zoning classification. On April 4, 2007, the Board of Commissioners amended the Use Regulations for industrial districts requiring developments in an M-1 or M-2 zoning classification to be of an industrial/warehouse nature, thus making the existing convenience store a nonconforming use.)

The 2035 Comprehensive Land Use Map suggests Industrial Marketplace for the area along Fulton Industrial Boulevard (SR 70) between Martin Luther King Jr. Drive and Patton Drive. The intent of the Industrial Marketplace land use category is to encourage redevelopment of the Fulton Industrial District near the I-20 interchange by promoting retail uses which serve the commercial and retail needs of the people who work in the industrial area. The Industrial Marketplace designation on Fulton Industrial Boulevard is consistent with the Fulton Industrial Boulevard Redevelopment Framework which was adopted by the Board of Commissioners in August 2010.

Pursuant to this rezoning, the applicant is seeking to develop 5,278 square feet of retail to include a convenience store with gas pumps, restaurant, retail space and truck rental in a new building and to demolish the existing convenience store. The applicant's proposal, which seeks to better serve the retail needs of the area with a larger, updated convenience store and retail/restaurant use is consistent with the intent of the Comprehensive plan and the Fulton Industrial Boulevard Redevelopment Plan. Furthermore, the applicant's proposed density is consistent with existing and proposed development in the surrounding area.

In the Recommended Conditions, Staff has included use restrictions so future commercial development is in harmony with the comprehensive and master plans for the surrounding industrial area. In that regard, staff recommends the following uses be excluded: liquor/wine/beer/package stores except for beer and wine sales within the convenience store, check cashing stores, commercial amusements including video gaming machines, pawn shops (including title pawn) and check cashing establishments.

Given all the above considerations, staff is of the opinion that the applicant's proposed development of the site with the recommended conditions is consistent with the Comprehensive Plan and the Fulton Industrial District Redevelopment Plan.

BUILDING SETBACKS

Article 9.2.3 requires minimum building setbacks as follows:

40-foot front yard setback along Martin Luther King Jr. Drive
40-foot side corner setback along Fulton Industrial Boulevard (SR 70)

The new convenience store building will have to comply with the required setbacks. However, the existing canopies are proposed to remain and a very small portion of the northwest corner of the larger canopy over the gas pumps encroaches into the required setback along Martin Luther King Jr. Drive. As this condition existed with the 2017 rezoning, a condition was included to allow this minor encroachment into the setback to remain per Article 4.3.1, Section E.1 of the Zoning Resolution. Staff has incorporated this condition from the 2017 rezoning, allowing the existing encroachment to remain, into the recommended conditions.

LANDSCAPE STRIPS AND BUFFERS

Required perimeter landscape strips and requested variances are as follows:

10-foot landscape strip along Martin Luther King Jr. Drive (Article 4.23.1) ***(2021VC-0002 SFC to reduce the required landscape strip to allow encroachments as shown on the site plan)***

15-foot landscape strip along Fulton Industrial Boulevard (SR 70) (Article 12N.4.A.1) ***(2021VC-0003 SFC to reduce the required landscape strip to allow encroachments as shown on the site plan)***

5-foot landscape strip along the northwest property line adjacent to M-2 (Heavy Industrial) (Article 4.23.1)

5-foot landscape strip along the southeast property line adjacent to M-2 (Heavy Industrial) (Article 4.23.1)

As per the site plan, the proposed development can accommodate the two required 5-foot landscape strips along the northwest and southeast property lines and will meet the requirements once landscaping is installed. Additionally, new landscape islands will further increase landscaping on the site. However, existing pavement, underground tanks, fuel dispensing area and canopy are located within a portion of the required landscape strips along the roadway frontages. Noting the importance of landscaping, the applicant proposes the removal existing pavement to provide additional space for

landscaping, except where the pavement is above the existing underground tanks, in the fuel dispensing area and under the canopy. Even with these proposed modifications to the parking area, two variances are required to reduce the landscape strips to allow the underground tanks, fuel dispensers and canopy to remain.

Given the location of the existing underground tanks, fuel dispensers and canopy, in the vicinity of which trees cannot be planted, it is important to capitalize on all other opportunities to increase the amount of landscaping on the property. Staff's recommendations call for working with the applicant during the permitting process to ensure the proposed landscape plan furthers this concept. The recommended conditions require identification of the exact location of the underground tanks as a part of the Land Disturbance Permit process and for the applicant to work with the Georgia Department of Transportation (GDOT) and seek approval for additional landscaping within the right of way of Martin Luther King Jr. Drive (SR 139) and Fulton Industrial Boulevard (SR 70).

Given the location of the existing underground gas tanks, fuel dispensers and canopy, staff is of the opinion that the applicant has a valid hardship. Staff therefore recommends the concurrent variances 2021VC-0002 SFC and 2021VC-0003 SFC be **APPROVED CONDITIONAL**.

PARKING

Article 18.2.1 requires 5 parking spaces per 1,000 gross square feet for the convenience store and 10 spaces per 1,000 square of building area for the restaurant. Based on the 4,002 square foot convenience store and 1,276 square foot restaurant, a minimum of 34 parking spaces are required. The proposed site plan indicates that parking requirements can be met and that there is adequate room to provide for new landscape islands within the parking areas.

ENVIRONMENT

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

OTHER CONSIDERATIONS

While two curb cuts currently exist along Fulton Industrial Boulevard, the recommended conditions call for the closure of one of these access points. This recommendation is included in the conditions and the applicant has, in turn, shown a single curb cut on Fulton Industrial Boulevard on the site plan submitted with his application.

Staff recommends no overnight parking and no long term (more than 2 hours except employees) parking be allowed on the subject site, except that parked unoccupied vehicles associated with the owner's rental business shall be allowed. Staff has included these restrictions in the Recommended Conditions.

Staff notes that the parking lot is currently in a state of disrepair and that a freestanding ATM and temporary restroom are located outside of the building entrance. Additionally, the truck diesel canopy also does not match the other canopy. All of these conditions should be addressed as a part of the new development.

The subject site is in the Fulton Industrial Business District Overlay District. At the time of application for a land disturbance permit, building permit or other permits, the applicant will be required to comply with the standards of the Overlay District. The applicant has received a copy of the Overlay District and has indicated that they can comply with these standards.

The applicant indicates that the owner plans to have the existing convenience store remain open during the construction of the new building. Staff notes that the parking requirements must be met for the existing convenience store throughout the duration of construction. Also, given that construction will be occurring while the site remains open, staff has included a recommended condition that the applicant will be required to provide engineer stamped staging plans that ensures the work area is adequately separated from the area accessed by the public throughout the construction and process.

Additionally, demolition and removal of the existing building will be required prior to issuance of an occupancy certificate for the new building. Staff has included a recommended condition to that effect.

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, if developed with Staff's Recommended Conditions, is suitable for the subject site given the existing and anticipated commercial developments which support the industrial developments in the surrounding area.

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 the proposed use will have a significant impact on the facilities and utilities serving the area.

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

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

LAND USE PLAN MAP: Industrial Marketplace

Proposed use/density: Convenience store with gas pumps, truck rental, and retail/restaurant /4,763.5 square feet per acre

The 2030 Comprehensive Land Use Map suggests Industrial Marketplace along Fulton Industrial Boulevard (SR 70) between Martin Luther King Jr. Drive and Patton Drive. Industrial use is suggested beyond the node. The proposed density is consistent with other projects in the area.

PLAN POLICIES:

Provide for the transition of land uses from higher to lower densities and between different land uses.

Promote the revitalization of the Fulton Industrial Boulevard Industrial District.

Promote industrial base while simultaneously allowing for necessary commercial services to support industrial workers.

Support implementation of Fulton Industrial Boulevard Redevelopment Framework.

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: The Board of Commissioner's adoption of the Fulton Industrial Boulevard Redevelopment Framework Plan and subsequent adoption of the 2030 Comprehensive Land Use Plan suggesting Industrial Marketplace constitutes a changed condition affecting the use of this property.

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 proposal to rezone the subject site from C-2 (Commercial) to C-2 (Commercial) to allow the construction of a new convenience store with gas pumps, truck rental and retail/restaurant is consistent with the policies and intent of the Comprehensive Plan and with approved zonings in the area. Therefore, Staff recommends this petition and the concurrent variances be **APPROVED CONDITIONAL** subject to the attached Recommended Conditions.

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED C-2 (Commercial) 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 4763.5 gross square feet per acre zoned or a total of 5,278 square feet, whichever is less, but excluding liquor/wine/beer/package stores except for beer and wine sales within the convenience store, commercial amusements including video gaming machines, pawn shops (including title pawn) and check cashing establishments.
 - b. Limit the height of the building to no more than 1 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 May 24, 2021. 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. Prior to issuance of an occupancy certificate for the new building, install and/or update the sidewalks and street lighting along Fulton Industrial Boulevard (SR70) and Martin Luther King Jr. Drive consistent with the standards of the Fulton Industrial Business District Overlay District.
 - b. No more than one curb cut on Martin Luther King Jr. Drive (SR 139) and one right in right out curb along Fulton Industrial Boulevard (SR 70). The width of the curb cuts shall be subject to the approval of the Fulton County Traffic Engineer.
 - c. To prohibit any window coverings, signage, location of interior or exterior shelving, appliances etc. that would block clear sight into the establishment through any window.
 - d. To post no loitering and no trespassing signage in highly visible locations throughout the property and visible from all parts of the property.
 - e. To install LED lights on all light posts on the property.
 - f. To partner with the Fulton County Police Department to be included in the TAP (Trespassing Affidavit Program).
 - g. To partner with the Fulton County Police Department and install an interior and exterior onsite security camera system. The camera system shall be incorporated into the existing Police camera system along Fulton Industrial Boulevard so that the Police can

remotely monitor all activity in real time.

- h. To allow the existing non-conforming billboard to remain as long as it abides by Article 4.3.1, Section D of the Fulton County Zoning Resolution for non-conforming structures.
 - i. Overnight parking and long-term parking (more than 2 hours except employees) are prohibited, except that parked unoccupied vehicles associated with the owner's vehicle rental business shall be allowed.
 - j. All improvements along Fulton Industrial Boulevard (SR 70) and/or Martin Luther King Jr. Drive (SR 139) shall be subject to the approval of the Georgia Department of Transportation.
 - k. To submit engineer stamped staging plans that provides for a work area that is adequately separated from the area accessed by the public throughout the construction process.
 - l. Demolition and removal of the existing building is required prior to issuance of an occupancy certificate for the new building. A building permit shall be required prior the demolition of the existing building.
 - m. Identify the exact location of the underground tanks on the Land Disturbance Permit.
 - n. Remove existing pavement within the required landscape strips along Martin Luther King Jr. Drive (SR 139) and Fulton Industrial Boulevard (SR 70), except where the pavement is above the existing underground tanks, within the fueling dispensing area and under the existing canopy.
 - o. To work with the Georgia Department of Transportation (GDOT) to obtain approval for additional landscaping within the right of way of Martin Luther King Jr. Drive (SR 139) and Fulton Industrial Boulevard (SR 70).
4. To the owner's agreement to abide by the following:
- a. Prior to submitting the application for a (LDP) with the Department of Planning and Community Services, Plan 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:

- Update sidewalks and/or streetlights along the property frontage to be consistent with the CID standards.
- Limit access to one right in right out curb cut along Fulton Industrial Boulevard (SR 70) and one full-service curb cut along Martin Luther King Jr. Drive (SR 139).
- Fulton Industrial Boulevard (SR 70) and Martin Luther King Jr. Drive (SR 139) are State routes; curb cut modifications and all improvements within the right of way of will require approval and permit issuance by GDOT.

HEALTH DEPARTMENT:

Environmental Health Service Comments

- Fulton County Board of Health requires that the proposed facility be served by public water and public sanitary sewer which are available to the site.
- This department recommends that the proposed building be inspected, and the owner/operator is required to provide the internal plumbing and sanitary facilities necessary to serve the existing and proposed addition and building capacity.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article III – Smoke-free Air.
- If this proposed development includes a food service establishment, as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 - Health and Sanitation, Article V - Food Service, the owner must submit kitchen plans for review and approval by this agency before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.
- This department requires 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.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 528 gallons per day

This project is within the City of Atlanta jurisdiction.

SEWER:

Basin: Utoy Creek

Treatment Plant: Utoy Creek

Anticipated sewer demand: 476 gallons per day

The nearest wastewater pipeline to this project is onsite at 4060 Martin Luther King Jr. Drive located in Land Lot 23, District 14FF. A manhole along this 10 inch sanitary sewer line is located onsite.

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 no 100-year flood plain on the subject site.

TAX ASSESSOR:

Property Tax ID#: 14F-0023-LL-043-9

Taxes on the subject property are up to date on this property

FIRE MARSHAL:

Fire requirements for this project will be reviewed and met through Life Safety 101, 2018, and IFC 2018.

Fire Station: 11

Battalion: 2

POLICE DEPARTMENT:

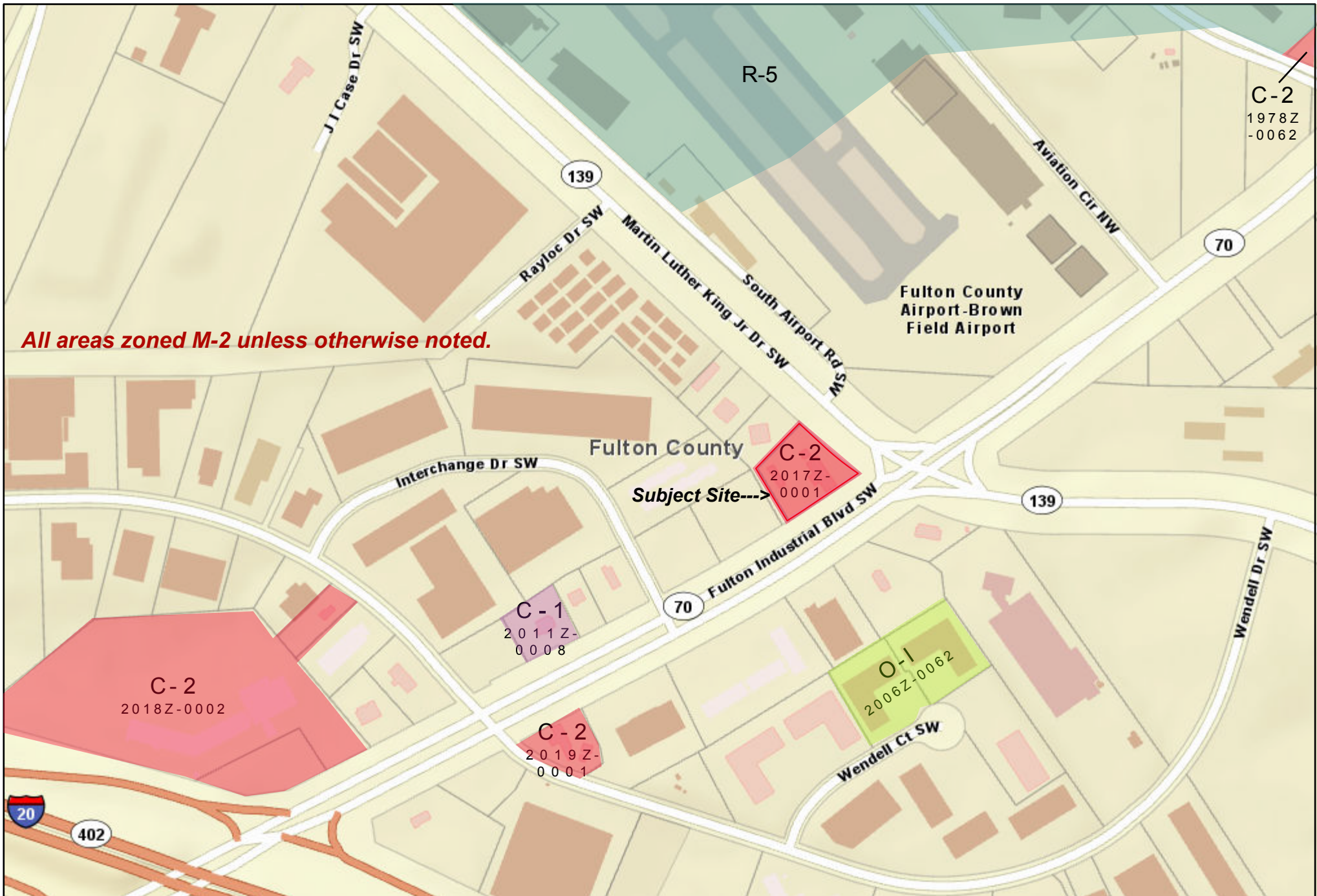
This property participates in the TAP (Trespassing Affidavit Program)

EMERGENCY SERVICES:

Once the new station is completed the 2nd location would be issued a new/updated physical address and that would be entered in 911 CAD. It would be added to the GIS map layer for emergency response.

CODE ENFORCEMENT:

No recent code violations on this site; no open code violations on the site.



All areas zoned M-2 unless otherwise noted.

Date: 7/8/2021
Map Size: 8.5x11 (LETTER)



Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are 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. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



Subject Site Looking Northwest

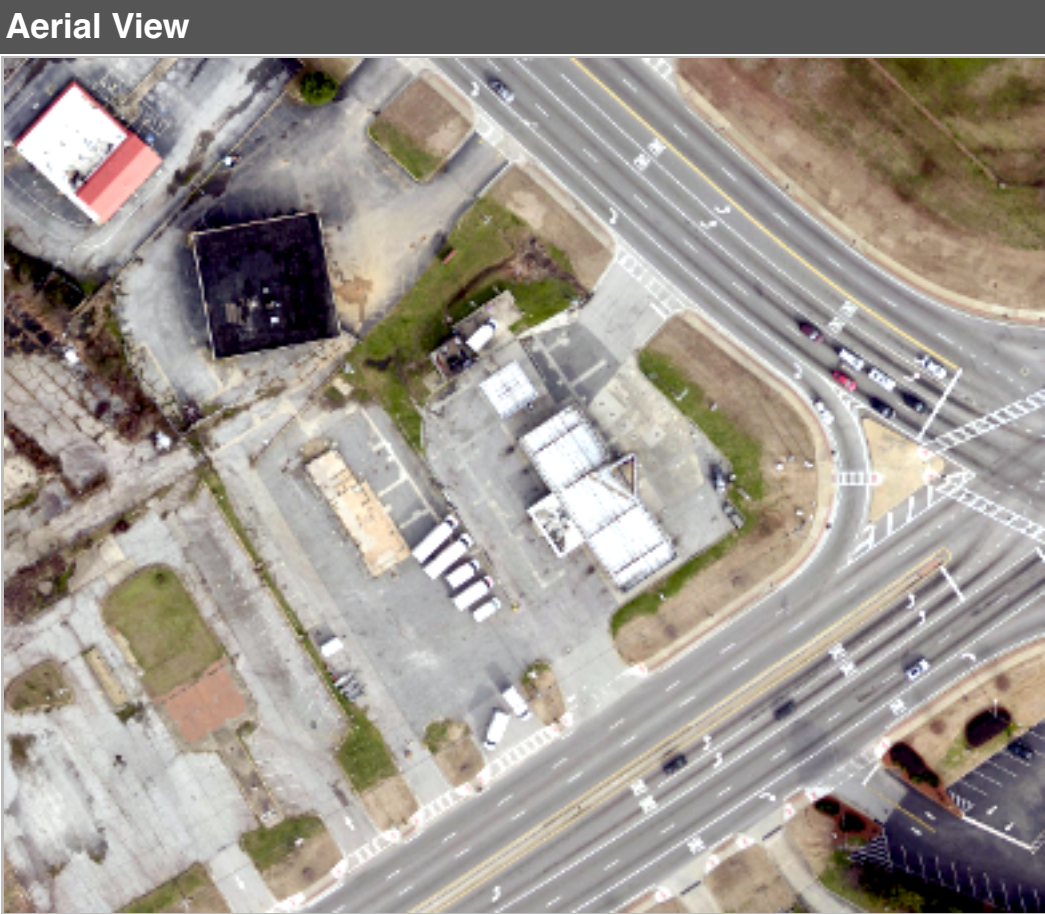


Subject Site Looking Southeast



Property Profile for 4060 M L KING JR DR

Property Tax Information	
Tax Year	2021
Parcel ID	14F0023 LL0439
Property Address	4060 M L KING JR DR
Owner	GOODRICH PETROLEUM INC
Mailing Address	4060 MARTIN LUTHER KING DR ATLANTA GA 30336
Total Appraisal	\$1,212,600
Improvement Appraisal	\$381,600
Land Appraisal	\$831,000
Assessment	\$485,040
Tax District	70D
Land Area	1.108 ac
Property Class	Commercial Lots
Land Use Class	Convenience Food Market
TAD	
CID	Fulton Industrial CID
Zoning	
Zoning Class	C-2
Overlay District	Fulton Industrial Ov
2035 Future Development	Industrial Marketplace
Political	
Municipality	unincorporated
Commission District	6
Commission Person	Khadijah Abdur-Rahman
Council District	not available
Council Person	not available
Voting Precinct	FC02
Poll Location	Aviation Community Cultural Center, 3900 Aviation Cir Nw
Congressional District	005
State Senate District	038
State House District	061
School Zones	
Elementary School	Randolph
Middle School	Sandtown
High School	Westlake
Other Information	
Zip Code	30336
Census Tract	78.05
In Less Developed Census Tract	Yes



Vicinity Map

Friday, May 21, 2021

REZONING APPLICANT'S LETTER OF INTENT

Subject Property: 4060 Martin Luther King Jr Dr. SW, Atlanta, GA 30336

The subject property is already zoned C-2. The applicant Goodrich Petroleum Inc planning to build about 5,278 sqft retail spaces for convenience store and other retail uses on the subject property.

There is a convenience store with gasoline currently operating at 4060 Martin Luther King Jr Dr. SW, Atlanta, GA 30336. We are planning to build a retail building next to the existing convenience store building to move the existing convenience store business into this new building and rent out any other built out spaces. The existing pumps and canopy will stay as it. We may add more new pumps. The existing convenience store building will be demolished in the future after the demolition plan is submitted and approval from the county is received. The existing U-Haul truck parking will stay as it is on the property. We also intent to modify the site plan to remove the areas of no-compliance noted below.

- **Article 4, Table 4.23.1.A** - Required Reduction of the 10 foot landscape strip to allow encroachment as per the site plan
- **Article 12N.4A.1.a** Required Reduction of the 15 foot landscape strip to allow encroachment as per the site plan

The applicant or applicant's agent looks forward to meeting with the Senior Planner as well as any concerned citizen or neighbor that may need any additional information.

Finally, the applicant requests Fulton County Zoning Department to allow to build about 5,278 sqft space for convenience store and other retail. Once it is approved, the applicant would like to move forward with site plan approval for construction.

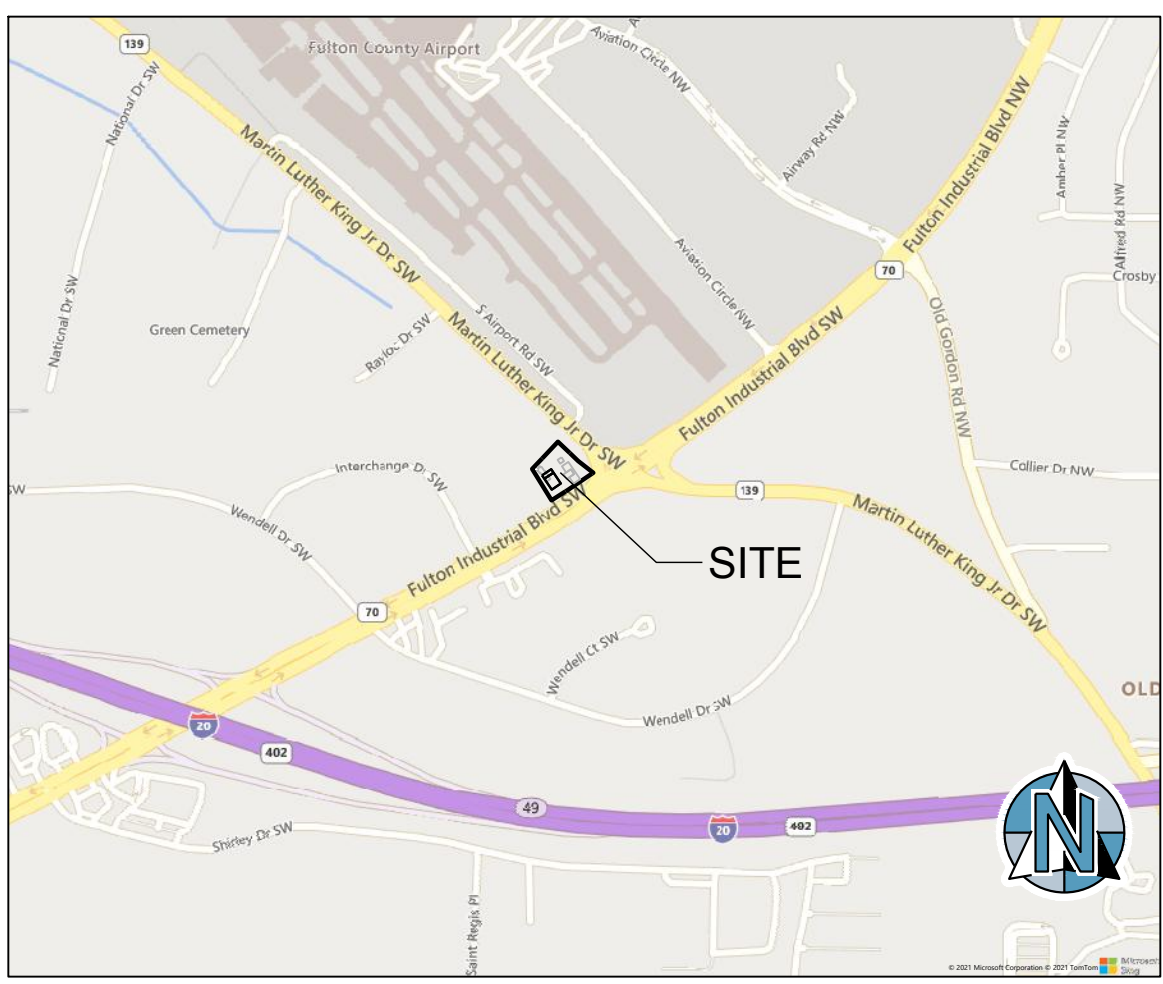
Sincerely,



Aftab Alam

Agent, Goodrich Petroleum Inc

4060 MLK Jr Dr SW, Atlanta, GA 30336



VICINITY MAP
NOT TO SCALE

ENGINEER:
FORESITE
group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

DEVELOPER:
GOODRICH PETROLEUM INC
4060 MLK JR DR SW
ATLANTA, GA 30336
678.622.2966
CONTACT: HARISH PAMPATTI

PROJECT:
HAPPY STORE CITGO
4060 MARTIN LUTHER KING JR DR.
ATLANTA GA 30336
LL-23, DIST-14F
PARCEL #14F0023 LL0439, 2017Z-0001 SFC

SEAL:

05/11/21

REVISIONS	DATE

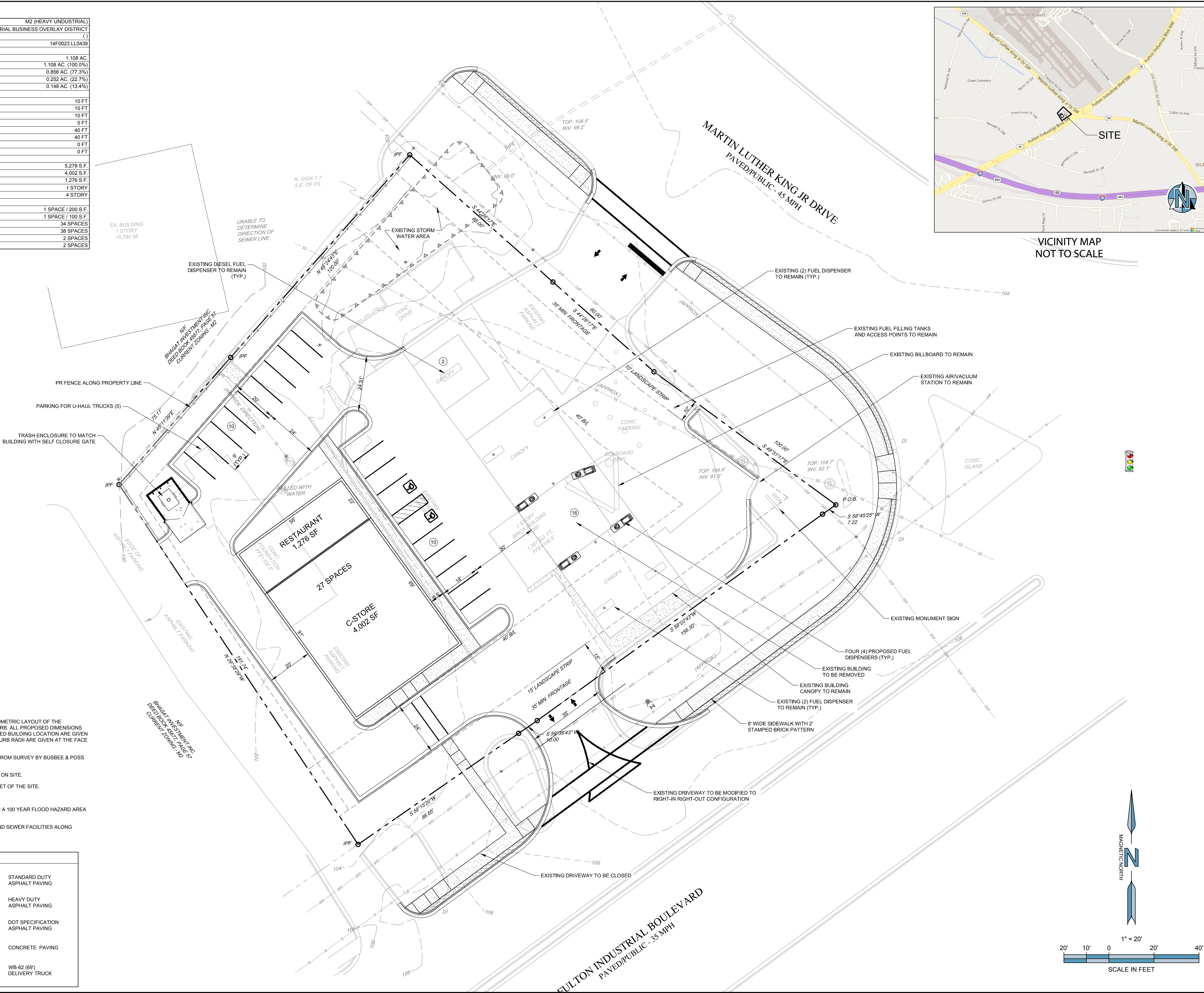
PROJECT MANAGER: DMS
DRAWING BY: JAM
JURISDICTION: FULTON COUNTY, GA
DATE: 2021-05-11
SCALE: 1" = 60'
TITLE:

REZONING PLAN
SHEET NUMBER:
RZ-2
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB/FILE NUMBER: 1731.001

SITE DATA		
ZONING:	M2 (HEAVY INDUSTRIAL)	
OVERLAY DISTRICT:	FULTON INDUSTRIAL BUSINESS OVERLAY DISTRICT	
FUTURE LAND USE DESIGNATION:	()	
PARCEL IDENTIFICATION NUMBER:	14F0023 LL0439	
TOTAL SITE AREA:	1.108 AC.	
IMPERVIOUS SURFACE AREA MAXIMUM (%):	1.108 AC. (100.0%)	
IMPERVIOUS SURFACE AREA PROPOSED (%):	0.856 AC. (77.3%)	
PERVIOUS SURFACE AREA PROPOSED (%):	0.252 AC. (22.7%)	
PERVIOUS SURFACE AREA EXISTING (%):	0.148 AC. (13.4%)	
LANDSCAPE STRIP -	FRONT 1:	10 FT
	FRONT 2:	15 FT
	SIDE:	10 FT
	REAR:	5 FT
BUILDING SETBACK -	FRONT 1:	40 FT
	FRONT 2:	40 FT
	SIDE:	0 FT
	REAR:	0 FT
BUILDING FLOOR AREA:	TOTAL GROUND:	5,278 S.F.
	RETAIL:	4,002 S.F.
	RESTAURANT:	1,276 S.F.
BUILDING HEIGHT:	1 STORY	
BUILDING HEIGHT (MAX.):	4 STORY	
PARKING RATIO REQUIRED -	RETAIL:	1 SPACE / 200 S.F.
	RESTAURANT:	1 SPACE / 100 S.F.
PARKING REQUIRED:	34 SPACES	
PARKING PROVIDED:	38 SPACES	
ACCESSIBLE PARKING REQUIRED:	2 SPACES	
ACCESSIBLE PARKING PROVIDED:	2 SPACES	

- GENERAL NOTES:**
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - 2) PROPERTY LINES AND SITE TOPOGRAPHY OBTAINED FROM SURVEY BY BUSBEE & POSS LAND SURVEYING COMPANY DATED 2017-01-05.
 - 5) THERE ARE ARE NO KNOWN STATE WATERS PRESENT ON SITE.
 - 6) THERE ARE NO KNOWN STATE WATERS WITHIN 200 FEET OF THE SITE.
 - 7) THERE NO KNOWN WETLANDS ON THE SITE.
 - 8) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 1351570219F DATED 2013-09-18
 - 9) NEW BUILDING TO UTILIZE EXISTING PUBLIC WATER AND SEWER FACILITIES ALONG ADJACENT RIGHTS-OF-WAY

LEGEND			
	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		DOT SPECIFICATION ASPHALT PAVING
	TRANSFORMER BOX ON PAD		CONCRETE PAVING
			WB-62 (69') DELIVERY TRUCK



ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Dawing Ct.
Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

GOODRICH PETROLEUM INC

4060 MLK JR DR SW
ATLANTA, GA 30336
678.622.2966

CONTACT: HARISH PAMPATTI

PROJECT:

HAPPY STORE CITGO

4060 MARTIN LUTHER KING JR DR.
ATLANTA GA 30336
LL:23, DIST:14F
PARCEL # 14F0023 LL0439, 2017Z-0001 SFC

SEAL:

REVISIONS	DATE

PROJECT MANAGER: DMS
DRAWING BY: JAM
JURISDICTION: FULTON COUNTY, GA
DATE: 2021-05-11
SCALE: 1" = 30'
TITLE:

REZONING PLAN

SHEET NUMBER:

RZ-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1731.001

Tuesday, April 13, 2021

ENVIRONMENTAL SITE ANALYSIS (ESA)

FORM A

Applicant: Goodrich Petroleum Inc

Phone# 404-510-1082

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN: My request for a commercial development is consistent with the suggestion with a comprehensive plan which suggest the industrial marketplace.
2.
 - a) Wetlands : I made site visit on 04/05/2021 and there is no habitat for fish, wildlife and plants.
 - b) Floodplain : I made site visit on 04/05/2021 and also checked <http://www.fultoncountygga.gov/fcpcsd-home> . This property is not in flood plain area
 - c) Streams/stream buffers: Site plan and boundary survey enclosed for buffer verification.
 - d) Slopes exceeding 33 percent over a 10-foot rise in elevation: I made site visit on 04/05/2021 and did not notice 33 percent over a 10-foot rise in elevation. Site plan is enclosed for the verification.
 - e) Vegetation : I made a site visit on 04/05/2021 and did not observe any vegetation on the property.
 - f) Wildlife Species: I made site visit on 04/05/2021 and do not think this lot can habitat any wildlife species.
 - g) Archeological/Historical Sites: This site is not a historical site.
3. PROJECT IMPLEMENTATION MEASURES: During construction we are going to use the best management practices for erosion control and we are going to protect the environment. We will manage project more efficiently and effectively to make sure all the surroundings are protected.



IMPACT ANALYSIS FORM B

Applicant: GOODRICH PETROLEUM INC

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? YES
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO
3. Does the property to be rezoned have a reasonable economic use as currently zoned? YES
4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? NO
5. Is the zoning proposal in conformity with the policies and intent of the land use plan? YES
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal? NO
7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of Fulton County? NO

Attach additional sheets as needed.