

News

Commissioners Approve Six of Seven Zoning Resolution Amendments to Clarify and Strengthen Developmental Standards

Apr 6, 2006

Senior housing, environment, affordable housing, "big box" stores

The [Fulton County Board of Commissioners](#) approved six of seven Zoning Resolution Amendments during the April 5, 2006 regular meeting. Commissioners expect the amendments to enhance the quality of life in communities while allowing orderly development and expansion.

Primary issues include accessible and appropriate housing for senior citizens, protection of natural resources, affordable housing, protection of communities from environmental stressors and stronger standards for "big box" retail developments. Passage of the amendments followed three community meetings to discuss the [Department of Environment and Community Development](#)'s proposals for the amendments.

Commissioners voted to hold a seventh amendment (05-1398) until more information could be obtained from cellular service providers regarding their projections of future cell tower needs. The Board also asked the cellular industry to help identify new technology that could reduce the need for additional towers in areas. Many areas with several cell towers are considered eyesores by residents.

The amendments approved were:

05-1394 Senior Housing

This amendment provides a definition of senior housing to accommodate residents age 55 and older. It also makes it easier to build senior housing throughout unincorporated Fulton County. Among other requirements, the amendment mandates that builders meet a specific size and encourages accessibility standards to meet the needs of senior citizens. The amendment was adjusted to require that:

1. The stricter standard will apply if the amendment conflicts with an overlay district plan.
2. The units must be owner occupied
3. The amendment will not apply to AG1-zoned property without sewers.

05-1396 - Developmental Standards for Residential and Nonresidential Uses

This 14-part resolution addresses issues such as multifamily dwellings, outdoor kitchens, fireplaces, uncovered kitchens, special events, swimming pool placements, group homes and the size of kiosk signs.

05-1399 - Inclusionary Zoning

This program seeks to promote the construction of affordable housing through a voluntary and incentive based program. It requires residential developments with 20 or more units to make 10% of those units affordable units to participate in the program.

Program incentives and local public subsidy are provided to help ensure that appropriate housing is available for citizens of all income levels.

05-1401 - Environmental Standards

This amendment establishes standards to protect communities from noise, landfills, quarries or surface mining sites and solid waste transfer stations. The amendment also restricts development of flood-prone zones and protects endangered species.

06-0168 - Big Box and Retail Developments

This legislation seeks to locate large-scale retail in appropriate areas, provide architectural and design guidelines, and provide for well-planned developments with re-use potential.

06-0169 Steep Slopes and Mass Grading

This ordinance establishes standards to protect steep slopes and control mass grading activity by developers within unincorporated Fulton County. The amendment also provides procedures for land disturbance to prevent erosion and storm water runoff. The legislation attempts to establish flood control and to retain existing natural vegetation.

For more information about the amendments, contact Jessica Lavandier at 404-730-8038.

(Submitted by the Fulton County Press Office)