

May 7, 2021

**PUBLIC COMMUNITY MEETING
REZONING OF 0 ENON ROAD WITH CONCURRENT VARIANCES
CITY OF SOUTH FULTON, GEORGIA**

You are receiving this letter because you own property located within approximately one-quarter mile of property at the address referenced above, which is the subject of a Rezoning application in the City of South Fulton. The subject property is undeveloped and located near the southwest corner of the intersection of Camp Creek Parkway and Enon Road. The proposed Rezoning, from the R-3 District to the MIX District, and Concurrent Variances would allow a mixed-use development of retail/restaurant, apartment, and townhome uses.

The Applicant for this Rezoning will host a public community meeting to provide more information about the development proposal. This meeting will be held on Thursday, May 20, 2021 at 6:00 PM. In compliance with City of South Fulton protocols during the ongoing Covid-19 pandemic, this meeting will be hosted virtually on the Zoom platform. There are multiple ways to attend the Zoom meeting:

- Using an internet browser, enter the following URL:
<https://zoom.us/j/99515015173?pwd=UXJ3KzZLSWVQeUY5ejdlcFhQdEFyUT09>
- On the Zoom App, enter the meeting ID 960 6549 5116 and passcode 145567
- Using a phone, dial (301) 715-8592, then when prompted for the meeting ID dial 960 6549 5116 and when prompted for the passcode dial 145567

If you are unable to attend the meeting and would like more information about the proposals, please feel free to contact the Galloway Law Group at (404) 965-3682.

Sincerely,

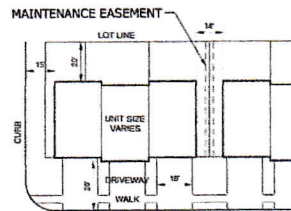
THE GALLOWAY LAW GROUP, LLC

SUMMARY

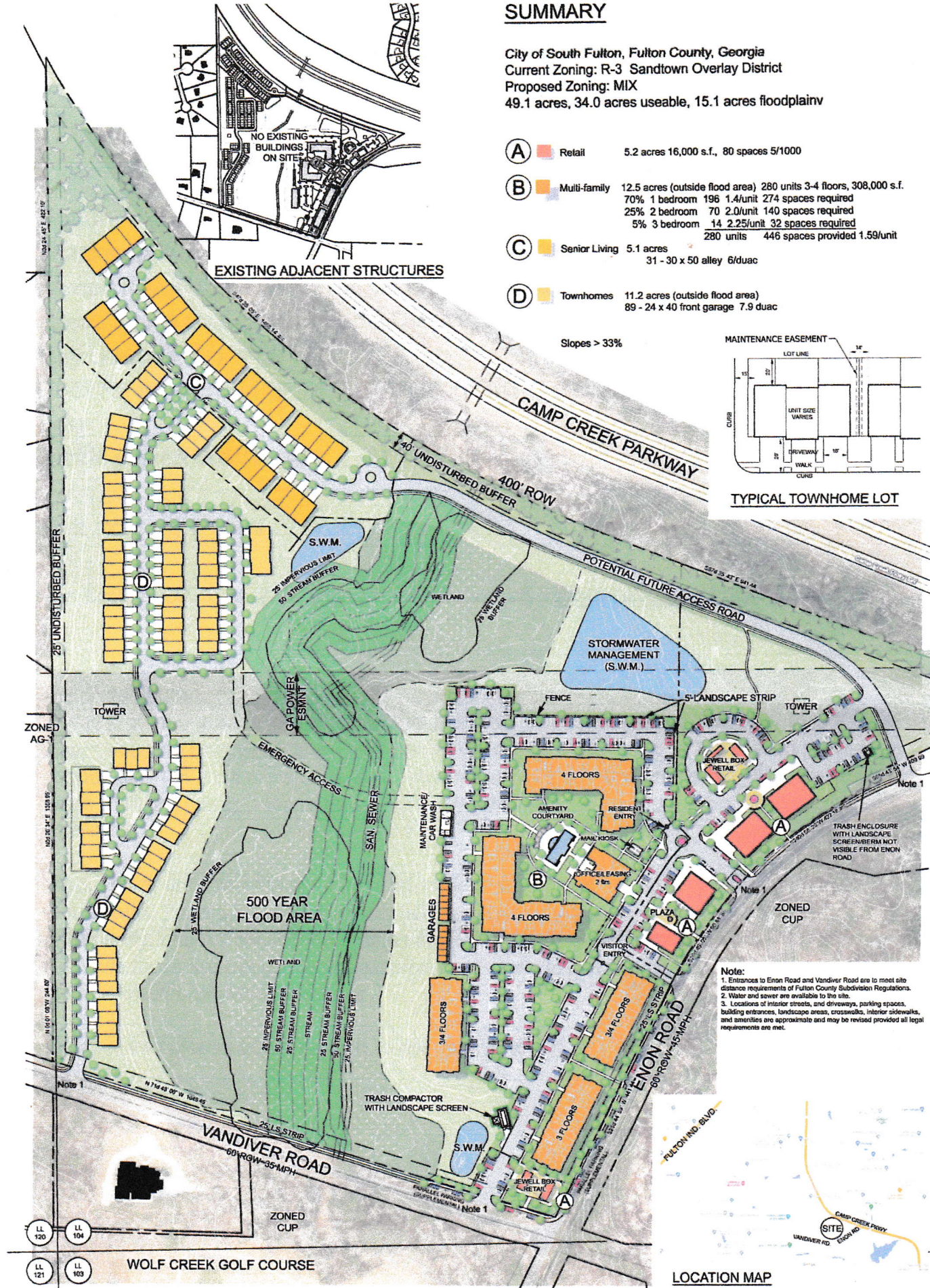
City of South Fulton, Fulton County, Georgia
 Current Zoning: R-3 Sandtown Overlay District
 Proposed Zoning: MIX
 49.1 acres, 34.0 acres useable, 15.1 acres floodplain

- (A) Retail 5.2 acres 16,000 s.f., 80 spaces 5/1000
- (B) Multi-family 12.5 acres (outside flood area) 280 units 3-4 floors, 308,000 s.f.
 70% 1 bedroom 196 1.4/unit 274 spaces required
 25% 2 bedroom 70 2.0/unit 140 spaces required
 5% 3 bedroom 14 2.25/unit 32 spaces required
 280 units 446 spaces provided 1.59/unit
- (C) Senior Living 5.1 acres
 31 - 30 x 50 alley 6/duac
- (D) Townhomes 11.2 acres (outside flood area)
 89 - 24 x 40 front garage 7.9 duac

Slopes > 33%



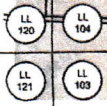
TYPICAL TOWNHOME LOT



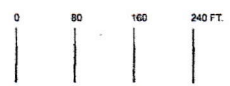
- Note:
1. Entrances to Enon Road and Vandiver Road are to meet site distance requirements of Fulton County Subdivision Regulations.
 2. Water and sewer are available to the site.
 3. Locations of interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised provided all legal requirements are met.



LOCATION MAP



WOLF CREEK GOLF COURSE



April 15, 2021



SCP-ENON ROAD