



MEMORANDUM

TO: Jackie Deibel, Planner III
City of Roswell, Community Development Department

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

DATE: March 8, 2013

SUBJECT: Zoning Cases

ZONING CASE #	COMMENTS
RZ13-01	If a plat has not been submitted to the Fulton County Department of Health and Wellness, the Department requires that the plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of a residential development, nor shall a building permit be issued until this Department has reviewed and approved the plat. If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. Public sanitary sewer is considered available if it is within 200 feet of the nearest property line- such distance being measured along the appropriate natural drainage course (gravity flow) or within 500 feet of the dwelling, such distances being measured along the appropriate natural drainage course (gravity flow). If public sewer is unavailable to the site, this Department will require 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 systems. This Department will require all necessary percolation and soil data, required layouts, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval. Since public water is available to the site, the Department of Health and Wellness will require mandatory connection.

ZONING CASE #	COMMENTS
201300146	The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed school to public water and public sanitary sewer available to the site. Since the proposed redevelopment constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy. This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. Since the facility serves persons under the age 18, no smoking will be allowed on the premises at any time. 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. This department is requiring that plans indicating the number and location of outside refuse containers with typical details of the pad and approach area for the refuse containers be submitted for review and approval. This department is requiring that all existing structures to be demolished must 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.
201300068	The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed multi-family residential community to public water and public sanitary sewer available to the site. Since the proposed redevelopment constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory prior to use or occupancy. Since 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 for review and approval by this department and must obtain a Department of Health Services permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health Services permit to operate the pool prior to opening. This department is requiring that plans indicating the number and location of outside refuse containers with typical details of the pad and approach area for the refuse containers be submitted for review and approval. This department is requiring that all existing structures to be demolished must 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.