

CITY OF SOUTH FULTON, GEORGIA
SPECIAL CALLED MEETING - City Hall, 5440 Fulton Industrial Blvd., South Fulton, GA
30336
Tuesday, June 14, 2022, 4:00 PM



REGULAR MEETING MINUTES

I. 4:00 p.m. Invocation – Pastor Warren L. Henry, Sr., City Chaplain

Minutes:

Pastor Barbara McKee, Assistant City Chaplain, opened the meeting with an invocation.

Attendee Name	Title	Status	Arrived
khalid kamau	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Jaceey Sebastian	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
Natasha Williams	District 6 Councilmember	Present	
VACANT	District 7 Councilmember		

Following the roll call by the City Clerk, a quorum was established. Councilmembers Gumbs and Reeves were present via Zoom.

II. 4:05 p.m. Meeting Called to Order – Mayor khalid

Motion (Approve as Amended): Councilmember Williams

Second: Councilmember Willis

[Motion Approved]

Yea: 5 Gumbs, Reeves, Sebastian, Williams, Willis

Nay: 1 Rowell

Abstain: 0

Not Voting: 0

Minutes:

The meeting was called to order by Mayor khalid kamau at 4:00 PM.

A motion was made to strike from the agenda the following items subject to Roberts Rules of Order Section 9.15 and the City Charter Section 3.13:

- **MARTA South Fulton County Transit Initiative Briefing**
- **Camelot Update**
- **Wolf Creek Amphitheater Planning**
- **Discussion: May 25th Violation of the Decorum Ordinance by Councilwoman Helen Z. Willis**

The motion was approved 5-1. Councilmember Rowell voted in opposition.

Motion (Approve): Councilmember Williams

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to add an Executive Session to the agenda for Personnel, Real Estate and Litigation pursuant to the Open Meetings Act.

The motion was approved unanimously.

Motion (Previous Question): Councilmember Willis

Second: Councilmember Williams

[Motion Approved]

Yea: 5 Gumbs, Reeves, Sebastian, Williams, Willis

Nay: 1 Rowell

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to call the previous question.

The motion was approved 5-1. Councilmember Rowell voted in opposition.

III. 4:07 p.m. Presentation: MARTA South Fulton County Transit Initiative Briefing - Collaborative Firm

1. MARTA South Fulton County Transit Initiative Briefing, Collaborative Firm

Minutes:

Item removed from the agenda at the beginning of the meeting.

IV. 4:22 p.m. Courageous Conversations

2. A. Camelot Update

4:22 p.m. Building Inspection Report and Question and Answer
(Charles Abbott, Code Enforcement, Fire)

4:30 p.m. Crime Stats and Question and Answer
(Keith Meadows, Chief of Police)

4:38 p.m. Redevelopment Opportunities
(Artie Jones, Economic Development Director)

Minutes:

Item removed from the agenda at the beginning of the meeting.

3. B. Wolf Creek Amphitheater Planning:

4:45 p.m. 2022 and 2023 Season Planning (Tammi Saddler Jones,
City Manager and Don Toms, Assistant City Manager)

Minutes:

Item removed from the agenda at the beginning of the meeting.

V. 5:00 p.m. Presentation: 2023 Budget Calendar and Process, Karen Slaton-Dixon,
Finance Director

4. 2023 Budget Calendar and Process - Karen Slaton-Dixon, Finance Director

Minutes:

Budget Calendar and process presented by Karen Slaton-Dixon, Finance Director.

**The FY 2022-2023 Budget Calendar and Department FY23 Proposed Budget Presentations
schedule which are included in the agenda package were reviewed.**

VI. 5:15 p.m. Discussion: May 25th Violation of the Decorum Ordinance by
Councilwoman Helen Z. Willis

Minutes:

Item removed from the agenda at the beginning of the meeting.

VII. 5:30 p.m. Public Hearings: Rezoning, Variance and Modification Cases (For
Motion and Vote)

5. 5:30 p.m. Public Hearing to consider Z21-015 7245 Bethsaida Dr., 7329 Bethsaida Dr., 0 Bethsaida Rd., 2234 Bethsaida Rd., 2224 Bethsaida Dr as a request to rezone from AG-1 and C-1 to R-5 for the purpose of constructing 95 single family, fee simple homes. (District 7)

Motion (Defer): Councilmember Rowell

Second: Councilmember Sebastian

[Motion Deferred]

Yea: 5 Gumbs, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 1 Reeves

Minutes:

Public Hearing held. Three comments were received

Applicant: Thomas Houston

Opposition: Michael Venable, District 6

Jewel Johnson, District 1

Drew DeMan, District 7

Discussion conducted.

A motion was made to defer case Z21-015 7245 Bethsaida Dr., 7329 Bethsaida Dr., 0 Bethsaida Rd., 2234 Bethsaida Rd., 2224 Bethsaida Dr as a request to rezone from AG-1 and C-1 to R-5 for the purpose of constructing 95 single family, fee simple homes to the August 9, 2022 Council Meeting.

The motion to defer was approved 5-0. Mayor Pro Tem Reeves did not vote.

6. 6:00 p.m. Public Hearing to consider Z22-001 0 Wilkerson and Ono Road (Tax Parcel #07 250001030456, 07 240000901394, and 07 240000900321) as a request to rezone from AG-1 to CUP for the purpose of constructing 300 single family homes. (District 4)

Motion (Defer): Councilmember Rowell

Second:

[Motion Failed for Lack of Second]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 1 Gumbs

Minutes:

Public Hearing held. Six comments were received

Applicant: Michelle Battle

Opposition: Jane Schappe, District 4
Susan Marbutt, District 4
Bob Dallas, Attorney representing Mr. and Mrs. Schappe
Naeema Gilyard, District 4
Brian O'Donald, District 4
Drew DeMan, District 7

Discussion conducted.

A motion was made to defer case Z22-001 0 Wilkerson and Ono Road (Tax Parcel #07 250001030456, 07 240000901394, and 07 240000900321) as a request to rezone from AG-1 to CUP for the purpose of constructing 300 single family homes to the August 9, 2022 Council Meeting.

The motion failed for the lack of a second.

Motion (Deny): Councilmember Sebastian

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to deny case Z22-001 0 Wilkerson and Ono Road (Tax Parcel #07 250001030456, 07 240000901394, and 07 240000900321) as a request to rezone from AG-1 to CUP for the purpose of constructing 300 single family homes.

The motion to deny was approved unanimously.

7. 6:30 p.m. Public Hearing to consider Z22-004, U22-003 and CV22-002 3505 Cascade Rd. as a request to rezone from C-1 to C2 and obtain a special use permit for a convenience store with gas pumps and concurrent variances regarding the stream buffer, Sandtown Overlay Requirements, and tree planting requirements, and sign ordinance. (District 1) -AND-

Second reading of an ordinance to Waive Distance Requirements (separate vote) for a Gas Station located at 3505 Cascade Road (only), Atlanta, GA 30311 (Councilmember Rowell)

Motion (Approve w/ Conditions): Councilmember Rowell

Second:

[Motion Failed for Lack of Second]

Yea: 0

Nay: 0

Abstain: 0
Not Voting: 1 Gumbs

Minutes:

Correction: The overlay referenced should be the Cascade Overlay.

Public Hearing held. Four comments were received

Applicant: Michelle Battle

Support: Vangie Watkins

Opposition: Lisa Pressley, Non-resident

Jewel Johnson, District 1

Gloria Williams, District 2

Discussion conducted.

A motion was made to approve, with staff's conditions enumerated in the June 14, 2022 staff report, the request to rezone from C-1 to C-2 and obtain a special use permit for a gas station. I move to approve, deny, and withdrawal the concurrent variances in accordance with staff's recommendations with the adjustment that the parking lot island variance be approved with the condition that parking islands shall be required every 8 spaces, except on the South side of the building, the parking islands shall be required every 10 spaces. The sign will have to comply with the cascade overlay.

The motion failed for a lack of a second.

Motion (Hold): Councilmember Rowell

Second: Councilmember Sebastian

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to postpone case Z22-004, U22-003 and CV22-002 3505 Cascade Rd. as a request to rezone from C-1 to C2 and obtain a special use permit for a convenience store with gas pumps and concurrent variances regarding the stream buffer, Sandtown Overlay Requirements, and tree planting requirements, and sign ordinance until the August Regular Meeting.

The motion to hold was approved unanimously.

Motion (Hold): Councilmember Rowell

Second: Councilmember Sebastian
[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:

A motion was made to hold the Second reading of an ordinance to Waive Distance Requirements (separate vote) for a Gas Station located at 3505 Cascade Road (only), Atlanta, GA 30311.

The motion to hold was approved unanimously.

8. 7:10 p.m. Public Hearing to consider U22-004 as a request for a waxing studio offering body waxing, facials, and hair braiding at 5370 Campbellton Fairburn Rd. (District 3)

Motion (Approve): Councilmember Willis
Second: Councilmember Sebastian
[Motion Approved]

Yea: 5 Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 1 Gumbs

Minutes:

Public Hearing held. No comments were received.

Applicant: Rhonda Williams

Discussion conducted.

A motion was made to approve case U22-004 as a request for a waxing studio offering body waxing, facials, and hair braiding at 5370 Campbellton Fairburn Rd.

The motion was approved 5-0. Councilmember Gumbs did not vote.

9. 7:30 p.m. Public Hearing to consider U22-005 at 5550 Old National Hwy. as a special use permit for a Hookah Lounge. (District 6)

Motion (Withdraw): Councilmember Williams
Second: Councilmember Willis
[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

Public Hearing held. No comments were received

Applicant: Sherrie Phillips

Discussion conducted.

A motion was made to accept the withdrawal of the application and allow the applicant and staff to bring the proposal back at a later time.

The motion to withdraw was approved unanimously.

10. 7:50 p.m. Second Reading of Resolution TA22-001. A zoning text amendment to provide additional guidance for off street parking of commercial vehicles (Councilmember Williams)

Motion (Approve): Councilmember Williams

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to approve Resolution TA22-001. A zoning text amendment to provide additional guidance for off street parking of commercial vehicles.

The motion was approved unanimously.

VIII. 8:00 p.m. Council Comments

Minutes:

District 1

No comments. Happy Juneteenth.

District 2

Apologize for not being present in person. Healthy South Fulton upcoming in July. Check the Facebook page for information. Happy Fathers' Day. Thank you for attending Public Safety Meeting.

District 3

Issued public apology for the language used at May 25, 2022 council meeting.

District 4

Thanked residents of District 4 and Cliftondale United Methodist Church for supporting the vaccination event at Cliftondale UMC. Additionally thanked citizens for attending the fire prevention workshop. Working to improve the safety in the Shell gas station Plaza. Happy Juneteenth and Happy Fathers' Day.

District 5

Accepted apology from Councilmember Willis. Celebrated Old National Youth Fest. Raised \$850. Food Pantry held every Tuesday and Thursday, at First Missionary Baptist Church from 11 am - 1pm. Old National Walk will be held on June 17, 2022. Happy Fathers' Day.

District 6

Thanked residents for attending the meeting.

Mayor

Thanked residents for supporting multiple events across the City. Apologized for walking out of the meeting on May 25, 2022. Apologized to residents who came to the meeting to receive information about Camelot and Wolf Creek Amphitheater. Happy Juneteenth. Happy Fathers Day. Film producer Sam Pollard is debuting a film, Rising and Rebuild which will have a COSF feature in it. Tri Cities High School Alumni recently won a Tony Award for best actress for the Broadway play, Paradise Lost.

IX. Executive Session

Motion (Adjourn): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

Item was added to the agenda at the beginning of the meeting.

A motion was made at 7:15 PM to recess for an Executive Session to discuss Real Estate, Litigation and Personnel.

The motion was approved unanimously.

Mayor khalid announced that he would not be attending the Executive Session.

Motion (Reconvene): Councilmember Williams

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 1 khalid

Minutes:

A motion was made to reconvene from Executive Session at 10:15 PM.

The motion was approved unanimously. Mayor khalid was not present.

Motion (Approve): Councilmember Williams

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 1 khalid

Minutes:

A motion was made to refer what appears to be irregular P-Card transactions by the mayor to a third-party, Fulton County District Attorney's Office, for further detailed investigation.

The motion was approved unanimously. Mayor khalid was not present.

X. 8:10 p.m. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell

Second: Councilmember Willis

[Motion Approved]

Yea: 6 Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay: 0
Abstain: 0
Not Voting: 1 khalid

Minutes:

A motion was made to adjourn the Special Called Meeting at 10:20 PM.

The motion was approved unanimously. Mayor khalid was not present.



Corey E. Adams, Sr., City Clerk
