CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - REGULAR COUNCIL MEETING
Tuesday, January 25, 2022, 4:00 PM

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs , District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jaceey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
The Honorable Mark Baker, District 7 Councilmember

REGULAR COUNCIL MEETING AGENDA

I. Meeting Called to Order

II. Roll Call

III. Invocation - Pastor Warren L. Henry, Sr., City Chaplain

IV. Adoption of Council Agenda

V. Approval of City Council Meeting Minutes

1. Request Council Approval of of the following City Council Regular Meeting Minutes:
   November 9, 2021
   December 14, 2021
2. Request Council Approval of the following City Council Work Session Minutes:
   November 9, 2021
   December 14, 2021
   January 11, 2022
3. Request Council Approval of the following City Council Zoning Public Hearing Minutes:
   November 9, 2021
   December 14, 2021
   January 11, 2022

4. Request Council Approval of the following City Council Special Called Meeting Minutes:
   November 15, 2021
   December 21, 2021
   December 30, 2021
   January 6, 2022

VI. Swearing-In of Michael Sheridan, Chief Judge, City of South Fulton Municipal Court

VII. Rezonings, Variance and Modification Cases (For Motion and Vote)

5. **M21-007 and CV21-007**: Council to consider a modification to allow 144 townhomes instead of the previously approved 114 townhomes, to reduce the minimum heated floor area from 2000 square feet to 1800 square feet, and to revise the traffic conditions. Council to consider a concurrent variance to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd. **(District 1) (Item deferred from the December 14, 2021 Meeting)**

6. **U21-007:** Request for special use permit for Cosmetology salon suites. 7580 Springbox Drive **(District 4)**

VIII. Consent Agenda Items

7. Mayor/Council Proclamations for Spreading on the Minutes:
   Cliftondale Elementary Beta Club (**Councilmember Gumbs)**
   Blankies 4 My Buddies **(Councilmember Reeves)**
   Warren Edward White **(Mayor Pro Tem Willis)**
   Jimmy Hood Day **(Mayor khalid)**
   Isiah Turner, Jr. Day **(Councilmember Rowell)**
   Bedford Estates Festival of Lights **(Councilmember Gumbs)**
   Makenzie Sierra Thompson Month **(Councilmember Gumbs)**

8. Request Council Approval of Board/Committee Appointments:

Mayor:
Mayor khalid appoints Drew de Man to the Environmental Committee.
Mayor khalid appoints Osbert Leonard to the Code Enforcement Board.
Mayor khalid appoints Stanley Muhammad to the Street Renaming Committee and the Public Buildings Naming Committee.

District 1:
Councilmember Rowell appoints Suzy Ockleberry Wynn to the Ethics Panel.
Councilmember Rowell re-appoints Derek Pollard to the Development Authority.

District 3:
Councilmember Willis appoints Jill Pope to the Ethics Panel.

District 4:
Councilmember Sebastian appoints Barbara Mostella to the Parks and Recreation Advisory Board.
Councilmember Sebastian appoints Janai Walters to the Planning Commission.
Councilmember Sebastian appoints Thant Coleman to the South Fulton Development Authority.
Councilmember Sebastian appoints Harry Bowden to the Ethics Panel.

District 6:
Councilmember Williams appoints Paulette DeVaughn to the Planning Commission.
Councilmember Williams appoints Kenneth Mitchell to the Ethics Panel.
Councilmember Williams appoints Rae Pollack to the Environmental Committee.
Councilmember Williams appoints Joyce Armster to the Code Enforcement Board.
Councilmember Williams appoints Nichole Thomas to the Street Renaming Committee and the Public Buildings Naming Committee.
Councilmember Williams appoints Judy Booker to the Zoning Board of Appeals.
Councilmember Williams appoints Clyde King to the Parks and Recreation Advisory Board.

9. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:
    1. Confirm the recorded plat for Westlake 5950 **(District 1)**
    2. Confirm the recorded plat for Le Chateau Luxury Homes **(District 4)**
    3. Confirm the recorded plat for NexAir Training Facility **(District 7)**

10. Request Council approval authorizing staff to select and enter into a Service Agreement with Atlanta Community Food Bank to perform Food Insecurity Management Services in an amount not to exceed $100,000 (and to be funded by American Rescue Plan Act funding) as the most Responsive and Responsible proponent in response to RFP 22-002: Implementation and Management of Program to Address Food Insecurity **(City Manager/Procurement)**
11. Request Council approval to purchase protective gear from SRT Supplies in an amount not to exceed $35,950.00 utilizing approved funds from the Confiscated Asset Fund **(Police)**
12. Request Council approval to close two T-SPLOST Operational and Safety Improvement Projects [(OSI-609) – Feldwood Road Morning Creek and (OSI 610) - Feldwood Road at Bench Mark Drive] and allow quick response (QR) improvements for Mallory Road and Feldwood Road intersections with Flat Shoals Road by using funds left on projects OSI 610 and OSI 609 **(Public Works)**
13. Request Council approval authorizing staff to select and enter into a Service Agreement with WorldScapes-LGP, LLC to perform Landscape Maintenance Services for 16 Miles of City Right of Way on State Routes in an amount not to exceed $28,000 as the most Responsive and Responsible Bidder in response to ITB 22-001: Landscape Maintenance for 16 miles of City Right of Way **(Public Works/Procurement)**
14. A Resolution Appointing District 5 Councilmember Corey A. Reeves As Mayor Pro Tempore; Setting The Date Of Appointment Of Said Mayor Pro Tempore **(Sponsored by Councilmembers Rowell, Gumbs, Willis, Williams and Baker)**
15. A Resolution By The City Of South Fulton, Georgia Authorizing An Agreement With Michael Sheridan To Serve As The City's Chief Municipal Court Judge And For Other Lawful Purposes **(Mayor khalid)**

IX. Public Comments

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the foregoing.

X. Agenda Items

16. Request Council approval to accept the 2022 Local Maintenance & Improvement Grant (LMIG) in the amount of $1,163,120.52 from the Georgia Department of Transportation (GDOT) contingent on the City of South Fulton providing the required 30% match in the amount of $348,936.15 **(Public Works)**

17. Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date and for Other Purposes **(Mayor khalid)**
18. Presentation: 2022 Redistricting Process
19. Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Development Authority
20. Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Downtown Development Authority
21. Second Reading of An Ordinance To Amend the City of South Fulton's Charter Article II, Government Structure, Election and Removal, Section 2.16 (b)(1); Article III, Organization of Government General Authority And Ordinance, Section 3.23 (a); and Article IV, Administrative Affairs, Section 4.12 (a)(1) and (2) And For Other Lawful Purposes **(Sponsored by Councilmember Rowell, Mayor Pro Tem Willis and Councilmember Gumbs)**
22. Request Council approval of A Resolution Adopting the Community Development Services Department's 2022 Calendars for Rezonings, Modifications and Variances for the Mayor and Council of the City of South Fulton, Georgia to comply with the Georgia Open Meetings Act and for other purposes **(Community Development)**
23. Request to Repeal Resolution 2017-039 (Parity of Pay) and Resolution 2018-059 (Legislative Specialists Terms of Employment) **(Mayor khalid)**

XI. Addendum Items

24. Request Council approval of a hiring bonus for Post Certified Police to receive $3,000 after 90 days employed with a commitment/signed agreement to stay with the City for 36 months **(Police)**

    Note: Item added to Agenda on January 25, 2022 during Adoption of the Agenda

25. First Read of An Ordinance Title 4, Law Enforcement, Chapter 1, In General, Of The Code Of Ordinances, City Of South Fulton, Georgia To Add Section 4-1004, Authorization For The Chief Of Police To Administer Oath Of Office For Sworn Police Officers And For Other Lawful Purposes
    (Sponsored by Councilmember Willis, Councilmember Gumbs, Councilmember Sebastian, Councilmember Williams)

    Note: Item added to Agenda on January 25, 2022 during Adoption of the Agenda

XII. Council Comments

XIII. Executive Session

XIV. Adjournment of Meeting

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of City Council Regular Meeting Minutes
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of City Council Regular Meeting Minutes
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Minutes_2021_11_9_Meeting(415) (3)	Cover Memo	1/21/2022
Minutes_2021_12_14_Meeting(417) (11)	Cover Memo	1/21/2022

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - REGULAR COUNCIL MEETING
Tuesday, November 9, 2021, 8:00 PM

REGULAR MEETING MINUTES

I. Meeting Called to Order

Minutes:
The meeting was called to order by Mayor William Edwards at 8:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	8:01 PM
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	8:01 PM
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

II. Invocation - Pastor Warren L. Henry, Chaplain

Minutes:
A moment of silence was observed.

III. Pledge of Allegiance

Page 8 of 297
Item # 2

Minutes:
The pledge of allegiance was recited in unison.

IV. Adoption of Council Agenda

Motion (Approve): Councilmember Rowell
Second: Councilmember Willis
[Motion Not Carried]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the Council Agenda.

The motion was not carried.

Motion (Approve as Amended): Councilmember Gilyard
Second: Councilmember Willis
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A substitute motion was made to approve the Council Agenda with a request by Councilmember Gilyard to remove items 7, 10-14 from the Consent Agenda and heard on the Regular Agenda.

The motion with amendments was approved unanimously.

V. Approval of City Council Meeting Minutes

1. Request Council Approval of City Council Regular Meeting Minutes from October 26, 2021 (City Clerk)

Motion (Approve): Councilmember Gumbs
Second: Councilmember Gilyard
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0

Page 9 of 297

Not Voting: 0

Minutes:
A motion was made to approve the City Council Meeting Minutes for the October 26, 2021 Regular Meeting.

The motion was approved unanimously.

VI. Public Comments

Minutes:
There were 16 people who submitted public comments as follows:

1. Glenda Collins, District 5: (Concern expressed regarding traffic congestion, truck traffic, litter, request a senior center in District 5)
2. Juan Hooker, District 2: (Concern expressed regarding litter, trash and garbage throughout the City's streets.)
3. Jarman Bryant, District 5: (Recommends the City purchase electric vehicles as opposed to gas vehicles.)
4. Harvey Davis, District 1: (Expressed concern regarding R-5A District Standards and Tiny Homes)
5. Manuel and Maya Ramos, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
6. Alexis, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
7. Diane Grimes, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
8. Rusty Alley, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
9. Buford and Eural Evans, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
10. Frances James, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
11. Derrick and Pat Johnson, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
12. Tanya Garcia, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
13. Thad Lewis, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
14. Breanna Harris, District 7: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
15. Michael Venable, District 6: (Opposed to zoning case Z21-009 - 7445 Old Nat. Hwy)
16. DeWayne Martin, non-resident: (Attorney for the applicant at Z21-009 - 7445 Old Nat. Hwy. Letter read into the record)

VII. Rezoning, Variance and Modification Cases

2. **Z21-009:** Council to consider a rezoning at 7445 Old National Highway for the purpose of constructing a mixed use town home and retail development (**DISTRICT 7**) (**Case DEFERRED from August 24, 2021, September 28, 2021, and October 26, 2021 Meetings**)

Motion (Deny): Councilmember Baker
Second: Councilmember Willis
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis

Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to deny case number Z21-009 - a rezoning at 7445 Old National Highway.

The motion to deny was approved unanimously.

---

3. **Z21-012**: Council to consider a rezoning from AG-1 and SUB-A to CUP, for property located at 0 Stonewall Tell for the purpose of developing an age-targeted single family subdivision
(**District 2**) (**Case DEFERRED from September 14, 2021)**

Motion (Defer): Councilmember Gumbs
Second: Councilmember Baker
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to defer case number Z21-002 until the next Regular Council Meeting.

The motion to defer was approved unanimously.

---

4. **Z21-013**: Council to consider a rezoning from O-I to C-2, for property located at 6150 Old National Hwy for the purpose of an auto brokerage (**DISTRICT 6**)

Motion (Withdraw): Councilmember khalid
Second: Councilmember Rowell
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to accept the withdrawal request by the applicant for case number Z21-013 - a rezoning at 6150 Old National Highway.

The motion to accept the withdrawal was approved unanimously.

VIII. Consent Agenda Items

Motion (Approve as Amended): Councilmember Rowell
Second: Councilmember Gilyard
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the Consent Agenda - items 5, 6, 8, 9, 15

The motion with amendments was approved unanimously.

---

5. Mayor/Council Proclamations for Spreading on the Minutes:

   Marvin Arrington Jr. Day (Mayor Pro Tem Willis)
   Georgia Public Safety Appreciation Week (Councilmember Gumbs)
   National Black Musicians Coalition Day (Councilmember Baker)

Minutes:
Item approved as a part of Consent Agenda.

---

6. Request Council Approval of Board/Committee Appointments:

   Councilmember Reeves appoints Keith O'Hara to the Public Buildings Naming Committee.

   Councilmember Reeves appoints Allegra B. Hutchinson to the Street Renaming Committee.

Minutes:
Item approved as a part of Consent Agenda.

---

7. Request Council approval to execute an Intergovernmental Agreement between the City of South Fulton and Fulton County for the City to provide Fire, EMS, Hazardous Material, Technical Rescue, Fire Marshal, and Community Risk Reduction services to the unincorporated areas of the county with revenue to the City in the amount of $325,000 per year for a period of one (1) year and may renew on January 1st of each successive year for up to two (2) years but may not be renewed or enforced beyond December 31, 2023 (Fire)

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the execution of an Intergovernmental Agreement between the City of South Fulton and Fulton County for the City to provide Fire, EMS, Hazardous Material, Technical Rescue, Fire Marshal, and Community Risk Reduction services to the unincorporated areas of the county with revenue to the City in the amount of $325,000 per year for a period of one (1) year and may renew on January 1st of each successive year for up to two (2) years but may not be renewed or enforced beyond December 31, 2023.

The motion was approved unanimously.

---

8. Request Council approval to execute an agreement with Moore to Life Counseling & Consulting, LLC dba Dr. Carla S. Moore to provide Psychological Services to the Fire Department for a period of one (1) year with four (4) one-year optional renewal terms in an amount not to exceed $35,000 per year to be paid from the departments FY2022 budget (Fire)

Minutes:
Item approved as a part of Consent Agenda.

---

9. Request Council approval to execute an agreement with Geo-Hydro Engineers, Inc. to complete a due diligence subsurface rock profile on a two-parcel tract totaling approximately 50 acres in an amount not to exceed $18,000 utilizing URA funds (Fire)

Minutes:
Item approved as a part of Consent Agenda.

---

10. Request Council approval authorizing the emergency purchase of a 2006 95' KME aerial platform with 9,000+ miles and 1,700 engine hours from the Newnan Fire Department in an appraised value amount not to exceed $300,000 utilizing Unassigned Fund Balance/Local Capital Fund 350 within the General Fund (Fire)

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization of the emergency purchase of a 2006 95' KME aerial platform with 9,000+ miles and 1,700 engine hours from the Newnan Fire Department in an appraised value amount not to exceed $300,000 utilizing Unassigned Fund Balance/Local Capital Fund 350 within the General Fund.

The motion was approved unanimously.

---

11. Request Council approval to execute an Intergovernmental Agreement between the City of South Fulton and City of Atlanta Department of Watershed Management for the relocation of waterline facilities in conflict with intersection improvement project OSI601 Butner Road at Camp Creek Parkway and bridge replacement project B500 Butner Road over Camp Creek (Public Works)

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the execution of an Intergovernmental Agreement between the City of South Fulton and City of Atlanta Department of Watershed Management for the relocation of waterline facilities in conflict with intersection improvement project OSI601 Butner Road at Camp Creek Parkway and bridge replacement project B500 Butner Road over Camp Creek.

The motion was approved unanimously.

---

12. Request Council approval to purchase three (3) 2022 Ford F-150 Pickup Trucks for the Storm Water Division of Public Works utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $85,000 (Public Works)

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 khalid

Minutes:
A motion was made to approve the purchase three (3) 2022 Ford F-150 Pickup Trucks for the Storm Water Division of Public Works utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $85,000.

The motion was approved 6-0. Councilmember khalid did not vote.

Councilmember Gilyard requested a list of all vehicles purchased by the City.

Councilmember Rowell requested that staff diversify the pool of vendors which the City uses to purchase vehicles.

---

13. Request Council approval to purchase three (3) 2022 Ford F-250 4x4 Pickup Trucks for the Public Works utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $102,867 (Public Works)

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 khalid

Minutes:
A motion was made to approve the purchase three (3) 2022 Ford F-250 4x4 Pickup Trucks for the Public Works utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $102,867.

The motion was approved 6-0. Councilmember khalid did not vote.

Councilmember Gilyard requested a list of all vehicles purchased by the City.

---

14. Request Council approval to execute a Right-of-Way Mowing and Maintenance Agreement for GDOT P.I.#731830 for the Campbellton Road/Boat Rock Rd/New Hope Road Roundabout to incorporate enhancements (4 art signs) within GDOT right of way with an installation cost of $6,000 (Public Works)

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the execution of a Right-of-Way Mowing and Maintenance Agreement for GDOT P.I.#731830 for the Campbellton Road/Boat Rock Rd/New Hope Road Roundabout to incorporate enhancements (4 art signs) within GDOT right of way with an installation cost of $6,000.

The motion was approved unanimously.

---

15. Request Council approval to purchase four (4) 2022 Ford F-150 Super Cab Pickup Truck, one (1) 2022 Ford F-250 Crew Cab Pickup Truck, and one (1) 2022 Ford Explorer Utility Vehicle for the Code Enforcement Department utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $162,500 to be paid from the Code Enforcement Department's Capital Budget (Code Enforcement)

Minutes:
Item approved as a part of Consent Agenda.

IX. Previous Agenda Items

16. Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date and for Other Purposes **(Sponsored by Mayor Edwards)**

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to continue conducting Council Meetings virtually (via emergency ordinance) and to hold the motion to return to live Council meetings in January 2022 until the City Manager provides a Reopening Plan for the Council's consideration.

The motion was approved unanimously.

---

17. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the SubdivisionRegulations, Appendix D: Confirm the recorded plat for South Fulton Commerce Center (District 5)

Motion (Deny): Councilmember Reeves
Second: Councilmember Willis
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to deny Council confirmation of the recorded development plat for South Fulton Commerce Center (District 5).

The motion to deny was approved unanimously.

---

18. Second Reading and Approval of An Ordinance To Amend Various Sections Of The City Of South Fulton Zoning Ordinance For The Purpose Of Expanding Notice Requirements Related To Rezonings And Special Use Approvals; And For Other Lawful Purposes (**Sponsored by Councilmember Gilyard**)

Motion (Approve): Councilmember Gilyard
Second: Councilmember Reeves
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend Various Sections Of The City Of South Fulton Zoning Ordinance For The Purpose Of Expanding Notice Requirements Related To Rezonings And Special Use Approvals.

The motion was approved unanimously.

---

19. Second Reading and Request Council Approval of An Ordinance To Amend Title 6 – Health And Sanitation, Of The City Of South Fulton Code Of Ordinances, To Provide For Enforcement Of Air Quality Standards; And For Other Purposes **(Sponsored by Councilwoman Gilyard)**

Motion (Approve): Councilmember Gilyard
Second: Councilmember Reeves
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend Title 6 – Health And Sanitation, Of The City Of South Fulton Code Of Ordinances, To Provide For Enforcement Of Air Quality Standard.

The motion was approved unanimously.

---

20. Second Reading and Approval of An Ordinance To Amend Title 15 – Criminal Offenses, Chapter 2-Offenses Involving Property Rights, Section 15-2006 – Graffiti And Vandalism Of The Code Of Ordinances, City Of South Fulton, GA To provide For Penalties For Defacing And/Or Desecrating Grave Sites And Cemetery Property; And For Other Lawful Purposes **(Sponsored by Councilmember Rowell, Councilmember Reeves and Mayor Pro Tem Willis)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Reeves
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend Title 15 – Criminal Offenses, Chapter 2-Offenses Involving Property Rights, Section 15-2006 – Graffiti And Vandalism Of The Code Of Ordinances, City Of South Fulton, GA To provide For Penalties For Defacing And/Or Desecrating Grave Sites And Cemetery Property.

The motion was approved unanimously.

---

21. Second Reading and Request Council Approval of An Ordinance Setting Out The Requirements For Blasting Within The City Of South Fulton City Limits; And For Other Lawful Purposes **(Sponsored by Councilmember Rowell and Co-Sponsored by Councilmember Gumbs)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance Setting Out The Requirements For Blasting Within The City Of South Fulton City Limits.

The motion was approved unanimously.

X. Agenda Items

22. Request Council Approval of A Resolution Establishing A Policy For Erecting Honorary Street Signs Within The City Limits, And For Other Purposes (**Sponsored by Councilmember Gumbs**)

Motion (Approve): Councilmember Gumbs
Second: Councilmember Gilyard
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve A Resolution Establishing A Policy For Erecting Honorary Street Signs Within The City Limits,

The motion was approved unanimously.

---

23. First Reading of FY22 Budget Amendment #1 Ordinance (Finance)

Minutes:
First Read

Councilmember Gilyard requested a copy of the Budget Ordinance explanation memorandum.

XI. Executive Session

Minutes:
No Executive Session was conducted.

XII. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to adjourn the Regular Meeting at 9:29 PM.

The motion was approved unanimously.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - REGULAR COUNCIL MEETING
Tuesday, December 14, 2021, 8:00 PM

REGULAR MEETING MINUTES

I. Meeting Called to Order

Minutes:
The meeting was called to order by Mayor Pro Tem Helen Willis at 8:00 PM.

Mayor William Edwards was absent from the meeting.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	ABSENT	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

II. Invocation - Pastor Warren L. Henry, Chaplain

Minutes:
The invocation was rendered by Pastor Warren Henry, Chaplain.

III. Pledge of Allegiance

Page 226 of 297
January 25, 2022

Minutes:
The pledge of allegiance was recited in unison.

IV. Adoption of Council Agenda

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	5 Gilyard, Gumbs, khalid , Rowell, Willis
Nay:	1 Reeves
Abstain:	1 Baker
Not Voting:	0

Minutes:
A motion was made to approve the Council Agenda with a request by Mayor Pro Tem Willis to add two items for discussion and action: 1) Council Discussion Regarding In-Person Council Meetings and 2) Council Discussion of 2022 Swearing-In/Inauguration Plans. The following items were requested to be removed from the Consent Agenda to the Regular Agenda for discussion:

Items 24, 34 by Councilmember Gilyard
Item 23 by Councilmember Rowell
Items 14, 16, 21, 22, 25, 29 - 33, 35 by Councilmember khalid

The City Manager requested that item 15 be removed from the agenda.

The motion with amendments was approved 5-1-1. Councilmember Reeves voted no and Councilmember Baker abstained.

The City Clerk announced that item 16 should read: "in an amount not to exceed $150,000 with $30,000 required as the City match."

V. Approval of City Council Meeting Minutes

Motion (Approve): Councilmember Willis
Second: Councilmember Gumbs
[Motion Failed]

Yea:	3 Gumbs, Reeves, Willis
Nay:	2 Baker, khalid
Abstain:	0
Not Voting:	2 Gilyard, Rowell

Minutes:
A motion was made to approve the following City Council Meeting Minutes:

Regular Meeting from November 9, 2021
Work Session Meeting from November 9, 2021

Zoning Public Hearing from November 9, 2021
Special Called Meeting from November 15, 2021

The motion failed for a lack of 4 affirmative votes and therefore is held. 3-2-2 Councilmembers Baker and khalid voted in opposition. Councilmembers Gilyard and Rowell did not vote.

---

1. Request Council Approval of City Council Regular Meeting Minutes from November 9, 2021 (City Clerk)

2. Request Council Approval of City Council Work Session Minutes from November 9, 2021 (City Clerk)

3. Request Council Approval of City Council Zoning Public Hearing Minutes from November 9, 2021 (City Clerk)

4. Request Council Approval of City Council Special Called Meeting Minutes with the South Fulton State Delegation from November 15, 2021 (City Clerk)

VI. Public Comments

Minutes:
There were 57 people who submitted public comments as follows:

Harvey Davis, District 1: Expressed concern about citizens not receiving City press releases
Jamyas Render, District 6: Congratulations to the new mayor and requests that everyone works together
Yoofi Dowell, District 1: Questions City Council regarding their position concerning the proposed City Charter changes
Teresa Carter, District 4: Expressed support regarding City Charter amendments
Ellen MIller-Mapp, District 5: Expressed concerns about City Charter amendments and priorities of the City
Reginald Tatum, District 1: General comments regarding the expectation of City leadership
Carl Neal, District 1: Expressed concerns about City Charter amendments
Torean Hargro, District 3: Question regarding accountability of Council actions
Aaron Honegan, District 1: Expressed concerns about City Charter amendments
Connie Robinson, District 2: Expressed concerns about City Charter amendments
Mel Keyton, District 4: General comments concerning City Charter amendments
Tonya Isles Anderson, District 2: Expressed concerns about City Charter amendments
Lis Green, District 3: Expressed concerns regarding Districts 1 and 3 Councilmembers
James Brennan, District 3: Expressed support regarding City Charter amendments
Juliette Rankins, District 4: Expressed concerns regarding City Charter amendments
Rosie Jackson Puckett, District 5: Expressed concerns regarding City Charter amendments
Clyde Sampson, District 5: Expressed concerns regarding City Charter amendments
Eleanor Ross, District 5: Expressed concerns regarding City Charter amendments
Jarman Bryant, District 5: Expressed concerns regarding City Charter amendments
Kalvin Bennet, District 5: Expressed concerns regarding City Charter amendments
Paul Brady, District 7: Expressed concerns regarding City Charter amendments
Brianna McGeehan, District 7: Expressed concerns regarding City Charter amendments

Drew de Man, District 7: Expressed concerns regarding City Charter amendments
Linda Pritchett, District 7: Expressed concerns regarding City Charter amendments
Michael Stevens, non-resident: Expressed concerns regarding City Charter amendments
Corro'll Driskell, District 2: Expressed concerns regarding the new mayor
Kenneth Joe, Sr., District 2: Expressed concerns regarding City Charter amendments
Brenda Aiken, District 3: Expressed concerns regarding City Charter amendments
Ma Ellis: Congratulations to the new mayor
Gloria Williams, District 2: Expressed concerns regarding City Charter amendments
Harold Reid, District 2: Expressed concerns regarding the Comprehensive Plan
Jacqueline Winston, District 4: Congratulations to the new mayor
Juanita Marbury, District 1: Congratulations to the new mayor and appreciation to the current leadership.
Mary Criss, District 5: Concerned about vacant land and trash in Districts 5, 6 and 7
Duane Manns, District 6: Expressed concern regarding motor carriers in his area
Glenda Collins, District 5: Concerned about Stacks Road Bridge and will citizens have input into the Red Oak Overlay
Ursula Walker, District 3: Requests sidewalks along Old Fairburn Road and need turn lanes at the corner of Old Fairburn and Camp Creek Parkway
Kristi Merriweather, District 3: Request that mayor-elect contact her regarding making South Fulton "deaf-friendly and expressed concerns regarding the dangerous turn at Union and Stonewall Tell Roads.
Diane Johnson, District 5: Concerned about Stacks Road Bridge
Marvin Polk, District 4: No comment
Robert Allen, District 2: Supports a new, larger gas station at the corner of Butner and Stonewall Tell Roads.
Kevin Walton, District 1: Expressed concerns regarding City Charter amendments
Pamela Freeman, District 1: Expressed concerns regarding City Charter amendments
Constance Hunter, District 1: Expressed concerns regarding City Charter amendments
Reshard Snellings, District 1: Expressed concerns regarding City Charter amendments
Rosalyn Wollfork, District 1: Expressed concerns regarding City Charter amendments
Jerome Carter, District 1: Expressed concerns regarding Districts 1, 2 and 3 Councilmembers
Khy Burras, District 1: Expressed concerns regarding City Charter amendments
Anon Francis, District 1: Expressed concerns regarding City Charter amendments
Teresa Graves, District 1: Expressed concerns regarding City Charter amendments
Pamela Harris, District 1: Expressed concerns regarding City Charter amendments
S. Pickett, District 1: Expressed concerns regarding City Charter amendments
Jewel Johnson, District 1: Expressed concerns regarding City Charter amendments, commented on Gas Station Ordinance and the Cedar Grove Overlay
Shelease, District 2: Question regarding accountability of Council actions
Ron Booth, District 2: Expressed concerns regarding City Charter amendments
Phyliss Reed, District 2: Expressed concerns regarding City Charter amendments
Monique McCoy, District 2: Expressed concerns regarding City Charter amendments

---

VII. Public Hearing(s)

5. ***PUBLIC HEARING*** - Resolution Authorizing the Use of Eminent Domain to Acquire Real Property Interests Necessary To Complete the Butner Road At Camp Creek Parkway Project B-500, Parcel 8 (Parcel ID 14-F0073-LL-044-6); To Condemn Said Property Interests, Where Necessary

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
Public Hearing Held. No speakers provided public comment.

A motion was made to approve A Resolution Authorizing the Use of Eminent Domain to Acquire Real Property Interests Necessary To Complete the Butner Road At Camp Creek Parkway Project B-500, Parcel 8 (Parcel ID 14-F0073-LL-044-6); To Condemn Said Property Interests, Where Necessary.

The motion was approved unanimously.

---

6. ***PUBLIC HEARING*** - Resolution Authorizing the Use of Eminent Domain to Acquire Real Property Interests Necessary To Complete the Cochran Road Over Deep Creek Project T-276, Parcel 3 (Parcel ID 09C1100-0043-028-5); To Condemn Said Property Interests, Where Necessary

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
Public Hearing Held. No speakers provided public comment.

A motion was made to approve A Resolution Authorizing the Use of Eminent Domain to Acquire Real Property Interests Necessary To Complete the Cochran Road Over Deep Creek Project T-276, Parcel 3 (Parcel ID 09C1100-0043-028-5); To Condemn Said Property Interests, Where Necessary.

The motion was approved unanimously.

Page 226 of 297
January 25, 2021

7. **Z21-012**: Council to consider a rezoning from AG-1 to CUP to construct 23 single family homes. 0 Campbellton Rd. **(District 2)**
(Case DEFERRED from September 14, 2021 and November 9, 2021)

Motion (Approve w/ Conditions): Councilmember Gumbs
Second: Councilmember Willis
[Motion Approved]

Yea:	6 Baker, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 Gilyard

Minutes:
A motion was made to approve case number Z21-012: Council to consider rezoning from AG-1 to CUP to construct 23 single-family homes. 0 Campbellton Rd. The following conditions were read into the record:

1. The Subject Property shall be used for the development of no more than 23 single-family detached homes.

2. The owner/developer shall abide by the site plan received by the Department of Community Development and Regulatory Affairs on December 6, 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. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first certificate of occupancy. Said site plan is attached as Exhibit "A".

3. The minimum development standards shall be:
   - 1,800 square feet minimum heated floor area for all two-story homes
   - 1,500 square feet minimum heated floor area for all one-story homes
   - All lots are required to have a 5 feet front yard stagger
   - Minimum lot area: 4000 Square Feet
   - Minimum Lot Frontage: 35 feet
   - Maximum Building Height: 40 Feet
   - Minimum Front Yard: 20 Feet
   - Minimum Rear Yard: 20 Feet
   - Minimum Side Yard: 0-7 feet
   - Minimum Building Separation: 10 feet

4. The community shall have an internal sidewalk system on both sides of the street.

5. The recreational area shall include a dog park, pavilion, fire pit and walking trail.

6. Pedestrian lighting shall be installed on the walking trail, except behind Lots 1-5, as to not shine bright lights into those homes at night.

7. The dog park amenity area shall include lights and waste stations.

8. Each unit shall have at a minimum a 2-car garage, and side entry garages shall be

developed on corner lots, provided that the topography of the land doesn't make the installation of a side entry garage impractical or more costly than the installation of a front facing garage.

9. Exterior facades shall consist of a combination of materials, including, hardiplank, brick, stone, stucco, fiber cementitious shake, board and batten, or other masonry material, with a minimum brick or stone water table on the front and sides of each home. The use of vinyl and aluminum siding shall be strictly prohibited, except for architectural trim, soffits, or other similar details). The elevations shall be substantially similar to the elevations attached hereto as Exhibit "B". The builder shall have the right to add additional elevation that are similar in style to the attached elevations. The builder shall also offer a ranch style home option with a minimum square footage of 1,500 sq. ft.

10. All homes shall, at a minimum, include a brick water table on the front and side facades. Homeowners shall have an option to upgrade to three-sided brick.

11. All undisturbed buffers, recreational areas, and other unbuildable spaces that are not a part of a platted lot, shall be owned and maintained by a mandatory homeowner's association, whose proposed documents of incorporation shall be submitted to the Director of the Community Development Department for review and approval prior to the recording of the first final plat. The declaration of covenants shall contain a provision which prohibits more than 20% of the homes located in the community from being rented at one time.

12. The community shall be age targeted for active adults ages 55 and older, and each home shall contain a master bedroom on the first floor.

13. There shall be a six-foot wooden privacy fence along the East perimeter of the property and a powder coated aluminum fence along the West side of the property, along Stonewall Tell. No chain link fence shall be installed anywhere on the property, except at the detention pond, as required by code.

14. There shall be a monument sign at the entrance of the property with powder coated aluminum fencing along Stonewall Tell.

15. The developer shall meet with an arborist to determine appropriate trees to be planted in the front yards of the homes and in proximity to the sidewalk. The applicant will be required to provide a tree survey, and pay recompense or replace any specimen trees that are removed as part of the development process in accordance with the city's Tree Preservation Ordinance.

16. Traffic calming measure for the site shall include a low-speed curve as illustrated in "Exhibit C" attached.

17. The owner/developer shall construct a right turn lane at the entrance to the development along Stonewall Tell Rd. subject to the approval of the city engineer. Future design and construction of Campbellton Road widening and Stonewall Tell intersection shall be coordinated with GDOT and the City of South Fulton's transportation department.

18. The Applicant acknowledges that the proposed subdivision is subject to the stagger requirements set forth in Section 403.03, and that any deviation from the stagger requirements for any one lot will require a variance.

The motion was approved 6-0-1. Councilmember Gilyard did not vote.

---

8. **U21-005**: Council to consider a Special Use Permit for a Hair Salon located at 3696 Cascade Rd. Suite B. **(District 1)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Approved]

Yea:	5 Baker, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	1 Gilyard

Minutes:
A motion was made to approve case number U21-005 Special Use Permit for a Hair Salon located at 3696 Cascade Rd. Suite B.

The motion was approved 5-1-1. Councilmember khalid voted in opposition. Councilmember Gilyard did not vote.

---

9. **M21-007 and CV21-007**: Council to consider a modification to allow 144 townhomes instead of the previously approved 114 townhomes, to reduce the minimum heated floor area from 2000 square feet to 1800 square feet, and to revise the traffic conditions. Council to consider a concurrent variance to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd. **(District 1)**

Motion (Defer): Councilmember Rowell
Second: Councilmember Willis
[Motion Deferred]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to defer case number M21-007 and CV21-007 until the next Regular Council Meeting.

The motion to defer was approved unanimously.

IX. Consent Agenda Items

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0

Page 226 of 297
Packet Pg. 226
January 25, 2021

Not Voting: 0

Minutes:
A motion was made to approve the Consent Agenda - items 10-13, 17-20, 26-28, 36-40.

The motion with amendments was approved unanimously.

---

10. Mayor/Council Proclamations for Spreading on the Minutes:

Alaya "That Girl Lay Lay" High Day **(Councilmember Gumbs)**
Brother Ben X Appreciation Day **(Councilmember Baker)**
Coach Charles Ridley Day **(Councilmember khalid)**
Damacia Howard Day **(Mayor Edwards)**
Damita Chatman Day **(Mayor Edwards)**
Halen Toney Appreciation Day **(Councilmember Rowell)**
Pastor Matthew Southall Brown, Sr. Day **(Mayor Edwards and Mayor Pro Tem Willis)**
Pennye Akin Rogers Day **(Mayor Edwards)**
Queen Yonasda Appreciation Day **(Councilmember Baker)**
Renee Mumford Day **(Councilmember Reeves)**
Travis Barber Appreciation Day **(Councilmember Baker)**

Minutes:
Item approved as a part of Consent Agenda.

---

11. Request Council Approval of Board/Committee Appointments:

1. Sheila Mants to the South Fulton Convention and Visitors Board for an unexpired term ending September 2023

2. Ontia Howard to the Red Oak District Main Street Advisory Board

3. Sylvia D. Carter to the Red Oak District Main Street Advisory Board

4. Josephine Smart to the Red Oak District Main Street Advisory Board

5. Sandra Green to the Red Oak District Main Street Advisory Board

6. Lee Muhammad to the Red Oak District Main Street Advisory Board

7. Douglas Brown to the Red Oak District Main Street Advisory Board

8. Ronald Tolbert to the Red Oak District Main Street Advisory Board

9. Emmanuel Rainey, Jr. to the Old National District Main Street Advisory Board

10. Sherrie Fisher to the Old National District Main Street Advisory Board

11. Sherie Phillis to the Old National District Main Street Advisory Board

12. Phyllis Minter to the Old National District Main Street Advisory Board

13. Johnathan White to the Old National District Main Street Advisory Board

14. Charlston Austin to the Old National District Main Street Advisory Board

15. Linda Hubbert to the Old National District Main Street Advisory Board

Minutes:
Item approved as a part of Consent Agenda.

12. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:
    1. Confirm the recorded plat for West Fulton Commerce Park located at 6400 Fulton Industrial Boulevard **(District 1)**
    2. Confirm the recorded plat for Glen at Cascading Palms **(District 2)**
    3. Confirm the recorded plat for 5900 Campbellton Road – Apartment Homes **(District 1)**

Minutes:
Item approved as a part of Consent Agenda.

---

13. Request Council approval authorizing the City Manager to provide a letter to Union City authorizing them to provide Water Services to the property located at 5775 Dodson Road within the City of South Fulton **(City Manager)**

Minutes:
Item approved as a part of Consent Agenda.

---

14. Request Council approval authorizing staff to execute Service Authorization #4 for JAT Consulting Services, Inc. to finalize closeout of the FY21 budget and assist with the transition of the new Finance Director through the end of Quarter 1 of 2022 in an amount not to exceed $90,000 **(City Manager)**

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

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	2 Baker, khalid
Abstain:	1 Gilyard
Not Voting:	0

Minutes:
A motion was made to approve the authorization of staff to execute Service Authorization #4 for JAT Consulting Services, Inc. to finalize closeout of the FY21 budget and assist with the transition of the new Finance Director through the end of Quarter 1 of 2022 in an amount not to exceed $90,000.

The motion was approved 4-2-1. Councilmember Baker and khalid voted in opposition. Councilmember Gilyard abstained.

---

15. Request Council approval to execute a Professional Service Agreement with KLR Consulting Services, LLC for a period of three (3) months to provide grant administration services from January 1, 2022 - March 31, 2022 in an amount not to exceed $25,000 **(City Manager)**

Minutes:
Item removed from the agenda during the approval of the agenda.

16. Request Council approval authorizing staff to formally select The Collaborative Firm (TCF) as the most Qualified, Responsive and Responsible vendor in response to RFQ 21-001 and award TCF the Contract to perform the Livable Centers Initiative (LCI) Study for the Old National Highway Corridor in an amount not to exceed $120,000 **(Community Development and Regulatory Affairs)**

Motion (Approve): Councilmember Baker
Second: Councilmember Reeves
[Motion Approved]

Yea:	6 Baker, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 Gilyard

Minutes:
A motion was made to approve the authorization of staff to formally select The Collaborative Firm (TCF) as the most Qualified, Responsive and Responsible vendor in response to RFQ 21-001 and award TCF the Contract to perform the Livable Centers Initiative (LCI) Study for the Old National Highway Corridor in an amount not to exceed $120,000.

The motion was approved 6-0-1. Councilmember Gilyard did not vote.

17. Request Council approval of A Resolution Supporting the Establishment of the Red Oak District Main Street Program And For Other Purposes **(Sponsored by Councilmember Willis)**

Minutes:
Item approved as a part of Consent Agenda.

18. Request Council approval for the formation of the Red Oak District Main Street Advisory Board and adoption of the Red Oak District Board Bylaws **(Destination South Fulton)**

Minutes:
Item approved as a part of Consent Agenda.

19. Request Council approval of A Resolution Supporting the Establishment of the Old National District Main Street Program And For Other Purposes **(Sponsored by Councilman Reeves)**

Minutes:
Item approved as a part of Consent Agenda.

20. Request Council approval for the formation of the Old National District Main Street Advisory Board and adoption of the Old National District Board Bylaws **(Destination South Fulton)**

Minutes:
Item approved as a part of Consent Agenda.

---

21. Request Council approval authorizing the City Manager to execute the Fire Medical Director Agreement between the City of South Fulton and Cassandra Donnelly, M.D. in an amount not to exceed $40,000 per year that shall be automatically renewed for three (3) additional one-year terms, unless terminated by either party **(Fire)**

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization of the City Manager to execute the Fire Medical Director Agreement between the City of South Fulton and Cassandra Donnelly, M.D. in an amount not to exceed $40,000 per year that shall be automatically renewed for three (3) additional one-year terms, unless terminated by either party.

The motion was approved unanimously.

---

22. Request Council approval to apply for the FY2021 Assistance to Firefighters Grant (AFG) in an amount not to exceed $1,000,000 with a required 10% non-Federal match of $100,000 to be paid from the grant contingency as available or General Fund unassigned fund balance **(Fire)**

Motion (Approve): Councilmember khalid
Second: Councilmember Reeves
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization to apply for the FY2021 Assistance to Firefighters Grant (AFG) in an amount not to exceed $1,000,000 with a required 10% non-

Federal match of $100,000 to be paid from the grant contingency as available or General Fund unassigned fund balance.

The motion was approved unanimously.

---

23. Request Council approval to finance a 2020 Rosenbauer engine thru Georgia Municipal Association (GMA) at 2.11% for 7-years for an annual payment of $83,789.61 and total cost of $540,000 **(Fire)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Reeves
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization to finance a 2020 Rosenbauer engine thru the Georgia Municipal Association (GMA) at 2.11% for 7-years for an annual payment of $83,789.61 and total cost of $540,000.

The motion was approved unanimously.

---

24. Request Council approval to purchase three (3) 2021 Ford Explorers as support vehicles assigned to executive staff utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $90,708 **(Fire)**

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the purchase three (3) 2021 Ford Explorers as support vehicles assigned to executive staff utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $90,708.

The motion was approved 6-1. Councilmember khalid voted in opposition.

---

25. Request Council approval to purchase four (4) Ford F-150 Pickup Trucks as support vehicles assigned to Community Risk Reduction, Health and Wellness, Logistics, and the Training division utilizing the statewide contract with Wade Ford in an amount not to exceed $131,309 **(Fire)**

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the purchase of four (4) Ford F-150 Pickup Trucks as support vehicles assigned to Community Risk Reduction, Health and Wellness, Logistics, and the Training division utilizing the statewide contract with Wade Ford in an amount not to exceed $131,309.

The motion was approved 6-1. Councilmember khalid voted in opposition.

---

26. Request Council approval authorizing staff to execute an agreement with ADP for Human Resource Information System to include human resources, payroll, benefits, on/off boarding, time and attendance in an amount not to exceed $120,000 which is the cost of the agreement plus a 10% contingency **(Human Resources and Information Technology)**

Minutes:
Item approved as a part of Consent Agenda.

---

27. Request Council approval authorizing the City Manager to execute an agreement with S2K Consulting, Inc. to audit the City's AT&T telecommunication services which includes a one-time charge at 50% of the savings identified **(Information Technology)**

Minutes:
Item approved as a part of Consent Agenda.

---

28. Request Council approval to pay Signature Tennis Courts, Inc $19,634 for services rendered at the South Fulton Tennis Center which exceeded the Council approved cost of $557,500 **(Parks, Recreation and Cultural Affairs)**

Minutes:
Item approved as a part of Consent Agenda.

---

29. Request Council approval to purchase one (1) 2022 Ford F-150 Pickup Truck utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $28,714 **(Parks, Recreation and Cultural Affairs)**

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the purchase of one (1) 2022 Ford F-150 Pickup Truck utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $28,714

The motion was approved 6-1. Councilmember khalid voted in opposition.

---

30. Request Council approval to purchase one (1) Utility Vehicle (Explorer) utilizing the statewide contract with Wade Ford in an amount not to exceed $33,478 **(Parks, Recreation and Cultural Affairs)**

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

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the purchase of one (1) Utility Vehicle (Explorer) utilizing the statewide contract with Wade Ford in an amount not to exceed $33,478

The motion was approved 6-1. Councilmember khalid voted in opposition.

Motion (): Councilmember Willis
Second:
[Motion]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:

A motion was made to approve the purchase of one (1) 2022 Ford F-150 Pickup Truck utilizing the statewide contract with Allan Vigil Ford in an amount not to exceed $28,714

The motion was approved 6-1. Councilmember khalid voted in opposition.

---

31. Request Council approval to utilize Reserve Funds (Fund 350) and authorize staff to execute a Lighting Service Agreement with Georgia Power to install and provide lighting for South Fulton Tennis Center on a month-to-month basis in an amount not to exceed $10,000 per month or $120,000 total **(Parks, Recreation and Cultural Affairs)**

Motion (Approve): Councilmember Willis
Second: Councilmember Rowell
[Motion Not Carried]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the utilization of Reserve Funds (Fund 350) and authorize staff to execute a Lighting Service Agreement with Georgia Power to install and provide lighting for South Fulton Tennis Center on a month-to-month basis in an amount not to exceed $10,000 per month or $120,000 total.

The motion was not carried.

Motion (Hold): Councilmember Baker
Second: Councilmember khalid
[Motion Approved]

Yea:	4 Baker, Gilyard, khalid , Reeves
Nay:	3 Gumbs, Rowell, Willis
Abstain:	0
Not Voting:	0

Minutes:
A substitute motion was made to hold this item.

The motion was approved 4-2. Councilmembers Rowell, Gumbs and Mayor Pro Tem Willis voted in opposition.

---

32. Request Council approval authorizing staff to purchase 1,260 Stream Mitigation Credits required with Pine Mountain Mitigation Bank at a cost of $81,900 prior to construction of the replacement bridge structure carrying Cochran Road over Deep Creek **(Public Works)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Reeves

[Motion Approved]

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	1 khalid
Not Voting:	0

Minutes:
A motion was made to approve the purchase of 1,260 Stream Mitigation Credits required with Pine Mountain Mitigation Bank at a cost of $81,900 prior to construction of the replacement bridge structure carrying Cochran Road over Deep Creek.

The motion was approved 6-0-1. Councilmember khalid abstained.

---

33. Request Council approval authorizing staff to execute a Change Order Agreement with Garland/DBS, Inc to cover unforeseen costs associated with the Roof Replacement Project at Welcome All Park (4255 Will Lee Road) in an amount not to exceed $161,754 to be paid from URA 02 **(Public Works)**

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

Yea:	4 Gilyard, Gumbs, Rowell, Willis
Nay:	3 Baker, khalid , Reeves
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization of staff to execute a Change Order Agreement with Garland/DBS, Inc to cover unforeseen costs associated with the Roof Replacement Project at Welcome All Park (4255 Will Lee Road) in an amount not to exceed $161,754 to be paid from URA 02.

The motion was approved 4-3. Councilmember Baker, khalid and Reeves voted in opposition.

---

34. Request Council approval authorizing staff to piggyback off Fulton County's Standby Miscellaneous Construction Service Agreement with Wade Coots Company, Inc. to secure Storm Water, Sink Holes and Bridge Repair Services as needed, in an amount not to exceed $1,500,000 **(Public Works)**

Motion (Hold): Councilmember khalid
Second: Councilmember Baker
[Motion Withdrawn]

Yea:	0
Nay:	0
Abstain:	0

Not Voting: 0

Minutes:
A motion was made to hold the authorization of staff to piggyback off Fulton County's Standby Miscellaneous Construction Service Agreement with Wade Coots Company, Inc. to secure Storm Water, Sink Holes and Bridge Repair Services as needed, in an amount not to exceed $100,000.

The motion was withdrawn.

Motion (Previous Question): Councilmember Rowell
Second:
[Motion Failed for Lack of Second]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to call for the previous question.

The motion failed for the lack of a second.

Motion (Approve as Amended): Councilmember khalid
Second: Councilmember Baker
[Motion Approved]

Yea:	5 Baker, Gilyard, khalid , Reeves, Rowell
Nay:	2 Gumbs, Willis
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the authorization of staff to piggyback off Fulton County's Standby Miscellaneous Construction Service Agreement with Wade Coots Company, Inc. to secure Storm Water, Sink Holes and Bridge Repair Services as needed, in an amount not to exceed $100,000.

The motion was approved 5-2. Councilmember Rowell and Mayor Pro Tem Willis voted in opposition.

---

35. Request Council approval authorizing staff to piggyback off Fulton County's Standby Professional Service Agreement with United Consulting Group, Ltd. to secure as needed Environmental Engineering and Environmental Testing services in an amount not to exceed $30,000 **(Public Works)**

Motion (Approve): Councilmember Rowell
Second: Councilmember Willis

[Motion Approved]

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	2 Baker, khalid
Abstain:	1 Gilyard
Not Voting:	0

Minutes:
A substitute motion was made to approve the authorization of staff to piggyback off Fulton County's Standby Professional Service Agreement with United Consulting Group, Ltd. to secure as needed Environmental Engineering and Environmental Testing services in an amount not to exceed $30,000.

The motion was approved 4-2-1. Councilmembers Baker and khalid voted in opposition. Councilmember Gilyard abstained because she was conflicted.

Motion (Hold): Councilmember khalid
Second: Councilmember Baker
[Motion Not Carried]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to hold the authorization of staff to piggyback off Fulton County's Standby Professional Service Agreement with United Consulting Group, Ltd. to secure as needed Environmental Engineering and Environmental Testing services in an amount not to exceed $30,000.

The motion was not carried.

---

36. Request Council Approval of a Resolution To Erect An Honorary Street Name In Recognition of Former West Lake High School Principal Jamar K. Robinson And For Other Purposes **(Sponsored by Councilmember Gumbs)**

Minutes:
Item approved as a part of Consent Agenda.

---

37. Request Council approval authorizing staff to negotiate and execute an agreement with CivicPlus for CivicClerk Agenda Management Solution in an amount not to exceed $40,000 (City Clerk and Information Technology)

Minutes:
Item approved as a part of Consent Agenda.

---

38. Request Council Approval of A Resolution Subscribing To The Five Ethics Principles For Cities Of Ethics And Recertifying As A City of Ethics, And For Other Lawful Purposes **(Sponsored by Councilmember Reeves, Mayor Pro Tem Willis, Councilmember Rowell and Councilmember Gumbs)**

Minutes:
Item approved as a part of Consent Agenda.

---

39. Request Council Approval of Council Meeting Schedule for 2022 (Version 2) **(City Clerk)**

Minutes:
Item approved as a part of Consent Agenda.

---

40. Council Acceptance of Fulton County Board of Elections Certified Election Results from the November 2, 2021 Municipal Elections and the November 30, 2021 Run-Off Elections **(City Clerk)**

Minutes:
Item approved as a part of Consent Agenda.

X. Previous Agenda Items

41. Second Reading and Request Council Approval of FY21 Budget Amendment #1 Ordinance **(Finance)**

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

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	3 Baker, Gilyard, khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve FY21 Budget Amendment #1 Ordinance.

The motion was approved 4-3. Councilmembers Baker, Gilyard and khalid voted in opposition.

XI. Agenda Items

42. Request Council approval of a Resolution adopting the City of South Fulton 2021 Comprehensive Plan Update **(Community Development and Regulatory Affairs)**

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	1 khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the Resolution adopting the City of South Fulton 2021 Comprehensive Plan Update as amended.

The motion was approved 6-1. Councilmember khalid voted in opposition.

---

43. Request Council approval authorizing the City Manager to enter into short term agreements with outside professional service providers to assist the City temporarily with handling the workload within the areas of development services permits, special event permits, planning, zoning, and engineer services in accordance with the FY2022 Community Development & Regulatory Affairs (CDRA) budget for personnel **(City Manager)**

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	5 Baker, Gumbs, Reeves, Rowell, Willis
Nay:	2 Gilyard, khalid
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve authorizing the City Manager to enter into short term agreements with outside professional service providers to assist the City temporarily with handling the workload within the areas of development services permits, special event permits, planning, zoning, and engineer services in accordance with the FY2022 Community Development & Regulatory Affairs (CDRA) budget for personnel with a friendly amendment to include a not to exceed an amount of $150,000 and for no longer than 6 months.

The motion was approved 5-2. Councilmember khalid and Gilyard voted in opposition.

---

44. First Reading of An Ordinance Providing For The Selection of An Ethics Panel; Providing for Compensation of Panel Members; And For Other Lawful Purposes **(Sponsored by Councilmember Reeves, Mayor Pro Tem Willis, Councilmember Rowell and Councilmember Gumbs)**

Minutes:
First Read

---

45. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, For The Purpose Of Amending The Regulations For Gasoline Stations; And For Other Lawful Purposes **(Sponsored by Councilmember Rowell)**

Minutes:
First Read

---

46. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, And The Subdivision Regulations Of South Fulton, Georgia, As Amended, For The Purpose Of Amending The Regulations For Cedar Grove Overlay District And The Cedar Grove Agricultural Overlay District; To Establish Regulations For Said District; And For Other Lawful Purposes

Minutes:
First Read

---

47. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Creating A New Section 514 Entitled Red Oak Community Overlay District; To Establish Overlay Regulations For Said District; To Enact, By Reference And Incorporation, A Map Establishing The Boundaries Of Said District; And For Other Lawful Purposes **(Sponsored by Councilmember Willis)**

Minutes:
First Read

---

48. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes

Minutes:
First Read

---

49. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulations For Principal Buildings In The AG-1 Zoning District; And For Other Lawful Purposes

Minutes:
First Read

---

50. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending And Clarifying The Principal Use Table With Regard To Outdoor Recreational Courts; And For Other Lawful Purposes

Minutes:
First Read

---

51. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes

Minutes:
First Read

---

52. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Boundaries Of The Fulton Industrial Business District Overlay; And For Other Lawful Purposes

Minutes:
First Read

---

53. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Fulton Industrial Business District Overlay To Add Landscaping Requirements; And For Other Lawful Purposes

Minutes:
First Read

---

54. First Reading of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulation of Special Events; And For Other Lawful Purposes

Minutes:
First Read

---

55. First Reading of An Ordinance To Amend the City of South Fulton's Charter Article II, Government Structure, Election and Removal, Section 2.16 (b)(1); Article III, Organization of Government General Authority And Ordinance, Section 3.23 (a); and Article IV, Administrative Affairs, Section 4.12 (a)(1) and (2) And For Other Lawful Purposes **(Sponsored by Councilmember Rowell, Mayor Pro Tem Willis and Councilmember Gumbs)**

Minutes:
First Read

XII. Addendum Items

56. Council Discussion Regarding In-Person Council Meetings

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

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	2 Baker, khalid
Abstain:	0
Not Voting:	1 Gilyard

Minutes:
A motion was made to place an Emergency Ordinance for Virtual Meetings on the December 21, 2021 Special Called Meeting agenda for consideration.

The motion was approved 4-2-1. Councilmembers Baker and khalid voted in opposition. Councilmember Gilyard did not vote.

57. Council Discussion of 2022 Swearing-In/Inauguration Plans

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

Yea:	7 Baker, Edwards, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	1 khalid
Not Voting:	0

Minutes:
The City Manager presented her recommendation for the 2022 Swearing-In Ceremony as follows:

Soft Swearing-In
A brief ceremony will be held on Tuesday, January 4, 2022, at 12:00 Noon in the City Hall Conference Room. This ceremony would entail the Municipal Court Judge conducting the swearing-in of all four individuals. Light refreshments will be served.
Public Swearing-In
The swearing-In Ceremony will be held on Saturday, January 8, 2022, from 12 Noon – 2:00 PM. The location will be the Southwest Arts Center. Heavy hors d'oeuvres will be served.
A motion was made to accept the City Manager's recommendation for the 2022 Swearing-In Ceremonies.
The motion was approved 6-0-1. Councilmember khalid abstained.

XIII. Executive Session

Page 45 of 297 January 5, 2022

Motion (Recess): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made at 1:18 AM to recess for an Executive Session to discuss Real Estate.

The motion was approved unanimously.

Motion (Reconvene): Councilmember Baker
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to reconvene from Executive Session at 1:56 AM.

The motion was approved unanimously.

XIV. Adjournment of Meeting

Motion (Adjourn): Councilmember Baker
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to adjourn the Regular Meeting at 1:57 AM.

The motion was approved unanimously.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of City Council Work Session Minutes
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of City Council Work Session Minutes
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Minutes_2021_11_9_Meeting(413) (3)	Cover Memo	1/21/2022
Minutes_WS_2021_12_14_Meeting_Draft	Cover Memo	1/25/2022
Minutes_WS_2022_1_11_Meeting_Draft	Cover Memo	1/25/2022

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - WORK SESSION
Tuesday, November 9, 2021, 4:00 PM

COUNCIL WORK SESSION MEETING MINUTES

I. Call to Order

Minutes:
The Work Session was called to order by Mayor William Edwards at 4:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

II. Roll Call

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	4:42 PM
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

III. Presentations

1. The Overground Railroad - Harold Alexander (Mayor Edwards and Councilmember Gumbs)

Minutes:
Mr. Harold Alexander presented The Overground Railroad Program and its benefits to the

City.

---

2. City of South Fulton Parks, Recreation and Cultural Affairs Master Plan Draft Long-Range Vision – Carlos Perez, Perez Planning + Design, LLC

Minutes:
Carlos Perez with Perez Planning and Design led a discussion and update regarding the City of South Fulton Parks Master Plan Draft Long-Range Vision.

The presentation was followed by a question and discussion period.

---

3. Text Amendments to the City of South Fulton's Zoning Ordinance – Community Development and Regulatory Affairs

Minutes:
Shayla Reed, Director of Community Development and Regulatory Affairs, and Lee Walton with Wood and Associates presented proposed Text Amendments to the City of South Fulton's Zoning Ordinance.

The presentation was followed by a question and discussion period.

Councilmember Gumbs requested that staff receive additional public input regarding the proposed text amendments.

IV. Monthly Reports

4. Finance Monthly Report - Rachel Bembry, Interim Finance Director

Minutes:
Report presented by Interim Finance Director, Rachel Bembry.

The presentation was followed by a question and discussion period.

Councilmember Reeves requested a certified audit.

Councilmember Gilyard requested that staff ensure that the payroll error issue has been corrected.

---

5. City Attorney Monthly Report - Vincent Hyman, City Attorney

Minutes:

The Council did not have any questions for the City Attorney.

---

6. City Manager Monthly Report - Tammi Saddler Jones, City Manager

Minutes:
City Manager, Tammi Saddler Jones presented the following announcements and updates:

Announced the hiring of Karen Dixon as the new Finance Director and Jasmine Owens as the Executive Assistant to the City Manager.

Sought feedback from Council regarding the draft intergovernmental agreements for the Development Authority and Downtown Development Authority. (Mayor Pro Tem Willis asked the City Manager to forward the draft agreements again and to hold those items until January 2022.)

Recommended returning to in-person City Council meetings in January 2022.

Reminder: the Work Session, Zoning Hearing and Regular Meeting will all be held on one day in December, December 14, 2021 beginning at 4:00 PM.

V. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

VI. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Approved]

Yea:	5 Baker, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	2 Gilyard, khalid

Minutes:
A motion was made to adjourn the Work Session at 5:55 PM.

The motion was approved 5-0. Councilmembers Gilyard and khalid did not vote.

Motion (Adjourn): Councilmember Rowell
Second:
[Motion Approved]

Yea: 0

Nay: 0

Abstain: 0

Not Voting: 0

Minutes:

A motion was made to adjourn the Work Session at 5:55 PM.

The motion was approved 5-0. Councilmembers Gilyard and khalid did not vote.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - WORK SESSION
Tuesday, December 14, 2021, 4:00 PM

COUNCIL WORK SESSION MEETING MINUTES

I. Call to Order

Minutes:
The Work Session was called to order by Mayor Pro Tem Helen Willis at 4:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

Mayor Bill Edwards was absent.

II. Roll Call

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	ABSENT	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

III. Presentations

1. Zoning Ordinance Text Amendments Detailed Overview – Lee Walton, Wood Environment and Infrastructure Solutions

Minutes:
Lee Walton with Wood and Associates presented a detailed overview of the proposed Text Amendments to the City of South Fulton's Zoning Ordinance.

The presentation was followed by a question and discussion period.

---

2. South Fulton Streetlight Master Plan – David Lintoot, Project Manager – TSW

Minutes:
David Lintoot, Project Manager with TSW, Bill Womack and Allison Sinyard presented the South Fulton Streetlight Master Plan and Update.

The presentation was followed by a question and discussion period.

---

3. Sanitation Ordinance – Don Toms, Assistant City Manager

Minutes:
Don Toms, Assistant City Manager presented an update and overview of the proposed Sanitation Program and Ordinance.

The presentation was followed by a question and discussion period.

IV. Monthly Reports

4. Finance Monthly Report

Minutes:
Report presented by Interim Finance Director, Rachel Bembry.

The presentation was followed by a question and discussion period.

---

5. City Attorney Monthly Report

Minutes:
Attorney Hyman indicated his report involves items which would be more appropriate for Executive Session.

---

6. City Manager Monthly Report
   a. Personnel Policy Changes – Niki Graham, Human Resources

Minutes:
City Manager Tammi Saddler Jones introduced Niki Graham, Human Resources Director provided an overview of several proposed Human Resources Policy and Procedure Revisions.

Councilmember Roswell and Mayor Pro Tem Willis requested that the City Attorney's office review the proposed changes and issue a legal opinion.

The City Manager presented her recommendation for the return to in-person meetings. The City Manager still recommends resuming in-person meetings in January 2022. The City will continue to follow CDC guidelines and safety protocols whenever the City re-opens and resumes in-person meetings. These protocols include wearing masks, continued sanitizing of facilities, using hand sanitizer, maintaining proper separation, asking symptom questions, increased signage and temperature checks. The City will continue utilizing these protocols and evaluating the implementation of additional measures as appropriate. Several locations and criteria are being considered. The recommendation is to convene on January 11, 2022 at the Work Session at Burdette Gym (50 citizens) and the January 25, 2022 Regular Meeting at the Southwest Arts Center.

The City Manager recommends as follows regarding the 2022 Swearing-In Ceremony as follows:

Soft Swearing-In
A brief ceremony will be held on Tuesday, January 4, 2022, at 12:00 Noon in the City Hall Conference Room. This ceremony would entail the Municipal Court Judge conducting the swearing-in of all four individuals. Light refreshments will be served.
Public Swearing-In
The swearing-In Ceremony will be held on Saturday, January 8, 2022, from 12 Noon – 2:00 PM. The location will be the Southwest Arts Center. Heavy hors d'oeuvres will be served.

V. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

VI. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

Yea:	6 Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 Baker

Minutes:
A motion was made to adjourn the Work Session at 6:37 PM.

The motion was approved 6-0. Councilmember Baker did not vote.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - WORK SESSION
Tuesday, January 11, 2022, 4:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

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

Pastor Warren L. Henry, Sr., City Chaplain, opened the meeting with an invocation.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

1. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
khalid kamau	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	4:15 PM
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	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

2. Monthly Reports

1. Finance Report - Karen Slayton-Dixon, Finance Director

Minutes:
Report presented by Finance Director, Karen Slayton-Dixon.

The presentation was followed by a question and discussion period.

---

2. City Manager's Report - Tammi Saddler Jones, City Manager

Minutes:
City Manager Jones outlined a memorandum detailing all of the tasks completed for newly elected officials.

Introduced new employees: Dionne Dixon, new Court Administrator and Allison Keefer, as interim Director of Community Development and Regulatory Affairs

City Hall reopened on January 10, 2022. All employees are required to get tested and provide a negative test prior to returning to work.

The City has taken steps to order Covid-19 at-home tests.

Councilmember Rowell requested a summary report for the first distribution of CARES Act funding.

Mayor Pro Tem Willis requested that the City Manager provide a communication to the Public Safety leadership and employees regarding the status of funds allocated from the State and Federal government.

Ms. Keefer provided an update regarding the backlog in the permitting office.

Mayor Pro Tem Willis requested that the City Manager ensure that citizens are not receiving rental assistance from both the County and the City.

Mayor khalid requested that the City Manager develop a one-sheet summary explaining the permitting process for citizens.

---

3. Discussion Items

Minutes:
There were 18 people who submitted public comments as follows:

1. Drew de Man, District 7 (Expressed support for Mayor khalid and ability to appoint the city manager, city attorney and city clerk.)
2. Georgia Oliver, District 3 (Supports Mayor khalid)
3. Dedrecus Gordan, District 6 (Supports Mayor khalid)
4. Christopher Bazemore, District 4 (Supports Mayor khalid)
5. Brianna McGeehan, District 7 (Supports Mayor khalid)
6. Jennifer Jones, District 7 (Supports Mayor khalid)
7. Torean La'Vee Hargro, District 3 (Urges everyone to work together)
8. Van Brown, District 6 (Urges everyone to work together)

9. Karen McGeehan, District 7 (Expressed support for Mayor khalid and ability to appoint the city manager, city attorney and city clerk.)
10. David Rector, District 4 (Request the police department assign
11. Pamela Harris, District 1 (request that Councilmember Rowell support Mayor khalid)
12. Joyce Armster, District 6 (Urges everyone to work together)
13. Reshard Snellings, District 1 (Supports Mayor khalid)
14. Carl Neal, District 1 (Supports Mayor khalid)
15. Drusilla Talley-Williams, District 1 (Supports Mayor khalid)
16. Jill Lindsey, District 7 (Supports Mayor khalid)
17. Jane Williams, District 5 (Urges everyone to work together)
18. Jerome Carter, District 1 (Supports Mayor khalid)

---

1. Dept. of Human Resources Policy Changes - Niki Graham, Director, Dept. of Human Resources

Minutes:
This item was removed from the agenda by the City Manager.

---

2. Police Department Recommended Bonuses and Incentives - Keith Meadows, Chief, Police Department

Minutes:
Police Chief Keith Meadows and Lt. Jubal Rogers presented an overview of the proposed Police Department Recommended Bonuses and Incentives Program.

The presentation was followed by a question and discussion period.

Mayor Pro Tem Willis asked that the City Manager consider a similar program for the Fire Department. Additionally, she requested that the City Manager research residency and incentive requirements for officers.

---

3. City Calendar -Mayor khalid kamau

Minutes:
Mayor khalid presented a Master City Calendar for the Council's consideration. Mayor khalid requested that all Councilmembers provide events to the Communications Department.

The presentation was followed by a question and discussion period.

Mayor Pro Tem Willis requested that the Communications Department re-send the instructions to access the Citywide Events Calendar.

Mayor khalid presented proposed legislation for Wellness Days and Kwanzaa Holiday.

The legislation has been presented to the legislative process.

The presentation was followed by a question and discussion period.

Councilmembers Rowell and Gumbs requested additional information regarding the financial impact of these proposals and any examples where these proposals have been implemented.

---

4. Council Committees – Mayor khalid kamau

Minutes:
Mayor khalid presented a proposal to create Council Committees. (6 Permanent and 1 Temporary Committee). The proposal is recommended to begin by April 1, 2022.

The presentation was followed by a question and discussion period.

Mayor Pro Tem Willis requested that the City Manager and City Clerk reach out to the City of Douglasville to determine how their committee process works. She also suggested that this topic is more appropriate for discussion at a City Council Retreat.

---

5. Mayor Pro Tem Policy

Minutes:
Mayor khalid presented draft legislation to change the process for the selection of the Mayor Pro Tem. This legislation will be submitted through the legislative process and will require a City Charter change.

The presentation was followed by a question and discussion period.

---

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

---

5. 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 Baker

Minutes:

A motion was made to adjourn the Work Session at 6:47 PM.

The motion was approved 6-0. Councilmember Baker did not vote.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of City Council Zoning Public Hearing Minutes
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of City Council Zoning Public Hearing Minutes
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Minutes_2021_11_9_Meeting(414) (1)	Cover Memo	1/21/2022
Minutes_2021_12_14_Meeting(418) (3)	Cover Memo	1/21/2022
Minutes_ZPH_2022_1_11_Meeting_Draft	Cover Memo	1/25/2022

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - ZONING PUBLIC HEARINGS
Tuesday, November 9, 2021, 6:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The Zoning Public Hearings was called to order by Mayor William Edwards at 6:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

1. **Z21-012**: Council to consider a rezoning from AG-1 and SUB-A to CUP, for property located at 0 Stonewall Tell for the purpose of developing an age-targeted single family subdivision (**DISTRICT 2**)
(**Case DEFERRED from September 14, 2021)**

Minutes:

Public Hearing held. One comment received

Applicant: Danielle Blumenthal, Battle Law

Opposition: Sonya Patterson, District 2

Discussion conducted.

---

2. **Z21-013**: Council to consider a rezoning from O-I to C-2, for property located at 6150 Old National Hwy for the purpose of an auto brokerage (**DISTRICT 6**)

Minutes:

Public Hearing held. One comment received

Applicant: Not present

Opposition: Michael Venable, District 6 - supports zoning petition Z21-013 based upon the Planning Commission's recommendation

Staff advises that the applicant has requested to withdraw the application.

---

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

---

5. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to adjourn the Zoning Public Hearings at 6:41 PM.

The motion was approved unanimously.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - ZONING PUBLIC HEARINGS
Tuesday, December 14, 2021, 6:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The Zoning Public Hearings was called to order by Mayor William Edwards at 6:55 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

1. **U21-005:** Council to consider a Special Use Permit for a Hair Salon located at 3696 Cascade Rd. Suite B. **(District 1)**

Minutes:
Public Hearing held. No comments received

---

2. **M21-007 and CV21-007:** Council to consider a modification to allow 144 townhomes instead of the previously approved 114 townhomes, to reduce the minimum heated floor area from 2000 square feet to 1800 square feet, and to revise the traffic conditions. Council to consider a concurrent variance to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd. **(District 1)**

Minutes:

Staff advised that the applicant wishes to defer hearing the case at this time.

---

3. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, For The Purpose Of Amending The Regulations For Gasoline Stations; And For Other Lawful Purposes **(Sponsored by Councilmember Rowell)**

Minutes:
Public Hearing held. Three comments received

Opposition: Tonya Isles Anderson, District 2
Connie Robinson, District 2
Gloria Williams, District 2

Discussion conducted.

---

4. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, And The Subdivision Regulations Of South Fulton, Georgia, As Amended, For The Purpose Of Amending The Regulations For Cedar Grove Overlay District And The Cedar Grove Agricultural Overlay District; To Establish Regulations For Said District; And For Other Lawful Purposes

Minutes:
Public Hearing held. Four comments received

Opposition: Doris Clark, District 4
James Oliver, District 4
Charles Mitchell, District 4
Bruce Moody, District 3

Discussion conducted.

---

5. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Creating A New Section 514 Entitled Red Oak Community Overlay District; To Establish Overlay Regulations For Said District; To Enact, By Reference And Incorporation, A Map Establishing The Boundaries Of Said District; And For Other Lawful Purposes **(Sponsored by Councilmember Willis)**

Minutes:
Public Hearing held. No comments received

---

6. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

---

7. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulations For Principal Buildings In The AG-1 Zoning District; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

---

8. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending And Clarifying The Principal Use Table With Regard To Outdoor Recreational Courts; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

---

9. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

---

10. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Boundaries Of The Fulton Industrial Business District Overlay; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

11. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Fulton Industrial Business District Overlay To Add Landscaping Requirements; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

12. Public Hearing for An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulation of Special Events; And For Other Lawful Purposes

Minutes:
Public Hearing held. No comments received

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

5. Adjournment of Meeting

Motion (Adjourn): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to adjourn the Zoning Public Hearings at 7:45 PM.

The motion was approved unanimously.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - ZONING PUBLIC HEARINGS
Tuesday, January 11, 2022, 6:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The Zoning Public Hearings was called to order by Mayor khalid kamau at 6:49 PM.

The meeting is being conducted under special emergency circumstances due to the COVID-19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in real-time via the City's YouTube channel.

2. Roll Call

Minutes:

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	
Mark Baker	District 7 Councilmember	Present	7:47 PM

Following the roll call by the City Clerk, a quorum was established.

3. Rezonings, Variance and Modification Cases (For Presentation and Public Hearing Only)

1. **Z21-016:** Request rezone from AG-1 to CUP for 36 single family homes. 0 West Stubbs Rd. and 3315 West Stubbs Rd. **(District 2)**

Minutes:
A motion was made to defer zoning case Z21-016 and the public hearing.

The motion was approved 6-0. Councilmember Baker was not present.

---

2. **M21-007:** Request for Modification to Z2008-0023 conditions (1a) to allow a 146-unit Townhome development instead of the previously permitted 114-unit townhome development, (1c) to reduce the required heated floor area from 2,000 square feet to either 1850 square feet or 1650 square feet, 2a) to replace the approved site plan 3a) to coordinate with GDOT for future traffic improvements. 0 Campbellton Rd. **(District 1) (Case was deferred at the December 14, 2021 Meeting)**

Minutes:
Public Hearing held. Four comments received

Opposition: Diane Johnson, District 5
Glenda Collins, District 5
Sonya Patterson, District 2

Support: Harvey Davis, District 1

Discussion conducted.

---

3. **CV21-007:** Concurrent variance request to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd. **(District 1) (Case was deferred at the December 14, 2021 Meeting)**

Minutes:
Concurrent Variance and Public Hearing held in conjunction with Modification case M21-007.

---

4. **U21-007:** Request for special use permit for Cosmetology service suites. 7580 Springbox Drive **(District 4)**

Minutes:
Public Hearing held. No comments received.

Discussion conducted.

---

5. Council Comments

Minutes:
Mayor:

Encouraged citizens to join him for a meet and greet as he will seek to meet all of the residents of Camelot Club Condos located on Old National Highway for the Martin L. King Jr. Day of Service on January 17, 2022, at 1:00 PM.

District 1:
On January 15, 2022, a Trail Build Day will be held in partnership with the Southern Trust for Parks and Land. The event will begin at 10:00 AM.

The Cascade Business and Merchants Association conduct its monthly community clean-up for the Martin L. King Jr. Day of Service on January 17, 2022, at 10:00 AM. For more information please visit Councilmember Rowell's Facebook page.

District 2:
Announced that the next Coffee with a Cop will be held on January 14, 2022 at 9:00 AM at Fresh from Earth Herb Tea Bar.

The Stonewall Tell Elementary School Junior Beta Club will conduct their Martin Luther King, Jr. STES Beautification Day on January 17, 2022 at 9:00 AM.

Fulton County Schooll Board Member Franchesca Warren, in collaboration with the South Fulton Parents for Education, will conduct a Martin L. King Jr. Day of Service on January 17, 2022, to assist four elementary schools in the City of South Fulton.

District 3:
Reminded the public that Human Trafficking Awareness Day starts today. On January 15, 2022, Mayor Pro Te Willis will participate on a panel regarding this subject hosted by Delta Sigma Theta Sorority, Inc. (East Point/College Park Chapter).

The Parks and Recreation Master Plan Open House will occur on January 29, 2022 from 9AM - 5PM at Welcome All Park.

Encouraged citizens to be mindful of the Omicron variant, avoid large gatherings and wear their masks.

District 4:
The Martin L. King Jr. Day of Service District 4 Community Cleanup will be held on January 15, 2022 at 6000 Lynmark Way at 10:00 AM. Keep South Fulton Clean and Beautiful will be available to collect Christmas trees and dispose of them.

District 5:
Congratulated the Georgia Bulldogs on their national championship. On Saturday, January 15, 2022, there will be a community clean-up at Old National Highway and Biscayne.

Will participate in Camelot Club Condos clean-up for the Martin L. King Jr. Day of Service on January 17, 2022, at 1:00 PM.

Encouraged residents to participate in Senior CPR and Senior Connect classes.

District 6:

Hands-on Atlanta conducts an annual Martin L. King Jr. Day Sunday Supper on January 16, 2022.

District 7:
Councilmember Baker requested that citizens visit DadsonDuty.com for a program he is working within District 7.

---

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Motion (Recess): Councilmember Willis
Second: Councilmember Reeves
[Motion Approved]

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

Minutes:
A motion was made at 7:51 PM to recess for an Executive Session for Litigation, Personnel and Real Estate.

The motion was approved 6-0. Councilmember Baker did not vote.

Motion (Reconvene): Councilmember Baker
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to reconvene from Executive Session at 9:18 PM.

The motion was approved unanimously.

---

5. Adjournment of Meeting

Motion (Adjourn): Councilmember Baker
Second: Councilmember Willis
[Motion Approved]

Yea:	0
Nay:	0
Abstain:	0

Not Voting: 0

Minutes:
A motion was made to adjourn the Zoning Public Hearings at 9:19 PM.

The motion was approved unanimously.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of City Council Special Called Meeting Minutes
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of City Council Special Called Meeting Minutes
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Minutes_2021_11_15_Meeting(416) (4)	Cover Memo	1/21/2022
Minutes_2021_12_21_Meeting(420) (3)	Cover Memo	1/21/2022
Minutes_2021_12_30_Meeting(421) (2)	Cover Memo	1/21/2022
Minutes_2022_1_6_Meeting(427) (5)	Cover Memo	1/21/2022

CITY OF SOUTH FULTON, GEORGIA
Virtual Meeting with the City of South Fulton Delegation
Monday, November 15, 2021, 2:00 PM

The Honorable William "Bill" Edwards, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember, Mayor Pro Tem
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember
The Honorable Mark Baker, District 7, Councilmember

SPECIAL MEETING AGENDA

I. Welcome - State Representative Roger Bruce, Chairman, City of South Fulton Delegation

II. Prayer - State Representative Debra Bazemore

III. Overview of Legislative Requests - William "Bill" Edwards, Mayor and

Tammi Saddler Jones, City Manager

IV. Comments and Questions from Legislators

V. Comments and Questions from City Councilmembers

VI. Comments and Questions from Community

VII. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA
Virtual Meeting with the City of South Fulton Delegation
November 15, 2021 2:00 PM

Attendees:

William "Bill" Edwards, Mayor
Catherine F. Rowell, District 1 Councilmember
Carmalitha Gumbs, District 2 Councilmember
Helen Z. Willis, District 3 Mayor Pro Tem
Corey A. Reeves, District 5 Councilmember
Mark Baker, District 7 Councilmember

Rep. Roger Bruce, Chair, South Fulton Delegation
Rep. Debra Bazemore
Rep. Derrick Jackson
Rep. William Bodie
Rep. Mandisha Thomas
Sen. Sonya Halpern

Staff:

Tammi Saddler Jones, City Manager
Vincent Hyman, City Attorney
Corey Adams, Sr., City Clerk
Don Toms, Assistant City Manager
Andrew Long, AR Long Company

Provided is a summary of the discussion and action items from a joint meeting of the City of South Fulton Mayor/City Council and the South Fulton Delegation. The meeting was chaired by Representative Roger Bruce, Chair of the South Fulton Delegation. Councilmembers Naeema Gilyard and khalid Kamau were not present.

The meeting was called to order by Rep. Bruce at 2:02 PM.

Rep. Bazemore rendered an opening prayer.

Mayor Edwards provided welcome on behalf of the City and introduced City Manager, Tammi Saddler Jones to present the City's Legislative Package along with Mayor Pro Tem Willis (Legislative Package attached).

Mayor Edwards left the meeting at 2:09 PM

City Manager, Tammi Saddler Jones presented the four items included in the City's Legislative Package.

I. Heat-Related Youth Sports Injuries

Rep. Bodie advised that HB832 was filed last term in 2020. The bill was assigned to the Governmental Affairs Committee. Due to no movement in the last Session, the bill will need to be re-filed for the new term. Rep Bodie will follow up with Rep. Kasey Carpenter, the lead sponsor.

II. Trucking Violation Cameras

Rep. Bazemore advised that a bill was introduced and had a hearing. The bill is still alive and received wide support. The bill was re-committed for the new term.

III. Road Renaming for Congressman John Robert Lewis

Rep. Bazemore advised that a bill was introduced and is still alive. The only work needed is to come to an agreement on which stretch of road will be renamed. Rep. Bazemore will work with the City regarding identifying which stretch of road will be renamed.

IV. Strengthen Candidate Residency Requirements

No follow up comments.

Questions:

Councilmember Gumbs questioned whether the trucking violation cameras are included only for the school zones. City Manager Jones clarified that this legislation is for truck violations city-wide.

Rep. Bodie thanked the City, Delegation and lobbyist for the work that has been done over the years. Rep. Bodie estimated that approximately 11 bills have been passed on behalf of the City.

Mayor Pro Tem Willis requested the bill number for the Trucking Violation Cameras bill. Mayor Pro Tem Willis stressed the wear and tear the trucks are having on City streets. Mayor Pro Tem Willis asked if the Delegation would utilize a strategy to introduce this bill in both chambers. Chairman Bruce advised that each chamber would utilize their own strategy.

Mayor Pro Tem Willis requested further information regarding the Heat-Related Youth Sports Injuries bill. Rep Bodie advised that he contact Rep. Carpenter to determine if there is any update or movement with the bill. It there is none, he will personally introduce the bill and speak with the leadership of the Governmental Affairs Committee.

Mayor Pro Tem Willis and Councilmember Rowell requested that the Delegation address redistricting and the impact on districts impacting the City.

Each member of the Delegation addressed the proposed changes in their districts.

Chairman Bruce advised that local redistricting will not be addressed during this Session.

Chairman Bruce thanked everyone for attending the meeting. The meeting was adjourned by Chairman Bruce at 2:45 PM.

DRAFT

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

November 1, 2021

House Representative Roger Bruce
District 61
512-A Coverdell Legislative Office Building
Atlanta, GA 30334

RE: City of South Fulton 2022 Legislative Agenda

Greetings Representative Bruce,

Please find enclosed the 2022 Legislative Agenda for the City of South Fulton, approved by the City of South Fulton Mayor and City Council on October 26, 2021. While the City has very broad interests related to the 2022 legislative session, this correspondence highlights four (4) specific areas that we humbly request the delegation consider. Please let us know when/if the delegation would like to meet with City officials to review and discuss these opportunities by contacting the City Clerk, Mr. Corey Adams (Corey.Adams@cityofsouthfultonga.gov). The City of South Fulton eagerly looks forward to partnering with the delegation on another successful legislative session in support of our 107,000+ residents.

In Service,

Tammi Saddler Jones

Tammi Saddler Jones

CITY OF SOUTH FULTON

2022 Legislative Agenda

November 1, 2021

Legislative Agenda Topics

I. **Heat-Related Youth Sports Injuries**
II. **Trucking Violation Cameras**
III. **Road Renaming for Congressman John Robert Lewis**
IV. **Strengthen Candidate Residency Requirements**

I. Heat-Related Youth Sports Injuries

Representative William Boddie (D - East Point) has been working on language for a bill expected to be introduced in 2022 by Rep. Kasey Carpenter (R – Dalton) to address heat-related youth sports injuries based on the recommendations provided by the Johnny Tolbert III Study Committee.

II. Trucking Violation Cameras

The City of South Fulton has a meaningful interest in legislation that would permit automated violation-detection cameras for the purpose of preventing tractor trailer violations within the City. Beam height of 13 feet 6 inches, if beam is broken, picture is taken of front tag to cite trucking company of violation. Legislation would include an increase in amount of fines.

III. Road Renaming for Congressman John Robert Lewis

The City of South Fulton City Council respectfully requests the City of South Fulton Legislative Delegation to rename a road in the City of South Fulton in honor of the late Congressman John Robert Lewis.

IV. Strengthen Candidate Residency Requirements

The City of South Fulton Legislative Delegation has stated that they would consider introducing a change to the charter to close a loophole in residency requirements for candidates running for public office in the City of South Fulton.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Tuesday, December 21, 2021, 4:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The meeting was called to order by Mayor William Edwards at 4:00 PM.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William "Bill" Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	Present	
Corey A. Reeves	District 5 Councilmember	Present	
khalid kamau	District 6 Councilmember	Present	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

1. Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date and for Other Purposes (Legal)

DRAFT Page 89 of 297 DRAFT
City of South Fulton | December 21, 2021

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

Yea:	5 Baker, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	2 Gilyard, khalid
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date and for Other Purposes.

The motion was approved 5-0-2. Councilmembers khalid and Gilyard abstained.

Motion (Previous Question): Councilmember Gumbs
Second: Councilmember Willis
[Motion Approved]

Yea:	5 Baker, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	2 Gilyard, khalid
Not Voting:	0

Minutes:
A motion was made to call the previous question.

The motion was approved 5-0-2. Councilmembers khalid and Gilyard abstained.

---

2. Second Reading and Request Approval of An Ordinance Providing For The Selection of An Ethics Panel; Providing for Compensation of Panel Members; And For Other Lawful Purposes **(Sponsored by Councilmember Reeves, Mayor Pro Tem Willis, Councilmember Rowell and Councilmember Gumbs)**

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

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	2 Baker, khalid
Abstain:	1 Gilyard
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance Providing For The Selection of An Ethics Panel; Providing for Compensation of Panel Members; And For Other Lawful Purposes.

The motion was approved 4-2-1. Councilmembers Baker and khalid voted in opposition. Councilmember Gilyard abstained.

3. Request approval of an Intergovernmental Agreement between Fulton County and the City of South Fulton for the provision of 9-1-1 Emergency Communications Services effective October 1, 2021, through September 30, 2022, with three (3) automatic renewals commencing on October 1 of each successive year, ending September 30, 2024, with an annual subsidy of $1,650,000.00 (Police and Fire)

Motion (Approve): Councilmember Gumbs
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Intergovernmental Agreement between Fulton County and the City of South Fulton for the provision of 9-1-1 Emergency Communications Services effective October 1, 2021, through September 30, 2022, with three (3) automatic renewals commencing on October 1 of each successive year, ending September 30, 2024, with an annual subsidy of $1,650,000.00.

The motion was approved unanimously.

4. Request approval of an Intergovernmental Agreement between Fulton County and the City of South Fulton, for the provision of the Digital 800 MHz Radio System Access, October 1, 2021 through September 30, 2022 with three (3) automatic renewals commencing October 1 of each successive year, in the amount of $263,410.00 annually for year 2021 and 2022 and $279,030.00 annually for years 2023 and 2024 (Police, Fire and Information Technology)

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

Yea:	6 Baker, Gilyard, Gumbs, khalid , Reeves, Willis
Nay:	0
Abstain:	0
Not Voting:	1 Rowell

Minutes:
A motion was made to approve An Intergovernmental Agreement between Fulton County and the City of South Fulton, for the provision of the Digital 800 MHz Radio

System Access, October 1, 2021 through September 30, 2022 with three (3) automatic renewals commencing October 1 of each successive year, in the amount of $263,410.00 annually for year 2021 and 2022 and $279,030.00 annually for years 2023 and 2024.

The motion was approved 6-0. Councilmember Rowell did not vote.

5. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, For The Purpose Of Amending The Regulations For Gasoline Stations; And For Other Lawful Purposes **(Sponsored by Councilmember Rowell)**

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, For The Purpose Of Amending The Regulations For Gasoline Stations; And For Other Lawful Purposes with an amendment to add the revised section 302.15 with the following language:

Section 302.15. Gas Station.

1. When located on Fulton Industrial Boulevard, a gas station shall have frontage on the roadway"
2. Gas stations shall be separated by a minimum of 3 miles from other gas stations. Separation distance shall be measured in a straight line from the property line of said stations.
3. Gas stations shall not be located within 1,000 ft of residential uses and/or mixed use districts that include residential development."

The motion as amended was approved unanimously.

6. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, And The Subdivision Regulations Of South Fulton, Georgia, As Amended, For The Purpose Of Amending The Regulations For Cedar Grove Overlay District And The Cedar Grove Agricultural Overlay District; To Establish Regulations For Said District; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

Motion (Hold): Councilmember Willis
Second: Councilmember Reeves
[Motion Approved]

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to HOLD An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, And The Subdivision Regulations Of South Fulton, Georgia, As Amended, For The Purpose Of Amending The Regulations For Cedar Grove Overlay District And The Cedar Grove Agricultural Overlay District; To Establish Regulations For Said District; And For Other Lawful Purposes.

The motion to hold was approved unanimously.

---

7. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Creating A New Section 514 Entitled Red Oak Community Overlay District; To Establish Overlay Regulations For Said District; To Enact, By Reference And Incorporation, A Map Establishing The Boundaries Of Said District; And For Other Lawful Purposes **(Sponsored by Mayor Pro Tem Willis)**

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

Yea: 7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Creating A New Section 514 Entitled Red Oak Community Overlay District; To Establish Overlay Regulations For Said District; To Enact, By Reference And Incorporation, A Map Establishing The Boundaries Of Said District; And For Other Lawful Purposes.

The motion was approved unanimously.

---

8. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

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

Yea: 6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay: 0
Abstain: 0
Not Voting: 1 khalid

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes.

The motion was approved 6-0. Councilmember khalid did not vote.

---

9. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulations For Principal Buildings In The AG-1 Zoning District; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

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

Yea: 5 Baker, Gumbs, Reeves, Rowell, Willis
Nay: 2 Gilyard, khalid
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulations For Principal Buildings In The AG-1 Zoning District; And For Other Lawful Purposes.

The motion was approved 5-2. Councilmembers khalid and GIlyard voted in opposition.

---

10. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending And Clarifying The Principal Use Table With Regard To Outdoor Recreational Courts; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

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

Yea: 5 Baker, Gumbs, Reeves, Rowell, Willis
Nay: 2 Gilyard, khalid
Abstain: 0
Not Voting: 0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending And Clarifying The Principal Use Table With Regard To Outdoor Recreational Courts; And For Other Lawful Purposes.

The motion was approved 5-2. Councilmembers khalid and Gilyard voted in opposition.

---

11. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

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

Yea:	6 Baker, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	1 Gilyard
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Section Regulating The Standards Of Review For Proposed Special Uses; And For Other Lawful Purposes.

The motion was approved 6-1. Councilmember Gilyard voted in opposition.

---

12. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Boundaries Of The Fulton Industrial Business District Overlay; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

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

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton

Zoning Ordinance For The Purpose Of Amending The Boundaries Of The Fulton Industrial Business District Overlay; And For Other Lawful Purposes.

The motion was approved unanimously.

---

13. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Fulton Industrial Business District Overlay To Add Landscaping Requirements; And For Other Lawful Purposes (Community Development and Regulatory Affairs)

Motion (Approve): Councilmember Rowell
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gilyard, Gumbs, khalid , Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Fulton Industrial Business District Overlay To Add Landscaping Requirements; And For Other Lawful Purposes.

The motion was approved unanimously.

---

14. Second Reading and Request Approval of An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulation of Special Events; And For Other Lawful Purposes
(Community Development and Regulatory Affairs)

Motion (Approve): Councilmember Willis
Second: Councilmember Gumbs
[Motion Failed]

Yea:	3 Gumbs, Rowell, Willis
Nay:	4 Baker, Gilyard, khalid , Reeves
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve An Ordinance To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending The Regulation of Special Events; And For Other Lawful Purposes.

The motion failed for a lack of four affirmative votes. Voting in opposition was

Councilmembers Baker, khalid, Gilyard and Reeves.

Councilmember khalid requested that staff provide an informational document that details the steps and process for the public to follow.

---

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Minutes:
No Executive Session was conducted.

---

5. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell
Second: Councilmember Baker
[Motion Approved]

Yea:	6 Baker, Gilyard, Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	1 khalid

Minutes:
A motion was made to adjourn the Special Called Meeting at 5:17 PM.

The motion was approved 6-0. Councilmember khalid did not vote.

Page 88 of 297
January 25, 2021

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Thursday, December 30, 2021, 10:00 AM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The meeting was called to order by Mayor William Edwards at 10:00 AM.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

2. Roll Call

Minutes:

Attendee Name	Title	Status	Arrived
William Edwards	Mayor	Present	
Catherine F. Rowell	District 1 Councilmember	Present	
Carmalitha Gumbs	District 2 Councilmember	Present	
Helen Z. Willis	District 3 Councilmember	Present	
Naeema Gilyard	District 4 Councilmember	ABSENT	
Corey A. Reeves	District 5 Councilmember	Present	
khallid kamau	District 6 Councilmember	ABSENT	
Mark Baker	District 7 Councilmember	ABSENT	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

1. COVID-19 Update - County — Matthew Kallmyer, Atlanta-Fulton Emergency Management Agency

Dr. Lynn Paxton, Fulton County Board of Health

Minutes:
COVID-19 Update presentation presented by Matthew Kallmyer, Director with the Atlanta-Fulton County Emergency Management Agency, Dr. Lynn Paxton, Director with the Fulton County Board of Health and Doug Schuster with the Atlanta-Fulton County Emergency Management Agency.

The presentation was followed by a question and answer period.

The public may call the COVID-19 Hotline: (404) 613-8150 to get COVID-19 related questions answered or to schedule a testing appointment.

---

2. Proposed Action Plan and Next Steps - Tammi Saddler Jones, City Manager

Minutes:
The City Manager presented her recommended next steps regarding the City's action plan concerning the recent developments with the COVID-19 virus.

The City still has a mask mandate in place and masks must be worn in buildings.
The City will continue a teleworking policy for City employees through January 10, 2022.
The City will use American Rescue Act Funds to implement a vaccination incentive program to encourage underserved areas of the City to get their first and second shots. Employees are eligible as well.

The City Manager still recommends we implement the plan for the swearing-in ceremony at City Hall. A brief ceremony will be held on Tuesday, January 4, 2022, at 12:00 Noon in the City Hall Conference Room. This ceremony would entail the Municipal Court Judge conducting the swearing-in of all four individuals. Very limited seating will be available. The public is encouraged to view the ceremony via the City's YouTube channel.

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

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0

Not Voting: 3 Baker, Gilyard, khalid

Minutes:
A motion was made to direct the City Manager to conduct the swearing-in ceremony at staggered times on January 4, 2022, to ensure minimal interaction of participants.

The motion was approved 4-0.

Motion (Approve): Councilmember Willis
Second:
[Motion Failed for Lack of Second]

Yea:	0
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to postpone the January 8, 2022 public swearing-in ceremony due to the recent developments with the COVID-19 virus.

The motion failed for the lack of a second.

---

4. Adjournment of Meeting

Motion (Adjourn): Councilmember Rowell
Second: Councilmember Reeves
[Motion Approved]

Yea:	4 Gumbs, Reeves, Rowell, Willis
Nay:	0
Abstain:	0
Not Voting:	3 Baker, Gilyard, khalid

Minutes:
A motion was made to adjourn the Special Called Meeting at 11:04 AM.

The motion was approved 4-0.

CITY OF SOUTH FULTON, GEORGIA
VIRTUAL - SPECIAL CALLED MEETING
Thursday, January 6, 2022, 6:00 PM

SPECIAL CALLED MEETING MINUTES

1. Meeting Called to Order

Minutes:
The meeting was called to order by Mayor khalid kamau at 6:00 PM.

Mayor khalid opened the meeting with an invocation.

The meeting is being conducted under special emergency circumstances due to the COVID19 (also known as the Coronavirus) pandemic. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

2. Roll Call

Minutes:

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	
Mark Baker	District 7 Councilmember	Present	

Following the roll call by the City Clerk, a quorum was established.

3. Agenda Items

1. Ratification and Confirmation of Swearing-In Ceremony that was held on January 4, 2022

Motion (Approve): Councilmember Willis

Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to proceed with the swearing-in of the Mayor, and Councilmembers for District 2, 4, and 6 at this time due to the lack of a quorum at the January 4, 2022 swearing-in.

The motion was approved unanimously.

Judge Michael Sheridan administered the oath of office to Mayor khalid kamau, Councilmembers Carmalitha Gumbs, Jaceey Sebastian and Natasha Williams.

---

2. Decision to keep, postpone or cancel 2022 Inauguration scheduled for January 8, 2022

Motion (Approve): Councilmember Baker
Second: Councilmember Gumbs
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to hold the selection of the Mayor Pro Tem until the next regularly scheduled meeting, January 25, 2022.

The motion was approved unanimously.

Motion (Approve): Councilmember Gumbs
Second: Councilmember Rowell
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to approve the recommendation of the City Manager to postpone the 2022 Inauguration scheduled for January 8, 2022 until a date to be determined.

The motion was approved unanimously.

3. **Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date and for Other Purposes (Mayor khalid kamau)**

Motion (Approve as Amended): Councilmember Gumbs
Second: Councilmember Willis
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to Approve an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date with a friendly amendment to postpone the return to an in-person meeting on January 25, 2022 (the January 25, 2022 meeting will remain virtual).

The motion was approved unanimously.

4. **Decision to keep or postpone scheduled return to In-Person Meetings, scheduled for January 25, 2022**

Minutes:
This item was included in the motion addressing the previous agenda item.

5. **Covid Safety Protocols for In-Person Attendance at Inauguration, In-Person Council Meetings and City Events**

Minutes:
The City Manager advised the City will continue its safety protocols whenever the City re-opens and resumes in-person meetings. These protocols include wearing masks, continued sanitizing of facilities, using hand sanitizer, maintaining proper separation, asking symptom questions, increased signage and temperature checks. The City will continue utilizing these protocols and evaluating the implementation of additional measures as appropriate.

Mayor khalid requested that the City Manager continue to update the Council and provide any recommendations well in advance to ensure adequate time for implementation.

Mayor Pro Tem Willis recommended that the public continue to avoid large gatherings and take the COVID-19 virus seriously.

4. Executive Session

When an Executive Session is Required, one will be called for the following issues:
1) Personnel, 2) Litigation or 3) Real Estate

Motion (Recess): Councilmember Willis
Second: Councilmember Gumbs
[Motion Approved]

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

Minutes:
A motion was made at 6:47 PM to recess for an Executive Session for Litigation, Personnel and Real Estate.

The motion was approved 6-1. Councilmember Baker voted in opposition.

Motion (Reconvene): Councilmember Baker
Second: Councilmember Willis
[Motion Approved]

Yea:	7 Baker, Gumbs, Reeves, Rowell, Sebastian, Williams, Willis
Nay:	0
Abstain:	0
Not Voting:	0

Minutes:
A motion was made to reconvene from Executive Session at 7:51 PM.

The motion was approved unanimously.

---

1. **A Resolution To Express Disapproval Of Mayor khalid kamau's Recent Actions That Interfere, Disrupt and Violate The City's Charter Regarding Role Delineation Between The City Council And Mayor And For Other Lawful Purposes**
   (**Sponsored by Councilmembers Rowell, Gumbs, Willis, Sebastian, Reeves and Williams**)

   ADDED: After Executive Session Discussion on January 6, 2022

Motion (Approve): Natasha Williams
Second: Councilmember Gumbs
[Motion Not Carried]

Yea:	0
Nay:	0
Abstain:	0

Not Voting: 0

Minutes:
As a result of the discussion in the Executive Session, the following resolution and motion was made.

A motion was made to approve A Resolution To Express Disapproval Of Mayor khalid kamau's Recent Actions That Interfere, Disrupt and Violate The City's Charter Regarding Role Delineation Between The City Council and Mayor.

The motion was not carried.

Motion (Approve as Amended): Councilmember Willis
Second: Councilmember Rowell
[Motion Approved]

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

Minutes:
A substitute motion was made to add to the agenda and approve A Resolution To Express Disapproval Of Mayor khalid kamau's Recent Actions That Interfere, Disrupt and Violate The City's Charter Regarding Role Delineation Between The City Council and Mayor.

The motion was approved 6-0-1. Councilmember Baker abstained for the stated reason that he did not have an opportunity to read the legislation prior to its presentation.

---

5. Adjournment of Meeting

Minutes:
A motion was made to adjourn the Special Called Meeting at 8:11 PM.

The motion was approved unanimously.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	M21-007 and CV21-007: Council to consider a modification to allow 144 townhomes instead of the previously approved 114 townhomes, to reduce the minimum heated floor area from 2000 square feet to 1800 square feet, and to revise the traffic conditions. Council to consider a concurrent variance to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd
DATE:	January 25, 2022
SUBJECT:	M21-007 and CV21-007: Council to consider a modification to allow 144 townhomes instead of the previously approved 114 townhomes, to reduce the minimum heated floor area from 2000 square feet to 1800 square feet, and to revise the traffic conditions. Council to consider a concurrent variance to remove portions of the berm required by the Sandtown Overlay. 0 Campbellton Rd
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
M21-007 CV21-007	Cover Memo	1/20/2022
M21-007 & CV21-007 Updated	Cover Memo	1/20/2022

M21-007
CV21-007

Modification and Concurrent Variance
0 Campbellton Rd. and Stonewall Tell Rd.
District 1

Staff Recommendation is approval with conditions

City Zoning Information Meeting
City of South Fulton
January 11, 2022

M21-007 CV21-007: 0 Campbellton Rd.

The applicant seeks a modification to amend 4 conditions from zoning case Z2008-023 and a concurrent variance to remove portions of the existing required berm.

- Zoning Conditions to be modified:

  1a: The current condition allows 114 townhouse units. The applicant would like to allow up to 146 units.

  1c: The current minimum heated floor area is 2000 square feet. The applicant would like to reduce the minimum heated floor area to 1850 square feet and 1650 square feet.

  2a: The applicant would like to update the site plan so that the conditions reference the site plan received by the city on December 21, 2021.

  3a: Staff would like for the conditions to mention the need for coordination with GDOT regarding planned improvements to Campbellton Rd.

- Concurrent Variance Request:

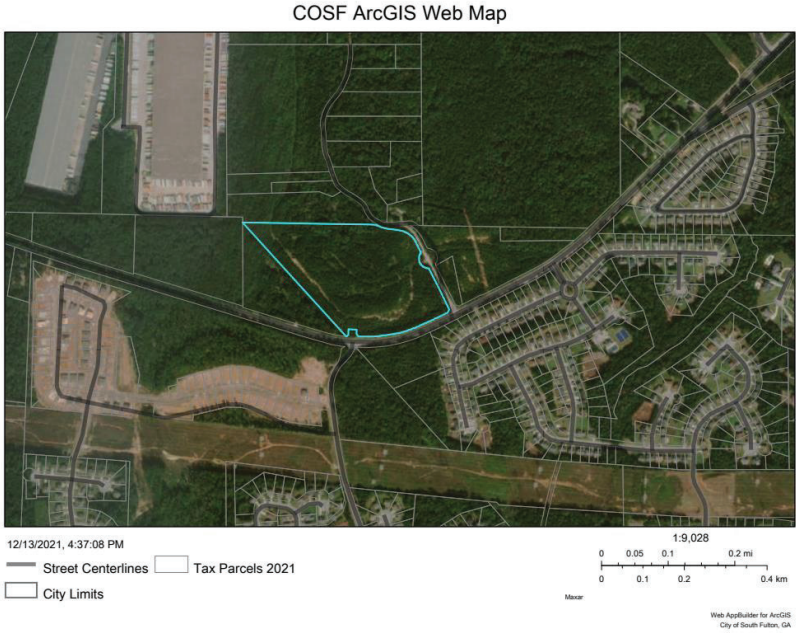
  The applicant seeks to remove portions of the berm required by the Sandtown Overlay Standards in section 512.06 that requires a berm or 25-foot landscape strip.

M21-007 CV21-007: 0 Campbellton Rd.

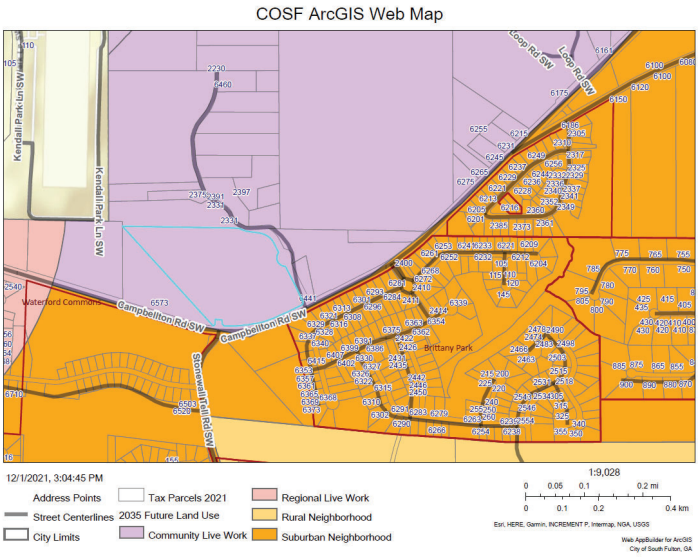
- The site is currently zoned TR and the Future Land Use is Community Live Work. The proposal fits the Current Future Land Use Plan for density, but not the allowed zoning designations.

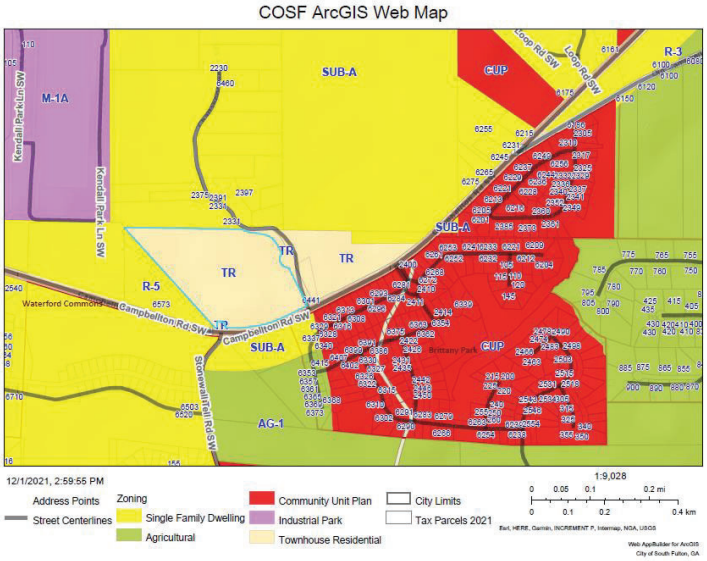
- Staff recommendation is Approval with conditions.

M21-007 CV21-007: 0 Campbellton Rd.

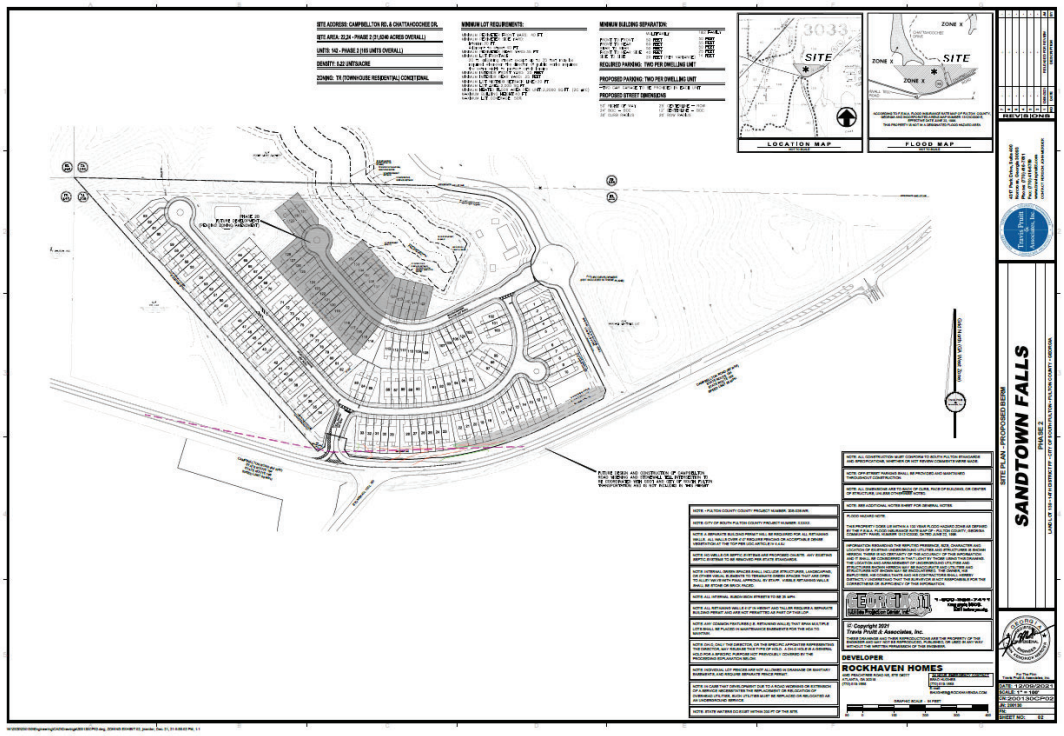


M21-007 CV21-007: 0 Campbellton Rd.





M21-007 CV21-007: 0 Campbellton Rd.



City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Community Development and Regulatory Affairs	**Council District(s) Affected** 1
Requested Action Request Council Deferal of modification request M21-007 and CV21-007.	
Requirements for Council Action (City specific Council policy, statute or code requirement) Staff recommends Council Deferral for additional time to review elevations, parking, and site design conditions.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) Rockhaven Homes is requesting a modification of 4 conditions from Z2008-0023. The modified conditions will allow a maximum of 144 townhomes, change the minimum square footages from 2000 to 1650 and 1850, reference the updated site plan received by CDRA on January 11, 2022, and require coordination with GDOT for improvements to Campbellton Rd. The concurrent variance allows the petitioner to remove portions of the berm, if required by GDOT. The proposed conditions are attached in the staff report. Staff received a new site plan and new elevations from the applicant on January 11th that need to be considered. Staff received additional comments from the community and councilmember on January 13th for consideration.	
Funding Source (if applicable) N/A	
Financial Impact (if applicable) N/A	
Financial Impact Statement Received Yes ☐ No ☑ **Legislative Process Complete** Yes ☑ No ☐	

Department Director Approval Rebecca Keefer Digitally signed by Rebecca Keefer Date: 2022.01.18 10:56:57 -05'00'		**Finance Director Approval**
Assistant City Manager Approval	**City Attorney Approval**	**City Manager Approval** Tammi Fadden Jones 1/20/2022

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO: City of South Fulton Mayor and Council

FROM: Planning & Zoning Division

SUBJECT: **M21-007 and CV21-0076 for 0 Campbellton Rd.**

MEETING DATE: January 25,2022

To consider a modification the zoning conditions **Z2008-0023 1a** to allow 144 townhomes.

To consider a modification to the zoning conditions **Z2008-0023 1c** to allow a minimum of heated floor area of 1650 square feet instead of the previously approved 2000 square feet.

To consider a modification to the zoning conditions **Z2008-0023 2a** to reference the site plan received by CDRA on Janaury 11, 2022.

To consider a modification to the zoning conditions **Z2008-0023 3a** to require coordination with GDOT for intersection improvements at Campbellton Rd.

To consider a concurrent variance to remove portions of the berm along Campbellton Rd pursuant to zoning code section 512.06 if required by GDOT.

STAFF RECOMMENDATIONS: **Defferal** of the Modification request to allow 144 townhouses
Deferral of modification to reduce the minimum heated floor area to 1800 square feet
Deferral of modification request to reference the updated site plan
Deferral of request to update roadway dedication requirements.
Deferral of variance request for relief from the berm requirements

cc: Corey Adams, City Clerk

APPLICATION INFORMATION

Applicant Information:	Steve Rothman Overlook I, Suite 700 Atlanta GA 30339
Status of Applicant:	Attorney
City Council District(s):	1
Parcel ID Number:	14F0139 LL0240
Area of Property:	17.00
Current/Past Use of the Property:	This property is currently undeveloped.

Prior Zoning Cases/History:

Z2003-0027 & CV2003-0041: Rezoning from Sub-A to TR for 215 attached single family dwelling units and a concurrent variance to reduce the side building separation from 40 feet to 20 feet.

M2007-013: Modification to allow 87 detached single family dwelling units at 2.752 dwelling units per acre, with a minimum lot size of 6000 square feet and a berm or landscape strip adjacent to Campbellton Rd.

Z2008-0023: Rezoning to allow 114 townhouse units, and no more than 23 single family detached dwelling units at a maximum density of 4.23 units per acre with a minimum lot size of 6000 square feet. The minimum heated floor area for the single-family homes was to be 2850 square feet, and the minimum heat floor area for the townhouses was to be 2000 square feet.

Surrounding Zoning:	North: Sub-A (Residential) South: R-4 (Residential) and CUP (Community Unit Plan: Residential) East: Sub-A (Residential) West: CUP (Community Unit Plan: Residential)
2035 Future Land Use Designation:	Character Type: Community Live Work Land Uses: Public, Semi-Public & Institutional, Open Space Zonings: MIX, C-1, C-2, O-I, SH

Compatibility to the Fulton County 2035 Future Land Use Plan:
No. The proposal is not in compliance with the Future Land Use Plan. TR is not an allowed zoning district in the Community Live Work Land Use Category.

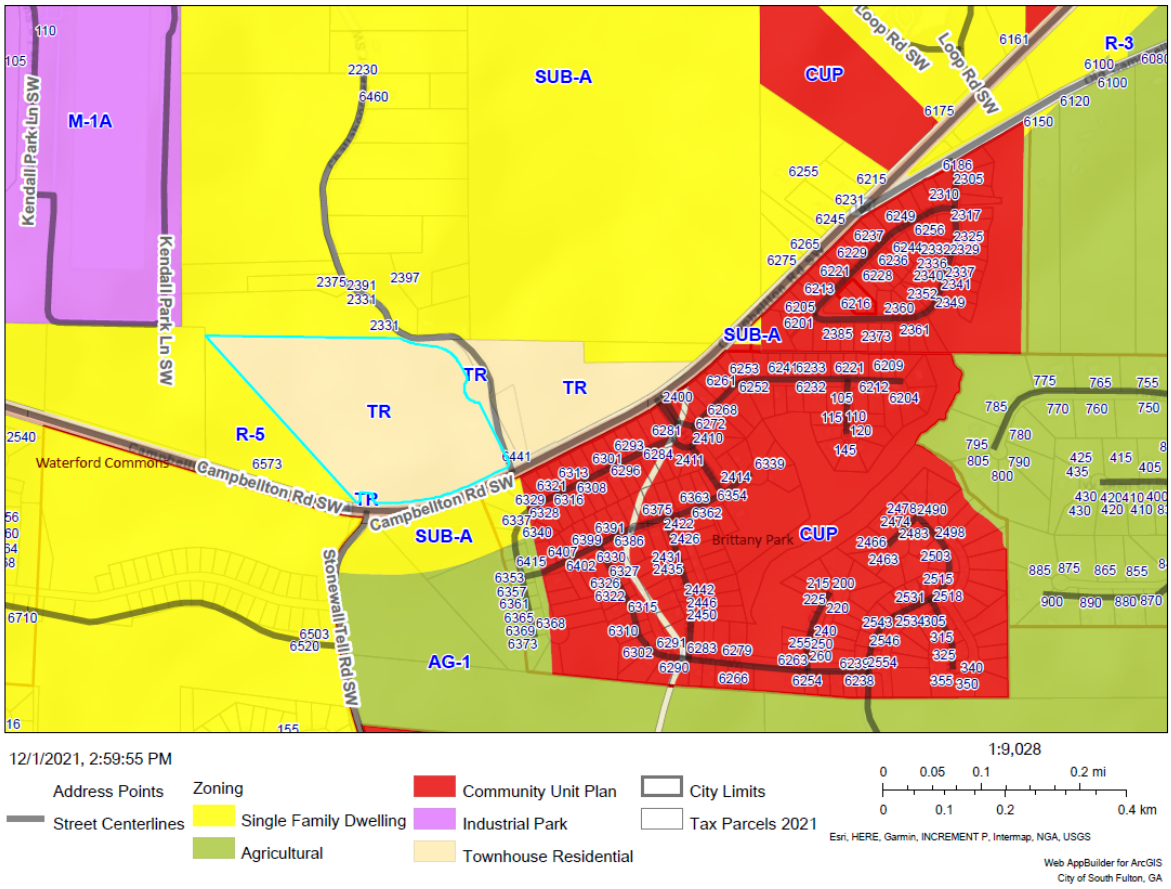
Overlay District:	Sandtown Overlay District

Public Utilities:	Water service is provided to these sites by City of Atlanta. Sewer service is available to the site by Fulton County.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.
Transportation:	Streets: Campbellton Rd. and Stonewall Tell Rd. Classification: Campbellton Rd. Minor Arterial (State Route), Stonewall Tell (Minor Arterial) Public Transit: MARTA bus service does not serve the site. The closet MARTA bus stop is route 73, north of the site, at the intersection of Fulton Industrial Blvd. and Riverside Drive. It is approximately 2.5 miles away.

MAPS:

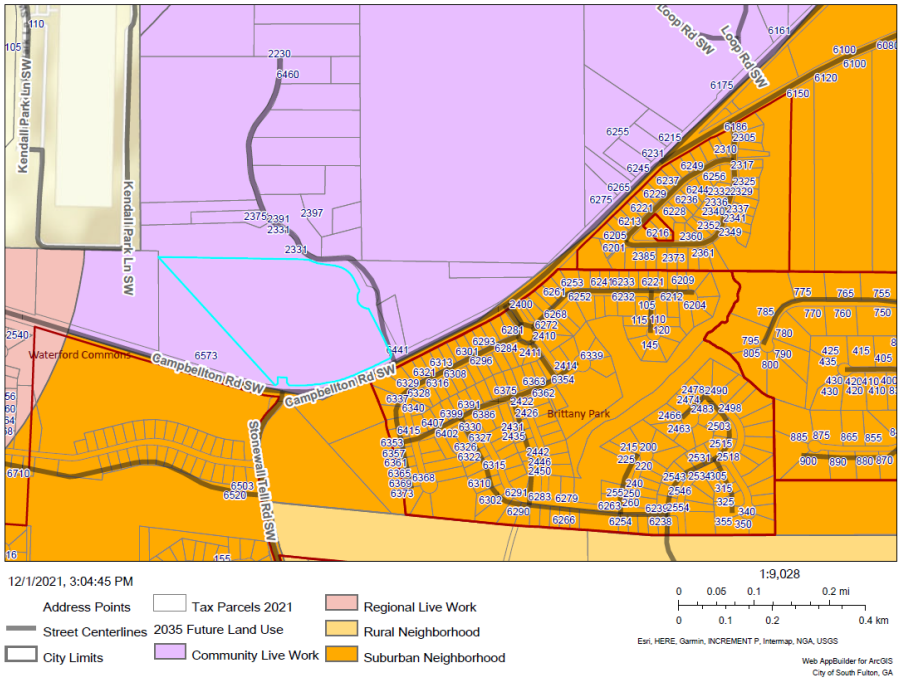
City of South Fulton Zoning Map

COSF ArcGIS Web Map



Future Land Use Map

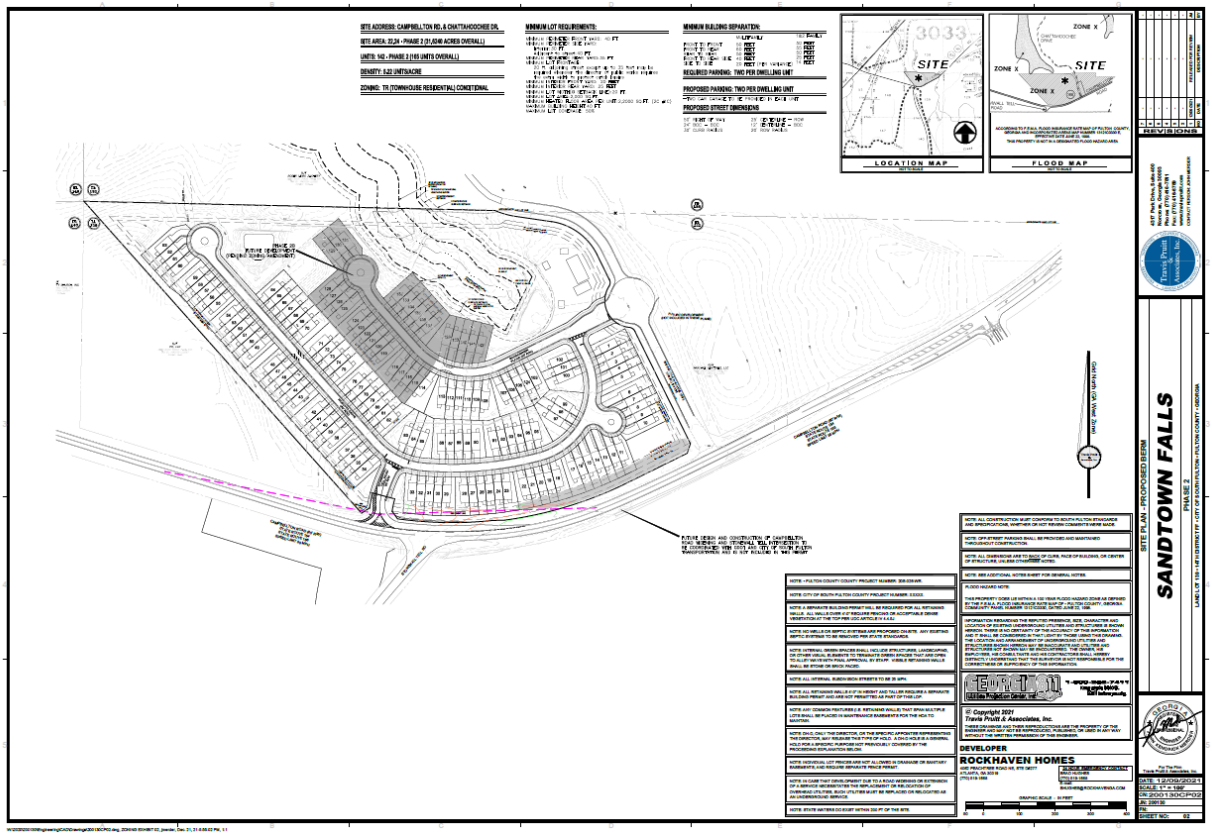
COSF ArcGIS Web Map



Aerial Map

COSF ArcGIS Web Map

Proposed Site Plan:



CONDITION(S) TO BE MODIFIED

The petitioner seeks to modify conditions:

- 1(a) to allow 144 townhomes instead of the previously approved 114 townhomes
- 1(c) to change the minimum heated floor area from 2000 square feet to 1650 square feet
- 2 (a) to replace to previously approved site plan with the update provided to CDRA on January 11, 2022
- 3 (a) to require coordination with GDOT for intersection improvements

VARIANCE CONSIDERATIONS

Staff is including the specific conditions that must be considered for a variance to be granted to assist the Zoning Board of Appeals in considering the application and its merits. According to our Code, these considerations include:

808.09 Hardship Criteria:

Primary variances shall only be granted by the Zoning Board of Appeals and concurrent variances shall only be granted by City Council upon showing that, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship and such approval will not be

contrary to the public interest. A variance from the terms on this Ordinance shall not be granted unless a written application is submitted demonstrating:

a) The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public**;**

b) That special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other land, structures, or buildings in the same district;

c) That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance;

d) That the special conditions and circumstances do not result from the actions of the appellant;

e) That granting the variance requested will not confer on the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures or buildings in the same district;

f) That the request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant nor to gain any advantage or interest over similarly zoned properties; and

g) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

PUBLIC PARTICIPATION

A public participation meeting was held on November 23, 2021 at 6:00pm via zoom. Residents had questions concerning traffic congestions, sidewalks, and the price point of the proposed townhomes. The public participation report is attached.

STAFF COMMENTS

Engineering: The engineering team noted that a different applicant had previously applied for a Land Disturbance Permit. Some of the infrastructure for the site including streets and utilities were partially completed before the project was abandoned by a previous developer.

Fulton County Public Works (sewer): Requested information, none provided.

Transportation*:* There is a zoning requirement for the Sandtown Falls subdivision to install a raised berm along the right-of-way of Campbellton Road. The speed limit on Campbellton Road is 55 mph. City of South Fulton and GDOT require a sight distance of 610' from the entrance. The required berm would obstruct sight distance and create a safety hazard. Staff recommends revising the condition to require an opaque fence or planted buffer along the rear of Lots 23-33 in lieu of a berm. On the attached drawings, the pink line is the required line of site. The gray area is the required/modified berm. The design engineer has taken into account the future intersection improvement at Campbellton Road and Stonewall Tell Road.

MARTA: MARTA advised that the site is not a part of their jurisdiction and did not provide comments.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire Department: The fire department noted that the development would need to follow the fire code.

PLANNER'S RECOMMENDATION

taff recommendation is Deferral to the ebruary 25, 2022 council meeting. taff received an updated site plan and new options for elevations from the applicant that will require additional review. There are also some additional concerns regarding site design and improvements including par ing, landscaping, and lighting that need to be addressed.

The site in question has undergone a variety of rezoning, modifications, and variances since 2003 and was never fully developed. Although the TR zoning district is not in compliance with the Future Land Use Plan, the site is already zoned TR based on Z2003-0027 which was approved by Fulton County. The density for the modification request is in alignment with the Future Land Use Plan for the Community Live Work Future Land Use Designation which was designed to have higher density development along the major roadways.

Regarding request for the four-part modification, staff is recommending **Deferral** with the following enumerated conditions:

- 1(a) No more than 144 townhomes units shall be allowed, and each unit shall have a two-car garage.
- 1 (e) The amenity area for the site shall include a swimming pool and cabana as illustrated in Appendix C.
- 1(f) No more than 50 certificates of occupancy may be issued before the amenity area is completed.
- 1(c) The minimum heated floor area for the townhomes shall be either 1650 square feet or 1850 square feet.
- 2 (a) The owner agrees to abide by the site plan received by Community Development and Regulatory Affairs on January 11, 2022 as shown in Appendix A.
- 2 (c) The owner/developer shall provide a copy of the recorded Home Owners Association Covenants, Easements, and Deed restrictions to the President of the Sandtown Community Association at the time that the recorded document is provided to the Community Development and Regulatory Affairs Department.
- 2 (d) The Covenants, Easement, and Deed Restrictions will contain terms that impose a requirement that a maximum of 20% of the total units can be rented or leased to an occupant by the owner and the Homeowner's Association will be required to enforce this provision.
- 3 (a) Additionally, the owner/developer shall coordinate with GDOT regarding future improvements on Campbellton Rd.

Concerning the request for the current variance, the Georgia Department of Transportation is in the process of conducting road improvements along Campbellton Rd. to include a signalized intersection the entrance. Staff Recommendation is **Deferral** with the following conditions:

- 2(c) Screening in the form of a planted buffer or opaque fencing shall be required in the rear of lots 23-33. The proposed screening must be approved by the Director of Community Development and Regulatory affairs prior to the issuance of building permits for lots 23-33. The screening shall not impact sight distance as illustrated in the site plan in Appendix A**.**

PREPARED BY:
Marissa Jackson, Senior Planner

REVIEWED BY:
Dana Gray, Planner

MAYOR & COUNCIL ACTION

TBD

APPENDIX A:

SITE PLAN

SITE ADDRESS: CAMPBELLTON RD. & CHATTAHOOCHEE DR.

SITE AREA: 22.24 - PHASE 2 (31.6240 ACRES OVERALL)

UNITS: 142 - PHASE 2 (165 UNITS OVERALL)

DENSITY: 5.22 UNITS/ACRE

ZONING: TR (TOWNHOUSE RESIDENTIAL) CONDITIONAL

MINIMUM LOT REQUIREMENTS:

MINIMUM PERIMETER FRONT YARD: 40 FT.
MINIMUM PERIMETER SIDE YARD:
Interior: 30 FT.
Adjacent to street: 40 FT.
MINIMUM PERIMETER REAR YARD: 35 FT.
MINIMUM LOT FRONTAGE:
20 ft. adjoining street except up to 35 feet may be required whenever the director of public works requires the extra width to protect catch basins
MINIMUM INTERIOR FRONT YARD: 20 FEET
MINIMUM INTERIOR REAR YARD: 25 FEET
MINIMUM LOT WIDTH(@ SETBACK LINE): 20 FT.
MINIMUM LOT AREA: 2,000 SQ.FT.
MINIMUM HEATED FLOOR AREA PER UNIT: 2,2000 SQ.FT. (2C #1C)
MAXIMUM BUILDING HEIGHT: 40 FT.
MAXIMUM LOT COVERAGE: 50%

MINIMUM BUILDING SEPARATION:

	MULTIFAMILY	1&2 FAMILY
FRONT TO FRONT	50 FEET	50 FEET
FRONT TO REAR	60 FEET	55 FEET
REAR TO REAR	50 FEET	50 FEET
FRONT TO REAR SIDE	40 FEET	25 FEET
SIDE TO SIDE	20 FEET (PER VARIANCE)	14 FEET

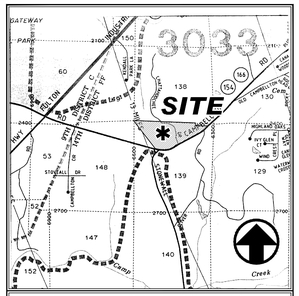
REQUIRED PARKING: TWO PER DWELLING UNIT

PROPOSED PARKING: TWO PER DWELLING UNIT

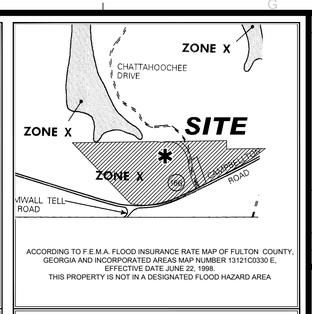
—TWO CAR GARAGE TO BE PROVIDED IN EACH UNIT

PROPOSED STREET DIMENSIONS

50' RIGHT OF WAY — 25' CENTERLINE — ROW
24' BOC — BOC — 12' CENTERLINE — BOC
30' CURB RADIUS — 20' ROW RADIUS

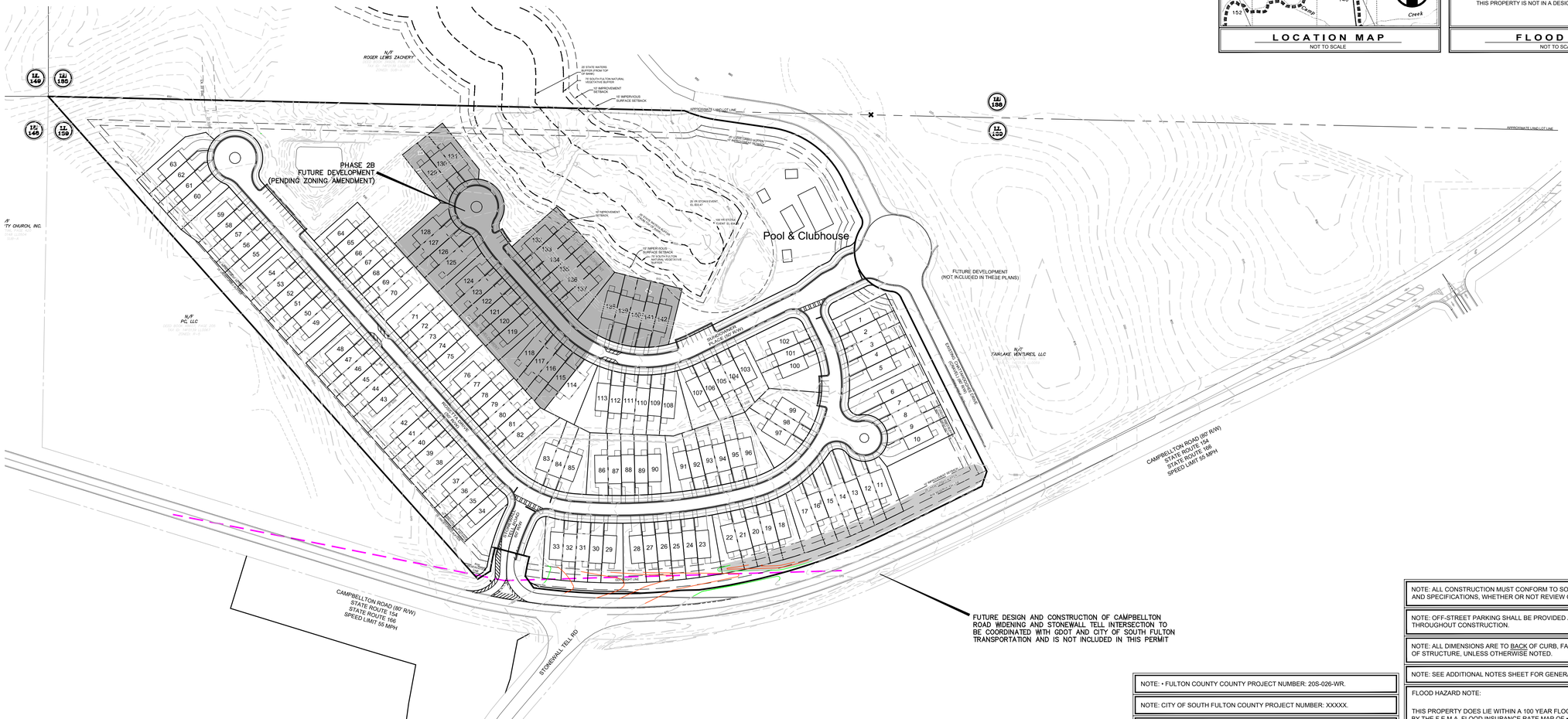


LOCATION MAP
NOT TO SCALE



ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13121C0330 E, EFFECTIVE DATE JUNE 22, 1998.
THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA

FLOOD MAP
NOT TO SCALE



Grid North (GA West Zone)

NOTE: ALL CONSTRUCTION MUST CONFORM TO SOUTH FULTON STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.

NOTE: OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF • FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0330, DATED JUNE 22, 1998.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

NOTE: • FULTON COUNTY COUNTY PROJECT NUMBER: 20S-026-WR.

NOTE: CITY OF SOUTH FULTON COUNTY PROJECT NUMBER: XXXXX.

NOTE: A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J

NOTE: NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED ON-SITE. ANY EXISTING SEPTIC SYSTEMS TO BE REMOVED PER STATE STANDARDS.

NOTE: INTERNAL GREEN SPACES SHALL INCLUDE STRUCTURES, LANDSCAPING, OR OTHER VISUAL ELEMENTS TO TERMINATE GREEN SPACES THAT ARE OPEN TO ALLEY WAYS WITH FINAL APPROVAL BY STAFF. VISIBLE RETAINING WALLS SHALL BE STONE OR BRICK FACED.

NOTE: ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.

NOTE: ALL RETAINING WALLS 4'-0" IN HEIGHT AND TALLER REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT PERMITTED AS PART OF THIS LDP.

NOTE: ANY COMMON FEATURES (I.E. RETAINING WALLS) THAT SPAN MULTIPLE LOTS SHALL BE PLACED IN MAINTENANCE EASEMENTS FOR THE HOA TO MAINTAIN.

NOTE: DH-D, ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLE IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PROCEEDING EXPLANATION BELOW.

NOTE: INDIVIDUAL LOT FENCES ARE NOT ALLOWED IN DRAINAGE OR SANITARY EASEMENTS, AND REQUIRE SEPARATE FENCE PERMIT.

NOTE: IN CASE THAT DEVELOPMENT DUE TO A ROAD WIDENING OR EXTENSION OF A SERVICE NECESSITATES THE REPLACEMENT OR RELOCATION OF OVERHEAD UTILITIES, SUCH UTILITIES MUST BE REPLACED OR RELOCATED AS AN UNDERGROUND SERVICE.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

GEORGIA811 Utilities Protection Center, Inc.
1-800-282-7411
Know what's below. Call before you dig.

© Copyright 2022
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

DEVELOPER

ROCKHAVEN HOMES
4062 PEACHTREE ROAD NE, STE D#277
ATLANTA, GA 30319
(770) 519-1668

24 HOUR EMERGENCY CONTACT
BRAD HUGHES
(770) 519-1668
E-mail:
BHUGHES@ROCKHAVENGA.COM

GRAPHIC SCALE - IN FEET
50 0 100 200 300 400

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	12/09/2021	RELEASED FOR REVIEW	JM

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: JOHN MERDER
Travis Pruitt & Associates, Inc.
CONSULTING TRANSPORTATION SCIENTISTS • LANDSCAPE ARCHITECTS

SITE PLAN - PROPOSED BERM

SANDTOWN FALLS

PHASE 2

LAND LOT 139 • 14TH DISTRICT FF • CITY OF SOUTH FULTON • FULTON COUNTY • GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN KENDRICK MERDER

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 12/09/2021
SCALE: 1" = 100'
CN: 200130CP02
JN: 200130
FN:
SHEET NO: 02

APPENDIX B:

CABANA ELEVATIONS

RELEASED FOR CONSTRUCTION

BUILDER

ROCKHAVEN HOMES
4062 PEACHTREE ROAD NE, SUITE D # 277
ATLANTA, GA 30319

SANDTOWN TH

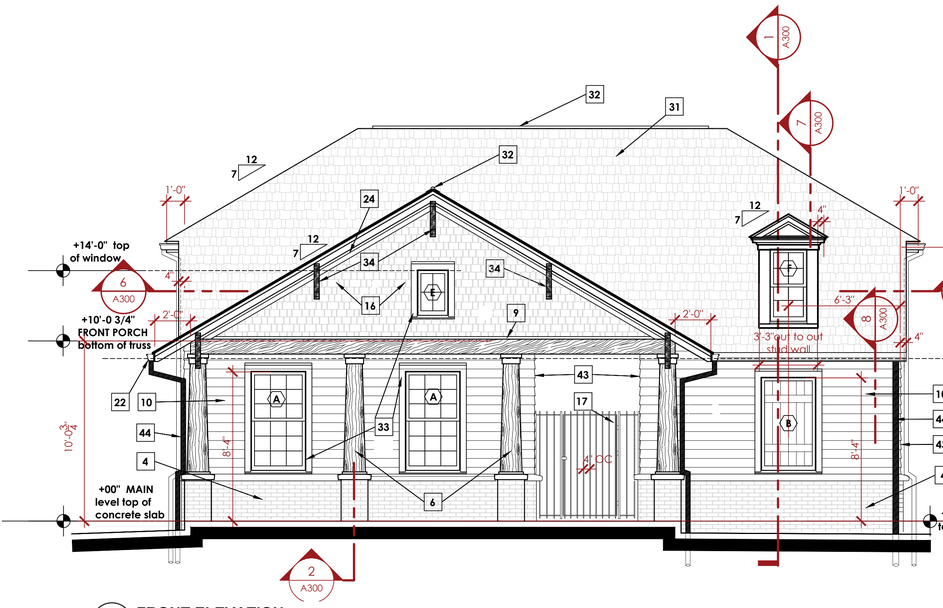
American Gables
HOME DESIGNS, INC
3000 Johnson Ferry Road * Suite 206
Marietta, GA 30062 678-919-7717
www.AmericanGables.com

DRAWN BY: DAC

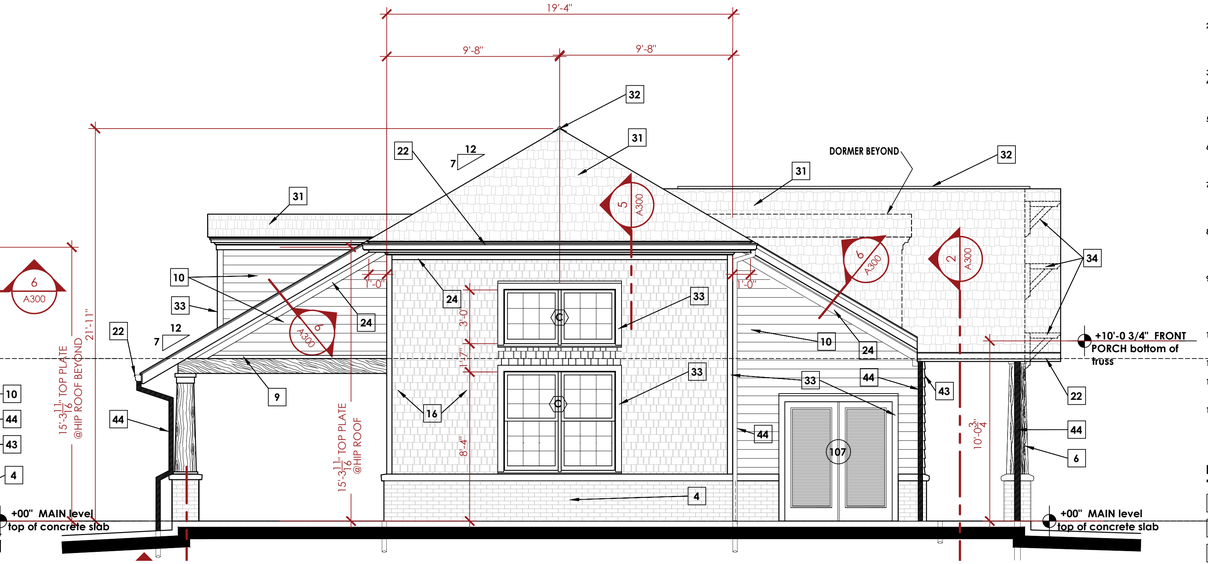
DATE: 12/16/21

REVISIONS:

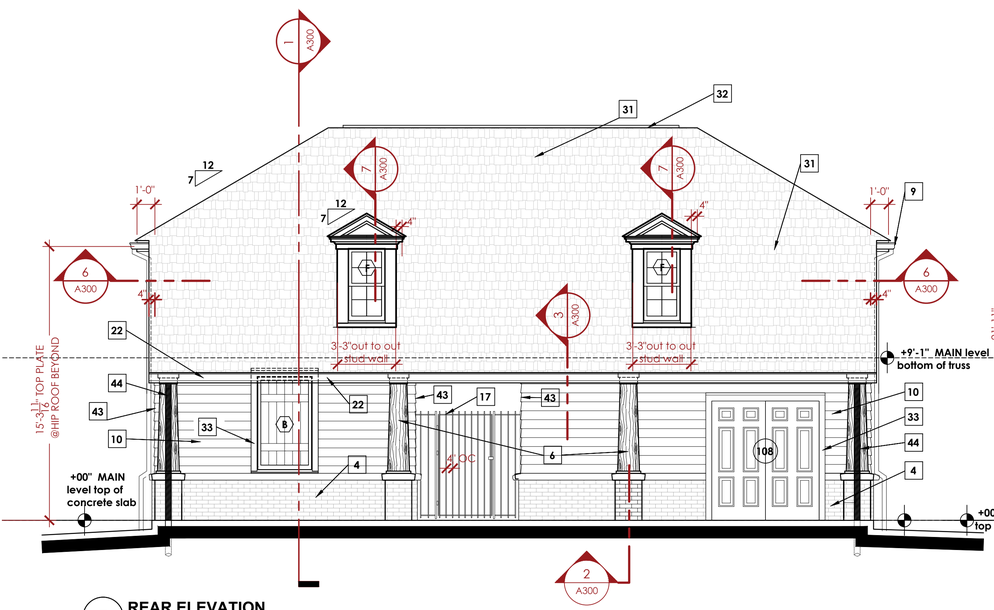
SHEET



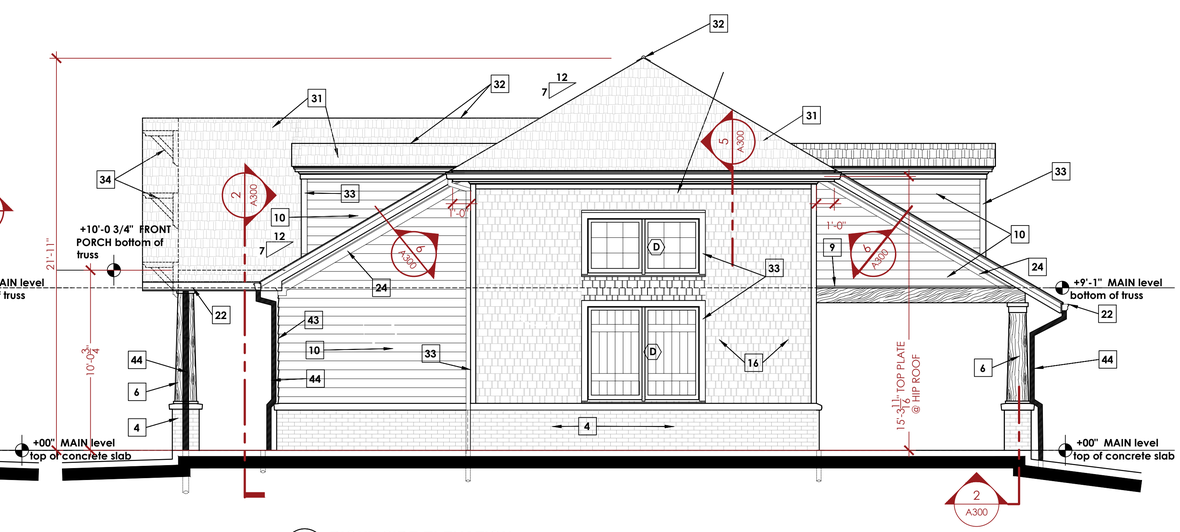
1 **FRONT ELEVATION**
1/4" = 1'-0"



2 **LEFT SIDE ELEVATION**
1/4" = 1'-0"



3 **REAR ELEVATION**
1/4" = 1'-0"



4 **RIGHT SIDE ELEVATION**
1/4" = 1'-0"

GENERAL NOTES:

1. *BATHROOM FACILITIES:* HAVE BEEN DESIGNED FOR A MAXIMUM SIZE POOL OF 2,500 SQFT.IN COMPLIANCE TO GOVERNING AUTHORITY CODES.
2. *ROOF: 30YR ASPHALT SHINGLES OVER 15 # SYNTHETIC FELT OVER 1/2"OSB DECKING OVER PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.,UNLESS NOTED OTHERWISE. SEE STRUCTURAL*
3. 2X4 & 2X6 STUD WALLS TO BE 16" OC
4. ALL 2X4 WALLS TO RECEIVE 3.5" R15 BATT INSULATION. ALL 2X6 WALLS TO RECEIVE 5.5" R19 BATT INSULATION. SEE PARTITION SCHEDULE FOR GYP BD APPLICATIONS.
5. WINDOW TO BE SILVERLINE BY ANDERSEN 3000 SERIES DOUBLE HUNG VINYL OR EQUAL U FACTOR 0.29 & SHGC 0.26
6. FENESTRATION R-VALUES:4" FACE BRICK 0.445/16" HARDIE SIDING 0.487/16" OSB PLYWOOD 0.63TYVEK AIR BARRIER HOUSE WRAP 0.0
7. END WALL TRUSSES: 2X4 ON FLAT: WEBB MEMBERS @24" OC. NOTE: COORDINATE WEBB MEMBERS W/GABLE LOUVERS, IF APPLICABLE. BRACE END GABLE TRUSS PER MFG DETAILS. SEE STRUCTURAL PLANS.
8. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 FOR EXPOSED CONDITIONS AND PIPE INSULATION
9. WOOD FRAMING MEMBERS SHALL BE SPRUCE PINE FIR (SPF) #2 OR BETTER. EXPOSED WOOD TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED(PG) GREEN, #2 PINE
10. AIR BARRIERS AND INSULATION INSTALLATIONS SHALL COMPLY WITH TABLE R402.4.1.1 (2012 IECC)
11. SLOPE TILE OR CONCRETE FLOORS IN WET AREAS 2%.
12. ALL CONTROL JOINTS TO RECEIVE POLYURETHANE JOINT SEALANT, SELF LEVELING (WR MEADOWS OR EQUAL)
13. ALL ELEMENTS OF THIS PROJECT TO COMPLY WITH ICC ANSI A117.1 (2017) OR LATEST EDITION.

LEGEND

1. **CONCRETE FOOTING.** SEE **FOUNDATION PLAN.**
2. **4 # 5 RODS CONT.** W/ #3 **TIES @ 24" O.C.**
3. **SIMPSON** COLUMN BASE **ABU66 W/5/8" X 8" TITEN-HD ANCHOR**
4. BRICK **VENEER** watertable **W/ BRICK TIES @ 24" O.C.** EACH WAY.
5. **DAMP PROOFING**
6. **BOX COLUMN &/6"x6" P.T. WOOD POST W/SIMPSON COLUMN BASE ANCHOR. SEE STRUCTURAL**
7. **4" CONCRETE SLAB** REINFORCED W/6"x6" NO. 10/10 WWM OVER 6 MIL. VISQUEEN OVER 4" GRAVEL **BED OVER 95% COMPACTED FILL**
8. **3" RAKE MOLD**
9. **PVC DRIP EDGE**
10. **HARDIE LAP SIDING W/ 5.5"** REVEAL, TYP.
11. **1/2" OSB PLYWOOD SHEATHING & TYVEK HOUSE WRAP**
12. **2X4 P.T. BOTTOM PLATE w/ SIMPSON MAB15 ANCHORS @ 42" O.C., MAX**
13. **2X4 WOOD STUDS AT 16" O.C.**
14. **ALUMINUM "L" FLASHING**
15. **1X HARDIE TRIM**
16. **HARDIE SHAKES OVER TYVEK OVER 1/2"** OSB **PLYWOOD SHEATHING**
17. **6' ALUMINUM FENCE & GATE W/ 1/2" PICKETS @ 4"OC W/AUTO LOCK & SELF CLOSING HINGES**
18. **(2) 9 1/2" x 1 3/4" LVL'S BEAM W/ SIMPSON CLIPS TO POST, SEE STRUCTURAL**
19. **WOOD BLOCKING**
20. **WRAP W/ 1X WOOD MATERIAL**
21. **METAL DRIP EDGE**
22. **6" ALUMINUM GUTTER**
23. **1"X6" FASCIA BD.**
24. **1"X6" FRIEZE BD.**
25. **SIMPSON HURRICANE TIE H3. SEE STRUCTURAL**
26. **2" CONTINUOUS ALUMN.VENT**
27. **3/8" BEADED BD. PLYWOOD W/ 1/2" X 1 1/2" STOPS AT JOINTS**
28. **4" CROWN MOLDING**
29. **2X6 LOOKOUTS @ 24" O.C. FASTENED TO PRE-ENGINERED WOOD TRUSSES**
30. **PRE-ENGINNERED WOOD TRUSSES @ 24" O.C.**
31. **30 YR ASPHALT SHINGLES OVER 15# SYNTHETIC FELT OVER 1/2" OSB PLYWOOD OVER** PRE-ENGINEERED WOOD TRUSSES **@ 24" O.C. UNLESS NOTED OTHERWISE. PROVIDE SHOP DRAWINGS FOR PERMIT**
32. **CONTINUOUS RIDGE VENT.**
33. **1x4 HARDIE TRIM**
34. **WOOD DECO BRACKETS**
35. **R38 BLOWN INSULATION**
36. **1/2" GYP. BD.**
37. **1"X 4" BASE BD.**
38. **2X4 DOUBLE PLATE**
39. **WEEP HOLES** @ 24" O.C.
40. **ROLL RUBBER FLASHING**
41. **WINDOW, SEE SCHEDULE**
42. **R15 BATT INSULATION**
43. **MITERED CORNERS W/ICE & WATERSHIELD FLASHING BEHIND**
44. **4" DIA. DOWNSPOUT**
45. **2x4 + 2x6 PT**
46. **FLASHING & COUNTER FLASHING**

GENERAL NOTES I All drawings will remain the property of **Michael P Landry, L.L.C.** and must be returned at the completion of the Work. They shall not be reproduced, modified, or revised in any way without the written consent of **Michael P Landry, L.L.C.** The contractor shall **check and verify** all dimensions prior to beginning construction and report any discrepancies to **MPL.L.L.C.** & make necessary changes prior to beginning Work. **All Work shall comply with current codes and regulations and shall be reviewed by structural engineer prior to beginning work.**
Michael P Landry, L.L.C.

LAKEVIEW AT STONECREST-CABANA
CITY OF STONECREST, DEKALB COUNTY, GA
3501 RICHMOND BEND, STONECREST, GA
STONECREST HOME BUILDERS, INC.
4062 PEACHTREE RD. NE, SUITE A, #227
ATLANTA, GA 30319

Michael P. Landry
ARCHITECTURE | DESIGN | DETAILING
P: 404-281-4217 1 ORLEANS PLACE, ATLANTA GA 30341
42 GULL STREET, NEW ORLEANS, LA 70124

RELEASED FOR CONSTRUCTION

MICHAEL P. LANDRY REG. NO. 0 STATE OF GEORGIA REGISTERED ARCHITECT

DESCRIPTION

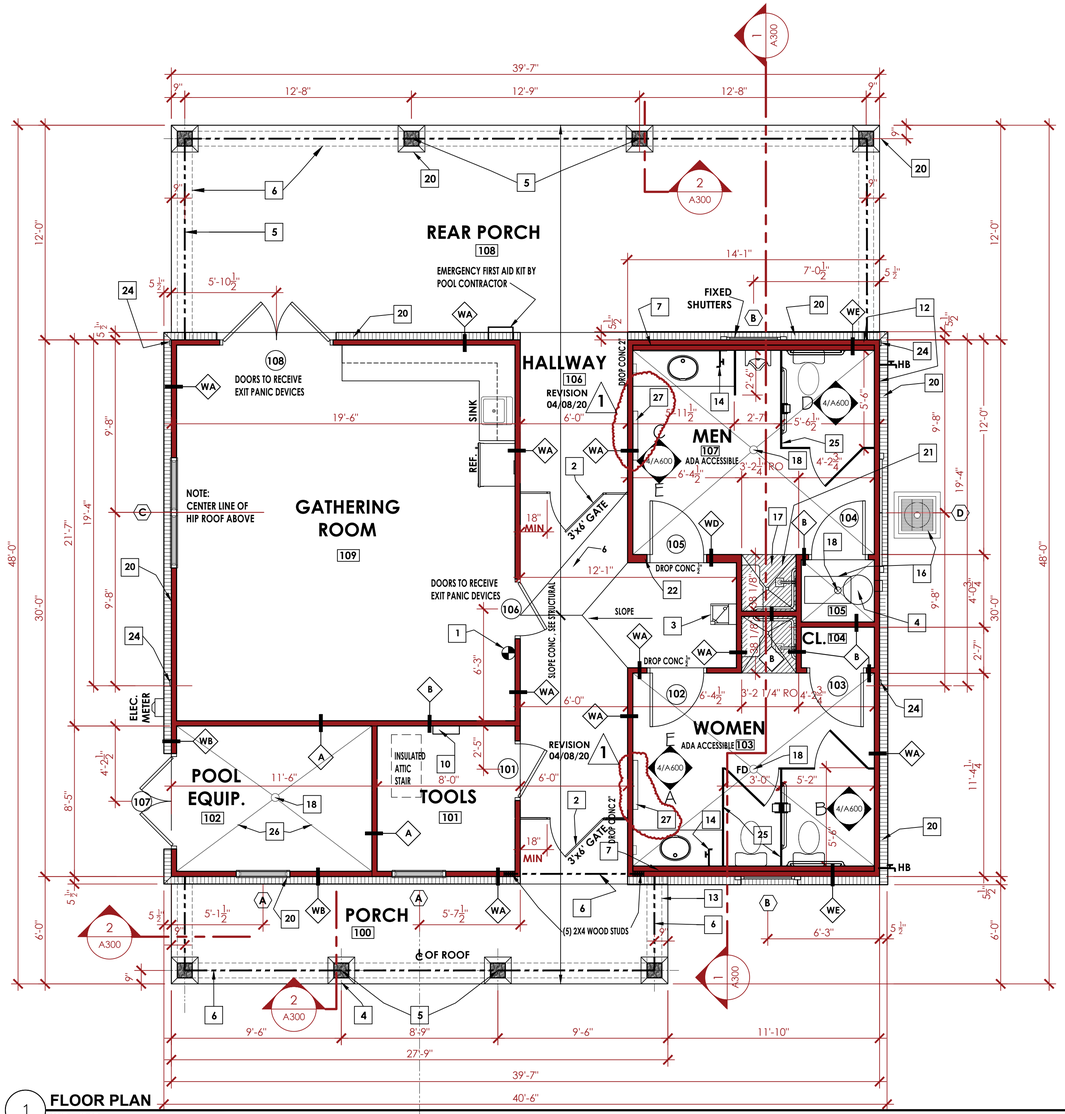
EXTERIOR ELEVATIONS

DATE	REVISION
10/14/19	city plan review
01/07/20	1st comments

DRAWN BY MPL
CHECKED BY MPL

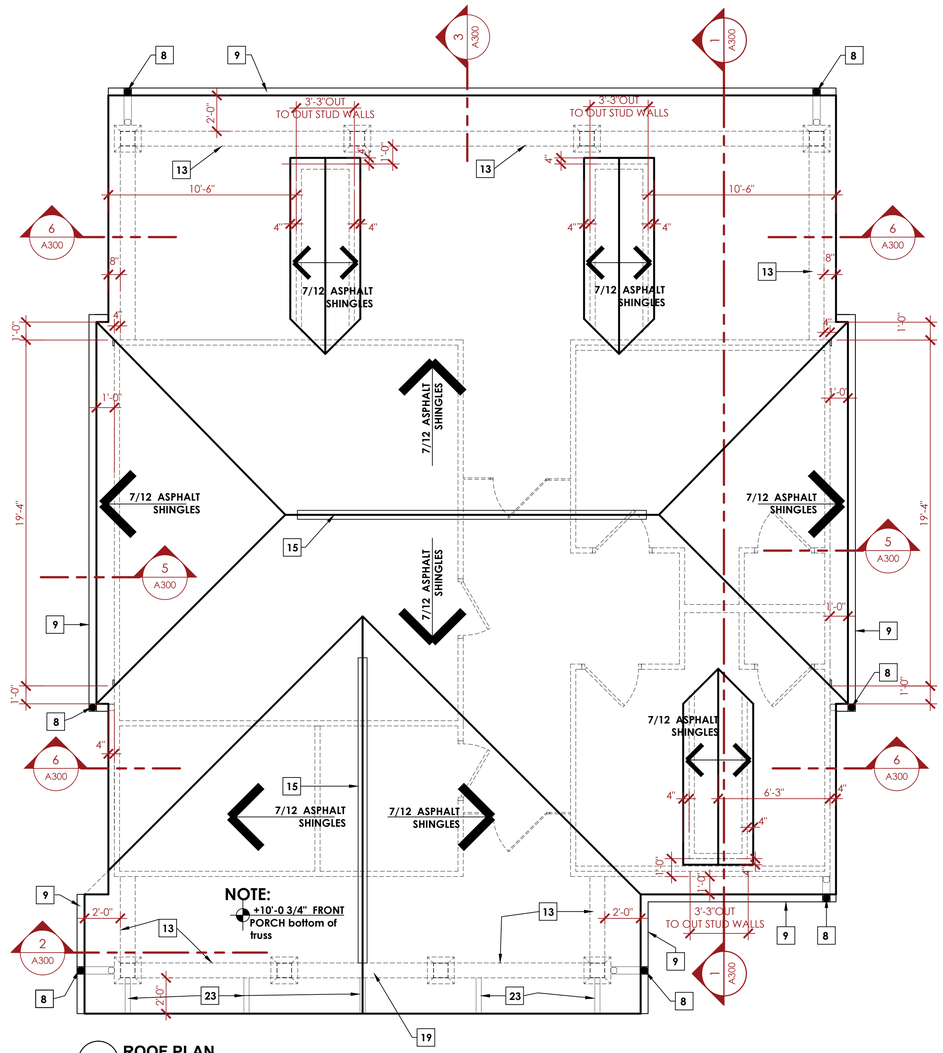
A200

SHEET 4 OF 7



1 **FLOOR PLAN**
1/4" = 1'-0"

HANDICAP ADA ACCESSIBLE



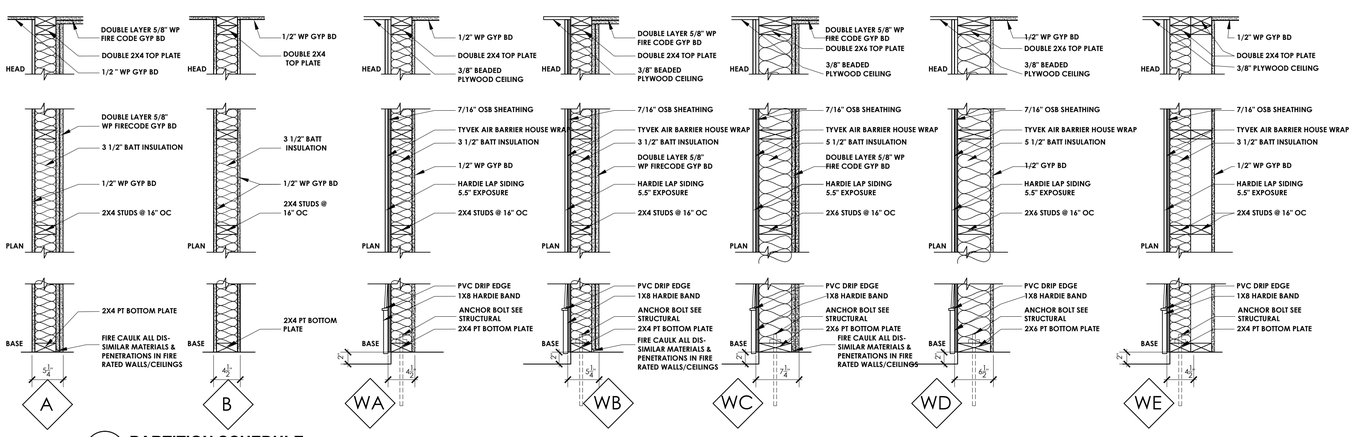
2 **ROOF PLAN**
1/4" = 1'-0"

MIN. REQUIRED ROOF VENTILATION

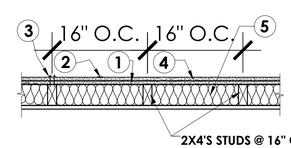
AREA= 1,847 SF/300SF
= 6.16 SF X 144 SQ IN = 886.32 SQ IN /2 = 443 SQ IN SOFFIT AND RIDGE VENT

PROVIDED: SOFFIT: 2" CONTINUOUS SOFFIT VENT: 66' X 9 SQ IN = 594
TOTAL SOFFIT (INTAKE) =594 SQ IN

PROVIDED: RIDGE VENT: 33 LIN FT X 18 SQ IN = 594 SQ IN



3 **PARTITION SCHEDULE**
NO SCALE



Design No. U301
BXUV.U301
Fire-resistance Ratings -ANSI/UL 263

1. NAILHEADS- EXPOSED OR COVERED WITH JOINT COMPOUND.
2. JOINTS-EXPOSED JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AN ALTERNATE, NOM 3/32" IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE.
3. NAILS- 6d CEMENT COATED NAILS 1 7/8IN LONG, 0.0915IN. SHANK DIA, 1/4IN. DIA HEADS, AND 8d CEMENT COATED NAILS 2 3/8IN. SHANK DIA, 9/32" DIA HEADS.
4. GYPSUM BOARD- 5/8IN THICK, TWO LAYERS APPLIED EITHER HORIZONTALLY OR VERTICALLY. INNER LAYER ATTACHED TO STUDS WITH THE 1 7/8IN. NAILS SPACED 6IN. O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 2 3/8IN LONG NAILS SPACED 8IN OC. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINTS OF BASE LAYER ON OPPOSITE SIDE. WHEN USED IN WIDTHS OTHER THAN 48IN., GYPSUM BOARD TO BE INSTALLED HORIZONTALLY. WHEN STEEL FRAMING MEMBERS (ITEM6) ARE USED BASE LAYER ATTACHED TO FURRING CHANNELS WITH 1IN. LONG TYPE S BUNGLE-HEAD STEEL SCREWS SPACED MAX 24IN. OC., FACE LAYER ATTACHED WITH 1 5/8IN. LONG TYPE S BUNGLE-HEAD STEEL SCREWS SPACED MAX 12IN. OC.
5. 3 1/2" R15 FIBERGLASS BATT INSULATION BETWEEN STUDS.

GENERAL NOTES:

1. BATHROOM FACILITIES: HAVE BEEN DESIGNED FOR A MAXIMUM SIZE POOL OF 2,500 SQFT.IN COMPLIANCE TO GOVERNING AUTHORITY CODES.
2. *ROOF: 30Y8 ASPHALT SHINGLES OVER 15 # SYNTHETIC FELT OVER 1/2"OSB DECKING OVER PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.,UNLESS NOTED OTHERWISE. SEE STRUCTURAL*
3. 2X4 & 2X6 STUD WALLS TO BE 16" OC
4. ALL 2X4 WALLS TO RECEIVE 3.5" R15 BATT INSULATION. ALL 2X6 WALLS TO RECEIVE 5.5" R19 BATT INSULATION. SEE PARTITION SCHEDULE FOR GYP BD APPLICATIONS.
5. WINDOW TO BE SILVERLINE BY ANDERSEN 3000 SERIES DOUBLE HUNG VINYL OR EQUAL U FACTOR 0.29 & SHGC 0.26
6. FENESTRATION R-VALUES:4" FACE BRICK 0.445/16" HARDIE SIDING 0.487/16" OSB PLYWOOD 0.63TYVEK AIR BARRIER HOUSE WRAP 0.0
7. END WALL TRUSSES: 2X4 ON FLAT: WEBB MEMBERS @24" OC. NOTE: COORDINATE WEBB MEMBERS W/GABLE LOUVERS. IF APPLICABLE. BRACE END GABLE TRUSS PER MFG DETAILS. SEE STRUCTURAL PLANS.
8. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 FOR EXPOSED CONDITIONS AND PIPE INSULATION
9. WOOD FRAMING MEMBERS SHALL BE SPRUCE PINE FIR (SPF) #2 OR BETTER. EXPOSED WOOD TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED(PG) GREEN, #2 PINE
10. AIR BARRIERS AND INSULATION INSTALLATIONS SHALL COMPLY WITH TABLE R402.4.1.1 (2012 IECC)
11. SLOPE TILE OR CONCRETE FLOORS IN WET AREAS 2%.
12. ALL CONTROL JOINTS TO RECEIVE POLYURETHANE JOINT SEALANT. SELF LEVELING (WR MEADOWS OR EQUAL)
13. ALL ELEMENTS OF THIS PROJECT TO COMPLY WITH ICC ANSI A117.1 (2017) OR LATEST EDITION.

LEGEND:

1. ABC 20# FIRE EXTINGUISHER
2. 6' ALUMINUM FENCE & GATE W/ 1/2" PICKETS @ 4" OC W/ AUTO LOCK & SELF CLOSING HINGES
3. OASIS PACSL WALL MOUNTED ADA COMPLIANT Non-Refrigerated Drinking Fountain MODEL 133359 ; bi-level unit with front and side push pads. OR SIMILAR
4. WATER HEATER - ELECTRIC, SEE PLUMBING/ MECHANICAL PLANS
5. 6"X6" P.T. WOOD POST - SEE STRUCTURAL
6. BEAMS - SEE STRUCTURAL
7. DOUBLE 2"X4" STUD WALL
8. 4" DIA. ALUMINUM DOWNSPOUT
9. 6" ALUMINUM GUTTER
10. ELECTRIC PANEL
11. WINDOWS TO BE SILVERLINE BY ANDERSEN 3000 SERIES LOW-E ARGON GAS DOUBLE HUNG VINYL OR EQUAL U FACTOR 0.29 & SHGC 0.26
12. FENESTRATION R-VALUES: 5/16" HARDIE SIDING 0.48 1/2" OSB PLYWOOD 0.63 TYVEK AIR BARRIER HOUSE WRAP 0.0
13. BOXED BEAM. SEE STRUCTURAL
14. BELOW COUNTER HOSE BIB
15. CONTINUOUS RIDGE VENT
16. ELECTRIC HEATPUMP, AIR HANDLER UNIT TO BE INSTALLED ON PLATFORM ABOVE ELEC HWH.
17. FURR CEILING IN SHOWERS FOR A/C DUCT RUNS
18. FLOOR DRAIN, SEE MECHANICAL PLANS
19. END WALL TRUSSES, 2X4 ON FLAT WEBB MEMBERS @ 24" OC. NOTE; COORDINATE WEBB WITH GABLE LOUVERS/WINDOW. BRACE END GABLE TRUSS PER MFG DETAILS, SEE STRUCTURAL PLAN
20. BRICK VENEER WATERTABLE
21. FIBERGLASS SHOWER, RECESS CONCRETE FLOOR 1 1/2". SEE SHEET A600 FOR DETAILS
22. 2X6 STUD WALL @ 16" OC
23. DECO WOOD BRACKETS
24. 5/4" X 4" HARDIE TRIM
25. TOILET PARTITIONS
26. CEILING OF POOL EQUIPMENT TO BE TWO LAYERS OF 5/8" FIRECODE GYP BD. 1HR RATED UL 263
27. BABY CHANGING TABLE BY OWNER

GENERAL NOTES I All drawings will remain the property of **Michael P Landry, LLC.** and must be returned at the completion of the Work. They shall not be reproduced, modified, or revised in any way without the written consent of Owner and Architect. **All Work** to be performed by Contractor shall **check and verify** all dimensions prior to beginning construction and report any discrepancies to **MPL LLC. & Owner with Architect consulted regarding resolution. All Work shall comply with local codes and regulations. Plans shall be reviewed by structural engineer prior to beginning Work.**
Michael P Landry, LLC.

LAKEVIEW AT STONECREST-CABANA
CITY OF STONECREST, DEKALB COUNTY, GA
3501 RICHMOND BEND, STONECREST, GA
STONECREST HOME BUILDERS, INC.
4062 PEACHTREE RD. NE. SUITE A. #227
ATLANTA, GA 30319

Michael P. Landry
ARCHITECTURE I DESIGN I DETAILING
P: 404-281-4217 1 ORLEANS PLACE, ATLANTA GA 30341
42 GULL STREET, NEW ORLEANS, LA 70124

RELEASED FOR CONSTRUCTION

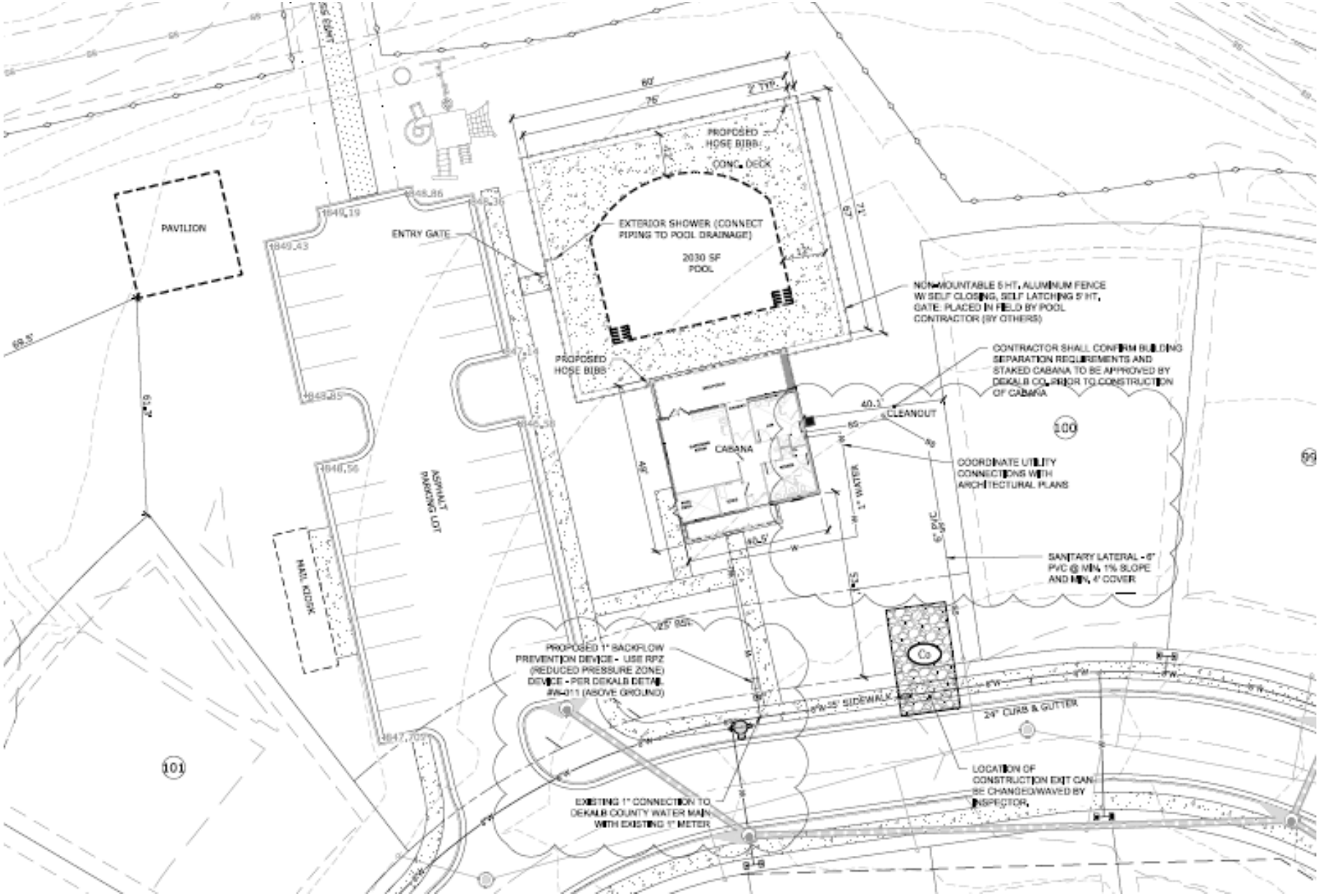
MICHAEL P. LANDRY — STATE OF GEORGIA — LICENSED ARCHITECT

DESCRIPTION
FLOOR PLAN
ROOF PLAN
PARTITION SCHEDULE

DATE	REVISION
10/14/19	cty plan review
01/07/20	1st comments

DRAWN BY MPL
CHECKED BY MPL

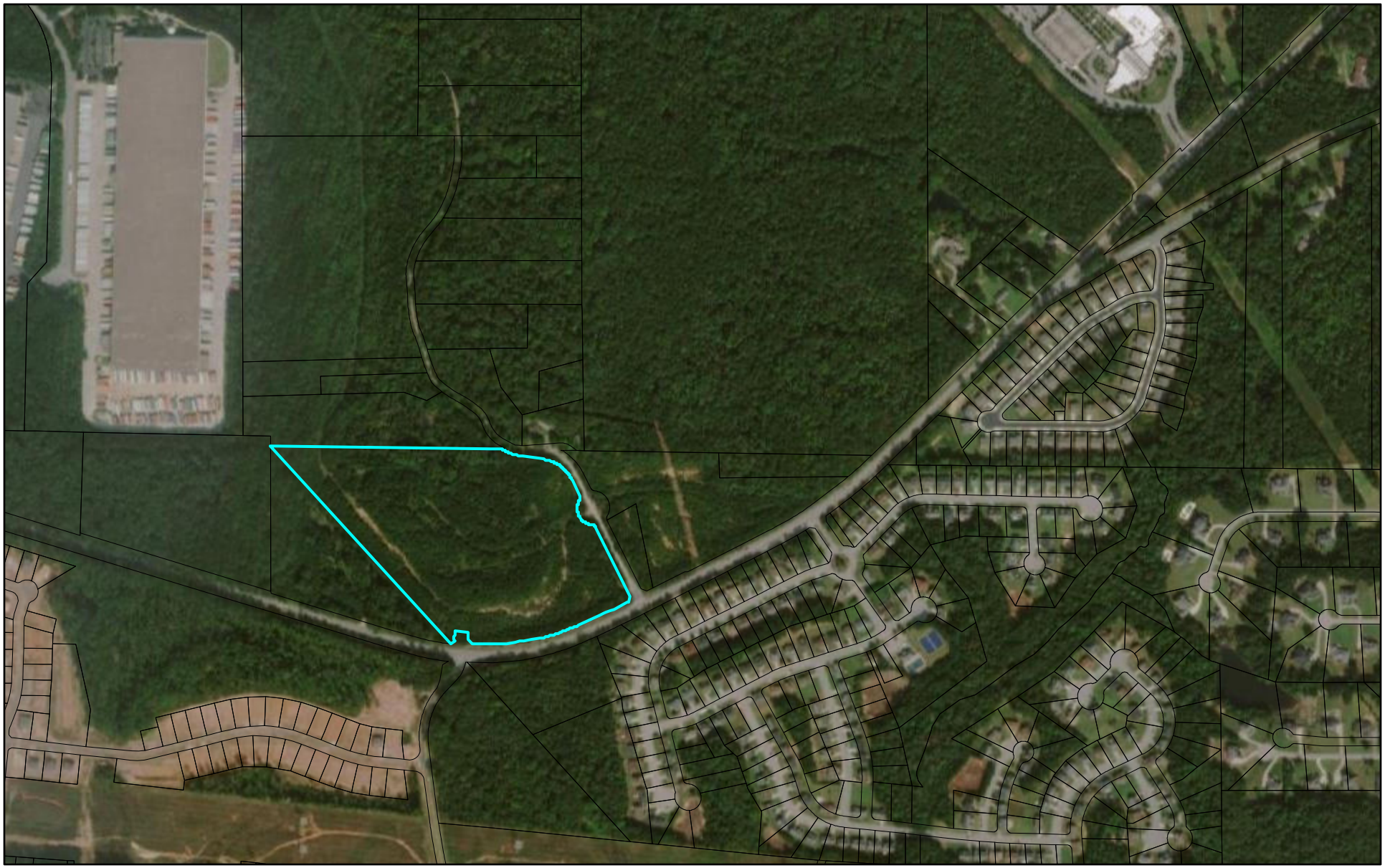
A101
SHEET 3 OF 7


PAVILION
ENTRY GATE
PROPOSED HOSE BIBB
CONC. DECK
EXTERIOR SHOWER (CONNECT PIPING TO POOL DRAINAGE)
2030 SF POOL
NON-MOUNTABLE 5' HT. ALUMINUM FENCE W/ SELF CLOSING, SELF LATCHING 5' HT. GATE. PLACED IN FIELD BY POOL CONTRACTOR (BY OTHERS)
CONTRACTOR SHALL CONFIRM BUILDING SEPARATION REQUIREMENTS AND STAKED CABANA TO BE APPROVED BY DEKALB CO. PRIOR TO CONSTRUCTION OF CABANA
CLEANOUT
CABANA
COORDINATE UTILITY CONNECTIONS WITH ARCHITECTURAL PLANS
1" WATER
6" PVC
SANITARY LATERAL - 6" PVC @ MIN. 1% SLOPE AND MIN. 4' COVER
ASPHALT PARKING LOT
MAIL KIOSK
PROPOSED 1" BACKFLOW PREVENTION DEVICE - USE RPZ (REDUCED PRESSURE ZONE) DEVICE - PER DEKALB DETAIL #W-011 (ABOVE GROUND)
5' SIDEWALK
24" CURB & GUTTER
LOCATION OF CONSTRUCTION EXIT CAN BE CHANGED/WAVED BY INSPECTOR.
EXISTING 1" CONNECTION TO DEKALB COUNTY WATER MAIN WITH EXISTING 1" METER
100
101

APPENDIX C: MAPS

LOCATION MAPS-AERIAL MAP, FUTURE LAND USE MAP, AND ZONING MAP

COSF ArcGIS Web Map



12/22/2021, 5:06:01 PM

City Limits

Tax Parcels from County

1:9,028

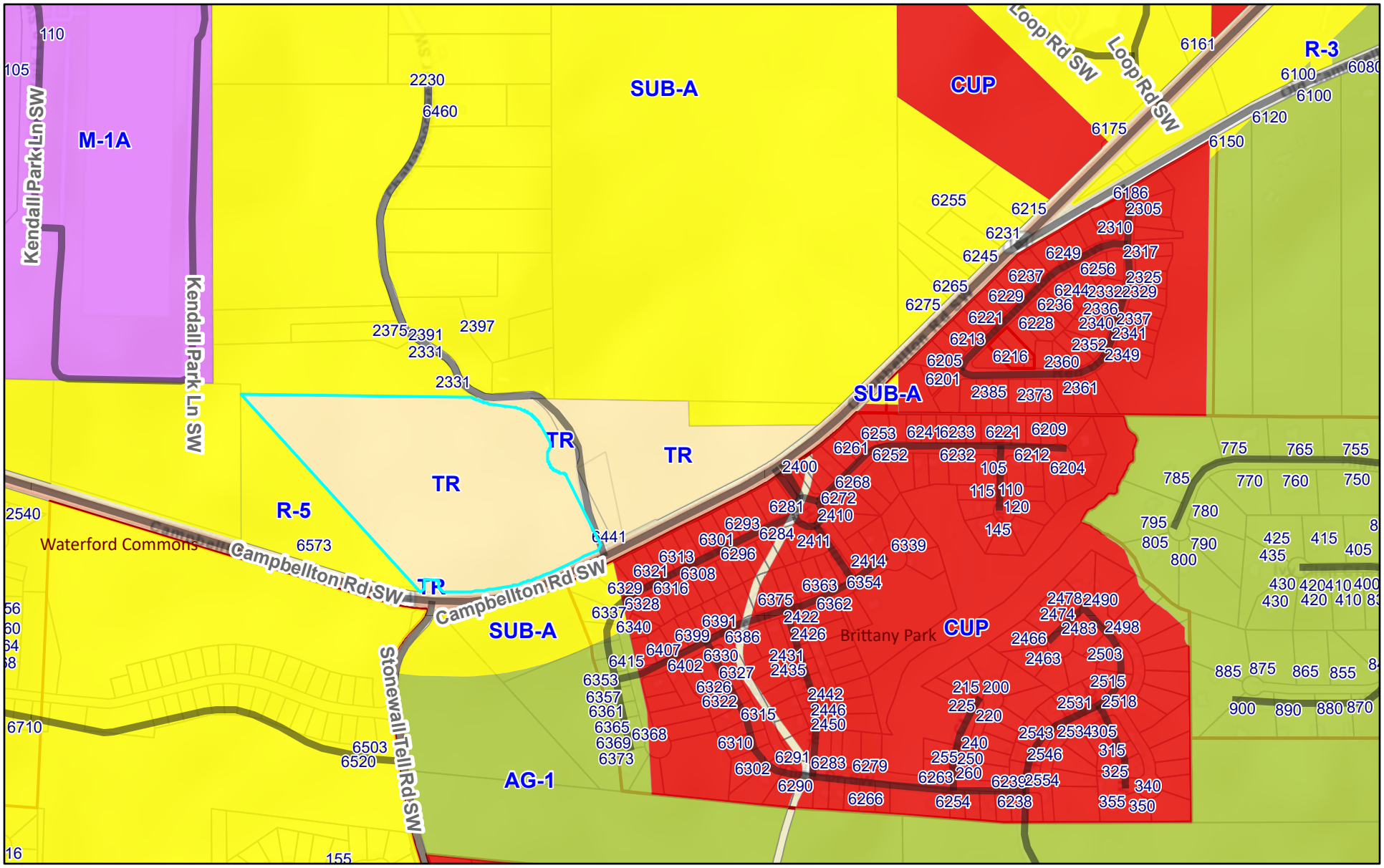
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Maxar

Web AppBuilder for ArcGIS
City of South Fulton, GA

COSF ArcGIS Web Map



12/1/2021, 2:59:55 PM

Address Points

Street Centerlines

Zoning

Single Family Dwelling

Agricultural

Community Unit Plan

Industrial Park

Townhouse Residential

City Limits

Tax Parcels 2021

1:9,028

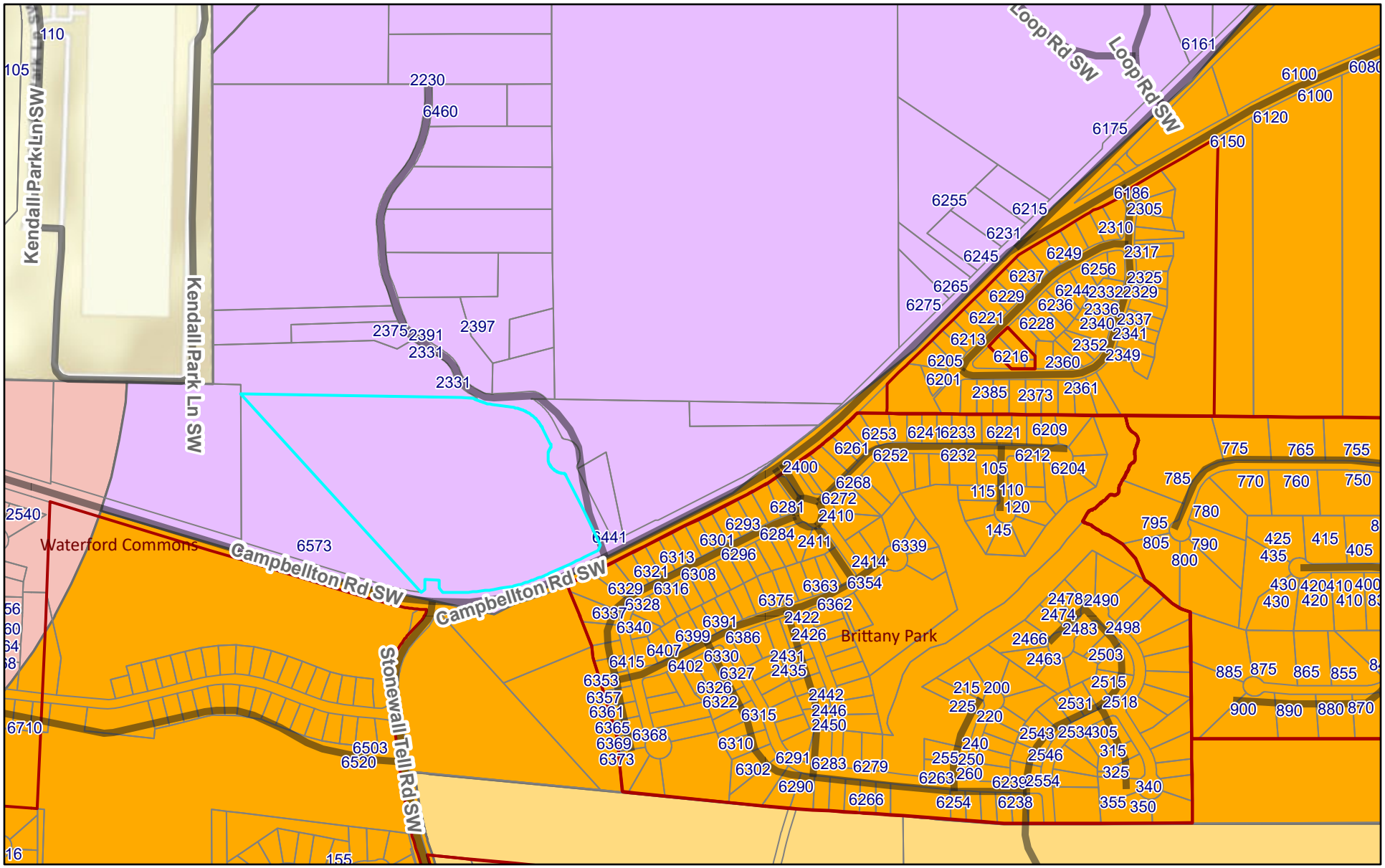
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Web AppBuilder for ArcGIS
City of South Fulton, GA

COSF ArcGIS Web Map



12/1/2021, 3:04:45 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Address Points

Street Centerlines

City Limits

Tax Parcels 2021

2035 Future Land Use

Community Live Work

Regional Live Work

Rural Neighborhood

Suburban Neighborhood

Web AppBuilder for ArcGIS

City of South Fulton, GA

APPENDIX D:

PUBLIC PARTICPATION REPORT

PUBLIC PARTICIPATION PLAN REPORT
FORM E

Applicant: Stonewall Tell Homebuilders, Inc. Petition No. M21-007/CV21-007

Date: November 29, 2021

1. The following parties were notified of the requested modification:

   See submitted receipts; also Sandtown Community Association

2. The following meetings were held regarding this petition:
   (Include the date, time and meeting location.)

   October 7, 2021, 6:30 PM - Sandtown Community Association-Zoom

   November 23, 2021; 6:00 PM; Zoom

3. The following issues and concerns were expressed:

   See attached

4. The applicant's response to issues and concerns was as follows:

   See attached

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

   Attach additional sheets as needed.

Public Participation Plan Meeting Hosted By Stonewall Tell Homebuilders, Inc.

November 23, 2021

6 PM via Zoom

KC and Brenda, Residents of Brittany Park, attended.

A 20 minute presentation of the sought after Zoning Modification and Concurrent Variance Request was made. After the presentation, there was a 40 minute question and answer period.

Questions and Issues Raised:

Traffic Congestion on Campbellton Road. Response: Explanation of reconfiguration of intersection of Stonewall Tell and Campbellton, including straightening of intersection, turn lanes and adaptation of entrance drive for Sandtown Falls to align with Stonewall Tell at signalized intersection.

Sidewalks Along Campbellton Road. Response: Sidewalks would be provided along all road frontages, including Campbellton Road.

Question about future development down Campbellton Road. Response: We are uncertain as we do not own that land.

Question about how to protect road from cracks and erosion and sediment runoff during construction: We gave them applicant's phone number, who will be in charge of the construction so that neighbor's have full time contact to discuss any construction activity related complaints or concerns.

Meeting ended at 7 PM.

On November 29, 2021 I spoke with a resident in Brittany Park at email address smitthyjs1@gmail.com and responded to his questions about the scope of the request and he raised the issue of the asking price of the new townhomes and we responded that the townhomes would start above $300,000 and the market would dictate prices thereafter.

NOTIFICATION OF APPLICATION FOR ZONING MODIFICATION

AND CONCURRENT VARIANCES FILED WITH THE CITY OF SOUTH FULTON

FOR PROPERTY FRONTING ON AT INTERSECTION OF CHATTAHOOCHEE DRIVE AND CAMPBELLTON ROAD

ALSO KNOWN AS 0 CAMPBELLTON ROAD

PARCEL ID NUMBER 14F0139 LL0240

SCHEDULED FOR CITY COUNCIL ON DECEMBER 14, 2021

WE INVITE YOU TO PARTICIIPATE IN A MEETING HOSTED BY THE APPLICANT

ON NOVEMBER 23 2021 AT 6 PM VIA ZOOM.

AT THIS MEETING, WE WILL PRESENT THE SCOPE OF THE PROPOSAL.

WE INVITE YOU TO ATTEND AND GIVE YOUR THOUGHTS AND INPUT

Meeting ID: 870 7079 6440
Passcode: 831002

IF YOU WISH TO SPEAK WITH THE APPLICANT BY PHONE, PLEASE CALL STEVE ROTHMAN AT 770 803 3731

103881.1 201926-000004

APPENDIX E:

D APPLICATION

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

STEPHEN ROTHMAN

SROTHMAN@WBILEGAL.COM
DIRECT DIAL: (770) 803-3731

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

December 6, 2021

VIA HAND DELIVERY

Mayor William Edwards
City Council, City of South Fulton
c/o Department Of Community Development
And Regulatory Affairs
5440 Fulton Industrial Blvd.
Atlanta, Georgia 30336

RE: Amended Letter of Intent –Zoning Modification and Concurrent Variances

Tax Parcel ID 14F0139 LL0240/O Campbellton Road

Dear Mayor Edwards and City Council:

This firm represents Rockhaven Homes, the applicant, and Stonewall Tell Home Builders, Inc, the owner of 17 acres of land, more or less, as more particularly described in the enclosed legal description and site plan ("Property"). The owner and applicant seek a zoning modification with a concurrent variance to amend conditions of zoning applicable to the Property to allow a development that is in keeping with the development plan that was approved pursuant to a previously issued LDP and the as-built environment.

The Property was partially developed with site work, including the installation of a raised earthen berm along the Campbellton Road frontage, roadways, water and sewer infrastructure and other utilities. This application is simply to allow the site to be completed pursuant to the previously approved plans. The owner seeks nothing extra.

Zoning Modification

The Property is currently zoned to the TR Conditional zoning category.

The Owner wishes to modify conditions of zoning 1(a), 1(c), and 2(a) to 2008Z-0023.

Specifically, the Owner seeks a modification so that condition 1(a) allows 146 townhomes in lieu of 114 townhomes in order to match the previously approved, and partially developed, townhome community. Additionally, the Owner seeks a modification so that condition 1(c) allows the minimum heated floor area of the townhomes to be 1800 square feet in

lieu of 2,000 square feet. Finally, the Owner seeks a modification of condition 2(a) to replace the subsequently approved site plan with the previously approved site plan. Again, all of these modifications are simply to implement the previously approved, and partially built, site plan for a townhome community.

The previously approved plan served the public heath, safety and welfare and the subsequently approved plan was sought by a previous owner to accomplish a plan that cannot be executed and prevents an economically viable or practical use of the land. As a result, the land has remained vacant, overgrown, and has become a dumping ground.

For these reasons, the owner respectfully requests that the zoning modification be approved so that the Property can be developed in an economically feasible way that meets planning principles and the goals of the City's Zoning Ordinance.

Concurrent Variance

Provision seeks a concurrent variance: (1) to vary the berm requirement of Section 12F4A(2) of the Sandtown Overlay District to allow the removal of a portion of the existing berm (constructed as part of the approved LDP) solely and minimally to the extent required to comply with the sight-distance triangle of Campbellton Road and intersecting streets affected by the development. The reason for this is that, after the streets and berm were constructed, the allowed speed limit along Campbellton Road was increased, thereby increasing the required sight distance triangle. In an effort to comply with this, and protect public safety, this variance is sought to remove portions of the berm to allow adequate sight distance. This request meets all of the criteria necessary for approval of the variance and therefore the Owner respectfully requests that such variances be approved. Each criterion will be addressed in turn.

A. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its shape, size or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

The strict enforcement of the berm requirement would create an unnecessary hardship due to the Property's topography, shape and size which, if a variance is granted, would cause no detriment to the public. The Property has a topography that includes an earthen berm (as required by the Sandtown Overlay District) which is located within the sight-distance triangle required with intersecting streets and driveways at Campbellton Road. The elevation of these berms interferes with a clear line of sight that is minimally required and desired under today's standards. The Owner simply wishes to remove this topography (the earthen berm) to the minimal amount necessary to comply with the clear line of sight for vehicles required under today's standards.

The topographical condition of the berm creates a hardship in providing the minimum clear line of sight because it blocks a view of oncoming traffic along Campbellton Road, thereby creating a potential safety hazard if there is a conflicting movement between vehicles.

The hardship is unnecessary to serve the purposes of the Zoning Ordinance. A large portion of the berm will remain for screening and aesthetic purposes; this variance is proposed to provide an adequate balance between safety of life and property with the privacy and aesthetic goals of the Zoning Ordinance. The strict enforcement of the berm requirement would create an unnecessary safety hazard by allowing portions of the berm to remain which block a clear line of sight for vehicles.

The approval of the variance would not cause detriment to the public

B. Special conditions and circumstances exist which are peculiar to the land, structure, and buildings involved and which are not applicable to other land, structures, or buildings within the same district.

There exist special conditions and circumstances which are peculiar to this land and buildings alone and which do not apply to any other land, structures or buildings within the same district. The Property is the only one that has the unique circumstance of having a berm already installed (pursuant to a permit and in compliance with City requirements at the time it was built) that now violates the sight distance requirement due to a change in the allowed speed limit along Campbellton Road.

C. The literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of the rights commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

The strict and literal enforcement of the berm requirement would deprive the applicant of rights commonly enjoyed by other properties within the TR district to provide safe ingress and egress with adequate sight distance.

D. The special conditions and circumstances do not result from the actions of the appellant.

The special conditions and circumstances do not result from the actions of the Owner. The change in the speed limit was done by governmental decision and not due to the actions of the appellant.

E. Granting the variance will not confer upon the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.

Approval of these variance requests will not confer upon the Provision any special privilege denied to others by the zoning ordinance because this request meets all of the criteria for such approval. Given the unique circumstances, nothing special is being granted that would

be denied to others in this highly unique circumstance. Other lands without such burdens enjoy the right to have a berm that does not violate the requirement for a clear line of sight on to the abutting public road. The owner would not be receiving a special privilege obtaining the same.

F. The request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant or gain an advantage or interest over similarly zoned property.

The request to allow revisions to the berm to allow for a clear line of sight in compliance with City requirements is limited to minimum amount of berm removal to comply with that requirement.

G. Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

Section 5-1006 declares the purposes of the Zoning Ordinance to be, among other things, to lessen congestion in the streets and provide for safety to the public and traffic. Relief, if granted, would allow these goals to be met. If denied, these goals would be frustrated.

ADDENDUM

As a result of the community outreach and public participation consensus-building process, the applicant agrees to the following conditions of zoning approval:

(1) The amenity area will be developed with a swimming pool and cabana as more particularly shown on the attached site plan and elevation drawings;

(2) Covenants, Easement & Deed Restrictions will contain terms that impose a requirement that a maximum 20% of the total units can be rented or leased to an occupant by the owner and the Homeowner Association will be required to enforce this provision.

(3) The total square footage for any one dwelling shall not be less than 1650 square feet and the community will be comprised of two unit types: one type that is a minimum 1650 square feet and a second type that is a minimum 1850 square feet.

(4) No more than 70% of the dwelling units can receive a certificate of occupancy unless and until construction of the cabana and pool are complete.

(5) The owner/applicant shall provide a copy of the recorded Homeowners Association Covenants, Easement and Deed Restrictions to the President of the Sandtown Community Association at the time that the recorded document is provided the City of South Fulton.

Notice of Constitutional Objections

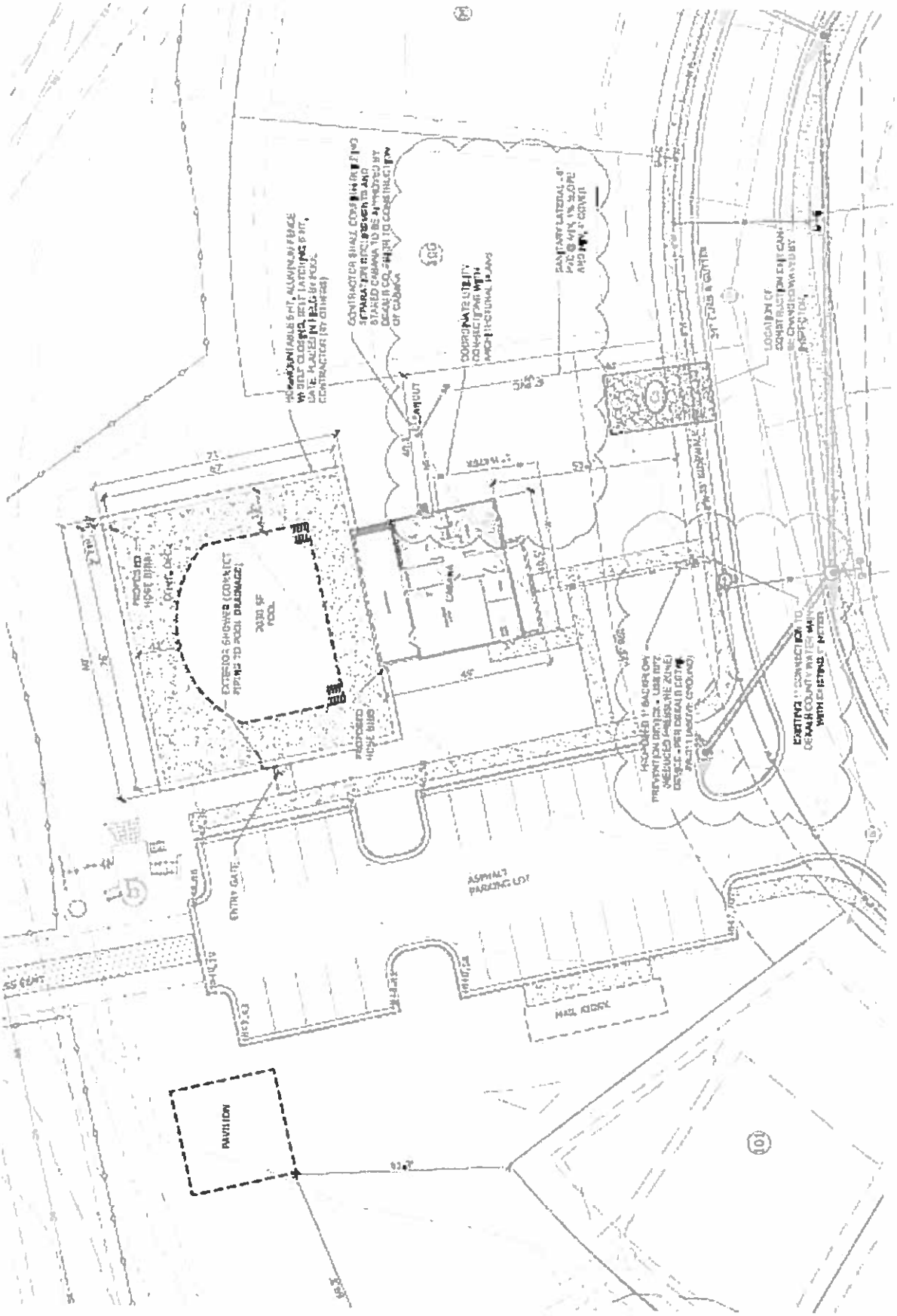
As you know, Georgia law requires the applicant to give the governing authority fair notice if it believes that the current zoning of the property, and the continued enforcement of the current zoning in the future, would deprive it and/or the owner of constitutional rights. Accordingly, this is to place the governing authority of the City of South Fulton on notice that the continued enforcement of the current zoning on the Property, or the continued enforcement of any zoning regulation that prevents the Property from being developed and used as proposed herein would violate the owner's and applicant's rights guaranteed by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II; and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th amendments to the US Constitution. However, given that the proposal is consistent with, and implements, the goals and purposes of the Zoning Ordinance, the MIX zoning district and land use planning principles, we respectfully urge that this application be approved.

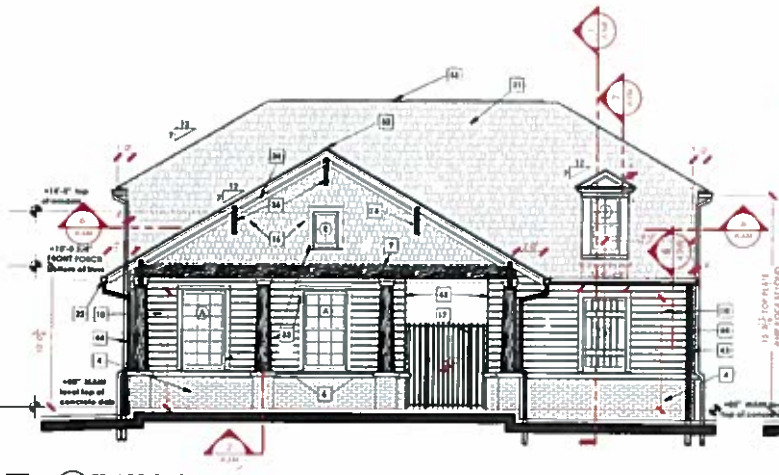
Sincerely,

WILSON BROCK & IRBY, L.L.C.

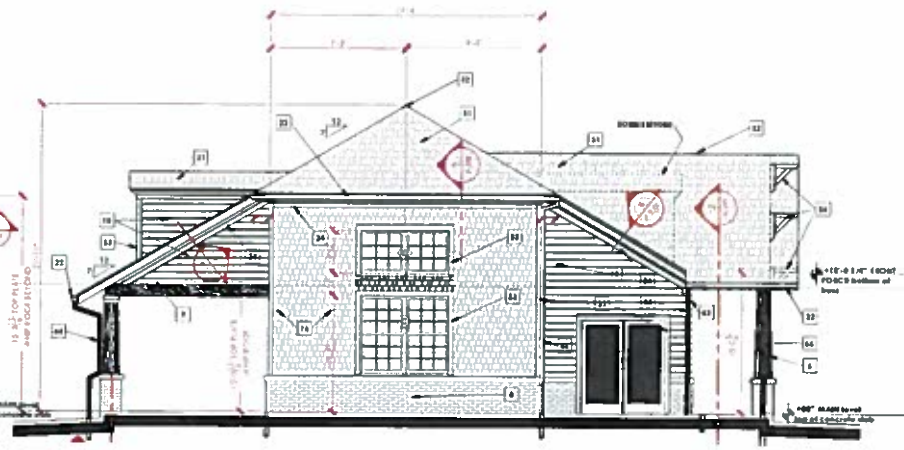
Stephen Rothman

Enclosures


2030 SF POOL
CABANA
ASPHALT PARKING LOT
MAIL KIOSK
PAVILION

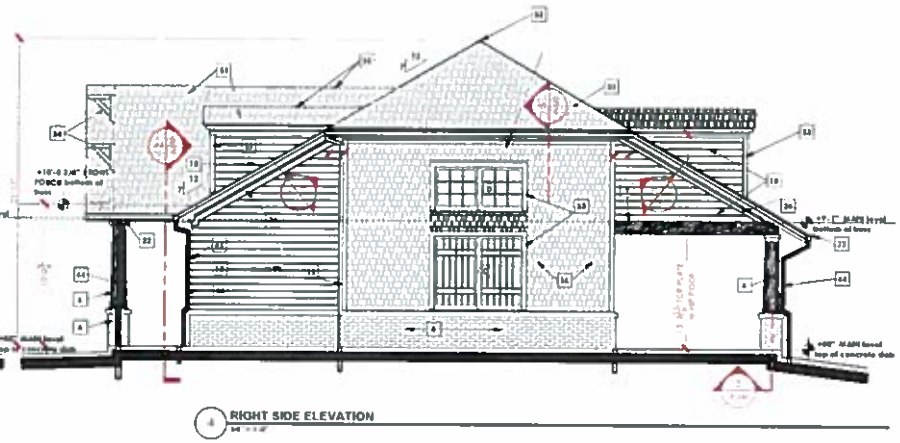


1 FRONT ELEVATION



2 LEFT SIDE ELEVATION

3 REAR ELEVATION



4 RIGHT SIDE ELEVATION

GENERAL NOTES:

LEGEND

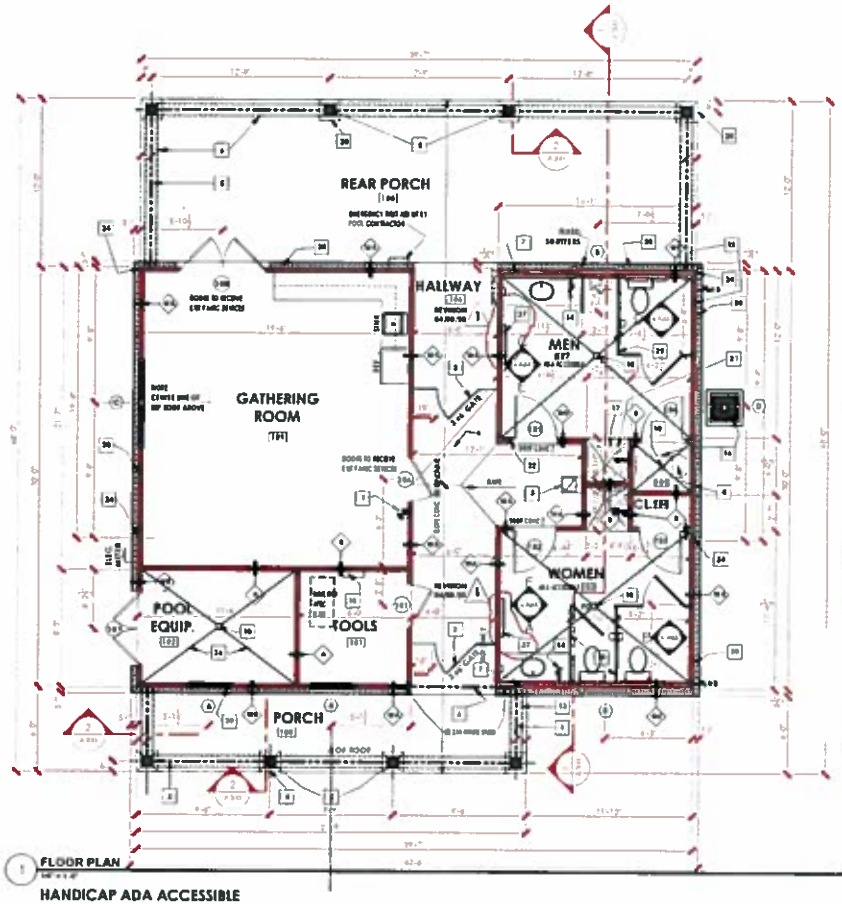
LAKEVIEW AT STONECREST-CABANA
CITY OF STONECREST DEKALB COUNTY GA
2661 RICHMOND BLVD. STONECREST GA
STONECREST HOME BUILDERS, INC.
4042 PEACHTREE RD. NE, SUITE A, 9227
ATLANTA, GA. 30319

Michael P. Landry
ARCHITECTURE | DESIGN | DETAILING

RELEASED FOR CONSTRUCTION

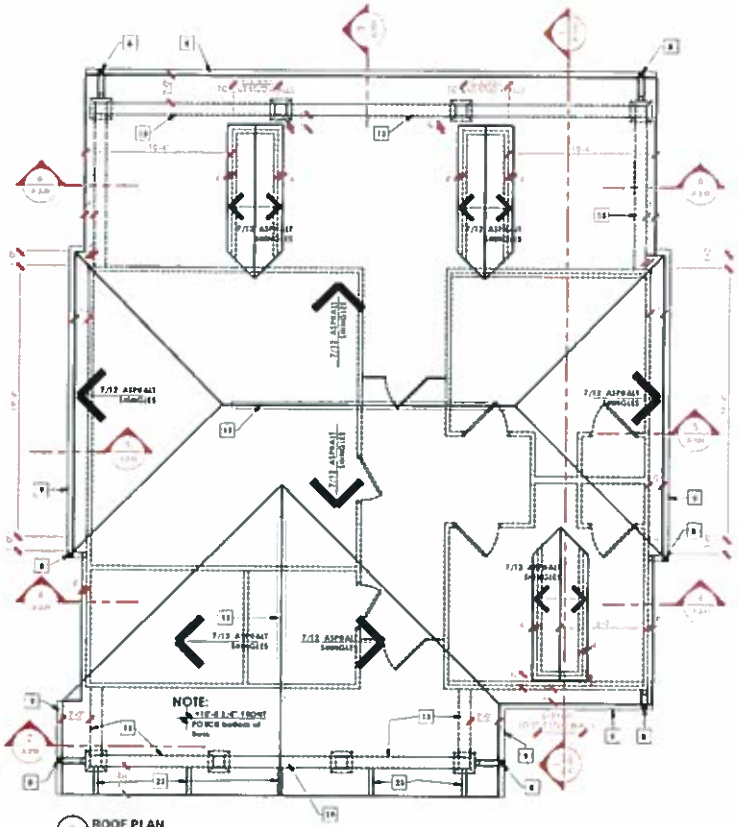
EXTERIOR ELEVATIONS

A200



1 FLOOR PLAN

HANDICAP ADA ACCESSIBLE



2 ROOF PLAN

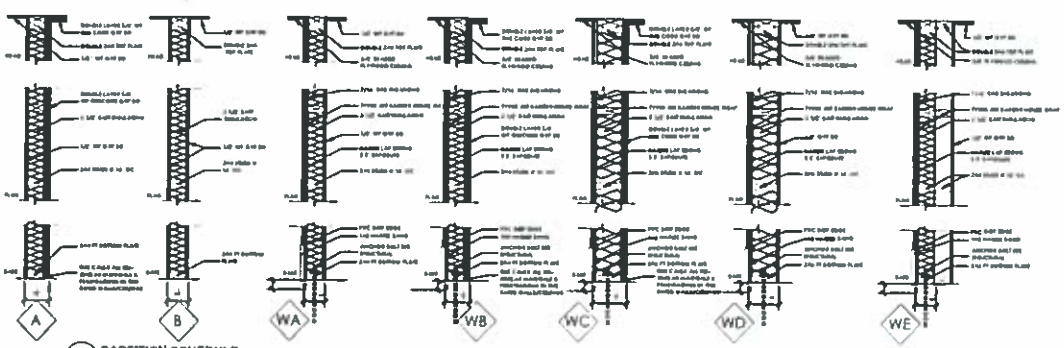
MIN. REQUIRED ROOF VENTILATION

AREA= 1,847 SF/300SF

= 6.16 SF X 144 SQ IN = 886.32 SQ IN /2 = 443 SQ IN SOFFIT AND RIDGE VENT

PROVIDED: SOFFIT, 2" CONTINUOUS SOFFIT VENT, 66' X 9 SQ IN = 594
TOTAL SOFFIT (INTAKE) = 594 SQ IN

PROVIDED: RIDGE VENT, 33 LIN FT X 18 SQ IN = 594 SQ IN



3 PARTITION SCHEDULE

Design No. U301
BXUV.U301
Fire-resistance Ratings - ANSI/UL 263

GENERAL NOTES

GENERAL NOTES 1-10 drawings and specs are property of Michael P. Landry LLC. Not to be used for other projects or extensions to this project except by agreement in writing and appropriate compensation to Michael P. Landry LLC. Contractor to verify all dimensions, conditions, and specs before construction. Do not scale drawings. Contractor to report any discrepancies to Michael P. Landry LLC before proceeding. Contractor responsible for structural integrity during construction. Contractor responsible for structural integrity after completion. Contractor responsible for structural integrity prior to beginning work.

Michael P. Landry LLC

LEGEND:

1. ASC 300 POOL STANCHIONS
2. 6' ALUMINUM FENCE & GATE @ 1/2" INSERTS W/ 4 DC W/ AUTO LOCK & SELF CLOSING HINGES
3. GATE FACE: GAL POWDER ADA COMPLIANT
4. GAS LINE SEPTIC TO PLUMBING METER & PLANS
5. 6" x 6" x 8' WOOD POST - SEE STRUCTURAL
6. BENCH - SEE PLANS
7. SCHEDULE 2 ADA HANDRAIL
8. 4" DIA. ALUMINUM DOWNSPOUT
9. 6" ALUMINUM GUTTER
10. ELECTRIC PANEL
11. WINDOWS TO BE SELF FRAMING BY ANDERSON 400 SERIES DOUBLE HUNG VINYL CLAD FOAM FILLED W/ SPS & SHGC 0.26
12. FINISH OPTIONS: 8-PANEL 1/16" MAPLE MOLDING & 1/4" OAK PLYWOOD DOOR TYPES AND FRAMES WOOD WRAP
13. DOUBLE HOSE BIBB - SEE STRUCTURAL
14. BELOW CONTINUOUS HOSE BIBB
15. CONTINUOUS RIDGE VENT
16. ELECTRIC HEATPUMP AIR HANDLER AND DU TO BE INSTALLED ON PLATFORM ABOVE D.C. VENTS
17. FINISH CEILING IN BEDROOMS FOR A.C. DUCT WORK
18. FLOOD BEAM - SEE MECHANICAL PLANS
19. END WALL TRUSSES, 2 OR ON AT WOOD MEMBERS @ 24" O.C. NOTE: CONSULTANT MUST VERIFY GABLE LOADING, WINDOW BRACE END GABLE TRUSS PER MFG DETAILS - SEE STRUCTURAL PLAN
20. ATTIC VENTS TO MATCH GABLE
21. PROVIDE ADA SHOWER ACCESS CONC STEP FLOOR 1 1/2" - SEE SHEET A400 FOR DETAILS
22. 2 x 4 END WALL @ 16" OC
23. WOOD BLOCKING
24. 8' x 2'-6" MASONRY TRIM
25. POLES & AMENITIES
26. CLEANING OF POOL EQUIPMENT TO BE TWO LAYERS OF 5 @ PRECOMP GYP BD. TAPED & SANDED
27. 6 & 8 CHANGING TABLE SEE DETAILS

LAKEVIEW AT STONECREST CABANA

CITY OF STONECREST, DEKALB COUNTY, GA
5801 RICHARDSON BLVD, STONECREST, GA

STONECREST HOME BUILDERS, INC.
4062 PEACHTREE RD NE, SUITE A, #227
ATLANTA, GA 30319

Michael P. Landry
ARCHITECTURE | DESIGN | DETAILING
P 404.201.4217 | 1100 PEACHTREE PLACE, ATLANTA, GA 30309
42 EAST STATE STREET, COLUMBUS, OH 43215

RELEASED FOR CONSTRUCTION

DATE	DESCRIPTION
10.18.21	FOR PERMIT REVIEW
01.07.22	1st Comments

FLOOR PLAN
ROOF PLAN
PARTITION SCHEDULE

DRAWN BY
CHECKED BY

A101

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: M21-007, CV21-007

(To be assigned by the City of South Fulton)

[_____] A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development & Regulatory Affairs.

[X] B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of South Fulton Councilmembers.

If "A" was denied, list previous case number: #M _____

1) Planner who determined the type of Modification you should file: Marissa Jackson

2) Identify the specific condition(s) being modified as provided by the Planner. State the condition number(s) and letter(s) (e.g. 2-b, 2-e). 1(a) ; 2(a) ; 1(c) ; _____ ; _____ ; _____ ; _____

3) Petition number of the Zoning or Use Permit to which this application applies 2008Z-0023
Current zoning district TR

4) Attach a copy of Legal Description [must be metes and bounds] or complete the following information if the property is within a recorded subdivision.

SUBDIVISION NAME: Sandtown Falls UNIT/PHASE: _____

LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): 139

DISTRICT/SECTION: 14F/____ RECORDED IN PLAT BOOK: _____ PAGE: _____

ROAD NAME: Campbellton Road/Chattahoochee Drive

SEP 23 2021

M21-007
CV21-007

6

NOTICE: Sections III or IV below **MUST** be signed and notarized when application is submitted. If Section III is signed and notarized, applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of property described in the attached legal description, which is made part of this application for a Modification.

Stonewall Tell Homebuilders, Inc.
TYPE OR PRINT OWNER'S NAME

4062 Peachtree Rd NE Suite A #277
ADDRESS

Atlanta, GA 30319
CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

770-519-1668
PHONE NUMBER

bhughes@rockhavenga.com
EMAIL ADDRESS

Sworn to and subscribed before me this _____ day of _____ 20 21

NOTARY PUBLIC

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) Applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) Applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach copy of contract and type name of Owner as indicated in Section III; or

3) Applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of lease and type name of Owner as indicated in Section III.

President
APPLICANT (SIGNATURE)

Stonewall Tell Homebuilders, Inc
TYPE/PRINT NAME OF APPLICANT

4062 Peachtree Rd NE Suite A 277
ADDRESS

Atlanta, GA 30319
CITY & STATE ZIP CODE

770-519-1668
PHONE NUMBER

bhughes@rockhavenga.com
EMAIL ADDRESS

Sworn to and subscribed before me this 22nd day of September 20 21

NOTARY PUBLIC

M Homewood
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires
04/04/2023

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Stephen Rothman
SIGNATURE OF ATTORNEY/AGENT
AGENT

CHECK ONE: [ ] ATTORNEY [X]

2849 Paces Ferry Rd, Suite 700
ADDRESS

Atlanta, GA 30339
CITY & STATE ZIP CODE

770-803-3731
PHONE NUMBER

SEP 23 2021

M21-007
CV21-007

7

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

- **Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of the City Council.**

CIRCLE ONE: YES NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Brad Hughes

Signature: BH Date: 9/15/21

SEP 23 2021

M21-007
CV21-007

8

PUBLIC PARTICIPATION PLAN
FORM D

Applicant: _____

1. The following individuals (property owners within a quarter mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Article 28.4.7 of the Fulton County Zoning Resolution:

   Those individuals, associations, political jurisdictions and other public agencies required by staff and the City of South Fulton Zoning Ordinance will be notified.

2. The individuals and others listed in 1. above will be notified of the requested modification using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

   Letters, emails, zoom meetings, telephone calls, and meeting notices will be used to notify those listed in 1 above.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

   At least one meeting at a convenient time and place will occur. Applicant intends to host zoom meetings to ameliorate concerns over COVID19.

Attach additional sheets as needed.

SEP 23 2021

M21-007
CV21-007

10

PRE-APPLICATION REVIEW FORM

Office use only:

I hereby certify that I have completed a preliminary review of the site plan for this project and determined that it meets the minimum standards specified by Article 28.5.2 of the Fulton County Zoning Resolution.

Staff signature: _____ Date: 9/23/21

Planning Division
Community Development Services

Staff printed name: Marissa Jackson

The undersigned acknowledges that the site plan is submitted in accordance with Article 28.5.2 of the Fulton County Zoning Resolution and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: _____ Date: 8-10-21

Applicant printed name: Stonewall Tell Builders, Inc.
Brad Hughes

SEP 23 2021

M21-007
CV21-007.

17

EXHIBIT "A"
LEGAL DESCRIPTION

As to TMP #14F-0139-LL-024-0: Deed Book 40897, Page 411 Tract 1

All that tract or parcel of land lying and being in Land Lot 139, 14F District, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 3/4" open top pipe at the corner common to Land Lots 138, 139, 148, 149, thence, along the North Land Lot Line of Land Lot 139, South 88 degrees 42 minutes 46 seconds East a distance of 1,172.13 feet to a point on the Southwestern right-of-way of Chattahoochee Drive (50' right-of-way); thence, along said right-of-way, leaving said Land Lot Line, along the arc of a curve to the left a distance of 85.21 feet; said arc having a radius of 234.84 feet; and being subtended by a chord with a bearing and distance of South 83 degrees 08 minutes 40 seconds East 84.74 feet; thence along the arc of a curve to the right a distance of 207.25 feet; said arc having a radius of 297.65 feet; and being subtended by a chord with a bearing and distance of South 79 degrees 37 minutes 00 seconds East 203.09 feet; thence, along the arc of a curve to the right a distance of 275.98 feet; said arc having a radius of 342.68 feet; and being subtended by a chord with a bearing and distance of South 29 degrees 24 minutes 25 seconds East 268.58 feet; thence, along the arc of a curve to the left a distance of 413.08 feet; said arc having a radius of 1,050.29 feet; and being subtended by a chord with a bearing and distance of South 13 degrees 32 minutes 55 seconds East 410.43 feet to a point at the Intersection of the Southwestern right-of-way of Chattahoochee Drive (50' right-of-way) and the Northwestern right-of-way of Campbellton Road (80' right-of-way); thence leaving said right-of-way of Chattahoochee Drive along the right of way of Campbellton Road, South 63 degrees 42 minutes 59 seconds West a distance of 183.58 feet; thence, along the arc of a curve to the right a distance of 763.13 feet; said arc having a radius of 1,106.30 feet; and being subtended by a chord with a bearing and distance of South 83 degrees 27 minutes 53 seconds West 748.08 feet; thence leaving said right-of-way, North 41 degrees 38 minutes 56 seconds West a distance of 1,167.60 feet to the Point of Beginning.

Said tract or parcel of land contains 1,009,728 square feet or 23.1802 acres as shown on a ALTA/ACSM Land Title Survey for Legacy Investment Group, LLC, prepared by Travis Pruitt and Associates, Inc., dated 08/13/2003.

Less and Except

All that tract or parcel of land conveyed in Right of Way Deed located in Deed Book 41385, Page 477, dated 1110912005, filed 11/22/2005, aforesaid Clerk's Office.

And

M21-027
CV21-007

As to TMP #14F-0139-LL-005-9: Deed Book 40897, Page 411 Tract 3

All that tract or parcel of land lying and being in Land Lot 139, 14th District, Fulton County, Georgia and being more particularly described as follows:

SEP 23 2021

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

STEPHEN ROTHMAN

SROTHMAN@WBILEGAL.COM
DIRECT DIAL: (770) 803-3731

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

September 23, 2021

VIA HAND DELIVERY

Mayor William Edwards
City Council, City of South Fulton
c/o Department Of Community Development
And Regulatory Affairs
5440 Fulton Industrial Blvd.
Atlanta, Georgia 30336

RE: Letter of Intent –Zoning Modification and Concurrent Variances

Tax Parcel ID 14F0139 LL0240/O Campbellton Road

Dear Mayor Edwards and City Council:

This firm represents Rockhaven Homes, the applicant, and Stonewall Tell Home Builders, Inc, the owner of 17 acres of land, more or less, as more particularly described in the enclosed legal description and site plan ("Property"). The owner and applicant seek a zoning modification with a concurrent variance to amend conditions of zoning applicable to the Property to allow a development that is in keeping with the development plan that was approved pursuant to a previously issued LDP and the as-built environment.

The Property was partially developed with site work, including the installation of a raised earthen berm along the Campbellton Road frontage, roadways, water and sewer infrastructure and other utilities. This application is simply to allow the site to be completed pursuant to the previously approved plans. The owner seeks nothing extra.

Zoning Modification

M21-007
CV21-007

The Property is currently zoned to the TR Conditional zoning category.

The Owner wishes to modify conditions of zoning 1(a), 1(c), 2(a) and 3(a) to 2008Z-0023.

Specifically, the Owner seeks a modification so that condition 1(a) allows 146 townhomes in lieu of 114 townhomes in order to match the previously approved, and partially developed, townhome community. Additionally, the Owner seeks a modification so that

condition 1(c) allows the minimum heated floor area of the townhomes to be 1800 square feet in lieu of 2,000 square feet. Finally, the Owner seeks a modification of condition 2(a) to replace the subsequently approved site plan with the previously approved site plan. Again, all of these modifications are simply to implement the previously approved, and partially built, site plan for a townhome community.

The previously approved plan served the public heath, safety and welfare and the subsequently approved plan was sought by a previous owner to accomplish a plan that cannot be executed and prevents an economically viable or practical use of the land. As a result, the land has remained vacant, overgrown, and has become a dumping ground.

For these reasons, the owner respectfully requests that the zoning modification be approved so that the Property can be developed in an economically feasible way that meets planning principles and the goals of the City's Zoning Ordinance.

Concurrent Variance

Provision seeks a concurrent variance: (1) to vary the berm requirement of Section 12F4A(2) of the Sandtown Overlay District to allow the removal of a portion of the existing berm (constructed as part of the approved LDP) solely and minimally to the extent required to comply with the sight-distance triangle of Campbellton Road and intersecting streets affected by the development. The reason for this is that, after the streets and berm were constructed, the allowed speed limit along Campbellton Road was increased, thereby increasing the required sight distance triangle. In an effort to comply with this, and protect public safety, this variance is sought to remove portions of the berm to allow adequate sight distance. This request meets all of the criteria necessary for approval of the variance and therefore the Owner respectfully requests that such variances be approved. Each criterion will be addressed in turn.

A. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its shape, size or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

The strict enforcement of the berm requirement would create an unnecessary hardship due to the Property's topography, shape and size which, if a variance is granted, would cause no detriment to the public. The Property has a topography that includes an earthen berm (as required by the Sandtown Overlay District) which is located within the sight-distance triangle required with intersecting streets and driveways at Campbellton Road. The elevation of these berms interferes with a clear line of sight that is minimally required and desired under today's standards. The Owner simply wishes to remove this topography (the earthen berm) to the minimal amount necessary to comply with the clear line of sight for vehicles required under today's standards.

M21-007
CV21-007

SEP 23 2021

The topographical condition of the berm creates a hardship in providing the minimum clear line of sight because it blocks a view of oncoming traffic along Campbellton Road, thereby creating a potential safety hazard if there is a conflicting movement between vehicles.

The hardship is unnecessary to serve the purposes of the Zoning Ordinance. A large portion of the berm will remain for screening and aesthetic purposes; this variance is proposed to provide an adequate balance between safety of life and property with the privacy and aesthetic goals of the Zoning Ordinance. The strict enforcement of the berm requirement would create an unnecessary safety hazard by allowing portions of the berm to remain which block a clear line of sight for vehicles.

The approval of the variance would not cause detriment to the public

B. Special conditions and circumstances exist which are peculiar to the land, structure, and buildings involved and which are not applicable to other land, structures, or buildings within the same district.

There exist special conditions and circumstances which are peculiar to this land and buildings alone and which do not apply to any other land, structures or buildings within the same district. The Property is the only one that has the unique circumstance of having a berm already installed (pursuant to a permit and in compliance with City requirements at the time it was built) that now violates the sight distance requirement due to a change in the allowed speed limit along Campbellton Road.

C. The literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of the rights commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

The strict and literal enforcement of the berm requirement would deprive the applicant of rights commonly enjoyed by other properties within the TR district to provide safe ingress and egress with adequate sight distance.

D. The special conditions and circumstances do not result from the actions of the appellant.

The special conditions and circumstances do not result from the actions of the Owner. The change in the speed limit was done by governmental decision and not due to the actions of the appellant.

N21-007 CV21-007

E. Granting the variance will not confer upon the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.

SEP 23 2021

Approval of these variance requests will not confer upon the Provision any special privilege denied to others by the zoning ordinance because this request meets all of the criteria for such approval. Given the unique circumstances, nothing special is being granted that would

be denied to others in this highly unique circumstance. Other lands without such burdens enjoy the right to have a berm that does not violate the requirement for a clear line of sight on to the abutting public road. The owner would not be receiving a special privilege obtaining the same.

F. The request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant or gain an advantage or interest over similarly zoned property.

The request to allow revisions to the berm to allow for a clear line of sight in compliance with City requirements is limited to minimum amount of berm removal to comply with that requirement.

G. Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

Section 5-1006 declares the purposes of the Zoning Ordinance to be, among other things, to lessen congestion in the streets and provide for safety to the public and traffic. Relief, if granted, would allow these goals to be met. If denied, these goals would be frustrated.

Notice of Constitutional Objections

As you know, Georgia law requires the applicant to give the governing authority fair notice if it believes that the current zoning of the property, and the continued enforcement of the current zoning in the future, would deprive it and/or the owner of constitutional rights. Accordingly, this is to place the governing authority of the City of South Fulton on notice that the continued enforcement of the current zoning on the Property, or the continued enforcement of any zoning regulation that prevents the Property from being developed and used as proposed herein would violate the owner's and applicant's rights guaranteed by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II; and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th amendments to the US Constitution. However, given that the proposal is consistent with, and implements, the goals and purposes of the Zoning Ordinance, the MIX zoning district and land use planning principles, we respectfully urge that this application be approved.

Sincerely,

M21-007
CV21-007

WILSON BROCK & IRBY, L.L.C.

Stephen Rothman

Enclosures

SEP 23 2021

103382.1 201926-000004

SITE ADDRESS: CAMPBELLTON RD. & CHATTAHOOCHEE DR.

SITE AREA: 22.24 - PHASE 2 (31.6240 ACRES OVERALL)

UNITS: 114 - PHASE 2 (137 UNITS OVERALL)

DENSITY: 4.33 UNITS/ACRE

ZONING: TR (TOWNHOUSE RESIDENTIAL) CONDITIONAL

2008Z-0023 SFC

MINIMUM LOT REQUIREMENTS:

MINIMUM PERIMETER FRONT YARD: 40 FT.
MINIMUM PERIMETER SIDE YARD:
Interior: 30 FT.
Adjacent to street: 40 FT.
MINIMUM PERIMETER REAR YARD: 35 FT.
MINIMUM LOT FRONTAGE:
20 ft. adjoining street except up to 35 feet may be required whenever the director of public works requires the extra width to protect catch basins
MINIMUM INTERIOR FRONT YARD: 20 FEET
MINIMUM INTERIOR REAR YARD: 25 FEET
MINIMUM LOT WIDTH(@ SETBACK LINE): 20 FT.
MINIMUM LOT AREA: 2,000 SQ.FT.
MINIMUM HEATED FLOOR AREA PER UNIT: 2,2000 SQ.FT. (2C #1C)
MAXIMUM BUILDING HEIGHT: 40 FT.
MAXIMUM LOT COVERAGE: 50%

MINIMUM BUILDING SEPARATION:

	MULTIFAMILY	1&2 FAMILY
FRONT TO FRONT	50 FEET	50 FEET
FRONT TO REAR	60 FEET	55 FEET
REAR TO REAR	50 FEET	50 FEET
FRONT TO REAR SIDE	40 FEET	25 FEET
SIDE TO SIDE	20 FEET (PER VARIANCE)	14 FEET

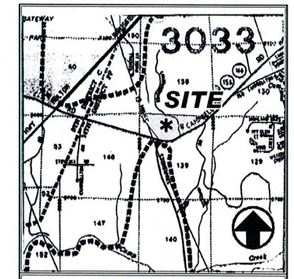
REQUIRED PARKING: TWO PER DWELLING UNIT

PROPOSED PARKING: TWO PER DWELLING UNIT

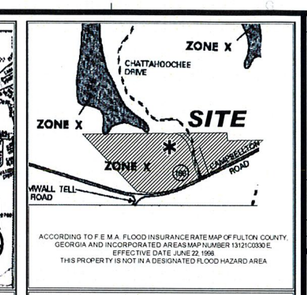
–TWO CAR GARAGE TO BE PROVIDED IN EACH UNIT

PROPOSED STREET DIMENSIONS

50' RIGHT OF WAY	25' CENTERLINE – ROW
24' BOC – BOC	12' CENTERLINE – BOC
30' CURB RADIUS	20' ROW RADIUS

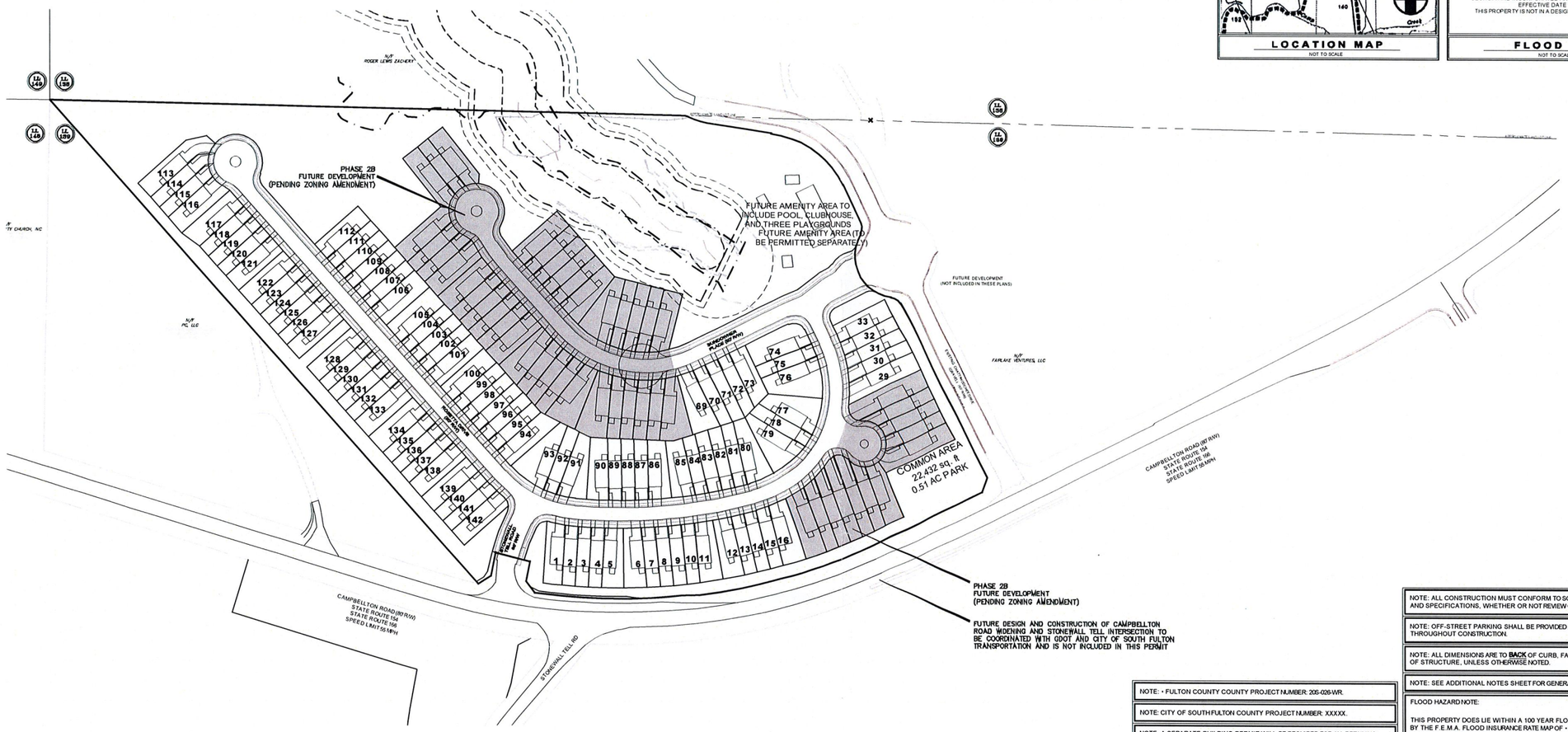


LOCATION MAP
NOT TO SCALE



ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13121C0330 E.
EFFECTIVE DATE JUNE 22, 1998
THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA

FLOOD MAP
NOT TO SCALE



NOTE: ALL CONSTRUCTION MUST CONFORM TO SOUTH FULTON STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.

NOTE: OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL DIMENSIONS ARE TO **BACK** OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF - FULTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13121C0330, DATED JUNE 22, 1998.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

© Copyright 2021
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NOTE: • FULTON COUNTY COUNTY PROJECT NUMBER: 205-026-WR.

NOTE: CITY OF SOUTH FULTON COUNTY PROJECT NUMBER: XXXXX.

NOTE: A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J

NOTE: NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED ON-SITE. ANY EXISTING SEPTIC SYSTEMS TO BE REMOVED PER STATE STANDARDS.

NOTE: INTERNAL GREEN SPACES SHALL INCLUDE STRUCTURES, LANDSCAPING, OR OTHER VISUAL ELEMENTS TO TERMINATE GREEN SPACES THAT ARE OPEN TO ALLEY WAYS WITH FINAL APPROVAL BY STAFF. VISIBLE RETAINING WALLS SHALL BE STONE OR BRICK FACED.

NOTE: ALL INTERNAL SUBDIVISION STREETS TO BE 25 MPH.

NOTE: ALL RETAINING WALLS 4'-0" IN HEIGHT AND TALLER REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT PERMITTED AS PART OF THIS LDP.

NOTE: ANY COMMON FEATURES (I.E. RETAINING WALLS) THAT SPAN MULTIPLE LOTS SHALL BE PLACED IN MAINTENANCE EASEMENTS FOR THE HOA TO MAINTAIN.

NOTE: DH-D, ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A DH-D HOLE IS A GENERAL HOLD FOR A SPECIFIC PURPOSE NOT PREVIOUSLY COVERED BY THE PROCEEDING EXPLANATION BELOW.

NOTE: INDIVIDUAL LOT FENCES ARE NOT ALLOWED IN DRAINAGE OR SANITARY EASEMENTS; AND REQUIRE SEPARATE FENCE PERMIT.

NOTE: IN CASE THAT DEVELOPMENT DUE TO A ROAD WIDENING OR EXTENSION OF A SERVICE NECESSITATES THE REPLACEMENT OR RELOCATION OF OVERHEAD UTILITIES, SUCH UTILITIES MUST BE REPLACED OR RELOCATED AS AN UNDERGROUND SERVICE.

NOTE: STATE WATERS DO EXIST WITHIN 200 FT OF THE SITE.

DEVELOPER

ROCKHAVEN HOMES
4062 PEACHTREE ROAD NE, STE D#277
ATLANTA, GA 30319
(770) 519-1669

24 HOUR EMERGENCY CONTACT
BRAD HUGHES
(770) 519-1669
E-mail:
BHUGHES@ROCKHAVENGA.COM

GRAPHIC SCALE - IN FEET
50 0 100 200 300 400

NO	DATE	DESCRIPTION	BY
7			
6			
5			
4	08/27/2021	CITY COMMENTS	ND
3	05/07/2021	CITY COMMENTS	ND
2	01/26/2021	ADDRESS COMMENTS	BS
1	09/11/2020	RELEASED FOR PERMIT	ND

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: JOHN MERCER

OVERALL SITE PLAN

SANDTOWN FALLS

PHASE 2

LAND LOT 139 • 14TH DISTRICT FF • CITY OF SOUTH FULTON • FULTON COUNTY • GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN KENDRICK MERCER

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 09/11/2020
SCALE: 1" = 100'
CN: 200130PN
JN: 200130
FN:
SHEET NO: C3.0

M21-007
CV21-037

SEP 23 2021

W:\2020\200130\Engineering\CAD\Drawings\200130PN.dwg, C3.0 Overall, jmercer, Aug. 31, 21-8:38:34 AM, 1:1

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	U21-007: Request for special use permit for Cosmetology salon suites. 7580 Springbox Drive
DATE:	January 25, 2022
SUBJECT:	U21-007: Request for special use permit for Cosmetology salon suites. 7580 Springbox Drive
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
U21-007	Cover Memo	1/20/2022
U21-007 7580 Springbox Drive Updated	Cover Memo	1/20/2022

U21-007

Special Use Permit for Hair Salon Suites
7580 Springbox Dr. Suites 250-260
District 2

Staff Recommendation is Approval with conditions

Community Zoning Information Meeting
City of South Fulton
January 11, 2022

U21-007: 7580 Springbox Drive

- The applicant would like to apply for a new business license for comitology suites that would offer beauty salon, barber shop, and nail salon services.

- These personal care services are required to obtain Special Use Permits per the zoning code adopted by council in December 2020.

- The address is currently zoned MIX, and the Future Land Use is Local Live Work. The business is in compliance with both the Zoning District and the Future Land Use Plan.

- Staff recommendation is approval with conditions.

U21-007: 7580 Springbox Drive.

COSF ArcGIS Web Map

12/13/2021, 2:22:23 PM

Street Centerlines

Tax Parcels 2021

City Limits

1:4,514

0 0.03 0.06 0.12 mi

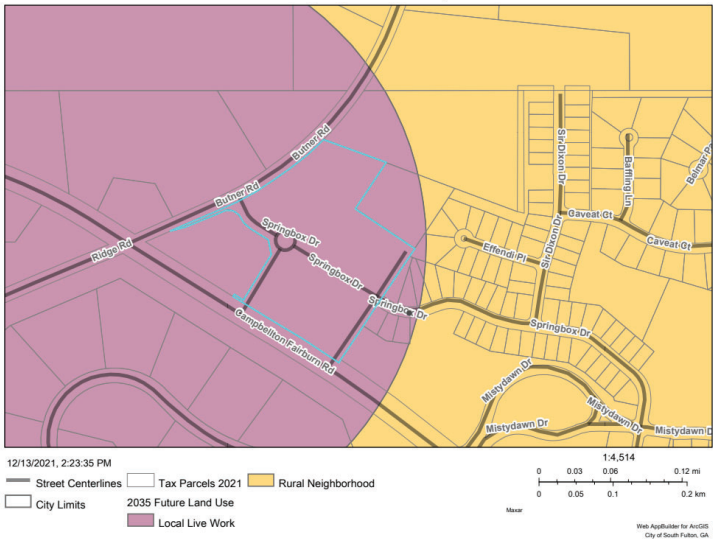
0 0.05 0.1 0.2 km

Maxar

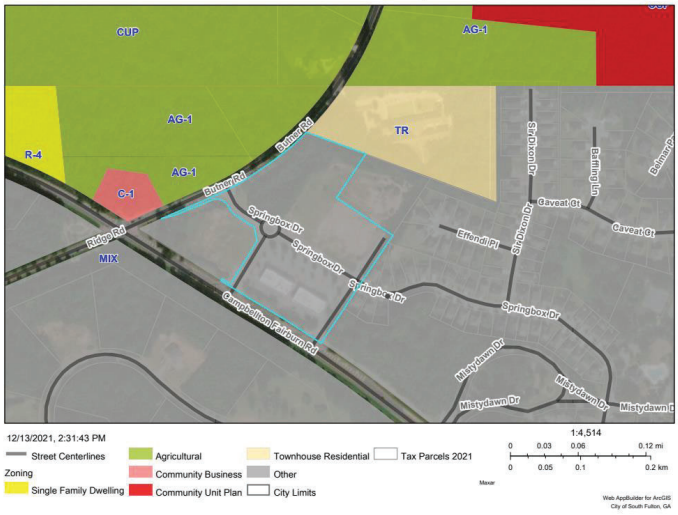
Web AppBuilder for ArcGIS
City of South Fulton, GA

U21-007: 7580 Springbox Dr.

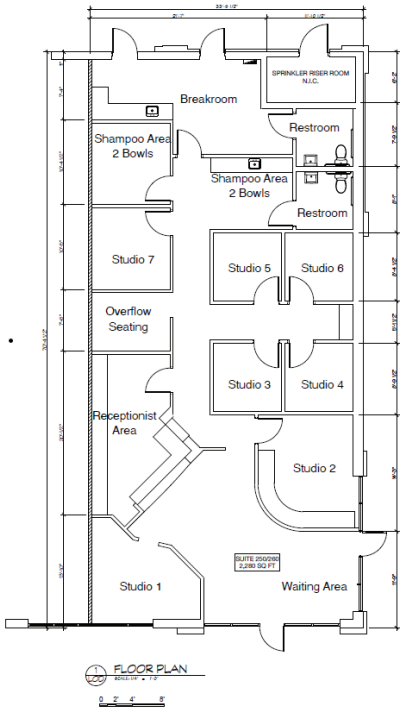
COSF ArcGIS Web Map



COSF ArcGIS Web Map



U21-007: 7580 Springbox Dr.



LESLIE MINTZ
Leasing Agent

for
REGENCY CENTERS

404 575 3296
LeslieMintz@RegencyCenters.com

SAFFRAN
KILPATRICK
ARCHITECTS

6120 Camberton Lane
Suwanee, Georgia 30024
tel 770 619 5918
fax 925 394 2290
info@saffran-kilpatrick.com
www.saffran-kilpatrick.com

LEASE OUTLINE DRAWING
SHOPS at HAMPTON OAKS
7580 SPRINGBOX DRIVE
SUITE 250-260
FAIRBURN, GA 30213

ISSUE

NO.	DATE	DESCRIPTION

PRELIMINARY/FINAL CALCULATIONS
FOR PERMITS ONLY - NOT FOR BIDDING
THE ARCHITECT HAS PREPARED THE PRELIMINARY/FINAL CALCULATIONS BASED ON INFORMATION PROVIDED BY THE OWNER. THE OWNER IS NOT A LICENSED ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CALCULATIONS.

DEPARTMENT USE
SAFFRAN-KILPATRICK
THE ARCHITECT HAS PREPARED THE PRELIMINARY/FINAL CALCULATIONS BASED ON INFORMATION PROVIDED BY THE OWNER. THE OWNER IS NOT A LICENSED ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE CALCULATIONS.

DISCLAIMER
IF THE OWNER OR OWNER'S REPRESENTATIVE REQUIRE THE ARCHITECT TO PREPARE PRELIMINARY/FINAL CALCULATIONS, THE OWNER OR OWNER'S REPRESENTATIVE MUST SIGN THE APPROPRIATE CLAIM OR DISCLAIM

SHEET TITLE
LEASE OUTLINE DRAWING

PROJECT NO. 2022
SHEET NO. LOD
DATE 12/7/20
DRAWN BY LOD

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Community Development and Regulatory Affairs	**Council District(s) Affected** 4
Requested Action Request for council to approve U21-007, a Special Use Permit for cosmetology salon suites at 7450 Springbox Drive Suites 250-260.	
Requirements for Council Action (City specific Council policy, statute or code requirement) Staff recommends Council approval with staff's reccomended conditions.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) The applicant would like to open a business for cosmetology salon suites. The business model included seven salon suites that will be occupied by licensed cosmetologist offering the following services: hair salon services, barber services, lash extension services, eyebrow services, make-up services, waxing services, and facials.	
Funding Source (if applicable) N/A	
Financial Impact (if applicable) N/A	
Financial Impact Statement Received Yes ☐ No ☑ **Legislative Process Complete** Yes ☑ No ☐	

Department Director Approval 01.20.2022		**Finance Director Approval**
Assistant City Manager Approval	**City Attorney Approval**	**City Manager Approval** Tammi Saddler-Jones 1/20/2022

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO: Mayor and City Council

FROM: Planning & Zoning Division

SUBJECT: **U21-007, 7580 Springbox Drive Ste 250-260**

MEETING DATE: **January 25, 2021**

The applicant seeks a use permit for a hair salon located on Springbox Drive.

STAFF RECOMMENDATION: Approval with Conditions

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS ON DECEMBER 15, 2021

cc: Corey Adams, City Clerk

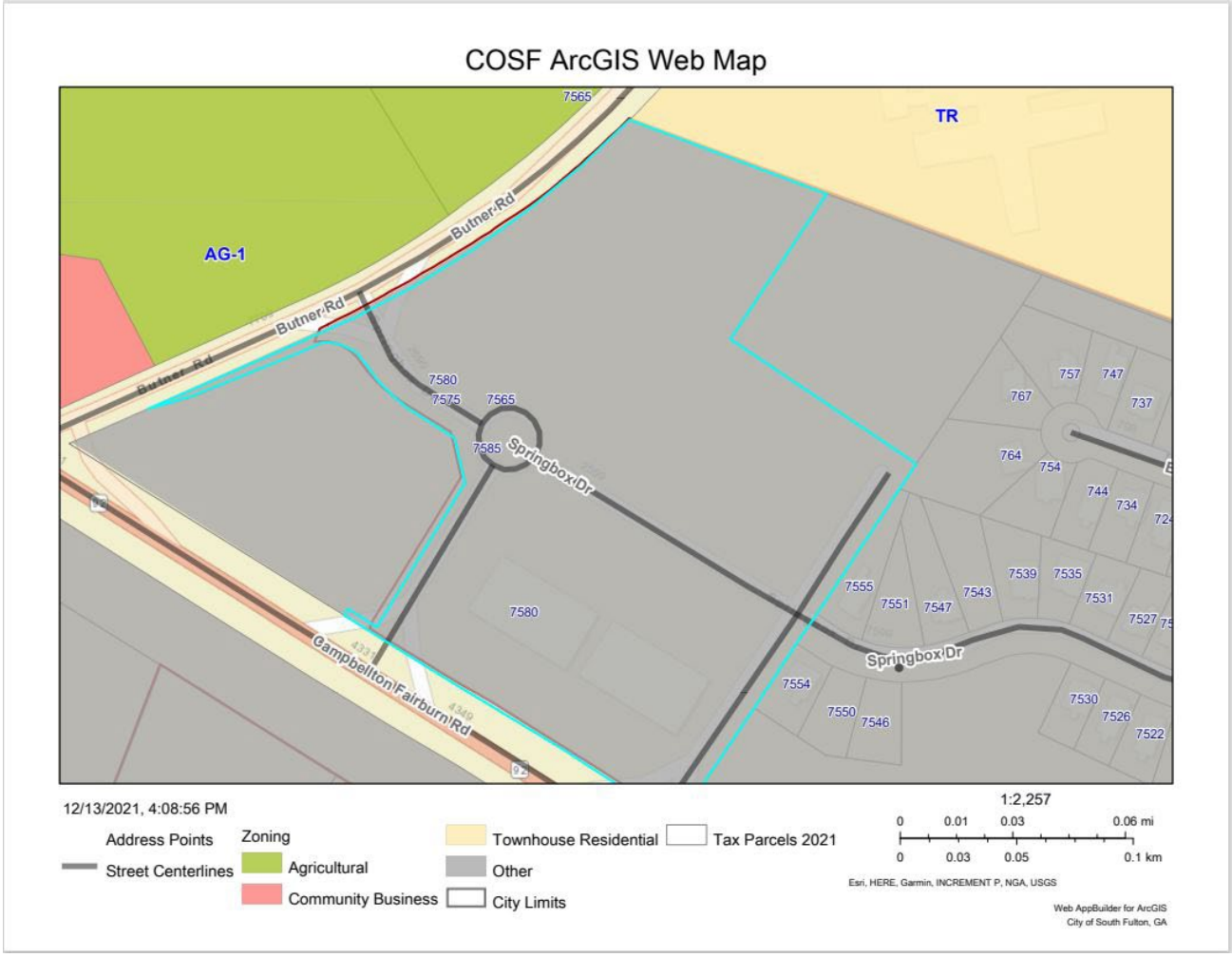
APPLICATION INFORMATION	
Applicant Information:	Mercede Hightower 4030 Cranwood Drive College Park, GA 30349
Status of Applicant:	Business Owner
City Council District(s):	District 4
Parcel ID Number:	09C080000141127
Area of Property:	18.88 Acres
Current/Past Use of the Property:	Hair Salon
Prior Zoning Cases/History:	2003Z-0020 Rezoning from AG-1 to MIX APPROVED
Surrounding Zoning:	South: MIX (Mixed Use District) North: TR (Town House District) East: MIX (Mixed Use District) West: AG-1 (Agricultural District) & R-4 (Single-Family Dwelling District) C-1 (Light Commercial District)
2035 Future Land Use Designation:	Character Type: Local Live Work Neighborhood Land Uses: Live-Work Neighborhood, Public, Semi-Public, Institutional, Open Space Zonings: MIX, C-1, C-2, O-I
2035 Comprehensive Plan:	Compatibility to the Fulton County Yes. The proposal is part of a commercial development as the Regional Live-Work category is intended. A Future Land Use amendment is not necessary.
Overlay District:	Cliftondale
Public Utilities:	Water service is provided to these sites by City of Atlanta.

	Sewer Service is provided by Fulton County
Public Services:	Police and fire services are available to the site by the City of South Fulton.
Transportation:	Street: Springbox. Classification: Interior Road to the development Public Transit: The address is not served by MARTA Bike/Pedestrian Access: Ther are sidewalks along the frontage of the development only.
Parking Required (Retail/Service Stations):	Parking Required: 11 spaces

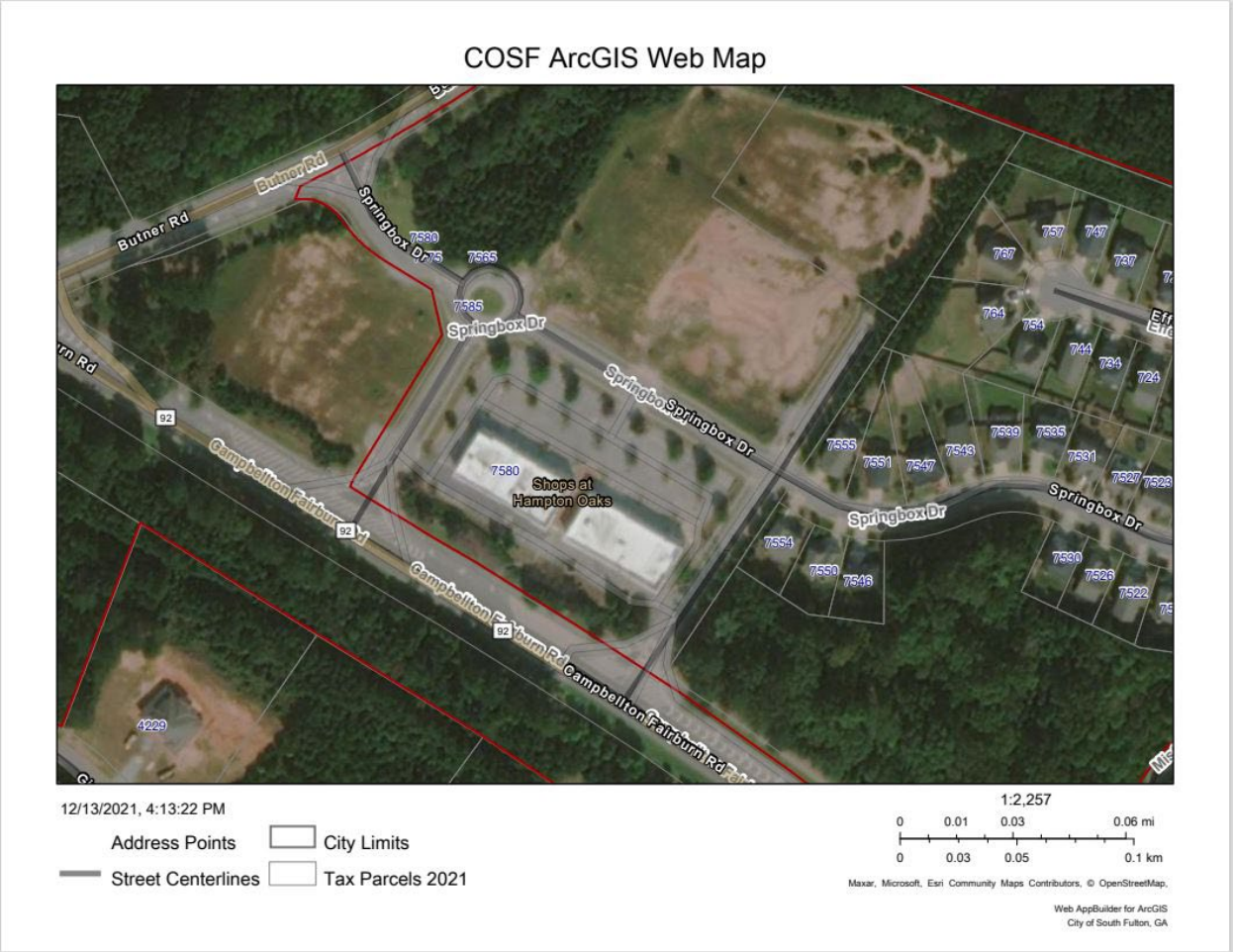
MAPS

LOCATION MAPS- ZONING MAP AERIAL MAP, AND FUTURE LAND USE MAP

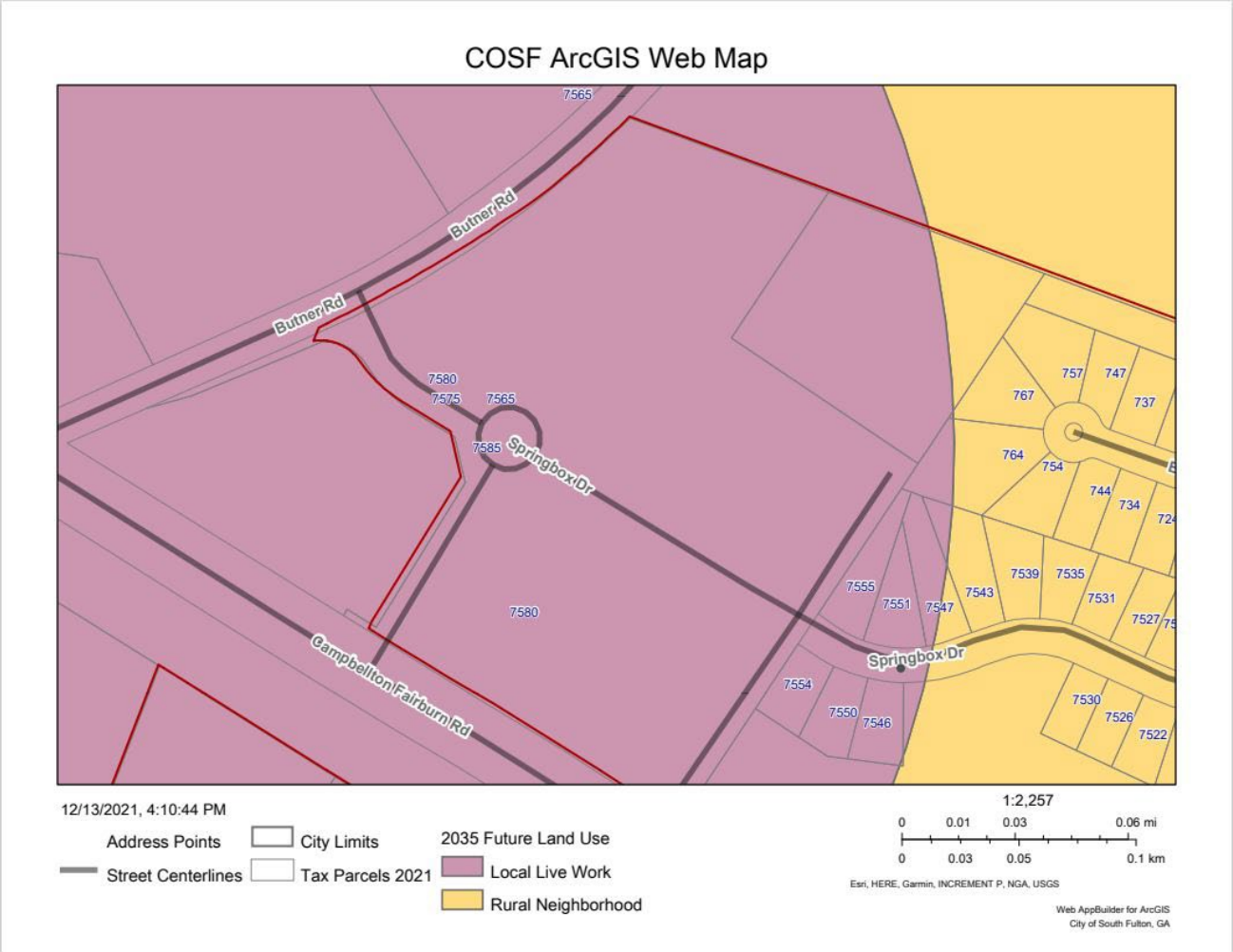
Zoning Map



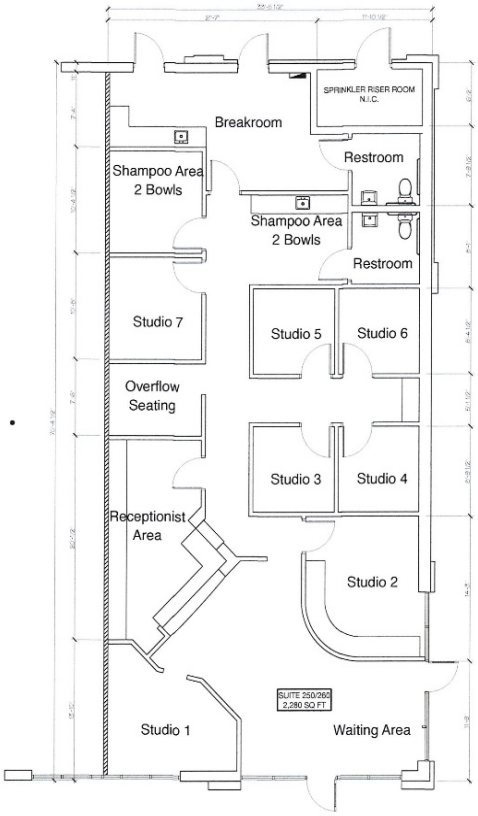
City of South Fulton Aerial Map


COSF ArcGIS Web Map
Butner Rd
Butner Rd
Springbox Dr
Springbox Dr
Springbox Dr
Springbox Dr
Springbox Dr
Campbellton Fairburn Rd
Campbellton Fairburn Rd
Campbellton Fairburn Rd
Shops at Hampton Oaks
7580
7585
7575
7555
7551
7547
7543
7539
7535
7531
7527
7523
7554
7550
7546
7590
7526
7522
4229
12/13/2021, 4:13:22 PM
Address Points
Street Centerlines
City Limits
Tax Parcels 2021
1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap,
Web AppBuilder for ArcGIS
City of South Fulton, GA

Land Use Map



PROPOSED FLOOR PLAN



FLOOR PLAN

0 2' 4' 8'

SEP 22 2021

U21-007

LESLIE MINTZ
Leasing Agent

for
REGENCY CENTERS

404 575 3296
LeslieMintz@RegencyCenters.com

SAFFRAN KILPATRICK ARCHITECTS

5120 Camberton Lane
Suwanee, Georgia 30024
tel 770 619 5916
fax 925 364 2290
info@saffran-kilpatrick.com
www.saffran-kilpatrick.com

LEASE OUTLINE DRAWING
SHOPS at HAMPTON OAKS
7580 SPRINGBOX DRIVE
SUITE 250/260
FAIRBURN, GA. 30213

ISSUE

NO.	DATE	DESCRIPTION

INDEMNIFICATION CLAUSE
THE OWNER SHALL REGARD ARCHITECT AS THE PRIMARY OF CONTRACT WITH SUBMIT TO ARCHITECT THE CONTRACTOR'S ESTIMATE OF COST OF THE UPGRADES OR CHANGES IN ORDER TO ALLOW ARCHITECT TO INFORM THE OWNER OF THE CONTRACTOR TO INSURE THE OWNER'S INTERESTS.

COPYRIGHT 2020
SAFFRAN-KILPATRICK ARCHITECTS
THE DRAWING IS THE PROPERTY OF SAFFRAN-KILPATRICK ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED FOR OTHER PROJECTS OR BY ANY PARTY INCLUDING OR BY, NOT OTHER THAN THE OWNER, WITHOUT WRITTEN PERMISSION.

DRAWING NOTES
IF THE ABOVE DRAWING DOES NOT MATCH THE SCALE SHOWN, THE DRAWING WAS ORIGINALLY PRODUCED FOR ANSI D (24" x 36") PAPER.

SHEET TITLE: LEASE OUTLINE DRAWING
PROJECT NO: 2038
SHEET NO: LOD
DRAWN BY: EJB
DATE: 12/7/20

PUBLIC PARTICIPATION

A public meeting was held on November 8, 2021, at 6:00pm. The petitioner invited those in ¼ mile of the property. The attendees had no issues or concerns regarding the proposed hair salon. (Appendix C is attached)

USE PERMIT STANDARDS FOR A HAIR SALON

The MIX District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area.

USE PERMIT CONSIDERATIONS

Staff is including the specific considerations for a use permit to be granted in an effort to assist City officials in considering the application and its merits. In granting such permits, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors to ameliorate the effects of the proposed development/use. These considerations include:

1. **Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by Mayor and Council;**

   Yes. The hair salon is a commercial use along an active corridor as the Local Live-Work category intended.

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;**

   Yes. The subject parcel is zoned MIX (Mix Use District), and the use is compatible with the surrounding area.

3. **Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;**

   No. The property does not violate local, state, or federal statutes.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;**

   None. The proposed use will have negligible effect on traffic flow along Springbox Drive, Butner Road, Campbellton Fairburn Road and surrounding streets. This business will be open during the day and will not impede traffic.

5. **The location and number of off-street parking spaces;**

   The code requires 11 spaces based on the square footage of the space within the building . The site has more than 11spaces available.

6. The amount and location of open space;

The proposed hair salon will be in an existing commercial building which has open space.

7. Protective screening.

The proposed hair salon does not require screening; however, the commercial plaza is buffered with small trees and shrubs.

8. Hours and manner of operation.

Tuesday-Friday 9:00am-6:00pm
Sunday-Monday: By appointment
Saturday: 8:00am – 4:00pm

9. Outdoor lighting.

The parcel is currently served by outdoor lighting within the commercial development.

10. Ingress and egress to the property.

The development where the business is situated currently has two means of ingress and egress on Butner Road and on Campbellton Fairburn Road.

STAFF COMMENTS

Engineering: Requested information, none provided.

Fulton County Public Works (Sewer): Requested information, none provided.

Transportation: No Comments Provided

MARTA: Marts Does not provide service for this area.

Fulton County Schools: N/A

Fire: The business is subject to fire inspections and must abide by all fire regulation

---

PLANNER'S RECOMMENDATION

The salon suites will be a new service to the area. There are no other salon suites in close proximity to this area. Therefore, staff recommends approval with conditions.

Conditions: It is required that all individuals providing services are fully licensed cosmetologists. Within each suite the cosmetologists are allowed to provide services customarily associated with the following uses: hair salon, nail salon, barber, make up, facials, body waxing, eyebrow maintenance, and lashes extensions.

Staff recommendation is **APPROVAL WITH CONDITIONS**

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

PREPARED BY: Dana Gray, Planner

REVIEWED BY: Marissa Jackson, Senior Planner

APPENDIX A

PUBLIC PARTICIPATION REPORT

PUBLIC PARTICIPATION PLAN REPORT
FORM E

Applicant: Mercede Hightower Petition No. _____

Date: 11/9/2021

1. The following parties were notified of the requested rezoning/use permit:

All individuals located at addresses within 1/4 mile on the list provided (U21-007 Springbox) were notified.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

A zoom meeting was held on 11/8/2021 at 6:30 pm. Meeting ID: 748 1250 5100.

3. The following issues and concerns were expressed:

No issues or concerns were presented during the meeting.

4. The applicant's response to issues and concerns was as follows:

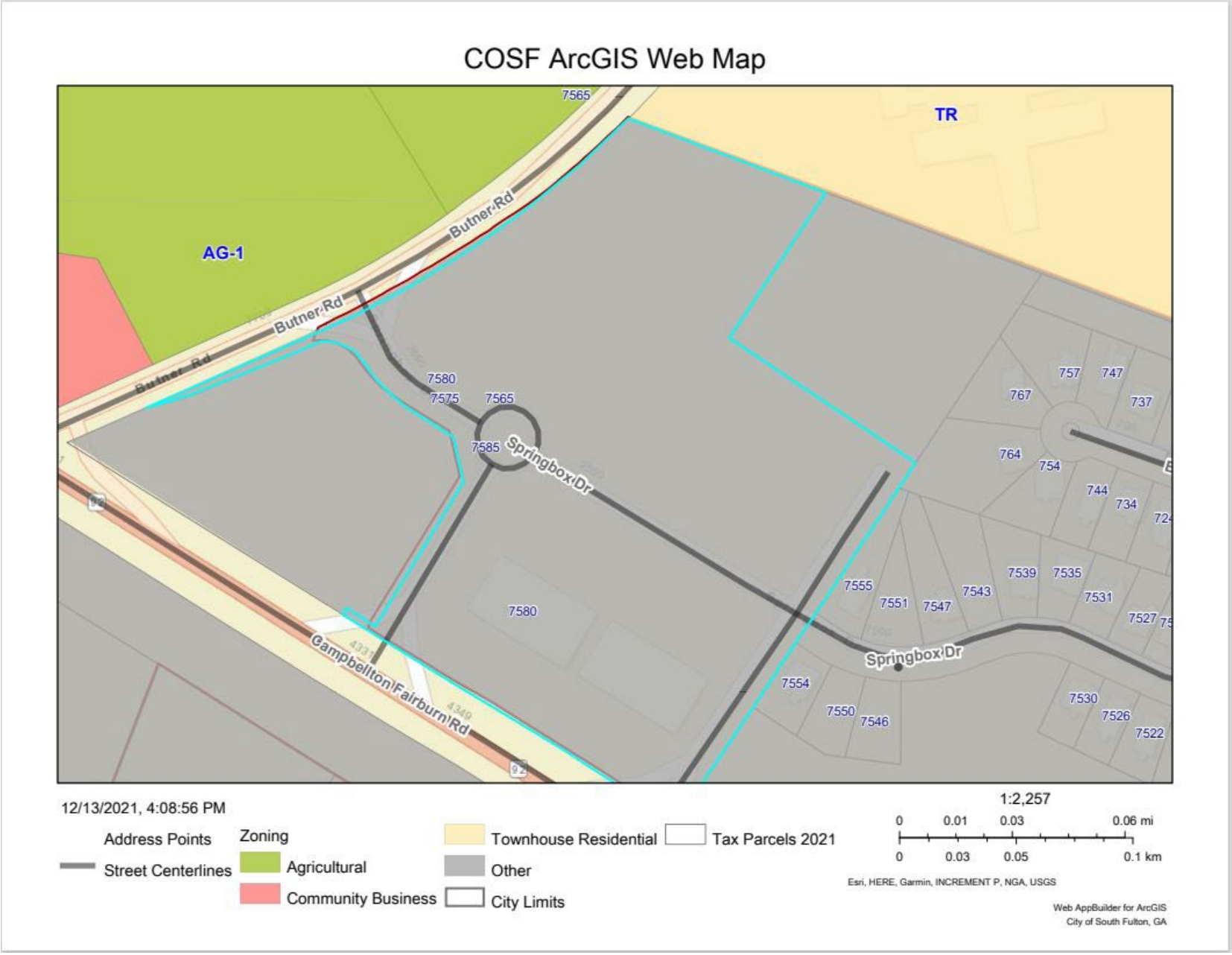
There were no issues and/or concerns to address.

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

15 of 20

APPENDIX B
ZONING MAP


COSF ArcGIS Web Map
TR
AG-1
Butner Rd
Butner Rd
Butner Rd
7565
7580
7575
7565
7585
Springbox Dr
7580
Campbellton Fairburn Rd
Springbox Dr
757
747
767
737
764
754
744
734
7539
7535
7555
7543
7551
7547
7531
7527
7554
7530
7550
7546
7526
7522
12/13/2021, 4:08:56 PM
Address Points
Street Centerlines
Zoning
Agricultural
Community Business
Townhouse Residential
Other
City Limits
Tax Parcels 2021
1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, NGA, USGS
Web AppBuilder for ArcGIS
City of South Fulton, GA

APPENDIX C

Aerial View

COSF ArcGIS Web Map

12/13/2021, 4:13:22 PM

Address Points

Street Centerlines

City Limits

Tax Parcels 2021

1:2,257

0 0.01 0.03 0.06 mi

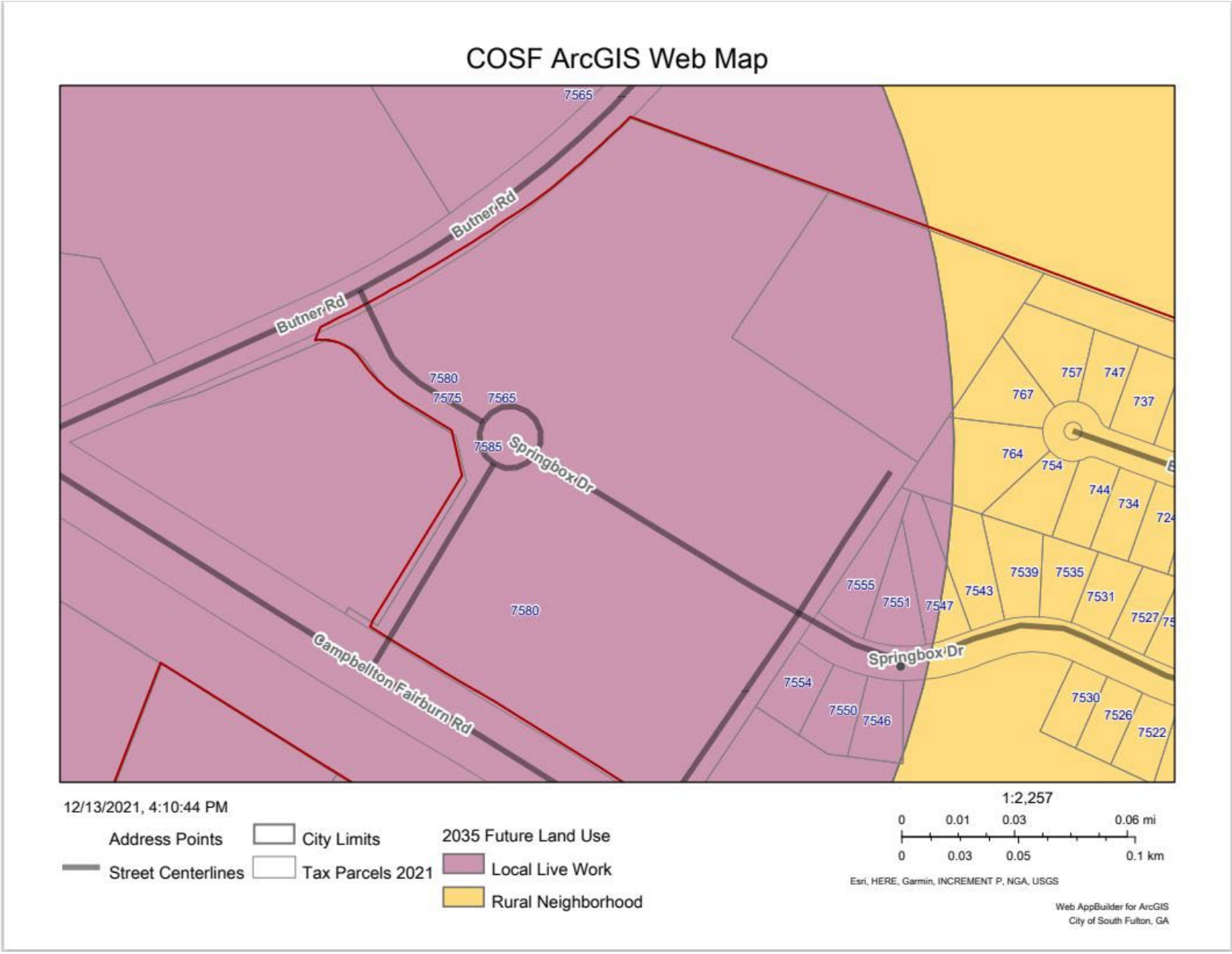
0 0.03 0.05 0.1 km

Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap,

Web AppBuilder for ArcGIS
City of South Fulton, GA

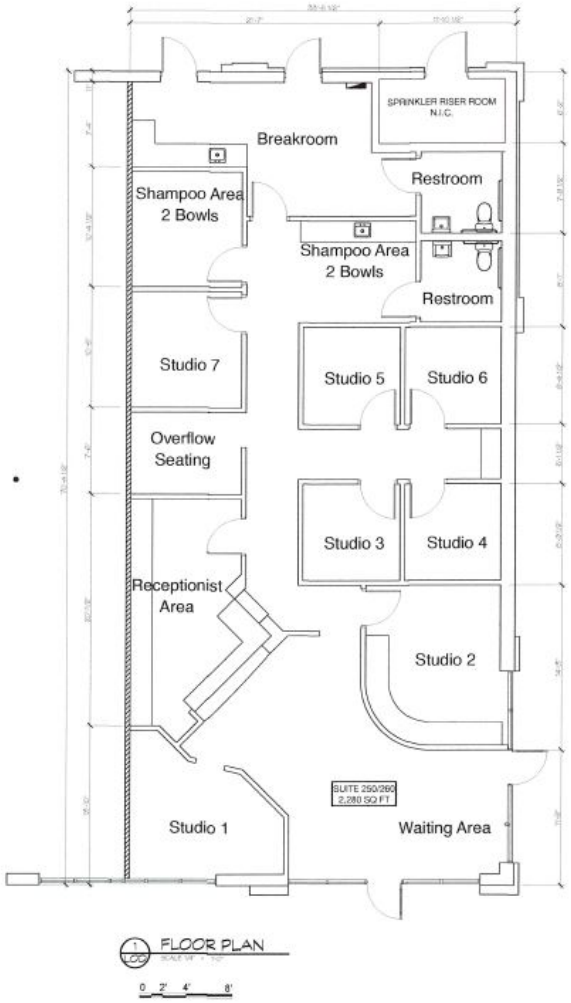
APPENDIX D

Future Land Use


COSF ArcGIS Web Map
7565
Butner Rd
Butner Rd
7580
7575
7565
7585
Springbox Dr
7580
Campbellton Fairburn Rd
7555
7551
7547
7543
7539
7535
7531
7527
7554
7550
7546
Springbox Dr
7530
7526
7522
757
747
767
737
764
754
744
734
12/13/2021, 4:10:44 PM
Address Points
Street Centerlines
City Limits
Tax Parcels 2021
2035 Future Land Use
Local Live Work
Rural Neighborhood
1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
Esri, HERE, Garmin, INCREMENT P, NGA, USGS
Web AppBuilder for ArcGIS
City of South Fulton, GA

APPENDIX E

SITE PLAN



SEP 22 2021

U21-007

LESLIE MINTZ
Leasing Agent

for
REGENCY CENTERS

404 575 3296
LeslieMintz@RegencyCenters.com

SAFFRAN
KILPATRICK
ARCHITECTS

LEASE OUTLINE DRAWING
SHOPS at HAMPTON OAKS
7580 SPRINGBOX DRIVE
SUITE 250-260
FAIRBURN, GA 30213

ISSUE

NO.	DATE	DESCRIPTION

LEASE OUTLINE DRAWING

2038 | LOD

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO: Mayor/Council Proclamations for Spreading on the Minutes

DATE: January 25, 2022

SUBJECT: Mayor/Council Proclamations for Spreading on the Minutes

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Proclamation - Cliftondale Elementary GUMBS	Cover Memo	1/20/2022
Proclamation_ Blankies 4 My Buddies _ 12.15.2021_ Reeves	Cover Memo	1/20/2022
PROCLAMATION -Warren White 12.23.21 Willis	Cover Memo	1/20/2022
Proclamation_Jimmy Hood Day _khalid 1.15.2022	Cover Memo	1/20/2022
Proclamation_ 1.12.2022_Isiah Turner, Jr. _ Rowell	Cover Memo	1/20/2022
Proclamation - Bedford Estae Festival of Lights 1_ GUMBS	Cover Memo	1/20/2022
Mackenzie Proclamation_Gumbs	Cover Memo	1/20/2022

City of South Fulton

WHEREAS, Cliftondale Elementary Beta Club is an academic organization committed to leadership and service within our school and our community;

WHEREAS, the organization has been recognized for 3 consecutive years as a National Beta School of Merit and has been awarded various titles at the Georgia Elementary Beta Convention;

WHEREAS, CES Beta Club has participated in many philanthropic endeavors both locally and international;

WHEREAS, the organization has hosted a care kit drive for the homeless, book drives for local shelters, and most recently co-sponsored a shoe drive where we were able to collect more than 400 pairs of shoes to send to Haiti;

WHEREAS, as an academic organization committed to cultivating leaders in and out of the classroom, membership into the CES Beta Club is based on having good grades and conduct;

WHEREAS, invitations are sent out each semester to scholars that have earned at least 3 A's and 2 B's in their core classes and have satisfactory behavior;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and the City Council of the City of South Fulton recognizes the contributions of one of our Cliftondale Elementary Beta Club scholars, and hereby proclaim Wednesday, December 15th, 2021 as **"CLIFTONDALE ELEMENTARY BETA CLUB"** in the City of South Fulton, Georgia.

Councilwoman Carmalitha Gumbs, District 2

City of South Fulton

WHEREAS: Blankies 4 My Buddies is celebrating the 5th Anniversary of The Giving Bowl; and

WHEREAS: The Giving Bowl is a charitable football game created by and for youth to teach young athletes about activism and giving back to their communities at an early age; and

WHEREAS: Through The Giving Bowl alone, Blankies 4 My Buddies has provided over 10,000 meals for families in the City of South and donated over 3,000 blankets to kids dealing with difficult situations, including but not limited to illness, homelessness, trauma, grief, and loss; and

WHEREAS: Blankies 4 My Buddies proves that all kindness is meaningful, and anyone and everyone can do good, even kids, and through play; and

NOW, THEREFORE, BE IT PROCLAIMED that Councilman Corey A. Reeves of City of South Fulton District 5 urges the community to support Blankies 4 My Buddies **AND BE IT FURTHER PROCLAIMED** that the City of South Fulton is committed to the continued support of Blankies 4 My Buddies and does hereby recognize this day, December 18, 2021, as Blankies 4 My Buddies Day in the City of South Fulton, Georgia.

I encourage all citizens to support Blankies 4 My Buddies in its efforts to make a difference in our great city by assisting kids in need, volunteerism, and its role in empowering youth to engage in issues that matter to them.

Councilman Corey A. Reeves, District 5

City of South Fulton

PROCLAMATION CELEBRATING THE LIFE AND LEGACY OF WARREN EDWARD WHITE

WHEREAS, Warren Edward White was born December 19, 1942, in Elba, Alabama; and

WHEREAS, Warren completed his high school education at New Brockton High in New Brockton, Alabama in 1961, graduating as the Salutatorian of his class; and

WHEREAS, he furthered his education in 1962 at the Greer Shop Training in Chicago, Illinois where he received a Doctor of Motors Students Citation; and

WHEREAS, in March 1963, he married the late, Janice Jenese White, which produced four children, sons, Craig and Chad, and daughters, Sylvia and Sandra; and

WHEREAS, he enlisted in the United States Army, serving in the Vietnam War, achieving the rank of Sergeant First Class, with over 23 years of distinguished service and numerous military awards and citations; and

WHEREAS, during his military service, Warren spent years traveling the globe alone and with his family to Europe, Asia, and throughout the United States; and

WHEREAS, upon retiring from the military, Warren served 18 years for the City of Atlanta as a Motor Transportation Service supervisor from March 1987 until March 2005; and

WHEREAS, in May 2005, Warren married Valencia Ragland who was a faithful, devoted, and loving wife until his death; and

WHEREAS, as a husband and father, Warren leaves a powerful and long-lasting legacy consisting of two daughters, two sons, one stepdaughter, nine grandchildren, two step-grandchildren and a great grand-daughter; and

NOW, THEREFORE BE IT RESOLVED I, Councilwoman Helen Z. Willis, Mayor William "Bill" Edwards and the seven members of South Fulton's City Council celebrate the life and legacy of **WARREN EDWARD WHITE** on Tuesday, December 28, 2021.

Mayor Pro Tem Helen Z. Willis

City of South Fulton

"JIMMY HOOD DAY"

WHEREAS, Jimmy (Jim) Hood was born on June 1,1963 in Marks, Mississippi to Jeff Williams and Lucy Mae Wilson, attended Cape Coral High School in Cape Coral, Florida; and

WHEREAS, Mr. Hood attended West Virginia College where he majored in Business and played football, building his love for recreation; and

WHEREAS, after fathering five children — Markel, Sheena, Alicia, Tanisha, Ashley — worked to improve the lives of countless children through the Parks & Recreation departments of DeKalb County, Lee County and the City of South Fulton; and,

WHEREAS, Mr. Hood departed this life on January 8, 2022, survived by his wife, five children, three grandchildren and a host of nieces, nephews and other relatives and friends.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of South Fulton, hereby declare Saturday, January 15, 2022 as **JIMMY HOOD DAY** in the City of South Fulton.

_____

Hon. Mayor khalid

City of South Fulton

WHEREAS, on May 15, 1945, Isiah Turner, Jr. was born in St. Joseph, Louisiana as the first born of three children to the late Isiah Turner, Sr., and Leona Turner. Shortly after his birth, Isiah Jr. and his parents ventured west and settled in Oakland, California for a few years; after which the family moved to Parchester Village in Richmond, California; and

WHEREAS, Mr. Turner at the age of 16 years old was the youngest person in his graduating high school Class of 1962 and later earned a B.S. degree in Liberal Arts from The Evergreen State College. Upon completing college, Mr. Turner worked as a case manager helping inmates find jobs and housing upon leaving the notorious San Quentin Prison in California; and

WHEREAS, early in his career, Mr. Turner moved to Washington State and began work with Seattle Opportunities Industrialization Center also known as SOIC, where he collaborated with IBM to develop a data processing program which employed 200 African American men with companies such as: Boeing Aircraft, Lockhead Martin, Shipbuilders and AT&T; and

WHEREAS, Mr. Turner continued his quest to assist others by developing a maritime program for minority men/women to become sea persons, engineers, and cooks which at the time was the only program of its kind in the Pacific Northwest; and

WHEREAS, over the span of his career, Mr. Turner excelled and was appointed to numerous prestigious positions, including the Commissioner of the Washington State Employment Security (unemployment) Department, president of the Interstate Conference of Employment Security Administrators and later returned to Richmond, California to serve as City Manager; and

WHEREAS, Mr. Turner retired in 2004 and moved to Atlanta, Georgia where he was active with the 100 Black Men chapter of Atlanta and in 2017 was awarded Mentor of the Year. Mr. Turner was a world traveler and throughout his career he was able to step foot on each of the 7 continents including climbing the Great Wall of China; and

WHEREAS, the City of South Fulton is honored to commemorate the life and legacy of Isiah Turner, Jr. He will always be remembered as one who made substantial contributions to his community.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council acknowledges Isiah Turner, Jr. for his community advocacy and service, appreciates the impact he made in the lives of so many in the City of South Fulton, extends condolences to family and friends in celebration of a life well-lived, and do hereby proclaim, Sunday, January 16, 2022, as **ISIAH TURNER, JR. DAY** in the City of South Fulton.

Councilwoman Catherine Foster Rowell, Ph.D., District 1

City of South Fulton

WHEREAS, the Bedford Estates Festival of Lights is a unique celebration of the holiday season and this is an annual event; and

WHEREAS, the Bedford Estates Festival of Lights event is a collaboration of residents with a love for their community and the joy of the holiday season.

WHEREAS, this is a magical time to enjoy the wonderland of lights choreographed to holiday classics, sip hot chocolate fireside with family and friends, and enjoy shopping and dining opportunities in our community; and

WHEREAS, the lighting of the most beautiful home in the city of South Fulton can be enjoyed for all to see; and

WHEREAS, this event came to change the Grinch and his small selfish heart and the Bedford Estates Festival of Lights has grown with love and that's just a start; and

WHEREAS, this event will provide more cheer for your family that can't be missed and residents can participate to stay off the naughty list.

NOW, THEREFORE BE IT RESOLVED, That the Mayor and City Council of the City of South Fulton do hereby proclaim, **4776 Albany Way** as **"The Bedford Estates Festival of Lights First Place Winner"** in the City of South Fulton, Georgia, and encourage all citizens and community members throughout the region and the state of Georgia to enjoy the brilliant light displays and family fun activities.

Councilwoman Carmalitha Gumbs, District 2

City of South Fulton

Makenzie S. Thompson

WHEREAS, Makenzie Sierra Thompson is currently a senior at Westlake High School, and to date has received over 35 college acceptances and over $1 million in scholarship offers. Her varied academic and leadership accomplishments within The City of South Fulton includes academic excellence, mentoring and leadership. She is the current sitting Senior Class President of Westlake Class of 2022 as well as the BETA Club Vice President

WHEREAS, For the past 15 years while a resident of the City of South Fulton, Makenzie has inspired many students over the years to excel by being an example of hard work and perseverance. Makenzie has developed an exceptional background in people and professional style based on excellent inter-personal communications and an ability to make the best possible use of her personal network; and

WHEREAS, Through-out her tenure at Stonewall Tell Mackenzie not only excelled in academics, she was chosen to participate the "**Fulton County Talented and Gifted Program**". This allowed her to utilize her talents by being the only 3rd grade student to exceed over 95% in her **"Iowa Basic Skill Assessment"** in every category which had never been attained before. While at Stonewall Tell, she realized her passion for leadership. She was elected by her peers as Student Council Treasurer in the 3rd grade and was also chosen by the "**National Young Scholar Leadership Program**" as an up-and-coming leader. This opportunity took her to the **University of Denver** to participate understand and what it takes to become a good leadership; and

WHEREAS, Mackenzie is also 4-year veteran of the Westlake Blue Reign Dance team, Co-Captain of Blue Reign Dance Team, Lead Baseball Manager for the Westlake Varsity Baseball Team, Principal A-Honor Roll student, POSSE Foundation Nominee, Georgia Merit Scholar, International Baccalaureate Certificate Candidate, National Honor Society member, National Dance Arts Honor Society member, and Student Government Representative.

WHEREAS, Makenzie was the first teen veterinarian intern at the Best Friends Animal Shelter in Smyrna, GA and is currently an intern at South Fulton Pet Care under the mentorship of Dr. Regina Hyde-Nance. Makenzie has also been recruited by many Veterinary Colleges and over the past 3 summers, and she been able to visit these colleges and attend their veterinary summer camps

NOW, **THEREFORE IT BE RESOLVED**, Mayor and City Council members of the City of South Fulton and on behalf of the over 100,000 residents that reside in the city, hereby proclaim January 21, 2021, as a "**Citywide Celebration of** "**Makenzie Sierra Thompson**" **Month** and encourage all residents to extend best wishes and gratitude to her for her accomplishments and pursuit to on her journey to make the world a better place.

Councilwoman Carmalitha L. Gumbs, MBA, MHA, District 2

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of Board/Committee Appointments:
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of Board/Committee Appointments:
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council confirmation of the following recorded development plats as approved by the City Engineer
DATE:	January 25, 2022
SUBJECT:	Request Council confirmation of the following recorded development plats as approved by the City Engineer
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Plat - Westlake 5950	Cover Memo	1/20/2022
Plat - Le Chateau Luxury Homes	Cover Memo	1/20/2022
NexAir_RECORDED PLAT	Cover Memo	1/25/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department CDRA - Engineering and Land Development	**Council District(s) Affected** Council District 1
Requested Action Council to confirm the recorded plat for Westlake 5950	
Requirements for Council Action (City specific Council policy, statute or code requirement) Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time. Located in Council District #1, This 40.70 acre parcel is being subdivided into a 22.73 tract with a proposed commercial warehouse, a 13.20 acre undeveloped tract and a 4.77 acre undeveloped tract.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) 4.2.2.E The final plat shall be considered approved at the time of the certification by the Director. Upon receipt of the recorded plat by the Department, the final plat shall be presented for confirmation to the City Council at the next regularly scheduled meeting. In residential and non-residential subdivisions, building permits shall not be issued for any approved minor or final plat until the approval of the Director and the receipt by the Department of the final recorded plat for subsequent confirmation by the City Council is complete.	
Funding Source (if applicable)	
Financial Impact (if applicable)	
Financial Impact Statement Received Yes ☐ No ☐ **Legislative Process Complete** Yes ☐ No ☐	
Department Director Approval 01.18.2022	**Finance Director Approval**
Assistant City Manager Approval	**City Attorney Approval** / **City Manager Approval** Tammi Saddler Jones 1/19/2022

(CLERK OF COURT RECORDING INFORMATION)

MINOR SUBDIVISION PLAT APPROVAL

The Director of the Community Development and Regulatory Affairs Department of the city of South Fulton, Georgia, certifies that this plat complies with the City of South Fulton Zoning Resolution,Conditions of Zoning, and the City of South Fulton Subdivision Regulations as amended.

For the Director, Community Development Services Date

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Chapter 34, Articles IV and XI, Sewage Disposal and Drinking Water Supply of the Fulton County Health Department regulations and in accordance with the requirements below:

WATER SUPPLY
(✓) Public Water Supply
( ) Individual Water Supplies

SEWAGE DISPOSAL
(✓) Public Sanitary
( ) Individual Onsite Sewage

Service Requirements - E/D Type
( ) Type "A"
( ) Type "B"

Service Requirements - E/D Type
( ) Type "A" ( ) Type "C"
( ) Type "B" ( ) Type "D"

Date Fulton County Health Department

Revision Date Fulton County Health Department

OWNER'S ACKNOWLEDGEMENT

(STATE OF GEORGIA)
(CITY OF SOUTH FULTON)
(FULTON COUNTY)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of South Fulton, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:

Public Streets: 0 acres
Public Sewer Easements: 0 acres
Public Drainage Easements: 0 acres
Public Parks/Open Space: 0 acres

Subdivider/Owner:
McDonald Westlake Partners, LP
a Georgia limited liability company
By: McDonald Industrial XL, LLC,
a Georgia limited liability company, its Manager

By:
John R. McDonald, Manager

12-28-21
Date

ADDITIONAL NOTES

BEARINGS SHOWN ON THIS PLAT ARE CALCULATED FROM ANGLES TURNED IN THE FIELD.

WATER SERVICE PROVIDED BY THE CITY OF ATLANTA.

WASTEWATER SERVICE PROVIDED BY FULTON COUNTY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBER 13121C0329F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

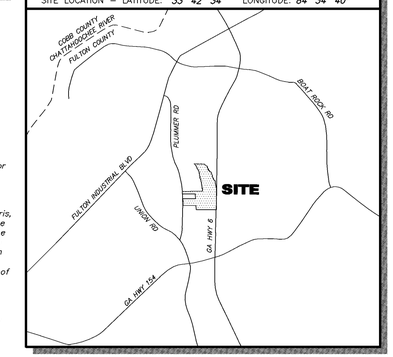
DRAINAGE NOTE:
The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of Community Development Services. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for a common good, shall not be construed as constituting maintenance obligation on the part of the City of South Fulton, nor an abrogation of the City of South Fulton's right to seek reimbursement for expenses from the owner/s of the property or the lands that generated the conditions.

STATEMENT OF SLOPE EASEMENT:
This plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows:

0' to 5' – not less than 3 to 1 slope
5' to 10'– not less than 2 to 1 slope

VICINITY MAP

SITE LOCATION – LATITUDE: 33° 42' 34" LONGITUDE: 84° 34' 40"



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

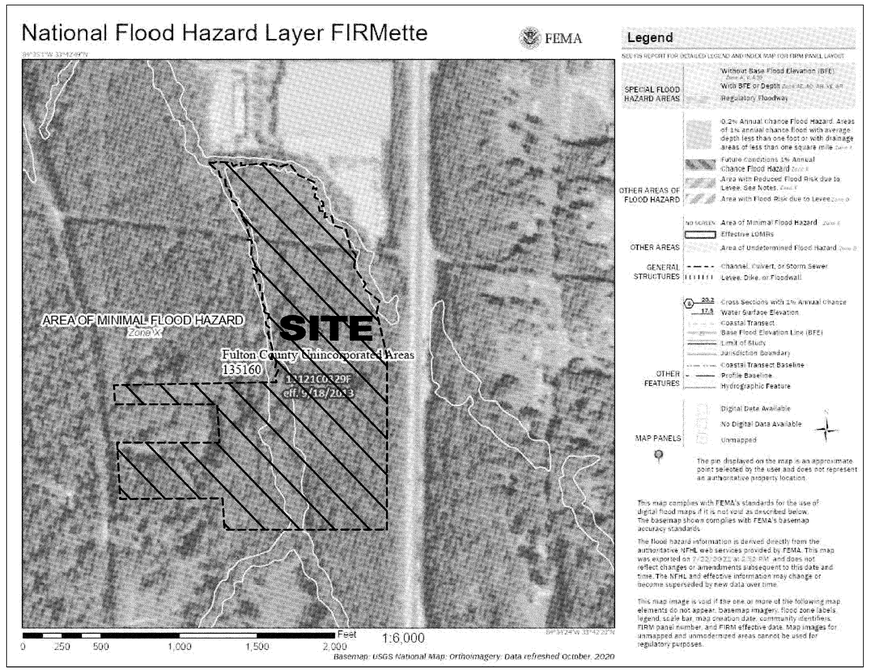
PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES
1> MINOR PLAT OF WESTLAKE 5900 & 6000, RECORDED IN PLAT BOOK 441, PAGE 127.

Plat Book 445 Page 148
Filed and Recorded 12/29/2021 02:18:00 PM
2021-0378998
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2535341313



OWNER / DEVELOPER

MCDONALD WESTLAKE PARTNERS, LP
CONTACT: AUSTIN MCDONALD, PRESIDENT & COO
3715 NORTHSIDE PARKWAY NW
BUILDING 200, SUITE 700
ATLANTA, GEORGIA 30327
404–239–0885

AREA TABLE

PARCEL	ACRES	SQUARE FT
TRACT 5940	4.767	207,644
TRACT 5950	22.726	989,930
REMAINDER TRACT	13.197	574,863
TOTAL AREA	40.690	1,772,436

SURVEYOR'S CERTIFICATE

CITY OF SOUTH FULTON

It is hereby certified that this Minor Subdivision Plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist, or are marked as "Future", and their location, size, type and material is correctly shown.

Surveyor's Name

Registered Georgia Land Surveyor Number: 3324

SURVEYOR CERTIFICATION

GEORGIA

As required by subsection (d) of O.C.G.A. Section 15–6–67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

GEORGIA REGISTERED PROFESSIONAL NO. 3324 LAND SURVEYOR JOHN T. NEWMAN

John T. Newman
Georgia Professional
Land Surveyor # 3324

SHEET 1 OF 2

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795–9900
Fax: (770) 795–8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF–000621

MINOR SUBDIVISION PLAT OF

Westlake 5940 & 5950

FOR

McDonald Westlake Partners, LP

GS JOB NO:	20217029	DRAWING SCALE:	1"= 100'	SURVEY DATE:	07–19–2021
FIELD WORK:	CC	CITY:	SOUTH FULTON	PLAT DATE:	07–19–2021
PROJ MGR:	JTN	COUNTY:	FULTON	STATE: GA	
REVIEWED:	DLH	LAND LOT:	117		
DWG FILE:	20217029–1plat.dwg	DISTRICT:	14FF		

REVISIONS

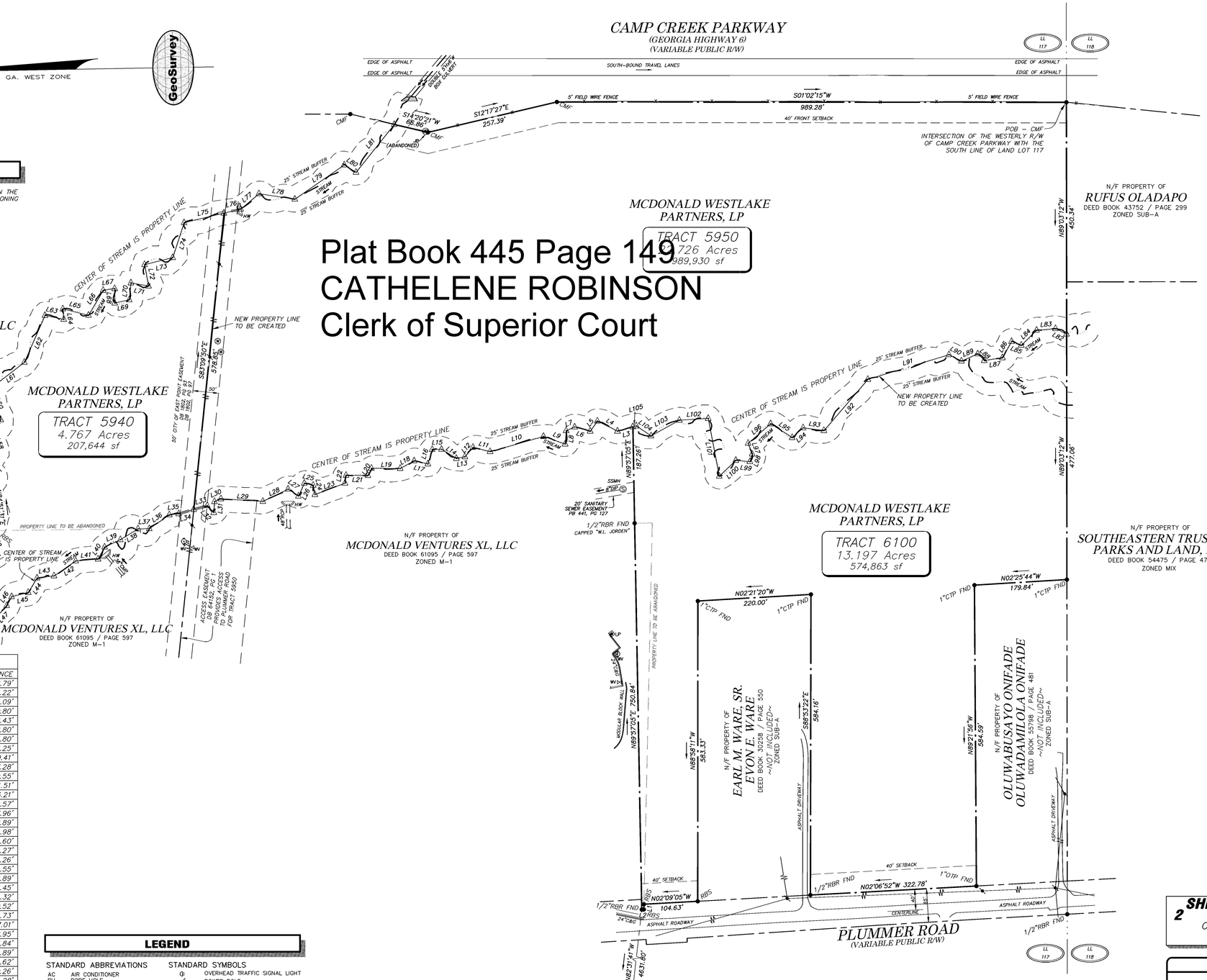
No.	Date	Description
1.	11–30–21	Address comments
2.	12–27–21	Address comments

Plat Book 445 Page 149
CATHELENE ROBINSON
Clerk of Superior Court

(CLERK OF COURT RECORDING INFORMATION)

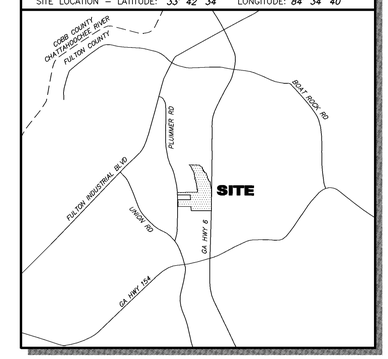
GRID NORTH – GA. WEST ZONE

GeoSurvey



VICINITY MAP

SITE LOCATION – LATITUDE: 33° 42' 34" LONGITUDE: 84° 34' 40"



ZONING

THE SITE IS ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT) AND LIES WTHIN THE FULTON INDUSTRIAL BUSINESS DISTRICT OVERLAY, AS SHOWN ON THE ZONING MAP OF THE CITY OF SOUTH FULTON.
THE MINIMUM YARD SETBACKS ARE: FRONT – 40 FEET;
SIDE – NONE; REAR – NONE.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES
1> MINOR PLAT OF WESTLAKE 5900 & 6000, RECORDED IN PLAT BOOK 441, PAGE 127.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°44'11"W	10.17'	L54	S65°10'31"E	18.79'
L2	N02°20'14"W	3.97'	L55	N56°49'55"E	24.22'
L3	N14°55'15"W	30.78'	L56	S78°45'02"E	13.09'
L4	N27°41'43"E	43.68'	L57	S45°22'09"E	20.80'
L5	N53°29'20"W	24.05'	L58	N72°33'30"E	28.43'
L6	N16°04'50"E	31.22'	L59	S62°45'10"E	38.80'
L7	N22°27'35"W	18.09'	L60	N72°49'17"E	63.80'
L8	N84°37'49"W	26.11'	L61	S36°43'20"E	83.25'
L9	N20°26'51"E	44.49'	L62	S65°13'14"E	99.41'
L10	N14°50'40"W	107.77'	L63	S12°55'49"W	37.28'
L11	N14°58'33"E	34.27'	L64	N85°40'51"E	20.55'
L12	N48°14'26"W	24.08'	L65	S15°02'02"W	51.51'
L13	N10°05'46"W	16.81'	L66	S58°37'33"E	56.21'
L14	N32°35'15"E	33.88'	L67	S07°39'34"E	22.57'
L15	N00°06'34"E	18.12'	L68	N89°12'38"W	27.96'
L16	N72°32'11"W	29.37'	L69	S11°18'42"E	28.89'
L17	N13°52'57"E	27.48'	L70	S83°15'54"E	32.98'
L18	N27°44'42"W	30.97'	L71	S10°59'16"W	34.60'
L19	N01°19'17"E	55.67'	L72	N80°35'10"E	42.27'
L20	N62°31'27"W	15.73'	L73	S12°57'43"E	56.26'
L21	N01°35'06"E	42.26'	L74	S70°51'29"E	71.55'
L22	N80°55'58"W	15.33'	L75	S12°28'54"E	112.89'
L23	N19°44'31"W	62.39'	L76	S12°28'54"E	33.45'
L24	N80°26'16"E	18.26'	L77	S39°02'55"E	46.32'
L25	N13°33'31"E	17.80'	L78	S09°35'01"W	70.52'
L26	N64°28'43"W	27.33'	L79	S33°44'15"E	116.73'
L27	N34°57'18"E	24.23'	L80	S33°16'03"W	27.01'
L28	N25°00'28"W	54.45'	L81	S50°20'58"E	118.95'
L29	N04°35'19"E	81.46'	L82	N27°17'08"E	23.84'
L30	N22°12'31"W	13.83'	L83	N03°57'56"W	36.89'
L31	N85°32'06"W	21.26'	L84	N43°29'46"W	41.62'
L32	N47°29'01"E	18.44'	L85	N22°29'12"E	20.26'
L33	N14°49'48"W	27.45'	L86	N59°49'02"W	36.28'
L34	N14°49'48"W	30.19'	L87	N07°31'01"W	35.72'
L35	N05°21'26"W	18.20'	L88	N46°15'53"E	18.00'
L36	N33°46'48"W	47.46'	L89	N22°39'07"W	34.53'
L37	N00°21'23"E	21.99'	L90	N27°49'28"E	27.15'
L38	N30°34'14"W	40.14'	L91	N15°55'07"W	164.64'
L39	N24°15'01"W	33.76'	L92	N48°21'05"W	131.03'
L40	N60°05'13"W	26.51'	L93	N08°30'11"E	40.71'
L41	N03°56'03"W	43.53'	L94	N40°25'18"W	28.49'
L42	N33°30'12"W	51.08'	L95	N33°37'05"E	49.63'
L43	N06°12'10"W	33.21'	L96	N39°56'08"W	57.83'
L44	N57°42'34"W	32.92'	L97	S70°09'31"W	22.31'
L45	N13°09'42"W	33.31'	L98	N72°41'55"W	15.49'
L46	N60°16'16"W	19.76'	L99	N06°24'42"E	27.53'
L47	N46°50'20"W	59.78'	L100	N42°43'27"W	44.58'
L48	S80°46'42"E	32.48'	L101	N80°09'09"E	114.16'
L49	N67°02'11"E	15.71'	L102	N02°26'16"W	55.95'
L50	S87°03'05"E	87.30'	L103	N27°50'14"W	62.97'
L51	S27°37'38"E	23.84'	L104	N35°07'10"E	34.67'
L52	N68°55'11"E	48.40'	L105	N14°55'15"W	7.03'
L53	S01°02'08"W	15.17'			

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
	POWER LINE
LP	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,838 , AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 648,691 FEET. JTN INIT.

IF YOU DIG

811

Know what's **below.**
Call before you dig.
Dial 811
Or Call 800-282-7411

GRAPHIC SCALE

0 50 100 250 500
1" = 100'

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

SHEET 2 OF 2

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3324 JOHN T. NEWMAN

John T. Newman
Georgia Professional
Land Surveyor # 3324

MINOR SUBDIVISION PLAT OF

Westlake 5940 & 5950

FOR

McDonald Westlake Partners, LP

GS JOB NO: 20217029	DRAWING SCALE: 1"= 100'	SURVEY DATE: 07-19-2021	
FIELD WORK: CC	CITY: SOUTH FULTON	PLAT DATE: 07-19-2021	
PROJ MGR: JTN	COUNTY: FULTON STATE: GA	REVISIONS	
REVIEWED: DLH	LAND LOT: 117	No. Date Description	
DWG FILE: 20217029-1plat.dwg	DISTRICT: 14FF	1. 11-30-21 Address comments	
		2. 12-27-21 Address comments	

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department CDRA - Engineering and Land Development	**Council District(s) Affected** Council District 4

Requested Action

Council to confirm the recorded plat for Le Chateau Luxury Homes

Requirements for Council Action (City specific Council policy, statute or code requirement)

Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time.

Located in Council District #4, This 41.12 acre parcel is being subdivided into 13-residential lots (1-acre min), and a 21.21 acres tract for a future cul-de-sac with residential lots.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

4.2.2.E
The final plat shall be considered approved at the time of the certification by the Director. Upon receipt of the recorded plat by the Department, the final plat shall be presented for confirmation to the City Council at the next regularly scheduled meeting. In residential and non-residential subdivisions, building permits shall not be issued for any approved minor or final plat until the approval of the Director and the receipt by the Department of the final recorded plat for subsequent confirmation by the City Council is complete.

Funding Source (if applicable)

N/A

Financial Impact (if applicable)

N/A

Financial Impact Statement Received Yes ☐ No ☐
Legislative Process Complete Yes ☐ No ☐

Department Director Approval		Finance Director Approval
[signature]	01.18.2022	

Assistant City Manager Approval	City Attorney Approval	City Manager Approval
		[signature] 1/19/2022

Plat Book 446 Page 9
Filed and Recorded 01/05/2022 07:29:00 PM
2022-0003672
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1973134151
7067927936

THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF SOUTH FULTON FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM.

SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF SOUTH FULTON, NOR AN ABROGATION OF THE CITY OF SOUTH FULTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

OWNER'S ACKNOWLEDGEMENT:
(STATE OF GEORGIA)
(CITY OF SOUTH FULTON) (FULTON COUNTY)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO THE PUBLIC FOR USE FOREVER THOSE WATER AND SEWER IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH THIS PLAT THAT ARE SPECIFICALLY LABELED AS DEDICATED TO THE PUBLIC, AND DEDICATES TO THE CITY OF SOUTH FULTON, THE COMPLETE OWNERSHIP AND USE OF ALL PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY SPECIFICALLY LABELED AS PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	0 ACRES
PUBLIC SEWER EASEMENTS	0 ACRES
PUBLIC DRAINAGE EASEMENTS	0 ACRES
PUBLIC PARKS/OPEN SPACE	0 ACRES

ADEBOYE AKINOLA, AIA
BOYE LUXURY HOMES, LLC
TYPED NAME OF SUBDIVIDER

SIGNATURE OF SUBDIVIDER

12/22/21
DATE

ADEBOYE AKINOLA, AIA
BOYE LUXURY HOMES, LLC
TYPED NAME OF OWNER OF RECORD

SIGNATURE OF OWNER OF RECORD

12/22/21
DATE

ALL OWNERS MUST SIGN THE ORIGINAL DOCUMENT IN A PERMANENT TYPE BLACK INK PRIOR TO SUBMITTAL. (BALLPOINT AND FELT PENS ARE NOT ACCEPTABLE)

SURVEYOR'S CERTIFICATE

"IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL IS CORRECTLY SHOWN."

Cornelius Ani

SURVEYOR'S NAME: CORNELIUS ANI: **3253**

REGISTERED GEORGIA LAND SURVEYOR NUMBER

MINOR SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF THE COMMUNITY DEVELOPMENT AND REGULATORY AFFAIRS DEPARTMENT OF THE CITY OF SOUTH FULTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF SOUTH FULTON ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE CITY OF SOUTH FULTON SUBDIVISION REGULATIONS AS AMENDED.

E L Hower

FOR THE DIRECTOR, COMMUNITY DEVELOPMENT SERVICES DATE

___ a. **STATEMENT OF SLOPE EASEMENT**

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED THE CITY OF SOUTH FULTON ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' TO 10'- NOT LESS THAN 2 TO 1 SLOPE

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Chapter 34, Articles IV and XI, Sewage Disposal and Drinking Water Supply of the Fulton County Health Department regulations and in accordance with the requirements below:

WATER SUPPLY	SEWAGE DISPOSAL
(X) Public Water Supply	( ) Public Sanitary
( ) Individual Water Supplies	(X) Individual Onsite Sewage
Service Requirements – S/D Type	Service Requirements – S/D Type
(X) Type "A"	( ) Type "A" (X) Type "C"
( ) Type "B"	( ) Type "B" ( ) Type "D"
11/24/2021 Date	Fulton County Health Department
Revision Date	Fulton County Health Department

FIRE PROTECTION NOTES

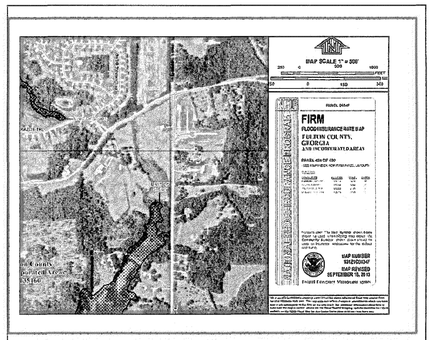
BE AWARE THAT FOR DWELLINGS MORE THAN FIVE HUNDRED (500) FEET OFF THE ROAD, FLAG LOTS OR LOTS WITH UNUSUAL CONFIGURATIONS, THE FIRE DEPARTMENT MAY NOT BE ABLE TO PROVIDE FIRE PROTECTION UNLESS THE FOLLOWING ITEMS ARE FULFILLED:

a. A FIRE HYDRANT OR WATER SOURCE APPROVED BY THE FIRE DEPARTMENT MUST BE AVAILABLE WITHIN 500 FEET OF THE DWELLING'S MOST REMOTE POINT.

b. AN ALL-WEATHER DRIVEWAY OF AT LEAST 14 FEET WIDTH AND HAVING A VERTICAL CLEARANCE OF 13 FEET 6 INCHES MUST BE PROVIDED.

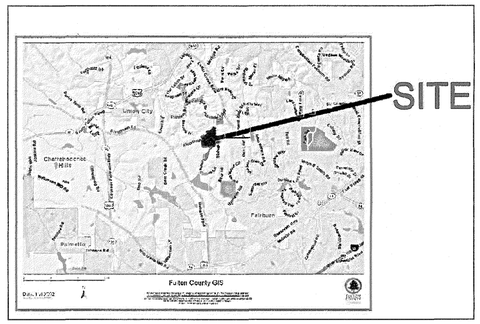
c. AN APPROVED TURNAROUND AT THE DEAD END OF ANY ROAD OR DRIVE OVER 150 FEET LONG MUST BE PROVIDED.

d. FIRE DEPARTMENT APPROVAL IS REQUIRED FOR ANY ACCESS SO CONSTRUCTED.



FLOOD STAMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A (F.I.A.) COMMUNITY NUMBER #135160, MAP NUMBER #13121C0034F DATED: SEPTEMBER 18, 2013.



FLOOD HAZARD

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. THE CITY OF SOUTH FULTON DOES NOT, BY APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOT IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, THE CITY OF SOUTH FULTON DOES NOT BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER/S OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO THE CITY OF SOUTH FULTON, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY THE CITY OF SOUTH FULTON IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

"WATER SERVICE PROVIDED BY THE CITY OF ATLANTA"

"WASTEWATER SERVICE PROVIDED BY FULTON COUNTY "

"ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBER 135160, DATED SEPTEMBER 18, 2013 A PORTION OF THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA."

GEORGIA REGISTERED PROFESSIONAL ENGINEER MAURICE M. UKADIKE

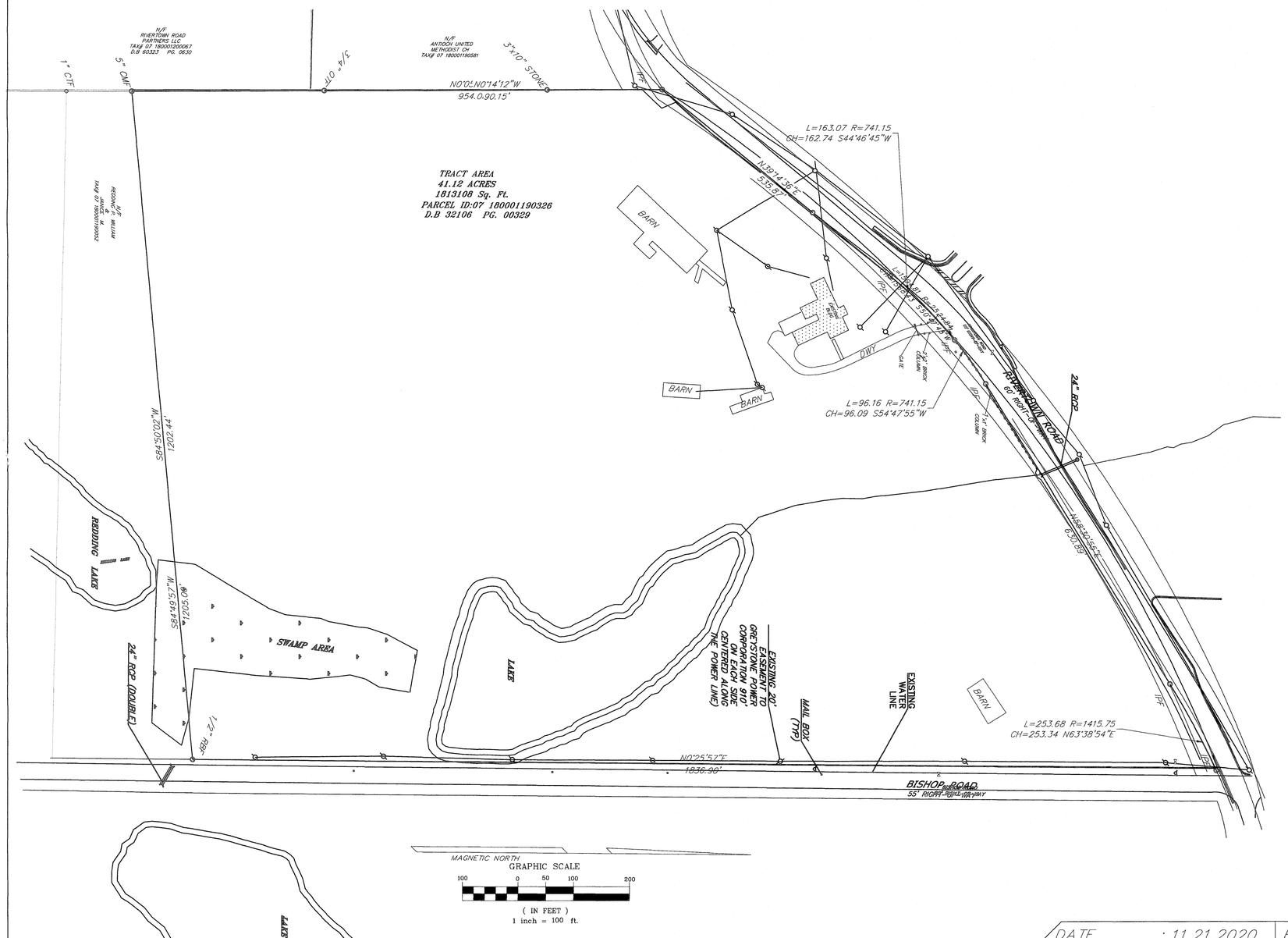
DATE	12-22-2021
DRAWN BY	E.P.N.
CHECKED BY	M.M.U.
APPROVED BY	M.M.U.
REVISIONS	
DATE	

OWNER & DEVELOPER: BOYE AKINOLA
3560 LENOX RD. NE SUITE ATLANTA, GA 30326
ENGINEER: DR. MAURICE UKADIKE, P.E.
205 HIDDEN CREEK LANE, PEACHTREE CITY, GA. 30269
TEL 770-365-7840
mukadike@hotmail.com

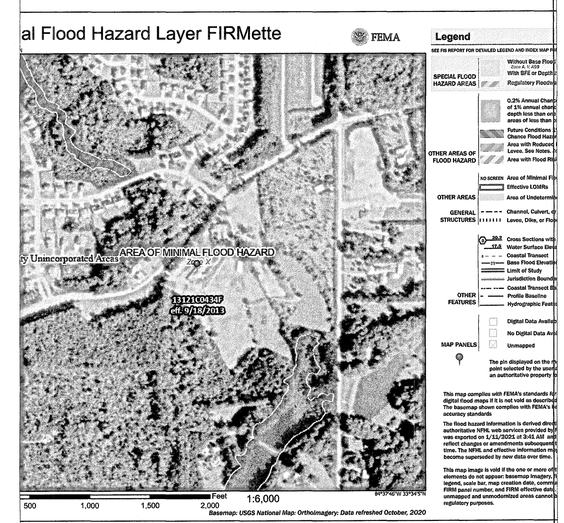
SHEET TITLE: **PRELIMINARY PLAT NOTES**
PROJECT/ALLOCATION: Le CHATEAU LUXURY HOMES
7580 RIVERTOWN RD. COSF, GA 30213
LL 119, DISTRICT 7, FULTON COUNTY GEORGIA

SHEET: **P-1**

Plat Book 446 Page 10



LOCATION MAP NTS



FLOOD STATEMENT

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 135160 , MAP NUMBER # 13121C0434F DATED SEPTEMEBER 18, 2013 .

ZONING: AG1

TOTAL AREA
41.62 AC.
1,813,103.46 ☐

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 29,878 ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/171,187 . MATTERS OF TITLE ARE EXCEPTED.

SURVEYOR'S ACKNOWLEDGMENT

It is hereby certified that this Plat is a true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown actually exist, or are marked as "Future", and their location, size, type and material is correctly shown.

Registered Georgia Land Surveyor #3253

REGISTERED GEORGIA LAND SURVEYOR 3253 CORNELIUS O. ANY 12/20/2020

SHEET P-2

DATE : 11.21.2020	REVISIONS
SCALE : 1"=100'	
DRAWN BY : JMK	
CHECKED BY : COA	
PROJECT ID: 2020181	

LAND ENGINEERING & SURVEYING, INC.
ENGINEERS SURVEYORS PLANNERS DEVELOPERS
2040 Meyers Drive
Lawrenceville, Georgia 30045
Tel: (404) 396-0192
land_engineering@yahoo.com

PARCEL ID: 07 180001190326

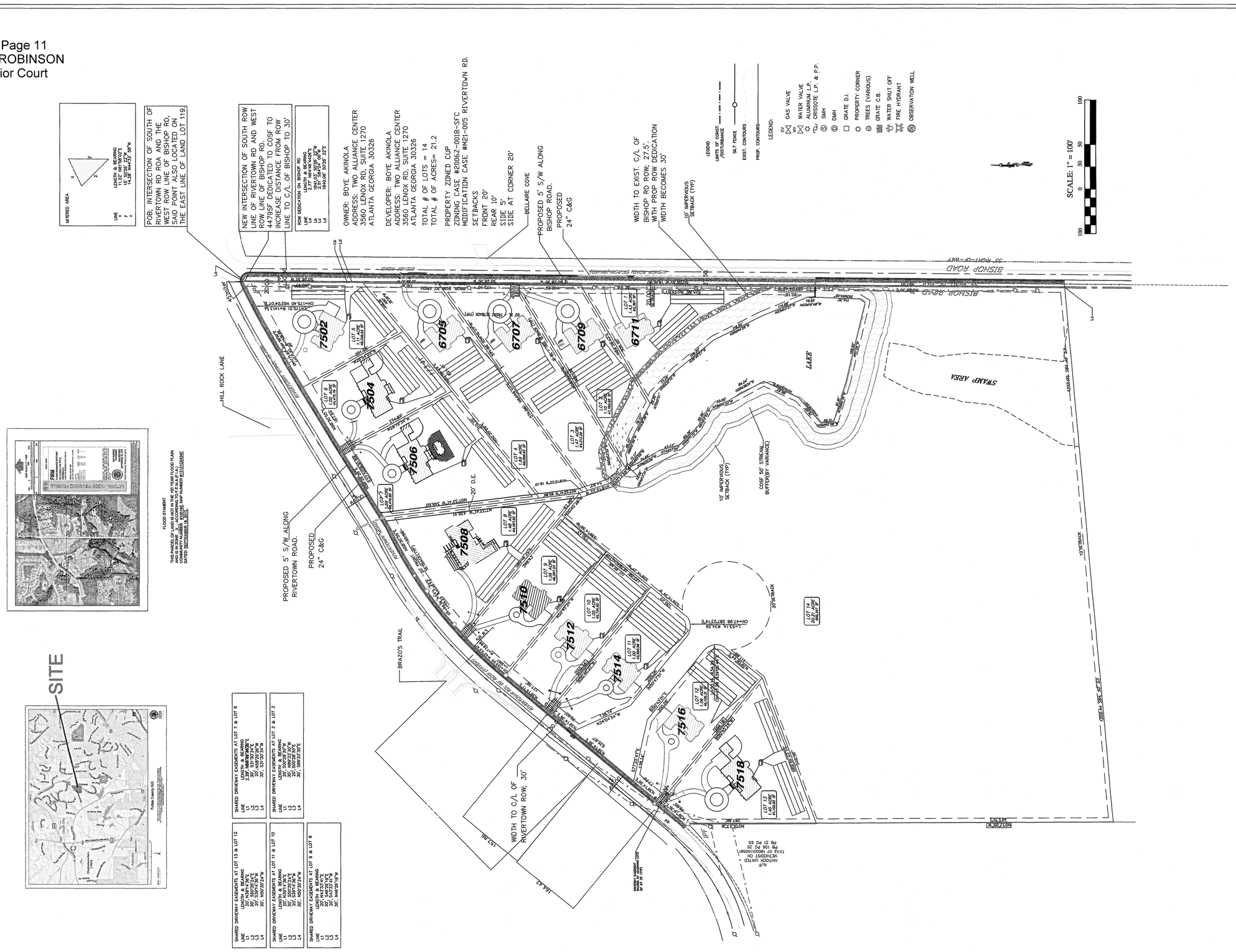
BOUNDARY SURVEY FOR:

SHEET NUMBER 1OF1

LE CHATEAU ESTATES

7580 RIVERTOWN ROAD, SOUTH FULTON, GA 30213

LOCATED IN LAND LOT 180, 7TH DISTRICT, FULTON COUNTY, GEORGIA



GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 18873 MAURICE W. UKADIKE

DATE	12-09-2021
DRAWN BY	E.P.N.
DESIGNED BY	MWU
APPROVED BY	M.W.U.
REVISIONS	
DATE	

OWNER & DEVELOPER:
BOYE AKINOLA
3560 LENOX RD. NE SUITE ATLANTA, GA 30326

ENGINEER: **DR. MAURICE UKADIKE, P.E.**
205 HIDDEN CREEK LANE, PEACHTREE CITY, GA. 30269 TEL. 770-365-7840
mukodike@hotmail.com

SHEET TITLE:
MINOR SUBDIVISION PLAT

PROJECT/&LOCATION: **Le CHATEAU LUXURY HOMES**
7580 RIVERTOWN RD. COSF, GA 30213
LL 119, DISTRICT 7, FULTON COUNTY GEORGIA

SHEET:
P-3

STATEMENT OF SLOPE EASEMENT

This plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows:

0' to 5' - not less than 3 to 1 slope
5' to 10'- not less than 2 to 1 slope

NOTES:

1. BEARINGS ARE TO GRID NORTH.
2. ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY ADDRESSES: LOT 1: 7365 GRAHAM ROAD FAIRBURN, GA. 30213
   LOT 2: 0 GRAHAM ROAD FAIRBURN, GA. 30213
4. THE TAX PARCEL NOs. ARE: 09F120000430596(7365); 09F120000430620(0)
5. THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
6. THERE ARE NO KNOWN PROPOSED CHANGES TO STREET'S RIGHTS-OF-WAY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. SITE HAS DIRECT ACCESS TO GRAHAM ROAD.
9. THERE EXISTS NEITHER GAPS NOR GORES IN THE BOUNDARY.
10. Water Service provided by City of Atlanta.
11. Wastewater Service provided by Fulton County.
12. The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of Community Development Services. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property or the public road or utility system.
13. Such emergency maintenance. conducted for a common good, shall not be construed as constituting maintenance obligation on the part of the City of South Fulton, nor an abrogation of the City of South Fulton's right to seek reimbursement for expenses from the owner/s of the property or the lands that generated the conditions.

Drainage

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of Community Development Services. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property or the public road or utility system.

Such emergency maintenance, conducted for a common good, shall not be construed as constituting maintenance obligation on the part of the City of South Fulton, nor an abrogation of the City of South Fulton's right to seek reimbursement for expenses from the owner/s of the property or the lands that generated the conditions.

FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Chapter 34, Articles IV and XI, Sewage Disposal and Drinking Water Supply of the Fulton County Health Department regulations and in accordance with the requirements below:

WATER SUPPLY	SEWAGE DISPOSAL
(✓) Public Water Supply	(✓) Public Sanitary
( ) Individual Water Supplies	( ) Individual Onsite Sewage
Service Requirements – S/D Type	Service Requirements – S/D Type
(✓) Type "A"	(✓) Type "A" ( ) Type "C"
( ) Type "B"	( ) Type "B" ( ) Type "D"

12/09/2021 — Date — Fulton County Health Department

Revision Date — Fulton County Health Department

(A) Owners Acknowledgement;
(STATE OF GEORGIA)
(CITY OF SOUTH FULTON)
(FULTON COUNTY)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of South Fulton, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:

Public Streets	0	acres
Public Sewer	0	acres
Public Drainage Easements	0.22	acres
Public Parks/Open Space	0	acres

Elemental Properties, LLC
Typed Name of Owner of Record

Signature of Owner of Record

12/14/2021
Date

(B) SURVEYOR'S CERTIFICATE

It is hereby certified that this Minor Subdivision Plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist, or are marked as "Future", and their location, size, type and material is correctly shown.

Surveyor's Name

Registered Georgia Land Surveyor Number 3104

(C) MINOR SUBDIVISION PLAT APPROVAL

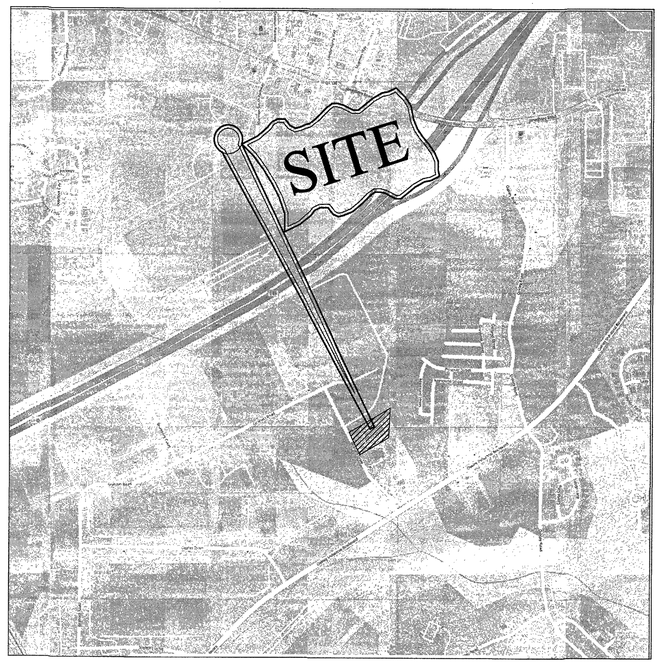
The Director of the Community Development and Regulatory Affairs Department of the city of South Fulton, Georgia, certifies that this plat complies with the City of South Fulton Zoning Resolution,Conditions of Zoning, and the City of South Fulton Subdivision Regulations as amended.

For the Director, Community Development Services — JAN 19, 2022 Date

(D) STATEMENT OF SLOPE EASEMENT

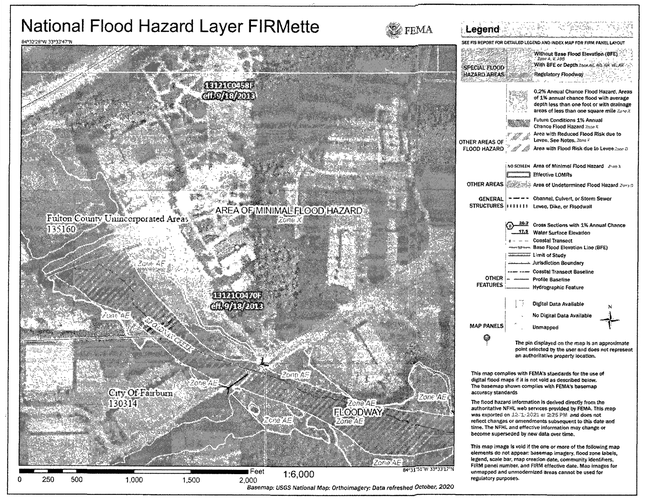
This plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows:

0' to 5' - not less than 3 to 1 slope
5' to 10'- not less than 2 to 1 slope



LOCATION MAP

Plat Book 446 Page 30
Filed and Recorded 01/20/2022 12:16:0
2022-0014210
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3653016197



OWNER - LOTS 1 & 2:
ELEMENTAL PROPERTIES, LLC
1350 CONCOURSE AVE. SUITE 103
MEMPHIS, TN 38104
PHONE No: (901) 344-5221
CONTACT: PATRICK GALPHIN

SURVEYOR:
URBAN ENGINEERS, INC
1904 MONROE DR., SUITE 150
ATLANTA, GA 30324
PHONE No: (404) 873-5874
CONTACT: PABLO M. GARCIA, R.L.S.

STANDARD SURVEY NOTES:

1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ***78,132*** FEET AND AN ANGULAR ERROR OF ***2.0 sec*** PER ANGLE POINT, AND ADJUSTED USING THE ***COMPASS*** RULE.

2.)THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ON FOOT IN ***278,179*** FEET.

3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A LEICA TS-12.

NOTES:

THIS PROPERTY IS LOCATED ON PANEL ***13121C0470F*** OF THE F.I.A.FLOOD INSURANCE RATE MAP DATED ***09/18/13*** FOR ***FULTON COUNTY UNINCORPORATED AREAS*** AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ***ZONE X***.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS,INC.

REVISIONS

DATE	△	DESCRIPTION
12/16/21	1	CITY COMMENTS

GEORGIA REGISTERED No.3104 PROFESSIONAL LAND SURVEYOR PABLO M. GARCIA
1/19/22

FINAL PLAT
FOR:

7365 GRAHAM ROAD

LAND LOT 43; 9th DISTRICT
FULTON COUNTY, GEORGIA

URBAN ENGINEERS, INC.
1904 MONROE DRIVE, N.E. SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 www.urbanengineers.net

SCALE: N.T.S. DATE: 12/06/21

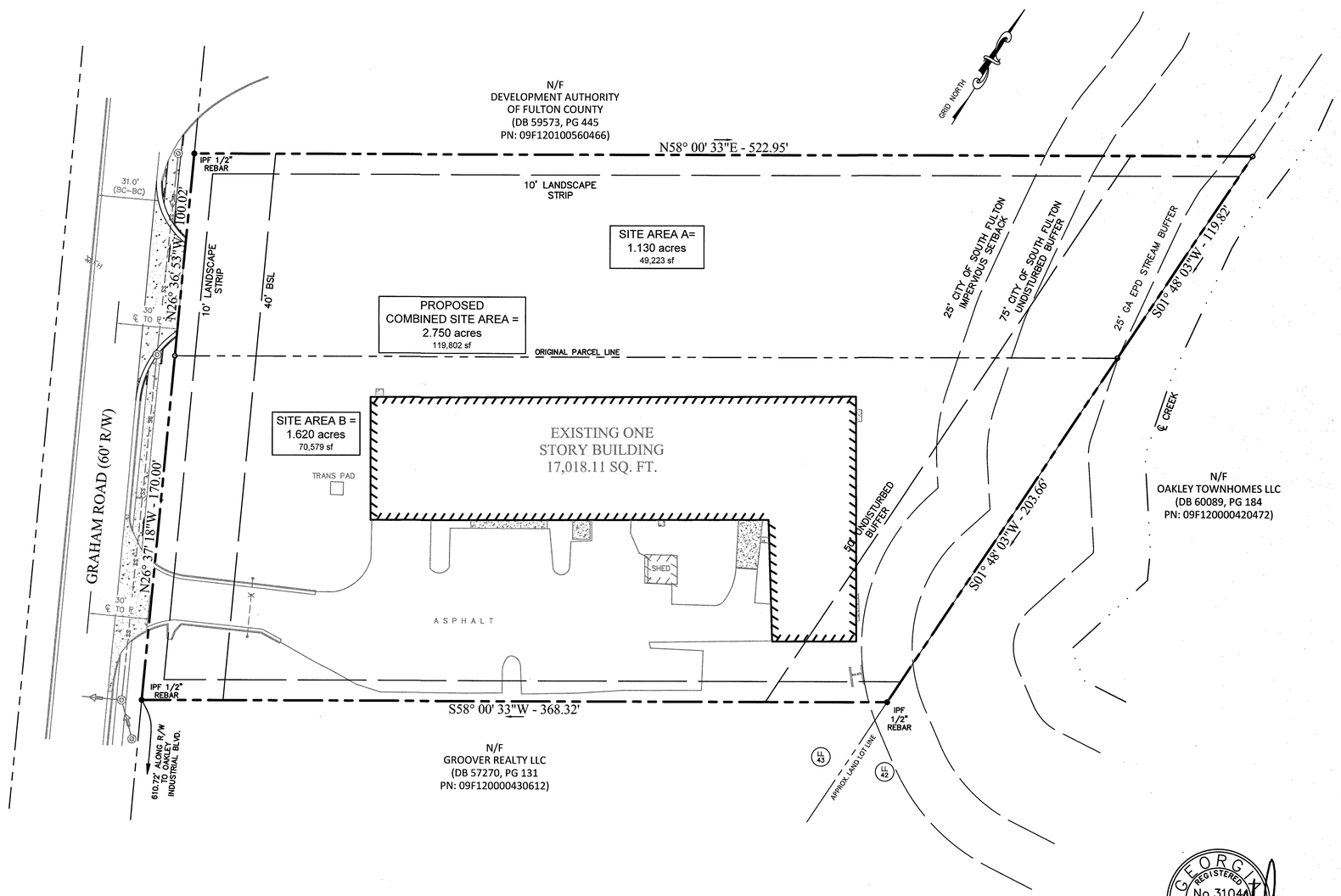
SHEET 1 OF 2

U:\Ue-2020\u2201035 - NeoAir 7365 Graham Rd\Survey\Final Plat\u2201035 - 7365 Graham - Lot Consolidation Plat - 2021-12-06.dwg
12/8/2021 8:29 AM

Original Parcel Info:
09F120000430596 (7365 Graham) = 1.620 acres (70,579 sf)
09F120000430620 (0 Graham) = 1.130 acres (49,222 sf)

LEGEND:

ARC	LENGTH OF CURVE
A/C	AIR-CONDITIONED
BC	BACK OF CURB
BOLL	BOLLARD
BSL	BUILDING SETBACK LINE
BSMH	BELLSOUTH MANHOLE
CHD	LENGTH OF CHORD
℄	CENTERLINE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
CO	CLEAN OUT
CONC	CONCRETE
CTP	CRIMP-TOP PIPE
DB	DEED BOOK
DIP	DUCTILE-IRON PIPE
DIST.	DISTURBED
DI	DROP INLET
DWCB	DOUBLE-WING CATCH BASIN
EB	ELECTRIC BOX
EM	(E) ELECTRIC METER
EP	EDGE OF PAVEMENT
ESM'T	EASEMENT
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
GI	GRATE INLET
GM	(G) GAS METER
GL	GROUND LIGHT
GV	(G) GAS VALVE
GW	GUY WIRE
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
JB	JUNCTION BOX
LP	LIGHT POLE
N'BORS	NEIGHBOR'S
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
	OVERHEAD CABLE
PB	PLAT BOOK
PG	PAGE
PIV	POST INDICATOR VALVE
P	PROPERTY LINE
POB	POINT OF BEGINNING
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RAD	RADIUS OF CURVE
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
—SS—	SANITARY SEWER LINE
SV	SPRINKLER VALVE
SWCB	SINGLE-WING CATCH BASIN
S/W	SIDEWALK
TBx	TELEPHONE BOX
TRANS	TRANSFORMER
—UGC—	UNDERGROUND CABLE
—E—	UNDERGROUND ELECTRIC CABLE
—T—	UNDERGROUND TELEPHONE
UMH	UTILITY MANHOLE
—W—	WATER LINE
WI	WEIR INLET
WM	(W) WATER METER
WRF	WIRE FENCE
WV	(W) WATER VALVE
⌐	DENOTES SAME OWNER



OWNER - LOTS 1 & 2:
ELEMENTAL PROPERTIES, LLC
1350 CONCOURSE AVE. SUITE 103
MEMPHIS, TN 38104
PHONE No: (901) 344-5221
CONTACT: PATRICK GALPHIN

ENGINEER:
URBAN ENGINEERS, INC
1904 MONROE DR., SUITE 150
ATLANTA, GA 30324
PHONE No: (404) 873-5874
CONTACT: PABLO M. GARCIA, R.L.S.

REVISIONS

DATE	△	DESCRIPTION
12/16/21	1	CITY COMMENTS

GEORGIA REGISTERED No.3104 PROFESSIONAL LAND SURVEYOR PABLO M. GARCIA
1/19/22

0 10' 20' 40' 60'
SCALE: 1" = 20'

FINAL PLAT
FOR:

7365 GRAHAM ROAD

LAND LOT 43; 9th DISTRICT
FULTON COUNTY, GEORGIA

URBAN ENGINEERS, INC.

1904 MONROE DRIVE, N.E. SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 www.urbanengineers.net

SCALE: 1" = 30' DATE: 12/06/21

SHEET 2 OF 2

U:\Ue-2020\u20115 - NexAir 7365 Graham Rd\Survey\Final Plat\u20115j5 - 7365 Graham - Lot Consolidation Plat - 2021-12-16.dwg
1/19/2022 9:23 AM

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval authorizing staff to select and enter into a Service Agreement with Atlanta Community Food Bank to perform Food Insecurity Management Services in an amount not to exceed $100,000 (and to be funded by American Rescue Plan Act funding) as the most Responsive and Responsible proponent in response to RFP 22-002: Implementation and Management of Program to Address Food Insecurity
DATE:	January 25, 2022
SUBJECT:	Request Council approval authorizing staff to select and enter into a Service Agreement with Atlanta Community Food Bank to perform Food Insecurity Management Services in an amount not to exceed $100,000 (and to be funded by American Rescue Plan Act funding) as the most Responsive and Responsible proponent in response to RFP 22-002: Implementation and Management of Program to Address Food Insecurity
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Food Insecurity Management Services	Cover Memo	1/21/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Procurement	**Council District(s) Affected** All Districts

Requested Action

Authorize staff to select and enter into a Service Agreement with Atlanta Community Food Bank to perform Food Insecurity Management Services in an amount not to exceed $100,000.00 as the most Responsive and Responsible proponent in response to RFP 22-002: Implementation and Management of Program to Address Food Insecurity.

Requirements for Council Action (City specific Council policy, statute or code requirement)

COSF Procurement Code: Council Approval is required on all purchase of $25,000 or more.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

RFP 22-002: Implementation and Management of Program to Address Food Insecurity was released on November 18, 2021. Three (3) well qualified firms submitted proposals for consideration. A cross-functional team of a minimum of three evaluators reviewed and graded proposals based on criteria outlined in the solicitation documents (See Exhibit A- Evaluation Tabulation Sheet). The process identified Atlanta Community Food Bank as the most responsive and responsible proponent as such, their proposal represents the best value to the City (See (Exhibit B- ACFB Proposal).

Funding Source (if applicable)

Grant Funded

Financial Impact (if applicable)

Not to Exceed $100,000.00

Financial Impact Statement Received Yes ☐ No ☑
Legislative Process Complete Yes ☐ No ☑

Department Director Approval		Finance Director Approval
		K. Slaton Dixon
Assistant City Manager Approval	**City Attorney Approval**	**City Manager Approval**
		Tammi Saddler Jones

Exhibit A- Evaluation Tabulation Sheet

Evaluation Sheet: RFP 22-002 Food Insecurity			
	ACFB	**GoodR**	**Hosea**
Eval 1: Parks	1.00	0.75	0.50
Eval 2: Communication	1.00	0.50	0.75
Eval 3: DSF	1.00	0.75	0.50
Total Average	**1.00**	**0.67**	**0.58**

ATLANTA COMMUNITY FOOD BANK

Atlanta Community Food Bank
Technical Information Part 2

Project Plan:
The Atlanta Community Food Bank strives each day to ensure that hungry and food insecure individuals and families in metropolitan Atlanta and North Georgia receive the resources they need to live a healthy and sustainable life. In spite of the current environment, the Food Bank has effectively assisted our community through the many changes we have seen since the start of the pandemic. We have been able to work closely with our partners and the community to ensure that we continue to respond quickly to the growing needs of those we serve. Between July 1, 2020 and June 30, 2021, the items we and our partners provided across our 29-county service area have helped enable more than 96 million meals! Of special note is our deep partnership with the City of South Fulton which has helped to provide local residents with more than 800,000 pounds – enough food for 670,000 meals – since May 2020.

The current economic crisis and global pandemic has created an environment unlike anything in our 42-year history. During the pandemic, the need for support in our area increased by more than 30% and the number of food insecure men, women and children topped out a 1M at the height of emergency response. However, with support from our community partners like the City of South Fulton and many others, we have seen the food insecure number in our region drop to just over 715,000. While this is an amazing improvement, there is still a long way to go. Specifically, in Fulton County, this means that there still 127,960 of our neighbors – including 34,300 children – regularly struggling with not having enough to eat.

With one in nine people – including one in seven children – in our community living in food insecure circumstances, hunger remains a pressing problem that continues to impact the lives of so many on a grand scale. The individuals and families that we serve face daily struggles when it comes to ensuring they have enough food to last them throughout the day, week or month. Adults struggle to provide enough food for the children living in their homes and older adults often must make the tough decision between paying for medicines or medical care and food. Decisions such as these, and their devastating impacts, lead to additional tradeoffs being made which only serve to deepen the cycles of food insecurity and poverty.

However, we have an opportunity to stop the above cycles and the devastating problems they cause by providing our neighbors living in South Fulton with access to emergency food support through mobile food pantries. To help us make additional progress towards ending hunger in the City of South Fulton, we respectfully request $100,000 in funding through the RFP 22-002: For Implementation and Management of a Program to Address Food Insecurity within the City of South Fulton opportunity is currently available. This proposal builds on our existing COVID crisis

response collaboration with the City of South Fulton to continue to meet the ongoing high levels of need.

We must continue to be nimble in our approaches to meet the need for support in our community. This is especially true in communities which have particularly high levels of need combined with reduced social service capacities. With $100,000 in funding from the City of South Fulton, we will be able to help alleviate both of these issues by providing 12 direct mobile food pantry distributions specifically for the city's low-income, food insecure residents. For each pantry, the Food Bank will source and provide between 15,000 and 20,000 pounds of food to roughly 500 City of South Fulton families within a short two to three hour period each time. During these large-scale mobile pantries held at convenient locations around the city, families will receive traditional shelf-stable items and other healthy and nutritious products including fresh produce and meats/proteins that they can take home and prepare into meals for their families.

To accomplish the above, the Food Bank will work with the City of South Fulton to determine the timing and location of the 12 mobile pantries. It is envisioned that they will be held on a regular basis and will be highly effective in meeting the varying needs of the community.

Timeline, Tasks, Deliverables and Milestones:
Under this project, one (1) mobile pantry will be held each month for a total of 12 mobile food pantry distributions. These pantries will be held in convenient locations in the City of South Fulton and will accomplish the following deliverables and milestones:

- Total number of households served during each monthly mobile pantry: 500 households
- Total number of households served during the 12 mobile pantries: 6,000 households
- Average amount of food distributed during each monthly mobile pantry: approximately 17,500 pounds of food – equal to 14,600 meals
- Total amount of food distributed during the 12 mobile pantries: 210,000 pounds of food – equal to 175,000 meals

Assumed Responsibilities and/or Commitments of the City of South Fulton:
If funded, this project will allow the Food Bank to continue our strong, pro-active partnership with the City of South Fulton. We will work with staff at the city to identify areas where mobile pantries should be held and to determine the timing of the pantries. This will ensure that we provide targeted support to the locations and neighbors who need it the most while also aligning with the City of South Fulton's priorities.

Evaluation:
To ensure that we make progress towards a future without hunger while also meeting the requirements of specific projects, the Food Bank utilizes several evaluation methods to track food distribution and measure impact.

Through Macola, our internal inventory system, we track the receipt and distribution of food through the year and compare it to similar time periods from previous years. Food is divided by category so demand and growth in specific areas, like fresh produce, dairy, grains and proteins can be tracked and measured. Using Macola for this proposed project will ensure that we are able to track the amount of food that we distribute at the mobile pantries which we will hold in partnership with the City of South Fulton.

Additionally, our distribution by county is also tracked using the metric 'Meals per Person in Need.' Information including the number of food insecure individuals who reside in the county and the number of meals distributed in each county is analyzed to illustrate the level of assistance provided and show where improvements are needed.

We will also track the number of families served during each distribution for this project. Along with tracking and measuring the amount of food distributed through the funded mobile pantries, tracking the number of families served will ensure that we are on pace to meet our commitments with the City of South Fulton while also confirming that we are meeting the needs of our food insecure neighbors.

Overall, and specifically for this project, success is defined by meeting or exceeding goals for set time periods as described above.

Reporting History, Ability and Safety:
The Food Bank maintains a very strong track record of correct and timely reporting activities, including those related to numerous governmental contracts and grants.

As mentioned previously, we will track and report the total amount of food distributed and the number of families served during each funded mobile pantry distribution event. This will allow us to measure impact and determine if we are on track to meet contractual commitments. These data will be submitted on a monthly basis.

Additionally, we will also account for program revenue and expenses and maintain a breakdown of anticipated program management and operational costs. These will be provided to the City of South Fulton on a monthly basis.

The Food Bank places a strong focus on keeping our clients, partners, volunteers and staff safe as we work throughout the pandemic. This includes requiring the wearing of masks in public areas of the Food Bank and while working in the community. Further, we also take temperature scans when entering the Food Bank and require all visitors to the facility show proof of vaccination or a recent negative COVID test. We strongly encourage Food Bank staff to be vaccinated and, for those that are not, weekly negative COVID testing is required. Further, we support our partner

agencies as they work to distribute food and maintain social distancing requirements safely and efficiently. For this project, we will report on our health and safety activities each month to demonstrate our ability to protect our community while also ensuring that we can meet the needs of our neighbors through each food distribution event.

Case Studies:

The Food Bank maintains strong partnerships and working relationships with local governments throughout our 29-county serve area covering metropolitan Atlanta. From providing funding for the purchase of food to partnering together to host special targeted distributions, our relationships with our local government partners is central to our ability to support hundreds of thousands of our low-income, food insecure neighbors each year.

The COVID-19 pandemic has required that the Food Bank to expand upon previously existing partnerships and to develop new ones in order to provide food to as many people as possible. Local governments have been central to these activities as they work to support their residents which have been particularly impacted by the continuing effects of the pandemic. To help overcome these challenges, the Food Bank partnered with numerous local governments to plan, operate and host large mobile pantry distributions throughout our service area. The below are short summaries of a few of these partnerships which have been so vital in supporting our hungry neighbors since March 2020:

City of East Point Case Study:

The Food Bank began working with the City of East Point in September 2020 during the height of the pandemic. The City of East Point discovered quickly that the need for food assistance increased significantly with their residents due to the economic impact of COVID. As such, they wanted to provide food assistance to families and seniors within the community as a means of helping to stabilize them financially.

During the beginning of the pandemic, there were several existing food partners in the City of East Point community who were solely volunteer based. Unfortunately, a cohort these partners had to close their doors due to the lack of volunteers – leaving a gap in the community that needed to be filled. The Food Bank and leaders on the City of East Point City Council identified this gap and initiated a partnership to meet the needs of their residents. Similar to our proposed project with the City of South Fulton, the plan as launched was to conduct weekly drive thru mobile style distributions within the city of East Point.

Similar to our proposed City of South Fulton, the Food Bank provides all food for these distributions – consisting of a mix of fresh produce, dry goods and other essential groceries - and delivers them to a central receiving point for the City of East Point at the Jefferson Park Recreation Center. The City of East Point coordinates receipt of these items and, utilizing volunteers, they

distribute them directly on site as well as at several hubs around the city that are proximate to communities of high need. Each distribution event provides approximately 250 households with 30-40 pounds of essential groceries. This partnership with the City of East Point is ongoing and, to date, the City of East Point has distributed more than 1.3 million pounds of food to roughly 27,000 households in partnership with the Food Bank. City Councilmember Thomas Calloway has been the main contact and collaborator during this time.

City of East Point Case Study Contact:
Thomas Calloway
City of East Point – City Council Member
tcalloway@eastpointcity.org
470.755.1957

Gwinnett County Government Case Study:
The Food Bank's partnership with Gwinnett County began in 2018 through our School Pantry Program. This project included hosting three mobile food pantry distributions at two county parks during the summer as part of their Summer Meals Program that provides access to nutritious food to low incomes families and children while they are out of school in the summer months. This partnership deepened with increased distributions and connections at the start of the pandemic to help Gwinnett County respond to the rapid rise in need they were experiencing as a result of businesses and school closings.

As part of our COVID response partnership with Gwinnett County, we have worked together to distribute 910,000 pounds of food and essential groceries to almost 20,000 Gwinnett County households through mobile pantries. Similar to the proposed project, the Food Bank provides all food and delivery of groceries for these efforts. Distributions are conducted on a weekly basis every Tuesday and the county serves between 250-300 households each week through these deliveries. Additionally, the County pulls in the support of different county government departments to make each distribution a success. The food is distributed to families that can access the drop off location on the afternoon of the delivery. In addition, the Gwinnett County Police Department picks up several packed boxes of food and delivers them to families that are in need but cannot get to the distribution location. These efforts have been a key part in how the county government has provided stabilizing resources to families and residents that have been impacted by COVID.

Gwinnett County Case Study Contact:
Lindsay Jorstad
Gwinnett County Government – Deputy Department Director, Community Services
Lindsey.Jorstad@GwinnettCounty.com
770.822.8869

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval to purchase protective gear from SRT Supplies in an amount not to exceed $35,950.00 utilizing approved funds from the Confiscated Asset Fund
DATE:	January 25, 2022
SUBJECT:	Request Council approval to purchase protective gear from SRT Supplies in an amount not to exceed $35,950.00 utilizing approved funds from the Confiscated Asset Fund
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
SFPD Protective Gear (Police)	Cover Memo	1/20/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department POLICE	**Council District(s) Affected** 5

Requested Action

Approval of SFPD Protective Gear purchase for Special Operations Division in excess of $25,000.00.

Requirements for Council Action (City specific Council policy, statute or code requirement)

Approval to purchase SFPD Protective Gear from SRT Supplies in an amount not to exceed $35,950.00 utilizing approved funds from the Confiscated Asset Fund (budget request approved at prior council meeting).

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

The SFPD Special Operations Division is requesting approval to purchase specialized protective gear for officers' safety from SRT Supplies in an amount not to exceed $35,950.00 (see Decision Memo and quote).

Funding Source (if applicable)

Confiscated Asset Fund - 210-3320-53-1600

Financial Impact (if applicable)

N/A

Financial Impact Statement Received Yes ☐ No ☑
Legislative Process Complete Yes ☐ No ☐

Department Director Approval		Finance Director Approval
Keith Meadows (Jan 7, 2022 10:47 EST) Jan 7, 2022		Karen Slaton-Dixon Jan 7, 2022

Assistant City Manager Approval	City Attorney Approval	City Manager Approval
		Tammi Saddler-Jones 1/18/2022

New Quote

SRT SUPPLY

SRT SUPPLY
PO BOX 162607
ALTAMONTE SPRINGS, FL 32716
727-526-5451
WWW.SRTSUPPLY.COM

QUOTE 123512

ENTERED BY: KRO

BILL TO: CITY OF SOUTH FULTON PD
ATTN: J WILKERSON
5440 FULTON IND BLVD
ATLANTA GA 30336

SHIP TO: CITY OF SOUTH FULTON PD
ATTN: J WILKERSON
4121 CASCADE RD
ATLANTA GA 30331

DATE	QUOTE	ACCT	CUSTOMER PO	TERMS	SALES REP	SHIP VIA
11/16/21	123512	22981		NET 30	151 - KEN ROSE	UPS GROUND

UNITS	U/M	DESCRIPTION	DISC	UNIT PRICE	AMOUNT
10	EA	**PBSRVZB8CS0J** SRV BIIIA-2 COMPLETE SET SPECIFY SIZE & COLOR COLOR : RANGER GREEN NOTE-1 : EACH VEST WILL COME WITH NOTE-2 : 5 FREE POUCHES		2,300.00	23,000.00
20	EA	**PBPLTOMG10X12** POINT BLANK OMEGA PLUS 10X12 ICW SPECIAL THREAT PLATE SHOOTERS CUT		280.00	5,600.00
10	EA	**79J481318223037** F90 TW CAM FIT EPIC AIR PAD HIGH CUT NVG VELCRO BUNGEE RAILS GREEN SIZE LARGE		725.00	7,250.00
		SUBTOTAL			35,850.00
		SHIPPING FEE			100.00
		QUOTE TOTAL			35,950.00

TERMS:
PRICES ARE EFFECTIVE FOR 30 DAYS FROM THE DATE OF THIS QUOTE UNLESS OTHERWISE NOTED.

ALL RETURNS ARE SUBJECT TO A 15% RESTOCKING CHARGE. ITEMS LISTED ON THIS DOCUMENT MAY REQUIRE A UNITED STATES GOVERNMENT LICENSE FOR EXPORT. EXPORTING CONTROLLED ITEMS WITHOUT A LICENSE IS PROHIBITED BY LAW.

Old Quote

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	399698
Customer No.	SFULTON

Bill To

SOUTH FULTON POLICE DEPARTMENT
5440 FULTON INDUSTRIAL BLVD
ATLANTA, GA30331

Ship To

SOUTH FULTON POLICE DEPARTMENT
5440 FULTON INDUSTRIAL BLVD
ATLANTA, GA30331

Contact:
Telephone:
E-mail:

Contact:
Telephone:
E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
07/16/21	GROUND SHIPMENT	PPAY & ADD TO INVOICE	PARACLETE & AVON	Net 30

Entered By	Salesperson	Ordered By	Project Name
MIKE WHITE	MIKE WHITE-Atlanta	Roger Burkhart	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
10	10	Y	MISC Paraclete Internation IQ3 Fully Loaded AXB3A Armor Warehouse: DROP Vin #: *check if the part # already exists*	1,950.0000	19,500.00
20	20	Y	MISC Hesco 4800LVC-SH-MC-L Level IV Rifle Plates Warehouse: DROP Vin #: *check if the part # already exists*	1,175.0000	23,500.00
10	10	Y	MISC F90 Dial (Boltless) & Team Wendy Epic Air Pad Set Warehouse: DROP Vin #: Avon Helmet w/ Team Wendy Epic Air Pad Set, Bungee, Velcro & Rails	656.2600	6,562.60

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	07/16/21
Print Time	09:23:41 AM
Page No.	1

Printed By: MIKE WHITE

Subtotal	49,562.60
Freight	0.00
Order Total	49,562.60

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval to close two T-SPLOST Operational and Safety Improvement Projects [(OSI-609) – Feldwood Road Morning Creek and (OSI 610) - Feldwood Road at Bench Mark Drive] and allow quick response (QR) improvements for Mallory Road and Feldwood Road intersections with Flat Shoals Road by using funds left on projects OSI 610 and OSI 609
DATE:	January 25, 2022
SUBJECT:	Request Council approval to close two T-SPLOST Operational and Safety Improvement Projects [(OSI-609) – Feldwood Road Morning Creek and (OSI 610) - Feldwood Road at Bench Mark Drive] and allow quick response (QR) improvements for Mallory Road and Feldwood Road intersections with Flat Shoals Road by using funds left on projects OSI 610 and OSI 609
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
T-SPLOST Improvement Projects (Public Works)	Cover Memo	1/20/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Public Works	**Council District(s) Affected** 5

Requested Action
Request Council Approval to close two T-SPLOST Operational and Safety Improvements projects (OSI 609)- Feldwood Road at Morning Creek and (OSI 610)- Feldwood Road at Bench Mark Drive and allow quick response (QR) improvements for Mallory Road and Feldwood Road intersections with Flat Shoals Roads by using the funds left on projects OSI 610 and OSI 609.

Requirements for Council Action (City specific Council policy, statute or code requirement)
Staff requests Council's approval to close T-SPLOST OSI 609 and OSI 610, currently in preliminary design phases.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

During the development of and completion of the first round T-SPLOST project list, Fulton County staff held several meetings, and solicited comments on the proposed roundabouts along Feldwood Road at Morning Creek and Bench Mark Drive. The County received no verbal or written opposition to the projects. However, during the recent City's public meeting held on April 27, 2021, on the Feldwood Rd at Benchmark Drive roundabout and other subsequent meetings, residents expressed concerns regarding the proposed (roundabouts).
Concerns ranged from the need for the roundabout at Bench Mark Drive , primarily with encroachment to property, to safety- both personal and property. Due to these issues raised by residents in opposition to the current scope (roundabouts), staff will consider minor traffic calming improvements, as applicable.

Funding Source (if applicable)
Not Applicable

Financial Impact (if applicable)
No Fiscal Impact to City.

Financial Impact Statement Received Yes ☑ No ☐
Legislative Process Complete Yes ☐ No ☐

Department Director Approval		Finance Director Approval
Antonio Valenzuela		Karen Slaton-Dixon

Assistant City Manager Approval	City Attorney Approval	City Manager Approval
	Vincent D. Hyman	Tammi Saddler Jones 1/19/2022

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval authorizing staff to select and enter into a Service Agreement with WorldScapes-LGP, LLC to perform Landscape Maintenance Services for 16 Miles of City Right of Way on State Routes in an amount not to exceed $28,000 as the most Responsive and Responsible Bidder in response to ITB 22-001: Landscape Maintenance for 16 miles of City Right of Way
DATE:	January 25, 2022
SUBJECT:	Request Council approval authorizing staff to select and enter into a Service Agreement with WorldScapes-LGP, LLC to perform Landscape Maintenance Services for 16 Miles of City Right of Way on State Routes in an amount not to exceed $28,000 as the most Responsive and Responsible Bidder in response to ITB 22-001: Landscape Maintenance for 16 miles of City Right of Way
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Landscape Maintenance (PW)	Cover Memo	1/21/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Procurement & Public Works	**Council District(s) Affected** All Districts

Requested Action

Authorize staff to select and enter into a Service Agreement with WorldScapes-LGP, LLC to perform Landscape Maintenance Services for 16 Miles of City Right of Way in an amount not to exceed $28,000.00 as the most Responsive and Responsible Bidder in response to ITB 22-001: Landscape Maintenance for 16 miles of City Right of Way.

Requirements for Council Action (City specific Council policy, statute or code requirement)

COSF Procurement Code: Council Approval is required on all purchase of $25,000 or more.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

ITB 22-001:Landscape Maintenance for 16 Miles of City Right of Way, was released on November 15, 2021. Five (5) well qualified firms submitted bids for consideration. Bids and submission documents we collected and reviewed against the solicitation requirement (See Exhibit A- Bid Tabulation Sheet). The process identified Worldscapes-LGP, LLC as the most responsive and responsible bidder as such, their bid represents the best value to the City.

Funding Source (if applicable)

Public Works Grounds Maintenance

Financial Impact (if applicable)

Not to Exceed $28,000.00

Financial Impact Statement Received Yes ☐ No ☑
Legislative Process Complete Yes ☐ No ☑

Department Director Approval		Finance Director Approval
Antonio Valenzuela		Karen Slaton-Dixon

Assistant City Manager Approval	City Attorney Approval	City Manager Approval
		Tamm Fudge Jones

Exhibit A- Bid Tabulation Sheet

GEORGIA

SOLICITATIONS VENDORS CONTRACTS TOOLS REPORTS

ITB 22-001 - Landscape Maintenance for 16 Miles of City Right of Way (Closed)

Notes

Actions

Preview | Addendum | Communication | Bid Results | Award | Q & A | Audit

Expand All Collapse All

Organization Name	Org. Number	Submission Type	Bid Amount	Exceptions	Bid Rank
BrightView Landscape Services	2161010	Electronic	$68,448.00	No	2
Broadus Restorations	2327978	Electronic	$1,105,713.00	No	4
Pro Cutters Lawnscapes, Inc.	2284205	Electronic	$146,305.00	No	3
Russell Landscape	1070241	Electronic	$92,220.00	Yes	N/A
WorldScapes-LGP LLC	839938	Electronic	$28,000.00	No	1

<< Back to Solicitation List Cancel Save

Terms & Conditions | Privacy Policy

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	A Resolution Appointing District 5 Councilmember Corey A. Reeves As Mayor Pro Tempore; Setting The Date Of Appointment Of Said Mayor Pro Tempore
DATE:	January 25, 2022
SUBJECT:	A Resolution Appointing District 5 Councilmember Corey A. Reeves As Mayor Pro Tempore; Setting The Date Of Appointment Of Said Mayor Pro Tempore
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Res2022 Mayor Pro Tempore Appointment1	Cover Memo	1/21/2022
COSF Memorandum FIS Mayor Pro Tem Ordinance	Cover Memo	1/21/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **RES2022-_____**

RESOLUTION APPOINTING DISTRICT 5 COUNCILMEMBER COREY A. REEVES AS MAYOR PRO TEMPORE; SETTING THE DATE OF APPOINTMENT OF SAID MAYOR PRO TEMPORE; AND FOR OTHER PURPOSES.

(Sponsored by Councilmembers Rowell, Gumbs, Willis, Williams and Baker)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, Section 3.29 of the City Charter requires the election of the Mayor Pro tempore by the City Council at the first regular meeting of each calendar year; and

WHEREAS, pursuant to City Charter Section 3.30, during the absence or physical or mental disability of the Mayor for any cause, the Mayor Pro Tempore shall be clothed with all the rights and privileges of the Mayor; and

WHEREAS, the Mayor Pro Tempore shall perform the official duties of the office of the Mayor so long as the Mayor's absence or disability and notwithstanding any delegation of duties, the appointee shall remain responsible for the duties assigned to him/her by the City Charter and the City Council; and

WHEREAS, any such absence or disability of the Mayor shall be declared by majority vote of all councilmembers; and

WHEREAS, the Mayor Pro Tempore shall sign all contracts and ordinances in which the Mayor has a disqualifying interest; and

WHEREAS, the City Council finds that the foregoing appointment of the Mayor Pro Tempore is necessary and beneficial to its citizens and to the efficient operation of the City.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY RESOLVES as follows:

Section 1. **Appointment** - The City Council hereby elects District 5 Councilmember Corey A. Reeves to serve as Mayor Pro Tempore of the City. The term of the Mayor Pro Tempore appointed hereunder shall begin the effective date of this Resolution and shall extend through the first regular meeting of the City Council in 2022.

Section 2. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or

were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 5. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 6. The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and federal law.

[signatures and voting tabulations appear on the following page]

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANGER

Karen Slaton-Dixon
FINANCE DIRECTOR

MEMORANDUM

TO: Corey Adams, City Clerk

FROM: Karen Slaton-Dixon, Finance Director *KSD*

DATE: January 20, 2022

SUBJECT: Mayor Pro Tem Ordinance

CONCLUSION
No direct funds are being requested.

BACKGROUND

The city desires to amend the City's selection of Mayor Pro Tempore.

FINANCIAL IMPACT

The proposed ordinance as written will have no financial impact on the City's budget.

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	A Resolution By The City Of South Fulton, Georgia Authorizing An Agreement With Michael Sheridan To Serve As The City's Chief Municipal Court Judge
DATE:	January 25, 2022
SUBJECT:	A Resolution By The City Of South Fulton, Georgia Authorizing An Agreement With Michael Sheridan To Serve As The City's Chief Municipal Court Judge
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
RES2022 Judge Agreement (Michael Sheridan) 012522 rev 1	Cover Memo	1/21/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **RES-2022-XXX**

A RESOLUTION BY THE CITY OF SOUTH FULTON, GEORGIA, AUTHORIZING AN AGREEMENT WITH MICHAEL SHERIDAN TO SERVE AS THE CITY'S CHIEF MUNICIPAL COURT JUDGE AND FOR OTHER LAWFUL PURPOSES

(**Sponsored by Mayor khalid kamau**)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City, is the Mayor and Council thereof ("City Council"); and

WHEREAS, attorney Michael Sheridan, Chief Judge, of the City of South Fulton, has served a term of four years, coincident with the term of the previous mayor, pursuant to Section 5.11 (d); and

WHEREAS, pursuant to Section 5.11 (a), the newly elected Mayor is seeking to nominate and reappoint attorney Michael Sheridan, as the Chief Judge, of the City through this Resolution which is intended to confirm his nomination and new term as Chief Judge; and

WHEREAS, the Mayor and City Council further desire through this Resolution to authorize an Agreement to be entered into between attorney Michael Sheridan to serve as the Chief Judge for the City Municipal Court; and

WHEREAS, this Resolution is in the best interests of the health and general welfare of the City, its residents and general public.

THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY RESOLVES as follows:

Section 1. The Mayor, City Manager and City Attorney are hereby authorized to enter into agreement, for the amount of compensation and in insubstantial form as attached hereto, with attorney Michael Sheridan to serve as the Chief Judge for the City Municipal Court.

****

Section 2. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or

phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing and renumbering purposes. The final version of all resolutions shall be filed with the City Clerk.

Section 4. The effective date of this Resolution shall be the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[**Signature and Voting Tabulations appear on the following page**]

CHIEF JUDGE AGREEMENT

This agreement ("Agreement") by and between the **City of South Fulton**, **Georgia**, a municipal corporation, hereinafter referred to as the "City," and **Michael Sheridan**, referred to herein as the "Chief Municipal Court Judge" or "Chief Judge", is as follows:

WHEREAS, the Mayor has nominated, and the South Fulton **City Council** has confirmed the appointment of Michael Sheridan to serve as the Chief Judge of the City's Municipal Court;

WHEREAS, Michael Sheridan has accepted the appointment and confirmation through his execution of this Agreement;

WHEREAS, Michael Sheridan understands this is not a full-time position as set forth under Sec. 5.11 (c) of the City's Charter;

WHEREAS, in order to provide for the services of Chief Judge of the Municipal Court and to establish compensation for such services, it is appropriate for the City to enter into an employment agreement with the Chief Judge for such services;

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms contained herein, the City and Michael Sheridan agree as follows:

1. TERM OF AGREEMENT:

a. Michael Sheridan accepts the position of Chief Judge of the Municipal Court of the City of South Fulton in accordance with the provisions of the City Charter as supplemented by this Agreement. The new term of this Agreement, as well as Michael Sheridan's appointment, shall commence on January 25, 2022 and run for a term coincident with the current term of the newly elected or re-elected Mayor. The Chief Judge shall thereafter serve until a successor for the position of chief municipal judge is appointed by the City Council and/or this Agreement is renewed.

b. The Chief Judge shall be, and remain, an attorney admitted to practice law in the State of Georgia. The Chief Judge must also be a citizen of the United States of America and the State of Georgia. The Chief Judge must comply with all local, state and federal requirements for service as a municipal court judge, including but not limited to complying with all training requirements. The Chief Judge shall immediately report to the City Council and any change affecting his membership in good standing in the Georgia Bar Association and any training deficiencies.

2. SCOPE OF SERVICES:

a. The Chief Judge shall work the number of hours reasonably required to discharge the duties and responsibilities of Chief Judge of the Municipal Court, which shall include being accessible to the court administrator by phone and or email daily to discuss issues surrounding the administration of the court and presiding over pre-trial conferences, cases, trials, and hearings. The Chief Judge shall preside over no less than 70 percent of all published Municipal Court calendars per month, during the term of the Agreement.

b. The Chief Judge shall be responsible for selecting pro tem judges that can sit in his absence during Court calendars where the Chief Judge is required under this Agreement to preside but is unavailable. It shall be the Chief Judges' responsibility to vet such fill-in replacements, to make sure they have the appropriate background to administer justice and represent the City with integrity. The City shall be responsible for the compensation of pro tem judges who preside during calendars which the Chief Judge is not required by this Agreement to preside over.

c. As an independent contractor, the Chief Judge shall not be entitled to any overtime pay or compensatory time off. The Chief Judge shall not be entitled to any benefits pursuant to his position with the City. The Chief Judge shall be exempt from the provisions of the Fair Labor Standards Act. The Chief Judge may engage in the private practice of law.

d. Additionally, the Chief Judge shall perform all duties legally prescribed for a judicial officer serving as a judge of a lawfully constituted Municipal Court according to the requirements of the Georgia Constitution, Official Code of Georgia, Code of Judicial Conduct, Uniform Rules, Municipal Courts of the State of Georgia and such other rules as may be prescribed by the Supreme Court of the State of Georgia. In addition, the Chief Judge shall act in accordance with any published opinions of the Judicial Qualifying Committee. The Chief Judge also shall perform the duties described in section 3.

e. The Chief Judge shall at all times faithfully and to the best of his ability administer activities of the court, assign and hear all cases and fulfill obligations of the Court as established by State or local law, rule, statute, regulation and City ordinance.

3. JUDICIAL INDEPENDENCE AND ADMINISTRATION:

a. The Chief Judge and/or any judge pro tempore serving in the absence of the Chief Judge, is independent from the City when performing judicial responsibilities and nothing contained herein shall be construed to interfere with the City judges when performing judicial duties. The Chief Judge, or any Judge Pro Tempore serving in the absence of the Chief Judge, is solely responsible for judicial decisions. Judicial decisions include, but are not limited to, establishment of a standard bail schedule if the Chief Judge deems appropriate, establishment of a standard fine schedule for use with violations that do not require court appearances, determination of fines and punishment in individual cases, determination of bail in individual cases, establishment of standing orders regarding offenses for which cash bail is not required, determination of financial ability, determination of conditions of probation, determination of liability, and determination of eligibility for indigent defense and for alternatives to monetary penalties including community service and penalty or fine reductions.

b. Furthermore, the Chief Judge is responsible for doing the following:

    1. in coordination with the Court Administrator approving court forms and procedures necessary for the proper exercise of constitutional rights and other compliance with the law, and updating such forms and procedures as necessary.
    2. in coordination with the Court Administrator providing proper training of court staff and officials subject to the Judge's direction and control about court procedures and the use of approved court forms, and updating such training as necessary.
    3. ensuring that court staff and officials subject to the Judge's direction and control use approved forms, follow approved procedures and comply with applicable provisions of the Code of Judicial Conduct, court rules, ordinances and statutes.
    4. notifying the City Manager of any Judicial Emergency Orders and any actions required to comply with such Orders, including, but not limited to actions that impact remote technology needs, city buildings, and city staff.

5. notifying the City Manager of additional resources necessary to ensure compliance with applicable laws and rules.
6. notifying the City Manager of service provider performance deficiencies.
7. reviewing quarterly reports and other communications of the Georgia Department of Community Supervision Misdemeanor Probation Oversight program and taking any actions the Chief Judge deems necessary or appropriate.
8. reviewing the Court Self-Assessment attached as Exhibit A and notifying the City Manager of any resources required to adopt best practices.
9. completing the Annual Report and Affirmation of Municipal Court Judge attached as Exhibit A and submitting it to the City Manager at least thirty days before the end of each anniversary of this Agreement.
10. ensuring the municipal court administrator completes the Annual Report and Affirmation of Municipal Court Administrator attached as Exhibit B and submits it to the City Manager at least thirty days before the end of each anniversary of this Agreement.
11. presenting items identified in the annual report and affirmation to the City Council upon the request of the City Manager.

c. The Court Administrator shall be appointed by the City Manager and shall serve as an At-Will employee of the City. The Court Administrator and all represented court staff are City employees subject to City rules and regulations. However, they are also subject to the Chief Judge's direction and control when performing duties for the court. Their salaries, benefits, hours of work and working conditions shall be established by the City.

d. The Chief Judge understands that court staff adhere to the same applicable personnel policies as other City employees. The Parties agree that the Chief Judge will participate in the review and amendment of any such policies to ensure that they recognize the unique nature of court employment and the Chief Judge's rights and responsibilities with respect to court employees. The Chief Judge acknowledges that Court staff may perform other duties for the City that are not in conflict with the separation of powers.

e. The Chief Judge will confer with the City Manager to coordinate administrative activities concerning City procedures, policies and the

budget in an effort to retain and insure consistency and common practices throughout the City.

4. COMPENSATION AND BENEFITS:

a. The City agrees to pay the Chief Judge for his services under this Agreement in the amount of Nine Thousand Four Hundred Dollars ($9,400.00) per month. Payment may be made by check or electronically, via electronic funds transfer, direct deposit. If this Agreement is executed the month, the Chief Judge shall be paid for such final month on a prorated basis based upon the number of days worked the month of termination.

b. As an independent contractor, the Chief Judge shall be responsibility for all applicable federal and state taxes, and all other applicable laws governing independent contractors.

c. The City agrees to budget and to pay the professional dues of the Chief Judge necessary for his participation in associations and organizations approved by the City Council. The Chief Judge may participate in social programs that specifically enhance the relationship of the community with the Court and the justice system. The City may budget and to pay the reasonable travel and expenses of the Chief Judge for professional and official travel (other than daily commuting), necessary for his professional development and for the good of the City, as determined by the City Council in its discretion.

5. IDEMNIFICATION:

Excluding actions by the Chief Judge involving willful malfeasance or intentional misconduct, the City shall defend, save harmless, and indemnify the Chief Judge against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of his duties as Chief Judge of the Municipal Court, to the same extent the Mayor and members of the City Council are so covered and indemnified through City insurance. The City and its insurer will have the right to compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

6. CONTRACT ADMINISTRATION:

Any written notices to be served on either party shall be served or mailed to the following addresses, with a copy to email:

IF TO THE CITY:	**IF TO THE JUDGE:**
City Manager	**(NAME OF JUDGE)**
ADDRESS; EMAIL	ADDRESS; EMAIL

7. <u>TERMINATION OF AGREEMENT:</u>

This Agreement may be terminated during the Judge's term of office as follows:

d. By the Chief Judge he provides a minimum of 60 days written notice prior to his effective date of termination, unless otherwise mutually agreed by the parties; or

e. By the City only as provided in O.C.G.A. Section 36-32-2.2.

f. Should the effective date of a termination fall during the month, the Chief Judge shall be paid for such final month on a prorated basis based upon the number of days worked the month of termination.

8. <u>MERGER AND AMENDMENT:</u>

a. This Agreement contains the entire understanding of the City and the Chief Judge with respect to the matters set forth herein, and any prior or contemporaneous understandings are merged herein. This Agreement shall not be modified except by written instruments executed by the City and Chief Judge hereto.

b. This Employment Agreement shall be governed under the laws of the State of Georgia, and any dispute regarding this Employment Agreement shall be resolved in Fulton County Superior Court.

9. <u>SEVERABILITY</u>

If any provision of this Agreement or their application to any circumstance is held invalid, the remainder of this Agreement and their application to other circumstances is not affected.

IN WITNESS WHEREOF, the City of South Fulton has caused this Agreement to

be signed and executed in its behalf by its Mayor, and duly attested by the City Clerk and the Chief Judge, has signed and executed this Agreement, both in duplicate, the day and year first above written.

CHIEF JUDGE:

_____

MICHAEL SHERIDAN, ESQ.

CITY:

_____

KHALID KAMAU, MAYOR

ATTEST:

_____

COREY E. ADAMS, SR., CITY CLERK

APPROVED AS TO FORM:

_____

VINCENT D. HYMAN, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval to accept the 2022 Local Maintenance & Improvement Grant (LMIG) in the amount of $1,163,120.52 from the Georgia Department of Transportation (GDOT) contingent on the City of South Fulton providing the required 30% match in the amount of $348,936.15
DATE:	January 25, 2022
SUBJECT:	Request Council approval to accept the 2022 Local Maintenance & Improvement Grant (LMIG) in the amount of $1,163,120.52 from the Georgia Department of Transportation (GDOT) contingent on the City of South Fulton providing the required 30% match in the amount of $348,936.15
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
2022 LMIG (Public Works)	Cover Memo	1/20/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022

Requesting Department	**Council District(s) Affected**
Public Works	

Requested Action

The Department of Public Works is requesting approval to receive a Local Maintenance and Improvement Grant (LMIG) in the amount of $ 1,163,120.52 from the Georgia Department of Transportation (GDOT).

Requirements for Council Action (City specific Council policy, statute or code requirement)

Include item on Consent Agenda at the next Council Meeting for approval to submit the application.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

The Department of Public Works is requesting approval to accept a Local Maintenance and Improvement Grant (LMIG) in the amount of $ 1,163,120.52 and submit a listing of projects that are eligible to receive funding from the LMIG contingent on the City of South Fulton providing the required 30% match in the amount of ($348,936.15). The Grant funds will offset costs incurred by the City of South Fulton for the Resurfacing (full depth reclamation) of White Mill Rd and Milam Rd, to be shared with the city of Fairburn Rd.

Exhibit "A" represents the proposed projects that would be partially or fully paid with LMIG funds. The Department is recommending using a mix of funding to address any balance for the needed project, i.e., General Funds, TSPLOT (Quick Response Funds), improvements, as needed.

Funding Source (if applicable)

340-39-4100

Financial Impact (if applicable)

In the FY 2022 budget, Finance allocated a reserve to match grants received by the City. The 30% local match ($34

Financial Impact Statement Received Yes ☑ No ☐

Legislative Process Complete Yes ☐ No ☐

Department Director Approval		**Finance Director Approval**
Antonio Valenzuela		Karen Slaton-Dixon

Assistant City Manager Approval	**City Attorney Approval**	**City Manager Approval**
	Vincent D. Hyman	Tamri Sadler Jones 1/20/2022

RECEIVED
6-29-2021

Russell R. McMurry, P.E.,
Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

Georgia Department of Transportation

June 23, 2021

Bill Edwards, Mayor
City of South Fulton
5440 Fulton Industrial Blvd
Atlanta, Georgia 30336

RE: **Fiscal Year 2022 Local Maintenance & Improvement Grant (LMIG) Program**

Dear Mayor Edwards:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2022 LMIG Program in July 2021. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2022 LMIG Application, please visit the Department's website at www.dot.ga.gov/PS/Local/LMIG. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Chartrae Kent, at 770-216-3867** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2019 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2019, 2020, and 2021. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2022. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2022 Program is **$1,163,120.52** and your local match is **30%.** Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240. Thank you for your attention and cooperation in this matter.

Sincerely,

Russell R. McMurry

Russell R. McMurry, P.E.
Commissioner

cc: Mr. Paul Denard, P.E.; Mr. Robert Brown; Ms. Dana Lemon; Hon. Marie Metze; Hon. Roger Bruce; Hon. Debra Bazemore; Hon. Derrick Jackson; Hon. Mandisha Thomas; Hon. Donzella James; Hon. Horacena Tate; Hon. Sonya Halpern; Chartrae Kent

Revised 2/7/2019

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2022

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Khalid Kamau (Name), the Mayor, (Title), on behalf of City of South Fulton (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and ceitifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

1209926
E-Verify Number

_____Signature)

_____(Print)

_____(Date)

SEAL:

Sworn to and subscribed before me,

This___day of_____, 2022

In the presence of:

NOTARY PUBLIC

_____

My Commission Expires:

Exhibit A:

GDOT Project Report LMIG 2022

Road Name	Beginning	Ending	Length (m)	Description	Project Costs	Project let Date
White Mill Rd	Rivertown Rd	SR 92	2.01	Resurfacing	$1,161,660	March 2022
Milam Road	City of Fairburn	Fayette County line	.45	Resurfacing	$385,303	March 2022

Signature (Finance Director): Karen Slaton-Dixon

E-Mail: karen.dixon@cityofsouthfultonga.gov

Signature (City Manager): Tammi Saddler Jones

E-Mail: tammi.jones@cityofsouthfultonga.gov

Georgia Department of Transportation

FY 2020

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: 1/25/2022

COUNTY: Fulton

CITY: South Fulton

PI#: _____

Submitted By: Antonio Valenzuela

LMIG EXPENDITURES: $ 1,222,516.71

*10% or 30% MATCH: $ 366,755.01

TOTAL LOCAL GOVERNMENT EXPENDITURES: $ 1,589,272.43

TOTAL PROJECT EXPENDITURES: $ 1,589,272.43

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY 2020 LMIG Program.

Authorized Local Government Official: _____

For GDOT use only

Record Audit Performed: Yes No (Circle One)

Field Inspection Completion Date: _____

APPROVED: _____ Date: _____

(DISTRICT ENGINEER)

**Note: Required local match will be based on (10% or 30%) of the LMIG Allocation.*

GDOT Georgia Department of Transportation

FY 2019

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: 11/6/2020

COUNTY: Fulton

CITY: South Fulton

PI#: _____

Submitted By: Antonio Valenzuela

LMIG EXPENDITURES: $ 1,027,771.30

*10% or 30% MATCH: $ 308,331.39

TOTAL LOCAL GOVERNMENT EXPENDITURES: $ 564,677.37

TOTAL PROJECT EXPENDITURES: $ 1,900,780.06

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY 2019 LMIG Program.

Authorized Local Government Official: _____

For GDOT use only

Record Audit Performed: Yes No (Circle One)

Field Inspection Completion Date: _____

APPROVED: _____ Date: _____

(DISTRICT ENGINEER)

**Note: Required local match will be based on (10% or 30%) of the LMIG Allocation.*

APPLICATION & CERTIFICATE FOR PAYMENT

LMIG

CONTRACT INVOICE-CONSTRUCTION

Vendor Invoice Date:	Vendor Invoice No.	CoSF Invoice Date:	LMIG Invoice No.
12/17/20	32570-Final	1/08/21	4

Vendor Name: CW Matthews
Address: Drawer 970
City, State Zip Code: Marietta, GA 30061
Contact: Sam Mann, Project Manager

Project Name: 2019 LMIG
Purchase Order No: PO#: 20-01504
Fund Line: 335-4100-54-1400
Vendor Code:CWMATT005
Project: Pavement Marking
To: City Of South Fulton
5440 Fulton Industrial Blvd
Atlanta, GA 30336
Attn:

Original Contract Amount	$1,828,811.88
Change Orders:	
Additions: Source: 335-4100-54-1400	$71,968.18
Deductions	$0.00
Total Authorized Amount	**$1,900,780.06**
Total Amount Completed To Date	$1,900,780.07
Retainage: **10%**	$0.00
Total Earned Less Retainage	$1,900,780.07
Less Amounts Previously Paid	$1,711,068.06
Amount Certified For Payment	**$189,712.01**
Balance to Finish	$0.00

Roussan Francois	1/8/2021	Antonio Valenzuela	1/8/21
Program Manager- Roussan Francois		Director- Antonio Valenzuela	Date
Project Manager		Financial Services	Date

APPLICATION & CERTIFICATE FOR PAYMENT

LMIG + TSPLOST

CONTRACT INVOICE-CONSTRUCTION

Vendor Invoice Date:	Vendor Invoice No.	CoSF Invoice Date:	TSPLOST Invoice No.
11/09/2020	32570-06 Revised	11/09/20	6

Vendor Name: CW Matthews
Address: Drawer 970
City, State Zip Code: Marietta, GA 30061
Contact: Sam Mann, Project Manager

Project Name: 2019 TSPLOST
Purchase Order No.:PO#: 20-01515
Fund Line: 335-4100-54-1400
Vendor Code:CWMATT005
To: City Of South Fulton
5440 Fulton Industrial Blvd
Atlanta, GA 30336
Attn:

Original Contract Amount $7,947,594.63

Breakdowns:
LMIG $1,828,811.88
TSPLOST $6,118,782.75

LAST INVOICE — RETAINAGE

Total Authorized Amount **$392,113.25**

Total Amount Completed To Date **$7,842,265.00**

LMIG	TSPLOST	INVOICES/AMOUNT	
	$947,230.39	1	$947,230.39
$1,358,796.64	$880,286.85	2	$2,239,083.49
$426,219.13	$347,220.28	3	$773,439.41
	$1,058,812.68	4	$1,058,812.68
	$1,360,044.44	5	$1,472,148.73
$3,660.00	$1,347,890.30	6	$1,351,550.30

Retainage: **$392,113.25**

LMIG	TSPLOST	INVOICES/AMOUNT	
$135,879.66	$94,723.04	1	$230,602.70
$42,621.91	$88,028.69	2	$130,650.60
$11,210.43	$34,722.03	3	$45,932.46
	$105,881.27	4	$105,881.27
	$136,004.44	5	$136,004.44
	-$256,958.22	6	-$256,958.22

Total Earned Less Retainage $7,450,151.75

Less Amounts Previously Paid $5,729,538.91

Amount Certified For Payment $189,712.01 $202,401.24 $392,113.25

Balance to Finish **$0.00**

Roussan Francois 11/9/2020 *Antonio Valenzuela* 1/8/21

Program Manager- Roussan Francois | Director- Antonio Valenzuela | Date

Project Manager | Financial Services | Date

Revised 10/18/2018

FY 2018

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: 10/18/2018

COUNTY: Fulton County

CITY: N/A

LMIG EXPENDITURES: $ 1,156,780.59

*10% or 30% MATCH: $ 347,034.18

TOTAL LOCAL GOVERNMENT EXPENDITURES: $ 1,156,780.59

TOTAL PROJECT EXPENDITURES: $ 6,771,269.19

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY 2018 LMIG Program.

Deputy Director, Transportation _____

Construction Field Audit Performed: Yes No (Circle One)

APPROVED: _____
(DISTRICT ENGINEER)

**Note: Required local match will be based on (10% or 30%) of the FY 2018 LMIG Allocation.*

Department of Public Works
141 Pryor Street SW
Suite 6001
Atlanta, GA 30303
Phone: (404) 612-7400
Fax: (404) 893-6876

FULTON COUNTY

David Clark
Director

October 25, 2018

Brooker Lewis
District State Aid Coordinator
Georgia Department of Transportation
5025 New Peachtree Road, NE
Chamblee, GA 30341

RE: Local Maintenance Improvement Grant (LMIG) 2017-2018 Project Status

Mr. Lewis,

Fulton County completed all resurfacing activities for the 2017-2018 LMIG projects. Listed below is an expenditure summary for your records.

FY 2017 LMIG: Resurfacing Percent Completed: 100%

LMIG Expenditures:	$1,060,818.16
*10% or 30% Match:	$ 318,245.45
Total Local Government Expenditures:	$1,060,818.16
Total Project Expenditures:	$1,511,864.36

FY 2018 LMIG: Resurfacing Percent Completed: 100%

LMIG Expenditures:	$1,156,780.59
*10% or 30% Match:	$ 347,034.18
Total Local Government Expenditures:	$1,156,780.59
Total Project Expenditures:	$6,771,269.19

The County submitted all required documents related to the referenced projects. Also, the application for Fiscal year 2019 LMIG projects on behalf of the City of South Fulton.

Please feel contact me at Antonio.Valenzuela@fultoncountyga.gov or by phone (404) 612-0520, should you have any comments or need additional information.

Sincerely,

Antonio Valenzuela
Deputy Director
Attachments: 2017- 2018 LMIG Statement of Final Project Expenditures

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of an Ordinance Declaring A State of Emergency in the City of South Fulton; Providing for City Meetings to be Held Virtually; Providing for an Effective Date
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ord2021 State of Emergency Ordinance Virtual Meetings 1.21.22	Cover Memo	1/21/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2022-_____**

AN ORDINANCE DECLARING A STATE OF EMERGENCY IN THE CITY OF SOUTH FULTON; PROVIDING FOR CITY MEETINGS TO BE HELD VIRTUALLY; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER LAWFUL PURPOSES.

(Sponsored by Mayor khalid kamau)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, the World Health Organization has declared the COVID-19 Virus, commonly referred to as the Coronavirus, as a world health emergency and global pandemic; and

WHEREAS, the Georgia Department of Public Health (“DPH”) collects, analyzes and tracks Covid-19 data in various categories, e.g., confirmed cases, hospitalizations, deaths by race and ethnicity,

WHEREAS, it is known that the COVID-19 Virus’ can have a disproportionate impact on certain races and ages than other race or age groups; and

WHEREAS, the global pandemic caused by the spread of COVID-19 persists with the new Omicron variant of the virus currently infecting Georgians; and

WHEREAS, according to the Georgia Department of Public Health, only 50.4% of Georgians are fully vaccinated; and

WHEREAS, it is essential for the City to continue to act in order to minimize the spread of COVID-19 and to prevent or minimize sickness, injury, or death, to people and damage to property resulting from this public health crisis;

WHEREAS, the City is authorized to declare an emergency and take measures to protect the life, health, property, or public peace of its citizens pursuant to Section 3.18 of its Charter; and

WHEREAS, O.C.G.A. §38-3-28 provides the City with the authority to make, amend, and rescind such orders, rules and regulations as necessary for emergency management purposes to preserve the health, safety and welfare of the residents of the City; and

WHEREAS, the Open Meetings Act, O.C.G.A. § 51-14-1 *et seq*, allows public agencies, such as the City, to conduct their meetings, via, teleconference in the event of an emergency; and

WHEREAS, the COVID-19 pandemic constitutes an emergency within the meaning of the Open Meetings Act; and

WHEREAS, The state of Georgia Governor's executive order declaring a Public Health State of Emergency which provided for City Meetings to be conducted virtually has expired; and

WHEREAS, the City adopted an emergency ordinance on July 27, 2021 which was renewed every thirty 30 days thereafter until November 2021; and

WHEREAS, the City Council desires to adopt this emergency ordinance to continue to provide for City Meetings to remain virtual to aid in the prevention and the potential spread of the Omicron variant at City meetings, which are staffed and attended by its elected officials, employees and citizens; and

WHEREAS, this Ordinance is in the best interests of the health and general welfare of the City, its residents and general public.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. Declaration of Emergency. The City Council hereby declares that a public health state of emergency remains in the City of South Fulton due to the pandemic.

Section 2. City Meetings. All meetings of any Board, Commission, Authority, or the City Council shall continue to be held by virtual means, to include the use of the Zoom platform with concurrent live streaming of the proceedings on YouTube. Public comments will be received through Zoom in addition to written comments submitted to the City as provided on the City's website. In all other respects, the meetings will be conducted as though they were in person and held at City Hall.

Section 3. Effective Date. This Ordinance shall take effect upon passage by the City Council and shall expire by its own terms 30 days after its adoption, unless extended by further action of the City Council.

Section 4. It is hereby declared to be the intention of the City Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 5. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 6. The City Attorney, City Clerk are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

[signatures and voting tabulations appear on the following page]

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO: Presentation: 2022 Redistricting Process

DATE: January 25, 2022

SUBJECT: Presentation: 2022 Redistricting Process

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Development Authority
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Development Authority
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
IGA - COSF and SFDA	Cover Memo	1/21/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department City Manager's Office	**Council District(s) Affected** City Wide
Requested Action Request Council approval to execute an Intergovernmental Agreement between the City of South Fulton and the South Fulton Development Authority (SFDA).	
Requirements for Council Action (City specific Council policy, statute or code requirement) Staff recommends Council approval.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) At the request of Mayor and Council, the Intergovenmental Agreement (IGA) between the City of South Fulton and the South Fulton Development Authority (SFDA) covers staffing, meeting space, financial reporting, etc. The SFDA will receive a one-time allocation of $60,000 from the City's American Rescue Plan Act (ARPA) funds. All future allocations will require Mayor and Council approval.	
Funding Source (if applicable) American Rescue Plan Act Funding (ARPA)	
Financial Impact (if applicable) $60,000.00	
Financial Impact Statement Received Yes ☐ No ☑ **Legislative Process Complete** Yes ☐ No ☑	
Department Director Approval _____ _____ _____ _____	**Finance Director Approval** _____
Assistant City Manager Approval _____	**City Attorney Approval** 1/20/22
	City Manager Approval Tamu Fadlan Jones 1/20/2022

INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF SOUTH FULTON AND AUTHORITY

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into on this ____ day of _____, by and between the CITY OF SOUTH FULTON, GEORGIA (hereinafter referred to as the "City"), and the AUTHORITY (hereinafter referred to as the "Authority"). City and Authority may be referred to each as ("Party") and collectively as the ("Parties").

WHEREAS, the City and the Authority share a joint desire and ambition to spur economic development and redevelopment in various areas of the City; and

WHEREAS, the City and the Authority wish to enter into this Agreement by which they may set forth in writing the parameters for their relationship in pursuing their joint ambitions and goals for the development of the City.

NOW, THEREFORE, in consideration of the promises, mutual covenants, mutual benefits and agreements contained herein, the Parties hereby agree as follows:

ARTICLE 1: PARAMETERS

a. **Purpose**. The purpose of this Agreement is to establish certain parameters with respect to the City's involvement and support regarding the Authority's endeavors to facilitate the economic development and revitalization and development of underutilized and underdeveloped areas in the City, attract private investment, strengthen the City's economic base and tax digest, attract new industries, create jobs, benefit the residents and citizens of the City, and exercise its powers under O.C.G.A. § 36-62-1 et seq. ("Act") for the benefit of the City.

b. **Staffing**: The City shall offer assistance to aid with the Authority's staffing operations as set forth below:

1. **Clerical**. The City may provide at least one staff member to assist the Authority with clerical functions, such minutes/agenda preparation, notices, polling, records maintenance and compliance with Georgia Open Meeting and Open Records laws.

2. **Finance**. The City may provide the Authority with finance support as needed by the Authority, which may include assistance with budgeting, invoices, payments, annual audit review, bank account maintenance and assets of the Authority.

3. **Staff Designations**. Upon request by the Authority, the City Manager may select additional City staff to aid the authority, at the City Manager's discretion and as City operations allow.

4. **Stipend**. If the Authority uses City staff person(s) for any of the described tasks or duties herein, the City will be responsible for paying a monthly stipend to the staff person(s) at an amount to be determined by the City Manager within the parameters of the City budget.

If the City has already made provision for any of the above matters in a prior resolution it adopted to activate the Authority, as and if amended, or in a prior intergovernmental agreement with the Authority (all such prior resolutions and/or agreements collectively, the "Prior City Action"), and such provision is more specific than this Agreement, then the more specific provision of such Prior City Action shall control how the City performs its obligations above in this subsection. This Agreement and the resolution of the City authorizing are not intended to repeal, amend or otherwise affect any Prior City Action.

c. **American Rescue Funds**: The City hereby agrees to provide the Authority with American Rescue Plan Act funds, within 60 days of the effective date of this Agreement, in the amount of $60,000 Dollars, to be used by the Authority, solely for such purposes as allowable under the American Rescue Plan Act and applicable state and federal law, including the Act. In using such American Rescue Plan Act funding, the Authority shall adhere to any such restrictions placed upon the City by state and federal law concerning the use of such funds. Distribution of American Rescue Funds are subject to City Council approval and availability of funds. Funding provided pursuant to this subsection is in addition to any funding provided by any Prior City Action, and shall not reduce the funding provided by such Prior City Action.

d. **Meeting Space**: The Authority may utilize City property for meeting space and other operational needs, at the City Manager's discretion, and in accordance with the City's policies and regulations.

e. **Future allocations**: The City may continue to appropriate funds for the Authority's future use, upon City Council approval and the availability of funds. If the source for any funding provided by the City to the Authority is millage, then funds so provided shall be subject to the restrictions of O.C.G.A. §48-5-350 limiting all such millage for such purposes provided to all authorized authorities to three mills per dollar upon the assessed value of the taxable property in the City.

f. **Financial Reporting, Development Activities Reporting, and Annual Reports**: The Authority, on a quarterly basis, shall present all of its financial activities, including but not limited to, operational costs, revenue, expenditures, loans, etc., to City Council or provide to the City Manager all the necessary and requested information for her monthly presentation to the City Council. All requested financial information should be submitted to the City Manager at least 1 week in advance prior to the scheduled City Council meeting for which the City Manager will make her monthly report. In addition, the Authority shall provide quarterly reporting on development activities and submit an annual report that captures major activities and accomplishments.

g. **Additional Provisions**.

1. **Personnel**. All individuals filling the positions referred to in Section 1(b), above, shall be and remain exclusively employees of the City. All supervision of these employees and all employment decisions with regard to these employees, such as hiring, firing, discipline and compensation adjustments, shall rest exclusively with the City Manager. However, the City

Manager will consult with the Authority's designated representative when making any decision regarding hiring or firing of any such individual. The Authority may submit in writing to the City a request for any City staff or employee to perform tasks and provide support to the Authority, and upon such request, the City and Authority shall negotiate in good faith to reach an agreement on such request.

2. **Governmental Mission**. In consideration of this Agreement, the Authority agrees to use commercially reasonable efforts to carry out its governmental mission as defined by the Act, provided, that the means and manner of providing such services shall be determined by the Authority.

3. **Basis for Agreement**. The City and the Authority are entering into this Agreement pursuant to Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia, which authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide.

ARTICLE 2: GENERAL PROVISIONS

a. ASSIGNMENT. This Agreement may not be assigned without the express written consent of each Party to this Agreement.

b. NOTICE. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States certified mail, return receipt requested, or statutory overnight delivery, at the addresses set forth below:

To City of South Fulton:

City of South Fulton
Attn: City Manager
5440 Fulton Industrial Blvd., S.W.
Atlanta, GA 30336

Copy to:

City of South Fulton Attn:
Vincent Hyman, Esq.
5440 Fulton Industrial Blvd., S.W.
Atlanta, GA 30336

To: City of South Fulton Development [Authority]
Attn: Hon. Mark Baker, Chairman
5440 Fulton Industrial Blvd., S.W.
Atlanta, GA 30336

Copy to:

Emilia Walker, Esq.
Fincher Denmark LLC
100 Hartsfield Centre Pkwy, Ste. 400
Atlanta, GA 30354

c. STATE LAW TO APPLY. This Agreement shall be construed under and in accordance with, and governed by, the laws of the State of Georgia.

d. PARTIES BOUND. The Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.

e. SEVERABILITY. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this contract shall be construed as is such invalid, illegal, or unenforceable provision had never been contained herein.

f. TIME OF ESSENCE. Time is of the essence of this Agreement.

g. AMENDMENT. This Agreement may not be modified, amended in whole or in part in any manner other than by an agreement in writing duly signed and appropriately approved by all parties hereto.

h. HEADINGS. The headings for each paragraph or section of this Agreement are for convenience of reference only and shall not be deemed a part of this. Agreement for the purposes of interpreting any provision of said Agreement.

i. COUNTERPARTS. This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereto taken together shall constitute but a single instrument.

j. DATES. If the final date of any time period or the date for the performance of any obligation hereunder falls upon a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia, then the time of such period or the time for the performance of such obligation shall be extended to the next day which is not a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia.

k. EFFECTIVE DATE AND TERM OF AGREEMENT. The Effective Date of this Agreement shall be the date upon which it has been signed by all persons whose signature blocks appear below. The Agreement ("Term") shall extend for a period of one (1) year and shall automatically renew for five additional one year terms, unless terminated by the City for its convenience or the Authority, upon sixty (60) days' written notice to the Authority, upon sixty (60) days' written notice prior to the automatic renewal date that immediately follows such notice.

The foregoing notwithstanding, if a dispute, disagreement or dissatisfaction arises out of or relates to this Agreement, and if the matter is not settled through negotiation, then either Party shall have the right to terminate this Agreement effective thirty (30) days after giving written notice of termination to the other Party.

IN WITNESS WHEREOF, the City and the Authority as Parties hereto have caused this Agreement to be executed by their duly authorized representatives and delivered as their act and deed, intending to be legally bound by the terms and provisions of this Agreement as of the Effective Date.

CITY OF SOUTH FULTON, GEORGIA	[AUTHORITY]
_____ Date:_____	_____ Date:_____
City Manager	Chairperson
ATTEST:	ATTEST:
_____ Date:_____	_____ Date:_____
City Clerk	Title
APPROVED AS TO FORM:	APPROVED AS TO FORM:
_____ Date:_____	_____ Date:_____
City Attorney	Authority Attorney

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Downtown Development Authority
DATE:	January 25, 2022
SUBJECT:	Request Council Approval of an Intergovernmental Agreement (IGA) with City of South Fulton and the South Fulton Downtown Development Authority
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
IGA - COSF and SFDDA	Cover Memo	1/21/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department City Manager's Office	**Council District(s) Affected** City Wide
Requested Action Request Council approval to execute an Intergovernmental Agreement between the City of South Fulton and the South Fulton Downtown Development Authority (SFDDA).	
Requirements for Council Action (City specific Council policy, statute or code requirement) Staff recommends Council approval.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) At the request of Mayor and Council, the Intergovernmental Agreement (IGA) between the City of South Fulton and the South Fulton Downtown Development Authority (SFDDA) covers staffing, meeting space, financial reporting, etc.	
Funding Source (if applicable) Annual Budget until FY2026 (RES 2020-034)	
Financial Impact (if applicable) $150,000 per fiscal year	
Financial Impact Statement Received Yes ☐ No ☑ **Legislative Process Complete** Yes ☐ No ☑	

Department Director Approval		Finance Director Approval

Assistant City Manager Approval	City Attorney Approval	City Manager Approval
	1/20/22	Tammi Fadler-Jones

INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF SOUTH FULTON AND AUTHORITY

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into on this ____ day of _____, by and between the CITY OF SOUTH FULTON, GEORGIA (hereinafter referred to as the "City"), and the AUTHORITY (hereinafter referred to as the "Authority"). City and Authority may be referred to each as ("Party") and collectively as the ("Parties").

WHEREAS, the City and the Authority share a joint desire and ambition to spur economic development and redevelopment in various areas of the City; and

WHEREAS, the City and the Authority wish to enter into this Agreement by which they may set forth in writing the parameters for their relationship in pursuing their joint ambitions and goals for the development of the City.

NOW, THEREFORE, in consideration of the promises, mutual covenants, mutual benefits and agreements contained herein, the Parties hereby agree as follows:

ARTICLE 1: PARAMETERS

a. **Purpose.** The purpose of this Agreement is to establish certain parameters with respect to the City's involvement and support regarding the Authority's endeavors to facilitate the economic development and revitalization and development of underutilized and underdeveloped areas in the City, attract private investment, strengthen the City's economic base and tax digest, attract new industries, create jobs, benefit the residents and citizens of the City, and exercise its powers under O.C.G.A. § 36-42-1, et seq. (the "Act") for the benefit of the City.

b. **Staffing**: The City shall offer assistance to aid with the Authority's staffing operations as set forth below:

1. **Clerical**: The City may provide at least one staff member to assist the Authority with clerical functions, such minutes/agenda preparation, notices, polling, records maintenance and compliance with Georgia Open Meeting and Open Records laws.

2. **Finance**. The City may provide the Authority with finance support as needed by the Authority, which may include assistance with budgeting, invoices, payments, annual audit review, bank account maintenance and assets of the Authority.

3. **Staff Designations**. Upon request by the Authority, the City Manager may select additional City staff to aid the authority, at the City Manager's discretion and as City operations allow.

4. **Stipend**. [TO BE DISCUSSED] - If the Authority uses City staff person(s) for any of the described tasks or duties herein, the City will be responsible for paying a

monthly stipend to the staff person(s) at an amount to be determined by the City Manager within the parameters of the City budget.

If the City has already made provision for any of the above matters in a prior resolution it adopted to activate the Authority, as and if amended, or in a prior intergovernmental agreement with the Authority (all such prior resolutions and/or agreements collectively, the "Prior City Action"), and such provision is more specific than this Agreement, then the more specific provision of such Prior City Action shall control how the City performs its obligations above in this subsection. This Agreement and the resolution of the City authorizing are not intended to repeal, amend or otherwise affect any Prior City Action.

c. **Meeting Space**: The Authority may utilize City property for meeting space and other operational needs, at the City Manager's discretion, and in accordance with the City's policies and regulations.

d. **Future allocations**: The City may continue to appropriate funds for the Authority's future use, upon City Council approval and the availability of funds.

e. **Financial Reporting**: The Authority, on a quarterly basis, shall present all of its financial activities, including but not limited to, operational costs, revenue, expenditures, loans, etc., to City Council or provide to the City Manager all the necessary and requested information for her monthly presentation to the City Council. All requested financial information should be submitted to the City Manager at least 1 week in advance prior to the scheduled City Council meeting for which the City Manager will make her monthly report.

f. **Additional Provisions**.

1. Personnel. All individuals filling the positions referred to in Section 1(b), above, shall be and remain exclusively employees of the City. All supervision of these employees and all employment decisions with regard to these employees, such as hiring, firing, discipline and compensation adjustments, shall rest exclusively with the City Manager. However, the City Manager will consult with the Authority's designated representative when making any decision regarding hiring or firing of any such individual. The Authority may submit in writing to the City a request for any City staff or employee to perform tasks and provide support to the Authority, and upon such request, the City and Authority shall negotiate in good faith to reach an agreement on such request.

2. Governmental Mission. In consideration of this Agreement, the Authority agrees to use commercially reasonable efforts to carry out its governmental mission as defined by the Act, provided, that the means and manner of providing such services shall be determined by the Authority.

3. Basis for Agreement. The City and the Authority are entering into this Agreement pursuant to Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia, which authorizes, among other things, any county, municipality or other

political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide.

ARTICLE 2: GENERAL PROVISIONS

a. ASSIGNMENT. This Agreement may not be assigned without the express written consent of each Party to this Agreement.

b. NOTICE. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States certified mail, return receipt requested, or statutory overnight delivery, at the addresses set forth below:

To City of South Fulton:

City of South Fulton
Attn: City Manager
5440 Fulton Industrial Blvd., S.W.
Atlanta, GA 30336

Copy to:

City of South Fulton Attn: Vincent Hyman, Esq.
5440 Fulton Industrial Blvd., S.W.
Atlanta, GA 30336

To: Authority

_____

_____

_____

Copy to:

_____

_____

c. STATE LAW TO APPLY. This Agreement shall be construed under and in accordance with, and governed by, the laws of the State of Georgia.

d. PARTIES BOUND. The Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.

e. SEVERABILITY. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this contract shall be construed as is such invalid, illegal, or unenforceable provision had never been contained herein.

f. TIME OF ESSENCE. Time is of the essence of this Agreement.

g. AMENDMENT. This Agreement may not be modified, amended in whole or in part in any manner other than by an agreement in writing duly signed and appropriately approved by all parties hereto

h. HEADINGS. The headings for each paragraph or section of this Agreement are for convenience of reference only and shall not be deemed a part of this. Agreement for the purposes of interpreting any provision of said Agreement.

i. COUNTERPARTS. This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

j. DATES. If the final date of any time period or the date for the performance of any obligation hereunder falls upon a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia, then the time of such period or the time for the performance of such obligation shall be extended to the next day which is not a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia.

k. EFFECTIVE DATE AND TERM OF AGREEMENT. The Effective Date of this Agreement shall be the date upon which it has been signed by all persons whose signature blocks appear below. The term of this Agreement ("Term") shall extend for a period of one (1) year and shall automatically renew for five additional one-year terms, unless terminated by the City or the Authority, upon sixty (60) days' written notice prior to the automatic renewal date that immediately follows such notice. The foregoing notwithstanding, if a dispute, disagreement or dissatisfaction arises out of or relates to this Agreement, and if the matter is not settled through negotiation, then either Party shall have the right to terminate this Agreement effective thirty (30) days after giving written notice of termination to the other Party.

IN WITNESS WHEREOF, the City and the Authority as Parties hereto have caused this Agreement to be executed by their duly authorized representatives and delivered as their act and deed, intending to be legally bound by the terms and provisions of this Agreement as of the Effective Date.

CITY OF SOUTH FULTON, GEORGIA	AUTHORITY
_____ Date:_____	_____ Date:_____
City Manager	Chairperson
ATTEST:	ATTEST:
_____ Date:_____	_____ Date:_____
City Clerk	[Title]
APPROVED AS TO FORM:	APPROVED AS TO FORM:
_____ Date:_____	_____ Date:_____
City Attorney	Authority Attorney

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Second Reading of An Ordinance To Amend the City of South Fulton's Charter Article II, Government Structure, Election and Removal, Section 2.16 (b)(1); Article III, Organization of Government General Authority And Ordinance, Section 3.23 (a); and Article IV, Administrative Affairs, Section 4.12 (a)(1)
DATE:	January 25, 2022
SUBJECT:	Second Reading of An Ordinance To Amend the City of South Fulton's Charter Article II, Government Structure, Election and Removal, Section 2.16 (b)(1); Article III, Organization of Government General Authority And Ordinance, Section 3.23 (a); and Article IV, Administrative Affairs, Section 4.12 (a)(1)
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ord to Amend the City Charter Articles II (Sec 2.16) III (3.23) and IV (4.12)	Cover Memo	1/21/2022
COSF Memorandum FIS Charter Amendment Ordinance	Cover Memo	1/21/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2021-###**

AN ORDINANCE TO AMEND THE CITY OF SOUTH FULTON'S CHARTER ARTICLE II, GOVERNMENT STRUCTURE, ELECTION AND REMOVAL, SECTION 2.16 (b) (1); ARTICLE III, ORGANIZATION OF GOVERNMENT GENERAL AUTHORITY AND ORDINANCE, SECTION 3.23 (a); AND ARTICLE IV, ADMINISTRATIVE AFFAIRS, SECTION 4.12 (a) (1) & (2) AND FOR OTHER LAWFUL PURPOSES

(Sponsored by Councilmembers Catherine Rowell, Carmalitha Gumbs and Mayor Pro Tem Helen Willis)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council");

WHEREAS, pursuant to City Charter Section 3.10A, the City has established a City council – City manager form of government;

WHEREAS, the full and complete legislative and policy making authority of the City resides in the part-time city council;

WHEREAS, O.C.G.A. § 36-35-6 authorizes the City to amend its municipal charter through a duly adopted ordinance that has been legally advertised in the official organ of the county of the legal situs of the municipal corporation or in a newspaper of general circulation in the municipal corporation; and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort and well-being of the inhabitants of the City.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. The City of South Fulton Charter, Article II, Government Structure, Election & Removal is hereby amended by deleting certain sentences and/or paragraphs and to read as follows:

ARTICLE II. - GOVERNMENT STRUCTURE, ELECTIONS, AND REMOVAL

Section 2.16 (b)(1) is hereby amended by striking this paragraph in its entirety as shown below.

Sec. 2.16. Removal of officers.

(a) The mayor, a councilmember, or other appointed officers provided for in this charter shall be removed from office for any one or more of the following causes:

(1) Failure to uphold the Constitution, laws, and regulations of the United States, the State of Georgia, this charter, and the code of ordinances of the city;

(2) Discrimination by the dispensing of special favors or privileges to anyone, whether or not for remuneration;

(3) Engaging in any business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his or her governmental duties;

(4) Using any information coming to him or her confidentially in the performance of governmental duties as a means for making private profit;

(5) Failure to expose corruption wherever discovered;

(6) Soliciting, accepting, or agreeing to accept gifts, loans, gratuities, discounts, favors, hospitality, or services from any person, association, or corporation under circumstances from which it could reasonably be inferred that a major purpose of the donor is to influence the performance of the member's official duties;

(7) Accepting any economic opportunity under circumstances where he or she knows or should know that there is a substantial possibility that the opportunity is being afforded him or her with intent to influence his or her conduct in the performance of his or her official duties;

(8) Engaging in other conduct which is unbecoming to a member or which constitutes a breach of public trust;

(9) Taking any official action with regard to any matter under circumstances in which he or she knows or should know that he or she has a direct or indirect monetary interest in the subject matter of such matter or in the outcome of such official action;

(10) Conviction of a crime involving moral turpitude;

(11) Failure at any time to possess any qualifications of office as provided by this charter or by law;

(12) Knowingly violating Section 2.15 this charter;

(13) Abandonment of office or neglect to perform the duties thereof; and

(14) Moving residency out of the district such councilmember was elected from.

(b) Removal of any officer pursuant to subsection (a) of this section shall be accomplished by one of the following methods:

~~(1) By the vote of five councilmembers after an investigative hearing. In the event an elected officer is sought to be removed by the action of the city council, such officer shall be entitled to a written notice specifying the ground or grounds for removal and detailing the evidence against the officer. The officer shall be entitled to a public hearing which shall be held not less than 30 days after the service of such written notice. Such public hearing shall be presided over by an independent hearing officer, with the accuser and the accused given equal opportunity to present~~

~~evidence and call witnesses. Any elected officer sought to be removed from office as provided in this section shall have the right of appeal from the decision of the city council via certiorari to the Superior Court of Fulton County; or~~

(2) By an order of the Superior Court of Fulton County following a hearing on a complaint seeking such removal brought by any resident of the City of South Fulton.

Section 2. The City of South Fulton Charter, Article III, Organization of Government, General Authority and Ordinances is hereby amended by deleting certain sentences and/or paragraphs and to read as follows:

ARTICLE III. - ORGANIZATION OF GOVERNMENT, GENERAL AUTHORITY, AND ORDINANCES

Section 3.23 (a) is hereby amended by striking the following sentences in this paragraph as shown below.

Sec. 3.23. City manager; appointment; qualifications; compensation; removal.

(a) The mayor shall nominate a city manager for an indefinite term and shall set the city manager's initial compensation, subject to confirmation by the city council. The city manager shall be nominated solely on the basis of that person's executive and administrative qualifications. ~~In the event that the city council does not confirm the mayor's nomination, the mayor shall appoint another individual as the city manager and such second nomination shall also be subject to confirmation by the city council. If a second nomination and a subsequent third nomination for the city manager are not confirmed by the city council, the mayor shall appoint an individual meeting the qualifications established by this charter who shall serve as the city manager without such appointment needing to be confirmed by the city council.~~

(b) The mayor or a councilmember may recommend the removal of the city manager from office in accordance with the following procedures:

(1) In response to such recommendation, the city council shall adopt by affirmative vote of five of its members a preliminary resolution which must state the reasons for removal and may suspend the city manager from duty for a period not to exceed 45 days.

(2) Within ten days after a copy of the resolution is delivered to the city manager, that person may file with the city council a written request for a public hearing. This hearing shall be held within 30 days after the request is filed. The city manager may file with the city council a written reply not later than five days before the hearing; and

(3) If the city manager has not requested a public hearing within the time specified in paragraph (2) of this subsection, the city council may adopt a final resolution for removal, which may be made effective immediately, by an affirmative vote of five of its members. If the city manager has requested a public hearing, the city council may adopt a final resolution for removal, which may be made effective immediately, by an affirmative vote of five of its members at any time after the public hearing.

(c) The city manager shall continue to receive the city manager's salary until the effective date of a final resolution of removal.

Section 3. The City of South Fulton Charter, Article IV, Administrative Affairs is hereby amended by deleting certain clauses, sentences and/or paragraphs and to read as follows:

ARTICLE IV. - ADMINISTRATIVE AFFAIRS

Section 4.12 (a) (1) and (2) is hereby amended by striking the following clause contained in paragraph (a) (1) and also by striking paragraph (a) (2) in its entirety as shown below.

Sec. 4.12. City attorney.

(a) (1) ~~Except as provided in paragraph (2) of this subsection,~~ The Mayor shall nominate and the city council shall confirm by a majority vote a city attorney who shall be a member of the State Bar of Georgia and shall have actively practiced law for at least seven years.

~~(2) In the event that the city council does not confirm the mayor's nomination, the mayor shall appoint another individual to be the city attorney and such second nomination shall also be subject to confirmation by the city council. If a second nomination and a subsequent third nomination for city attorney are not confirmed by the city council, the mayor shall appoint an attorney meeting the qualifications established by this section who shall serve as city attorney without such appointment needing to be confirmed by the city council~~.

(b) The mayor shall have the authority to remove the city attorney for good cause; provided, however, that an affirmative vote of five members of the city council may prevent the removal by determining that good cause for removal does not exist. If requested by a majority vote of the city council, the mayor shall provide in writing the reasons for such removal. Good cause may include but not be limited to the following:

(1) Incompetence, misfeasance, or malfeasance in office;

(2) Conviction of a crime involving moral turpitude or a crime punishable as a felony;

(3) Failure at any time to possess any of the qualifications of office as provided by this section;

(4) Gross misconduct in reference to the duties of office; or

(5) Abandonment of office or neglect to perform the duties thereof.

(c) The city attorney shall be responsible for representing and defending the city in all litigation in which the city is a party, may be the prosecuting officer in the municipal court,

shall attend the meetings of the council as directed, shall advise the city council, mayor, and other officers and employees of the city concerning legal aspects of the city's affairs, and shall perform such other duties as may be required by virtue of the position of city attorney. The mayor shall set the compensation of the city attorney.

(d) An individual shall be designated as the city attorney, and such individual shall be an employee of the city. The city attorney shall not engage in the private practice of law, nor while serving as city attorney shall such individual represent any other governmental body, authority, agency, board, public corporation, or political subdivision.

(e) The city attorney shall be the department head for the city law department, and the city may hire assistant city attorneys to assist the city attorney as the mayor and city council deem necessary and appropriate.

(f) (1) Where not inconsistent with the Georgia Rules of Professional Conduct enacted by the State Bar of Georgia and the rulings of the Supreme Court of Georgia, this subsection shall govern the city attorney.

(2) The city attorney represents the city acting through its duly elected and appointed officials.

(3) If the city attorney knows that an elected or appointed officer, employee, or other person associated with the city is engaged in action, intends to act, or refuses to act in a matter related to the representation that is a violation of a legal obligation to the city, or a violation of law that reasonably might be imputed to the city, and that is likely to result in substantial injury to the city, then the city attorney shall proceed as is reasonably necessary in the best interest of the city. Unless the city attorney reasonably believes that it is not necessary in the best interest of the city to do so, the city attorney shall refer the matter to a higher authority in the city, including, if warranted by the circumstances, to the mayor and city council.

(4) Except as provided in paragraph (5) of this subsection, if despite the city attorney's efforts in accordance with paragraph (3) of this subsection the mayor and city council insist upon or fail to address in a timely and appropriate manner an action, or a refusal to act, that is clearly a violation of law, and the city attorney reasonably believes that the violation is reasonably certain to result in substantial injury to the city, then the city attorney may reveal information relating to the representation whether or not Rule 1.6 of the Georgia Rules of Professional Conduct of the State Bar of Georgia permits such disclosure, but only if and to the extent the city attorney reasonably believes necessary to prevent substantial injury to the city.

(5) Paragraph (4) of this subsection shall not apply with respect to information relating to a city attorney's, or any other attorney's, representation of the city to investigate an alleged violation of law, or to defend the city or an officer, employee, or other constituent associated with the city against a claim arising out of an alleged violation of law.

(6) In dealing with the city's elected and appointed officers, officials and employees, and other constituents, the city attorney shall explain the identity of the client when the city attorney knows or reasonably should know that the city's interests are adverse to those of the individuals with whom the city attorney is dealing."

Section 4. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 5. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 6. The City Attorney, City Clerk and/or contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 7. The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANGER

[NAME OF WRITER]
[TITLE]

MEMORANDUM

TO: Corey Adams, City Clerk

FROM: Karen Slaton-Dixon, Finance Director *KSD*

DATE: January 20, 2022

SUBJECT: Charter Amendment Ordinance

CONCLUSION
No direct funds are being requested nor have any direct funds been allocated in the FY22 budget to cover any known expenses.

BACKGROUND

The City desires to remove and change sections within the City Charter as it relates to Article II, III, and IV.

FINANCIAL IMPACT

The only financial impact that the proposed ordinance would be that of the payments to the attorney that would provide the service rewrite the Charter.

5440 Fulton Industrial Blvd., SW • South Fulton, GA 30336 • Office: 470.809.7700

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval of a Resolution adopting the Community Development Services Department's 2022 Calendars for Rezonings, Modifications and Variances for the Mayor and Council of the City of South Fulton, Georgia to comply with the Georgia Open Meetings Act and for other purposes
DATE:	January 25, 2022
SUBJECT:	Request Council approval of a Resolution adopting the Community Development Services Department's 2022 Calendars for Rezonings, Modifications and Variances for the Mayor and Council of the City of South Fulton, Georgia to comply with the Georgia Open Meetings Act and for other purposes
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Zoning Petition Calendar	Cover Memo	1/20/2022

City of South Fulton
Agenda Item Summary

City Council Meeting Date 1/25/2022	
Requesting Department Community Development and Regulatory Affairs	**Council District(s) Affected** Citywide
Requested Action Request Council Approval of the 2022 Zoning Petition Calender.	
Requirements for Council Action (City specific Council policy, statute or code requirement) Staff recommends Council Approval.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) CDRA receives zoning petitions for Rezonings, Variances, Modifications, Special Use Permits, and Concurrent Variances on a monthly basis. The petitions must follow a monthly schedule that allows time to meet the posting requirements, the public notification requirements, and allow adequate time for staff to review petitions and write staff reports in advance of public hearings and council meetings. The schedule provides a standardized process for all applicants that is predictable and easy to follow.	
Funding Source (if applicable) N/A	
Financial Impact (if applicable) N/A	
Financial Impact Statement Received Yes ☐ No ☑ **Legislative Process Complete** Yes ☑ No ☐	
Department Director Approval 01.19.2022	**Finance Director Approval**

Assistant City Manager Approval	**City Attorney Approval** 1/19/22	**City Manager Approval** Tanny Sadler Jones 1/20/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

RESOLUTION NO. 2022-0XX

RESOLUTION TO ADOPT THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT'S 2022 CALENDARS FOR REZONINGS, MODIFICATIONS AND VARIANCES FOR THE MAYOR AND COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA TO COMPLY WITH THE GEORGIA OPEN MEETINGS ACT AND FOR VARIOUS OTHER PURPOSES.

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et seq.*) requires and encourages public notice to constituents for meetings of their government; and

WHEREAS, the Mayor and City Council have reviewed and wish to adopt the FY 2022 Zoning Meeting Schedule, effective from January 25, 2022 through January 24, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City as follows:

1. **Adoption of a Meeting Schedule**. That the Final FY 2022 Meeting Schedule attached hereto and incorporated herein as a part of this Resolution is hereby adopted as the Meeting Schedule for the City of South Fulton, Georgia for the 2022 Fiscal Year, which begins January 1, 2022 through December 31, 2022.

2. **Full Force and Effect.** That this Resolution shall be and remain in full force and effect from and after its date of adoption.

3. **Approval of Execution**. The Mayor is hereby authorized to sign all documents necessary to effectuate this resolution. The City Clerk is authorized to execute, attest to, and seal any document that may be necessary to effectuate this Resolution, subject to approval as to form by the Interim City Attorney.

4. **Effective Date**. This Resolution shall take effect immediately.

The foregoing Resolution No. 2022-0xx was offered by on _____ by Councilmember _____, who moved its approval. The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	**NAY**
khalid kamau, Mayor	_____	_____
Catherine Foster Rowell	_____	_____
Carmalitha Lizandra Gumbs	_____	_____
Helen Zenobia Willis, Mayor Pro Tem	_____	_____
Jaceey Sebastian	_____	_____
Corey Reeves	_____	_____
Natasha Williams	_____	_____
Mark Baker	_____	_____

THIS RESOLUTION adopted this _____ day of _____2022. CITY OF SOUTH FULTON, GEORGIA

_____
KHALID KAMAU, MAYOR

ATTEST:

_____
COREY ADAMS, CITY CLERK

APPROVED AS TO FORM:

_____
VINCENT HYMAN, CITY ATTORNEY

CITY OF SOUTH FULTON, GEORGIA
2022 ZONING SCHEDULE

PRE-APPLICATION MEETING DEADLINE	FILING DEADLINE DATE	COMMUNITY ZONING INFORMATION MEETING (CZIM)	PUBLIC NOTIFICATION AD AND SIGN POSTING DEADLINE	PUBLIC PARTICIPATION PLAN REPORT DUE	PLANNING COMMISSION (PC) HEARING @ 6 PM	MAYOR AND COUNCIL (MC) ZONING HEARING 6 PM	MAYOR AND COUNCIL (MC) REGULAR MEETINGS 4 PM
November 1, 2021	November 8, 2021	November 15, 2021	November 24, 2021	December 10, 2021	December 15, 2021	January 11, 2022	January 25, 2022
November 29, 2021	December 6, 2021	December 20 2021	December 28, 2021	January 14, 2022	January 18, 2022	February 8, 2022	February 22, 2022
December 27, 2021	January 3, 2022	January 17, 2022	February 3, 2022	February 11, 2022	February 23, 2022	March 8, 2022	March 22, 2022
January 31, 2022	February 7, 2022	February 21, 2022	March 3, 2022	March 11, 2022	March 23, 2022	April 13, 2022	April 26, 2022
February 28, 2022	March 7, 2022	March 21, 2022	April 7, 2022	April 15, 2022	April 27, 2022	May 10, 2022	May 25, 2022
March 28, 2022	April 4, 2022	April 18, 2022	May 5, 2022	May 13, 2022	May 25, 2022	June 14, 2022	June 28, 2022
April 25, 2022	May 2, 2022	May 16, 2022	June 2, 2022	June 10, 2022	June 22, 2022	July 12, 2022	July 26, 2022
May 27, 2022*	June 6, 2022	June 20, 2022	July 7, 2022	July 15, 2022	July 27, 2022	August 9, 2022	August 23, 2022
June 27, 2022	July 1, 2022*	July 18, 2022	August 4, 2022	August 12, 2022	August 24, 2022	September 13, 2022	September 27, 2022
August 1, 2022	August 8, 2022	August 22, 2022	September 8, 2022	September 16, 2022	September 28, 2022	October 11, 2022	October 25, 2022
August 29, 2022	September 2, 2022*	September 19, 2022	October 6, 2022	October 14, 2022	October 26, 2022	November 15, 2022	November 15, 2022 (7PM)
September 26, 2022	October 3, 2022	October 17, 2022	November 10, 2022	November 10, 2022*	November 30, 2022*	December 13, 2022	December 13, 2022 (7PM)

COMMUNITY ZONING INFORMATION MEETINGS (CZIM) ARE HELD FROM **6:00 P.M. UNTIL 7:30 P.M** VIRTUALLY AND DISPLAYED ON YOUTUBE.COM

PLANNING COMMISSION HEARINGS BEGIN AT **6:00 PM**

CITY COUNCIL HEARINGS BEGIN AT **4:00 PM**

NOTES: DATES AND LOCATIONS ARE SUBJECT TO CHANGE AND MEETINGS MAY BE ADDED AS NEEDED. *DATE CHANGED DUE TO HOLIDAY

FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT THE CITY OF FULTON COUNTY ZONING PAGE: https://www.cityofsouthfultonga.gov/2570/Planning-Zoning

CITY OF SOUTH FULTON, GEORGIA
2022 ZONING MODIFICATION SCHEDULE

PRE-APPLICATION MEETING DEADLINE	FILING DEADLINE DATE	COMMUNITY ZONING INFORMATION MEETING (CZIM)	PUBLIC NOTIFICATION AD AND SIGN POSTING DEADLINE	PUBLIC PARTICIPATION PLAN REPORT DUE	MAYOR AND COUNCIL (MC) ZONING HEARING 6 PM	MAYOR AND COUNCIL (MC) HEARING
December 27, 2021	January 3, 2021	January 17, 2022	January 28, 2022	February 11, 2022	February 8, 2022	February 22, 2022
January 31, 2022	February 7, 2022	February 21, 2022	February 25, 2022	March 11, 2022	March 8, 2022	March 22, 2022
February 28, 2022	March 7, 2022	March 21, 2022	April 1, 2022	April 8, 2022	April 13, 2022	April 26, 2022
March 28, 2022	April 4, 2022	April 18, 2022	April 29, 2018	May 13, 2022	May 10, 2022	May 24, 2022
April 25, 2022	May 2, 2022	May 16, 2022	June 3, 2022	June 17, 2022	June 14, 2022	June 28, 2022
May 27, 2022*	June 6 2022	June 20, 2022	July 1, 2022	July 15, 2022	July 12, 2022	July 26, 2022
June 27, 2022	July 1, 2022*	July 18, 2022	July 29, 2022	August 12, 2022	August 9, 2022	August 23, 2022
August 1, 2022	August 8, 2022	August 22, 2022	September 2, 2022	September 16, 2022	September 13, 2022	September 27, 2022
August 29, 2022	September 2, 2022*	September 19, 2022	September 30, 2022	October 14, 2022	October 11, 2022	October 25, 2022
September 26, 2022	October 3, 2022	October 17, 2022*	October 14, 2022	October 28, 2022	November 8, 2022	November 8, 2022
October 31, 2022	November 7, 2022	November 21, 2022	November 18, 2022	December 2, 2022	December 13, 2022	December 13, 2022

INFORMATION MEETING IS HELD FROM **6:00 PM TO 7:30 PM** VIRTUALLY AND DISPLAYED ON YOUTUBE.COM.

THE **CITY COUNCIL HEARING** BEGINS AT **6:00 PM**.

NOTES: THE ABOVE DATES AND LOCATIONS ARE SUBJECT TO CHANGE

***DATE CHANGE DUE TO HOLIDAY**

FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT THE CITY OF FULTON COUNTY ZONING PAGE: https://www.cityofsouthfultonga.gov/2570/Planning-Zoning

CITY OF SOUTH FULTON, GEORGIA

2022 VARIANCE SCHEDULE

PRE-APPLICATION MEETING DEADLINE	FILING DEADLINE DATE	COMMUNITY ZONING INFORMATION MEETING (CZIM)	PUBLIC NOTIFICATION AD AND SIGN POSTING DEADLINE	PUBLIC PARTICIPATION PLAN REPORT DUE	ZONING BOARD APPEALS (ZBA) HEARING
December 27, 2021	January 3, 2021	January 17, 2022	January 25, 2022	February 4, 2022	February 17, 2022
January 31, 2022	February 7, 2022	February 21, 2022	February 22, 2022	March 4, 2022	March 17, 2022
February 28, 2022	March 7, 2022	March 21, 2022	March 29, 2022	April 8, 2022	April 21, 2022
March 28, 2022	April 4, 2022	April 18, 2022	April 26, 2022	May 6, 2022	May 19, 2022
April 25, 2022	May 2, 2022	May 16, 2022	May 24, 2022	June 3, 2022	June 16, 2022
May 27*, 2022	June 6, 2022	June 20, 2022	June 28, 2022	July 8, 2022	July 21, 2022
June 27, 2022	July 1*, 2022	July 18, 2022	July 26, 2022	August 5, 2022	August 18, 2022
August 1, 2022	August 8, 2022	August 22, 2022	August 23, 2022	September 2, 2022	September 15, 2022
August 29, 2022	September 2, 2022*	September 19, 2022	September 27, 2022	October 7, 2022	October 20, 2022
September 26, 2022	October 3, 2022	October 17, 2022*	October 25, 2022	November 4, 2022	November 17, 2022
October 31, 2022	November 7, 2022	November 21, 2022	November 22, 2022	December 2, 2022	December 15, 2022

ZONING BOARD OF APPEALS (ZBA) HEARINGS BEGIN AT **1:00 P.M.**

NOTES: DATES AND LOCATIONS ARE SUBJECT TO CHANGE AND MEETINGS MAY BE ADDED AS NEEDED.

***DATE CHANGED DUE TO HOLIDAY**

FOR THE MOST CURRENT ZONING INFORMATION PLEASE VISIT THE CITY OF FULTON COUNTY ZONING PAGE: https://www.cityofsouthfultonga.gov/2570/Planning-Zoning

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager

WILLIAM "BILL" EDWARDS
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request to Repeal Resolution 2017-039 (Parity of Pay) and Resolution 2018-059 (Legislative Specialists Terms of Employment)
DATE:	January 25, 2022
SUBJECT:	Request to Repeal Resolution 2017-039 (Parity of Pay) and Resolution 2018-059 (Legislative Specialists Terms of Employment)
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Res2017-039 Parity Pay Among Mayor and Council Staff	Cover Memo	1/20/2022
Res2018-059 Appointment of Legislative Specialists	Cover Memo	1/20/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

RESOLUTION No. 2017-039

A RESOLUTION FOR PARITY OF PAY AMONG MAYOR & COUNCIL STAFF

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, Section 1.12 of the City Charter authorizes the City Council to create offices for carrying out all the powers conferred upon them;

WHEREAS, Section 4.15 of the City Charter authorizes the City Council to establish personnel policies and procedures;

WHEREAS, the duly elected governing authority of the City is the Mayor and City Council;

BE IT HEREBY RESOLVED by the Mayor and City Council that:

1. The aforesaid recitals are not mere recitals, but are material portions of this Resolution.

2. Each City Councilmember shall have a Part-Time Aide.

3. Part-Time Council Aides shall be paid an hourly rate not less than seventy-five (75) percent of the hourly rate of Mayor's full-time Assistant.

4. The City Manager is instructed to find monies in the FY 2017 budget to fund these positions by Friday, August 11, 2017.

5. Effective Date: This Resolution shall take effect immediately.

******

The foregoing Resolution No. **Res2017-039** adopted on **August 8, 2017** and was offered by Councilmember **khalid,** who moved its approval. The motion was seconded by Councilmember **Baker,** and being put to a vote, the result was as follows:

"FIRST ADOPTION"

	AYE	NAY
William "Bill" Edwards, Mayor		
Catherine Foster Rowell, Mayor Pro Tem		√
Carmalitha Lizandra Gumbs		√
Helen Zenobia Willis		√
Gertrude Naeema Gilyard	√	
Rosie Jackson	√	
khalid kamau	√	
Mark Baker	√	

VETOED BY MAYOR ON AUGUST 9, 2017

The foregoing Resolution No. **Res2017-039** adopted on **August 22, 2017** and was offered by Councilmember **khalid,** who **moved to Override the Mayor's Veto**. The motion was seconded by Councilmember **Baker,** and being put to a vote, the result was as follows:

"SECOND ADOPTION"

	AYE	NAY
William "Bill" Edwards, Mayor		
Catherine Foster Rowell, Mayor Pro Tem		√
Carmalitha Lizandra Gumbs	√	
Helen Zenobia Willis		√
Gertrude Naeema Gilyard	√	
Rosie Jackson	√	
khalid kamau	√	
Mark Baker	√	

THIS RESOLUTION adopted this 22nd day of AUGUST 2017. **CITY OF SOUTH FULTON, GEORGIA**

"SECOND ADOPTION"

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

MARK MASSEY, CITY CLERK

APPROVED AS TO FORM:

JOSH BELINFANTE, INTERIM CITY ATTORNEY

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

RESOLUTION No. 2018-059

A RESOLUTION ESTABLISHING A PROCESS FOR THE APPOINTMENT OF LEGISLATIVE SPECIALIST AND FOR OTHER LAWFUL PURPOSES

(Sponsored by Councilperson Jackson)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and City Council;

WHEREAS, Section 4.15 of the City Charter authorizes the City Council to establish personnel policies and procedures; and

WHEREAS, this Resolution is in the best interests of the health and general welfare of the City, its residents and general public.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL as follows:

Section 1.

a. **Appointment**. City Council legislative specialist hired from the effective date of this Resolution shall be selected and appointed by the Councilmember to whom they will assist, in coordination with the Human Resources Department. An advertisement for candidates may be issued by the Human Resource, at a Councilmembers' election.

b. **Supervision.** Legislative specialist shall work under the supervision and direction of the Councilmember by whom they were appointed. Legislative specialist shall serve at will, and may be removed by their assigned Councilmember, with or without cause, in coordination with the Human Resources Department. Unless earlier removed, legislative specialist shall serve the length of their appointing Councilmembers' term.

****

Section 2. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 3. All Resolutions and parts of Resolutions in conflict herewith are hereby expressly repealed.

Section 4. The effective date of this Resolution shall be October 1, 2018 unless provided otherwise by the City Charter or state and/or federal law.

Section 5. Instruction to City Clerk. The City Clerk is hereby instructed to circulate a copy of this Resolution to the City Council Legislative Specialist.

The foregoing **RESOLUTION No. 2018-059**, adopted on **October 9, 2018** was offered by Councilmember **khalid**, who moved its approval. The motion was seconded by Councilmember **Jackson**, and being put to a vote, the result was as follows:

	AYE	NAY
William "Bill" Edwards, Mayor		
Mark Baker, Mayor Pro Tem	√	
Catherine Foster Rowell	√	
Carmalitha Lizandra Gumbs	√	
Helen Zenobia Willis	√	
Gertrude Naeema Gilyard	√	
Rosie Jackson	√	
khalid kamau	√	

THIS **RESOLUTION** adopted this **9th** day of **October 9, 2018, CITY OF SOUTH FULTON, GEORGIA.**

WILLIAM "BILL" EDWARDS, MAYOR

ATTEST:

MARK MASSEY, CITY CLERK

ITEM# Res 2018-059 DATE 10/09/2018

APPROVED AS TO FORM:

EMILIA C. WALKER, CITY ATTORNEY

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO:	Request Council approval of a hiring bonus for Post Certified Police to receive $3,000 after 90 days employed with a commitment/signed agreement to stay with the City for 36 months
DATE:	January 25, 2022
SUBJECT:	Request Council approval of a hiring bonus for Post Certified Police to receive $3,000 after 90 days employed with a commitment/signed agreement to stay with the City for 36 months
REFERENCE:	

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Retention and Hiring Bonus	Cover Memo	1/26/2022
COSF Memorandum FIS SFPD Hiring and Retention__	Cover Memo	1/26/2022

POLICE DEPARTMENT RETENTION & HIRING BONUS PROPOSAL

JANUARY 11, 2022

PROBLEM

Modern police leadership continues to evolve and introduce new business models that address important issues related to today's workforce. Many police departments in the Atlanta Metropolitan area suffer from employee retention issues ranging from pay to ineffective leadership.

INDUSTRY PRACTICE

Several law enforcement agencies within the metropolitan Atlanta area offer hiring/retention incentives:

- *Atlanta Police Department - $3,000 retention bonus after 5 years of service*
- *Cobb County Police Department - $5,000 bonus for POST Certified Officers*
- *Duluth Police Department - $3,000 bonus for POST Certified Officers*
- *Kennesaw Police Department - $3,000 bonus for POST Certified Officers*
- *East Point Police Department - $2,500 bonus for POST Certified Officers*

PROPOSAL

RECRUITMENT

- *South Fulton Police would like to offer a $3,000 hiring bonus for all POST Certified Officers*

RETENTION

- *South Fulton Police would like to offer a $3,000 retention bonus to all staff for (3) years of consecutive service.*

COMMITMENT

- *The recruitment incentive would require a 3-year commitment and a signed agreement.*

COMMITMENT

- *The retention incentive would require a 3-year commitment and a signed agreement.*

FUNDING JUSTIFICATION

3 Year Retention Incentive - $3,000.00			
Hire Year	Retention Year	Number of Staff	Estimated Payout
2018	2021	87	$261,000.00
2019	2022	44	$132,000.00
2020	2023	20	$60,000.00

POST Certified Hiring Incentive			
Fiscal Year	Hiring Incentive	Estimated POST Certified Hires	Estimated Cost
2022	$3,000.00	20	$60,000.00

WORKFORCE TOOLBOX

POLICY DEVELOPMENT

- Responsibilities
- Action
- Eligibility
- Conditions of Employment after Receiving the Bonus

Questions?

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANGER

Karen Slaton-Dixon
FINANCE DIRECTOR

MEMORANDUM

TO: Corey Adams, City Clerk

FROM: Karen Slaton-Dixon, Finance Director *KSD*

DATE: January 24, 2022

SUBJECT: Request for Retention and Hiring Incentives for Police Personnel

---

CONCLUSION
Funds from salary savings is being requested as a funding source for the recruitment and retention pay. There were no funds initially allocated in the FY22 budget to cover these expenses.

BACKGROUND

The South Fulton Police Department would like to implement a one-time $3,000 retention incentive for certified officers and staff, as well as a $3,000 signing incentive for qualified POST certified officers.

FINANCIAL IMPACT

The proposed request as written will have minimal financial impact on the City's budget. As of January 24, 2022, the South Fulton Police Department has over 60 vacancies for the position of Police Officer II. The current funded vacancies have a cost of +/- $3,328,448.00 using just salary (not including fringe benefits). At this figure, the total vacant salary for FY 2022 - First Quarter (October - December) is $832,112.00. Budgeted salary vacancies exceeds the estimated costs to fund the retention and hiring incentive that is being proposed for the current budget based on meeting revenue projections

Please note that not all cost proposed by this incentive program will be covered in FY22 and would require funding for FY 23 and FY24.

5440 Fulton Industrial Blvd., SW • South Fulton, GA 30336 • Office: 470.809.7700

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR

TAMMI SADDLER JONES
CITY MANAGER

MEMORANDUM

TO: First Read of An Ordinance Title 4, Law Enforcement, Chapter 1, In General, Of The Code Of Ordinances, City Of South Fulton, Georgia To Add Section 4-1004, Authorization For The Chief Of Police To Administer Oath Of Office For Sworn Police Officers

DATE: January 25, 2022

SUBJECT: First Read of An Ordinance Title 4, Law Enforcement, Chapter 1, In General, Of The Code Of Ordinances, City Of South Fulton, Georgia To Add Section 4-1004, Authorization For The Chief Of Police To Administer Oath Of Office For Sworn Police Officers

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Ord2022 Public Safety Oath Ordinance rev 1	Cover Memo	1/26/2022
COSF Memorandum FIS Public Safety Oath Ordinance	Cover Memo	1/26/2022

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2022-_____**

AN ORDINANCE TO AMEND TITLE 4, LAW ENFORCEMENT, CHAPTER 1, IN GENERAL, OF THE CODE OF ORDINANCES, CITY OF SOUTH FULTON, GEORGIA TO ADD SECTION 4-1004, AUTHORIZATION FOR THE CHIEF OF POLICE TO ADMINISTER OATH OF OFFICE FOR SWORN POLICE OFFICERS AND FOR OTHER LAWFUL PURPOSES.

(Sponsored by Councilmember Willis, Councilmember Gumbs, Councilmember Sebastian, Councilmember Williams)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort and well-being of the inhabitants of the City; and

WHEREAS, the City Council has determined it is necessary afford the police chief the same or similar authority to swear-in his personnel as other metro-Atlanta law enforcement agencies and/or throughout the nation; and

WHEREAS, the City desires to amend its code of ordinances through this Ordinance to to effectuate this stated purpose.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. The Code of Ordinances, City of South Fulton, Georgia, Title 4, Law Enforcement, Chapter 1, In General, is hereby amended to add the following:

TITLE 4 – LAW ENFORCEMENT

Chapter 1 – In General

Section 4-1004, Authorization for the Chief of Police to Administer Oath of Office for Sworn Police Officers

The police chief or the chief's designee is authorized to, in accordance with Georgia law, to administer the oath of office to all sworn police officers employed by the City of South Fulton. When taken, the officer shall sign the official oath and copies thereof shall be filed with the City Clerk and in the personnel records of the officer so sworn. That oath shall take the following form:

, _____, do solemnly swear (or affirm) that I am duly qualified, according to the Constitution and laws of Georgia, to perform the duties imposed upon me as a Police Officer of the City of South Fulton, Georgia, and that I will, to the best of my ability, discharge the duties thereof, and preserve, protect, and defend the Constitution of the United States of America and the Constitution of the State of Georgia. I swear that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I am prohibited from holding by the laws of the State of Georgia, nor am I the holder of any unaccounted-for public money due this state or any political subdivision or authority thereof. I further swear that I will enforce the criminal laws of the State of Georgia and the ordinances of the City of South Fulton, that I will abide by the rules governing the South Fulton Police Department, adhere to the Law Enforcement Code of Ethics, and uphold the Ethics Code of the City of South Fulton. In doing so, I will be mindful of the trust that has been placed in me to improve the quality of life and make every effort to live up to that trust. I will not persecute the innocent, nor help to shield the guilty, nor will I be influenced in the discharge of my duties by fear, favor, or affection, reward, or the hope thereof. So help me God.

Section 2. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 5. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 6. The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and federal law.

[signatures and voting tabulations appear on the following page]

GOVERNMENT OF THE CITY OF SOUTH FULTON

TAMMI SADDLER JONES
CITY MANGER

Karen Slaton-Dixon
FINANCE DIRECTOR

MEMORANDUM

TO: Corey Adams, City Clerk

FROM: Karen Slaton-Dixon, Finance Director *KSD*

DATE: January 20, 2022

SUBJECT: Public Safety Oath Ordinance

CONCLUSION
No direct funds are being requested.

BACKGROUND

The city desires to amend the Code of Ordinance Title 4, Chapter 1 to authorize the Chief of Police to administer the oath of office to Sworn Police Officers.

FINANCIAL IMPACT

The proposed ordinance as written will have no financial impact on the City's budget.