



City of South Fulton, Georgia

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

Agenda

City Council Work Session

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Carmalitha Gumbs, District 2
The Honorable Helen Z. Willis, District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Tuesday, October 28, 2025

4:00 PM

City Hall

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:

To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream: **Public Meeting Portal (Civic Clerk):**
<https://southfultonga.portal.civicclerk.com>

Public Comment: <https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings>

*Times in parenthesis are estimates only, provided to help the public plan to be present for items of greatest interest to them.

- I. (4:00) Meeting Called to Order - Mayor khalid**
- II. (4:03) Roll Call - Corey Adams, City Clerk**
- III. City Manager Items - Sharon D. Subadan, City Manager**
 - A. (4:05) Introduction of New Employees
- IV. Presentations**
 - A. (4:10) Current Trends in Regulatory Decision-Making - Sara D.E. Kelly, Interim City Attorney & Chrissy Marlow, UGA Carl Vinson Institute of Government
 - B. (4:50) Comprehensive Plan Update Timeline - Reginald McClendon, Director, Department of Community Development and Regulatory Affairs (CDRA)
- V. (4:59) Adjournment of Meeting**

PLANNING & ZONING

COMMUNITY PLANNING PROGRAM



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COMMUNITY PLANNING PROGRAM



October 28, 2025

Work Session

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Zoning Procedures Law: Local Government

(1)“Local government” means any county or municipality which exercises zoning power within its territorial boundaries.”

Georgia Code Title 36. Local Government § 36-66-3



Zoning Decision = final legislative action by a local government which results in:

- (A) The adoption or repeal of a zoning ordinance;
- (B) The adoption of an amendment which changes the text;
- (C) The adoption or denial to rezone property from one zoning classification to another;
- (D) The adoption or denial to zone property to be annexed
- (E) The grant or denial of a permit relating to a special use of property; or
- (F) The grant or denial of a variance or conditions concurrent and in conjunction with a decision pursuant to rezoning or special use permit.



Recent Examples of Zoning Decisions Vetoes

Marietta mayor vetoes Powers Ferry Road apartment project

April 13, 2023 10:18 AM by Wendy Parker

Mixed-use project at ex-Harry's Farmers Market site vetoed

November 9, 2023 8:04 AM by Wendy Parker

[bryancountynews.com](https://www.bryancountynews.com)

Mayor flexes veto power at council meeting

Jeff Whitten, Editor

Richmond Hill, July 2021

Savannah Mayor holds off on second veto for Highlands multifamily use after council approval



Evan Lasseter

Savannah Morning News

Aug. 21, 2025, 9:45 a.m. ET

ATLANTA INTOWN, BUCKHEAD, NEWS, TOP STORIES

City council overrides mayor's veto of Buckhead mixed-use development



by **Collin Kelley**

November 18, 2021 | 9:38 am



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Considerations & Implications

1. Focus on process.
2. Consistency & rationale.
3. Precedent & perception.
4. Alignment



Public Hearings & Procedural Requirements

- Courts look at **meaningful opportunity** to be heard matters more than formalism.
- **Continuity**
 - Was the matter handled as continuous process such that earlier hearing truly covered the critical issues that the final body considered?
 - If process is fractured, attenuated, or final decisionmaker considered materially new information, another hearing may be required.





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City Council Work Session

October 28, 2025

City of South Fulton Comprehensive Plan



Comprehensive Plan Update – Additional Community Engagement Plan

1. Additional Community Meetings

- a) Engagement Plan to be prepared by Sizemore Group
- b) At least 3 additional community meetings have been confirmed (D – 2, 3 and 4)
- c) Meetings to include a presentation of recommendations, Q and A session and an open-house style boards for comments

2. Projected Schedule

- a) Community Meetings – between 11/10 and 11/21
- b) Approval to send to ARC/ DCA – 12/09
- c) Adoption in January/ February 2026
- d) The dates remain flexible at the council's direction.

3. Projected Costs

- a) For 3 Community Meetings - \$25,000.00
- b) Additional Community Meetings @ \$2,500.00 each
- c) Additional Public Hearings (if needed) @ \$3,000.00 each

