



**City of South Fulton, Georgia**

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

## **Agenda**

### **City Council Regular Meeting**

*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*

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**Tuesday, December 9, 2025**

**7:00 PM**

**City Hall**

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#### **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 (CivicClerk):**  
<https://southfultonga.portal.civicclerk.com>

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

- I. Meeting Called to Order - Mayor khalid**
- II. Roll Call - Corey Adams, City Clerk**
- III. Invocation - City Chaplin**
- IV. Pledge of Allegiance**
- V. Proclamation Presentation**
- VI. Approval of City Council Meeting Minutes**
  - A. Request Council Approval of the following City Council Regular Meeting Minutes: November 12, 2025
  - B. Council Approval of the following City Council Work Session Minutes: November 12, 2025
  - C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: November 12, 2025
- VII. Adoption of Council Agenda**
- VIII. Consent Agenda Items**
  - A. Mayor/Council Proclamations for Spreading on the Minutes:  
  
Bobbie Powell (Mayor and Full Council)  
James R. Robinson, American Legion Post 291 (Councilmember Rowell)  
National Family Caregivers Month (Mayor and Full Council)  
Joyce Armster (Councilmember Williams-Brown)

Richard Anthony Holmes (Mayor Khalid)  
South Fulton Lodge No. 598/South Fulton Chapter No. 591 Day (Mayor and Full Council)  
James David Hartwell (Mayor and Full Council)  
Eleanor Cornelius Willis (Councilmembers Gumbs and Willis)

B. Board Appointments

1. Board Appointments:

Request Council Approval of the appointment of Nkosi Leary to the South Fulton Development Authority- Position 1 (Councilmember Rowell)  
Request Council Approval of the appointment of Kiersten Mathews to the South Fulton Ethics Panel (Councilmember Pritchett)

C. Request Council Approval of A Resolution To **Authorize The Use Of Eminent Domain To Acquire Real Property Interests Necessary To Complete The Butner Road At Camp Creek Parkway Bridge Replacement**, Project B500, Parcel 8; To Authorize The City Of South Fulton, Georgia To Condemn Said Property Interests, Where Necessary (Fair Market Value established at \$4,100.00) (District 2)

D. Request Council Approval of the following District 5 Events:

January:

D5 Townhall Meeting  
January 14, 2026  
Burdett Park Community Room  
6-8P

February:

Recycle & Shred  
February 21, 2026  
9-12

April:

Community Resource Fair & Easter EGGstravaganza  
April 4, 2026  
Burdett Park  
12-4P

May:

D5 Townhall Meeting  
May 13, 2026  
Burdett Park  
6-8P  
Cruisin' with Care: Senior Citizen Community Car Show & Give Back May 23, 2026  
Time-TBA  
Burdett Park

June:

Recycle & Shred  
June 6, 2025

9-12  
Burdett Tennis Center

Bell's Rhythms Revealed: A Fusion of Jazz, Spoken Word, R&B & Art Exhibition  
June 13, 2026  
Burdett Park  
6P-9:30P

July:  
"Dream Big" Teen Girls Empowerment Lock In  
July 25-26, 2026  
Burdett Park  
12noon-12noon

October:  
D5 Townhall Meeting  
October 14, 2026  
Burdett Park  
6P-8P

December:  
Breakfast with Santa  
December 19, 2026  
Burdett Park  
9A-11A

- E. Request for Council Approval of the Donation of (50) Cots from Children's Healthcare of Atlanta Emergency Preparedness Department
- F. Request Council Approval of A Donation of \$100.00 by Eugene Bell for a Health Fair held on November 13, 2025. (District 3)
- G. Request Council Approval Of A Resolution to accept a **mini-pitch installation donation for Sandtown Park** from the United States Soccer Foundation, Inc., valued at \$100,000, and authorize execution of the grant agreement and related documents, providing for severability.
- H. Request Council Approval Of A Resolution authorizing acceptance of the Building Opportunities in Out-of-School Time (BOOST) 2.0 Program grant award in the amount of \$58,000 from the Georgia Recreation and Park Association for the City's **Afterschool and Summer programming**; and, execution of the grant agreement along with related documentation; providing for an effective date.
- I. Request Council Approval Of A Resolution By The City Of South Fulton City Council To Approve A **Professional Services Agreement With Bambo Sonaik CPA, LLC** And To Ratify The Invoices For Services Rendered To Date

**IX. Public Comments (Comments regarding Zoning Cases will not be allowed)**

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 forgoing.

**X. Council Comments**

**XI. Alcohol License, Rezoning, Variance and Modification Cases (For Motion and Vote)**

- A. Second Read and Request Council Approval Of A Rezoning Ordinance: Case Z25-028/CDP25-010: An application by Jon W. Jordan c/o Li and Rie Ocean requesting a rezoning from R-3 (Single-Family Dwelling District) to AG-1 (Agricultural District) to develop **Community produce farm** on 3.41 acres at 1880 & 1860 Dove Dr, 4943 & 0 Zone Ave (Parcel IDs: 14F0077 LL0723, 14F0077 LL0749, 14F0077 LL0483, 14F0077 LL0384); Requesting Future Land Use Designation amendment from Suburban Neighborhood I to Agricultural Neighborhood. This property is in Council District: 1. (Deferred at 10.14.2025 to 12.9.2025)

Staff Recommendation:

Z25-028: Denial

CDP25-010: Denial

Planning Commission Recommendation:

Z25-028: Approval with conditions (7-0)

CDP25-010: Approval (7-0)

- B. Second Read and Request Council Approval Of A Zoning Ordinance Case Z25-011/CDP-25-006: The applicant is requesting to rezone from C-1 (Limited Commercial/Old National Highway Overlay District) to TR (Townhouse Residential District/Old National Highway Overlay District) at **7210 Old National Highway** and is requesting a Comprehensive Development Plan amendment from Regional Live-Work to Suburban Neighborhood II for the purpose of **constructing 107 townhomes** on 13.4 acres of land. This property is in Council District 7. (Deferred at 10.28.2025 to 12.9.2025)

Staff Recommendation: Denial

Planning Commission Recommendation: Denial

- C. Second Read and Request Council Approval Of A Zoning Ordinance Case Z25-001/U25-002: An application by Randy Pimsler requesting a rezoning from MIX (Mixed Use District) to C-2 (General Commercial District) zoning with a Special Use Permit to allow for a **self-storage multi-facility (and retail)** on the site at 0 Riverside Drive (Parcel ID: 14F0132 LL0445). This property is in the Fulton Industrial Business Overlay District in Council District 1.

Staff Recommendation:

Z25-001: Approval Conditional

U25-002: Approval Conditional

Planning Commission Recommendation:

Z25-001: Approval Conditional (4-0)

U25-002: Approval Conditional (4-0)

- D. Second Read and Request Council Approval Of A Zoning Ordinance Case Z25-029/U25-010: An application by QuikTrip Corporation c/o Battle Law requesting a rezoning from C-2 (General Commercial District/Old National Highway Overlay) to C-2 (General Commercial District/Old National Highway Overlay) zoning with a Special Use Permit to allow for a operate a **convenience store with gasoline pumps with accessory car wash** at 0 Jonesboro & Kenwood Road (Parcel IDs: 130196LL0792, 130196LL0818, & 130196LL0826). City Council District: 7.

Staff Recommendation:

Z25-029: Approval

U25-010: Denial

Planning Commission Recommendation:

Z25-029: Denial (7-0)

U25-010: Denial (7-0)

- E. Request Council Approval Of A Zoning Resolution: Case Case U25-012: An application by Quinn Bennett requesting a **Special Use Permit for a gas station with a convenience store to expand the existing facility for additional retail space and two new restrooms** in C-2 (General Commercial District) and M-2 (Heavy Industrial District) zoning at 4285 Roosevelt Highway. (Parcel IDs: 09F260301260886) Council District: 5

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approve (5-0)

- F. Request Council Approval Of A Resolution Establishing A **Six (6) Month Moratorium On The Acceptance Of Any Applications Related To The New Development Or Establishment Of Any Data Center Or Other Large Scale Data Storage And/Or Distribution Facility**. (Sponsors Councilwoman Carmalitha Gumbs, Councilwoman Catherine Rowell, Councilwoman Keosha Bell and Councilwoman Natasha Williams-Brown)

- G. 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. 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.

1. Confirm **final plat for Emblem at Sandtown Combination**. Located in Council District #1, This final plat is for the combination of subdivision of 3 parcels into 1 parcel; the combined parcel will be 33.713 acres.

2. Confirm **final plat for 4960 Welcome All Road**. Located in Council District #3, This minor plat is for the combination of 2 tracts into 1 parcel; the combined parcel will be 6.636 acres.

## XII. Agenda Items

## A. Procurement and Contracts

- 1 Fire and Rescue Department seeks Council approval to proceed with the procurement of a **permanent, multi-level burn training facility** that allows South Fulton Fire Rescue to conduct realistic live-fire, rescue, and ventilation training in compliance with national standards. Firefighters currently lack a dedicated, NFPA-compliant space to conduct full-scale training. This project addresses that gap by installing a modular steel burn building capable of supporting training for structure fires, confined space rescues, vertical ventilation, search drills, and ladder operations.  
The vendor, Fire Facilities Inc., is pre-approved through the HGACBuy Cooperative Contract MB11-20, allowing the City to bypass a formal RFP while securing nationally bid pricing. The system meets NFPA 1402 standards and is designed to support ISO readiness. The total cost of the burn building is two million six hundred ninety-five thousand eight hundred seventy-eight dollars and zero cents (\$2,695,878.00)
- 2 Public Works seeks Council approval to award ITB 25-13 Standby Resurfacing Minor Projects to Triple R Paving, the lowest responsive and responsible bidder. This rebid of ITB 25-06 broadens the scope to include **citywide resurfacing and minor roadway rehabilitation** through a competitively bid unit price contract.  
All work will be executed under individual task orders for mill and overlay, deep base repair, subdivision resurfacing, and asphalt patching. Task orders will be issued on an as-needed basis in accordance with the contractor's submitted unit pricing schedule.
- 3 The Procurement Department is requesting Council Approval of a Resolution to adopt the **updated City of South Fulton Purchasing Card and Credit Card Policy**, which provides stricter internal controls, clearer accountability measures, and compliance with applicable procurement laws.  
The City's original purchasing card policy has been revised to incorporate internal auditor recommendations, tighten fiscal controls, and standardize use across departments. The updated policy includes defined monthly limits by position, prohibited purchase categories, audit protocols, cardholder responsibilities, required documentation for meals, temporary spending increases, and disciplinary procedures for misuse.  
The revision was developed collaboratively with the City Manager's Office, Internal Auditor, Legal, and the Procurement Director. Key updates ensure alignment with Georgia law and industry best practices, including the Four-Pronged Test for public purpose spending and increased oversight by the Procurement Administrator.
- 4 Parks and Recreation seeks Council approval to move forward with the **installation and relocation of emergency call boxes at high-traffic City parks**, with a not-to-exceed project budget of two hundred fifty thousand dollars (\$250,000.00). The initiative enhances public safety by providing direct emergency communication links for park visitors. Work will be completed by A3 Communications using the State of Georgia cooperative contract.

## Locations

Creel Park, Burdett Park, Wilkerson Mill Park, Trammel Crow Park, Sandtown Park, Old National Park, Welcome All Park, Cliftondale Park, South Fulton Tennis Center

## Purpose

To enhance public safety and emergency response accessibility within City park facilities by installing emergency call boxes at strategic locations. These units will provide park patrons with direct access to emergency services and City security personnel.

### B. Public Safety

1. The Police Department requests Council approval to **purchase 20 APX70 Portable Radio Model 4.5 units from Motorola Solutions** to support public safety operations and officer communications. This purchase will be made using cooperative purchasing through Sourcewell Contract 042021-MOT to ensure compliance and cost efficiency. The total cost shall not exceed one hundred seventy-eight thousand thirty dollars and sixty. cents (\$178,030.60).

### C. Administration

1. Request Council Approval Of A Resolution By The City Of South Fulton City Council Establishing **The Southwest Arts Center Campus Use Policy** For Clear, Consistent, And Equitable Guidelines For The Use Of The Southwest Arts Center By The Department Of Cultural Affairs, Other City Departments, Elected Officials, Community Partners, And External Renters

### D. First Read Ordinances

1. First Read: An Ordinance To Amend Title 12 (Licenses, Permits, And Business Regulations) **To Add Chapter 6 (Delivery-Based Commercial Kitchens)** Of The Code Of Ordinances, City Of South Fulton, Georgia (Sponsored by Councilmember Gumbs)
2. First Read: An Ordinance By The City Council Of The City Of South Fulton, Georgia, **To Provide An Exemption** Of The Provisions OF Section 302.15 Of The City Of South Fulton Code Of Ordinances, For The Purpose Of **Waiving Distance Requirements For A Gas Station To Be Located At 0 Jonesboro Road and 0 Kenwood Road** (Parcel IDs: 13 0196 LL0792, 13 0196 LL0818, 13 0196 LL0826); To Add A Section 302.15.1 To Codify Gas Station Exepmtions (Sponsored by Mayor Pro Tem Linda Becquer Pritchett)
3. First Read of a Zoning Ordinance: Case Z25-031/CV25-004: An application by Lavarien Grundy Sr. requesting a rezoning from R-3 (Single-Family Dwelling District/Sandtown Overlay District) to R-4A (Single-Family Dwelling District/Sandtown Overlay District) **to develop three single-family residential lots** on 1.65 acres at **4865 Campbellton Road** (14F0077 LL0558). The applicant also requests a concurrent variance from Section 405.01 (b)(2) to eliminate the 100ft buffer. Council District: 1. (This item was deferred at the November 12, 2025 meeting until the December 9, 2025 meeting.)

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

4. First Read of a Zoning Ordinance: Case Z25-033/ U25-014/ CDP25-012: An application by Anré Washington c/o MK Energy requesting a rezoning from AG-1 (Agricultural District/ Cedar Grove Overlay District) to C-2 (General Commercial/ Cedar Grove Overlay District) and a Special Use Permit to operate **a convenience store with fuel pumps**; requesting Future Land Use Amendment to amend the character area from Rural Neighborhood to Community Work-Live at 0 Campbellton Fairburn Road (Parcel ID: 09F310001401098) Nearest cross street is Jones Rd and Hall Rd. Council District: 4.

Staff Recommendation: Denial

Planning Commission Recommendation: Denial All

**XIII. Walk-On Items (if necessary)**

**XIV. Executive Session, if necessary**

**XV. Adjournment of Meeting**