



City of South Fulton, Georgia

5440 Fulton Industrial Blvd.  
South Fulton, GA 30336  
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cityofsouthfultonga.gov

## Agenda

### Alcohol License and Zoning Public Hearings Special Meeting

*The Honorable Carmalitha Gumbs, Mayor*  
*The Honorable Catherine F. Rowell, District 1*  
*The Honorable Aaron V. Johnson, District 2*  
*The Honorable Helen Z. Willis, District 3*  
*The Honorable Jacey 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, January 13, 2026

5:00 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.*

<b>Live-stream:</b>	<b>Public Meeting Portal (Civic Clerk):</b> <a href="https://southfultonga.portal.civicclerk.com">https://southfultonga.portal.civicclerk.com</a>
<b>Public Comment:</b>	<a href="https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings">https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings</a>

#### I. Meeting Called to Order - Mayor Gumbs

#### II. Roll Call - Corey Adams, City Clerk

#### III. DEFERRALS

- A. Case Z25-034/ CDP25-012 (Public Hearing): An application by RS Group Inc. requesting a rezoning from R-3 (Single-Family Dwelling District / Sandtown Overlay District) and AG -1 (Agricultural District/ Sandtown Overlay District) to R-4 (Single-Family Dwelling District / Sandtown Overlay District) to consolidate the two parcels into one development at **4960 & 4980 Campbellton Road SW** (Parcel Ids: 14F0077LL0145 & 1 4F0077LL0153). A future land use amendment from Suburban Neighborhood 1 to Suburban Neighborhood 2 is also requested. City Council District: 1.

Staff Recommendation: APPROVAL

Planning Commission Recommendation: DEFERRAL

- B. Case Z25-032/CDP25-011 (Public Hearing): An application by Brad Hughes c/o Rockhaven Homes requesting a rezoning requesting a rezoning from R-3 (Single-Family Dwelling District) to TR (Townhouse Residential District/ Sandtown Overlay District) to develop a residential community with 78 attached dwellings on 11 acres at **0 Valley Green Drive** (Parcel Id: 14F0119 LL0442). A future land use amendment to amend the character area from Community Live -Work to Suburban II Neighborhood is also requested. City Council District: 2.

Staff Recommendation: DENIAL (Z25-032) and DENIAL (CDP25-011)

Planning Commission Recommendation: DEFERRAL

- C. 4. Z25-036/CDP25-015 (Public Hearing): An application by BTR Group C/o Hakim Hilliard requests a rezoning from AG -1 (Agricultural District/Clifftondale Overlay District) to A -L (Apartment Limited Dwelling District/Clifftondale Overlay District) to develop 162 units on 6.3 acres at **5090, 5050, & 0 Southwood Road** (Parcel Ids: 09F310001390713, 09F310001391281, 09F310001390945, 09F310001390929 & 09F310001391489). A Future Land Use Amendment from Agricultural Neighborhood to Suburban Neighborhood II is also requested. City Council District: 3.

Staff Recommendation: DENIAL

Planning Commission Recommendation: DEFERRAL

- D. 3. Z25-035/CDP25-014 (Public Hearing): An application by Southern Impression Developments c/o Hakim Hilliard requesting a rezoning from M-2 (Heavy Industrial District) to C-2 (General Commercial District) to allow for proposed specialty food store use on 1.19 acres at **0 Pinscher Street** (Parcel Id: 09F12000057454). A future land use amendment to amend the character area from Industrial Zone to Community Live -Work is also requested. City Council District: 7.

Staff Recommendation: DENIAL

Planning Commission Recommendation: DEFERRAL

#### IV. Alcohol License, Rezoning, Variance and Modification Cases (For Presentation and Public Hearing Only)

- A. (Public Hearing) The applicant for Kazi Sirajul, DBA Big A Shell Food Mart, has applied for an alcohol license for the retail sale of beer and wine, located at **7100 Old National Hwy, Riverdale, GA 30296**. This request is for a change of ownership. City Council District: 7.
- B. Case U25-013 (Public Hearing): An application by Earlie Rockette requesting a Special Use Permit to allow Group Residence for 6-9 Children in CUP (Community Unit Plan/Old National Highway Overlay) zoning at **120 Cainwood Ct E.** (Parcel ID: 13016300010120) City Council District: 6. (This item was deferred at the December 9, 2025 public hearing meeting until the January 13, 2025 public hearing meeting.)

Staff Recommendation: APPROVAL CONDITIONAL

Planning Commission Recommendation: DENIAL

- C. Case M25-003: (Public Hearing) An application by Shaunn Slaughter c/o Robinson Happy Homes requesting a modification to zoning condition #3B of zoning case 2001Z -0121 to reduce the required 50-foot principal building setback feet from peripheral property lines adjoining property to a 20-foot principal building setback for lot #226 in CUP (Community Unit Plan/Clifftondale Overlay District). The property is located at **969 Brookmere Court**. City Council District: 3.

Staff Recommendation: APPROVAL

#### V. Executive Session, if necessary

## **VI. Adjournment of Meeting**