

CITY OF SOUTH FULTON, GEORGIA
Alcohol License and Zoning Public Hearings Special Meeting
City Hall
Tuesday, January 13, 2026, 5:00 PM



Alcohol License and Zoning Public Hearings Special Meeting Minutes

I. Meeting Called to Order - Mayor Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 6:10 PM.

II. Roll Call - Corey Adams, City Clerk

**Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Helen Z. Willis
Councilmember Jacey Sebastian
Councilmember Keosha B. Bell
Councilmember Linda B. Pritchett
Councilmember Natasha Williams-Brown**

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

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

A motion was made to defer Case Z25-034/CDP25-012 to the February 10, 2026, Zoning Public Hearing Meeting. The motion was approved 7-0.

Motion (Defer): Councilmember Willis

Second: Councilmember Johnson
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis,
Councilmember Sebastian, Councilmember Bell, Councilmember Williams-
Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

- 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

A motion was made to defer Case Z25-034/CDP25-012 to the February 10, 2026, Zoning Public Hearing Meeting. The motion was approved 7-0.

Motion (Defer): Councilmember Willis

Second: Councilmember Johnson
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis,
Councilmember Sebastian, Councilmember Bell, Councilmember Williams-
Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

- 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/Cliftdale Overlay District) to A -L (Apartment Limited Dwelling District/Cliftdale 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

A motion was made to defer Case Z25-034/CDP25-012 to the January 27, 2026, Zoning Public Hearing Meeting. The motion was approved 7-0.

Motion (Defer): Councilmember Willis

Second: Councilmember Johnson
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis,
Councilmember Sebastian, Councilmember Bell, Councilmember Williams-
Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

- 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

A motion was made to defer Case Z25-034/CDP25-012 to the February 10, 2026, Zoning Public Hearing Meeting. The motion was approved 7-0.

Motion (Defer): Councilmember Willis

Second: Councilmember Johnson
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis,
Councilmember Sebastian, Councilmember Bell, Councilmember Williams-
Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

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.

Public Hearing: Mr. Kazi Sirajul, Applicant

Favor- None

Opposition- None

- 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

Public Hearing: Mrs. Earlie Rockette, Applicant

Favor- Mr. Rockette

Opposition- Marcia Clemendor

Janet Perry

Renee Rodgers

Michael Venable

Johnola Asberry

- 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/Cliffondale Overlay District). The property is located at **969 Brookmere Court**. City Council District: 3.

Staff Recommendation: APPROVAL

Public Hearing: Shaunn Slaughter, Highland Park Homes, representing Shaunn Slaughter.

Favor- None

Opposition — Paul Bergenthal

V. Executive Session, if necessary

A motion was made to recess for the Executive Session for Real Estate, Personnel, Litigation, and CyberSecurity at 7:33 PM. The motion was approved 7-0.

Motion (Recess): Councilmember Willis

Second: Councilmember Sebastian

(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

A motion to reconvene from the Executive Session at 8:37 PM was made. It was approved 4-0. Councilmembers Willis, Bell, and Williams-Brown were not present.

Motion (Recess): Councilmember Rowell

Second: Councilmember Sebastian

(Motion Passed)

Yea: 4 Councilmember Rowell, Councilmember Johnson, Councilmember Sebastian, Councilmember Pritchett

Nay: 0 None
Abstain: 0 None
Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

Executive Session Action:

In Executive Session, Council decided to enter into a retirement separation agreement with Chief Keith Meadows.

A motion was made to approve the retirement separation agreement with Chief Keith Meadows. The motion was approved 5-2. Councilmember Williams-Brown and Councilmember Pritchett voted no.

Motion (Recess): Councilmember Rowell

Second: Councilmember Sebastian

(Motion Passed)

Yea: 5 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell

Nay: 2 Councilmember Williams-Brown, Councilmember Pritchett

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

VI. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 8:39 PM.