



Agenda

Alcohol License and Zoning Public Hearings

- 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 27, 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.

Live-stream:	Public Meeting Portal (Civic Clerk): https://southfultonga.portal.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

- I. Meeting Called to Order - Mayor Gumbs**
- II. Roll Call - Corey Adams, City Clerk**
- III. Alcohol Licenses, Rezoning, Variance and Modification Cases (For Presentation and Public Hearing Only)**
 - A. 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:
- IV. Executive Session, if necessary**
- V. Adjournment of Meeting**

**HONORABLE MAYOR
& CITY COUNCIL**

KHALID KAMAU
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

CARMALITHA GUMBS
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development & Regulatory Affairs,
Planning & Zoning Division

SUBJECT: **Z25-036/CDP25-015: 5090, 5050, & 0
Southwood Road**

MEETING DATE: December 17, 2025

The applicant is requesting to rezone from the AG-1 (Agricultural/Cliftondale Overlay District) to A-L (Apartment Limited Dwelling District/Cliftondale Overlay District) and is requesting a Comprehensive Development Plan amendment from Suburban Neighborhood to Suburban Neighborhood II for the purpose of constructing 162 cottage style units on 30.13 acres of land, Council District 3.

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Hakim Hilliard
Status of Applicant:	Attorney/Applicant
City Council District:	3
Parcel ID Numbers:	09F310001390713, 09F310001391281, 09F310001390945, 09F310001390929, & 09F310001391489
Area of Property:	30.13 Acres
Existing Zoning:	AG-1 (Agricultural/Cliftdale Overlay District)
Current/Past Use of the Property:	Single-Family Residential and vacant
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone from the AG-1 (Agricultural/Cliftdale Overlay District) to A-L (Apartment Limited Dwelling District/Cliftdale Overlay District) and is requesting a Comprehensive Development Plan amendment from Suburban Neighborhood to Suburban Neighborhood II for the purpose of constructing 162 cottage style units on 30.13 acres of land.

PROPERTY LOCATION

The property consists of five parcels otherwise known as 5090 Southwood Road (parcel number 09F310001390713), 5050 Southwood Road (parcel number 09F310001391281) and three abutting parcels to the south (parcel numbers 09F310001390945, 09F310001390929, and 09F310001391489) to contain a proposed development site totaling of 30.13 acres, located on the west side of Southwood Road to the north of its intersection with Thompson Road, lying and being in land lots 117, 118, 139, and 140, 9th district, City of South Fulton, Fulton County. The property is located in Council District 3.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood I as designated in the 2021 South Fulton Comprehensive Plan, which does not support the proposed zoning. The applicants have applied for a Comprehensive Development Plan amendment under this application from Suburban Neighborhood I to Suburban Neighborhood II for the purpose of constructing 162 cottage apartments. At a permitted density of up to 8 units per acre, the proposal at a density of 5.38 meets this requirement if the Comprehensive Development Plan amendment that is part of this application is approved.

ADJACENT ZONING AND LAND USES

North: CUP (Community Unit Plan/Clifftondale Overlay District) and single-family residential

South: Union City

East: Union City

West: Union City

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on November 3, 2025, at 6:00pm. The applicants presented their rezoning plan to attendees, and nobody spoke in opposition or in favor.

Staff placed the required notice of public hearing in The South Fulton Neighbor on November 25, 2025, to notify the public that Case Z25-036/CDP25-015 would be heard at the Planning Commission Meeting on December 17, 2025, and at the City Council meeting on January 13, 2026.

The applicant placed a notification sign in front of the subject property on November 25, 2025, to notify the surrounding community of the hearing dates.

The applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Sec. 405.01. Landscape Strip and Zoning Buffer Requirements Article 5, Sec. 509 Clifftondale Overlay District

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

1) The suitability of the subject property for the zoned purposes;

The property supports the size and intensity of the proposed use. The proposed zoning district is not supported by the Future Land Use Map; however, the applicants are also requesting an amendment to the Future Land Use Map from Regional Live Work to Suburban Neighborhood II; therefore if the amendment passes, it will support the proposed rezoning.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of AG-1 (Agricultural District/Clifftondale Overlay District) does not diminish the unimproved property value. There are many opportunities for development of properties with the AG-1 zoning designation that would ensure its financial viability.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of AG-1 Agricultural District with Cliftondale Overlay District does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

The Suburban II Neighborhood Character Area, which is the proposed Future Land Use Designation that the applicant intends to change to, will provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. Staff does not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

Unknown.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as residential, if the future land use designation is changed to Suburban Neighborhood II.

7) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The Zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is not currently in conformity with the comprehensive plan. The property is located in the Regional Live Work character area; however, they are applying to amend their future land use to Suburban Neighborhood II. The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. Staff does not anticipate

any hardship to the property owner.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is unknown whether there are other existing or changing conditions affecting the use and development of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

The applicant had a public participation meeting on December 2, 2025 at 6:00 p.m. at 3675 Butner Road in person and on Teams. However, there were no attendees.

STAFF RECOMMENDATION

The proposed rezoning is not supported by the current future development in the City of South Fulton 2021 Comprehensive Plan which is Suburban Neighborhood I. The request proposes a change to Suburban Neighborhood II under this application. The current future land use designation of the property is Suburban Neighborhood I.

In the City of South Fulton, the Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftdale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed use developments may be allowed to encourage redevelopment of older areas.

Regarding the proposed zoning, The A-L Apartment Limited dwelling district is described in the South Fulton Zoning Code as follows:

A-L Apartment Limited Dwelling District. The A-L District is intended to provide land areas for high to very high-density apartment dwellings which will:

- (1) Encourage attractive apartment living opportunities;
- (2) Encourage the provision of recreation areas and facilities;
- (3) Be located in areas of intense development near retail shopping, schools, and major

thoroughfares; and

- (4) Be located so as to provide a transition between medium density residential areas and nonresidential areas.

The Cliftondale Overlay District's purpose and intent is as follows:

- (a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of this section 509.
- (b) Cliftondale Overlay District (District) to establish a uniform procedure for providing the protection, enhancement, preservation, unity of design, and use of sites, buildings, structures, streets, neighborhoods, and landscape features in the District in accordance with the provisions herein.
- (c) This Cliftondale Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
- (d) This District seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.
- (e) This District also seeks to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, to stimulate business and promote economic development.
- (f) In consideration of the character of the District, the regulations in this Section 509 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

According to the applicant, the proposed project consists of 162 cottage-style units with private garages, driveways, and fenced yards. Amenities include a clubhouse, pool, playground, dog park, nature trails, and ample open space.

Regarding the conceptual site plan, there is a lack of a zoning buffer on the southern and western perimeters of the development. Per Section 405. Landscape Strip and Zoning Buffer Requirements, A 100-foot zoning buffer shall be provided for all new residential developments along property boundaries adjacent to or within a municipal jurisdiction adjacent to the City of South Fulton. Changing the site plan to reflect the required zoning buffer will result in a significantly different plan.

The current future land use designation of Suburban Neighborhood is the prevalent character area in the general vicinity of the parcel to the north, northwest, and northeast. Allowing the future land use to change from Suburban I to Suburban II could be detrimental to the area with regard to the increased density that would result. Approving this change to the future land use

map would represent a departure from the density in the area. Staff can't recommend approval of an amendment to the future land use for this site, and subsequently cannot recommend approval for the zoning designation.

Staff recommends **DENIAL** based on these factors.

PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



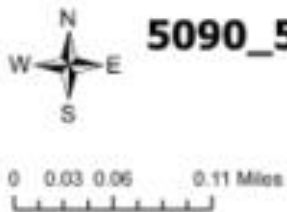
5090_5050_0 Southwood Rd Parcels - Aerial Map



The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



5090_5050_0 Southwood Rd Parcels - Zoning Map



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5090_5050_0 Southwood Rd Parcels Future Land Use Map



0 0.03 0.06 0.11 Miles

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Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. |



Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP





**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

Applicant: BTR Group/Cottages at Southwood Petition No. Z25 T36/CDP25-015

Date: 12/4/2025

1. The following parties were notified of the requested rezoning/use permit:

all addresses provided by the city.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

December 2, 2025 6:00p. at 3675 Butner road.
We also held the meeting on Microsoft teams

3. The following issues and concerns were expressed:

No parties attended

4. The applicant's response to issues and concerns was as follows:

n/a

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.