



City of South Fulton, Georgia

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
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, February 10, 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 Carmalitha Gumbs

II. Roll Call - City Clerk Corey Adams

III. Deferral Requests

- A. (Public Hearing) Z25-034/CDP25-013 RS Group Inc. requesting a rezoning 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. A future land use amendment from Suburban I Neighborhood to Suburban II Neighborhood is also requested. 4960 & 4980 Campbellton Road SW. (City Council District 1) (This item was deferred at the January 13, 2026 public hearing meeting until the February 10, 2026 public hearing meeting.)

Staff Recommendation
Z25-034 Approval
CDP25-013 Approval

Planning Commission Recommendation
Z25-034 Deferral
CDP25-013 Deferral

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

- A. (Public Hearing) An alcohol beverage license application for Applebee’s Restaurants Mid-Atlantic, LLC, DBA Applebee’s, has been submitted and is requesting approval for a change of ownership for the consumption sales of wine, beer, and distilled beverages located at 3690 Cascade Road SW, Atlanta, Georgia 30331. (City Council District 1)
- B. (Public Hearing) Z25-032/CDP25-011 - Brad Hughes c/o Rockhaven Homes is 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. A future land use amendment from Community Live -Work to Suburban II Neighborhood is also requested. 0 Valley Green Road. (City Council District 2) (This item was deferred at the January 13, 2026 public hearing meeting until the February 10, 2026 public hearing meeting.)

Staff Recommendation:

Z25-032 Denial

CDP25-011 Denial

Planning Commission Recommendation:

Z25-032 Denial (6-0)

CDP25-011 Denial (6-0)

- C. (Public Hearing) Z25-035/CDP25-014 Southern Impression Developments c/o Hakim Hilliard requesting a rezoning 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. A future land use amendment from Industrial to Community Live-Work is also requested. 0 Pinscher Street. (City Council District 7) (This item was deferred at the January 13, 2026 public hearing meeting until the February 10, 2026 public hearing meeting.)

Staff Recommendation

Z25-035 Denial

CDP25-014 Denial

Planning Commission Recommendation

Z25-035 Approval (5-1)

CDP25-014 Approval (4-2)

- D. (Public Hearing): M26-001: An application by Omar Cooper c/o Benny Bryant requesting a modification to zoning condition #3a of zoning case 2005Z-0010 to remove the 20 ft rear yard setback at 8373 Le Jardin Blvd. (City Council District 4)

Staff Recommendation: Denial

V. Executive Session, if necessary

VI. Adjournment of Meeting