



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 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

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



**OFFICE OF THE
CITY MANAGER**

SHARON D. SUBADAN, ICMA-CM, MPS, CPM
CITY MANAGER

**COMMUNITY
DEVELOPMENT &
REGULATORY AFFAIRS**

Reginald McClendon, J.D., AICP, CPM
Managing Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON JOHNSON
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Department of Community Development
and Regulatory Affairs
Planning & Zoning Division

SUBJECT: Z25-034/CDP25-013: 4960 & 4980 Campbellton Rd SW

MEETING DATE: January 21st, 2026

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 & 14F0077LL0153). 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: DEFERRED UNTIL
JANUARY 21ST MEETING**

APPLICATION INFORMATION

Applicant Information:	Joi Mebane
Status of Applicant:	Property Owner
City Council District(s):	1
Parcel ID Number:	14F0077LL0145 & 1 4F0077LL0153
Area of Property:	4.867 acres
Existing Zoning:	AG-1 (Agricultural) & R-3 (Single Family Dwelling)/Sandtown Overlay District
Current/Past Use of the Property:	The property is mainly vacant and undeveloped.
Prior Zoning Cases/History:	2005Z-0122

SPECIFIC INFORMATION**REQUEST**

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 Neighborhood 1 to Suburban Neighborhood 2 is also requested.

PROPERTY LOCATION

The properties are 4.867 acres of land laying and being in Land Lot 77 of the 14th District of the formally Fayette, now Fulton County, Georgia.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood as designated in the 2021 South Fulton Comprehensive Plan, however, the applicant is requesting a future land use amendment to the Suburban II Neighborhood character area.

ADJACENT ZONING AND LAND USES

North: R-3 (Single Family Dwelling)/Sandtown Overlay District
South: CUP (Community Unit Plan)/Sandtown Overlay District
East: R-3 (Single Family Dwelling)/Sandtown Overlay District
West: CUP (Community Unit Plan)/Sandtown Overlay District

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on November 3rd, 2025, at 6:00pm. The applicants presented their rezoning plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on November 25th, 2025, to notify the public that Case Z25-034/CDP25-013 would be heard at the Planning Commission Meeting on December 17th, 2025, and at the City Council Public Hearing on January 13th, 2026.

The applicant placed a notification sign in front of the subject property on November 25th, 2025, to notify the surrounding community of the aforementioned 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. 512. - Sandtown 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 proposal is not supported by the comprehensive plan under Suburban Neighborhood I; however, the applicant is asking for a future land use amendment to Suburban Neighborhood II which brings the proposal into compliance.

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

The current zoning does not diminish the unimproved property value.

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/Sandtown Overlay District) & R-3 (Single Family Dwelling District/Sandtown 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 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.

This proposed development is a residential subdivision with 12 Single-Family Detached Dwellings. 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;

Staff has no knowledge of any prior development on the property.

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 zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are residential or in a neighboring jurisdiction. Landscape strips are proposed on the perimeter of the development.

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 extent of burden to existing infrastructure is unknown to staff at this time.

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

The zoning proposal is not in conformity with the comprehensive plan. The property is located in the Suburban Neighborhood I character area, which intends to a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. However, the applicant is asking for a future land use amendment to Suburban II which will put the property in compliance.

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;

Staff is unaware of any existing or changing conditions affecting the use 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

Applicant held their public participation meeting on December 15th at 10AM in person at 4960 Campbellton Rd. They also provided a virtual option for community members via Zoom. The concerns expressed were the proposed home type, architectural style, etc. The applicant will present the proposed home and garage style at the Planning Commission meeting and is actively coordinating with the Public Works department to address traffic-related concerns. For full details, please see public participation report attached below.

STAFF RECOMMENDATION

The proposed zoning category is not supported by the future development designation of the property in the City of South Fulton 2021 Comprehensive Plan. The future land use designation of the property currently is Suburban I Neighborhood. However, the applicant is proposing a future land use amendment to Suburban II Neighborhood to be in compliance. The site plan submitted reflects 12 Single Family Detached Homes at a density of 2.47 units per acre which complies with the density for Suburban I Neighborhood but the proposed zoning classification of R-4 does not. Suburban II Neighborhood supports a gross residential density up to 8 units per acre. The Suburban II Neighborhood supports the following zoning districts: R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP.

This property is within the South Fulton Parkway Overlay District which requires a minimum of 25-foot wide natural undisturbed buffer with a 10-foot improvement setback. Additionally, a 15-foot wide landscape strip shall be provided along any interior property line adjacent to a nonresidential zoning and/or use.

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

PREPARED BY: Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

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. I



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

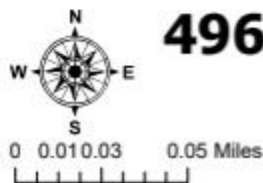
Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

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





4960 Campbellton Rd - Future Use 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.



4960 Campbellton Rd - Future Use Map

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4960 Campbellton Rd - Zoning

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.



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: JOI MEBANE

Petition No. Z25-034/CV25-013.

Date: 12/15/2025

1. The following parties were notified of the requested rezoning/use permit:
All members of the South Fulton City Council were notified via email. Additionally, property owners within a one-mile radius of
4960 and 4980 Campbellton Road were notified in accordance with city requirements.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
A meeting regarding this petition was held on Monday, December 15, 2025, at 10:00 AM, located at 4960 Campbellton Road,
SW, Atlanta, GA, with a virtual option available via Zoom.

3. The following issues and concerns were expressed:
Concerns were previously expressed during a meeting with the Sandtown City Council related to proposed home type
and architectural style, garage design, and potential traffic impact. Councilwoman Catherine joined the discussion to further
address and clarify these concerns.

4. The applicant's response to issues and concerns was as follows:
The applicant will present proposed home and garage styles at the next zoning meeting and is actively coordinating with the
Public Works Department to address traffic-related considerations.

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.





GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager



REVIEW AND APPROVAL ROUTING SHEET

This routing sheet has been developed to ensure that all appropriate Senior Management Team members have thoroughly reviewed, approved, and signed off on all official documents in their respective service areas prior to the City Manager's receipt for final approval and signature, as needed. Items should be routed in the following order: 1.) Originating Division and other applicable Divisions; 2.) Finance Director; 3.) City Attorney; and 4.) City Manager.

Subject Matter: _____

Department: _____

Parties Consulted:

Initials

Date

☐ **COSF City Attorney/General Counsel**

Legal issues have been addressed

☐ **COSF Financial Director**

Funds are available and complies with fiscal guidelines

☐ **Assistant City Manager/Chief Operating Officer**

Complies with operational processes and guidelines.

☐ **Information Technology Director**

When Information Technology issues are involved

☐ **Public Affairs**

Complies with Division/programmatic processes

☐ **Communications Director**

Complies with Division/programmatic processes

☐ **Parks & Recreation Director**

Complies with Division/programmatic processes

☐ **Economic Development Director**

Complies with Division/programmatic processes

☐ **Community Development Director**

Complies with Division/programmatic processes

Reginald B. McClendon

01/22/2026

☐ **Human Resources Director**

Complies with HR policies and procedures; positions are budgeted

☐ **Public Safety** *Chad Jones*

01/22/2026

Complies with Division/programmatic processes. Specify Fire or Police

☐ **Public Works Director**

Complies with Division/programmatic processes.

☐ **Purchasing Manager**

Complies with Division/programmatic processes. Specify Area

☐ **Other (Code Enforcement, Municipal Court, etc.)**

Complies with Division/programmatic processes. Specify Area

By: [Signature]
Code Enforcement Jan 22, 2026 12:16:33 EST

01/22/2026

City Manager's Decision: **Approved** ☐ **Disapproved** ☐

In this section, the City Manager will sign to indicate approval of the recommended option or will provide comments to indicate pursuit of an alternate course of action.

City Manager's Comments:

City Manager's Signature

Date



INTER-OFFICE MEMORANDUM

DATE: January 14, 2026

TO: Interim Director of Public Safety, C. Alexander

FROM: Jacquelyn J. Bell

SUBJECT: Staff Recommendation - Applebee's Restaurants Mid-Atlantic LLC

The applicant for Applebee's Restaurants Mid-Atlantic LLC. seeks an alcohol license for the consumption sales of beer, wine and distilled beverages at **3690 Cascade RD SW**. All applicable fees have been paid related to the alcohol license.

Inspections Type	Completed	Pending	Results
Police Criminal Background	Yes		Passed
Police Call History	Yes		Passed
Code Enforcement	Yes		Passed
Fire Inspection	Yes		Passed
Zoning Dept.	Yes		Passed
Business License	Yes		Passed
F.C. School Board	Yes		Passed
F.C. Health Dept.	Yes		Passed

Application Information

Applicant: Applebee's Restaurants Mid-Atlantic LLC. / Tavaris Brown

Business Address 3690 Cascade RD SW

District(s): 1

Parcel ID Number: **14F0010LL0863**

Existing Zoning: C-1 (Limited Commercial District)

Current/Past Use of Property: Bar and Pizzeria Restaurant

History: This request serves as the applicant's first request. The bar and grill restaurant The applicant also has a current business license with the City of South Fulton and has requested a license resulting in a change of ownership. This business is currently operating on a temporary license

Staff Recommendation: X There is no legal reason why this license should not be granted.

 The applicant does not meet the legal requirements.

Staff Name and Signature: Jacquelyn J. Bell Jacquelyn J. Bell

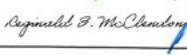
Interim Director of Public Safety Recommendation: T Approval Denial

Signature: [Signature]

cc: Deput Chief Eddie Smith
File

City of South Fulton Agenda Item Summary



City Council Meeting Date 2/10/2026		
Requesting Department Police Department		Council District(s) Affected District 1
Requested Action Approval to get on City Council Agenda for February 10 2026 to have a public hearing and for council to vote on the request for an alcohol license for Applebee's Restaurants Mid-Atlantic LLC, dba Applebee's for an alcohol license for the consumption sales of wine, beer and distilled beverages at 3690 Cascade Road Atlanta, Ga. 30331.		
Requirements for Council Action (City specific Council policy, statute or code requirement) Pursuant to Title 16, Section-16-2020(d), Staff recommends City Council to Grant Approval.		
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) The applicant for Applebee's Restaurants Mid-Atlantic LLC, dba Applebee's has applied for an alcohol license for the the consumption sales of wine, beer and distilled beverages at 3690, Atlanta, Ga. 30331 This request is do to a change of ownership. All applicable fees and inspections have been paid and passed. This business is currently operating on a temporary license.		
Funding Source (if applicable)		
Financial Impact (if applicable) Initial Renenue \$5,935 with estimated annual revenue of \$5,000		
Financial Impact Statement Received Yes ☐ No ☒ Legislative Process Complete Yes ☐ No ☒		
Department Director Approval  Chad Jones  Reginald F. McClellan  Code Enforcement Jan 22, 2026 12:16:33 EST		Finance Director Approval
Assistant City Manager Approval	City Attorney Approval	City Manager Approval



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Dr. Cedric Alexander
Interim Director of Public
Safety

Safety Plan Assistance Sheet

This form was designed to be used as an outline to aid in the creation of a suitable Security Plan when applying for an Alcohol Beverage License. This outline provides a general idea of the minimum concerns that should be addressed, but applicants are encouraged to provide as much detail as possible. It should be noted that not all concerns listed apply to all businesses. Security Plans should be typed. **Applicants should also type out the question they are answering AND answer the question using complete sentences.** Upon review of the Security Plan by SFPD, applicants may be asked to provide additional information (in writing) before the Security Plan can be approved.

Please provide your name, establishment address and date on the Security Plan when submitted.

1. **Identification of days and hours of operation:** What days of the week is your business open?
For each day what time is your business open and close?
2. **Identification of any parking areas owned or controlled by establishments:** Where do your customers/patrons park when they're at your establishment?
3. **Specific measures and procedures to address crowd management both inside and outside the premise:** How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e. lines, smokers, etc.) your establishment remain orderly?
 - a. Do you have No Loitering signs, if so how many, where?
4. **Means of controlling access to the premises and parking area:** How does your establishment control who comes in and out of your establishment? How do you control who uses your parking areas if it's private parking?
 - a. Examples would be cameras, law enforcement/security guards, signs, or gates.
5. **Security Staffing:** Do you use Licensed Security Guards? If so, how many? How often on premises? Are they trained "in house" or by a company? If they were trained by a company, please provide the name (s) and name of company. Do you employ Off-Duty SFPD officers? If so, how many and how often?
6. **Measures used to combat underage consumption of alcoholic beverages:** What do you/your employees do to ensure that individuals under the age of 21 are not allowed to purchase/consume alcoholic beverages at your establishment?
 - a. Clearly state how you card customers. Do you have servers calculate the age by doing the math in their head? **OR**
 - b. Do you have a scanner where you scan the ID and it tells the employee the age of the customer? **OR**
 - c. Do you enter the date of birth in a point of sale and it tells the employee the age of the customer?
7. **Measures used to distinguish between patrons who are over and under the age of 21, where applicable:** Does your establishment allow individuals under the age of 21 to enter? If so, how do you identify people who are 21 and over from those who are under 21 years of age?
 - a. Clearly indicate if you issue wrist bands/hand stamps or card customers every time they order a beverage. Is there another type of measure taken to prevent underage sales?
8. **Do you have operable cameras?** If so, how many inside the location? How many outside the location?
9. **Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety:** In the event of an emergency how is your staff trained to evacuate patrons? How does your establishment contact/work with police and EMS during an emergency?

Safety Plan

Applebee's 3690 Cascade Road, Atlanta, GA 30331

1. **Identification of days and hours of operation:** What days of the week is your business open? For each day what time is your business open and close? **Monday – Thursday 11 am to 11 pm; Friday – Saturday 11 am – 2 am; Sunday 11 am – 12 am**
2. **Identification of any parking areas owned or controlled by establishments:** Where do your customers/patrons park when they're at your establishment? **This is a single building with a parking lot surrounding the building.**
3. **Specific measures and procedures to address crowd management both inside and outside the premise:** How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e. lines, smokers, etc.) your establishment remain orderly? **Applebee's has security on premises Thursday – Sunday from 8 pm to close**
 - a. Do you have No Loitering signs, if so how many, where? **No**
4. **Means of controlling access to the premises and parking area:** How does your establishment control who comes in and out of your establishment? How do you control who uses your parking areas if it's private parking? **Security helps assist with camera, monitoring and signs**
 - a. Examples would be cameras, law enforcement/security guards, signs, or gates.
5. **Security Staffing:** Do you use Licensed Security Guards? **Yes** If so, how many? **3** How often on premises? **Tuesday – Sunday, Barnett Security**
Are they trained "in house" or by a company? If they were trained by a company, please provide the name (s) and name of company. Do you employ Off-Duty SFPD officers? **Yes** If so, how many and how often? **3 off-duty**
6. **Measures used to combat underage consumption of alcoholic beverages:** What do you/your employees do to ensure that individuals under the age of 21 are not allowed to purchase/consume alcoholic beverages at your establishment? **Yes – anyone ordering alcohol is asked to produce ID**
 - a. Clearly state how you card customers. Do you have servers calculate the age by doing the math in their head? **OR YES**
 - b. Do you have a scanner where you scan the ID and it tells the employee the age of the customer? **OR**
 - c. Do you enter the date of birth in a point of sale and it tells the employee the age of the customer?
7. **Measures used to distinguish between patrons who are over and under the age of 21, where applicable:** Does your establishment allow individuals under the age of 21 to enter? **Yes** Of so, how do you identify people who are 21 and over from those who are under 21 years of age? **anyone ordering alcohol is asked to produce ID**
 - a. Clearly indicate if you issue wrist bands/hand stamps or card customers every time they order a beverage. Is there another type of measure taken to prevent underage sales?
8. **Do you have operable cameras?** If so, how many inside the location? How many outside the location? **13 inside and 9 outside**
9. **Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety:** In the event of an emergency how is your staff trained to evacuate patrons? **Yes** How does your establishment contact/work with police and EMS during an emergency? **Incident reports are made**



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336

Phone: (470) 809-7300

Tavaris Brown

Licensee Print Name

Tavaris Brown

Licensee Signature

GOVERNMENT OF THE CITY OF SOUTH FULTON

Carmalitha Gumbs
MAYOR



SHARON SUBADAN
CITY MANAGER

MEMORANDUM

TO: City of South Fulton Mayor & Council

FROM: Dr. Cedric Alexander, Interim Director of Public Safety

DATE: January 14, 2026

SUBJECT: Request by Applebee's Restaurants Mid-Atlantic LLC DBA Applebee's Alcohol License for the consumption of sales of beer, wine and distilled beverages at 3690 Cascade RD SW, Atlanta, Ga 30331

The applicant for Applebee's Restaurants Mid-Atlantic LLC. dba Applebee's seeks an alcohol license for the consumption sales of beer, wine, and distilled beverages at 3690 Cascade Rd sw, Atlanta, Ga 30331. This application is for a change of ownership. All applicable fees related to obtaining an alcohol license have been paid. This business is currently operating on a temporary business license.

The application and/or location has been reviewed/inspected and approved by the following: City of South Fulton Police, Fire Department, Code Enforcement, Zoning Department, Business Licensing, Fulton County Board of Health and the Fulton County Board of Education.

CHIEF OF POLICE RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information	Applebee's Restaurants Mid-Atlantic LLC
City Council District	1
Parcel ID Number	14F0010LL0863
Square Footage	
Existing zoning	C-1 (Limited Commercial District)
Current/Past Use of the Property	Adding an existing restaurant.
History	This property operates as a restaurant.

Cc: Corey Adams, City Clerk

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

PERSONAL STATEMENT

INSTRUCTIONS: This personal statement must be executed, under oath, by all owner/licensee/agent and corporate officers or major stakeholders of the business/organization with 20% or more of interest in the business and the manager of any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) Tavaris [REDACTED] Brown

Home Address: [REDACTED]

Business Address: 3690 Cascade Road, Atlanta, GA 30331

Place of Birth [REDACTED] Date of Birth: [REDACTED] Age: [REDACTED]
(City, State, Country) (Day, Month, Year)

Race: [REDACTED] Height: [REDACTED] Weight: [REDACTED] Eye Color: [REDACTED] U.S. Citizen Yes By Birth Yes

Hair Color: [REDACTED] Social Security Number: [REDACTED] Driver License Number: [REDACTED] State Issued by: [REDACTED]

Have you been convicted of any federal, foreign, and/or state laws, and/or city ordinances? if so, explain below:
No

List names and addresses of employers for the past three (3) years: Applebee's Neighborhood Bar and Grill, 3690 Cascade Road, Atlanta, GA 30331

Single Married Widowed Divorced Separated
(If married, divorced or widowed, complete the below requested information on spouse).

[REDACTED]
Full name of spouse / (Maiden Name)

[REDACTED]
DOB

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

Tavaris LaCharles Brown

Applicant's Printed Name

Tavaris [REDACTED]

Applicant's Signature

9/24/25

Date of Application

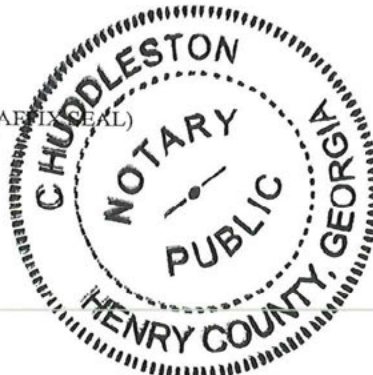
I hereby certify that Tavaris LaCharles Brown signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 24th day of September, 2025.

Notary Public Signature: [Signature]

(Affix Seal)

Notary Printed Name: C. Huddleston



RESIDENCE DETERMINATION FORM

Certificate of Residence

For Retail Package Distilled Spirits Applicants Only

State of Georgia, Henry County

I, Kelley S. Powell Judge of the probate Court, for Henry

County, Georgia, hereby certify that Tavaris [REDACTED] Brown is now and has been a Bona Fide Resident of the state of Georgia for one year, and in the county of Henry for one year immediately preceding the date of this affidavit, based upon the affidavit of applicant, and the evidence submitted therewith.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this 24 day of September, 2025.

Kelley S. Powell
Judge of the Probate Court

Henry
County, Georgia

Certificate of Residence

For All Other Alcoholic Beverage License Applicants

State of Georgia, _____ County

I, _____ Judge of the probate Court, for _____

County, Georgia, hereby certify that _____ is now and has been a Bona Fide Resident of the state of Georgia in the county of _____ based upon the affidavit of applicant and the evidence submitted therewith. In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this _____ day of _____, 20____.

Judge of the Probate Court

County, Georgia

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

E-Verify Affidavit

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

- (A) ☒ On January 1st of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.
- (B) ☐ On January 1st of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If the employer selected Section 1(A), please fill out Section 2 below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Applebee's Restaurants Mid-Atlantic, LLC

Name of Private Employer

1341007

Federal Work Authorization User Identification Number

9/11/2018

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on this day 24th of September, 2025 in east point (city), ga (state).

Tavaris Brown

Signature of Authorized Officer or Agent

Tavaris Brown, Manager

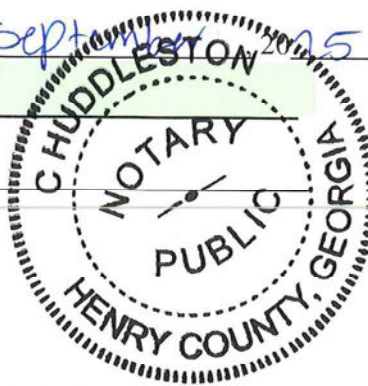
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 24th DAY OF September, 2025

NOTARY PUBLIC

My Commission Expires: 8/11/29



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit

Affidavit Verifying Status for City Public Benefit
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of
government entity], the undersigned applicant verifies one of the following with respect to my application for a
public benefit:

- 1) X I am a United States citizen.
- 2) _____ I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and
Nationality Act with an alien number issued by the Department of Homeland
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other
federal immigration agency is _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has
provided at least one secure and verifiable document, as required by O.C.G.A.
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License _____.

In making the above representation under oath, I understand that any person who knowingly
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit
shall be guilty of a violation of O.C.G.A. § 16 -10-20, and face criminal penalties as allowed by
such criminal statute.

Executed in east Point (city) ga (state)

Tavaris B.

Signature of Applicant

Tavaris Brown, Manager

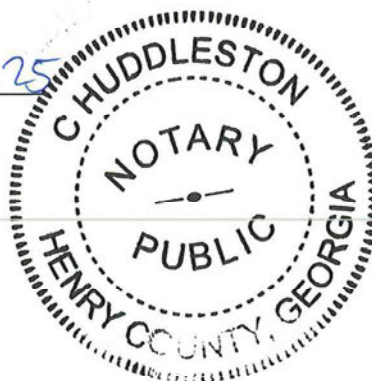
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE
ME ON THE

24th DAY OF September, 2025
C. H.

NOTARY PUBLIC

My Commission Expires: 8/11/29



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



REGISTERED AGENT DESIGNEE FORM

Registered agent means that individual, who is a resident of one of the 13 metropolitan counties (Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale) of Georgia and at least 21 years of age, who is designated by a Licensee/owner to receive any process, notice, or demand required or permitted by law or under this title to be served upon a licensee or owner.

The registered agent, who is designated by a licensee, must submit to a fingerprint criminal background check and complete the personal statement form. The registered agent must obtain the certificate of residency enclosed.

Name: Tavaris [REDACTED] Brown
(Full Printed Name No Initials)

Sex: [REDACTED] Race: [REDACTED] Date of Birth: [REDACTED]

Home Address: [REDACTED]

City: [REDACTED] State: GA Zip: [REDACTED]

Phone# [REDACTED]

Business Address: 3690 Cascade Road

City: Atlanta State: GA Zip: 30331

Phone# [REDACTED]

I hereby certify that I agree to serve as the "registered agent" on behalf of
Applebee's Restaurants Mid-Atlantic LLC a business located at
3690 Cascade Road, Atlanta, GA 30331, City of South Fulton, Georgia.
As registered agent, I agree to accept any process, notice or demand required or permitted by law or under the Alcoholic Beverage Code of the City of South Fulton, Georgia, to be served upon the licensee or owner. I understand that such service upon me will serve as legal notice upon the licensee or owner and that it is my responsibility to forward such service to the owner or licensee.

Tavaris Brown
SIGNATURE OF APPLICANT

9/24/25
DATE

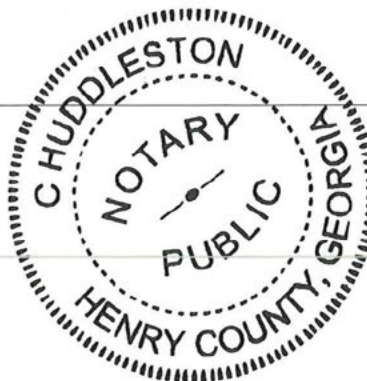
Tavaris LaCharles Brown
PRINTED NAME OF APPLICANT

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 24th DAY OF September 20 25

[Signature]
NOTARY PUBLIC SIGNATURE

C Huddleston
NOTARY PUBLIC PRINTED NAME



SECTION 1: Licensee/Agent Applebee's Restaurants Mid-Atlantic, LLC **For the year** 2025 **Date** 9/11/2025

All applications must be typed or printed in black/Blue ink. Each question must be completely and correctly answered. If the space provided is not sufficient, attach additional sheets. Applications must be signed, dated, notarized and filed with the South Fulton Police Department. All required supporting documents must be attached.

Type of License Applying For: (Check All That Apply)

☐ New License ☒ Change of Ownership ☐ New Location ☐ Other. Please Specify: _____

Please select the beverages to be sold: (Check All That Apply)

☒ BEER ☒ WINE ☒ DISTILLED SPIRITS/LIQUOR

Please select ALL the categories that best describe the business for which this application is being submitted.

☐ BYOB (Wine/Malt Only) ☒ Restaurant (3% for excise taxes) ☐ Microbrewery

☐ Public Entertainment Facility ☐ Hotel / Hotel Suites ☐ Night Club / Bar / Lounge

☐ Tasting (Wine/Malt) (3% excise tax)

Other. Please Specify _____

Additional Activities Proposed for Premises (check all that apply)

☐ Customer Dancing ☐ DJ/Live Entertainment ☐ Adult Entertainment/Sexually Oriented Business

If a Private Club: (1) Submit the salaries and other benefits received by each officer, trustee and employee; (2) Attach A copy of 501(c) Internal Revenue Code tax exempt documentation; (3) Attach membership application and copy of member list.

1. Is applicant: [] Sole Proprietorship [] Partnership [] Corporation ☒ LLC [] Private Club
2. Legal Name of Business: Applebee's Restaurants Mid-Atlantic, LLC
Operating/Trade Name of Business Applebee's # 97084
- Has location had an alcohol license within the last 12 months? ☒ Yes [] No
3. Business Address: 3690 Cascade Road, Atlanta, GA 30331 Council District: _____
(Street Address, City, State Zip)
4. Billing Address: 10 W Walnut Street, Pasadena, CA 91103
5. Proposed Location Zoned: C-1
6. A. Distance from closest private residence in any direction: 0.3 miles
- B. Distance from closest college campus or school ground: 14.2 miles
- C. Distance from closest branch of any South Fulton Public library: 11.3 miles
- D. Distance from closest church or place of worship: 15 miles
- E. Distance from a sexually oriented business: 9.9 miles
- F. Distance from closest regular school bus stop as designated by
Fulton County Board of Education for pick-up or drop-off of
school children in transport to the public schools of City of South Fulton. _____

SECTION 2:

1. Full name of Applicant (Company/Corporation) Applebee's Restaurants Mid-Atlantic, LLC
2. Full name of Licensee: Tavaris Brown, Manager
- Licensee Social Security Number: 248-77-1353
- Date of Birth and Place of Birth: [REDACTED]
- Citizen of the USA? ☒ Yes ☐ No Alien Number: _____
- Resident of Georgia? ☐ Yes ☒ No Years _____ County _____
- Home Address: [REDACTED]
- [REDACTED] GA [REDACTED]
- City State Zip Code
- Telephone Number: Home: [REDACTED] Business: [REDACTED]
- Email Address: [REDACTED]
- Hours said Licensee will actively be on the premise: 60
- List duties of Licensee: Oversight of Location

3. Full Name of Spouse, Including Maiden Name: N A
- Date of Birth and Place of Birth: _____
- Hours Spouse on Premises: 0

4. Licensee's Business interest(s), occupation(s) and employment for the past ten (10) years

COMPANY	ADDRESS (CITY & STATE)	POSITION	DATES

5. Does Licensee or any Partner(s), Corporation Officer, Principal Shareholder(s), Trustee(s) or Spouse have, within the preceding ten (10) years, any conviction for the violation of any federal, state or Local laws, Ordinances or Regulations, or does said person have current proceeding for violation of any Federal, State or Local laws, ordinances or regulations? ☐ Yes ☒ No
6. For the purpose of this question, the term – conviction shall include an adjudication of guilt, a plea of guilty, a plea of nolo contendere, the forfeiture of a bond or adjudication by pre-trial intervention.

PERSON CHARGED	DATE	OFFENSE	LOCATION	DISPOSITION
N/A				

20. List all assets which will be used or converted for use as an investment in the business and/or all sources of funding used to capitalize and/or operate the Business. N/A

LICENSED PREMISES

21. Do you own the property where the business is located? ☐ Yes ☒ No

If yes:

Date of Purchase _____ Purchase Price _____

Name of Seller: _____

22. If property is rented/leased provide owner's name and address:

NRP Realty, LLC; One Buckhead Plaza, Suite 400, 3060 Peachtree Rd. NW, Atlanta, GA 30305

Amount of rent/lease:

Monthly Annually Other (specify) _____

(Submit copy of signed lease agreement, deed, sublease, etc.)

23. Has a license at this location ever been denied, suspended, or revoked? ☒ No ☐ Yes
☐ denied, ☐ suspended or ☐ revoked

If yes, check the appropriate status above and explain: _____

24. Is business located in a hotel or motel? ☐ Yes ☒ No

If yes, name of Hotel or Motel _____

25. If the business is to be operated as a department inside of premises where another business is operating, give details of the existing business. _____
N/A

26. What will be your business/operating hours? Mon- Thurs 11AM-1AM; Fri-Sat 11AM-2AM; Sun 11AM-12AM

27. Where will your trash receptacle be located? Behind building

28. What arrangements have you made for trash removal? [Trash is thrown in a dumpster that is emptied twice a week by a trash removal service.]

29. How often will you clean your property? Every week

30. What is your plan for sanitation (clean water and sewage disposal) on the premises? _____
Water and sewage are municipal

31. What is your plan for unlawful conduct on the premises? Report all unlawful conduct to management.
Seek immediate help from emergency services (911) as appropriate.

32. What is your plan for fire prevention on the premises? Safe practices as well as fire alarms and fire extinguishers.

15. State the amount and source of funds that have or will be invested by each individual who has an interest in the business. If a Corporation or Partnership, list each individual separately.

NAME	AMOUNT INVESTED	SOURCE OF FUNDS	DATES
Applebee's Restaurants Holdings, LLC		other restaurant operations	

16. Bank accounts and assets in the name of licensee/agent and/or maintained by the licensee/agent, whether individual, partnership or corporation.

TYPE	BANK	CITY & STATE	LAST 6 OF ACCOUNT#	AMOUNT

17. Has Licensee/Agent, Spouse or any person having an interest in the business received, directly or indirectly, any financial aid or assistance, to include land, fixtures, equipment, etc., from any manufacturer or wholesaler of alcoholic beverages? ☐ Yes | ☒ No | If yes, please specify.

NAME	ADDRESS	AMOUNT/ITEM	DATE

18. List any other individual(s) or firm(s) owning any interest in or receiving any funds from the operation of the business or on the premises. This includes cigarette machines, game machines, billiard tables vendors, etc.
N/A

19. List any financial interest or ownership which Licensee/Agent or any member of the partnership or corporation or stockholder presently has in any other alcoholic beverage license in the state of Georgia.

NAME	NAME AND ADDRESS OF PREMISES	POSITION	% OF INTEREST

20. List all assets which will be used or converted for use as an investment in the business and/or all sources of funding used to capitalize and/or operate the Business. N/A

LICENSED PREMISES

21. Do you own the property where the business is located? ☐ Yes ☒ No

If yes:

Date of Purchase _____ Purchase Price _____

Name of Seller: _____

22. If property is rented/leased provide owner's name and address:

NRP Realty, LLC; One Buckhead Plaza, Suite 400, 3060 Peachtree Rd. NW, Atlanta, GA 30305

Amount of rent/lease:

Monthly Annually Other (specify) _____

(Submit copy of signed lease agreement, deed, sublease, etc.)

23. Has a license at this location ever been denied, suspended, or revoked? ☒ No ☐ Yes
☐ denied, ☐ suspended or ☐ revoked

If yes, check the appropriate status above and explain: _____

24. Is business located in a hotel or motel? ☐ Yes ☒ No

If yes, name of Hotel or Motel _____

25. If the business is to be operated as a department inside of premises where another business is operating, give details of the existing business. _____
N/A

26. What will be your business/operating hours? Mon- Thurs 11AM-1AM; Fri-Sat 11AM-2AM; Sun 11AM-12AM

27. Where will your trash receptacle be located? Behind building

28. What arrangements have you made for trash removal? See attached.

29. How often will you clean your property? Every week

30. What is your plan for sanitation (clean water and sewage disposal) on the premises? _____

Water and sewage are municipal

31. What is your plan for unlawful conduct on the premises? See attached.

32. What is your plan for fire prevention on the premises? Safe practices as well as fire alarms and fire extinguishers.

- Question #28, pg. 8: **“What arrangements have you made for trash removal?”**
 - Trash is thrown in a dumpster that is emptied twice a week by a trash removal service.
- Question #31, pg. 8: **“What is your plan for unlawful conduct on the premises?”**
 - All threats of violence, both direct and indirect, should be reported as soon as possible to Management. This includes threats by Team Members, as well as threats by guests, vendors, visitors, or other members of the public. All suspicious individuals or activities should also be reported. When reporting a threat of violence, the Team Member should be as specific and detailed as possible. Do not place yourself in peril. If you see or hear a disturbance, or otherwise become aware of a potentially violent situation, do not try to intervene. Seek immediate assistance by contacting Management or outside assistance (such as 911), as you deem appropriate under the circumstances.
- Question #33, pg. 9: **“What type of security do you plan to have?”**
 - Preparation is key, and appropriate emergency responses may include the following:
 - If immediate help or medical attention is required, call 911 first.
 - If a Team Member has sustained a work-related injury that is not life, limb, or eyesight threatening, call the Genex ClinicalCare24 service and speak with a registered nurse at: (855) 569-2066.
 - In the event of any emergency, Team Members should contact Management as soon as safely possible. Immediately contact Risk Management at risk@dinebrands.com if you cannot reach Management.
 - Remain calm and use common sense to assess the situation.
 - Communicate with coworkers and/or authorities.
 - Know how to access emergency exits, be aware of any predesignated meeting area(s), and be prepared to account for coworkers working in your area.
 - Keep fire extinguishers accessible, and keep fire exits clear at all times.
 - Report any suspicious activity at your work location to Management.
 - Follow emergency guidelines which are available in the Crisis Management and Response Plan at your restaurant.
- Question #36, pg. 9: **“What plans do you have to prevent un-permitted vending on your property?”**
 - Team Members shall use Company IT in a reasonable and appropriate manner and agree not to engage in the following activities including, but not limited to:
 - Conducting personal business activity or otherwise using the system for personal gain, solicitation, or in a manner that may create a conflict of interest.

33. What type of security do you plan to have? During emergencies, advise staff to communicate with colleagues and authorities.
Call 911 for immediate/life threatening medical needs and notify management as soon as it is safe to do so.

34. Do you offer your employees training with respect to items covered by the alcohol code? ☒ Yes ☐ No
If yes, what type of training and how do you plan to prevent the selling to and consumption by underage consumers of alcohol and tobacco products on your premises? Applebee's University online course

35. What type of buffering do you have, or will you provide to alleviate the effects of noise, lighting, odors, traffic or other nuisances on surrounding properties? Trees

36. What plans do you have to prevent un-permitted vending on your property?
Ensure employees understand that Team Members must use Company IT appropriately and
may not conduct personal business, solicit, or use Company systems for personal gain or any activity that creates a conflict of interest.

37. Describe the traffic and pedestrian ingress and egress to/from the property and to/from any existing or proposed structure on the property. Traffic enters from Cascade Road or Fairburn Road

38. Seating Capacity: ☒ Restaurant 180 ☒ Bar 18 ☐ Other _____
☐ Brewpub _____ ☐ Brewery _____
☐ Lounge _____ ☐ Winery _____
☐ Private _____ ☐ Nightclub _____

39. Describe kitchen facilities: Big food prep area. Full service cookline, service counter for wait staff.

List number of Employees: 10 Cooks 20 Waiters/Waitress 8 Other employees 10 Alcohol Servers

**A copy of your menu must be included with this application. **

40. Is business air conditioned? ☒ Yes ☐ No

41. Will you have live entertainment? ☐ Yes ☒ No

42. What percentage of revenues do you expect to come from food sales? ████ from alcohol? ████

43. What is the total square footage of the licensed premises? 6490+/-

44. How many parking spaces are you required to have? U/K

Does the location have on-site parking? ☒ Yes ☐ No How many spaces? _____

If no or if parking is insufficient, what arrangements have you made for parking? _____



CERTIFICATION

I have received a copy of the City of South Fulton Alcoholic Beverage Ordinance and I have read it and agree to adhere to all applicable City of South Fulton Ordinances, Georgia state laws and regulations governing the operation of establishments that serve and/or sell alcoholic beverages? ☒ Yes [] No

I understand it is the responsibility of the applicant/licensee/agent to ensure that all licenses to sell alcoholic beverages are renewed no later than December 15th of each year or I will have to apply for a new alcohol license. [☒ Yes [] No

I understand that a state alcohol license must also be obtained before any alcoholic beverage can be served or sold in the City of South Fulton, (this includes Alcoholic Beverage Manufacturers). I further understand that the state license is obtained **after** the city license is obtained and I am responsible for contacting the Georgia Department of Revenue to obtain a state alcohol license. [☒ Yes [] No

I understand that I am required to pay alcohol excise taxes in accordance with City of South Fulton Ordinance, Title 16 Alcoholic Beverages, and failure to pay excises taxes imposed by this ordinance will be grounds for suspension or revocation of my alcohol license. [☒ Yes [] No

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Alcoholic Beverage Sales and Service and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

Tavaris Brown

SIGNATURE OF APPLICANT

9/24/25

DATE

Tavaris Brown, Manager

PRINTED NAME OF APPLICANT

~For Notary~

I hereby certify that Tavaris Brown signed her/his name to the foregoing application stating to me the he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

SWORN TO AND SUBSCRIBED

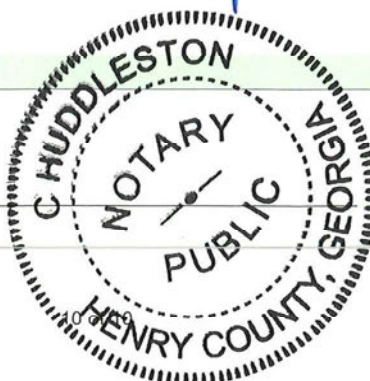
BEFORE ME THIS 24th DAY OF September 20 25

[Signature]

NOTARY PUBLIC SIGNATURE

C. Huddleston

NOTARY PUBLIC PRINTED NAME





Criminal History Record Information Consent/Inquiry Form
ALCOHOL LICENSE



I hereby authorize City of South Fulton Police Department to conduct an Inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

Full Name (print)	Tavaris Brown		
Any other name used (i.e. maiden name)		Place of Birth	
Home Address	[REDACTED]		
Name of Business	Applebees		
Address of Business	3600 Cascade Rd		
Gender	[REDACTED]	Date of Birth	[REDACTED]
Race	[REDACTED]	Hair Color	[REDACTED]
	[REDACTED]	Eye Color	[REDACTED]
	[REDACTED]	Social Security Number	[REDACTED]

☐ I, Tavaris Brown, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

☐ I, Tavaris Brown, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm that I have read and understand these guidelines.

Tavaris Brown

Signature

12-12-23

Date

Date of Inquiry: TR

Time of Inquiry: 09:47

Operator's Initials: TR

Purpose Code Used: (check all that apply)

☒	E- Employment
☐	J- Civilian Criminal Justice Employment (State & Ill Info Received)
☐	W- Working with Children
☐	Z- Sworn Criminal Justice Employment (State & Ill Info Received)

The Inquiry resulted in the following: (check all that apply)

☒	No Criminal Record Available
☐	Criminal Record (Attached/Released)
☐	No NCIC/GCIC Warrant
☐	Possible NCIC/GCIC Warrant (List Wanting Agency Below)

Wanting Agency Name:

Wanting Agency Telephone Number:

Print Agency Designee Name and Title

Agency Designee Signature

TR

12-14-23

Date



APPLICANT PRIVACY RIGHTS

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor (O.C.G.A. § 35-3-34(b) and §35-3-35(b)).

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

Print Name: Tawari Brown

Date: 12/12/23

Signature: Tawari Brown



PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Print Name: Tawana Brown

Date: 11/11/25

Signature: Tawana Brown

TITLE 28 CFR 16.30 THROUGH 16.34

§ 16.30 Purpose and Scope

This subpart contains the regulations of the Federal Bureau of Investigation (FBI) concerning procedures to be followed when the subject of an identification record requests production of that record to review it or to obtain a change, correction, or updating of that record.

Initial: TVB

§ 16.31 — Definition of identification record

An FBI identification record, often referred to as a "rap sheet," is a listing of certain information taken from fingerprint submissions retained by the FBI in connection with arrests and, in some instances, includes information taken from fingerprints submitted in connection with federal employment, naturalization, or military service. The identification record includes the name of the agency or institution that submitted the fingerprints to the FBI. If the fingerprints concern a criminal offense, the identification record includes the date of arrest or the date the individual was received by the agency submitting the fingerprints, the arrest charge, and the disposition of the arrest if known to the FBI. All arrest data included in an identification record are obtained from fingerprint submissions, disposition reports, and other reports submitted by agencies having criminal justice responsibilities. Therefore, the FBI Criminal Justice Information Services Division is not the source of the arrest data reflected on an identification record.

Initial: TVB

§ 16.32 — Procedure to obtain an identification record

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-linked fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

Initial: TVB

§ 16.33 — Fee for production of identification record

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of 31 U.S.C. 9701 and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in § 16.10. Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the *Federal Register*.

Initial: TVB

§ 16.34 — Procedure to obtain change, correction or updating of identification records

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.

Initial: TVB



South Fulton Police Department
License & Permit Unit
5539 Old National Highway
College Park, GA 30349
FINANCIAL AFFIDAVIT
(Please type or print)



This form must be completed by individuals with ownership and/or investment interest in the business, whether direct or indirect. This form may be required of others at the discretion of the Police Department as provided under COSF Title 16 EACH QUESTION MUST BE FULLY ANSWERED. If additional space is required, attach an additional sheet of paper.

1	LAST NAME Brown	FIRST Tavaris	MI [REDACTED]	SOCIAL SECURITY NO. [REDACTED]	
2	HOME ADDRESS (Actual Physical Location of Residence; Do Not Use P.O. Box) [REDACTED]				
	CITY [REDACTED]	STATE [REDACTED]	ZIP + 4 [REDACTED]	DAY CONTACT NUMBER [REDACTED]	
3	LEGAL BUSINESS NAME Applebee's Restaurants Mid-Atlantic LLC		TRADE / DBA NAME Applebee's # 78025		
	TOTAL AMOUNT OF MONEY YOU HAVE INVESTED 0		% OF OWNERSHIP INTEREST 0		
FINANCIAL INVESTMENT (You <u>may</u> be requested to provide a detailed accounting for all monies invested and attach appropriate documentation from each source.)					
TYPE		SOURCE(S)	AMOUNT	DOCUMENTATION	
LOAN	PERSONAL			YES	NO
4	☐	☐	N/A	☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐

SIGNATURE SECTION

BEFORE SIGNING THIS STATEMENT, CHECK ALL ANSWERS AND EXPLANATIONS TO SEE THAT YOU HAVE ANSWERED ALL QUESTIONS FULLY, COMPLETELY AND CORRECTLY. THIS STATEMENT IS TO BE EXECUTED UNDER OATH AND SUBJECT TO THE PENALTIES OF FALSE SWEARING, AND IT INCLUDES ALL ATTACHED SHEETS HERewith. STAMPED SIGNATURE IS NOT ACCEPTABLE.

I, Tavaris [REDACTED] Brown, DO SOLEMNLY SWEAR, SUBJECT TO THE

PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME IN THE FOREGOING AFFIDAVIT ARE TRUE AND CORRECT.

Tavaris Brown

Signature

I HEREBY CERTIFY THAT TAVARIS Brown SIGNED HIS/HER NAME TO THE FORGOING AFFIDAVIT AFTER STATING TO ME UNDER OATH ADMINISTERED BY ME, THAT ALL STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS

24th

Day

September, 2025

[Signature]
NOTARY PUBLIC



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia · 30336-470-809-7300

Cedric Alexander

Interim Director of Public Safety

December 5, 2025

City of South Fulton Code Enforcement Department
ATTN: Paul Muhammad
paul.muhammad@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Code Enforcement Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

[X] Consumption on Premises:
 __X__ Beer __X__ Wine __X__ Distilled Spirits

[] Wholesale
 ___ Beer ___ Wine ___ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
3690 Cascade Road
Atlanta, Ga 30331
Travaris Brown
[REDACTED]

For Code Enforcement Use Only

Date of Inspection: 12/09/2025

[X] Location above **MEETS ALL** City of South Fulton Code Enforcement Requirements

[] Location does **NOT** meet City of South Fulton Code Enforcement Requirements

If not, briefly explain reason: _____

Ofc S. Arnold

Ofc. Arnold

Print Name of Code Enforcement Inspector

Code Enforcement Inspector Signature

Print Name of Department Head

Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 ·
470-809-7300

Cedric Alexander
Director of Public Safety

December 5, 2025

City of South Fulton Planning & Zoning Section
ATTN: Matthew Williams
matthew.williams@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Zoning Compliance Inspection. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- [X] Consumption on Premises
 ___X___ Beer ___X___ Wine ___X___ Distilled Spirits
- [] Wholesale
 ___ Beer ___ Wine ___ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
3690 Cascade Road
Atlanta, Ga 30331
Travaris Brown
[REDACTED]

For Planning & Zoning Use Only

Date of Compliance Inspection: 1/9/2026 Parcel ID Number: 14F0010LL0863
Location is Zoned for: C-1 Local/Limited Commercial
Current/Past Use of the Property: restaurant

- [☒] Location above **MEETS ALL** zoning and alcohol license zoning requirements of the City of South Fulton.
- [] Location above does **NOT** zoning and alcohol license zoning requirements of the City of South Fulton.
If not, briefly explain reason below:

Matthew Williams
Print Name of Zoning Planner

Carmen Y. Davis
Print Name of Department Head

[Signature]
Zoning Planner Signature

[Signature]
Department Head Signature

Return form via email to: Police Licenses @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd Atlanta, Georgia, 30336,
470-809-7300

Cedric Alexander

Interim Director of Public Safety

December 5, 2025

City of South Fulton Business License
ATTN: Victoria Young
victoria.young@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must possess a current City of South Fulton Business License. Please complete this form and return to the email listed at the bottom of the form below.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Wholesale
 _____ Beer _____ Wine _____ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
3690 Cascade Road
Atlanta, Ga 30331
Travaris Brown
[REDACTED]

For Business License Use Only

☒ Location above **HAS** a current and valid occupational tax certificate and meets all of the business and occupational tax ordinance of the City of South Fulton. **A copy of the occupational tax certificate is attached.**

☐ Location above does **NOT** have an occupational tax certificate with the City of South Fulton.
If additional explanation is required, briefly explain below:

Ashley Googer

Print Name of Business Tax Specialist

[Signature]

Print Name of Department Head

Ashley Googer

Business Tax Specialist Signature

Reginald [Signature]

Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov

CITY OF SOUTH FULTON - OCCUPATIONAL TAX CERTIFICATE

COSF Business License
5440 Fulton Industrial Blvd
Atlanta, GA 30331



License Id:	2025.12.1882	Issued Date:	12/5/2025
Effective Date:	01/01/2025	Expiration Date:	12/31/2025
License Type:	Full-Service Restaurants		

Business Name: Applebee's Restaurants Mid-Atlantic, LLC
Business Location: 3690 Cascade RD SW, South Fulton, GA 30331
Applebee's # 97084
Applebee's Restaurants Mid-Atlantic, LLC
10 W. Walnut Street
Pasadena, California, 91103

2025

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

Cedric Alexander

Interim Director of Public Safety

December 5, 2025

City of South Fulton Fire Department
ATTN: Office of the Fire Marshal
Gregory.chambers@cityofsouthfultonga.gov
City of South Fulton Fire Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. To proceed, the listed business must pass a Fire Inspection. Please complete the form below and return this form to the email listed below.

This business is applying for the following alcohol license(s):

☐ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits

☐ Wholesale
 ☐ Beer ☐ Wine ☐ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
~~3690~~ Cascade Road
Atlanta, Ga 30331
Travaris Brown
[REDACTED]

For Fire Use Only

Date of Inspection: 12-8-25

☒ Location above **MEETS ALL** City of South Fulton Fire Ordinance and Fire Codes

☐ Location does **NOT** meet City of South Fulton Fire Ordinance and Fire Codes

If not, briefly explain reason: _____

Felton Forehand, JR.
Print Name of Fire Inspector

[Signature]
Fire Inspector Signature

Gregory Chambers
Print Name of Department Head

[Signature]
Department Head Signature

Return form via email to: Police Licenses and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336

Phone: (470) 809-7300

Cedric Alexander

Interim Director of Public Safety

December 5, 2025

ATTN: Janice McClain

Janice.mcclain@dph.ga.gov

Fulton County Board of Health

Office of the District Health Director

1920 John Wesley Avenue – Suite 212

College Park, GA 30337

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Health Inspection. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

☒ Consumption on Premises

☒ Beer

☒ Wine

☒ Distilled Spirits

☐ Retail

☐ Beer

☐ Wine

☐ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's

3690 Cascade Road

Atlanta, Ga 30331

Travaris Brown



For Fulton County Board of Health Use Only

Date of Inspection: 1-7-2025

☒ Location above **MEETS ALL** Fulton County Health Department Requirements

☐ Location does **NOT** meet Fulton County Health Department Requirements

If not, briefly explain reason: _____

Janice McClain
Print Name of Health Inspector

[Signature]
Health Inspector Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Dr. Cedric Alexander
Interim Director of Public Safety

January 14, 2026,

To: ABL File
South Fulton Police Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Background Investigation. Please complete the form below and place it in file folder.

This business is applying for the following alcohol license(s):

[X] Consumption on Premises
 __X__ Beer __X__ Wine __X__ Distilled Spirits

[] Retail / Wholesale
 __ Beer __ Wine __ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
3690 Cascade Road
Atlanta, Ga 30331
Travaris Brown



For Law Enforcement Use Only

Date Background Investigation Completed: Jacquelyn J. Bell

- [] The Applicant listed above has met the requirements of the background investigation.
[] The Applicant listed above does **NOT** meet the requirements of the background investigation.

If not, briefly explain reason: _____

Jacquelyn J. Bell
Print Name of Investigator

Jacquelyn J. Bell
Investigator Signature

Place Form in Police ABL File



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336

Phone: (470) 809-7300

Cedric Alexander

Interim Director of Public Safety

December 5, 2025

Fulton County School Board
ATTN: Demetrius Roman
romand@fultonschools.org
Transportation Supervisor/Operations
Fulton County Schools System
55 Heath St. Fairburn, GA. 30213

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must verify compliance of distance from the nearest school and school bus stop. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- ☐ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Wholesale
 ___ Beer ___ Wine ___ Distilled Spirits

Business Information:

Applebee's Restaurants Mid-Atlantic, LLC. dba Applebee's
3690 Cascade Road
Atlanta, Ga 30331
Travaris Brown
[REDACTED]

For School Board Use Only

Date Completed: 1/8/2026

- ☒ Location above is 300 yards from nearest school ground
☒ Location above is 200 yards from the nearest school bus stop as designated by Fulton County Board of Education.
If not, briefly explain reason: N/A

Demetrius Roman
Print Name of Person Verifying Distance

[Signature]
Signature

Return form via email to: pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd, sw · Atlanta, Georgia 30336
Phone: (470) 809-7300

Eddie Smith
Deputy Chief of Police

Change of Ownership

Date 9/24/25

Business Applebee's Restaurants Mid-Atlantic LLC

DBA Applebee's 97084

Licensee Tavaris [REDACTED] Brown

Address 3690 Cascade Road

City Atlanta State GA Zip 30331

Business Phone Number [REDACTED]

The reason(s) for Change of Ownership

This is a franchised location where the franchisee no longer wished to operate the restaurant. It is returning to corporate ownership

Applebee's Restaurants Mid-Atlantic LLC
Licensee Print Name

Tavaris Brown
Licensee Signature

City of South Fulton

4715 Frederick Dr

Atlanta, GA 30336

(470)809-7700

PAY ONLINE AT:

[HTTPS://WWW.CITYOFSOUTHFULTONGA.GOV](https://www.cityofsouthfultonga.gov)

SCROLL DOWN TO CLICK "PAY ONLINE" ICON

Applebees Restaurants Mid Atla
3680 Cascade Road
Atlanta, GA 30331

INVOICE #

25005575

CUSTOMER ID: APPLE015 PIN: 224147

INVOICE DATE: 12/05/25

DUE DATE:

**MAKE CHECKS PAYABLE TO:
CITY OF SOUTH FULTON**

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Alcohol License Application		
1.0000/1	ABLAPPL	Alcohol Lic - Application fee	300.000000	300.00
		Alcohol License Application		
1.0000/1	ABLFIREI	Alcohol Fire Inspection Fee	75.000000	75.00
		Alcohol License Application		
1.0000/1	ABLADV	Alcohol Lic Advertising Fee	505.000000	505.00
		Alcohol License Application		
1.0000/1	ABL-BEER	Alcohol Lic Retail Bar Beer	650.000000	650.00
		Alcohol License Application		
1.0000/1	ABL-WINE	Alcohol Lic - Retail bar Wine	650.000000	650.00
		Alcohol License Application		
1.0000/1	ABLLIQUO	Alcohol Lic -Retail Bar Liquor	3,700.000000	3,700.00
		Alcohol License Application		
		TOTAL DUE:		\$ 5,880.00
		Prn Payment: 12/09/25 CS		-5,880.00
		BALANCE:		\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENTCity of South Fulton
4715 Frederick Dr

Atlanta, GA 30336

INVOICE #: 25005575

DESCRIPTION: Alcohol License Application

CUSTOMER ID: APPLE015 PIN: 224147

DUE DATE:

TOTAL DUE: \$ 0.00

Applebees Restaurants Mid Atla
3680 Cascade Road
Atlanta, GA 30331





**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA**

2211 United States Courthouse
75 Ted Turner Drive, SW
Atlanta, GA 30303

Kevin P. Weimer
Clerk of Court

404-215-1600

Name: TAVARIS [REDACTED] BROWN

I, Kevin P. Weimer, Clerk, United States District Court for the Northern District of Georgia, do hereby certify that I have examined the record of said court for the Atlanta Division of said district and the records do not reveal the filing of a criminal indictment or information charging an offense against the United States of America by **TAVARIS [REDACTED] BROWN** within ten (10) years immediately preceding the date of this certificate.

In testimony whereof, I have hereunto set my hand and have affixed the seal of said Court, at Atlanta, Georgia, this 22nd day of October, 2025.

KEVIN P. WEIMER
DISTRICT COURT EXECUTIVE
CLERK OF COURT

By: Stephan W. [Signature]

Deputy Clerk

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 01/08/2025 13:06:24

BUSINESS INFORMATION

BUSINESS NAME : Applebee's Restaurants Mid-Atlantic LLC

CONTROL NUMBER : 18066257

BUSINESS TYPE : Foreign Limited Liability Company

JURISDICTION : Delaware

ANNUAL REGISTRATION PERIOD : 2025

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 10 W Walnut St Fl 5, Pasadena, CA, 91103, USA

REGISTERED AGENT NAME : Corporation Service Company

REGISTERED OFFICE ADDRESS : 2 SUN COURT, SUITE 400, PEACHTREE CORNERS, GA, 30092, USA

REGISTERED OFFICE COUNTY : Gwinnett

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 10 W Walnut St Fl 5, Pasadena, CA, 91103, USA

REGISTERED AGENT NAME : Corporation Service Company

REGISTERED OFFICE ADDRESS : 2 SUN COURT, SUITE 400, PEACHTREE CORNERS, GA, 30092, USA

REGISTERED OFFICE COUNTY : Gwinnett

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Christine K. Son

AUTHORIZER TITLE : Manager



Georgia Department of Revenue

Department of Revenue Alcohol License Application

DOR Alcohol License Application

Business Information

Business Name: APPLEBEE'S RESTAURANTS MID-ATLANTIC, LLC
DBA Name: APPLEBEE'S #89047
Business Type: LLC

Address Information

Location Address: 3690 CASCADE RD SW ATLANTA GA 30331-2106

Alcohol License Information

License Type: Consumption on Premises
Start Date: 09-10-2025
Beer: Yes
Wine: Yes
Liquor: Yes
Airline or Railway Carrier: No
Regional Economic Assistance Program: No
Local Jurisdiction Type: City
Local Jurisdiction: SOUTH FULTON
Arrest History: No

Local License / Fees	Fee Amount
Background Check Fee	\$55.00
Consumption on Premise Beer/Wine/Distilled Spirits	\$5,000.00
Application Fee for Consumption/Retail Licenses	\$300.00
	\$5,355.00

Licensee Information

Licensee Type: Business
Licensee Name: COOK, CHRISTINE

Additional Information

Primary NAICS: 722511

Officers

ADEL, BRYAN

Officer or Responsible Party

Officer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

Applebee's Restaurants Mid-Atlantic LLC

a Foreign Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 28209899
Date Inc/Auth/Filed: 05/29/2018
Jurisdiction : Delaware
Print Date : 11/12/2024
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

Report #	Call Time	Nature	Location	Prime Unit	Disp.	Close Time
	11/10/2025 21:19:38	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/10/2025 21:20:23
	11/10/2025 23:46:54	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/10/2025 23:49:24
	11/11/2025 20:17:10	90B BUSINESS CHECK	3690 CASCADE RD SW	SF203	3	11/11/2025 21:10:27
	11/13/2025 01:14:28	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	11/13/2025 01:42:44
	11/13/2025 20:34:43	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/13/2025 20:40:13
	11/14/2025 20:26:50	90B BUSINESS CHECK	3690 CASCADE RD SW	SF202	3	11/14/2025 21:06:17
	11/14/2025 23:11:39	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	11/14/2025 23:51:43
	11/15/2025 00:17:07	87 TRAFFIC STOP	3690 CASCADE RD SW	SF233	7	11/15/2025 00:21:03
	11/15/2025 19:59:37	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/15/2025 20:10:18
	11/15/2025 20:45:15	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/15/2025 20:47:22
	11/15/2025 22:27:00	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/15/2025 23:05:28
	11/16/2025 09:02:49	39 INFORMATION FOR	3690 CASCADE RD SW	SF106	3	11/16/2025 09:23:58
	11/16/2025 23:02:02	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	11/16/2025 23:04:10
	11/18/2025 22:08:44	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/18/2025 22:17:30
	11/21/2025 01:42:55	29 FIGHT OR DOMESTIC	3690 CASCADE RD SW	SF233	3	11/21/2025 01:56:09
	11/22/2025 01:58:42	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/22/2025 02:34:00
	11/23/2025 19:26:33	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF231	3	11/23/2025 20:09:23
	11/24/2025 17:03:20	90B BUSINESS CHECK	3690 CASCADE RD SW	SF129	3	11/24/2025 17:42:12
	11/24/2025 20:20:11	90B BUSINESS CHECK	3690 CASCADE RD SW	SF203	3	11/24/2025 20:27:30
	11/24/2025 21:17:40	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	11/24/2025 21:28:25
	11/26/2025 23:14:44	90B BUSINESS CHECK	3690 CASCADE RD SW	SF231	3	11/26/2025 23:34:08
	11/29/2025 01:44:53	90B BUSINESS CHECK	3690 CASCADE RD SW	SF231	3	11/29/2025 02:09:16
	11/29/2025 23:16:16	90B BUSINESS CHECK	3690 CASCADE RD SW	SF231	3	11/29/2025 23:34:53
	12/02/2025 19:58:11	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	12/02/2025 20:13:44
	12/06/2025 13:44:03	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF90	3	12/06/2025 14:44:26
	12/07/2025 00:28:27	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	12/07/2025 00:49:16
	12/08/2025 00:02:19	30 DRUNK IN	3690 CASCADE RD SW	SF231	3	12/08/2025 00:15:27
	12/14/2025 00:48:05	87 TRAFFIC STOP	3690 CASCADE RD SW	SF500	7	12/14/2025 01:12:13
	12/15/2025 23:19:22	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF231	3	12/15/2025 23:32:17
	12/18/2025 15:43:25	29 FIGHT OR DOMESTIC	3690 CASCADE RD SW	SF129	3	12/18/2025 16:10:16
	12/21/2025 01:30:03	90B BUSINESS CHECK	3690 CASCADE RD SW	SF231	3	12/21/2025 01:41:11
	12/22/2025 20:07:39	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	12/22/2025 20:15:28

Report #	Call Time	Nature	Location	Prime Unit	Disp.	Close Time
2025020239 2026000118	12/26/2025 23:56:16	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	12/27/2025 00:25:38
	12/31/2025 22:52:41	45 INVESTIGATE	3690 CASCADE RD SW	SF271	CASE	12/31/2025 22:53:14
	01/02/2026 18:54:00	29 FIGHT OR DOMESTIC	3690 CASCADE RD SW	SF231	CASE	01/02/2026 19:30:43
	01/04/2026 04:16:38	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF231	3	01/04/2026 05:12:42
	01/04/2026 13:24:09	90B BUSINESS CHECK	3690 CASCADE RD SW	SF135	3	01/04/2026 13:44:40
	01/06/2026 19:35:51	39 INFORMATION FOR	3690 CASCADE RD SW	SF229	3	01/06/2026 20:00:14
	01/06/2026 23:34:54	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	01/06/2026 23:41:40
	01/08/2026 03:12:16	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	01/08/2026 03:25:55
	01/14/2026 00:42:34	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF231	3	01/14/2026 01:08:17
	01/15/2026 14:42:02	90B BUSINESS CHECK	3690 CASCADE RD SW	SF411	3	01/15/2026 15:35:15
	01/16/2026 01:11:03	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	01/16/2026 01:43:39
	01/16/2026 02:51:03	90B BUSINESS CHECK	3690 CASCADE RD SW	SF231	3	01/16/2026 03:00:26
	01/17/2026 03:17:59	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	01/17/2026 03:18:37
	01/17/2026 07:15:16	90B BUSINESS CHECK	3690 CASCADE RD SW	SF129	3	01/17/2026 07:34:01
	01/17/2026 23:10:46	90B BUSINESS CHECK	3690 CASCADE RD SW	SF229	3	01/17/2026 23:35:33
2025020239 2026000118	01/19/2026 22:55:23	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	01/19/2026 23:26:41
	01/21/2026 04:44:57	90 SPECIAL DETAIL	3690 CASCADE RD SW	SF229	3	01/21/2026 06:21:43

Total Number of Events Listed: 749

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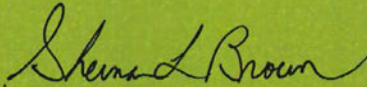
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Sincerely,



Sherman Brown

Executive Vice President, National Restaurant Association Solutions



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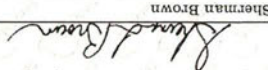
NAME
4/2/2024

DATE OF EXAMINATION

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Executive Vice President, National Restaurant Association Solutions



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1.800.SERVSAFE
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DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Department of Community
Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z25-032/CDP25-011: 0 Valley Green Drive**

MEETING DATE: January 21, 2026

The applicant is requesting a rezoning requesting a rezoning from R-3 (Single-Family Dwelling District/Sandtown Overlay District) to TR (Townhouse Residential District/Sandtown Overlay District) to develop a residential community with 78 attached dwellings on 11 acres with no commercial component. A future land use amendment to amend the character area from Community Live -Work to Suburban II Neighborhood is also requested. (Council District 2)

STAFF RECOMMENDATION: DENIAL (Z25-032)
DENIAL (CDP25-011)

APPLICATION INFORMATION

Applicant Information: Brad Hughes c/o Rockhaven Homes

Status of Applicant: Applicant

City Council District(s): 2

Parcel ID Number: 14F0119 LL0442

Area of Property: 12.16 Acres

Existing Zoning: R-3 (Single-Family Dwelling District/Sandtown Overlay District)

Current/Past Use of the Property: Vacant

Prior Zoning Cases/History: 1967Z -0074 (Rezoned from AG-1 & SUB A to R-3)

SPECIFIC INFORMATION REQUEST

BACKGROUND

The applicant is 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 with no commercial component. A future land use amendment to amend the character area from Community Live -Work to Suburban II Neighborhood is also requested.

The Property is designated for Community Live Work under the 2021 City of South Fulton Comprehensive Plan, which allows for up to 12 residential units to the acre in a mixed-use concept with 40,000 square feet per tenant under a commercial component. Given the limited access the site has to only Union Road, which the applicant states is already heavily burdened with public school traffic for Westlake High School to the south, such a heavy density of commercial and residential uses may have an adverse effect on the community.

To that end, the applicant wishes to rezone the Property to allow a residential density of 7.09 units to the acre, with no commercial component. Therefore, this application is submitted to seek a change to the Comprehensive Plan to amend the designation from Community Live Work to the Residential Suburban II category and to rezone the subject property from R-3 to the TR zoning category. This request serves to lessen the allowable density and intensity of use allowed under the current Comprehensive Plan policy for the Property.

PROPERTY LOCATION

The property consists of a 11-acre parcel located land located on the west side of Camp Creek and the east side of Union Road, just south of Campbellton Road (the "Property") lying and being in Land Lots 119 of the 14th District, Fulton County, Georgia. The property is in Council District 2.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Community Live Work as designated in the 2021 South Fulton Comprehensive Plan which does not support a TR (Townhome Residential District) zoning district. However, the Applicant is seeking to amend the Future Land Use Designation from Community Live Work to Suburban Neighborhood II, therefore if the amendment passes, it will support the proposed rezoning.

ADJACENT ZONING AND LAND USES

North: Suburban A (Single-Family Dwelling District / Sandtown Overlay District)

South: AG-1 (Agricultural District/ Sandtown Overlay District)

East MIX (Mixed Use District / Sandtown Overlay District)

West: AG-1 (Agricultural District/ Sandtown Overlay District) and Suburban A (Single-Family Dwelling District / Sandtown Overlay District)

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 favor. However, a few residents spoke in opposition to the development.

Staff placed the required notice of public hearing in the South Fulton Neighbor on November 25, 2025, to notify the public that Case Z25-032/CDP25-011 would be heard at the Planning Commission Meeting on January 21, 20226 , and at the City Council Public Hearing on February 10, 2026.

Staff placed a notification sign in front of the subject property on November 10th, 2026, to notify the surrounding community of the aforementioned 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. 512. - Sandtown Overlay District.
- Table 4-1 Area Regulations for Lots and Principal Buildings
- Sec. 405.01. - Landscape strip and zoning buffer requirements.

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 Community 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;

The current zoning does not diminish the unimproved property value.

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 R-3 (Single-Family Dwelling District/Sandtown 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;

Providing a wide diversity of housing types and affordability is the intent of the Suburban Neighborhood II future land use designation, while encouraging civic uses such as schools, places of worship, community centers, and facilities. The proposed development provides 78 attached dwellings. Staff do not anticipate any hardship for 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;

Staff has no knowledge of any prior development on the property.

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 zoning will permit a use that is suitable for the development of adjacent and nearby properties within City limits, because abutting properties are zoned and utilized as residential and mixed-use.

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. The applicant mentioned the use and density that is less intense than that currently designated under the Comprehensive Plan and Comprehensive Plan Land Use Map, thereby having less effect on adjacent or nearby property than that currently envisioned by the City. The property to the east is Camp Creek Parkway and the proposed use is a buffer or transitional use that protects the residential uses to the west of the site and is less intense than currently envisioned by the City's policies.

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

According to the Code of Ordinance Sec. 207.06. - Use table the property does have reasonable economic use as currently zoned. However, the owner of the Subject Property mentioned that current zoning does not allow for economically viable development. The applicant states the current zoning imposes development parameters that prevent the use of the property under that zoning, especially given its shape, size and the limited frontage on an accessible road (Camp Creek Parkway is a limited access roadway).

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 extent of burden this proposal will cause existing infrastructure is unknown to Staff at this time. The zoning proposal is less intense than the allowable gross density for residential as stated in the City's Comprehensive Plan for the subject property.

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 2021 Comprehensive Plan. The property is in the Community 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.

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;

No other conditions are known to Staff at this time that would affect 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 does not propose a use that is, or can be, considered adverse to the environment or the natural resources, environment and citizens of the City of South Fulton.

PUBLIC PARTICIPATION

No public participation meeting was held.

STAFF RECOMMENDATION

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.

The Suburban II Neighborhood Character Area supports the following: R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, MIX and NUP. Therefore, the TR (Townhome Residential District) zoning district is supported in the Suburban II Neighborhood Character Area if the amendment passes.

Regarding the proposed zoning, The Townhouse Residential district is described in the South Fulton Zoning Code as follows:

TR Townhouse Residential District. The TR District is intended to provide land areas devoted to medium density uses consisting of townhouse and multi-family dwellings. Land areas zoned TR are further intended to provide a transition between low-density and higher density residential areas or between low-density residential and nonresidential areas. The TR District is further intended to:

- 1) Encourage the provision of usable open space and recreation areas as part of a living environment.
- 2) Be located primarily in areas near or adjacent to single-family areas.
- 3) Be located so as to provide a transition between single family areas and non-residential areas.
- 4) Be located near retail shopping and major thoroughfares.
- 5) Encourage home ownership.

The purpose and intent of the Cliftondale Overlay District is as follows:

- a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Sandtown Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Sandtown District in accordance with the provisions herein.
- b) The Sandtown 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.
- c) This District also 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.
- d) This District also seeks, among other things, 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, and to stimulate business and promote economic development.

- e) In consideration of the character of the Sandtown District, the regulations in this Section 512 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.

The request to amend the Future Land Use Map from Community Live -Work to Suburban II Neighborhood supports a TR zoning district and the proposed gross density 7.09 units per acre. However, the site plan submitted does not adhere to the zoning regulations in “Table 4-1 Area Regulations for Lots and Principal Buildings” for the proposed district. Please see table in the City of South Fulton Code of Ordinance below;

Zoning District ↓	Lot Area (minimum acres or square feet)	Setbacks (minimum feet)				Lot Width (minimum feet)	Lot Frontage (minimum feet)	Development Frontage (minimum feet)	Height (maximum feet)	Heated Floor Area (minimum square feet) (g.f. = ground floor)	Density (maximum dwelling units per gross acre)	Lot Coverage (maximum percent)
		Front ¹		Side	Rear							
		To lot line	Staggered									
TR ³	2,000 sq.ft.	40'	N/A	30' to interior lot line 40' to street	35'	20'	20' ⁴	35'	40'	1,100 sq. ft.	9 du/ac	50%
		20' to ROW ⁵		0'-7': conditions apply ⁶ 15' to street								

³ For the TR setback requirements, the standards in the top line are the minimum perimeter setbacks for the entire development, and the standards in the bottom line are the minimum interior setbacks when there is one building on a lot.

⁴ For townhouse developments, this minimum distance requirement shall apply to each dwelling unit. In addition, for all developments, up to 35 feet in frontage may be required whenever the Director of Public Works requires the extra width to protect catch basins.

⁵ When access to a lot is not from a public right-of-way, the setback shall be 25 feet measured from back of curb if the driveway and garage are in the front; if vehicular access is to the rear of the townhome unit, the distance from the back of curb shall be 12.5 feet.

⁶ Zero setback if units are attached (for example, townhomes on separate lots of record); and, 7 feet when units are not attached, except that a 7-foot encroachment and maintenance easement may be provided on adjacent parcels, in combination with or in lieu of a side yard, such that a minimum building separation of 14 feet is maintained.

Staff recommends the applicant host a public participation meeting and resubmit a new site plan that adheres to City of South Fulton’s Code of Ordinances for TR (Townhome Residential District) zoning regulations.

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

Staff recommends **DENIAL** based on these factors for Community Development Plan.

PREPARED BY: Adriana Echols, Planner
 REVIEWED BY: Reginald McClendon, Director, CDRA

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. I



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

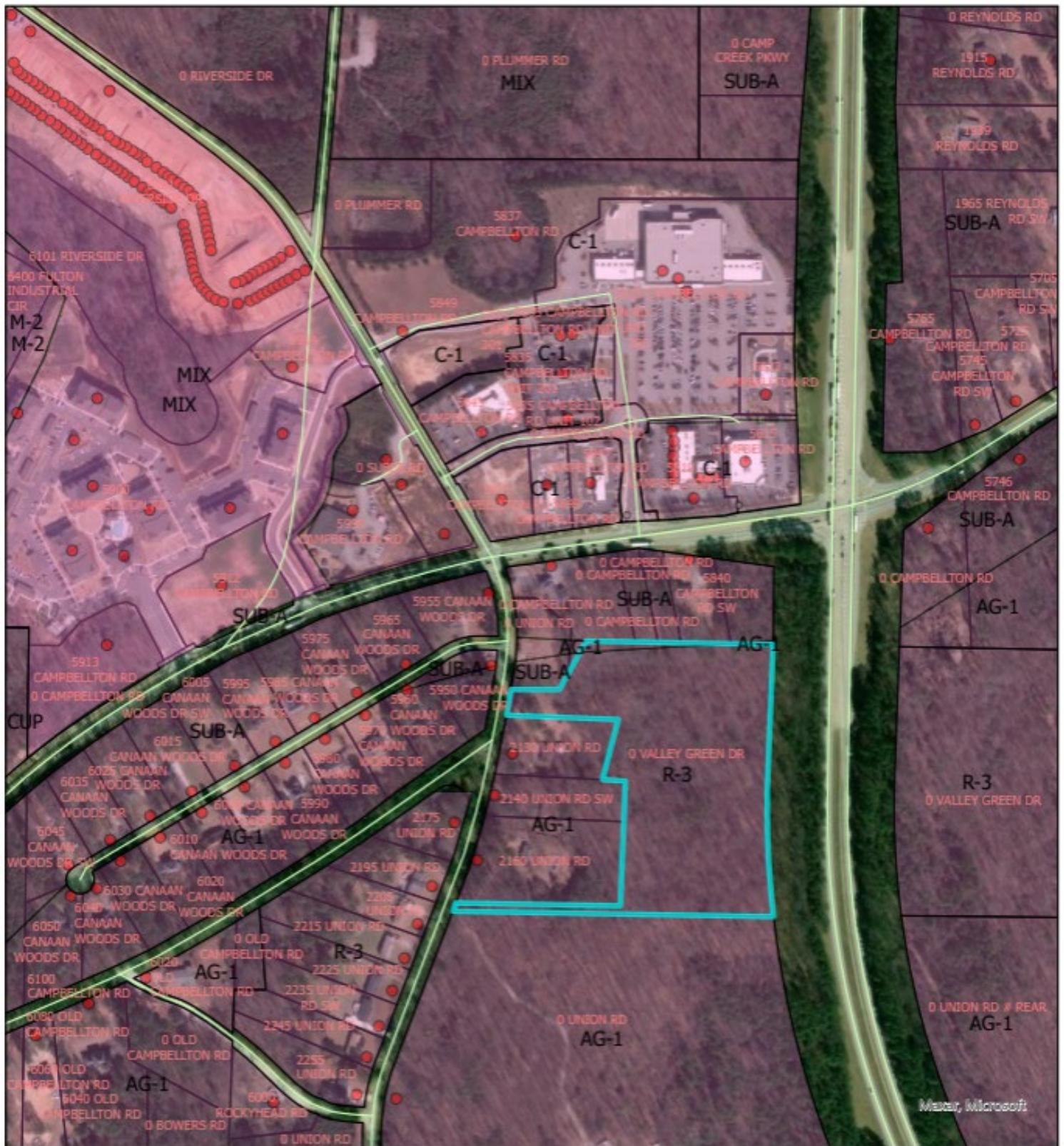
Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

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





Page 68 of 85



0 Valley Green Dr. - Zoning



0 0.03 0.07 0.13 Miles

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.



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NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Department of Community Development
and Regulatory Affairs
Planning & Zoning Division

SUBJECT: Z25-035/CDP25-014: 0 Pinscher Street

MEETING DATE: January 21, 2026

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 at 0 Pinscher Street (Parcel Id: 09F120000574542).

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: 30-DAY DEFERRAL
(December 17)**

APPLICATION INFORMATION

Applicant Information:	Southern Impression Developments c/o M. Hakim Hilliard
Status of Applicant:	Attorney
City Council District(s):	7
Parcel ID Number:	09F120000574542
Area of Property:	1.19 acres
Existing Zoning:	M-2 (Heavy Industrial District)
Current/Past Use of the Property:	The property is currently undisturbed.
Prior Zoning Cases/History:	1967-0021

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone to C-2 (General Commercial) to allow for a proposed specialty food store use.

PROPERTY LOCATION

The property consists of 1.19 total acres located on the northern side of Oakley Industrial being in Land Lot 42 & 57 of the 9th District in the City of South Fulton, Fulton County, Georgia and City Council District 7.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Industrial Zone as designated in the 2021 South Fulton Comprehensive Plan, which does not support the proposed zoning classification and use.

ADJACENT ZONING AND LAND USES

North: TR (Townhouse Residential)/ Oakley Station
South: M-2 (Heavy Industrial District)/ Undisturbed Land
East: A-L (Apartment Limited Dwelling District)/ South Pine Luxury Leased Living
West: M-2 (Heavy Industrial District)/ McElroy Metal Service Center

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.

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/CV25-014 would be heard at the Planning Commission Meeting on December 17, 2025, and at the City Council Public Hearing on January 13, 2026.

The applicant placed a notification sign in front of the subject property on November 24, 2025, to notify the surrounding community of the aforementioned 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

Table 4-1 Area Regulations for Lots and Principal Buildings.

Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use.

Sec. 405.01. - Landscape strip and zoning buffer requirements.

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 proposed zoning district and use is not supported by the Future Land Use Map. The applicant is seeking a Future Land Use Amendment to Community Live-Work to comply with the 2021 Comprehensive Plan.

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

The current zoning does not diminish the unimproved property value.

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 M-2 (Heavy Industrial) 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 purpose of the Industrial Zone Character Area is to preserve the integrity of industrial areas in the City of South Fulton and the impact on surrounding neighborhoods. The applicant is seeking a future land use amendment to Community Live-Work, which seeks to provides opportunities within the City of South Fulton to provide areas of mixed uses to provide services to the Suburban Character Areas. The proposed development is a 8,400 square foot specialty grocery store.

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;

The length of time this property has been vacant is unknown to Staff at this time.

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 proposal to develop a specialty grocery store is suitable in view of the use and adjacent and nearby property. This property borders townhome and townhome-style apartment developments as well as industrial use and zoned properties. This development could act as a buffer and serve the neighboring residential developments.

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

The proposal should not adversely affect the use or usability of adjacent properties. The proposal could act as a potential buffer between the residential and industrial areas.

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 result in a use that will cause an excessive burden to existing infrastructure.

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

The zoning proposal is not in conformity with the comprehensive plan. The property is located in the Industrial Zone character area, which supports the development of industrial uses. The applicant is seeking a Future Land Use Amendment to Community Live-Work, which would bring the proposal into compliance with the City's Comprehensive Plan. Community Live-Work character area seeks to provide areas of mixed uses and commercial services to service Suburban Neighborhood character area regions.

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;

No other conditions are known to Staff at this time that would affect 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.

This zoning proposal will not permit a use that is environmentally adverse.

PUBLIC PARTICIPATION

The applicant hosted a public participation meeting on December 3, 2025, at 3675 Butner Road and Microsoft Teams at 6pm. Neighbors had questions regarding the use possibilities for the property, and the applicant addressed these questions by stating that they will continue to collaborate with the community regarding their concerns.

The public participation meeting was held at location that violates the newly adopted Public Participation Guides approved under ORD2025-026, therefore, the applicant has not met the public participation guidelines.

STAFF RECOMMENDATION

The applicant is proposing to rezone from M-2 (Heavy Industrial District) to C-2 (General Commercial District) to a 8,400 square foot specialty grocery store. In addition to this rezoning, the applicant wants a future land use amendment to Community Live-Work from Industrial Zone.

The purpose of the Industrial Zone Character Area is to preserve the integrity of industrial areas in the City of South Fulton and the impact on surrounding neighborhoods. These areas have the highest intensity of industrial uses which require the most stringent regulations and site control. The uses can include wholesale trade distribution centers, manufacturing, and large-scale distribution centers.

Community Live-Work, on the other hand, seeks to provide opportunities for mixed use areas to serve regions within the Suburban Neighborhood character area. This character area supports a gross commercial density of up to 40,000 square feet per tenant and the zoning classifications of MIX (Mixed Use District), C-1 (Limited Commercial District), C-2 (Heavy Commercial District), O-I (Office & Institutional), and SH (Senior Housing). Therefore, the proposed rezoning to C-2 and commercial density of 8,400 square feet would be supported by the 2021 Comprehensive Plan if a future land use amendment is granted.

The C-2 zoning district is intended to provide locations in which community and regionally oriented retail and service activities conclude a transition, or locations which complement a transition into a more intense activity area. Complimentary non-commercial uses are also permitted. The site plan submitted contains a singular 8,400 square foot retail building with ingress and egresses from both Oakley Industrial Boulevard & Oakley Road. The food store use of this property requires 42 parking spaces, which are provided on the site plan and include electric vehicle parking and landscape islands required. Adequate zoning buffers, landscape strips, and setbacks are provided as well.

The applicant has not met the public participation guidelines for this case.

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

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



C-102



0 Pinscher St - 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.



0 Pinscher St - Zoning Map

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0 Pinscher St - Future Use Map

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**OFFICE OF THE
CITY MANAGER**

SHARON D. SUBADAN, ICMA-CM, MPS, CPM
CITY MANAGER

**COMMUNITY
DEVELOPMENT &
REGULATORY AFFAIRS**

Reginald McClendon, J.D., AICP, CPM
Managing Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

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DISTRICT 2

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DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor & City Council

FROM: Department of Community Development
and Regulatory Affairs
Planning & Zoning Division

SUBJECT: M26-001: 8373 Le Jardin Blvd

MEETING DATE: February 10, 2026

Omar Cooper c/o Benny Bryant requesting a modification to zoning condition #3a of zoning case 2005Z-0010 to remove the 20' rear yard setback at 8373 Le Jardin Blvd (Parcel Id: 09C080000142117).

City Council District: 4

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Benny Bryant
Status of Applicant:	Agent
City Council District(s):	4
Parcel ID Number:	09C080000142117
Area of Property:	4.1 Acres
Current/Past Use of the Property:	Single-Family Residence
Prior Zoning Cases/History:	2005Z -0010
Surrounding Zoning:	<u>North:</u> MIX (Mixed Use/ Cedar Grove Overlay District) <u>South:</u> MIX (Mixed Use/ Cedar Grove Overlay District) <u>East:</u> MIX (Mixed Use/ Cedar Grove Overlay District) <u>West:</u> MIX (Mixed Use/ Cedar Grove Overlay District)
2021 Future Land Use Designation:	<u>Character Type:</u> Rural Neighborhood <u>Land Uses:</u> Low to Medium density residential housing <u>Zonings:</u> R-2A, CUP, NUP, & SH
Compatibility to the City of South Fulton's 2021 Comprehensive Plan:	Yes
Overlay District:	Cedar Grove Overlay District
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to this site by Fulton County.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.

STAFF RECOMMENDATION

2005Z-0010 was approved on May 4, 2005, to establish a MIX (Mixed Use) district, known as Le Jardin, that contains retail, service, and/or office and accessory uses and no more than 1,682 total dwelling units.

The applicant seeks to modify the following condition:

3. To the owner's agreement to the following site development considerations:

a. The minimum design standards are:

Single family residential dwellings

Minimum lot size: 5,000 square feet, except 1-acre minimum for lots on the west side of Cascade Palmetto Highway

Minimum lot width at building line: 50 feet

Minimum front yard: 10 feet

Minimum side corner yard: 10 feet

Minimum side yard: 0 feet

Minimum rear yard: 20 feet

Maximum building separation: 10 feet

Townhouses/condominiums/duplex units

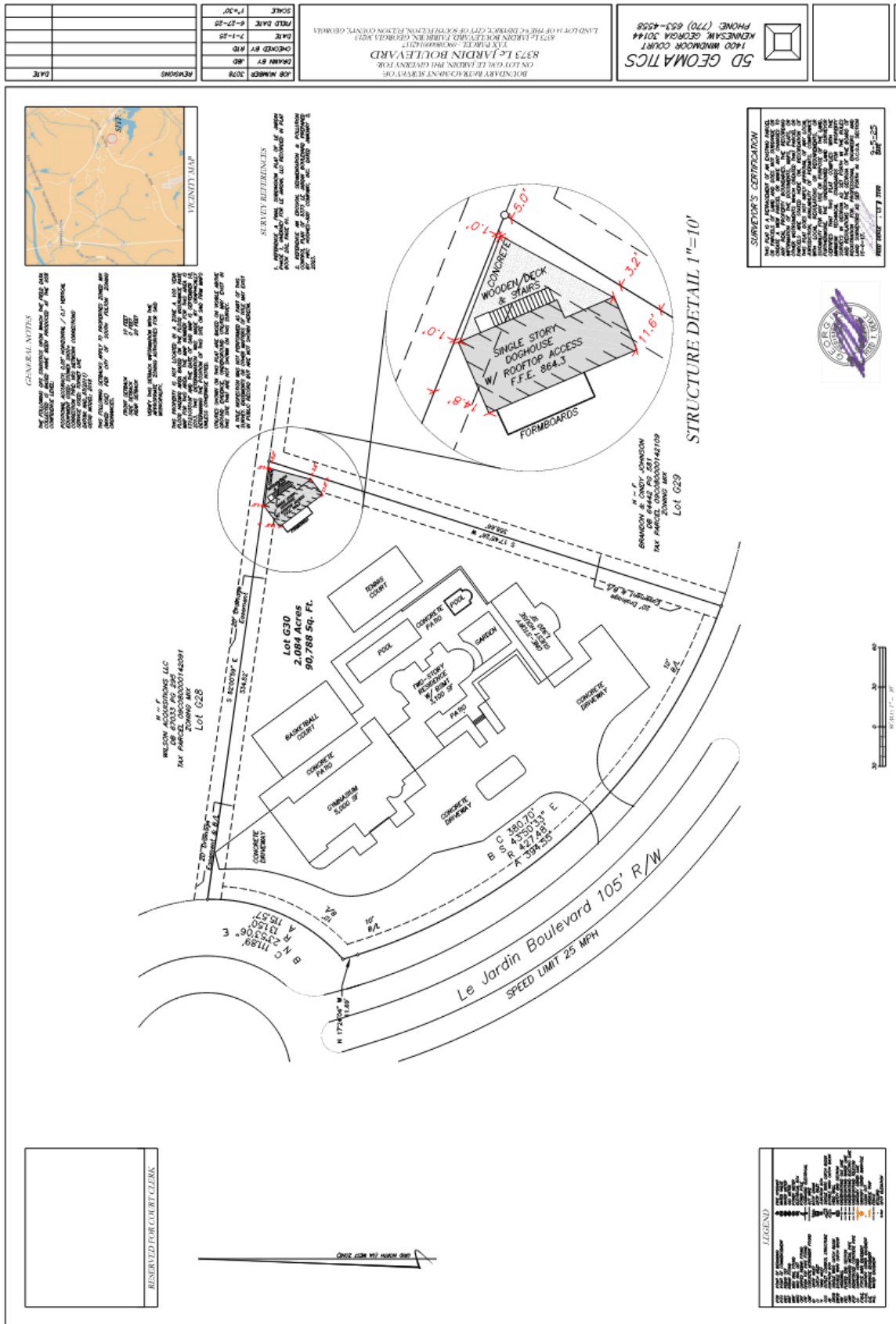
Units shall not be located within 500 feet of an existing external property line.
Up to 8 units may be attached in one building

The modification request is to modify condition 3a of Petition No. 2005Z-0010 to remove the rear setback for lot G30 to accommodate a shed that has already been built on the property. The applicant states in their letter of intent that this construction “occurred due to the unintentional moving of property stakes during construction.” A permit was never issued for the construction of the shed, with the erosion control and planning reviewers both stating that the shed cannot encroach the setbacks or drainage easement for the property. In their updated letter of intent, the applicant asked to remove the drainage easement as well as the setbacks. Drainage easements cannot be removed from the property by modification.

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

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA





**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

Applicant: Omniscopus Lifestyle Realty Petition No. _____

Date: January 16, 2026

1. The following parties were notified of the requested modification:
All parties within a mile of 8373 Le Jardin
Blvd, HOA, Political Jurisdictions and other
public agencies.
2. The following meetings were held regarding this petition:
(Include the date, time and meeting location.)
January 5th 2026 @ 7pm
Location: 8380 Le Jardin Blvd
3. The following issues and concerns were expressed:
no one showed up via zoom or
in person.
4. The applicant's response to issues and concerns was as follows:
no one showed up via zoom or
in person.
5. 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.