



City of South Fulton, Georgia

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

Agenda

City Council Regular 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

7:00 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 (CivicClerk):**
<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. Invocation - City Chaplin**
- IV. Pledge of Allegiance**
- V. Proclamation Presentation**
- VI. Adoption of Council Agenda**
- VII. Approval of City Council Meeting Minutes**
 - A. Request Council Approval of the following City Council Regular Meeting Minutes: January 27, 2026
 - B. Request Council Approval of the following City Council Work Session Minutes: January 27, 2026
 - C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: January 27, 2026
- VIII. Consent Agenda Items**
 - A. The Administration is requesting Council to approve the events list from March 2026–December 2026.
 - B. Request Council Approval of the following Board Appointments:

Mayor Gumbs seeks to appoint Gocha Hawkins to the ATL Airport District Convention and Visitors Bureau Board of Directors

Councilmember Rowell seeks to appoint Nikki Barjon to the ATL Airport District Convention and Visitors Bureau Board of Directors

Councilmember Sebastian seeks to appoint Gloria Powell to the South Fulton Downtown Development Authority, Position 4

IX. Public Comments

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the forgoing.

X. Council Comments

XI. Agenda Items

A. Administration

1. The CDRA Department is requesting Council to approve A Resolution authorizing the transmittal of the draft City of South Fulton 5-Year Comprehensive Plan Update to the Department of Community Affairs and Atlanta Regional Commission for review.

B. Procurement and Contracts

1. The Procurement Department is requesting Council to approve and award RFP No. 25-22 for Fire Uniforms and Accessories to T T Uniforms Inc. to support operational readiness, safety compliance, and professional standards across the department. An evaluation team reviewed vendor qualifications and responsiveness and determined that the recommended vendor is the most qualified, responsive, and responsible to Fire Department uniform requirements throughout the year. The contract supports standardized uniforming, timely replacement, and consistent professional appearance. The initial term of the contract is one year with three successive one-year terms, exercised at the City's sole option based on performance, funding and continued need. T T Uniforms Inc. was determined to be the most responsive and responsible proposer based on overall value. The total contract amount shall not exceed two hundred twenty-five thousand dollars (\$225,000.00) per year.
2. The Procurement Department is requesting Council to approve cooperative purchasing with Akins Ford LLC, under the Georgia Department of Administrative Service statewide contract cooperative solicitation number 99999-001-SPD0000218, for the purchase of administrative vehicles with an annual spending limit not to exceed Two Million Dollars and Zero cents, \$2,000,000.00, per fiscal year, authorize the City Manager or designee to issue purchase orders and administer purchases through June 2027 and require annual renewal of spending authority each fiscal year.

C. First Read Ordinances

1. First Read of Zoning Ordinance: Case Z25-032/CDP25-011: An application by Brad Hughes c/o Rockhaven Homes requesting a rezoning requesting a rezoning from R-3 (Single-Family Dwelling District) to TR (Townhouse Residential District/ Sandtown Overlay District) to develop a residential community with 78 attached dwellings on 11 acres at 0 Valley Green Drive (Parcel Id: 14F0119 LL0442). A future land use amendment to amend the character area from Community Live -Work to Suburban II Neighborhood is also requested. City Council District: 2.
2. First Read of Zoning Ordinance:Z25-035/CDP25-014: An application by Southern Impression Developments c/o Hakim Hilliard requesting a rezoning from M-2 (Heavy Industrial District) to C-2 (General Commercial District) to allow for proposed specialty food store use on 1.19 acres at 0 Pinscher Street (Parcel Id: 09F12000057454). A future land use amendment to amend the character area from Industrial Zone to Community Live -Work is also requested. City Council District: 7.
3. First Read of Zoning Ordinance: An Ordinance To Create Chapter 7 (Gas Station And Convenience Store Ordinance) Of Title 12 (Licenses, Permits And Business Regulations) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Location And Operation Of Gas Stations And Conveience Stores. (Sponsors Councilmembers Helen Z. Willis, Aaron V. Johnson, Jacey Sebastian, Linda B. Pritchett, and Natasha Williams-Brown)

XII. Walk-On Items (if necessary)

XIII. Executive Session

XIV. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA

City Council Regular Meeting

City Hall

Tuesday, January 27, 2026, 7:00 PM



City Council Regular Meeting Minutes

I. Meeting Called to Order - Mayor Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 7:07 PM.

The meeting is being conducted under special emergency circumstances due to the Emergency Order issued by the Georgia Governor regarding Winter Storm Fern, dated January 22, 2026. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

II. Roll Call - Corey Adams, City Clerk

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

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

III. Invocation - City Chaplin

City Chaplain gave the invocation, followed by the Pledge of Allegiance.

IV. Pledge of Allegiance

V. Adoption of Council Agenda

Mayor Carmalitha Gumbs approved the Amended Council Agenda by unanimous consent without any objections.

Amendments:

1. **District 3** – Waive first reading for Case **Z25-036 / CDP25-015** and proceed with motion and vote.
2. **District 3** – Food Distribution and Shredding Event on **February 28, 2026**.
3. **District 3** – Town Hall Meeting on **March 3, 2026**, from **6:00 p.m. to 8:00 p.m.**, at **Welcome All Park**.
4. **District 1** – Town Hall Meeting on **February 4, 2026**, from **6:30 p.m. to 8:00 p.m.**, at **Sandtown Recreation Center**.
5. **District 7** – Food Distribution and Juicing Class Event on **February 7, 2026** at **Creel Park**.
6. **District 7** – Town Hall Meeting on **February 29, 2026** at **Dennard Library**.
7. **District 7** – Business Roundtable “Lunch and Learn” on **February 12, 2026**, at the **Economic Development Office**.

Motion (Approve as Amended): None
 Second: None
 (Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
 Nay: 0 None
 Abstain: 0 None
 Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

VI. Proclamation Presentation

NO PROCLAMATION PRESENTED.

VII. Approval of City Council Meeting Minutes

Mayor Carmalitha Gumbs approved the City Council Meeting Minutes for January 13, 2026, by unanimous consent without any objections.

- A. Request Council Approval of the following City Council Regular Meeting Minutes: January 13, 2026
- B. Request Council Approval of the following City Council Work Session Minutes: January 13, 2026
- C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: January 13, 2026

VIII. Consent Agenda Items

A motion to approve the amended Consent Agenda was made. The motion was approved unanimously, 7-0.

Motion (Approve as Amended): Councilmember Rowell
Second: Councilmember Williams-Brown
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay: 0 None
Abstain: 0 None
Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

A. Mayor/Council Proclamations for Spreading on the Minutes:

Reverend Christopher “Chris” McNairy (Mayor and Full Council)
Myrtle Lavonne “Von” Johnson Odom (Mayor and Full Council)

B. Request Council Approval of the following Board Appointments:

Mayor Gumbs seeks to appoint Nate Lewis to the South Fulton Development Authority.
Mayor Gumbs seeks to appoint Eugene Felton to the South Fulton Ethics Panel.
Mayor Gumbs seeks to appoint Yvonne Boone to the Environmental Committee.
Mayor Gumbs seeks to appoint Sam Bowen to the Board of Code Enforcement.
Mayor Gumbs seeks to appoint Cybil Talley to the Historic and Cultural Landmarks Commission.
Mayor Gumbs seeks to appoint Keishan Davis to the Parks and Recreation Advisory Board.
Mayor Gumbs seeks to appoint Mike Dunn to the South Fulton Planning Commission.
Mayor Gumbs seeks to appoint Mario Malcolm to the South Fulton Zoning Board of Appeals.
Mayor Gumbs seeks to appoint Tiffany Morman to the Veterans Advisory Board.
Mayor Gumbs seeks to appoint Sonya Patterson to the Impact Fee Committee.
Mayor Gumbs seeks to appoint Edward Thomas II to the South Fulton Public Arts Council.
Mayor Gumbs seeks to appoint Kim Lloyd to the Use of Force Board.

IX. Alcohol License, Rezonings, Variance and Modification Cases (For Motion and Vote)

Mayor Carmalitha Gumbs approved Section IX, Items A(1–3) and B(1–3), by unanimous consent with no objections.

A. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D. Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of

all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time.

1. Confirm **minor plat for 3600 Buffington Center**. Located in Council District #5. This minor plat is for the combination of 2 tracts into 1 parcel being a total of 9.832 acres.
2. Confirm the **final plat for Enclave at Stonewall Tell**. Located in Council District #2. This final plat is to establish the 48-lot subdivision of Enclave at Stonewall Tell on a total of 54.08 acres.

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

- B. The applicant for Kazi Sirajul, DBA Big A Shell Food Mart, has applied for an alcohol license for the retail sale of beer and wine, located at **7100 Old National Hwy, Riverdale, GA 30296**. This request is for a change of ownership. City Council District: 7.

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

- C. Case U25-013: An application by Earlie Rockette requesting a Special Use Permit to allow Group Residence for 6-9 Children in CUP (Community Unit Plan/Old National Highway Overlay) zoning at **120 Cainwood Ct E.** (Parcel ID: 13016300010120) City Council District: 6.

Staff Recommendation: APPROVAL CONDITIONAL
Planning Commission Recommendation: DENIAL

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

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

Staff Recommendation: APPROVAL

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

X. Public Comments

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the forgoing.

Zoom:
Deyanna Respress

**Penny Webster Lewis
Kip Carr
India Rice
Danielle Withers
Juanita Marbury**

Online:

**Anthony Carector
Pamela Harris
Tonda Lawrence
Shirley Love
LaJuan Spivey
Georgia Cameron
LaTonya M. Gates
Carla Wallace
Christeen Yearby
CC Stallworth
Orlando Hartwell
Christel Jackson
Teresa Graves
Maribeth Hines-Ray
Tanya Moore
Cassandra Nadirah Simmons
Paul and Debrah Bergenthal**

XI. Council Comments

XII. Agenda Items

A. Administration

1. A Resolution authorizing submission of a **grant application in the amount of \$500,000** to the Georgia Department of Community Affairs (DCA) Community HOME Investment Program (CHIP) to secure additional funding for the **Senior Homeowner Rehabilitation Program**; and execution of a grant agreement and other necessary documentation, if awarded; providing for an effective date.

If awarded, the funding will be leveraged with the Community Development Block Grant (CDBG) funding, approved by the City Council, to increase the number of seniors that can be assisted through the program.

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

2. Request Council Approval Of A Resolution Approving The Acquisition Of Real Property (**6101 Riverside Drive, Woodbury Park Proposed Dog Park**) District 1

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

3. Request Council Approval of A Resolution Of The City Council Of The City Of South Fulton Regarding **Potential Liability Of City Elected Officials, Appointed Officials And Employees** (Mayor Gumbs)

A motion was made to approve Item XII: A 3. The motion was approved 6-

1. Councilmember Rowell voted no.

Motion (Approve): Councilmember Pritchett

Second: Councilmember Williams-Brown

(Motion Passed)

Yea: 6 Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett

Nay: 1 Councilmember Rowell

Abstain: 0 None

Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

B. Public Works

1. The Public Works Department requests approval to enter into a Memorandum of Agreement (MOA) with the Atlanta Regional Commission (ARC) to manage the update of the **South Fulton Comprehensive Transportation Plan (SFCTP)**.

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

2. Request Council Approval Of The City Council Of The City Of South Fulton, Georgia, Authorizing Execution Of An **Intergovernmental Agreement Between The Fulton Industrial Community Improvement District And The City of South Fulton To Provide For The Landscaping And Infrastructure Projects** Designated For The City Of South Fulton

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

3. Request Council Approval Of The City Council Of The City Of South Fulton, Georgia, Authorizing Execution Of An Amendment To The **Intergovernmental Agreement Between The Fulton Industrial Community Improvement District And The City of South Fulton To Provide For The Streetscape Enhancements**

Mayor Carmalitha Gumbs approved this item by unanimous consent without any objections.

XIII. Walk-On Items (if necessary)

A motion was made to approve the listed walk-on items. The motion was approved, 7-0.

1. **District 3** – Waive first reading for Case **Z25-036 / CDP25-015** and proceed with motion and vote.
2. **District 3** – Food Distribution and Shredding Event on **February 28, 2026**.
3. **District 3** – Town Hall Meeting on **March 3, 2026**, from **6:00 p.m. to 8:00 p.m.**, at **Welcome All Park**.
4. **District 1** – Town Hall Meeting on **February 4, 2026**, from **6:30 p.m. to 8:00 p.m.**, at **Sandtown Recreation Center**.
5. **District 7** – Food Distribution and Juicing Class Event on **February 7, 2026** at **Creel Park**.
6. **District 7** – Town Hall Meeting on **February 29, 2026** at **Dennard Library**.
7. **District 7** – Business Roundtable “Lunch and Learn” on **February 12, 2026**, at the **Economic Development Office**.

Motion: Councilmember Willis
 Second: Councilmember Sebastian
 (Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
 Nay: 0 None
 Abstain: 0 None
 Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

XIV. Executive Session, if necessary
NO EXECUTIVE SESSION.

XV. Adjournment of Meeting

A motion was made to Adjourn the Regular Meeting at 8:26 PM. The motion was approved, 7-0.

Motion (Adjourn): Councilmember Williams-Brown
 Second: Councilmember Johnson
 (Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
 Nay: 0 None
 Abstain: 0 None
 Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

CITY OF SOUTH FULTON, GEORGIA

City Council Work Session

City Hall

Tuesday, January 27, 2026, 4:00 PM



City Council Work Session Minutes

I. Meeting Called to Order - Mayor Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 4:00 PM.

The meeting is being conducted under special emergency circumstances due to the Emergency Order issued by the Georgia Governor regarding Winter Storm Fern, dated January 22, 2026. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

II. Roll Call - Corey Adams, City Clerk

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

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

III. City Manager Items - Sharon D. Subadan, City Manager

A. Introduction of New Employees

New employees will be introduced at the upcoming work session on February 10, 2026.

IV. Presentations

A. MARTA Expanded Bus Service

**Presented by Ryan Vansickle and Jennifer Winkler Larosa, Senior Director,
Government & Community Affairs.**

V. Executive Session, if necessary

NO EXECUTIVE SESSION

VI. Adjournment of Meeting

Mayor Carmalitha Gumbs adjourned the work session meeting at 5:10 PM.

CITY OF SOUTH FULTON, GEORGIA

Alcohol License and Zoning Public Hearings

City Hall

Tuesday, January 27, 2026, 5:00 PM



Alcohol License and Zoning Public Hearings Minutes

I. Meeting Called to Order - Mayor Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 5:10 PM.

The meeting is being conducted under special emergency circumstances due to the Emergency Order issued by the Georgia Governor regarding Winter Storm Fern, dated January 22, 2026. City Council members and staff are participating via conference call (Zoom). The meeting is being simulcast in realtime via the City's YouTube channel.

II. Roll Call - Corey Adams, City Clerk

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

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

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

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

Staff Recommendation: DENIAL
Planning Commission Recommendation:

A motion was made to recess for five minutes at 5:20 PM. The motion was approved, 7-0.

Motion (Recess): Councilmember Williams-Brown
Second: Councilmember Willis
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay: 0 None
Abstain: 0 None
Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

A motion to reconvene was made at 5:26 PM. The motion was approved, 7-0.

Motion (Reconvene): Councilmember Williams-Brown
Second: Councilmember Bell
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay: 0 None
Abstain: 0 None
Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

Public Hearing:
Favor - None
Opposition- None

IV. Executive Session, if necessary

A motion was made to recess for the Executive Session for Real Estate, Personnel, Litigation, and CyberSecurity at 5:44 PM. The motion was approved 7-0.

Motion (Recess): Councilmember Willis
Second: Councilmember Sebastian
(Motion Passed)

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

Nay: 0 None
Abstain: 0 None
Not Voting: 3 Mayor Carmalitha Gumbs, Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

Mayor Carmalitha Gumbs reconvened the meeting from the Executive Session at 7:02 PM.

V. Adjournment of Meeting

Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 7:02 PM.



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

City Manager

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Administration is requesting Council to approve the events list from March 2026–December 2026.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Marc-Antonie Cooper, Assistant City Manager

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Public Affairs Master Project

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January 2026 Events				
District	Name	Event date	Time	Location
Citywide	One for the Cipper	1/3/2026		
Citywide	Swearing In Ceremony	1/10/2026	10:00 AM	SWAC
D5	Townhall Meeting	1/14/2026	6:00 PM	
ED	DDA and DA Combined Meeting	1/15/2026	6:00 PM	Fairfield Inn
D1	MLK Senior Food Distribution	1/16/2026		
D3	Shredding Only Event/Produce Distribution	1/17/2026	9:00 AM	Welcome All Park
D1	Community Clean Up (Monthly)	1/19/2026		
Citywide	District 3 Comp Plan Update	1/20/2026	6:00 PM	
Code	Power of Compliance	1/21/2026	6:00 PM	SWAC
Citywide	District 4 Comp Plan Update	1/22/2026	6:00 PM	
CRDA	D4 Meeting	1/22/2026		
Citywide	broadnax Bridge Ribbon Cutting	1/23/2026		
Fire	Fire Recruit Graduation	1/23/2026	2:00 PM	SWAC
D1	D1 Recycle and Shred	1/24/2026		
CDRA	D2 Meeting	1/26/2026		
Citywide	District 2 Comp Plan Update	1/26/2026	6:00 PM	
CDRA	D6 Meeting	1/29/2026		
Citywide	District 6 Comp Plan Update	1/29/2026	6:00 PM	
D4	Townhall Meeting	1/29/2026	6:00 PM	
D6	Food Distribution	NO DATE	10:00 AM	Creel

February 2026 Events

District	Name	Event date	Time	Location
CDRA	D3 Meeting - Comp Plan	2/2/2026		
Parks	Workforce Academy Roofing Graduation	2/3/2026	6:00 PM	Burdette
D1	TownHall	2/4/2026	6:30 PM	Sandtown
D2	Meeting - Comp Plan	2/4/2026	6:00 PM	Renasant Church
Mayor	Mayor Employee Appreciation	2/5/2026		Varies
Citywide	District 5 - Comp Plan Update	2/5/2026	6:00 PM	Burdette Park
D4	Townhall	2/5/2026	7:00 PM	FS6 Community Room
D6	Lunch and Learn	2/6/2026		Creel Park
Citywide	Broadnax Bridge Ribbon Cutting	2/6/2026	10:00 AM	
D2	D2 Recycle and Shred	2/7/2026		
D7	Jucing Class and Food Distribution	2/7/2026		
D6	Volunteer Appreciation	2/8/2026	2:00 PM	
D7	TownHall	2/9/2026		
Citywide	SMDO Conference	2/11/2026		
D7	Lunch and Learn w/ Mayor	2/12/2026		
Mayors	Senior Valentine's Day	2/13/2026	11:00 AM	Enon Ranch
D4	Creekside Parade	2/14/2026		
D4	Valentines Day Brunch	2/15/2026		Elegant Occasions
D6	Community Connection	2/17/2026	6:00 PM	
D6	Open Mic Night	2/17/2026		
D1	Townhall	2/18/2026	6:00 PM	Sandtown
Fire	Recruit Graduation	2/19/2026		
Citywide	Old National Sidewalk Groundbreaking	2/20/2026		
ED	Econmic Development Mixer (Red Oak)	2/20/2026		
D5	D5 Recycle and Shred	2/21/2026	9:00 AM	
Mayor/D3	Omega Psi Phi International Talent Showcase	2/22/2026		SWAC
ED	Econmic Development: Franchisee Day	2/27/2026		
D6	Food Distribution	2/22/2026	10:00 AM	Creel
D3	Rcycling and Produce Event	2/28/2026		Welcome All Park

March 2026 Events

District	Name	Event date	Time	Location
D3	Townhall w/ City Manager	3/3/2026		Welcome All Park
D3	D6 Townhall	3/3/2026		
D6	D6 Recycle and Shred	3/7/2026		
D1	St. Patrics Day Bingo	3/14/2026		Sandtown
D6	St. Patricks Community Bingo	3/15/2026	1:00 PM	Burdett
D1	College Assembly	3/21/2026	9:00 AM	Sandtown
D4	D4 Recycle and Shred	3/21/2026		
D4	Woman's History	3/28/2026		
D6	Food Distribution	3/22/2026	10:00 AM	Creel
D6	Recycling Shred	3/29/2025	9:00 AM	

April 2026 Events

District	Names	Event date	Time	Location
D4	Autism Festival	4/4/2026		Wilkerson Mill
D5	Easter Eggstravaganza and Community Resource Fair	4/4/2026	12:00 PM	Burdett Park
D1	TownHall	4/8/2026		Sandtown
D4	Fire and Ice	4/11/2026		Cedar Grove
D1	Recycling and Shred	4/11/2026	9:00 AM	Sandtown
D6	Food Distribution	4/12/2026	10:00 PM	
D1	Recycling and Shred	4/18/2026	9:00 AM	
D6	Earth Day Week	4/19/2026	TBD	
D2	Easter Egg Event (Church)	No Date		

May 2026 Events

District	Names	Event date	Time	Location
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Citywide	State of the City	5/1/2026	4:00 PM	SWAC
D3	Recycling and Shred	5/2/2026	9:00 AM	Welcome All
ED	Economic Development Week	05/04-08/26		
D6	Teacher Appreciation Week - Love T Nolan	5/9/2026	10:30 AM	
D6	Cinco De Mayor Bingo	5/9/2026	1:00 PM	Burdett
D5	Townhall Meeting	5/13/2026		Burdett
D6	Lover T. Nolan Field Day	5/15/2026	All Day	
D7	Recycling and Shred	5/16/2026	9:00 AM	Plaza
D6	Food Distribution	5/17/2026		
D4	Town Hall	5/21/2026	7:00pm	FS6 Community Room
CA	Chaulk the Block	5/23/2026	10:00 AM	SWAC
D5	Crusin with Care	5/23/2026		
Parks	Hot Jazz & Cool Lemonade	5/29/2026	6:00 PM	Welcome All Park
D6	Forest Lawn Final Arrangement Pre-planning lunch and Learn	5/29/2026	11:00PM	

June 2026 Events				
District	Names	Event date	Time	Location
D4	Senior Event	6/6/2026		
D5	Recycling and Shred	6/6/2026	9:00 AM	
D6	Father Day Bingo	6/7/2026		
D1	Code Enforcement Workshop	6/11/2026		Sandtown
D5	Bell's Rythms Revealed	6/13/2026	6:00 PM	Burdette
Citywide	Juneteeth Celebration	6/20/2026		
D4	3 Wheel Mania	06/26-28, 2026		Wilkerson Mill
D6	Food Distribution	6/21/2026	10:00 AM	Creel
D6	Old National Cooridor HOA Bootcamp	6/28/2026	6:00 PM	

July 2026 Events				
District	Names	Event date	Time	Location
D1	Townhall	7/15/2026		Sandtown
D4	Back to School Event	7/18/2026		Wilkerson Mill
D6	Parks and Rec Legacy Walk & Carnival	7/18/2026	8:00 AM	
D7	D7 Recycle and Shred	7/18/2026		Plaza
D5	Dream Big - Teen Girls Empowerment - Lock in Over Two Days	7/25/2026	12:00 PM	Burdette
D5	Dream Big - Teen Girls Empowerment - Lock in Over Two Days	7/26/2026	12:00 PM	Burdette
D6	Food Distribution	7/26/2026	10:00 AM	Creel Park

August 2026 Events

District	Names	Event date	Time	Location
Citywide	National Night Out - SFPD	8/4/2026	4:00 PM	
D6	Food Distribution	8/16/2026	10:00 AM	Creel
D6	Jon Ossoff Office visit	8/20/2026		
D1	National Senior Day Conference	8/21/2026		Sandtown
D5	Cultivating Community Health	8/29/2026		

September 2026 Events

District	Names	Event date	Time	Location
D4	One Love Bike Sept 3-7	9/3/2026		
D6	Recycling and Shred	9/5/2026	9:00 AM	Creel Park
D1/D5	Cultivating Community Health	9/8/2026		2945 Burdett Rd.
CA	StoryTelling Festival	9/12/2026	5:00 PM	Studio Bldg
D4	International Festival	9/12/2026		Wilkerson Mill
D4	International Cultural Festival	9/19/2026		Wilkerson Mill
D6	Food Distribution	9/20/2026	10:00 AM	
D6	Wellness Day - 100 Black Men	9/26/2026	9:00 AM	
Citywide	Azucar Festival	9/26/2026		Wolf Creek Amp

October 2026 Events

District	Names	Event date	Time	Location
D6	Community w/Fire Dept - Lithium Battery Awareness	10/6/2026	10:00 AM	
D6	Senior Resource Expo	10/10/2026	10:00 AM	
D5	Townhall Meeting	10/14/2026	6:00 PM	
D4	Townhall Meeting	10/15/2026	7:00pm	FS6 Community Room

Parks	Bingo - Sandtown	10/17/2026	1:00 PM	Sandtown
D6	Food Distribution	10/18/2026	10:00 AM	
Parks	Truck or Treat	10/24/2026	1:00 PM	Welcome All Park

November 2026 Events				
District	Names	Event date	Time	Location
D1	Townhall	11/4/2026		Sandtown
D6	Veterans Day Breakfast	11/6/2026	10:00 AM	
D4	Veterans Motorcade & Family Fun Day	11/7/2026		
D6	Food Distribution	11/8/2026	10:00 AM	Creel
D6	Thanksgiving Community Bingo	11/21/2026	1:00 PM	Burdett

December 2026 Events				
District	Names	Event date	Time	Location
D6	ONARU Santas Helpers	12/6/2026	10:00 AM	
Citywide	Citywide Tree Lighting	12/7/2026	6:00 PM	City Hall
D4	Tree Lighting	12/11/2026		6000 Lynnmark Way
D1	QLS Senior Holiday Party w/ COSF	12/11/2026		4020 Danforth Rd.
D6	Food Distribution	12/13/2026	10:00 AM	
D4	Senior Appreciation	12/19/2026		
D6	Old National Holiday Party	12/19/2026	6:00 PM	
D5	Breakfast with Santa	12/19/2026	9:00 AM	Burdette
Parks	Outlaw Basketball Banquet and Classic	12/16-19,26	All Day	Creel Park





City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

City Clerk

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Request Council Approval of the following Board Appointments:

Mayor Gumbs seeks to appoint Gocha Hawkins to the ATL Airport District Convention and Visitors Bureau Board of Directors

Councilmember Rowell seeks to appoint Nikki Barjon to the ATL Airport District Convention and Visitors Bureau Board of Directors

Councilmember Sebastian seeks to appoint Gloria Powell to the South Fulton Downtown Development Authority, Position 4

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Corey Adams, City Clerk

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Administration

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The CDRA Department is requesting Council to approve A Resolution authorizing the transmittal of the draft City of South Fulton 5-Year Comprehensive Plan Update to the Department of Community Affairs and Atlanta Regional Commission for review.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____ Sara Kelly, Assistant City Attorney	Date: February 03, 2026
_____ Sharon Subadan, City Manager	Date: February 03, 2026
_____ Corey Adams, City Clerk	Date:

**STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON**

RES2026-_____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, TO AUTHORIZE THE TRANSMITTAL OF THE DRAFT CITY OF SOUTH FULTON COMPREHENSIVE PLAN FOR REVIEW BY THE ATLANTA REGIONAL COMMISSION AND DEPARTMENT OF COMMUNITY AFFAIRS; AND FOR OTHER PURPOSES.

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, the City of South Fulton’s initial Comprehensive Plan was adopted in December, 2021; and

WHEREAS, the 1989 Georgia Planning Act requires each local government to update its Comprehensive Plan every 5 years; and

WHEREAS, the City of South Fulton has updated the Comprehensive Plan to address housing, transportation, economic development, community facilities, broadband, land use, and civic engagement; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989, and the required public hearings were held on January 15th, 2025, January 28th, 2025, September 16th, 2025, and September 26th, 2025; and

WHEREAS, The Atlanta Regional Commission and the Georgia Department of Community Affairs must review the draft Comprehensive Plan to ensure consistency with neighboring jurisdictions, consistency with regional plans, and verify compliance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of South Fulton hereby transmit the City of South Fulton Comprehensive Plan Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

[signatures and voting tabulations appear on the following page]



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Procurement and Contracts

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
,	
_____	Date:
William Whitaker, Director	
_____	Date:
Althea Philord-Bradley, Chief Financial Officer	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Sara Kelly, Assistant City Attorney	

Corey Adams, City Clerk

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

William Whitaker

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department is requesting Council to approve and award RFP No. 25-22 for Fire Uniforms and Accessories to T T Uniforms Inc. to support operational readiness, safety compliance, and professional standards across the department. An evaluation team reviewed vendor qualifications and responsiveness and determined that the recommended vendor is the most qualified, responsive, and responsible to Fire Department uniform requirements throughout the year. The contract supports standardized uniforming, timely replacement, and consistent professional appearance. The initial term of the contract is one year with three successive one-year terms, exercised at the City's sole option based on performance, funding and continued need. T T Uniforms Inc. was determined to be the most responsive and responsible proposer based on overall value. The total contract amount shall not exceed two hundred twenty-five thousand dollars (\$225,000.00) per year.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

The Procurement Department requests Council approval to award RFP No. 25-22 for Fire Uniforms and Accessories to T T Uniforms Inc. to support operational readiness, safety compliance, and professional standards across the department. An evaluation team reviewed vendor qualifications and responsiveness and determined that the recommended vendor is the most qualified, responsive, and responsible to Fire Department uniform requirements throughout the year. The contract supports standardized uniforming, timely replacement, and consistent professional appearance. The initial term of the contract is one year with three successive one-year terms, exercised at the City's sole option based on performance, funding and continued need. T T Uniforms Inc. was determined to be the most responsive and responsible proposer based on overall value. The total contract amount shall not exceed two hundred twenty-five thousand dollars (\$225,000.00) per year.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date: February 02, 2026
Chad Jones, Chief	
_____	Date: February 02, 2026
William Whitaker, Director	
_____	Date: February 03, 2026
Althea Philord-Bradley, Chief Financial Officer	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Sara Kelly, Assistant City Attorney	
_____	Date:
Corey Adams, City Clerk	



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

William Whitaker

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department is requesting Council to approve cooperative purchasing with Akins Ford LLC, under the Georgia Department of Administrative Service statewide contract cooperative solicitation number 99999-001-SPD0000218, for the purchase of administrative vehicles with an annual spending limit not to exceed Two Million Dollars and Zero cents, \$2,000,000.00, per fiscal year, authorize the City Manager or designee to issue purchase orders and administer purchases through June 2027 and require annual renewal of spending authority each fiscal year.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

The Procurement Department is requesting Council to approve cooperative purchasing with Akins Ford LLC, under the Georgia Department of Administrative Service statewide contract cooperative solicitation number 99999-001-SPD0000218, for the purchase of administrative vehicles with an annual spending limit not to exceed Two Million Dollars and Zero cents, \$2,000,000.00, per fiscal year, authorize the City Manager or designee to issue purchase orders and administer purchases through June 2027 and require annual renewal of spending authority each fiscal year.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date: February 02, 2026
William Whitaker, Director	
_____	Date: February 02, 2026
William Whitaker, Director	
_____	Date: February 03, 2026
Althea Philord-Bradley, Chief Financial Officer	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Sara Kelly, Assistant City Attorney	
_____	Date:
Corey Adams, City Clerk	



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

First Read Ordinances

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
Sara Kelly, Assistant City Attorney	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Corey Adams, City Clerk	



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

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

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

Date:



**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: **Z25-032/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, 2026, 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	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

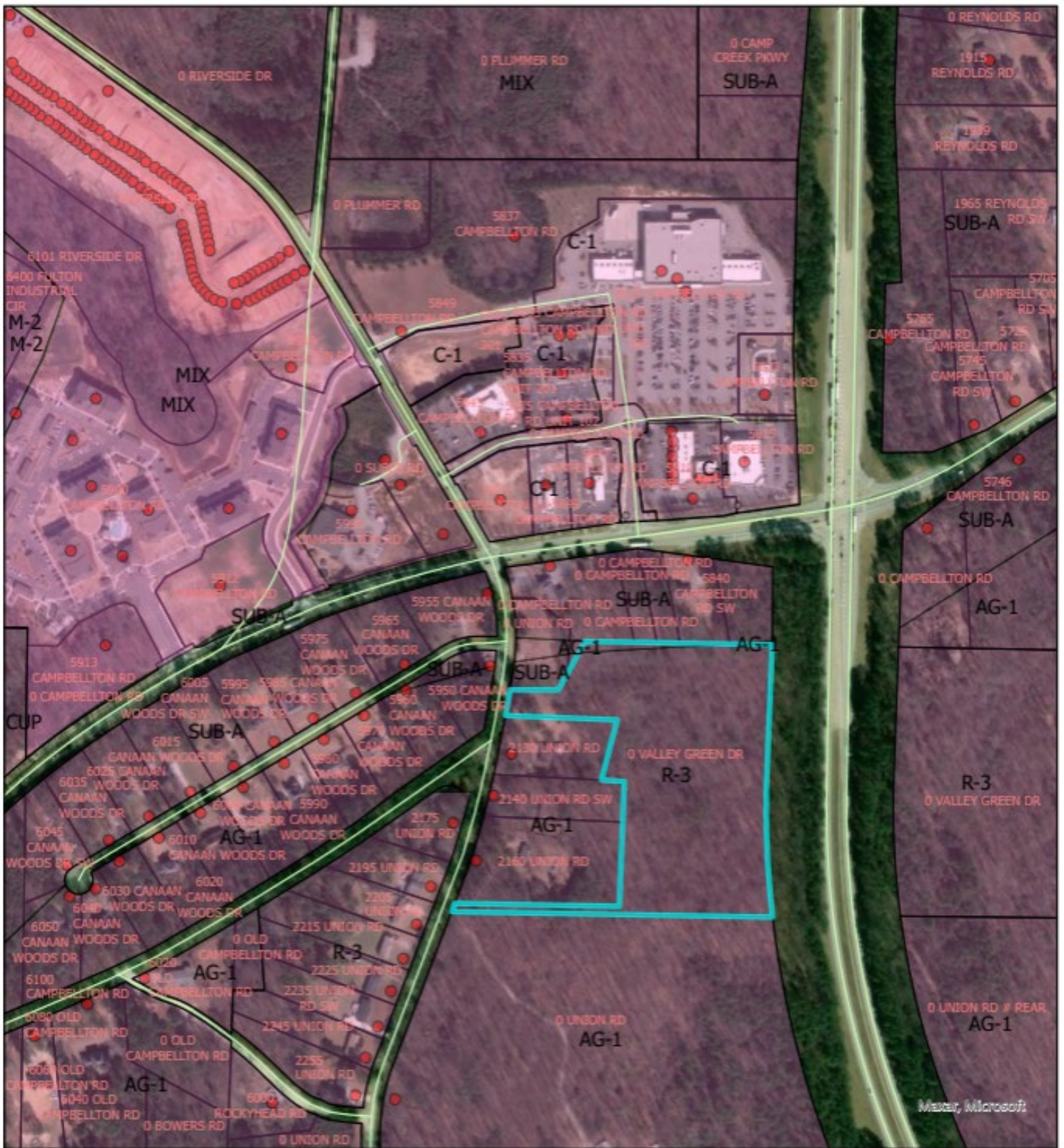
Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP





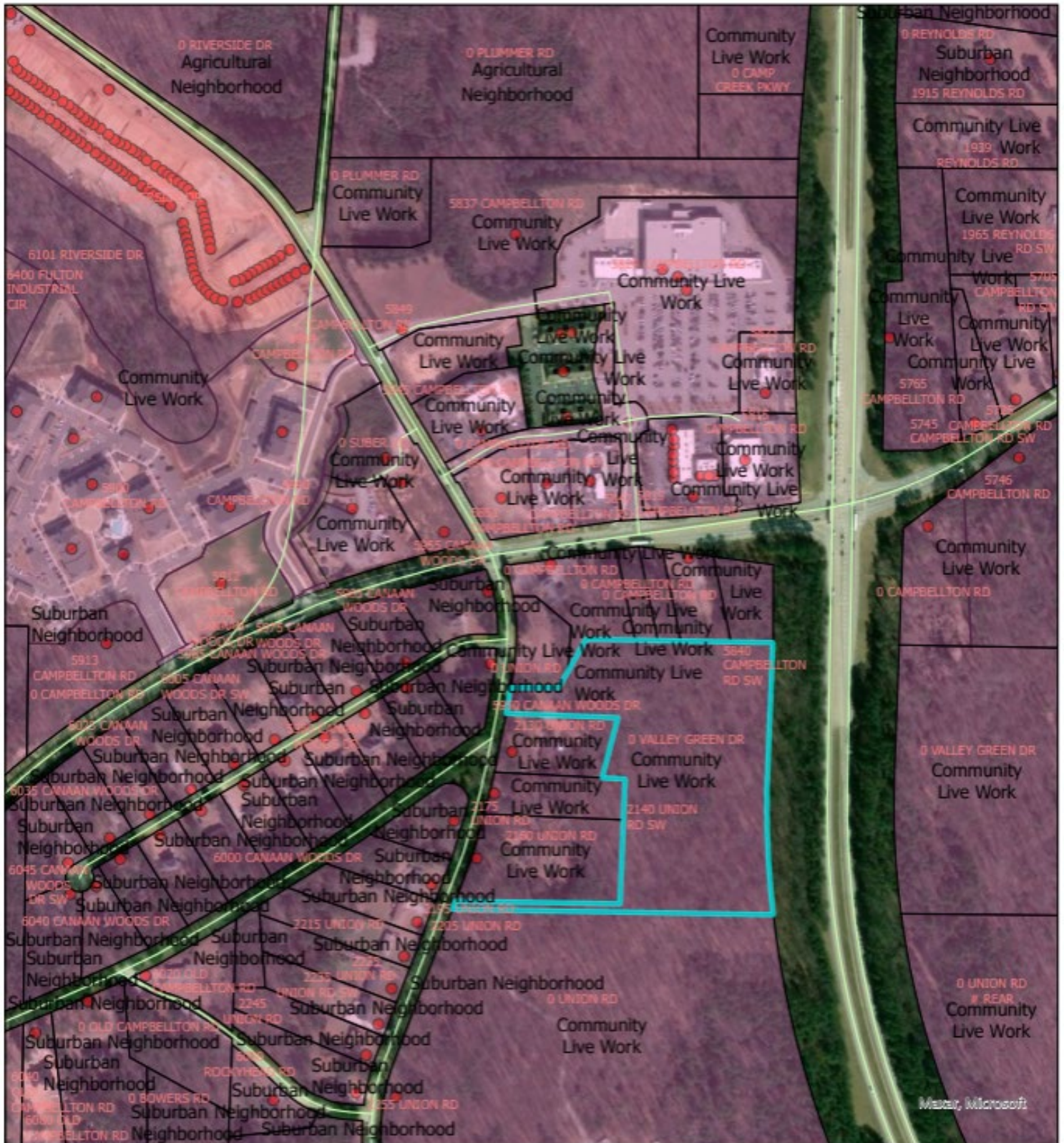
0 Valley Green Dr. - Aerial

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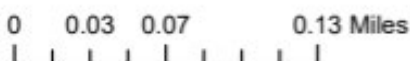


0 Valley Green Dr. - Zoning

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0 Valley Green Dr. - Future Land Use



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South Fulton

C

COMMUNITY ZONING INFORMATION MEETING

COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES

QR CODE

REZONING

USE PERMIT

LAND USE AMENDMENT

MODIFICATION

APPLICABLE ZONING: Z25-032 / CDP25-011

DATE: 11/13/25 6:00 pm

LOCATION: COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES, 1000 W. 10TH STREET, SUITE 100, SOUTH FULTON, GA 30354

FOR MORE INFORMATION: 404-805-7200 EXT. 2

WWW.CDFULTON.COM

South Fulton

Z

ZONING

COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES

QR CODE

APPLICABLE ZONING: Z25-032 / CDP25-011

ADDRESS: 0 Valley Green Drive

WORKSHOP: Rezoning from R-3 to R-8 & to grant a future land use change to R-8

PLANNING COMMISSION

DATE: 12/12/25 6:00 pm

CITY COUNCIL

DATE: 1/15/26 5:00 pm

LOCATION: COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES, 1000 W. 10TH STREET, SUITE 100, SOUTH FULTON, GA 30354

FOR MORE INFORMATION: 404-805-7200



City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

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

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

Date:



**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: **Z25-035/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



PROJECT INFORMATION

DATE	2/15/2011
PROJECT NO.	11-001
CLIENT	THE OAKLEY GROUP, LLC
DESIGNER	J.M.V. ENGINEERS, INC.
PROJECT ADDRESS	100' W. OF OAKLEY INDUSTRIAL BOULEVARD, 100' E. OF OAKLEY ROAD, OAKLEY, GA 30142
PROJECT NUMBER	11-001
PROJECT NAME	OAKLEY RETAIL
PROJECT TYPE	RETAIL
PROJECT LOCATION	OAKLEY, GA
PROJECT OWNER	THE OAKLEY GROUP, LLC
PROJECT CONTACT	JOHN OAKLEY
PROJECT PHONE	770-426-1111
PROJECT FAX	770-426-1112
PROJECT EMAIL	JOHN.OAKLEY@OAKLEYGROUP.COM
PROJECT WEBSITE	WWW.OAKLEYGROUP.COM

PROJECT DATA

AREA	ACRES	1.00
PERMIT NO.		
PERMIT DATE		
PERMIT EXPIRES		
PERMIT STATUS		
PERMIT TYPE		
PERMIT NO.		
PERMIT DATE		
PERMIT EXPIRES		
PERMIT STATUS		
PERMIT TYPE		
PERMIT NO.		
PERMIT DATE		
PERMIT EXPIRES		
PERMIT STATUS		
PERMIT TYPE		

PROJECT DESCRIPTION

RETAIL BUILDING AND PARKING LOT. THE PROJECT CONSISTS OF A 100,000 SQ. FT. RETAIL BUILDING AND A 100-CAR PARKING LOT. THE BUILDING WILL BE USED FOR RETAIL SALES AND SERVICE. THE PARKING LOT WILL BE USED FOR CUSTOMER PARKING. THE PROJECT IS SCHEDULED TO BE COMPLETED BY Q3 2011.

KEYNOTES - SITE PLAN

1. RETAIL BUILDING
2. PARKING SPACES
3. DRIVEWAYS
4. SIDEWALKS
5. LANDSCAPING
6. UTILITY LOCATIONS

ROADWAYS

NO.	SECTION	SECTION NO.	DATE
1	100' W. OF OAKLEY INDUSTRIAL BOULEVARD	100	2/15/2011
2	100' E. OF OAKLEY ROAD	100	2/15/2011

OAKLEY RETAIL
 OAKLEY RD.
 SOUTHDALE, GA 30074
 LANE LOTS 42 & 43
 DISTRICT 8 - PALTON
 COUNTY



811
 Call before you dig

RESUBMIT APPLICATION
 5-4-10

SHEET
 SITE
 GEOMETRY
 PLAN

C-102



0 Pinscher St - Aerial Map



0 0.01 0.02 0.04 Miles

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0 Pinscher St - Future Use Map

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City of South Fulton Agenda Item Summary

MEETING DATE

February 10, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

First Read of Zoning Ordinance: An Ordinance To Create Chapter 7 (Gas Station And Convenience Store Ordinance) Of Title 12 (Licenses, Permits And Business Regulations) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Location And Operation Of Gas Stations And Convenience Stores. (Sponsors Councilmembers Helen Z. Willis, Aaron V. Johnson, Jacey Sebastian, Linda B. Pritchett, and Natasha Williams-Brown)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Date:

**STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON**

ORD2026-XXX

AN ORDINANCE TO CREATE CHAPTER 7 (GAS STATION AND CONVENIENCE STORE ORDINANCE) OF TITLE 12 (LICENSES, PERMITS AND BUSINESS REGULATIONS) OF THE CODE OF ORDINANCES, CITY OF SOUTH FULTON, GEORGIA; TO MODIFY PROVISIONS AFFECTING THE LOCATION AND OPERATION OF GAS STATIONS AND CONVENIENCE STORES.

(Sponsors Councilmembers Helen Z. Willis, Aaron V. Johnson, Jacey Sebastian, Linda B. Pritchett, and Natasha Williams-Brown)

WHEREAS, the City of South Fulton (the "City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort, and well-being of the inhabitants of the City; and

WHEREAS, the City Council desires to amend its existing City Code of Ordinances related to or governing the occupational tax certificates and/or business licenses related to gas stations and convenience stores; and

WHEREAS, the City Council believes in preserving the health, safety, and environmental welfare of the residents of the City and promoting economic development and encouraging the modernization and optimal placement and operation of fueling stations; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the health, safety and general welfare of the City and its employees and residents.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. Chapter 7 (Business and Occupation Taxes) of Title 12 (Licenses, Permits and Business Regulations) of the City of South Fulton Code of Ordinances (the “City Code”) is hereby created as follows:

Sec. 12-7001 – General Purpose

The purpose of this title shall include, without necessarily being limited to, the following:

- (a) Compliance with and effectuation of the general state and federal law and environmental requirements;
- (b) Promotion of economic development;
- (c) Encouraging modernization and safety compliance of existing facilities;
- (d) Protection and promotion of the public health, safety, and welfare. To the maximum extent possible under state and federal law, businesses operating under this title shall be considered to be a privilege to be accorded in conformity with the foregoing and other public policies of the city, rather than a right.

Sec. 12-7002 – Definition

- (a) **Gas Station.** An establishment where motor vehicle fuel is sold to retail customers. A gas station may be part of a parcel containing a combination of convenience store and/or fast-food restaurant located inside one structure on the parcel.
- (b) **Convenience Store.** A retail store with a retail floor area of less than 10,000 square feet that sells a limited variety of groceries, household goods, and personal care items, and may also sell gasoline; does not include automotive service establishments.

Sec. 12-7003 – Requirements for Gas Stations More than 1000 feet from Residential Uses.

- (a) No more than two (2) gas stations shall exist within one and one half miles, or 7920 feet, of each other. Separation distance shall be measured in a straight line from the nearest property line of one station to the other nearest property line of the other station.
- (b) Gas stations located more than 1,000 ft. from residential uses and/or mixed-use areas that include residential development shall not require a special use permit.
- (c) All gas stations shall exist in conformity with the use table in Section 207.06.

Sec. 12-7004 – Special Use Application.

- (a) If the location of said proposed gas station shall be within 1,000 ft. of a residential use, or would require the existence of more than two (2) gas stations within one and one half miles, or 7290 feet, of each other, the proposed gas station shall require a special use approval in accordance with Section 803.
- (b) In addition, the following shall be mandatory:
 - 1) Complete an independent environmental impact study;
 - 2) A tree buffer of thirty-five (35) feet for immediately adjoining residential parcels, if any; and
 - 3) The submission of intended lighting placement plans to ensure minimal impact on surrounding parcels.

Sec. 12-7004 – General Operations

- (a) All gas stations shall operate pumps in compliance with the latest standards as determined by the Georgia Environmental Protection Agency.
- (b) All future gas stations shall require the following:
 - 1) adequate signage in conformance with Section 701;
 - 2) ensure paving material and condition is installed and maintained in a manner consistent with federal and state regulations, to ensure limited negative environmental impact; and
 - 3) external cameras that record activity in the areas of fuel dispensing and/or the front and side entrances of any convenience store.
- (c) Existing gas stations shall come into compliance with this Section within five (5) years of the effective date of this Ordinance.
 - a) Failure to comply may result in accrual of penalties and fees to the annual occupational tax certificate, and/or a denial of the annual occupational tax certificate.

Section 2. Amendments may be shown as ~~strikethroughs~~ to denote text to be deleted, **bold underline** to denote text to be added or through the replacement of entire paragraphs and/or sections, in lieu of using intermediate strikethroughs or bold and underline. Where new sections or paragraphs are added that change the numbering of existing sections or paragraphs, all references throughout the Ordinance will be updated accordingly.

Section 3. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

Section 5. All ordinances or parts thereof that are in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 6. The effective date of this Ordinance shall be from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]