CITY OF SOUTH FULTON, GEORGIA

Alcohol License and Zoning Public Hearings Special Meeting
City Hall
Tuesday, February 10, 2026, 5:00 PM

Alcohol License and Zoning Public Hearings Special Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 5:07 PM.

II. Roll Call - City Clerk Corey Adams

Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Helen Z. Willis
Councilmember Jaceey 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. 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

Mayor Carmalitha Gumbs approved Section III, Items A(1) to defer and Section IV, Item B to withdraw by unanimous consent with no objections.

A motion was made to reconsider Section III, Item A(1). The motion was approved 7-0.
Motion (Reconsider): Councilmember Williams-Brown
Second: Councilmember Rowell
(Motion Passed)

Yea:	7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay:	0 None
Abstain:	0 None
Not Voting:	2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

Public Hearing:
Favor: Mrs. Joy Mebane, RS Group, Inc.
Opposition: None

IV. Alcohol Licenses, Rezonings, 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)

Public Hearing:
Favor:
Mr. Tavarus Brown, General Manager
Mr. Doug Web
Opposition- None

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)

Mayor Carmalitha Gumbs approved Section III, Items A(1) to defer and Section IV, Item B to withdraw by unanimous consent with no objections.

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)

Public Hearing:
Favor- Mr. Hakim Hilliard, representing Southern Impression Developments.
Opposition-
Mr. Michael Vernble
Mr. Alvin Reynolds

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

Public Hearing:
Favor- Mr. Benny Bryant, Applicant
Opposition- None

V. Executive Session, if necessary

A motion was made to recess for the Executive Session for Real Estate, Personnel, Litigation, and CyberSecurity at 5:57 PM. The motion was approved 7-0.

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

Yea:	7 Councilmember Rowell, Councilmember Johnson, Councilmember Willis, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay:	0 None
Abstain:	0 None
Not Voting:	2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

A motion to reconvene from the Executive Session at 7:18 PM was made. It was approved 4-0. Councilmembers Willis, Sebastian, Williams-Brown, and Pritchett were not present.

Motion (Reconvene): Councilmember Bell
Second: Councilmember Rowell
(Motion Passed)

Yea:	4 Councilmember Rowell, Councilmember Johnson, Councilmember Bell, Mayor Gumbs
Nay:	0 None
Abstain:	0 None
Not Voting:	2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

VI. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 7:19 PM.