



Agenda

Alcohol License and Zoning Public Hearings Special Meeting

- The Honorable Carmalitha Gumbs, Mayor*
- The Honorable Catherine F. Rowell, District 1*
- The Honorable Aaron V. Johnson, District 2*
- The Honorable Helen Z. Willis, District 3*
- The Honorable Jacey Sebastian, District 4*
- The Honorable Keosha B. Bell, District 5*
- The Honorable Natasha Williams-Brown, District 6*
- The Honorable Linda B. Pritchett, District 7*

Tuesday, March 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. Zoning Cases for Withdrawal or Deferral

- A. Z26-004/ U26-003/ CV26-001/ CDP26-001 (Public Hearing): An application by Karim Lalani requesting a rezoning from AG-1 (Agricultural District/South Fulton Parkway Overlay District) to C-2 (General Commercial District/South Fulton Parkway Overlay District) with a special use permit to operate a gas station and convenience store within a mixed-use retail development. The applicant also seeks concurrent variances to remove the 100 ft buffer, to reduce the front setback to 20 ft, reduce the rear setback to 20 ft, and reduce the 35ft side zoning buffers to 0 ft with a future land use amendment from Suburban I Neighborhood to Commercial Center is also requested at 4740 & 0 Derrick Road (Parcel IDs: 09F330201360613 & 09F33020136062) Council District: 4

Withdrawal Requested

- B. Case Z26-002 (Public Hearing): An application by Mike Lee c/o We Partner Group, LLC. requesting a rezoning from AG -1 (Agricultural District) to CUP (Community Unit Plan District) to develop 35 single -family units on 15 acres at 4700 Welcome All Road. (Parcel IDs: 09F360001530024) Council District: 3

Staff Recommendation: Denial
Planning Commission: **Deferral**

- C. Case Z26-005/CDP26-002 (Public Hearing): An application by Delores A. & Robert A. West c/o Dani Blumenthal, Gaskins + LeCraw requesting a rezoning from AG -1 (Agricultural/ Old National Highway Overlay District) to CUP (Community Unit Plan District/ Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single family residential community with 41 detached homes on 13.83 acres at 3665 & 0 Jonesboro Road. (Parcel IDs: 09F130000595413, 09F130000591065, & 09F1300005918) Council District: 5

Staff Recommendation: Denial
Planning Commission: **Deferral**

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

- A. U26-001: 0 Cochran (Parcel IDs: Road 09C110000420377) TowerCo c/o Baker Donelson Law Firm requesting a Special Use Permit to allow a Telecommunication Support Structure in AG1 (Agricultural District/ Clifondale Overlay District) zoning district . Council District 4.

Staff Recommendation: Approval Conditional
Planning Commission: Approval Conditional

- B. U26-002: 7600 & 0 Hall Road (Parcel IDs: 07 040001130369 & 07 040001130377) Atlanta Film Animals requesting a Special Use Permit to operate an outdoor animal kennel in AG 1 (Agricultural District/ Cedar Grove Overlay District) zoning district. Council District 4

Staff Recommendation: Approval Conditional
Planning Commission: Approval Conditional (5-1)

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
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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: Z26-004/U26-003/CV26-001/CDP 26-001
4740 & 4996 Derrick Road
MEETING DATE: February 18, 2026

Karim Lalani requesting a rezoning from AG-1 (Agricultural District/ South Fulton Parkway Overlay District) to C-2 (General Commercial District/ South Fulton Parkway Overlay District) with a special use permit to operate a gas station and convenience store within a mixed-use retail development at 4740 & 0 Derrick Road (Parcel Ids: 09F330201360613 & 09F330201360621). The applicant also seeks concurrent variances to remove the 100 ft buffer, to reduce the front setback to 20 ft, reduce the rear setback to 20 ft, and reduce the 35ft side zoning buffers to 0 ft with a future land use amendment from Suburban I Neighborhood to Commercial Center.

Council District: 4

STAFF RECOMMENDATION: APPLICANT WITHDREW



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DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission

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

SUBJECT: Z26-002: 4700 Welcome All Road

MEETING DATE: February 18, 2026

Mike Lee c/o We Partner Group, LLC. requests a rezoning from AG-1 (Agricultural District) to CUP (Community Unit Plan District) to develop 35 single-family units on 15 acres at 4700 Welcome All Road (Parcel Id: 09F360001530024).

City Council District: 3.

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information: Mike Lee

Status of Applicant: Applicant

City Council District: 3

Parcel ID Number: 09F360001530024

Area of Property: 15 acres

Existing Zoning: AG-1 (Agricultural)

Current/Past Use of the Property: Single-family Residential

Prior Zoning Cases/History: n/a

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone to CUP (Community Unit Plan) to allow for a proposed subdivision of 35 homes.

PROPERTY LOCATION

The property consists of 15 total acres located on the eastern side of Welcome All Road being in Land Lots 152 and 153 of the 9th District in the City of South Fulton, Fulton County, Georgia and City Council District 3.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban I as designated in the 2021 South Fulton Comprehensive Plan, which does support the proposed zoning classification and use.

ADJACENT ZONING AND LAND USES

North: R-4A (Single-Family Residential District)/ Kensington Wood Subdivision
South: CUP (Community Unit Plan)/ Kensington Heights Subdivision
East: Sub C (Suburban C)/ Broad Subdivision
West: M-2 (Heavy Industrial District)/ Chester Industrial Park

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on January 5, 2026, 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 January 28, 2026, to notify the public that Case Z26-002 would be heard at the Planning Commission Meeting on February 18, 2026, and at the City Council Public Hearing on March 10, 2026.

The applicant placed a notification sign in front of the subject property on January 28, 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

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 proposed zoning district and use is supported by the Future Land Use Map. However, the proposal does not meet the intent of the CUP guidelines.

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) 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 I Character Area provides a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. Staff does not anticipate any hardship to the property owner.

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

The property is not vacant; there is a single-family home on it.

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 small subdivision is suitable in view of the use and adjacent and nearby property. This property borders single-family developments as well as industrial use and zoned properties to the west. However, this rezoning proposal does not meet the intent of the CUP zoning category.

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

The proposal could adversely affect the use or usability of adjacent properties. The adjacent properties to the north, south, and east are single-family residential uses; however, the proposed lots are smaller than what has been permitted by adjacent properties.

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 in conformity with the comprehensive plan. The property is located in the Suburban I character area, which supports the development of this property as a single-family residential subdivision.

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 should not permit a use that is environmentally adverse.

PUBLIC PARTICIPATION

The applicant hosted a hybrid public participation meeting on January 27, at Welcome All Park & Multipurpose Facility and Zoom at 11:30 a.m. Neighbors had questions regarding public notification and accessibility, traffic and roadway impacts, site design & buffering, stormwater, construction impacts, and property values. The applicant addressed these questions and explained that the developers will work with city officials to address traffic concerns and maintain green space, while promising to provide comprehensive project information and continuing to collaborate with the community regarding their concerns. However, the applicant does not have and did not turn in the recording of the meeting, which means that the requirements of the Public Participation Plan have not been met.

STAFF RECOMMENDATION

The applicant is proposing to rezone from AG-1 (Agricultural) to CUP (Community Unit Plan) for the purpose of developing a 35-lot residential subdivision. The proposed zoning category is supported by the

future land use character area of Suburban Neighborhood in the City of South Fulton's 2021 Comprehensive Plan. The future land use designation of the property is Suburban Neighborhood I.

The purpose of the Suburban Neighborhood Character Area is 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 CUP zoning district The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

- (1) Encourage the development of large tracts of land as planned communities;
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open areas;
- (4) Provide for an efficient use of land;
- (5) Provide a stable residential environment compatible with surrounding residential areas; and
- (6) Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

The site plan submitted contains a long, narrow lot with a stream crossing at the rear of the development on the east side. The land to the west of the stream crossing is reserved as common space, but it is unclear how homeowners would be able to access the common space as it is on the other side of the stream and there are wetlands in the area. No specific amenities are proposed in this area. The site plan shows that there is an area in the front that is reserved for common space on the north side of the proposed internal street and an amenity area on the south side of the proposed internal street; however, a 40' landscape strip in the front of the development is required in that area. Nowhere on the plan does it specify what specific amenities are proposed.

The intent of the CUP zoning is not met by this proposed site plan. At a total of 15 acres, this proposal is not for a large tract of land and it does not meet the intent of a planned community. Flexible and creative concepts in site planning are not employed, and open areas do not appear to have a specific function. All proposed lots are peripheral lots and they are required to be larger as they are adjacent to larger lot developments on both the north and south sides of the proposed development. Generally, there is no indication that this is a planned community but rather, a standard subdivision that offers small lots with no defined amenities.

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

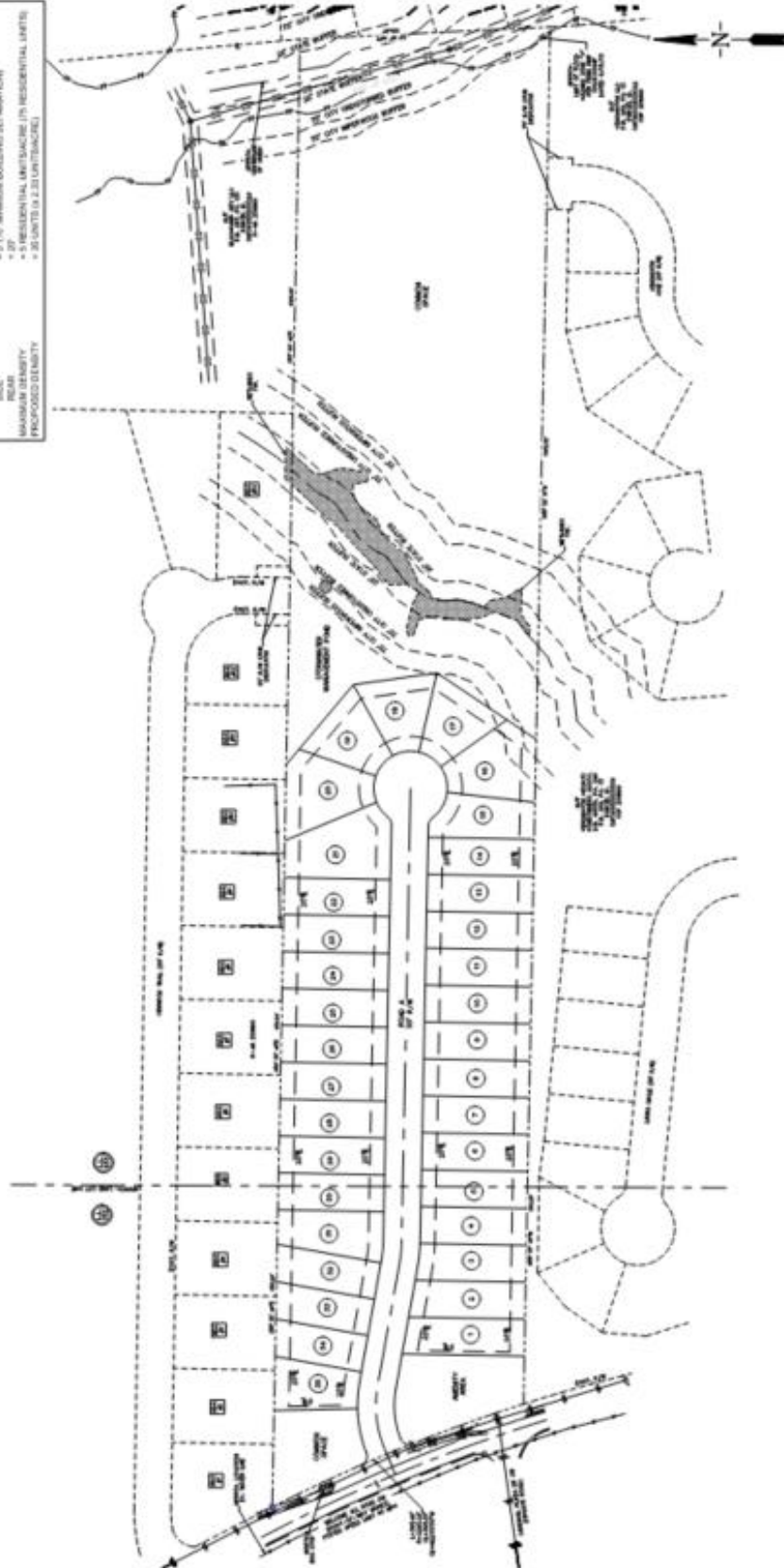
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

CONCEPT PLAN #1

SITE ANALYSIS

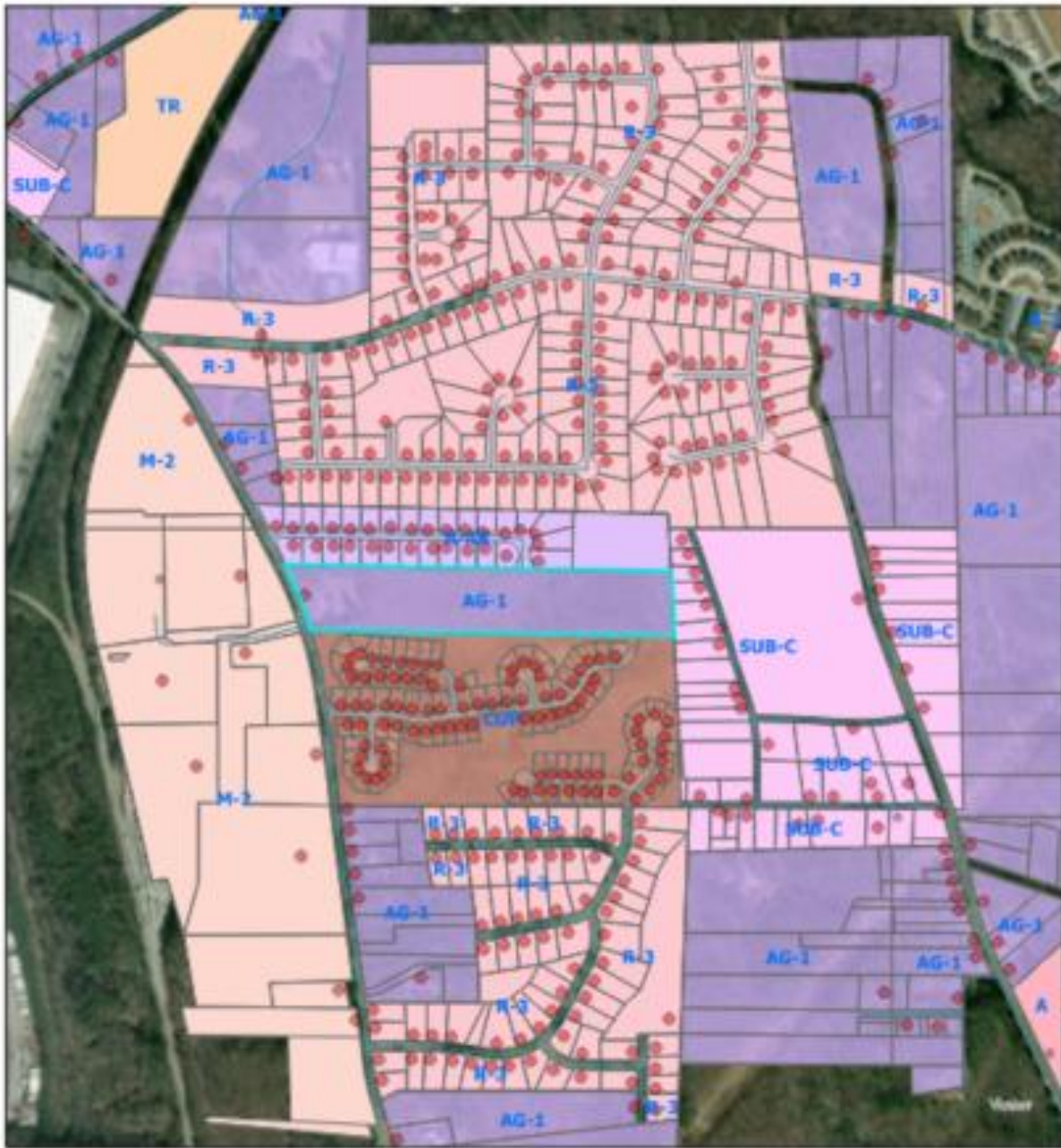
TOTAL SITE AREA	4.115 AC
CURRENT ZONING	R-1 SINGLE FAMILY RESIDENCE
PROPOSED ZONING	R-1 SINGLE FAMILY RESIDENCE
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
MINIMUM LOT SIZE	4,500 SQ FT
MINIMUM LOT WIDTH	40 FT
MINIMUM SETBACK	5 FT (SEE LOCAL ORDINANCE PROVISIONS)
MAXIMUM DENSITY	12 UNITS PER ACRE (MINIMUM BUILDING SEPARATION)
PROPOSED DENSITY	12 UNITS PER ACRE (MINIMUM BUILDING SEPARATION)
PROPOSED DENSITY	12 UNITS PER ACRE (MINIMUM BUILDING SEPARATION)



WELCOME ALL ROAD SUBDIVISION CONCEPT PLAN (PARCEL 09F360001530024)

CITY OF HILLTOP, MISSOURI

HILLTOP
STATE TOWNSHIP
SCALE: 1" = 40'



4700 Welcome All Road - 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.



4700 Welcome All Road - Zoning Map



0 0.07 0.15 0.3 Miles

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4700 Welcome All Road - Future Land Use Map



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DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: City of South Fulton Planning Commission
FROM: Department of Community Development and Regulatory
Affairs Planning & Zoning Division
SUBJECT: **Z26-005/CDP26-002: 0 & 3665 Jonesboro Rd**
MEETING DATE: February 18, 2026

The applicant is requesting a rezoning requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to CUP (Community Unit Plan District/Old National Highway Overlay District) 0 & 3665 Jonesboro Rd (09F130000595413, 09F130000591065, & 09F130000591800) at with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detached homes on 13.83 acres. (Council District 5)

**STAFF RECOMMENDATION: DENIAL (Z26-005)
DENIAL (CDP26-002)**

APPLICATION INFORMATION

Applicant Information: Delores A. & Robert A. West c/o Dani Blumenthal, Gaskins + LeCraw

Status of Applicant: Applicant

City Council District(s): 5

Parcel ID Number: 09F130000595413, 09F130000591065, & 09F130000591800
Area of Property: 13.83 0Acres

Existing Zoning: AG-1 (Agricultural District/Old National Highway Overlay District)

Current/Past Use of the Property: Vacant

Prior Zoning Cases/History: None

SPECIFIC INFORMATION REQUEST**BACKGROUND**

The applicant is requesting a rezoning requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to CUP (Community Unit Plan District/Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detached lots, internal public streets, a centralized mail kiosk, a stormwater detention pond, and a small gathering space/amenity area.

PROPERTY LOCATION

The property consists of a 13.83-acre parcel located on the north side of Jonesboro Rd and west side of the Georgia power company easement, lying and being in Land Lots 59 of the 9th District, Fulton County, Georgia. The property is in Council District 5.

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, which does support the proposed zoning. The Suburban II Neighborhood allows up to 8 units per acre. The proposal is to rezone CUP to permit residential development at a density of approximately 2.96 units per acre. However, the Applicant is seeking to amend the Future Land Use Designation from Suburban II Neighborhood to Suburban I Neighborhood, therefore if the amendment passes, it will support the proposed rezoning.

ADJACENT ZONING AND LAND USES

North: Union City

South: AG-1 (Agricultural District/Old National Highway Overlay District)

East: AG-1 (Agricultural District/Old National Highway Overlay District)

West: SH (Senior Housing District/Old National Highway Overlay District)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on February 2, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees, and a few residents spoke in opposition to the development offering amendments.

Staff placed the required notice of public hearing in the South Fulton Neighbor on January 28, 2026, to notify the public that Case Z26-005/CDP26-002 would be heard at the Planning Commission Meeting on February 18, 2026, and at the City Council Public Hearing on March 10, 2026.

Staff placed a notification sign in front of the subject property on January 28, 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. 511. - Old National Highway Overlay District.
- Sec. 404.03. - CUP community unit plan district.
- 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 Suburban II Neighborhood to Suburban I Neighborhood. 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 AG-1 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;

Maintaining the existing zoning protects public health and safety by limiting development intensity in an area constrained by environmental features, pipeline easements, and limited roadway access. However, the proposed rezoning does not diminish property values of the underutilized development along a major corridor.

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 I future land use designation, while encouraging civic uses such as schools, places of worship, community centers, and facilities. While the proposed development offers 41 detached dwellings. There are other zoning districts compatible with the current future land use. Staff does 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 proposed 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 agricultural nearby.

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;

According to the Code of Ordinance Sec. 207.06. - Use table the property does have reasonable economic use as currently zoned. However, CUP provides a residential component that aligns with the housing need identified in the City of South Fulton Housing Assessment.

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 if granted approval for CDP amendment.

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 Suburban II Neighborhood character area; however, they are applying to amend their future land use to Suburban Neighborhood I. 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. The applicant has stated the floodplains, wetlands, and streams will be protected in accordance with City of South Fulton regulation. All streams will be protected by a 75' undisturbed stream buffer and additional 25' impervious setback with an additional 10' landscape easement along the entire frontage along Jonesboro Road

PUBLIC PARTICIPATION

The public participation meeting was held virtually due to inclement weather on January 26, 2026 at 6:00pm via zoom. There was a total of 5 people in attendance. The applicant stated no issues or concerns were raised at the meeting.

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 I Neighborhood Character Area supports the following: R-3,R-3A,R-4A, CUP, NUP and SH.

The Suburban II Neighborhood Character Area supports the following zoning districts R-3, R-3A, R-4,R-4A,R-5, R-5A, TR, MIX and NUP.

Therefore, the CUP rezoning request would be supported in the Suburban I Neighborhood Character Area if the amendment passes.

Regarding the proposed zoning, The Community Unit Plan district is described in the South Fulton Zoning Code as follows:

CUP Community Unit Plan District. The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

1. Encourage the development of large tracts of land as planned communities;
2. Encourage flexible and creative concepts in site planning;
3. Preserve the natural amenities of the land by encouraging scenic and functional open areas;
4. Provide for an efficient use of land;
5. Provide a stable residential environment compatible with surrounding residential areas; and
6. Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

The purpose and intent of the Old National Highway Overlay District is as follows:

- a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Old National Highway 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 Old National Highway District in accordance with the provisions herein.
- b) The Old National Highway 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 Old National Highway District, the regulations in this Section 511 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.

While residential development may be appropriate in this general area, the requested rezoning goes against the future land use and does not reflect the minimum change necessary to allow reasonable amendment as the supported Suburban II Neighborhood Character areas may suffice for the proposed development of 2.96 dwelling units per acre. Furthermore, the subject property primary access is proposed from Georgia State Route 138 (Jonesboro Road), a GDOT-maintained speed limit of 55 mph. Staff express concerns with the site plan regarding turning lanes entering and exiting the proposed subdivision.

However, the applicant has made further revision to add an addition 10' landscape easement along the entire frontage along Jonesboro Road with shadow box fencing. The applicant also states the amenity area will include a covered pavilion and tot lot; and addition to reducing the rear setbacks to provide space to accommodate ranch homes. The ranch homes may have 1-car garages, but all 2-story homes will provide a 2-car garage. If the proposed rezoning is approved.

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

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

PREPARED BY: Adriana Echols, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



SITE SUMMARY

SITE AREA	41 PROP. LOTS & MAIL KIOSK
SITE AREA	13.83 AC. (602,434 S.F.)
OPEN SPACE REQUIRED (500 SF X 141 LOTS)	0.52 AC. (22,560 S.F.)
OPEN SPACE PROVIDED	7.61 AC. (331,557 S.F.)
ZONING CLASSIFICATION	CITY OF SOUTH FALTON, FALTON COUNTY, GEORGIA
APPROXIMATE	AG-1
PROPOSED ZONING	AG-1
EXISTING ZONING	AG-1
INTERNAL BUILDING SETBACKS	
FRONT:	20'
SIDE:	5'
SIDE CORNER:	15'
REAR:	25'
MINIMUM BUILDING SEPARATION:	10'
EXTERNAL BUFFERS & SETBACKS	
REAR:	100' UNDISTURBED BUFFER + 10' IMPROVEMENT SETBACK
MINIMUM LOT SIZE:	
MIN. LOT SIZE:	407' X 100' = 4,000 SF

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

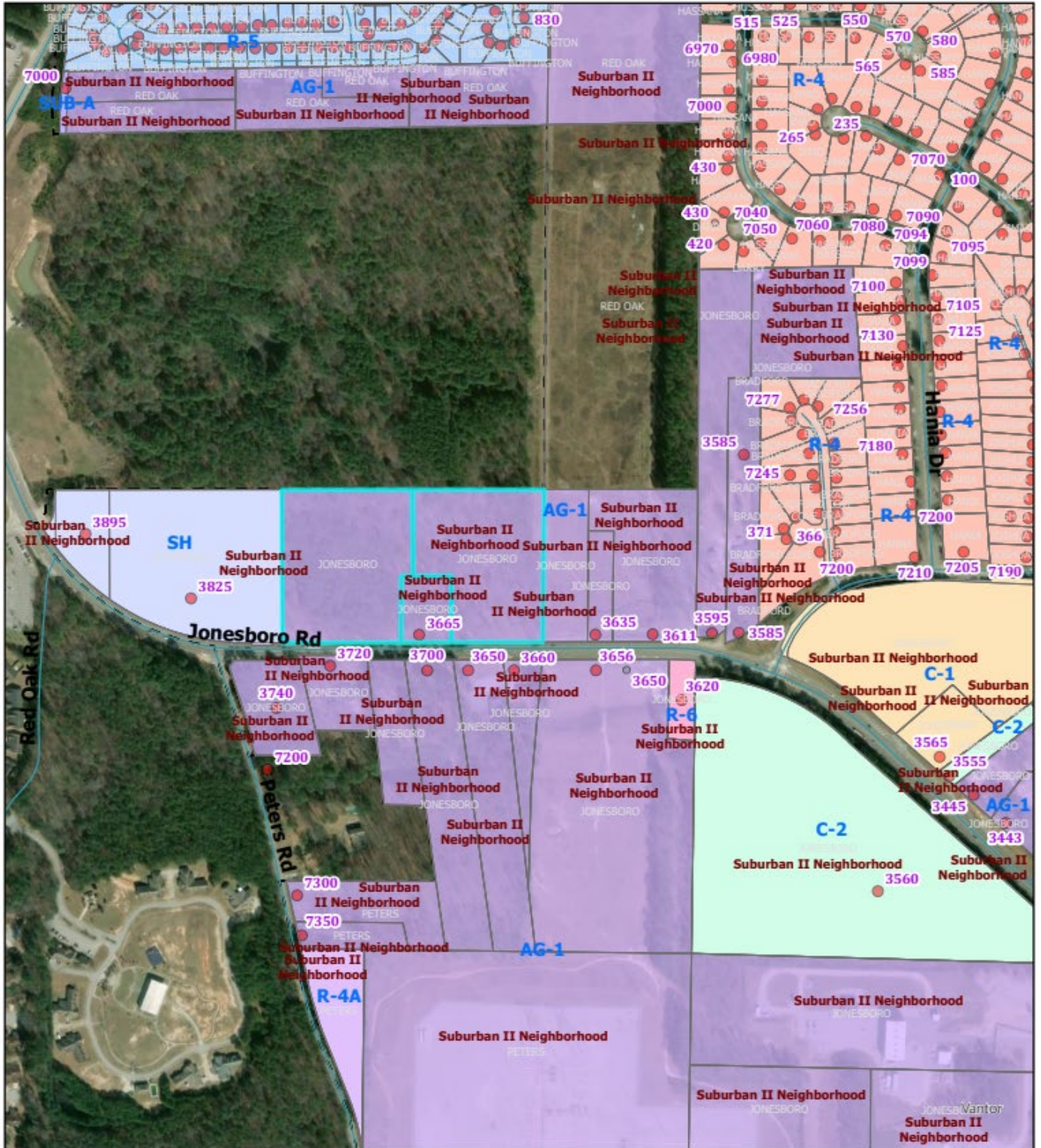


Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

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





3665 - 0 Jonesboro Road - Future Land 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.



3665 - 0 Jonesboro Road - Aerial Map



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PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Gaskins + LeCraw Petition No. Z26-005/CDP26-002

Date: 1/27/2025

1. The following parties were notified of the requested rezoning/use permit:
Everyone from the provided mailing list was notified of the filed applications. Additionally, the Mayor
and all Council members were sent notices.
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
A meeting was held 1/26/2026 at 6pm. The meeting was intended to be hybrid (Zoom and at Dennard
Library), but was held online only, due to unsafe weather conditions.
3. The following issues and concerns were expressed:
No issues or concerns were raised at the meeting.
4. The applicant's response to issues and concerns was as follows:
Not applicable.

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.

Notification post card and sign-in sheet are attached to this form. Please note that only two of the registrants listed on the attached sheet attended and participated in the Community 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: City of South Fulton Planning Commission
FROM: Department of Community Development and Regulatory
Affairs Planning & Zoning Division
SUBJECT: **U26-001: o Cochran Rd**
MEETING DATE: February 18, 2026

The applicant is requesting a Special Use Permit to allow a telecommunication support structure at o Cochran Rd (09C110000420377) nearest cross street is West Stubbs Rd in AG-1 (Agricultural District/Cliftondale Overlay District) zoning district on 6.70 acres. (Council District 4)

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information: TowerCo c/o Baker Donelson Law Firm

Status of Applicant: Applicant

City Council District(s): 4

Parcel ID Number: 09C110000420377

Area of Property: 6.70 Acres

Existing Zoning: AG-1 (Agricultural District/Cliftondale Overlay District)

Current/Past Use of the Property: Vacant

Prior Zoning Cases/History: None

SPECIFIC INFORMATION**BACKGROUND**

The applicant is requesting a Special Use Permit to allow a telecommunication support structure in AG-1 (Agricultural District/Cliftondale Overlay District). The proposed project consists of a one hundred ninety-five foot monopine telecommunications facility, including ground equipment within a fenced compound, to improve wireless service coverage and capacity in the surrounding area. The facility will be unmanned, accessed periodically for maintenance, and designed to accommodate multiple carriers.

The applicant states, in order to provide sufficient coverage and alleviate capacity issues due to increased wireless demand and congestion in the City of South Fulton, T-Mobile requires a new cell site in the vicinity of the above-referenced address.

PROPERTY LOCATION

The property consists of a 6.70 acre parcel located land located on the South side of Cochran rd and nothe of Cascade Palmetto Hwy, nearest cross street is West Stubbs Rd, lying and being in Land Lots 42 and 43, 9C Land District of Fulton County, Georgia The property is in Council District 4.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood within the 2021 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: CUP (Community Unit Plan District/Clifftondale Overlay District) and AG-1 (Agricultural District/Clifftondale Overlay District)

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

East CUP (Community Unit Plan District/Clifftondale Overlay District) and AG-1 (Agricultural District/Clifftondale Overlay District)

West: AG-1 (Agricultural 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 January 5, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees, and nobody spoke in favor. However, a few residents had concerns about the development.

Staff placed the required notice of public hearing in the South Fulton Neighbor on January 28, 2026, to notify the public that Case U26-001 would be heard at the Planning Commission Meeting on February 18, 2026, and at the City Council Public Hearing on March 10, 2026.

Staff placed a notification sign in front of the subject property on January 28, 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.

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

1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?

The proposed telecommunications tower is generally consistent with the City of South Fulton 2021 Comprehensive Plan. While the Future Land Use designation of Suburban Neighborhood emphasizes preserving the surrounding natural, agricultural, and rural areas. The proposed development may enhance public safety, improves emergency response, supports reliable connectivity for residents and businesses, and provides essential infrastructure needed for modern communication.

2) Is the proposed use consistent with the supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?

The subject property is located within a Tax Allocation District (TAD) that encourages infrastructure investment, public safety enhancements, and technological connectivity; the facility supports emergency communications and modern wireless needs without introducing commercial or high-intensity development inconsistent with long-range planning goals.

3) Is the proposed use compatible with the adjacent land uses and zoning districts?

The proposed use is compatible, when conditioned, with adjacent AG-1 and CUP-zoned properties. The monopine design, setbacks, and vegetative screening reduce visual and land-use conflicts. The facility does not introduce noise, traffic, or activity levels that would disrupt surrounding low-density and agricultural uses.

4) Does the proposed use on violate local, state, and or/federal statutes, ordinances, or regulations governing land development?

The proposed use does not violate local, state, or federal statutes or ordinances governing land development. The applicant has committed to compliance with the City of South Fulton Zoning Ordinance, FCC regulations, FAA requirements, and all applicable building and safety codes.

5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?

The proposed use will have minimal impact on vehicle or pedestrian traffic. The facility will be unmanned, with occasional maintenance visits. No increase in daily traffic volumes or pedestrian activity is anticipated along Cochran Road.

6) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?

The screening is adequate, provided existing vegetation is preserved and supplemented where necessary. The stealth monopine design, combined with perimeter fencing and landscaping, limits visual impacts on adjacent properties.

7) Can outdoor lighting be used so as to not interfere with surrounding uses?

Outdoor lighting must be consistent with that of a residential development and therefore would not interfere with surrounding uses

8) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?

The property access is limited, infrequent, and does not create hazardous turning movements or congestion.

9) Will the number, size, and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?

No signs are proposed

10) Are off-street parking space adequate? Will they be properly located to reduce any negative impact on surrounding property uses?

Due to the unmanned nature of the facility, parking demand is minimal and will not impact surrounding properties.

11) Does the use have sufficient space to operate its activities?

The proposed lease area provides sufficient space to safely operate the telecommunications facility, including equipment, maintenance access, and required setbacks, without encroaching on adjacent uses.

12) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc?

No significant negative environmental impacts have been identified. The limited scope of development minimizes disturbance to topography, soils, and vegetation. Stormwater runoff impacts are minimal, and no wetlands or environmentally sensitive features are adversely affected. Based on the environmental analysis submitted.

13) Availability of other land suitable for proposed use and effect on balance of land uses;

While other parcels may exist within the broader service area, staff finds that the subject site is reasonably suited for the proposed use due to its size, location, and ability to accommodate the facility while minimizing impacts on developed residential areas. The AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions.

14) Effect on character of the neighborhood;

The proposed use does not substantially alter the character of the surrounding area.

15) Effect on adjacent property;

The proposed use is not expected to negatively affect adjacent properties. Visual impacts are mitigated, and there are no anticipated adverse effects related to noise, traffic, or land-use compatibility.

16) Economic use of current zoning;

The AG-1 Agricultural District has numerous allowed uses that supports the economic viability of the subject property.

17) Other conditions

Sec. 509.15. - Wireless telecommunications

PUBLIC PARTICIPATION

The public participation meeting was held in person January 5, 2026 at 5:30pm at Elegant Occasions Event Center at 7580 Springbox Drive, Suite 100, Fairburn, GA and virtually on January 28, 2026 at 6:00pm via Microsoft Teams. There were a total of 12 people in-person and 6 people virtually.

The applicant addressed questions and concerns raised by meeting participants regarding the proposed telecommunications tower. The applicant presented RF propagation maps to demonstrate existing coverage limitations and explained how the proposed facility would improve service in the area. Participants were informed that radiofrequency emissions are regulated at the federal level by the Federal Communications Commission (FCC) and that the facility would operate within established safety standards. Health information materials from the World Health Organization were also distributed to provide additional context regarding public health considerations.

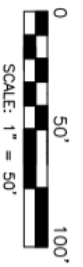
The applicant further explained that the proposed facility would be designed as a stealth monopine and would only be visible above portions of the existing tree line, with example images provided to illustrate the intended appearance. Additionally, participants were informed that T-Mobile would serve as the initial anchor tenant, with the facility designed to accommodate additional carriers in the future, subject to applicable regulations.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

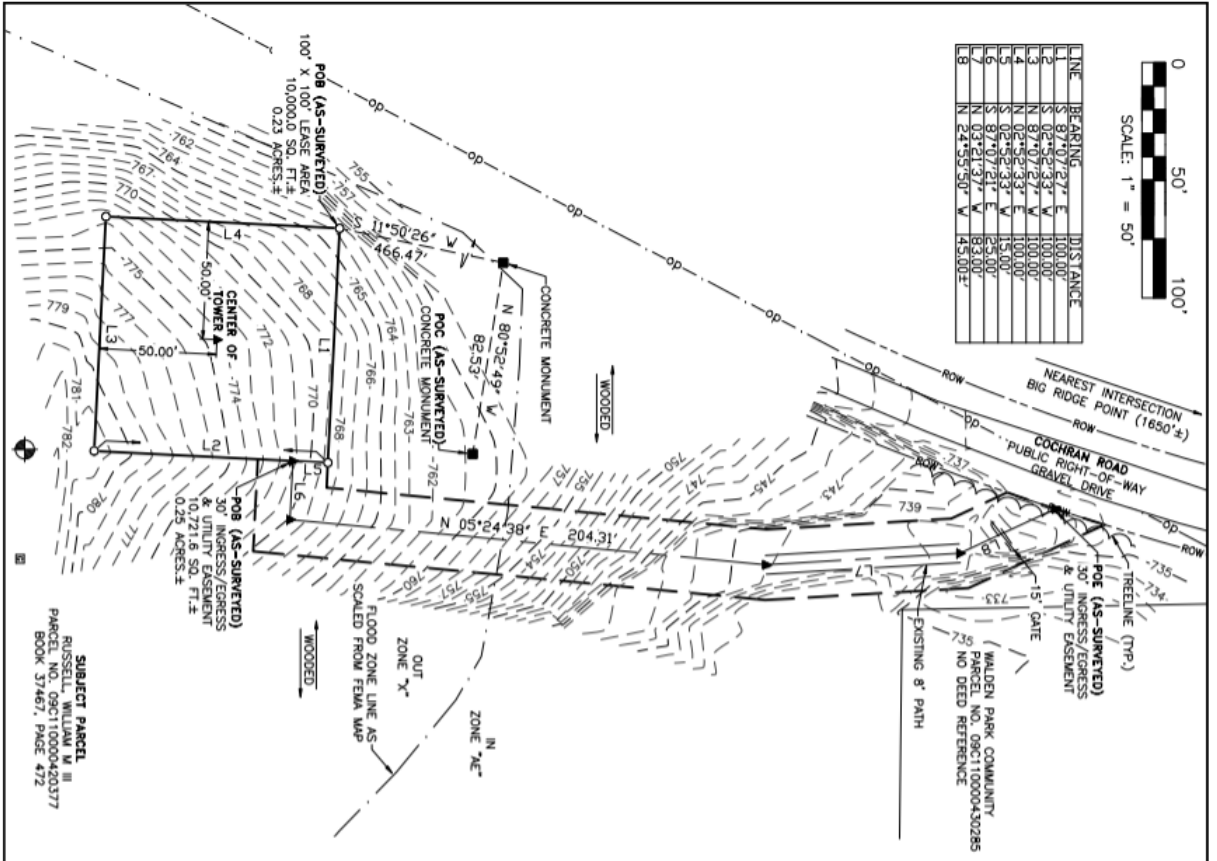
Recommended Conditions:

1. That Cliftdale Overlay District requirements must be followed.
 - Stealth design is required for all cell towers.
 - Height of cell towers shall not exceed 199 feet.
 - Wireless communications facilities shall be disassembled and removed from the site within 90 days of the date its use for wireless telecommunications is discontinued.

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



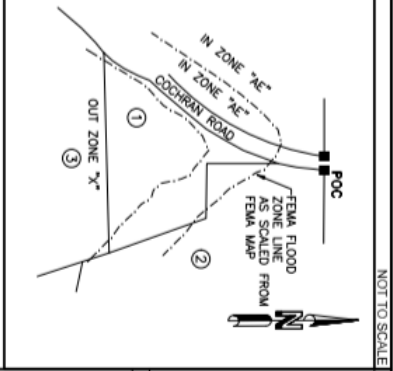
LINE	BEARING	DISTANCE
1	S 87°07'27" E	100.00'
2	S 02°56'33" W	100.00'
3	N 87°07'27" W	100.00'
4	S 02°56'33" E	100.00'
5	S 87°07'27" E	25.00'
6	N 03°21'37" W	83.00'
7	N 24°55'50" W	45.00'



SUBJECT PARCEL
 RUSSELL, WILLIAM M III
 PARCEL NO. 09C110000420377
 BOOK 37467, PAGE 472



- PARENT TRACT OVERVIEW**
- 1 SUBJECT PARCEL
RUSSELL, WILLIAM M III
PARCEL NO. 09C110000420377
BOOK 37467, PAGE 472
 - 2 WALDEN PARK COMMUNITY
PARCEL NO. 09C110000430285
NO DEED REFERENCE
 - 3 CARROLL, JOYCE MARIE
PARCEL NO. 09C110000420351
BOOK 34128, PAGE 617



SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is June 18, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon HiPer SR GNSS receiver, (RTK network capable).
3. All measurements were made to State Plane Coordinates, NAD 83, by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, FID #F9657. Oriskany benchmark is as shown on the map.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Reproduction of this map should be based on the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geocentric Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (75% Accuracy Class "X" Survey).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "X" Survey.
11. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the distance.
12. This survey is not void without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

RESERVED FOR CLERK OF COURT RECORDING INFORMATION

MAC Geomatics and Design, PLLC
 4800 THE WINDSOR BLVD
 SUITE 200
 BETHLEHEM, NC 27515
 www.mactd.com

ATLANTA
 GA0380
 LAND LOT 42, 9C LAND DISTRICT
 FULTON COUNTY, GEORGIA

TOWER INFO

CENTER OF TOWER:
 LATITUDE: 33°19'53.967" NORTH
 LONGITUDE: 84°38'36.957" WEST
 (NAD 83)
 GROUND ELEVATION: 774'
 ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 COCHRAN ROAD
 ATLANTA, GEORGIA 30135

VICINITY MAP

LEGEND

- 5/8" REBAR SET
- FOUND CONCRETE MONUMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF ENDING
- ▲ CALCULATED POINT
- REFERENCED INFORMATION
- MISPLACED
- POWER POLE
- GUY ANCHOR
- GAS LINE MARKER
- TEMPORARY BENCHMARK
- SET 5/8" REBAR
- ELEVATION: 784.69'

FLOOD NOTE

This map shows flood zones only; the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 1312100317F, which became an effective date of September 18, 2013 and IS NOT in Flood Hazard Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

SMW Engineering Group, Inc. 158 S. Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6885 www.smweng.com

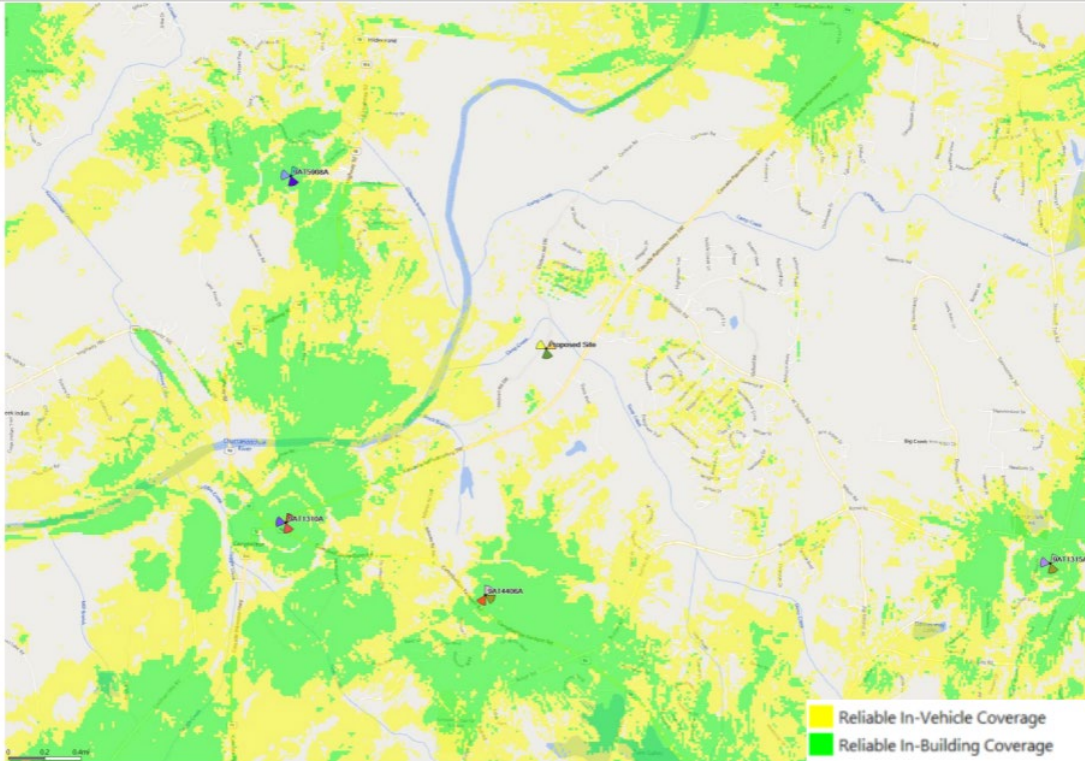
TowerCo 5000 Valleystone Dr. Suite 200 Cary, NC 27519 (919) 453-9333-6700

RAWLAND TOWER SURVEY

DRAWN BY: PH
 CHECKED BY: CS
 FIELD CREW: TP
 APPROVED BY: MKD
 DATE: 07/09/2025
 SCALE: AS SHOWN

PROJECT NO.: 25-0789
 SHEET 1 OF 2

5G Voice Service without the Proposed Site
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)

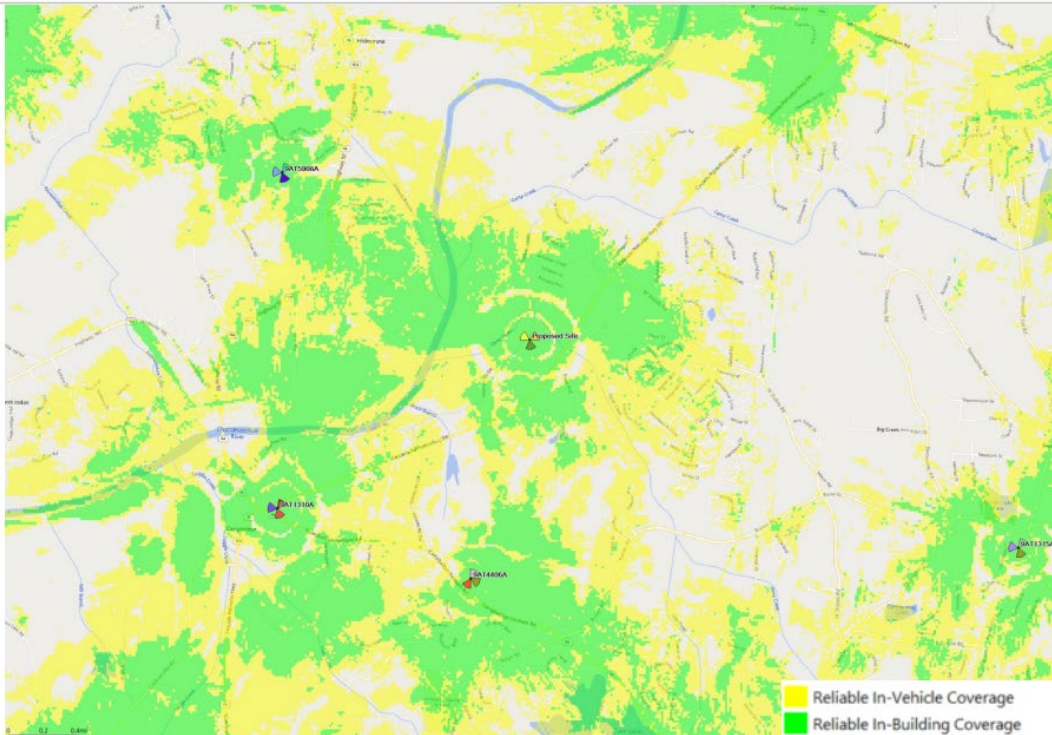


5

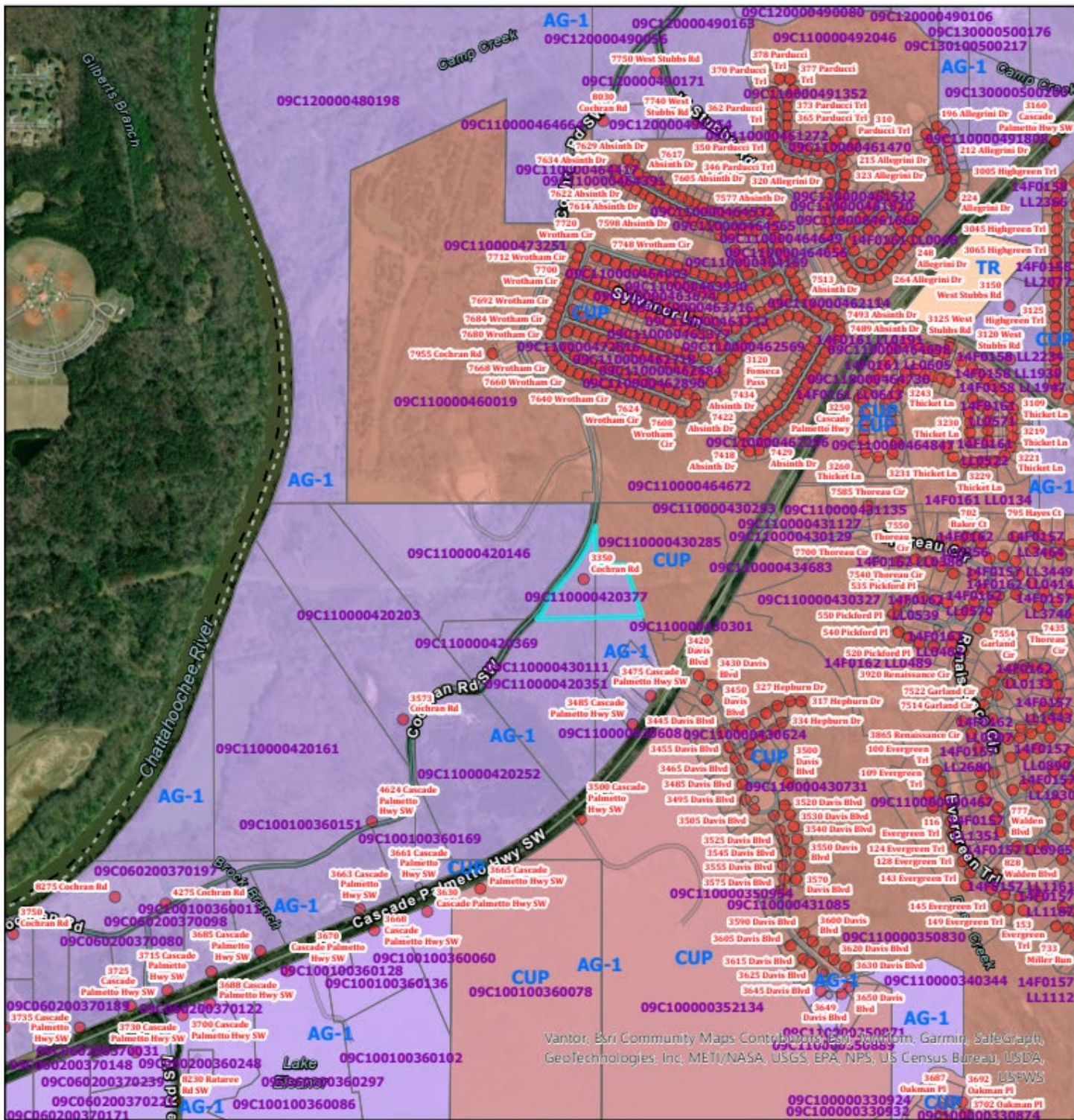
This plot shows a large gap in in-building and in-vehicle coverage.



5G Voice Service with the Proposed Site @ 190' AGL
MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



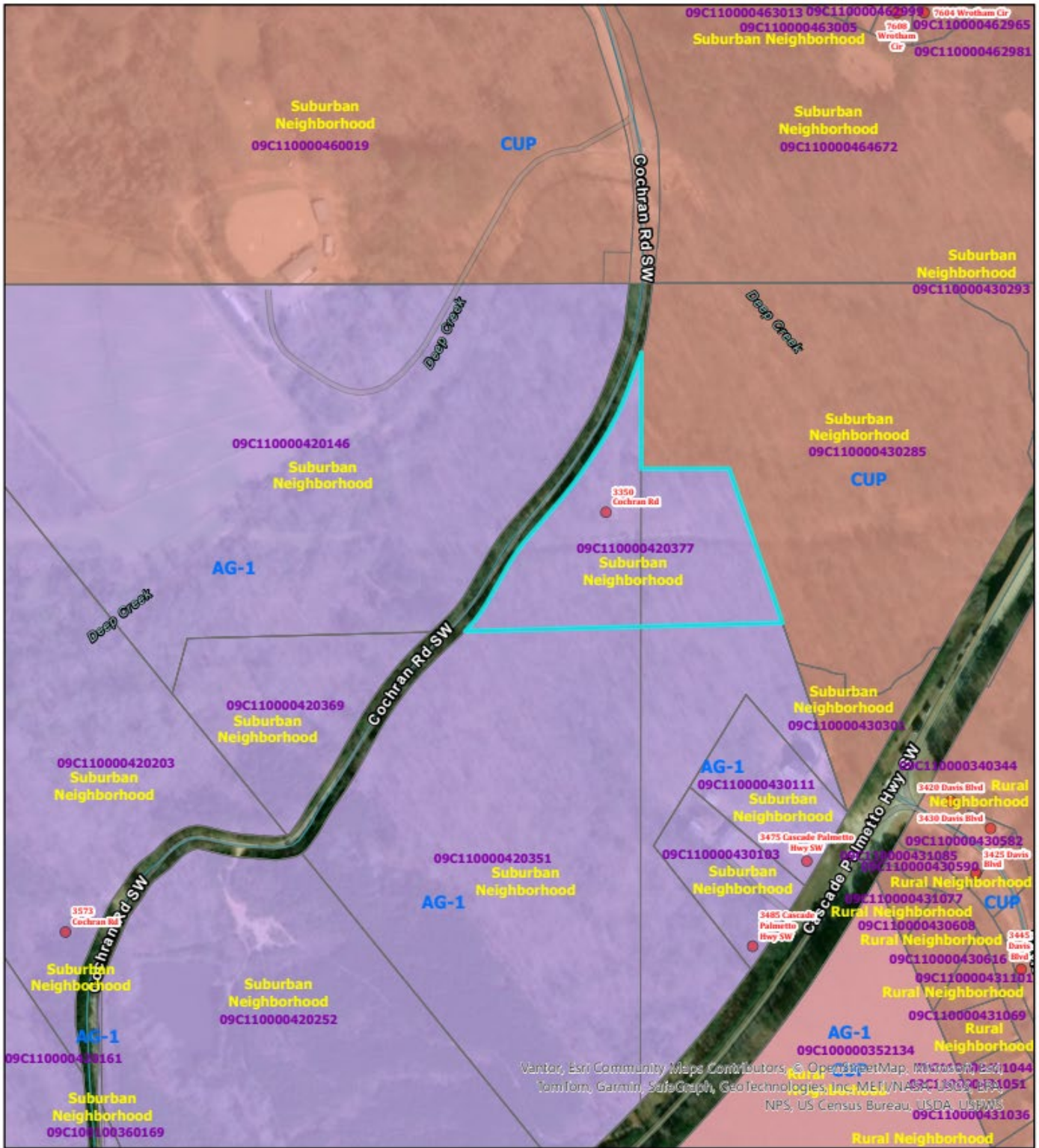
This plot shows improved in-building and in-vehicle coverage along Palmetto Cascade Highway.



Vantor, Esri Community Maps Contributor, Esri, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

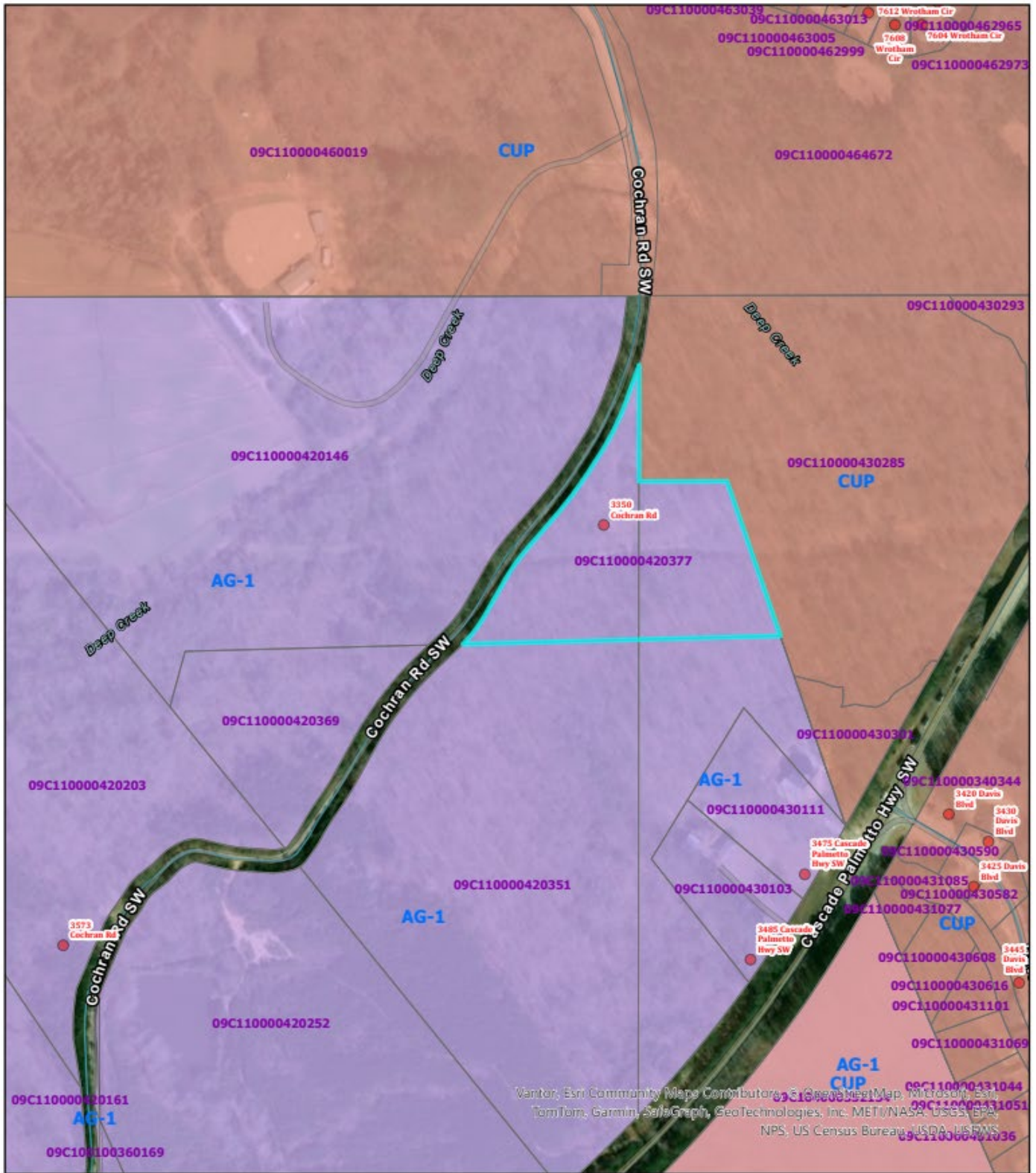
0 Cochran Road - Aerial Map

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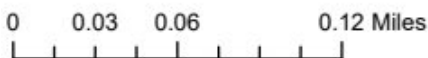


0 Cochran Road - Future Land Use Map

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0 Cochran Road - Zoning Map



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Suburban Neighborhood

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

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

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



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

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

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







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DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission
FROM: South Fulton Department of Community
Development and Regulatory Affairs
Planning & Zoning Division
SUBJECT: U26-002: 7600 Hall Road
MEETING DATE: February 18th, 2026

Atlanta Film Animals requesting a Special Use Permit to operate an outdoor animal kennel in AG-1 (Agricultural District/ Cedar Grove Overlay District) zoning district located at 7600 Hall Rd (Parcel ID: 07 040001130369 & 07 040001130377). Council District 4.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	Abigail Van Horn
Status of Applicant:	Attorney
City Council District(s):	4
Parcel ID Number:	07 040001130369 & 07 040001130377
Area of Property:	19.21 acres
Existing Zoning:	AG-1 (Agricultural)/Cedar Grove Overlay District
Current/Past Use of the Property:	The property is mainly vacant. There are three structures on the property.
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

Atlanta Film Animals requesting a Special Use Permit to operate an outdoor animal kennel in AG-1 (Agricultural District/ Cedar Grove Overlay District) zoning district.

PROPERTY LOCATION

The properties are 19.21 acres of land laying and being in Land Lot 113 of the 7th District, Fulton County, Georgia.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Rural Neighborhood as designated in the 2021 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural/Cedar Grove Overlay District)
South: AG-1 (Agricultural & CUP (Community Unit Plan/Cedar Grove Overlay District)
East: AG-1 (Agricultural/Cedar Grove Overlay District)
West: AG-1 (Agricultural & CUP (Community Unit Plan/Cedar Grove Overlay District)

COMMUNITY AND PROPERTY OWNERS’ NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on December 1st, 2025, at 6:00pm. The applicants presented their Special Use plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on January 28th, 2026, to notify the public that Case U26-002 would be heard at the Planning Commission Meeting on February 18th, 2026, and at the City Council Public Hearing on March 10th, 2026.

The applicant placed a notification sign in front of the subject property on January 27th, 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. – Cedar Grove Overlay District.
- Sec. 302.21. – Kennel, Outdoor (and other outside animal facilities)
- Sec. 18-1008. – Wildlife or Exotic Animal
- Sec. 18-4001 – Precautions to be taken by owners.

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

1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?

The Comprehensive Plan identifies this area as the future land use designation of Rural Neighborhood. Outdoor Kennels are allowed in an agricultural area with a special use permit.

2) Is the proposed use consistent with the supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?

N/A – no supplemental plans have been adopted by the City Council.

3) Is the proposed use compatible with the adjacent land uses and zoning districts?

The proposed Outdoor Kennel does not change the nature of the existing uses to the subject property.

4) Does the proposed use on violate local, state, and or/federal statues, ordinances, or regulations governing land development?

The proposed use does not violate local, state, and federal statues, ordinances, and regulations.

5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?

The operation of the Outdoor Kennel does not change the current flow of vehicular and pedestrian traffic on the adjoining streets.

6) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?

N/A

7) Can outdoor lighting be used so as to not interfere with surrounding uses?

N/A

8) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?

The property is assessed from Hall Rd.

9) Will the number, size, and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?

No signs are proposed.

10) Is off-street parking space adequate? Will they be properly located to reduce any negative impact on surrounding property uses?

Off-street parking is provided on the subject property.

11) Does the use have sufficient space to operate its activities?

The subject property has sufficient space to operate an outdoor kennel.

12) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc.?

No new development is being proposed to incur environmental impacts.

13) Availability of other land suitable for proposed use and effect on balance of land uses;

N/A

14) Effect on character of the neighborhood;

There should be minimal effect on the neighborhood.

15) Effect on adjacent property;

There should be minimal effect on the adjacent property.

16) Economic use of current zoning;

N/A

17) Other conditions

Recommended Conditions:

1. That the Special Use Permit is not transferrable.
2. That the permittee is required to maintain a valid South Fulton business license to operate a special use for an outdoor kennel.
3. Must adhere to Section 18-4001. – Precautions to be taken by owners’ portion of the Code of Ordinance.
4. Must adhere to Section 18-1008. – Wildlife or Exotic Animal portion of the Code of Ordinance.

PUBLIC PARTICIPATION

Applicant held their public participation meeting on January 29th at 6PM in person at 7600 Hall Rd. They also provided a virtual option for community members via Zoom. The concerns expressed were the safety of the animals on the property, protocol if the animals were to leave the property, and what animals will be on the property. For full details, please see public participation report attached below.

STAFF RECOMMENDATION

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas. The AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions. The Cedar Grove 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. This use also complies with Section 302.21. – Kennel, outdoor (and other outside animal facilities) portion of the Code of Ordinance thus the reason for this recommendation.

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

PREPARED BY: Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Rural Neighborhood

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas.

This along with the Suburban Neighborhood Character Area is the majority of character areas in the City of South Fulton. This character area includes the community of Cedar Grove and portions of Cliftondale.

The Rural Neighborhood Character area is characterized by low to medium density residential houses, with established single-family homes on large lots and newer traditional style subdivisions with larger lots. Estate conservation subdivisions are appropriate. Public infrastructure is available, but service may not be extended to all properties.

This Character Area intends to protect the existing natural features by conservation subdivision

development. Low to medium residential development that maintains the rural character in scale and design is appropriate.

Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers, and facilities existing streets.



Gross Density
1-2 Units or Less per acre

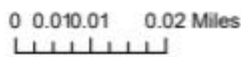
Zoning
R-2A, CUP, NUP, SH

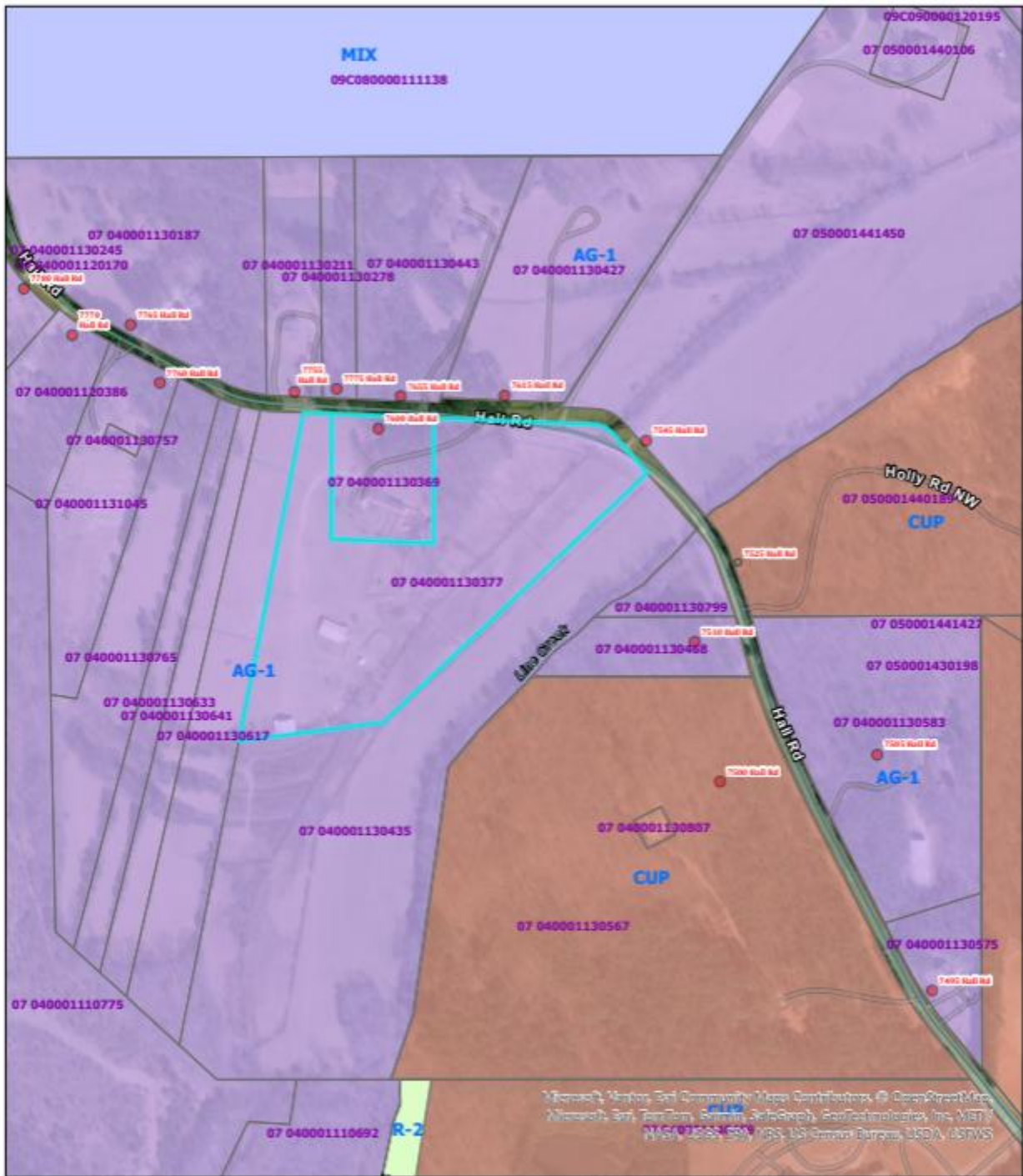




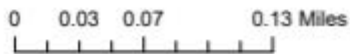
7600 Hall Rd - Future Land Use Map

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.





7600 Hall Rd - Zoning Map



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PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Atlanta Film Animals, LLC c/o Abigail Van Horn **Petition No.** U26-002 7600 Hall Rd

Date: February 2, 2026

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

All property owners of addresses within a one-mile radius of 7600 Hall Road provided by the City of South Fulton

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

A meeting was held on January 29, 2026 at 7600 Hall Road at 6:00 p.m.

3. The following issues and concerns were expressed:

Safety of the animals on the property, protocol if animals were to leave the property, and what animals are on the property

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

The applicant responded that the animals are safely care for on the property, protocol planning required by Georgia and

The Federal Government if an animal were to leave the property, and a list of what animals are on the property.

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.