



Agenda

Alcohol License and Zoning Public Hearings Meeting

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District 2
(Vacant), 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 24, 2026

6:00 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. Alcohol Licenses, Rezoning, Variance and Modification Cases (For Presentation and Public Hearing Only)**
 - A.. (Public Hearing) Z26-008 - An Ordinance To Rezone 191.20 +/- Acres Of Land, Located At 555 & 0 Spence Road; 0 Old Senoia Road; 0 Irwin Road; 0 Fayetteville Road (Parcel IDs: 09F070000320927, 09F100200471269, 09F070000320661, 09F100100460651, 09F100100460610, 09F10010060636 & 09F110300450881) From The AG-1 (Agricultural) Zoning District To The M-1 (Light Industrial) Zoning District To Develop A 1.54 Million Square Feet Of Warehouse Space For Light-Industrial Uses (District 7)
- IV. Proclamation Presentations**
 - A. Proclamation Honoring Camp Creek Middle School Girls Basketball Team (Mayor Gumbs)
 - B. Proclamation Honoring Former Councilmember Helen Z. Willis
- V. Executive Session, if necessary**
- VI. Adjournment of Meeting**

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

ORD2026-_____

Z26-008 - AN ORDINANCE TO REZONE 191.20+/- ACRES OF LAND, LOCATED AT 555 & 0 SPENCE ROAD; 0 OLD SENIOA ROAD; 0 IRWIN ROAD; 0 FAYETTEVILLE ROAD (PARCEL IDS: 09F070000320927, 09F100200471269, 09F070000320661, 09F100100460651, 09F100100460610, 09F10010060636 & 09F110300450881) FROM THE AG-1 (AGRICULTURAL) ZONING DISTRICT TO THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO DEVELOP A 1.54 MILLION SQUARE FEET OF WAREHOUSE SPACE FOR LIGHT-INDUSTRIAL USES; AND FOR OTHER LAWFUL PURPOSES.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. That the Zoning Ordinance of the City of South Fulton be amended, and the maps established in connection therewith be hereby amended so that the following property 555 & 0 Spence Road; 0 Old Senioa Road; 0 Irwin Road; 0 Fayetteville Road (Parcel IDs: 09F070000320927, 09F100200471269, 09F070000320661, 09F100100460651, 09F100100460610, 09F10010060636 & 09F110300450881) be rezoned from the AG-1 (Agricultural) zoning district to the M-1 (Light Industrial) zoning district, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 32, 33, 45, 46 and 47 of the 9th District of Fulton County, Georgia, more particularly described by the attached legal description and/or survey.

Section 2. If this amendment is approved under the provisions of Section 804.04 – “Conditions of approval”, and this Ordinance contains attached conditions of approval, building permits shall be issued only in compliance with the attached conditions.

Section 3. That the maps referred to, now on file in accordance with Sec. 205.01 of Appendix C of the Code of the City of South Fulton, Georgia, be changed to conform with the terms of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

[signatures and voting tabulations appear on the following page]

APPENDIX "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 101 of the 13th District of Fulton County, Georgia, being more particularly described as follows, and also described and recorded in Book 45824, Pages 221-223 of the Fulton County Superior Court Clerk Records:

Commencing at the southeastern corner of the intersection of Old National Highway (said Road having a right-of-way of 100 feet) and Sheriff Road (said Road having a right-of-way of 60 feet), said point being the TRUE POINT OR PLACE OF BEGINNING, thence along said right-of-way of Sheriff Road South 87 degrees 38 minutes 22 seconds East a distance of 253.45 feet to a point; thence leaving said right-of-way South 02 degrees 02 minutes 08 seconds West a distance of 160.95 feet to a point; thence North 87 degrees 23 minutes 11 seconds West a distance of 252.08 feet to a point on the eastern right-of-way of Old National Highway; thence along said right-of-way North 01 degrees 32 minutes 51 seconds East a distance of 159.85 feet to a point, said point being the TRUE POINT OR PLACE OF BEGINNING.

Said parcel of land being known as 2380 Sheriff Road, containing 0.930 acres and being shown on a survey entitled "ALTA Survey for: The Ernest G. and Carol C. Khougaz Family Trust dated August 19, 2003, Chicago Title Insurance Company and Flagstar Bank, FSB", dated September 5, 2007 by Adam and Lee Land Surveying and being certified by Gary L. Cooper, R.L.S. #2606, last revised October 2, 2007."

APPENDIX “B”

Conditions of Approval

**Z24-026: 555 & 0 SPENCE ROAD; 0 OLD SENIOA ROAD; 0 IRWIN ROAD; 0
FAYETTEVILLE ROAD**

**(PARCEL IDs: 09F070000320927, 09F100200471269, 09F070000320661, 09F100100460651,
09F100100460610, 09F10010060636 & 09F110300450881)**

1. The owner/developer agrees to develop the site substantially in accordance with the site plan submitted to the Community Development and Regulatory Affairs Department (attached here) produced by Eberly & Associates and dated 10/03/2024. Said site plan is conceptual only and the development must meet or exceed the requirements of the South Fulton Zoning Code and the South Fulton Subdivision Ordinance prior to the approval of a land disturbance permit.
2. The owner or developer must adhere to all “General Conditions of Approval” listed in Attachment “A” of the GRTA (Georgia Regional Transportation Authority) Notice of Decision for DRI MAPCO Industrial Site (DRI#: 4313) (see below). All conditions are subject to approval by the Georgia Department of Transportation (GDOT). If GDOT does not approve any subject condition, owner/developer will be exempt from that specific condition.
3. Building construction will be LEED Certified.
4. Property will be designated into the South Fulton Community Improvement District.
5. \$400,000 contribution to be made to City towards future park projects in the District, to be due at building permit issuance as follows:
 - \$200,000 to be paid at issuance of Bldg. 100 building permit
 - \$200,000 to be paid at issuance of Bldg. 200 building permit.

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Pedestrian connectivity between all buildings, uses, and existing or future pedestrian access points may be considered in accordance with city regulations and at the discretion of the local government.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Old Senoia Road and Site Driveway 1

- These conditions are subject to GDOT Approval
- Side-street stop control on Site Driveway 1
- Pave Old Senoia Road as a two-lane undivided facility between SR 74/Senoia Road and Site Driveway 1, and throughout the rest of the site property
- Provide sidewalk on the east side of Old Senoia Road as part of the surfacing

SR 92/Spence Road and Site Driveway 2 / Driveway 3

- These conditions are subject to GDOT Approval.
- Side-street stop control on Site Driveway 2 SR 92/Spence Road and Site Driveway 3
- Side-street stop control on Site Driveway 3
- Install a northbound left turn lane along SR 74 for Driveway #2
- Install a southbound left-turn lane on SR 92/Spence Road
- Install a northbound right-turn deceleration lane on SR 92/Spence Road

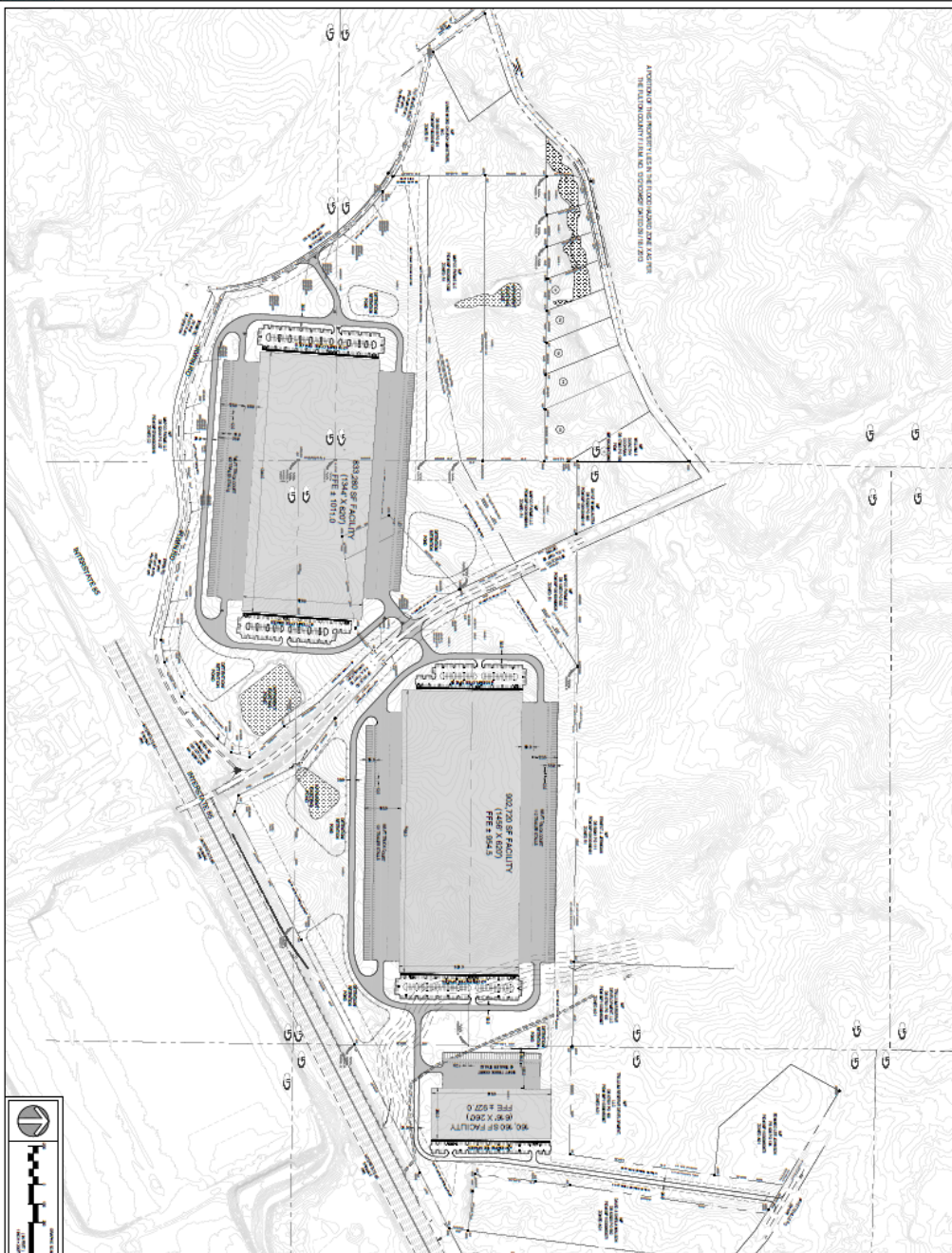
Fayetteville Road and Site Driveway 4

- Side-street stop control on Site Driveway 4

SR 74/Senoia Road and Old Senoia Road

- These conditions are subject to GDOT Approval
- Install a northbound right-turn lane on SR 74/Senoia Road

KMT PARTNERS LLC MAPCO INDUSTRIAL SITE



APPROXIMATE ELEVATIONS ARE SHOWN IN FEET. THE ELEVATIONS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION.



Z10
NOT ISSUED FOR
CONSTRUCTION

24-161

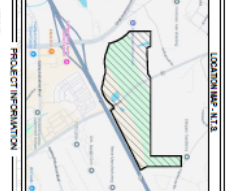
ZONING SITE PLAN

DATE: 11/15/2024
 DRAWN BY: [Name]
 PROJECT NUMBER: [Number]
 SCALE: AS SHOWN

SYMBOL	DESCRIPTION
[Symbol]	EXISTING LOT LINES
[Symbol]	PROPOSED LOT LINES
[Symbol]	EXISTING BUILDING FOOTPRINTS
[Symbol]	PROPOSED BUILDING FOOTPRINTS
[Symbol]	EXISTING PAVED AREAS
[Symbol]	PROPOSED PAVED AREAS
[Symbol]	EXISTING DRIVEWAYS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED TREES
[Symbol]	EXISTING FENCES
[Symbol]	PROPOSED FENCES

PROJECT INFORMATION

OWNER: KMT PARTNERS LLC
 PROJECT: MAPCO INDUSTRIAL SITE
 ADDRESS: SPENCE ROAD, FAIRBURN, GA 30213
 COUNTY: FULTON COUNTY, GEORGIA
 DISTRICT: 9F
 LOT(S): 32, 33, 45, 46, 47



KMT - MAPCO PROPERTY

LAND LOT(S) 32,33,45,46,47
 9F DISTRICT
 FULTON COUNTY, GEORGIA
 SPENCE ROAD, FAIRBURN, GA 30213

LANDSCAPE ARCHITECTURE

TEL: 404.251.1234
 3001 FARMERS ROAD SOUTH, STE 100
 LAWRENCEVILLE, GA 30046
 WWW.LANDSCAPEARCHITECTURE.COM

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