



**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*
- (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*

**Wednesday, April 15, 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.*

<b>Live-stream:</b>	<b>Public Meeting Portal (Civic Clerk):</b> <a href="https://southfultonga.portal.civicclerk.com">https://southfultonga.portal.civicclerk.com</a>
<b>Public Comment:</b>	<a href="https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings">https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings</a>

**I. Meeting Called to Order - Mayor Carmalitha Gumbs**

**II. Roll Call - City Clerk Corey Adams**

**III. Zoning Cases for Deferral**

- A. Case Z26-007 (Public Hearing): An application by Dorothy Crowley requesting a rezoning from R-3 (SingleFamily Dwelling District/ Sandtown Overlay District) with conditions to R-3 (Single-Family Dwelling District/ Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441). City Council District: 1.

Staff Recommendation: Approval with Conditions  
Planning Commission: Deferral

**Deferral to the April 28, 2026 Zoning Public Hearing**

- B. Case Z26-002 (Public Hearing): An application by 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 homes on 15 acres at 4700 Welcome All Road (Parcel ID: 09F360001530024). City Council District: 3.

Staff Recommendation: Denial  
Planning Commission Recommendation: Approval Conditional

## Deferral to the July 14, 2026 Zoning Public Hearing

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

- A. Case U26-004 (Public Hearing): An application by Hai T Nguyen c/o John Dang requesting a Special Use permit to change ownership of an existing nail salon in the MIX (Mixed Use District/Clifftondale Overlay District) at 3220 Butner Road, Suite 136 (Parcel ID: 14F0073 LL0800). City Council District: 2

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

- B. 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/ 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 detaches homes on 13.83 acres at 3665 & 0 Jonesboro Road (Parcel ID: 09F130000595413, 09F130000591065 & 09F130000591800). City Council District: 5.

Staff Recommendation:

Z26-005 - Denial

CDP26-002 - Denial

Planning Commission Recommendation

Z26-005 - Denial

CDP26-002 - Denial

- C. Case T26-002 (Public Hearing): An ordinance to amend the City of South Fulton Zoning Ordinance for the purpose of amending regulations related to home-based businesses; and for other lawful purposes.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval with conditions

### V. Proclamation Presentations

- A. Proclamation Honoring Ms. Joan J. Robinson (Mayor Pro Tem Bell)

### VI. Executive Session, if necessary

### VII. Adjournment of Meeting



**OFFICE OF THE  
CITY MANAGER**

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

**COMMUNITY  
DEVELOPMENT &  
REGULATORY AFFAIRS**

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

**HONORABLE MAYOR  
& CITY COUNCIL**

CARMALITHA GUMBS  
MAYOR

DR. CATHERINE F. ROWELL  
DISTRICT 1

AARON JOHNSON  
DISTRICT 2

HELEN ZENOBIA WILLIS  
DISTRICT 3

JACEEY SEBASTIAN  
DISTRICT 4

KEOSHA B. BELL  
DISTRICT 5

NATASHA WILLIAMS-BROWN  
DISTRICT 6

LINDA BECQUER PRITCHETT  
DISTRICT 7

**TO:** South Fulton Mayor & City Council  
**FROM:** Department of Community Development & Regulatory Affairs  
Planning & Zoning Division  
**SUBJECT:** **Z26-007: 2210 Wallace Road & Wallace Road Rear**  
**MEETING DATE:** April 15, 2026

Dorothy Crowley requesting a rezoning from R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions and R-3 (Single-Family Dwelling District/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441).

City Council District: 1.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PLANNING COMMISSION RECOMMENDATION: DEFERRAL UNTIL  
APRIL 22, 2026 PLANNING COMMISSION MEETING**

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**APPLICATION INFORMATION**

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Applicant Information: Dorothy Crowley

Status of Applicant: Applicant

City Council District: 1

Parcel ID Numbers: 14F0105 LL0042 & 14F0094 LL0441

Area of Property: 13.82 acres

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

Current/Past Use of the Property: Vacant

Prior Zoning Cases/History: Z22-007, 1969Z-0035

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**SPECIFIC INFORMATION****REQUEST**

The applicant is requesting to rezone to R-3 (Single-Family Dwelling District/Sandtown Overlay District) without conditions to allow for a proposed subdivision of 18 homes.

**BACKGROUND**

The majority of this property, parcel #14F0105 LL0042, was rezoned from AG-1 (Agricultural/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions on January 24, 2023. The conditions are as follows:

1. The use of the subject property shall be restricted to no more than 12 single-family dwellings.
2. The site plan shall be in general conformity with the conceptual site plan included in the staff report.
3. All dwellings shall have a minimum two-car garage.
4. A Homeowner Association shall be established for the proposed development for the purpose of providing sustainable maintenance of common areas and covenants regulating sustainable uses and structures with no age restriction on seniors. No deed restrictions.
5. The proposed walking trail materials shall include either mulch, wood chips, crushed stone, or recyclable materials.
6. Construct a deceleration lane on Wallace Road into the site.
7. Provide curb and gutter and a 5' sidewalk along the entire frontage of Wallace Road.
8. The private street shall be constructed to City of South Fulton public street standards.
9. Along the frontage of Wallace Road, there shall be a minimum 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback with decorative privacy fencing.
10. A geotechnical study shall be completed before land disturbance.

Under the current proposal, the applicant is proposing to extend the subdivision by adding an adjacent, two-acre parcel, parcel number 14F0094 LL0441 to the existing parcel number 14F0094 LL0441 and proposing a total of 18 lots.

**PROPERTY LOCATION**

The property consists of 13.82 total acres located on the northeastern side of Wallace Road, being in Land Lot 105 of the 14th District in the City of South Fulton, Fulton County, Georgia and City Council District 1.

**2021 COMPREHENSIVE PLAN LAND USE DESIGNATION**

The subject property has a future land use designation of Suburban Neighborhood 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-3 (Single-Family Dwelling District/Sandtown Overlay District), AG-1 (Agricultural District/Sandtown Overlay District)/single-family residential, Sandtown Middle School

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

East: R-3 (Single-Family Dwelling District/Sandtown Overlay District)/single-family residential

West: CUP (Community Unit Plan/Sandtown Overlay District)/single-family residential

**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.

Staff placed the required notice of public hearing in the South Fulton Neighbor on February 25, 2026, to notify the public that Case Z26-007 would be heard at the Planning Commission Meeting on March 18, 2026, and at the City Council Public Hearing on April 14, 2026.

The applicant placed a notification sign in front of the subject property on February 25, 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. 512. Sandtown Overlay District

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**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.

**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) with conditions 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 was rezoned from AG-1(Agricultural/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) on January 24, 2023. While the property remains undeveloped in relation to the surrounding properties, this is not a result of the zoning designation which currently allows for single-development.

**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 and vacant land.

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

The proposal would not adversely affect the existing use or usability of adjacent or nearby property. The proposal is for a small residential subdivision, so it is compatible with surrounding uses.

**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.

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**PUBLIC PARTICIPATION**

The applicant hosted two hybrid public participation meeting on March 2, 2026 at 6:00 p.m. and a subsequent meeting on March 3, 2026 at 6:00 pm, both at the Wolf Creek Library located at 3100 Enon Road. Property owners were notified by mailers posted first by the applicant and, when it was realized that the virtual link for the public hearing was not on the mailer and the incorrect meeting location was on the mailer, the city posted its own mailers via All Doors Direct.

85 attendees came out at the March 2<sup>nd</sup> meeting and 25 attendees came out on the March 3<sup>rd</sup> meeting. Attendees at both meetings expressed concerns about potential traffic impacts and that the original subdivision layout was limited to 12 homes. Some attendees also expressed concerns about the price of the homes. Some attendees supported the development modifications. Other attendees were against the developer altogether according to the Public Participation Plan Report. The applicant expressed that both land parcels are zoned R-3 and will site all proposed 18 homes on ½ acre lots. The applicant turned in the recording of the meeting, a requirement of the public participation plan regulations. All requirements of the public participation plan have been met.

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**STAFF RECOMMENDATION**

The applicant is proposing to rezone from R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions to R-3 without conditions for the purpose of developing an 18-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 purpose and intent of the Sandtown 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 site plan submitted meets the intent of the Sandtown Overlay District, as a 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback is provided abutting Wallace Road. Additionally, a 25' undisturbed buffer along the remaining perimeter of the development is proposed.

Staff recommends **APPROVAL WITH CONDITIONS** based on these factors. The proposed conditions are as follows:

1. **The use of the subject property shall be restricted to no more than 18 single-family dwellings.**
2. **The site plan shall be in general conformity with the conceptual site plan included in the staff report.**
3. **All dwellings shall have a minimum two-car garage.**
4. **A Homeowners Association shall be established for the proposed development for the purpose of providing sustainable maintenance of common areas and covenants regulating sustainable uses and structures with no age restrictions to seniors. No deed restrictions.**
5. **Construct a deceleration lane on Wallace Road into the site.**
6. **Provide curb and gutter and a 5' sidewalk along the entire frontage of Wallace Road.**
7. **The street shall be constructed to City of South Fulton public street standards.**
8. **Along the frontage of Wallace Road, there shall be a minimum 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback.**
9. **Provide staggered front-yard setbacks of a minimum of five feet.**

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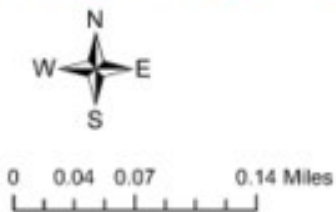
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

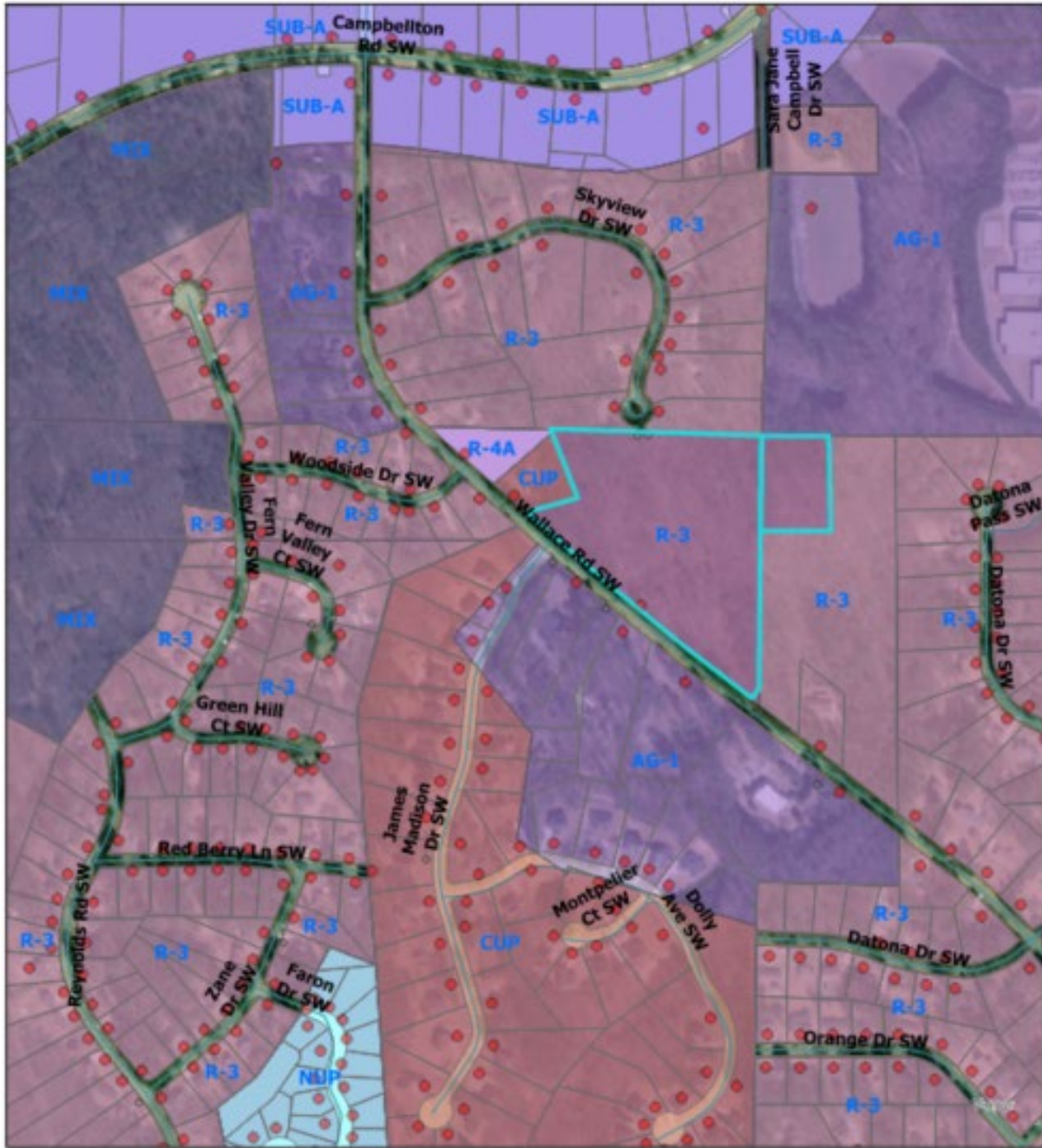




## 2210 & 0 Wallace Road Rear Aerial Map



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.

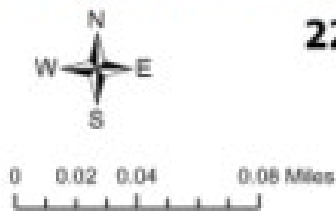


## 2210 & 0 Wallace Road Rear Zoning Map

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## 2210 & 0 Wallace Road Rear 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.

# Suburban Neighborhood

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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 6

LINDA BECQUER PRITCHETT  
DISTRICT 7

**TO:** South Fulton Mayor & City Council

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

**SUBJECT:** Z26-002: 4700 Welcome All Road

**MEETING DATE:** April 15, 2026

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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**

**PLANNING COMMISSION RECOMMENDATION: APPROVAL OF  
REZONING TO CUP USING R-5 ZONING DISTRICT REGULATIONS**

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**APPLICATION INFORMATION**

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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

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**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.

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### **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.

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**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.

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

**CONDITION: Applicant will have to follow R-5 Single-Family Dwelling District Regulations.**

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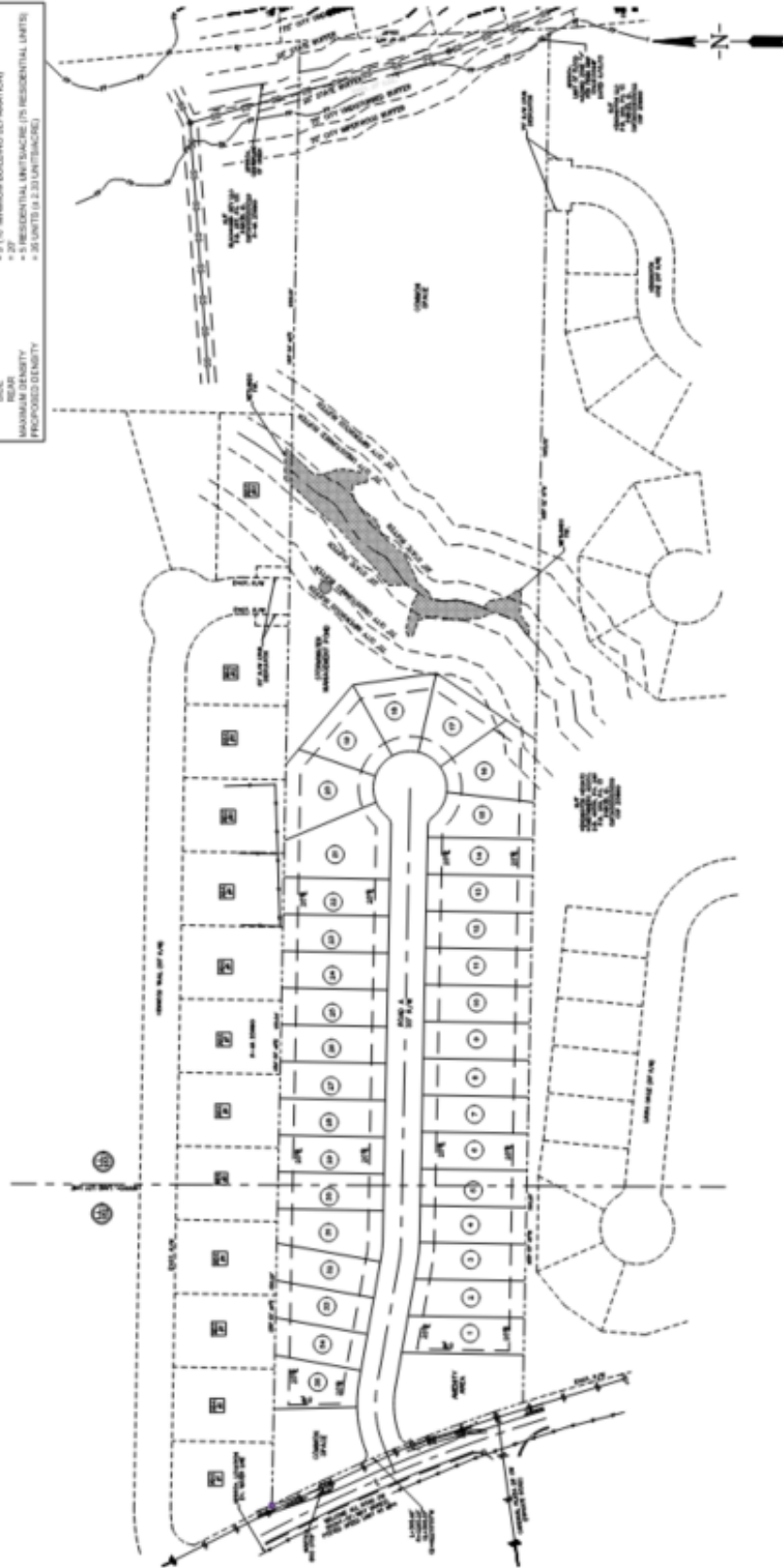
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

CONCEPT PLAN #1

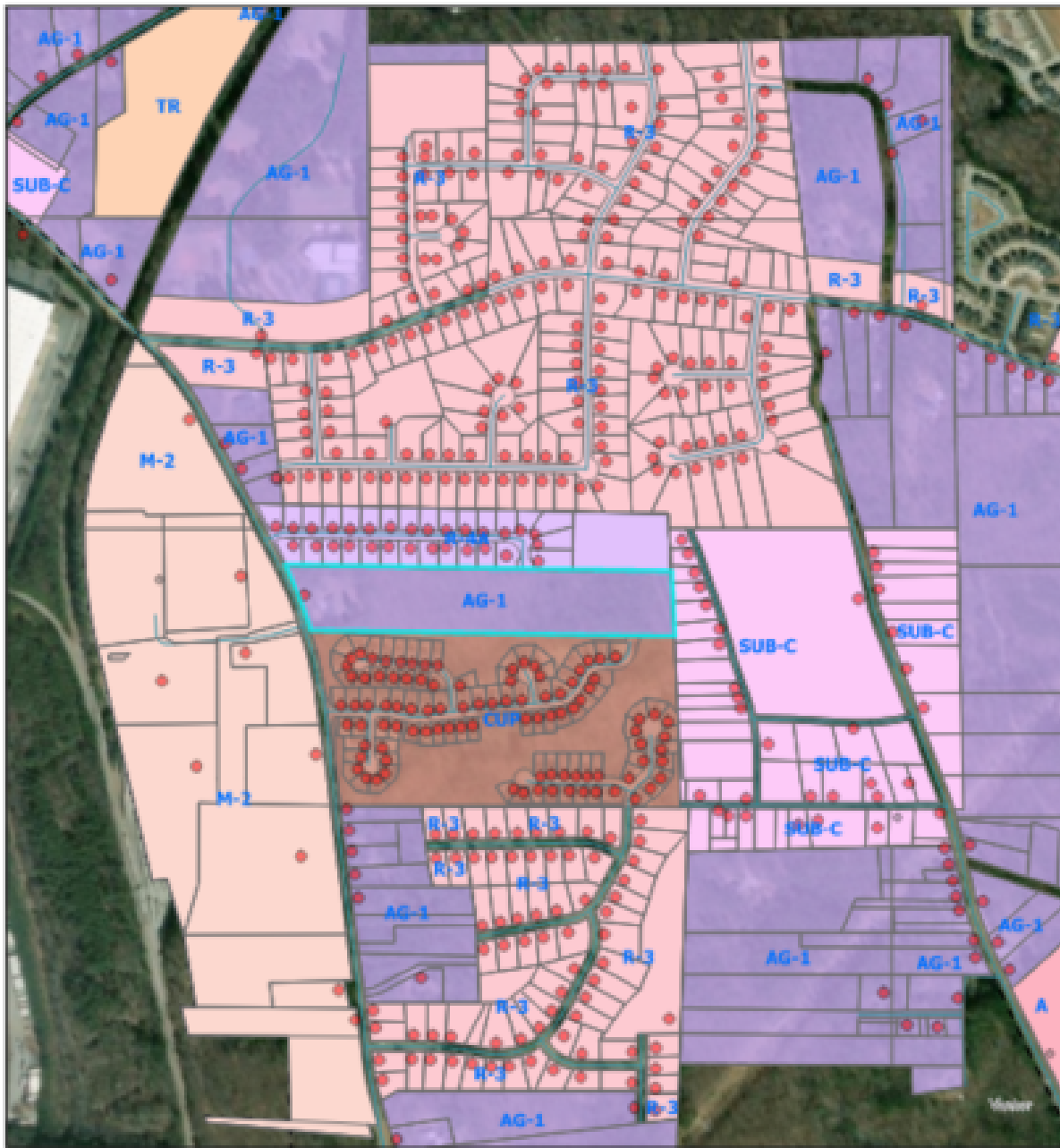
**SITE ANALYSIS**

TOTAL SITE AREA	= 415 AC
CURRENT USE	= SINGLE FAMILY RESIDENCE
CURRENT ZONING	= AG-1 (AGRICULTURAL DISTRICT)
PROPOSED ZONING	= R-1 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED USE	= SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
MINIMUM LOT SIZE	= 5,000 SF
MINIMUM LOT WIDTH	= 50 FT
BUILDING SETBACK	= 20' (SEE SUBSEQUENT DRAWINGS)
MINIMUM BUILDING SEPARATION	= 5' (SEE SUBSEQUENT DRAWINGS)
MAXIMUM DENSITY	= 5 RESIDENTIAL UNITS/AC (75 RESIDENTIAL UNITS/30 UNITS (1/4 2.0 UNITS/AC))
NEAR	
PROPOSED DENSITY	



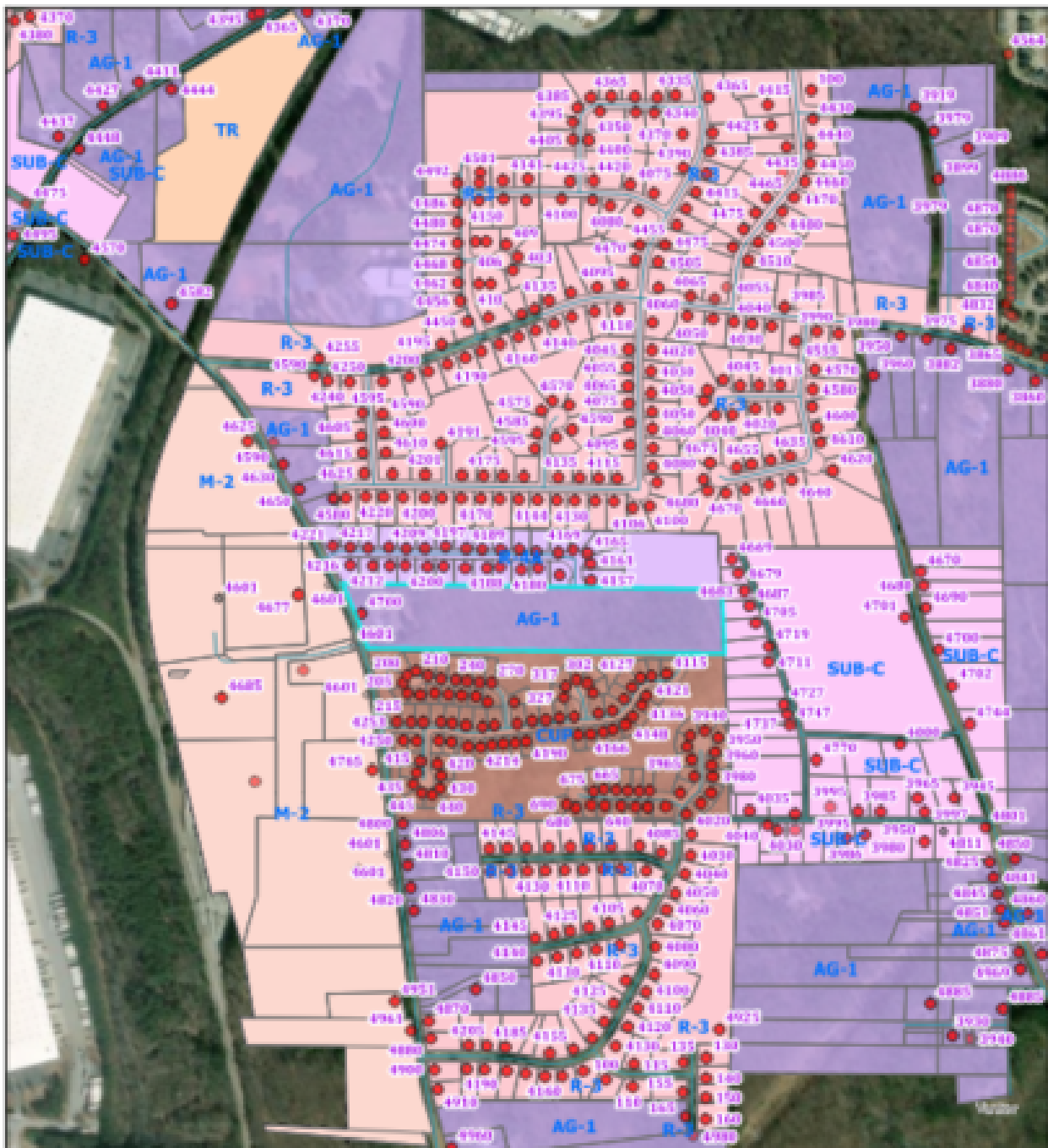
WELCOME ALL ROAD SUBDIVISION CONCEPT PLAN (PARCEL 09F360001530024)  
 CITY OF SOUTH-FULLTON, FULTON COUNTY, GEORGIA

PROJECT: WELCOME ALL ROAD SUBDIVISION  
 DATE: 10/20/2016  
 SCALE: 1"=40'  
 SHEET: 1 OF 2



### 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



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## 4700 Welcome All Road - Future Land Use Map



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**OFFICE OF THE  
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CITY MANAGER

**COMMUNITY  
DEVELOPMENT &  
REGULATORY AFFAIRS**

Reginald McClendon, J.D., AICP, CPM  
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**HONORABLE MAYOR  
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KEOSHA B. BELL  
DISTRICT 5

NATASHA WILLIAMS-BROWN  
DISTRICT 6

LINDA BECQUER PRITCHETT  
DISTRICT 7

**TO:** Mayor & City Council  
**FROM:** Department of Community Development  
and Regulatory Affairs  
Planning & Zoning Division  
**SUBJECT:** U26-004: 3220 Butner Road, Suite 136  
**MEETING DATE:** April 15<sup>th</sup>, 2026

Hai T Nguyen c/o John Dang requesting a Special Use Permit to change ownership of an existing nail salon in the MIX (Mixed Use District/Cliftondale Overlay District) zoning at 3220 Butner Road, Suite 136 (Parcel Id: 14F0073 LL0800).

City Council District: 2.

**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**PLANNING COMMISSION RECOMMENDATION: APPROVAL**  
**CONDITIONAL**

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**APPLICATION INFORMATION**

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Applicant Information: Hai Thi Nguyen c/o John Dang

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Status of Applicant: Agent

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City Council District(s): 2

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Parcel ID Number: 14F0073 LL0800

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Area of Property: 19.21 acres

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Existing Zoning: MIX (Mixed Use District)/Cliftdale Overlay District

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Current/Past Use of the Property: The suite is currently being operated as Butner Nails, a nail salon.

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Prior Zoning Cases/History: 2002Z -0012

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**SPECIFIC INFORMATION****REQUEST**

Hai T Nguyen c/o John Dang requesting a Special Use Permit to change ownership of an existing nail salon.

**PROPERTY LOCATION**

The suite is located within the Camp Creek Village Retail & Townhomes.

**2021 COMPREHENSIVE PLAN LAND USE DESIGNATION**

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

**ADJACENT ZONING AND LAND USES**

North: R-3 (Single Family Dwelling District) & AG-1 (Agricultural District)/ Cliftdale Overlay District

South: MIX (Mixed Use District)/Cliftdale Overlay District

East: MIX (Mixed Use District)/Cliftdale Overlay District

West: MIX (Mixed Use District)/Cliftdale 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<sup>nd</sup>, 2026, 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 February 25<sup>th</sup>, 2026, to notify the public that Case U26-004 would be heard at the Planning Commission Meeting on March 18<sup>th</sup>, 2026, and at the City Council Public Hearing on April 15<sup>th</sup>, 2026.

The applicant placed a notification sign in front of the subject property on February 25<sup>th</sup>, 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. 509. - Cliftondale Overlay District.

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### **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 Suburban I Neighborhood. While this character area is characterized by medium density housing, the suburban character area, in general, allows for mixed-use developments.

#### **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 change in ownership for the nail salon 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 existing nail salon 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?**

This suite is within an existing development with multiple businesses.

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

Outdoor lighting must be consistent with that of a commercial 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?**

This property is accessed from Butner Road or Sultana Way.

**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 for the subject property.

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

The subject property has sufficient space to operate a nail salon

**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;**

The proposed use does not affect the balance of land uses.

**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;**

The MIX (Mixed Use/Cliftondale Overlay District) district has numerous allowed uses that support the economic viability of the subject property.

**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 a nail salon.

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## **PUBLIC PARTICIPATION**

The applicant hosted a public participation meeting at subject property on March 2<sup>nd</sup> at 1pm. The applicant states that no concerns or issues were brought up or addressed.

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**STAFF RECOMMENDATION**

Zoning petition 2002Z-0012 allows retail, service commercial, and/or office and accessory uses. Nail salons fall under the category of service commercial as a personal service. However, the City of South Fulton mandates, in the zoning ordinance, that all nail salons receive a special use permit. These special use permits are non-transferable, leading to the applicant for this case seeking one to take over the ownership of Butner Nails, an existing and operating business.

**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 a nail salon.

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

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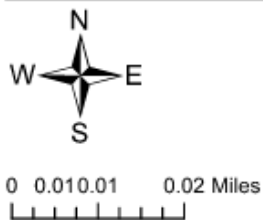
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PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



## 3220 Butner Road, Suite 136 - Aerial Map

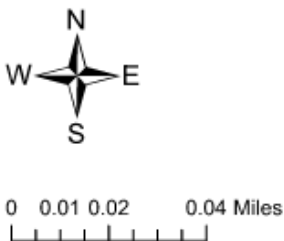


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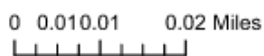
### 3220 Butner Road Suite 136 - Zoning Map

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### 3220 Butner Road Suite 136 - Future Land Use Map



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**PUBLIC PARTICIPATION PLAN REPORT  
FORM E**

Applicant: HAI T NGUYEN Petition No. U 26-004  
Date: 03-02-2026

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

The list of 1227 people sent to us by  
the planning department and Victoria Young

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

The meeting at 3220 Butner Rd # 136A, Atlanta  
GA 30331, MARCH 2nd at 1 pm

3. The following issues and concerns were expressed:

There is no concern by participants  
on the meeting date

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

There is no issues and concerns.

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.*

# Suburban Neighborhood

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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**







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DISTRICT 5

NATASHA WILLIAMS-BROWN  
DISTRICT 6

LINDA BECQUER PRITCHETT  
DISTRICT 7

**TO:** City of South Fulton Mayor & Council  
**FROM:** Department of Community Development and Regulatory  
Affairs Planning & Zoning Division  
**SUBJECT:** **Z26-005/CDP26-002: 0 & 3665 Jonesboro Rd**  
**MEETING DATE:** April 15, 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)**

**PLANNING COMMISSION RECOMMENDATION: DENIAL (Z26-005)  
DENIAL (CDP26-002)**

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**APPLICATION INFORMATION**

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

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Status of Applicant: Applicant

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City Council District(s): 5

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

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

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Current/Past Use of the Property: Vacant

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Prior Zoning Cases/History: None

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**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 9<sup>th</sup> 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 March 18, 2026, and at the City Council Public Hearing on April 15, 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.

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### **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

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**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.

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## **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. Noting, Lots 1, 11, 12, 18, 23, 24, 32, and 35 are widened to accommodate the ranch style homes with 2-car garages. While a gathering space will be added adjacent to lots 17 and 18 in addition to amenity area located by the mail kiosk. 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.

PLANNING COMMISSION RECOMMENDATION: **DENIAL (Z26-005)**  
**DENIAL (CDP26-002)**

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PREPARED BY: Adriana Echols, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Proposed Zoning Conditions by applicant – Z26-005/CDP-002

To the owner's and developer's agreement to abide by the following:

1. To the revised Site Plan received by the Department of Community Development and Regulatory Affairs on 3/2/2026 (dated 2/25/2025). Said Site Plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution, Subdivision Regulations, and these conditions prior to the approval of a Land Disturbance Permit.
2. The development shall not exceed 3 units per acre or 41 units.
3. Single-family dwellings only.
4. Development Standards:
  - a. Maximum number of lots – 41
  - b. Front setback – 20'
  - c. Side setback – 5'
  - d. Side corner setback – 15'
  - e. Rear setback – 10'
5. Provide a 100' zoning buffer along property boundary adjacent to a municipal jurisdiction adjacent to the City of South Fulton (Union City), in compliance with Code Section 405.01(2) and in conformance with the Zoning Site Plan.
6. There shall be a mandatory HOA to own and control all undisturbed buffers, greenspace, and other open space/common areas and amenities.
7. Provide a decorative entrance monument.
8. Provide 2 amenity areas.
9. Provide enhanced landscaping (10' in width) and shadowbox fencing along Jonesboro Road, in conformance with the Zoning Site Plan.
10. Provide a mixture of two-story homes and one-story (ranch) homes.
11. All dwelling units shall have a 2-car garage.



# 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. |

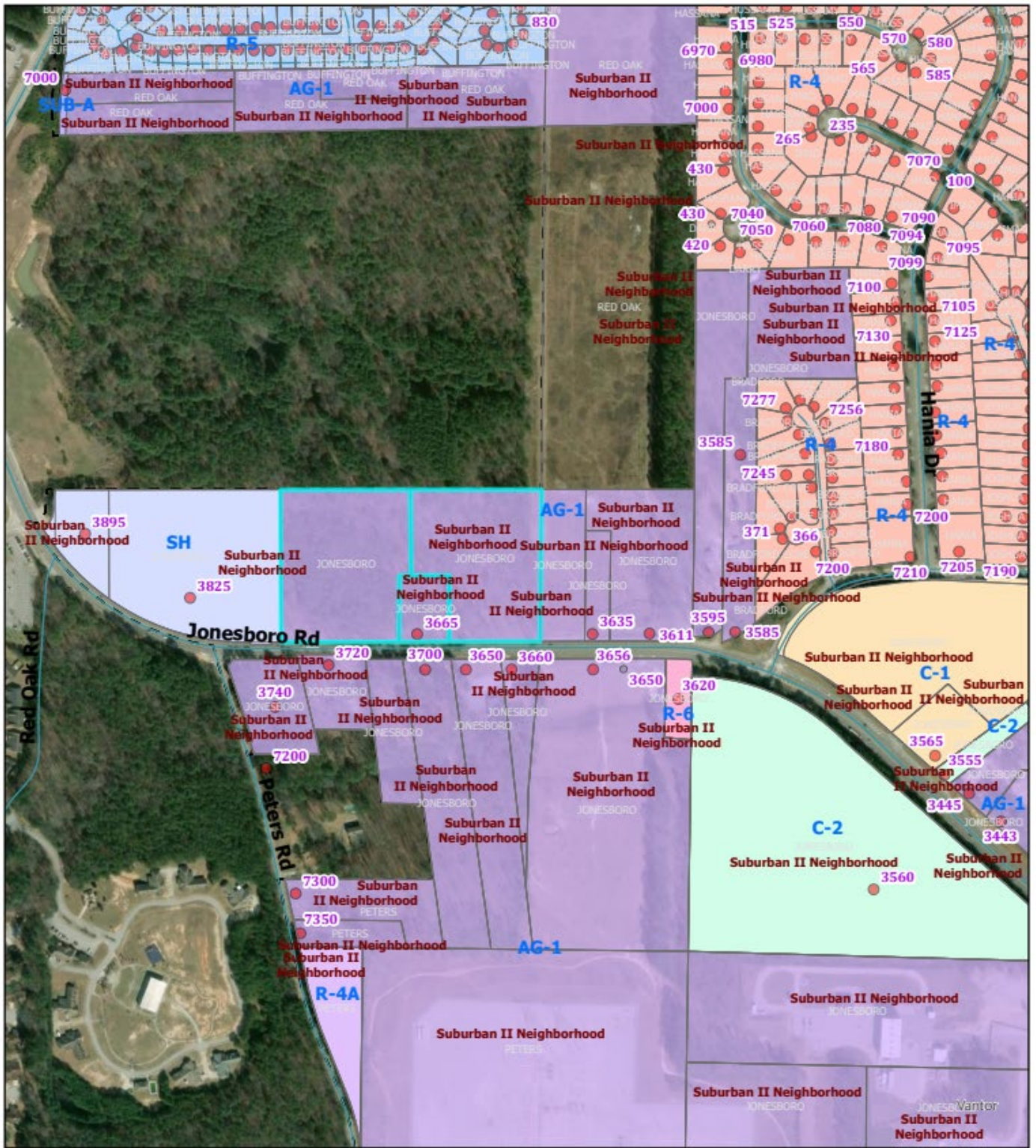


**Gross Density**  
**Suburban I**  
**Up to 3 Units per acre**  
**Suburban II**  
**Up to 8 Units per acre**

**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**

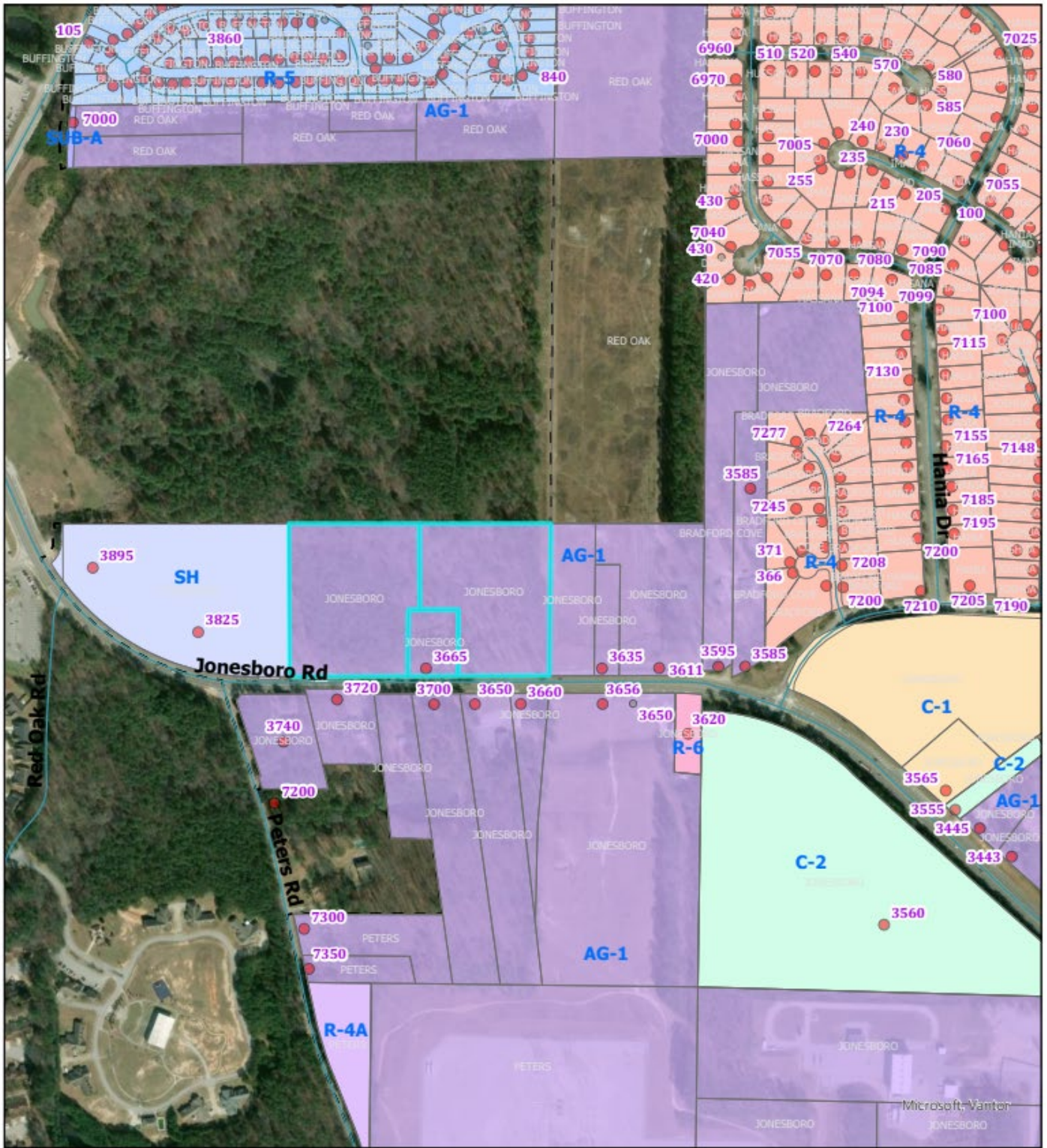




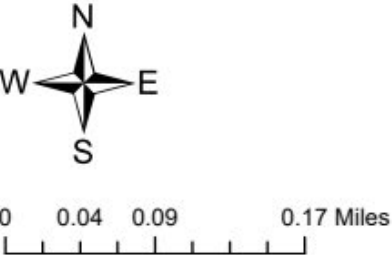
### 3665 - 0 Jonesboro Road - Future Land Use Map



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 - Zoning Map

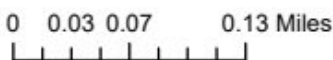


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### 3665 - 0 Jonesboro Road - Aerial Map

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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.

**AN ORDINANCE TO AMEND THE CITY OF SOUTH FULTON ZONING ORDINANCE FOR THE PURPOSE OF AMENDING REGULATIONS RELATED TO HOME BASED BUSINESSES; AND FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, the City of South Fulton ("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 of the City of South Fulton finds that the regulations relate to Home Based Businesses should be amended and updated to support modern occupations while ensuring the character of residential areas is protected; and

**WHEREAS**, the Mayor and City Council of the City of South Fulton find that this Ordinance is in the best interest of the public health, safety, and welfare.

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

**Section 1.** That Sec. 303.11 (Home Occupations) of Article 3 (Restrictions of Particular Uses) of Appendix C (Zoning), is hereby deleted in its entirety and replaced to read as follows:

**“Sec. 303.11. - Home occupations.**

- (a) *Purpose.* A home occupation is an accessory use which is incidental to the use of the dwelling for residential purposes. Regulations governing home occupations are intended to protect residential districts from commercial encroachment, maintain the character of the neighborhood, prevent an undue increase in traffic or parking problems on local streets.
- (b) *Location.* The operation of home occupations shall be limited to the dwelling unit (including the basement and attached garage).
- (c) *Alteration of structure.* No residential structure shall be altered or added to in such a manner that the alteration would conflict with the residential nature of the structure were no home occupation in use.
- (d) A home occupation's operation and employees are limited to members of the resident family and no more than one (1) on-site non-resident employee at any

time. The business may have additional remote employees that do not work at the residential dwelling.

- (e) The resident of the premises shall not rent space to others in association with a home occupation.
- (f) The smaller of 25 percent or 750 square feet of the gross floor area of a dwelling unit may be used for activities devoted to the home occupation.
- (g) Accessory buildings and structures may not be used for the home occupation.
- (h) See Article 7 for sign requirements in residential zoning districts.
- (i) There shall be no storage, display or activity associated with the home occupation visible outside the structure.
- (j) *Vehicles and Parking.* No more than two commercial vehicles used in conjunction with the home occupation may be parked on the premises at any time. For purposes of this article, a 'commercial vehicle' is defined as a duly registered and licensed vehicle used to transport passengers or property in furtherance of a commercial enterprise. A specialized vehicle (as defined in Sec. 607.03) is not a commercial vehicle.
- (k) *Vehicles and Parking.* In accordance with Sec. 607.01(c), commercial trucks and heavy vehicles (including medium and heavy-duty trucks, semi-trucks, tractor trail flatbed trucks, tow trucks, box trucks, and delivery trucks and vans) and/or trailers shall not be stored or parked in any agricultural or residential zoning district unless engaged in moving household goods or making deliveries.
- (l) *Vehicles and Parking.* Nothing in this section shall exempt a home occupation, or related residential property, from the regulations contained in Sec. 3-6009 of the South Fulton Code of Ordinances.
- (m) No goods, materials, supplies or items of any kind can be delivered either to or from the premises in connection with the home occupation except in a passenger automobile or by a residential express mail company (UPS, FedEx, etc.). No deliveries to or from the premises shall be made by tractor trailer or semi-truck.
- (n) *Prohibited Uses.* The following uses are prohibited: auto repair or similar operations, eating and drinking establishments, keeping of animals, funeral homes, motel type establishments, medical or dental office (other than psychiatry/psychology), and private clubs.
- (o) *Retail activities.* Generally, only handmade items, crafts made in the home and incidental items offered in conjunction with approved services may be offered for sale on the premises. No other goods, products or commodities bought for the express purpose of resale shall be sold at retail or wholesale on the premises, nor shall such goods or products be stored or displayed on the premises or distributed to other locations. This provision is not meant to prohibit the storage of goods sold through a mail-order or online sales business as long

as the storage of those goods does not violate any other provision of the South Fulton Zoning Code.

- (p) No more than two customers, clients or pupils shall be permitted on the site at any one time (except for Family Day Care Home occupations, where no more than six clients are allowed).
- (q) Resident participants in a home occupation must possess, and present upon request, any appropriate occupational or professional licensing required by state or federal agencies.
- (r) No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive.
- (s) Home occupations must exclude the use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the unit.
- (t) No home occupation shall be operated so as to create or cause a nuisance.
- (u) See Section 303.06 for Family Day Care Home requirements.”

**Section 2.** 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 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

**Section 4.** The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

**Section 5.** The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and federal law.

**[signatures and voting tabulations appear on the following page]**