



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
(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, April 28, 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. Alcohol Licenses, Rezoning, Variance and Modification Cases (For Presentation and Public Hearing Only)**
 - 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: Approval with Conditions (4-2)
- IV. Proclamation Presentations**
 - A. Proclamation Announcing Global Love Day 2026 (Mayor Gumbs)
 - B. Proclamation recognizing local high school students in commemoration of Georgia Cities Week. (Mayor Pro Tem Bell)
 - C. Presentation for Autism Sensory Festival (Councilmember Sebastian)
 - D. Proclamation to Captain Nic Williams of the SFPD. (Councilmember Sebastian)

- E. Proclamation for Ms. Willie Esther Jarmon Brow (Mayor Gumbs)
- F. Proclamation recognizing May 4 to May 8, 2026 as Economic Development Week (Mayor Gumbs)

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
& 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 28, 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: APPROVAL WITH CONDITIONS

APPLICATION INFORMATION

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

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

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.

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 2nd meeting and 25 attendees came out on the March 3rd 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.

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.**
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.**

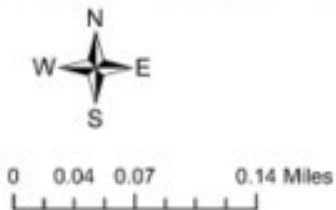
Planning Commission recommends **APPROVAL WITH CONDITIONS** with the above staff conditions as well as the following:

10. **The homes shall be all exterior brick or brick and stucco.**
11. **The homes shall be a minimum of 3,000 square feet.**

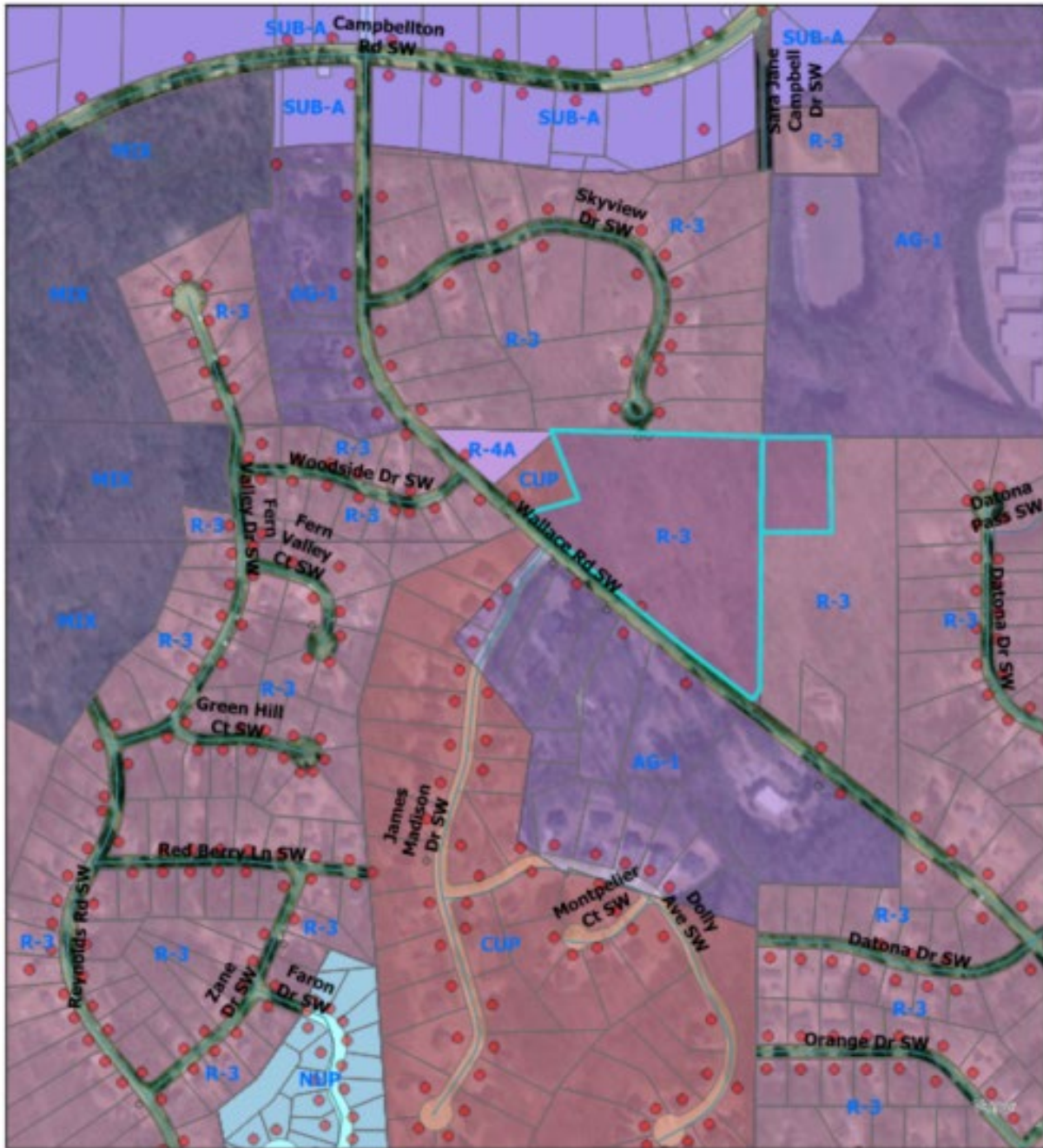
REVIEWED BY: Reginald McClendon, Director, CDRA



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

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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

