

CITY OF SOUTH FULTON, GEORGIA
Alcohol License and Zoning Public Hearings Special Meeting
City Hall
Wednesday, April 15, 2026, 5:00 PM



Alcohol License and Zoning Public Hearings Special Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 5:21 PM.

II. Roll Call - City Clerk Corey Adams

Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell - Virtual
Councilmember Aaron V. Johnson
Councilmember Jacey Sebastian
Councilmember Keosha B. Bell
Councilmember Linda B. Pritchett
Councilmember Natasha Williams-Brown

Following the roll call by the City Clerk, a quorum was established.

III. 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

A motion was made to proceed with Case #Z26-007. The motion failed because of lack of votes.

Motion (Approve): Councilmember Pritchett

Second: Councilmember Rowell
(Motion Failed)

Yea: 2 Councilmember Rowell, Councilmember Pritchett

Nay: 4 Councilmember Johnson, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

- 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

Speaker: Mike Lee, Owner

A motion was made to defer Case #Z26-002 until the May 12, 2026, Zoning Public Hearing. The motion was approved, 6-0 by unanimous consent without objection.

Motion (Approve): Councilmember Sebastian

Second: Councilmember Rowell

(Motion Passed)

Yea: 6 Councilmember Rowell, Councilmember Johnson, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett

Nay: 0 None

Abstain: 0 None

Not Voting: 2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

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/Cliftondale 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

Public Hearing:

Favor: John Dang

Opposition: None

- 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

Public Hearing:

Favor: Michelle Macauley

Sheronda Robbins

Opposition:

Alvin Reynolds

Michael Vernable

- 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

Public Hearing:

Favor: Alvin Reynolds

Opposition: None

V. Proclamation Presentations

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

PROCLAMATION PRESENTED.

VI. Executive Session, if necessary

Chair Mayor Carmalitha Gumbs recessed for an Executive Session on litigation, personnel, cybersecurity, and real estate at 6:34 PM by unanimous consent.

Chair Mayor Carmalitha Gumbs reconvened the Work Session meeting at 7:42 PM by unanimous consent.

VII. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 7:43 PM.