

CITY OF SOUTH FULTON, GEORGIA

City Council Regular Meeting

City Hall

Tuesday, April 28, 2026, 7:00 PM



City Council Regular Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 7:04 PM.

II. Roll Call - City Clerk Corey Adams

**Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Jaceey 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. Invocation - City Chaplin

City Chaplain gave the invocation, followed by the Pledge of Allegiance.

IV. Pledge of Allegiance

V. Adoption of Council Agenda

Mayor Carmalitha Gumbs approved the Amended Council Agenda by unanimous consent with no objections.

Amendments:

1. Mayor Gumbs, in Partnership with Fulton County Behavioral Health, presents Prescription Drug Take Back, April 30th, 2026, 9:00 AM - 1:00 PM, Burdett Park - (2945 Burdett Rd, College Park, GA 30349).

2. D4 Donations for R.E.S.T: Aerotropolis Atlanta \$1,000, N and P Package LLC. Store: \$1,500; Steady Ground: \$500; WastePro: \$750.

3. City Attorney Resolutions:

A. Request Council Approval Of A Resolution Appointing And Authorizing Special Counsel To Represent The City Of South Fulton To Achieve A Service Delivery Strategy ("SDS") Agreement As Required Under The Laws Of The State Of Georgia; To Authorize Said Counsel To Assist In The Preparation, Negotiation, Mediation, Arbitration And Litigation Of The SDS; Approve Joint Representation; Repeal Inconsistent Provisions; And For Other Purposes.

B. Request Council Approval Of A Resolution Authorizing Participation In An Amicus Brief In The Chang v. City Of Milton On Remand Before The Georgia Court Of Appeals Or If Warranted, The Georgia Supreme Court

VI. Approval of City Council Meeting Minutes

Mayor Carmalitha Gumbs approved the City Council Meeting Minutes for April 15, 2026, by unanimous consent with no objections.

- A. Request Council Approval of the following City Council Regular Meeting Minutes: April 15, 2026
- B. Request Council Approval of the following City Council Work Session Minutes: April 15, 2026
- C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: April 15, 2026

VII. Consent Agenda Items

Mayor Carmalitha Gumbs approved the Consent Agenda Section VII: Items A, B. 1-5, C, D, and E unanimously, with no objections.

- A. Mayor/Council Proclamations for Spreading on the Minutes:

Nancy Metayer Bowen (Councilmember Pritchett)
Rev. Canon Jordan Francis Casson (Councilmember Johnson)
Christian Missionary Baptist Church (Councilmember Williams-Brown)
Clyde King, Sr. (Councilmember Williams-Brown)
National Infertility Awareness Week (Councilmember Williams-Brown)
National Association of Negro Business and Professional Women's Clubs, Inc.
(Councilmember Williams-Brown)
Judith May Grooms (Councilmember Pritchett)

- B. Grants and Agreements

- 1. Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks & Recreation Department ("the City"), and the Old National Youth Athletic Association ("the Contractor") for the provision of youth

baseball, football, and cheerleading programs at Old National Park, located at 2400 Pleasant Hill Road, South Fulton, GA 30349.

2. Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department (“City”), and Choose Champions Football Academy FC (“Contractor”) for the provision of youth soccer at Sandtown Park, located at 5370 Campbellton Road, South Fulton, GA 30331, and Clifftondale Park, located at 4650 Butner Road, South Fulton, GA 30349
 3. Approval of an agreement between the City of South Fulton Parks and Recreation Department (“City”) and Next Generation Alliance LLC (“NGA”) to collaborate on expanding and enhancing the City’s Award-Winning Workforce Academy, specifically the Leaders In Training (LIT) Program, by providing workforce readiness and leadership development opportunities for youth ages 14–17, including job readiness training, resume building, interview skills, and exposure to real-world work environments in a structured, supportive setting.
 4. Approval of the annual renewal of a use agreement between Future Seekers (“Tenant”), located at 2410 Quincy Loop, Fairburn, GA 30213, and the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department (“Landlord”), located at 5440 Fulton Industrial Blvd., South Fulton, GA 30336, granting Tenant the right to use the large multipurpose room at Creel Park, 2775 Creel Rd, Atlanta, GA 30349, for the purpose of conducting a summer camp program for youth ages 14–17 during the months of June through July, Monday through Friday from 8:00 a.m. to 6:00 p.m., with any additional events or activities requiring prior written approval from the Landlord and all activities to be conducted in an orderly and safe manner in compliance with all applicable laws and regulations.
 5. Services agreement between The Roof Museum (“Service Provider”), located at 1395 South Marietta Parkway SE, Building 200, Suite 203, Marietta, GA 30067, and the City of South Fulton, Georgia (“City”), under which the Service Provider shall provide a seven (7) week workforce development program entitled Raising Georgia’s Roof, effective upon the date of signature by the Parties.
- C. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:
- Confirm the Final Plat for 4450 Ridge Road. Located in Council District #4. This Final Plat is for the Split of a 3.14 Acre Parcel into 3 Lots.

D. Request Council Acceptance of a Donation by ID Logistics of a Traeger Grille valued at \$500.00 for the Fire Rescue Department (#Fire Station #1)

E. Request Council Approval Of The Following Board Appointments:

Councilmember Johnson appoints Mr. Curtis Forrest to the Parks and Recreation Advisory Board

VIII. Alcohol License, Rezoning, Variance and Modification Cases (For Motion and Vote)

A. Request Council Approval of the City of South Fulton Comprehensive Plan 5-Year Update Resolution

A motion was made to approve Section VIII. Item A. The motion was approved 6-0.

Motion (Approve): Councilmember Rowell
Second: Councilmember Sebastian
(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

B. Second Read and Request Council Approval of An Ordinance - Case T26-002 To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending Regulations Related To Home-Based Businesses.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval with Conditions

A motion was made to approve Section VIII. Item B per staff recommendation. The motion was approved 6-0.

Motion (Approve): Councilmember Sebastian
Second: Councilmember Bell
(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

- C. Request Council Approval of A Zoning Resolution for Case U26-004: 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

A motion was made to approve Section VIII. Item C. The motion was approved 6-0.

Motion (Approve): Councilmember Johnson

Second: Councilmember Bell

(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

- D. Second Read and Request Council Consideration of A Zoning Ordinance for Case Z26-005/ CDP26-002: 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 detached 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

A motion was made to deny Section VIII. Item D. The motion was approved 6-0.

Motion (Deny): Councilmember Bell

Second: Councilmember Williams-Brown

(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

IX. Public Comments (Comments regarding Zoning Cases will not be allowed)

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the forgoing.

In Person:

Glenda Collins

Mike Johnson

Online:

Adina Muhammad

Anthony Fulton

Julius Tolbert

Stephanie Hudson

Deyanna Respress

Sarah K. Haynes

Phyllis Wyatt Watson

X. Council Comments

XI. Agenda Items

Mayor Carmalitha Gumbs approved Agenda Items Section X, Items A.1 through A.4 by unanimous consent with no objections.

A. Administration

Mayor Carmalitha Gumbs approved the Agenda Items Section XI: Items A.1–A.4, with no objections by unanimous consent.

1. Second Read and Request Council Approval of An Ordinance To Establish Eligibility Requirements For Members Of City Boards And Commissions And Employees; Amending RES2022-030; To Require Vacation Of Office Upon Qualification As A Candidate For Elected Office (Sponsored by Councilmember Jaceey Sebastian, Co-Sponsored by Councilmember Natasha Williams-Brown)
2. Second Read and Request Council Approval of An Ordinance To Create Chapter 10 (Wine and Tasting Rooms) Of Title 16 (Alcoholic Beverages) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Operation Of Wine And Tasting Rooms (Sponsored by Councilwoman Catherine Rowell)

3. Second Read and Request Council Approval of An Ordinance To Repeal RES2023-060 And ORD2018-032, And Replace With An Ordinance To Regulate The Use Of City Of South Fulton Purchasing And Credit Cards, Enhance Operational Efficiency
4. Second Read and Request Council Approval of An Ordinance To Authorize And Regulate Cigar Lounges In The City Of South Fulton, Georgia; To Establish A Limit Of Five (5) Cigar Lounge Licenses; To Provide For Special Use Permits; To Establish Operational, Health, And Safety Requirements (Sponsors: Councilmembers Rowell, Bell, Williams-Brown, Johnson)

B. First Read Ordinances

- 1 First Read: Zoning Ordinance for Case Z26-007: An application by Dorothy Crowley requesting a rezoning from R-3 (Single-Family 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.

FIRST READ.

XII. Walk-On Items (if necessary)

Mayor Carmalitha Gumbs approved the Walk-On Items Section XII, with no objections by unanimous consent.

Walk-On:

1. Mayor Gumbs, in Partnership with Fulton County Behavioral Health, presents Prescription Drug Take Back, April 30th, 2026, 9:00 AM - 1:00 PM, Burdett Park - (2945 Burdett Rd, College Park, GA 30349).

2. D4 Donations for R.E.S.T: Aerotropolis Atlanta \$1,000, N and P Package LLC. Store: \$1,500; Steady Ground: \$500; WastePro: \$750.

3. City Attorney Resolutions:

A. Request Council Approval Of A Resolution Appointing And Authorizing Special Counsel To Represent The City Of South Fulton To Achieve A Service Delivery Strategy ("SDS") Agreement As Required Under The Laws Of The State Of Georgia; To Authorize Said Counsel To Assist In The Preperation, Neotiation, Mediation, Arbitration And Litigation Of The SDS; Approve Joint Representation; Repeal Inconsistent Provisions; And For Other Purposes.

B. Request Council Approval Of A Resolution Authorizing Participation In An Amicus Brief In The Chang v. City Of Milton On Remand Before The Georgia Court Of Appeals Or If Warranted, The Georgia Supreme Court

XIII. Executive Session

NO EXECUTIVE SESSION.

XIV. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Regular meeting at 7:52 PM by unanimous consent.