



Agenda

Alcohol License and Zoning Public Hearings Meeting

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District
The Honorable LaTonya Toni Wright, District 3
The Honorable Jaceey 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, July 14, 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. Rezoning Case Deferrals or Withdrawals

- A. Z26-012/CDP26-005/CV26-003 (Public Hearing): Greater Turner Chapel AME Church c/o Darnell Moore requesting a rezoning from R-3 (Single-Family Dwelling District) to SH (Senior Housing District), a future land use amendment from the Suburban I Neighborhood Character Area to Community Live Work Character Area and a concurrent variance to reduce the 40ft undisturbed buffer to 20ft on the west and south side of the property to accommodate a retaining wall and walking path on 5.16 acres at 4685 Cascade Road (Parcel ID: 14F0060 LL0524). City Council District 1.

Staff Recommendation: Deferral

Planning Commission Recommendation: Deferral

- B. Z26-013 (Public Hearing): SDH Central Georgia, LLC c/o Battle Law requesting a rezoning from AG -1 (Agricultural District) to CUP (Community Unit Plan District) to develop 75 single-family detached homes on 25.50 acres at 7000 & 7050 Bishop Road (Parcel IDs: 07170001370069 & 07170001371828). City Council District 4.

Staff Recommendation: Denial

Planning Commission Recommendation: Deferral

- C. Z26-014/CDP26-004 (Public Hearing): Taliya King requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to R-4 (Single-Family Dwelling District/Old National Highway Overlay District) to develop two single family detached dwellings with a land use amendment from Regional Live Work Character Area to the Suburban I Neighborhood Character Area on 0.52 acres at 5250 Northfield Blvd (Parcel ID: 13 0068 LL0888). City Council District 5.

Staff Recommendation: Deferral

Planning Commission: Deferral

- D. Case Z26-010/CV26-002 (Public Hearing): An application by 2020 Enterprise Group, LLC c/o Battle Law requesting a rezoning from CUP (Community Unit Plan/Clifftondale Overlay District) to SH (Senior Housing District/Clifftondale Overlay District) with concurrent variances to Sec. 509.05(c) to eliminate the 50' zoning buffer and improvement setback on the northwestern tip and reduce the 50' buffer to 25' on the western property line to develop a 50 unit mixed residential senior community for residents age 62 and older on approximately 13.8 acres at 7490 Butner Road. (Parcel IDs: 09C100000320370) Council District: 4.

Staff Recommendation

Z26-010 Approval

CV26-002 Approval

Planning Commission Recommendation

Z26-010 Deferral

CV26-002 Deferral

- E. Z26-001/CDP26-003 (Public Hearing): Bridge Logistics c/o Henry Bailey requesting a rezoning from SUB-A (Suburban A Single-Family Dwelling District/Sandtown Overlay District) to M-1 (Light Industrial District) to develop a 1,727,500 square foot light industrial warehouse/distribution campus consisting of seven buildings on 157.86 acres; Requesting a Future Land Use Amendment from the Suburban I Neighborhood Character Area to the Industrial Character Area at 0 Campbellton Road & 0, 336, 2230, 6460, 2391, 2331 Chattahoochee Drive. City Council District 1

Staff Recommendation: Deferral

Planning Commission Recommendation: Deferral

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

- A. Public Hearing: An alcohol beverage license application for South Side Touché LLC, DBA South Side Touché, has been submitted and is requesting approval for the consumption sales of wine, beer, and distilled beverages located at 5495 Old National Hwy, STE B-15, Atlanta, GA 30349. (District 5)
- B. Z26-009/U26-005 (Public Hearing): Bryant T Marks requesting a rezoning from R-3 (Single-Family Dwelling District/Clifftondale Overlay District) to AG-1 (Agricultural District/Clifftondale Overlay District) zoning; Requesting a Special Use Permit for a Country Inn at 0 & 4965 Butner Road (Parcel IDs: 14F0144 LL1092 and 14F0144 LL1068). City

Council District 2

Staff Recommendation

Z26-009 Approval

U26-005 Approval

Planning Commission Recommendation

Z26-009 Approval

U26-005 Approval

- C. Z26-011 (Public Hearing): Dianne Lloyd requesting a rezoning from R-6 (Two-Family Dwelling District/ Clifftondale Overlay District) to R-6 (Two-Family Dwelling District/ Clifftondale Overlay District) with no conditions to subdivide property into four lots for residential use on 10.68 acres at 0 & 7390 Cedar Grove Road (Parcel IDs: 07 070101090361& 07 07010109035). City Council District 4.

Staff Recommendation: Denial

Planning Commission: Approval Conditional to Rezone from R-6 to AG-1.

- D. Public Hearing: The City of South Fulton's Five-Year (Program Year 2026-2030) Consolidated Plan And 2026 Annual Action Plan For The Community Development Block Grant Program

V. Proclamation Presentation

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, Director

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DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission

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

SUBJECT: **Z26-012/CV26-003/CDP26-005:**
4685 Cascade Road SW

MEETING DATE: June 17, 2026

Greater Turner Chapel AME Church is requesting to rezone property from the R-3 (Single-Family Dwelling District) to SH (Senior Housing District) with a Future Land Use Amendment from Suburban Neighborhood I to Community-Live Work for the construction of a Senior Housing development consisting of twenty community care retirement units and twenty independent living units. The applicant also seeks concurrent variance to reduce the 40 ft undisturbed buffer to 20ft on the West and South sides of the subject property. The property contains 5.16 acres of land. Council District 1.

STAFF RECOMMENDATION: DEFERRAL (Staff Requested)



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DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission

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

SUBJECT: **Z26-013: 7000 & 7050 Bishop Road**

MEETING DATE: **June 17th, 2026**

SDH Central Georgia, LLC c/o Battle Law requesting a rezoning from AG -1 (Agricultural District) to CUP (Community Unit Plan District) to develop 75 single-family detached homes on 25.50 acres (Parcel Id: 07170001370069 & 07170001371828).

City Council District: 4

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information: SDH Central Georgia, LLC c/o Battle Law

Status of Applicant: Attorney

City Council District(s): 4

Parcel ID Number: 07170001370069 & 07170001371828

Area of Property: 25.5 acres

Existing Zoning: AG -1 (Agricultural District)

Current/Past Use of the Property: The property is currently vacant.

Prior Zoning Cases/History: N/A

SPECIFIC INFORMATION**REQUEST**

SDH Central Georgia, LLC c/o Battle Law requesting to rezone to CUP to develop 75 single-family detached homes on 25.50 acres.

PROPERTY LOCATION

The property consists of 25.5 total acres located on the Eastern side of Bishop Road lying and being in Land Lot 137 of the 7th District in the City of South Fulton, Fulton County, Georgia. The property is located in Council District 4.

2021 & 2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Rural Neighborhood as designated in 2021 South Fulton Comprehensive Plan & Suburban I Neighborhood as designated in the 2026 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural District)
South: AG-1 (Agricultural District)
East: AG-1 (Agricultural District) & City of Fairburn
West: AG-1 (Agricultural District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on May 4th, 2026, at 6:00pm. The applicants presented their case and project to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on May 27th, 2026, to notify the public that Case Z26-013 would be heard at the Planning Commission Meeting on June 17th, 2026, and at the City Council Public Hearing on July 14th, 2026.

The applicant placed a notification sign in front of the subject property on May 27th, 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. 405.01. - Landscape strip and zoning buffer requirements. (b)(2)

SITE MAPS

See attached.

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 density is not supported by the 2021 Future Land Use Map; however, the proposed zoning district and density is supported by the 2026 Comprehensive Plan.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of AG-1 (Agricultural District) 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 District) 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;

Preserving the primarily rural residential character of the City of South Fulton is the goal of the Rural Neighborhood future land use designation. The proposed development provides 75 single-family detached

homes and adequate buffers to protect adjacent properties. 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;

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 zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as residential. Buffers are proposed on the perimeter of the development.

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;

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 cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is not in conformity with the 2021 Comprehensive Plan; however, it is in compliance with the newly adopted 2026 plan. The property is located in the Suburban I Neighborhood character area in the 2026 Comprehensive Plan, which supports CUP (Community Unit Plan) zoning classification and the proposed density of 2.94 units per acre.

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;

Staff is unaware of any existing or changing conditions affecting the use 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 will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

The applicant hosted two Public Participation meetings. One of was held on May 28 on zoom, and the other was a hybrid meeting at Fire Station 6, 6720 Cedar Grove Road, on June 3. The community members expressed opposition regarding density, infrastructure capacity, traffic, school enrollment, property values, and the development's compatibility with the surrounding area.

STAFF RECOMMENDATION

The applicant is proposing to rezone from AG-1 (Agricultural District) to CUP (Community Unit Plan) to construct a 75 single-family detached home community with a minimum lot size of 6,760 square feet. 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 subject property has a future land use designation of Rural Neighborhood within the City's 2021 Comprehensive Plan and the designation of Suburban I Neighborhood in the 2026 Comprehensive Plan. While Rural Neighborhood does not support the density of this proposed development, this project fits into the guidelines of Suburban I Neighborhood with the CUP zoning request and proposed density of 2.94 units per acre.

The design of this community contains ingress and egress to Bishop Road and a tie-in to Silver Maple Lane and the Park Land Forest Subdivision in the City of Fairburn and the required 100-foot zoning buffer along the Eastern property align abutting the City of Fairburn. The site plan also contains a 40-foot landscape strip along Bishop Road and 25 feet zoning buffers on the Northern and Southern property lines.

The intent of the CUP zoning classification is not met by this proposed site plan. Flexible and creative concepts in site planning are not employed, and the development's open areas do not appear to have a specific function. The intent of the zoning classification states that peripheral lots are required to be larger if they are adjacent to larger lot developments. Many of the peripheral lots are not larger than the interior lots. Specifically, the only open space provided does not appear to be accessible to the majority of residents in the development, and one small playground is provided as an amenity area for the 75 homes.

Staff recommends **DENIAL** based on these factors.

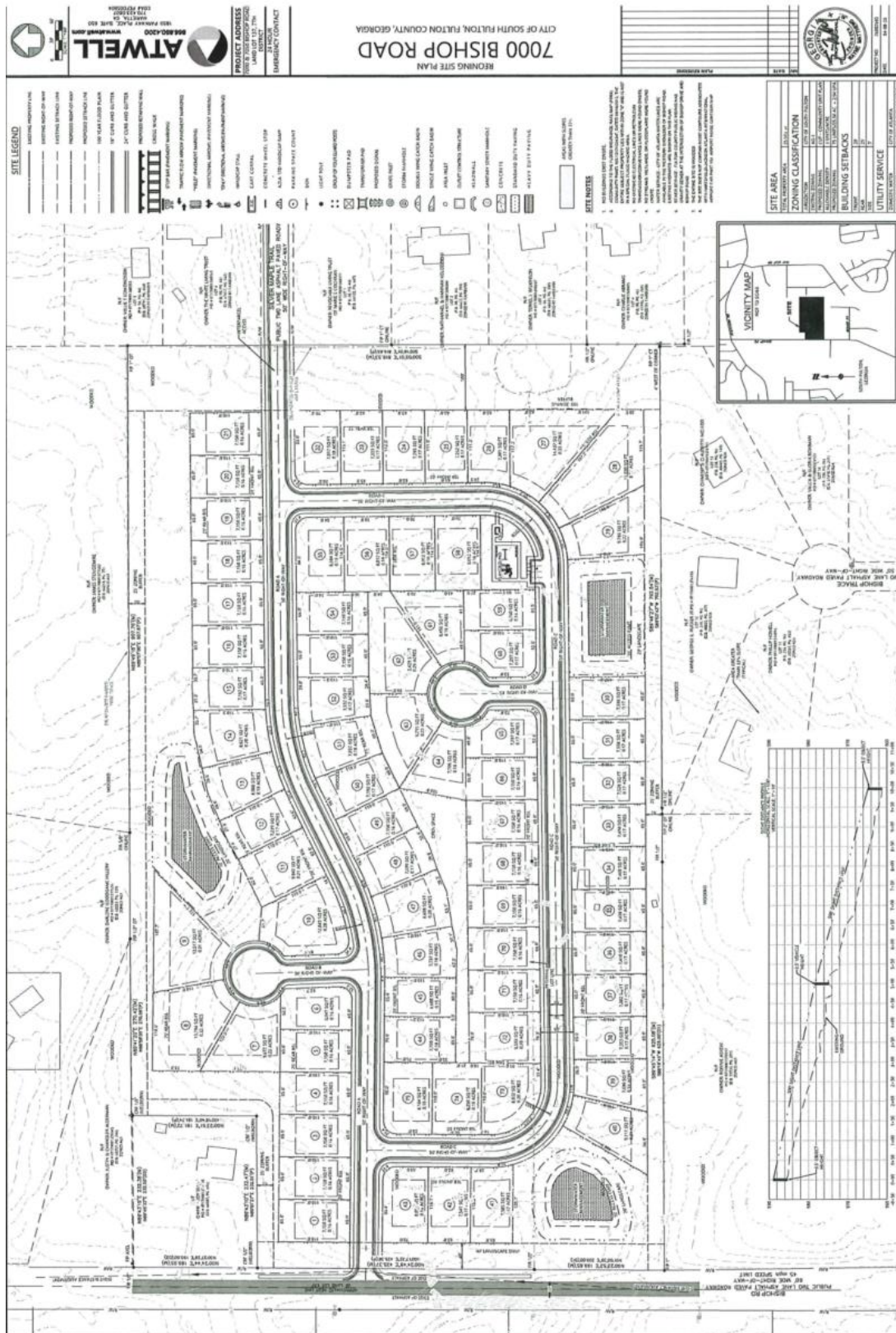
If the application is approved, staff recommends the following conditions:

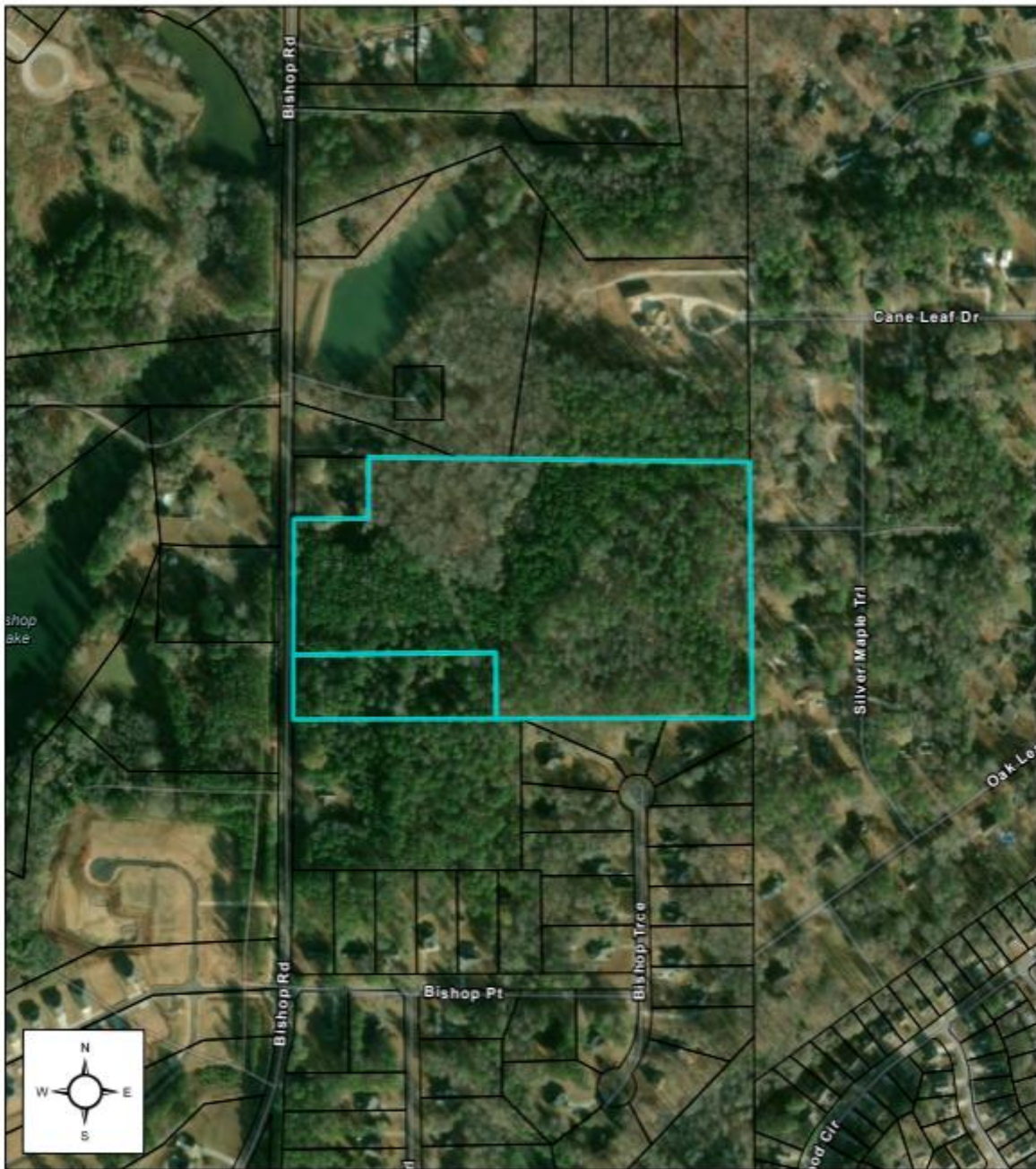
1. The amendment of the site plan to include 40% open space that is accessible to residents of the community.

2. The amendment of the site plan to include larger lots on the southeastern portion of the development (adjacent to the homes on Bishop Trace) and the northwestern portion of the development (adjacent to the homes on Bishop Road).
3. If allowed by the City of Fairburn, the secondary access via Silver Maple Lane shall be fully accessible to the residents of the community.

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

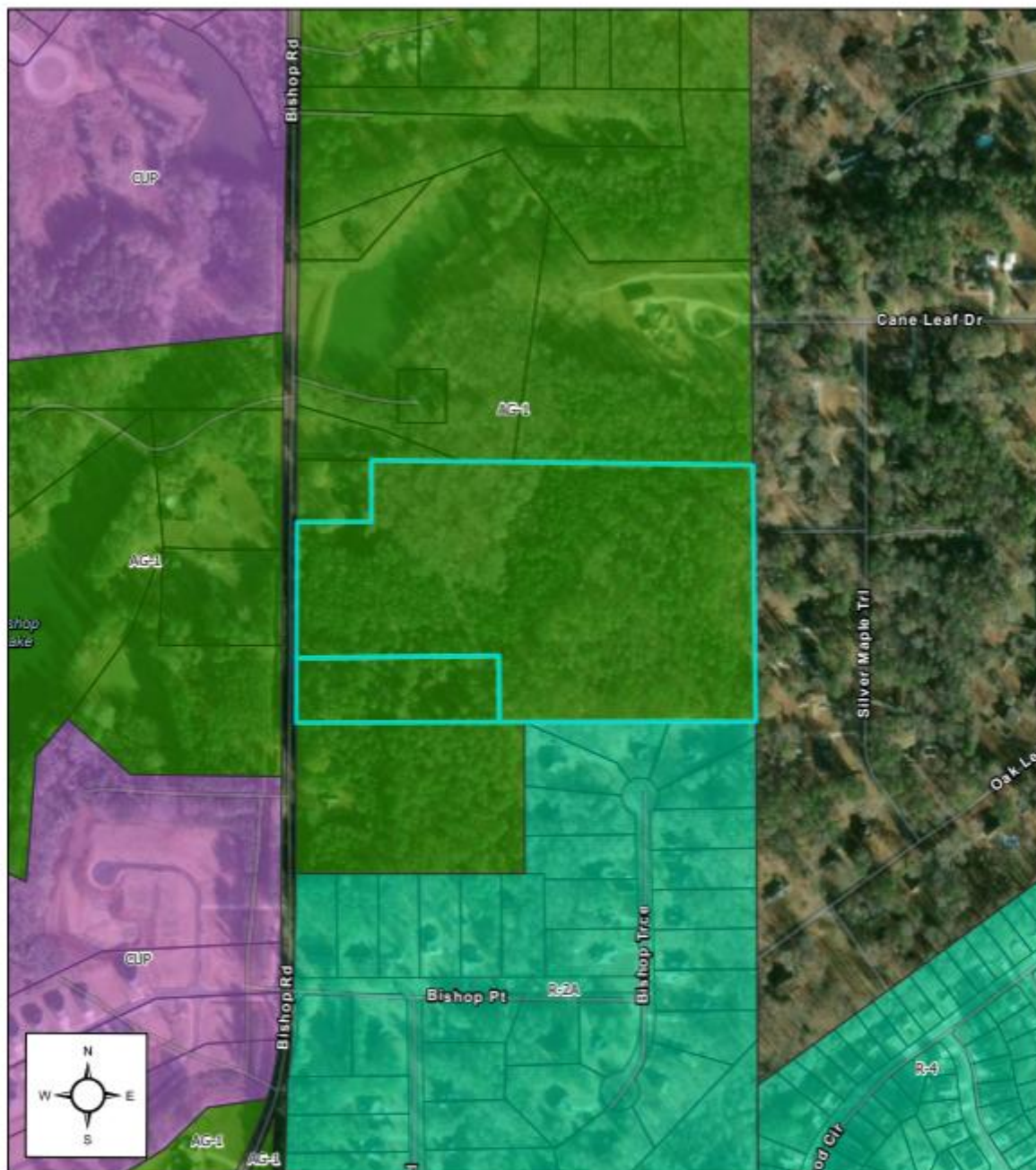




7000 & 7050 Bishop Rd Aerial

0 220 440 880 Feet

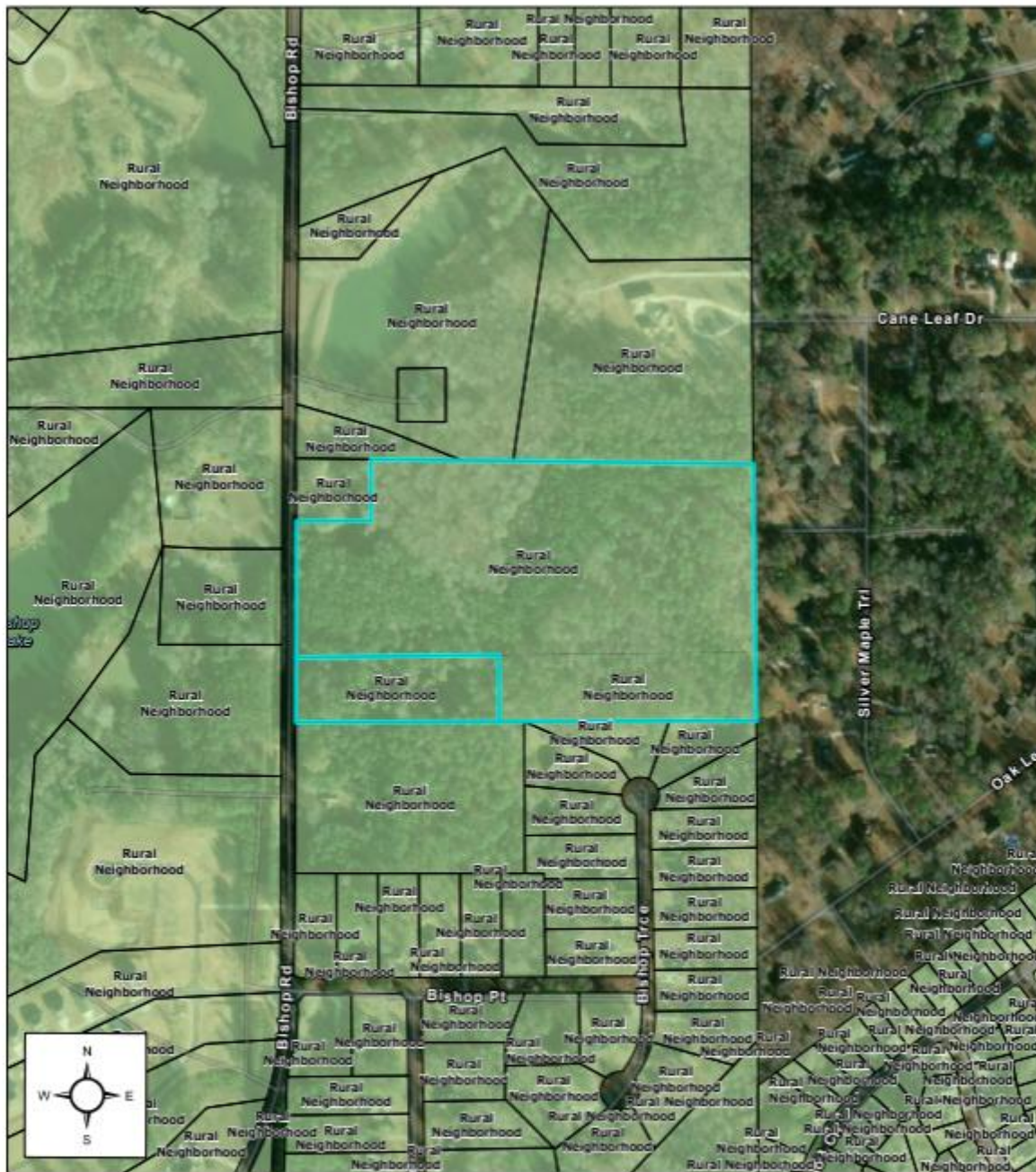
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South 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.



7000 & 7050 Bishop Rd Zoning

0 220 440 880 Feet

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7000 & 7050 Bishop Rd Future Land Use

0 220 440 880 Feet

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Rural Neighborhood

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas.

This along with the Suburban Neighborhood Character Area is the majority of character areas in the City of South Fulton. This character area includes the community of Cedar Grove and portions of Cliftendale.

The Rural Neighborhood Character area is characterized by low to medium density residential houses, with established single-family homes on large lots and newer traditional style subdivisions with larger lots. Estate conservation subdivisions are appropriate. Public infrastructure is available, but service may not be extended to all properties.

This Character Area intends to protect the existing natural features by conservation subdivision

development. Low to medium residential development that maintains the rural character in scale and design is appropriate.

Other types of development allowed in the Rural Neighborhood include civic uses, such as schools, places of worship, community centers, and facilities existing streets.



Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH



WY 008 SOUTH FULTON COMPREHENSIVE PLAN

CITY OF SOUTH FULTON

SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood category reflects traditional single-family residential areas characterized by low-density development, cul-de-sacs, and separation of uses. These are typically auto dependent, with homes on larger lots and limited walkability or nearby commercial services.

The intent is to maintain the character and stability of existing residential neighborhoods, while allowing for context-sensitive infill or reinvestment over time. Open space, parks, and access to schools are essential features of this category.

- Zones: R-2A, R-3, R-3A, R-4A, CUP, NUP
- Density: Up to 3 units per acre
- Primary Uses: Detached single-family homes, community facilities
- Open Space: 40% open space

Development and Design Strategies

1. This category is intended to preserve low-density residential development (typically single-family homes), preserve natural features, open space, and rural character.
2. Permitted uses include single-family detached homes with accessory dwelling units (ADUs).
3. Gross density of up to 3 dwelling units per acre, and may require cluster development to preserve open space. Keeping a minimum of 40% open space.
4. Require tree preservation or replanting requirements, buffering from adjacent nonresidential uses, and landscaped streets.
5. Served by public water and sewer, or may allow well/septic in rural areas with stormwater management facilities.
6. Internal street networks must meet local design standards (ROW width, etc.) and provide pedestrian access (e.g., sidewalks or trails).
7. Must connect to collector or local roads (not directly to arterials unless access is managed) and encourage connectivity to reduce cul-de-sac sprawl.
8. Development should respect topography, wetlands, floodplains, and conservation easements.
9. Low Impact Development (LID) practices are encouraged.
10. Design guidelines may include garage orientation, facade materials, and roof pitch, such as garages to face the side or the back of the fronting street.

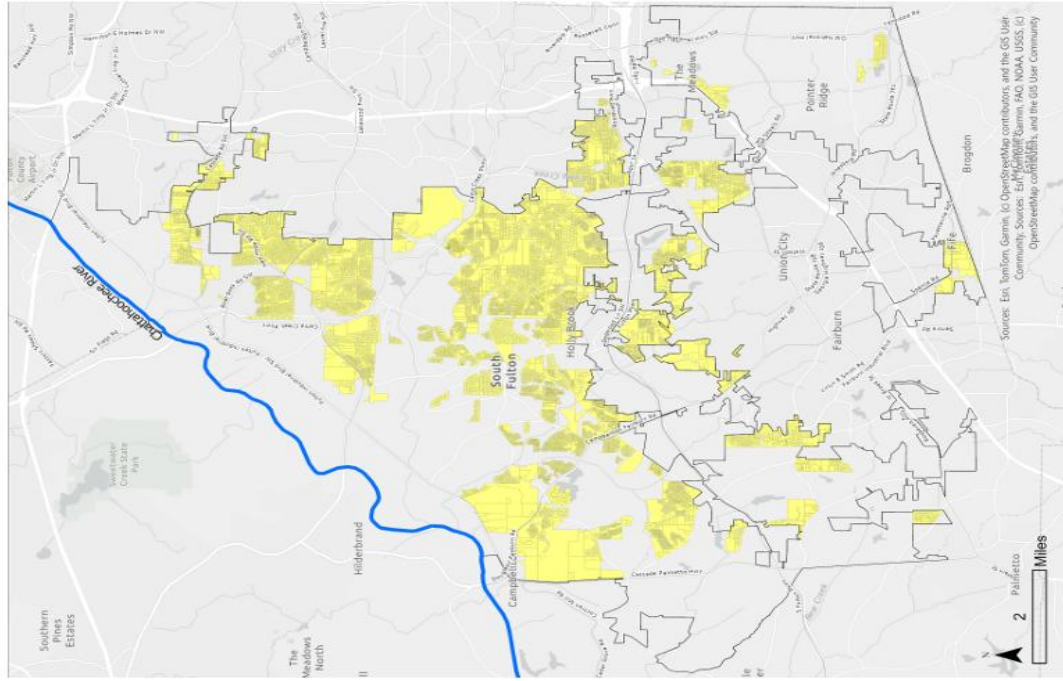


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group



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DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

SUBJECT: Z26-014/CDP26-004: 5250 Northfields Blvd

MEETING DATE: June 17th, 2026

Taliya King requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to R-4 (Single-Family Dwelling District/Old National Highway Overlay District) to develop two single family detached dwellings with a future land use amendment from Regional Live Work Character Area to the Suburban I Neighborhood Character Area on 0.52 acres (Parcel Id: 13 0068 LL0888).

City Council District: 5

STAFF RECOMMENDATION: DEFERRAL



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LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission

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

SUBJECT: **Z26-010/ CV26-002: 7490 Butner Road**

MEETING DATE: **June 17, 2026**

2020 Enterprise Group, LLC c/o Battle Law requesting a rezoning from CUP (Community Unit Plan / Cliftondale Overlay District) to SH (Senior Housing District/ Cliftondale Overlay District) with concurrent variances to Sec. 509.05(c) to eliminate the 50' zoning buffer and improvement setback on the northwestern tip and reduce the 50' buffer to 25' on the western property line to develop a 50 unit mixed residential senior community for residents age 62 and older on approximately 13.8 acres at 7490 Butner Road (Parcel ID: 09C100000320370).

City Council District: 4

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	2020 Enterprise Group, LLC c/o Battle Law
Status of Applicant:	Attorney
City Council District(s):	4
Parcel ID Number:	09C100000320370
Area of Property:	13.8 acres
Existing Zoning:	CUP (Community Unit Plan/Clintondale Overlay District)
Current/Past Use of the Property:	The property is currently vacant.
Prior Zoning Cases/History:	2006Z-0037

SPECIFIC INFORMATION**REQUEST**

2020 Enterprise Group, LLC c/o Battle Law requesting rezone to SH (Senior Housing District/Clintondale Overlay District) to develop a 50-unit mixed residential senior community with two concurrent variances.

PROPERTY LOCATION

The property consists of 13.8 total acres located on the Eastern side of Butner Road lying and being in Land Lot 32 & 33 of the 9C District in the City of South Fulton, Fulton County, Georgia. The property is located in Council District 4.

2021 & 2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban I Neighborhood as designated in both the 2021 & 2026 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural District/ Clintondale Overlay District)
South: CUP (Community Unit Plan/Clintondale Overlay District)
East: CUP (Community Unit Plan/Clintondale Overlay District)
West: CUP (Community Unit Plan/Clintondale Overlay District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on May 4th, 2026, at 6:00pm. The applicants presented their case and project to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on May 27th, 2026, to notify the public that Case Z26-013 would be heard at the Planning Commission Meeting on June 17th, 2026, and at the City Council Public Hearing on July 14th, 2026.

The applicant placed a notification sign in front of the subject property on May 27th, 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. 404.07. - SH senior housing district.

Sec. 509. - Cliftondale Overlay District.

Table 4-1 Area Regulations for Lots and Principal Building

SITE MAPS

See attached.

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 is supported by the Future Land Use Map, but the development's density is not supported.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of CUP (Community Unit Plan/Clintondale Overlay District) 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 CUP (Community Unit Plan/Clintondale Overlay District) 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;

Providing a wide diversity of housing types and affordability while preserving the surrounding natural, agricultural, and rural areas is the goal of the Suburban I Neighborhood future land use designation. The proposed development provides single-family detached homes & townhomes with adequate buffers to protect adjacent properties. The proposed development fulfills the intent of the future land use by offering different housing types, however, the density exceeds the threshold for Suburban I Neighborhood. 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 developed with one (1) single-family home. The property was rezoned in 2006 for 133 single-family homes subdivision (as part of a larger development) with a maximum density of 2 units per acre, but the ground was never broken for this 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 zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as residential. Buffers and perimeter setbacks are proposed on the perimeter of the development.

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;

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 cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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 Neighborhood character area, which supports SH (Senior Housing District) zoning classification.

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;

Staff is unaware of any existing or changing conditions affecting the use 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 will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

The applicant hosted two Public Participation meetings at Elegant Occasions, 7580 Springbox Dr STE 100. These meetings were held on March 12 and June 2. Residents expressed their opposition to the project due to their concerns about the density, traffic impacts, and school capacity. There were also concerns about the lack of garages for the cottage units, impacts on Hornsby Cemetery, and questions regarding infrastructure capabilities.

VARIANCE CONSIDERATIONS

Staff is including the specific conditions that must be considered for a variance to be granted to assist the Zoning Board of Appeals in considering the application and its merits. According to our Code, these considerations include:

808.09 Hardship Criteria:

Primary variances shall only be granted by the Zoning Board of Appeals and concurrent variances shall only be granted by City Council upon showing that, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship and such approval will not be contrary to the public interest. A variance from the terms on this Ordinance shall not be granted unless a written application is submitted demonstrating:

- a. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its
- b. size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public;
- c. That special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other land, structures, or buildings in the same district;
- d. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties within the same district under the terms of this Ordinance;
- e. That the special conditions and circumstances do not result from the actions of the appellant;
- f. That granting the variance requested will not confer on the appellant any special privilege that is denied by this Zoning Ordinance to other lands, structures or buildings in the same district;
- g. That the request is limited to the extent necessary to alleviate the unnecessary hardship and not as a convenience to the appellant nor to gain any advantage or interest over similarly zoned properties; and
- h. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance.

STAFF RECOMMENDATION

The applicant is proposing to rezone from CUP (Community Unit Plan/ Cliftondale Overlay District) to SH (Senior Housing District/Cliftondale Overlay District) to develop a 50-unit mixed residential senior housing community for residents age 62 and older. This mixed residential community will consist of 22 cottage-style homes, to the left of the development, and 28 townhome-style residences, to the right. The subject property, and 3 other properties surrounding it, was originally rezoned to Community Unit Plan in 2006, via zoning petition 2006Z-0037, for the purpose of constructing a 133 single-family detached subdivision. The applicant states that this proposal to rezone to SH replaces the outdated development concept approved in 2006 with a smaller-scale residential development that serves the growing senior population in the City of South Fulton.

The Senior Housing (SH) District is intended to provide land area devoted to senior housing consisting of single family and multi-family dwellings. The SH District is further intended to:

- (1)Encourage senior housing opportunities throughout the City of South Fulton except in industrial areas;
- (2)Allow seniors the ability remain in their community; and
- (3)Provide standards whereby senior housing is compatible with the surrounding area.

Section 404.07. - SH senior housing district of the City of South Fulton's zoning ordinance contains additional guidelines for the Senior Housing zoning classification. This development must meet those regulations.

This property is also subject to the guidelines of the Cliftondale Overlay District, which establishes a uniform procedure for providing protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features for the assigned geographical area. The regulations in this district 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 applicant is also seeking two concurrent variances from the Cliftondale Overlay District's *Sec. 509.05. - Landscaping, buffers and street tree requirements (C)*, which states, "A minimum 50-foot wide natural, undisturbed buffer with a ten-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use." The first concurrent variance is to remove the 50-foot undisturbed buffer and 10-foot improvement setback to allow for the entrance for the development and traffic circle on the northwestern tip of the development. The second concurrent variance is to reduce the 50' undisturbed buffer and 10' improvement setback along the western property line to a 25' undisturbed buffer with the other 25' being graded and replanted. The applicant's justification for these variances is the existing cemetery located along the northern property line and the topography challenges that make 200ft of the land on the eastern property line undevelopable.

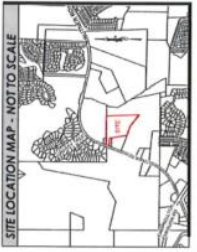
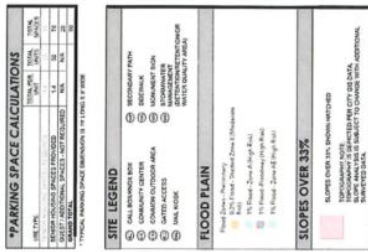
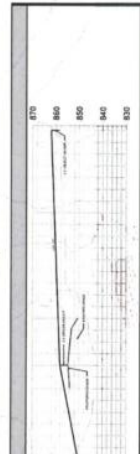
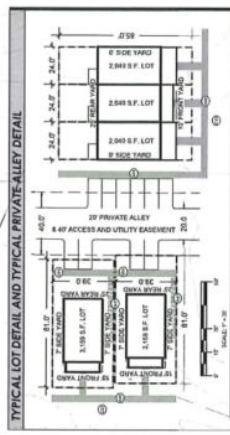
The subject property has the future land use designation of Suburban I Neighborhood. The purpose of Suburban I Neighborhood is to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. This character area supports the zoning classifications of R-3, R-3A, R-4A, CUP (Community Unit Plan), NUP (Neighborhood Unit Plan), and SH (Senior Housing) and the gross residential density of up to 3 units per acre. This proposal has a density of 3.62 units per acre, which is above the threshold for the Suburban I Neighborhood character area. However, the South Fulton Zoning Code allows for a density calculation of up to five (5) units per acre for the Senior Housing zoning district when the Comprehensive Plan recommends a density to three (3) units per acre (Code Sec. 404.07, Table 4-2 SH Maximum Allowed Densities).

Staff recommends **APPROVAL CONDITIONAL** of the rezoning and all concurrent variances based on these factors, with the following conditions:

1. That the development is conditioned to the site plan presented to the Community Development & Regulatory Affairs staff (attached hereto).
2. That all regulations of the Cliftondale Overlay District are adhered to.

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

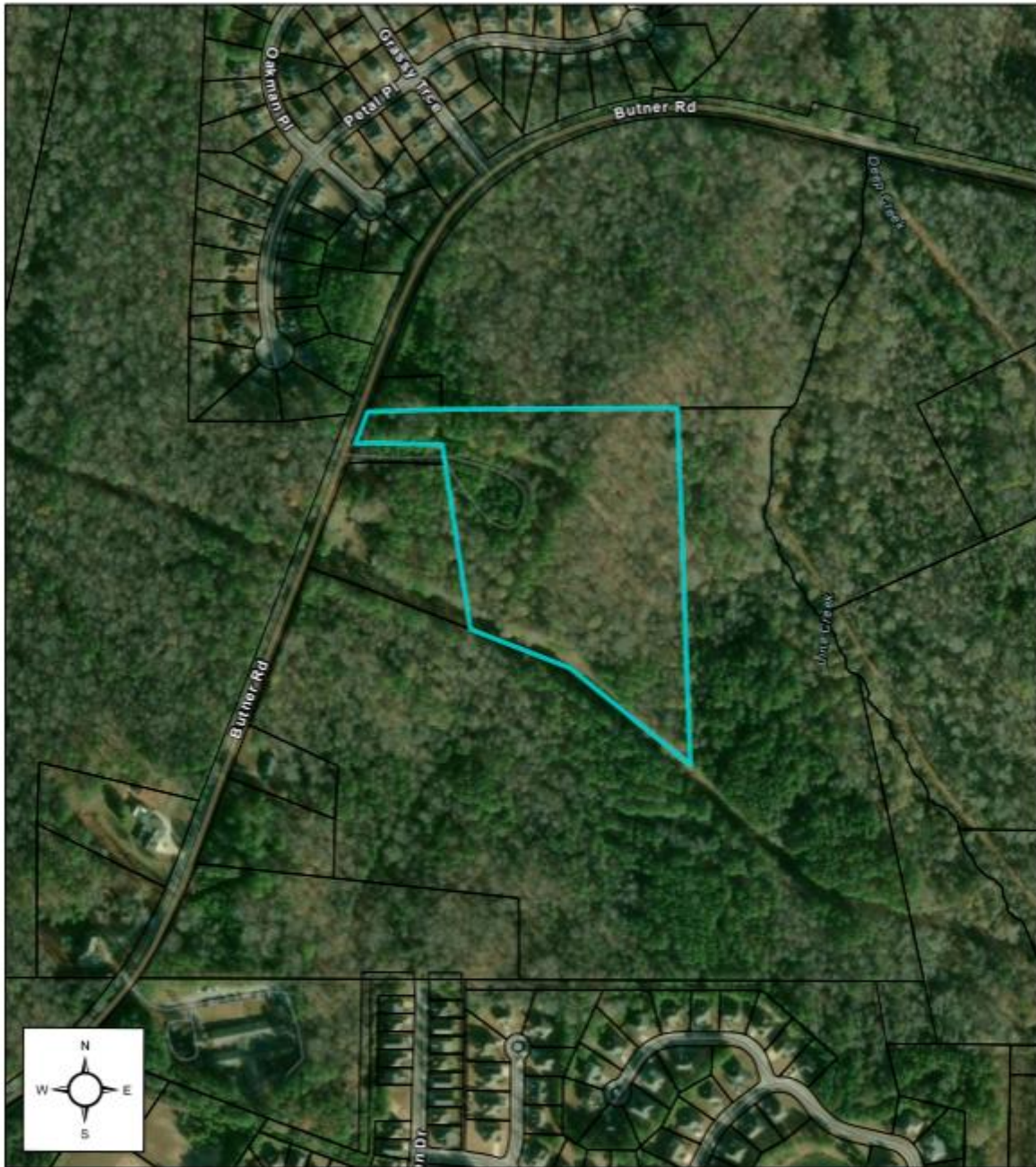




BATTLE LAW
 ARCHITECTURAL & ENGINEERING
 1100 N. W. 10TH AVE., SUITE 100
 MIAMI, FL 33136
 (305) 571-1111
 www.battlelaw.com

7490 Butner Road

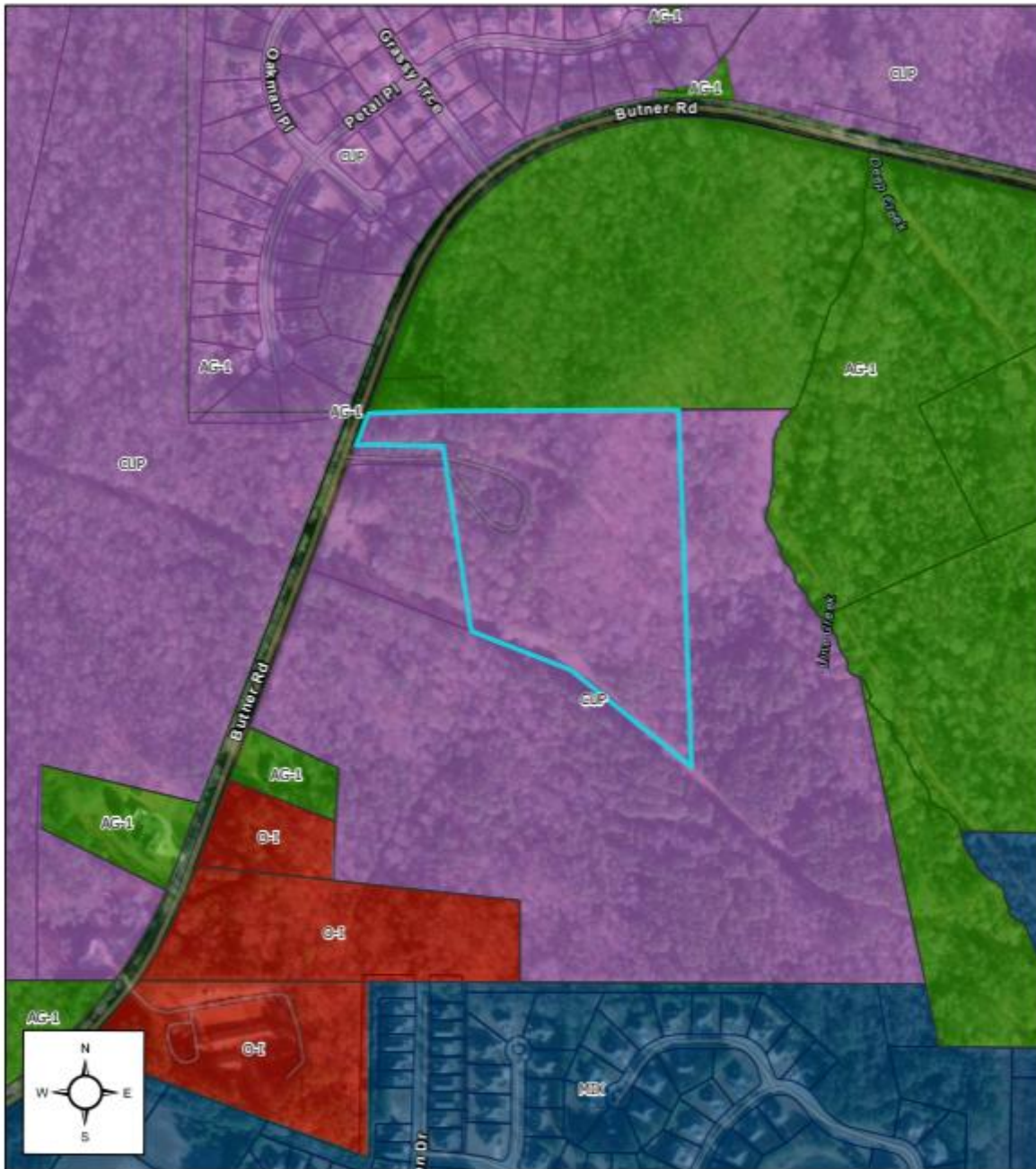




7490 Butner Rd Aerial

0 220 440 880 Feet

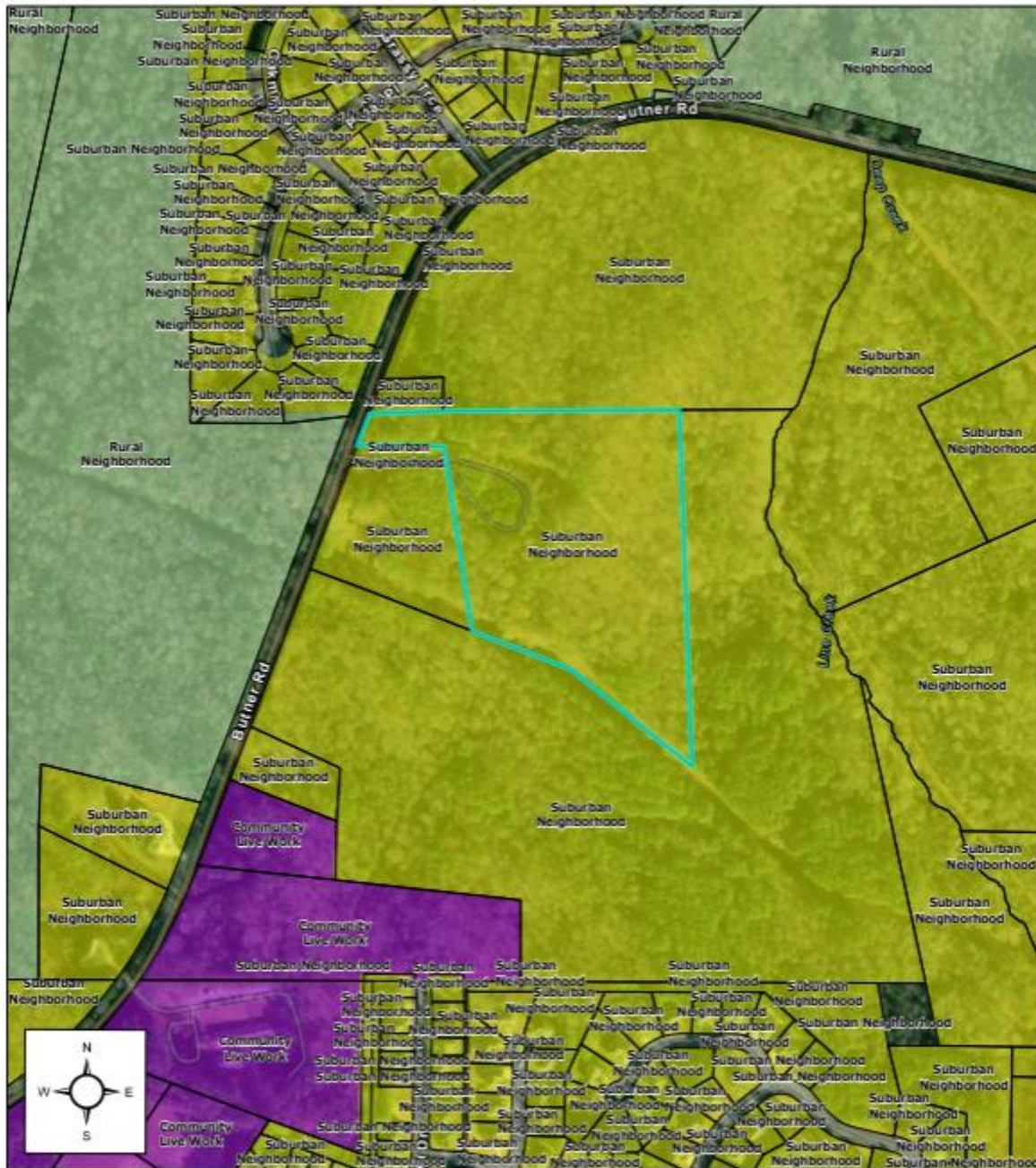
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South 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.



7490 Butner Rd Zoning

0 220 440 880 Feet

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.



7490 Butner Rd Future Land Use

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

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
Suburan 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



SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood category reflects traditional single-family residential areas characterized by low-density development, cul-de-sacs, and separation of uses. These are typically auto dependent, with homes on larger lots and limited walkability or nearby commercial services.

The intent is to maintain the character and stability of existing residential neighborhoods, while allowing for context-sensitive infill or reinvestment over time. Open space, parks, and access to schools are essential features of this category.

- Zones: R-2A, R-3, R-3A, R-4A, CUP, NUP
- Density: Up to 3 units per acre
- Primary Uses: Detached single-family homes, community facilities
- Open Space: 40% open space

Development and Design Strategies

1. This category is intended to preserve low-density residential development (typically single-family homes), preserve natural features, open space, and rural character.
2. Permitted uses include single-family detached homes with accessory dwelling units (ADUs).
3. Gross density of up to 3 dwelling units per acre, and may require cluster development to preserve open space. Keeping a minimum of 40% open space.
4. Require tree preservation or replanting requirements, buffering from adjacent nonresidential uses, and landscaped streets.
5. Served by public water and sewer, or may allow well/septic in rural areas with stormwater management facilities.
6. Internal street networks must meet local design standards (ROW width, etc.) and provide pedestrian access (e.g., sidewalks or trails).
7. Must connect to collector or local roads (not directly to arterials unless access is managed) and encourage connectivity to reduce cul-de-sac sprawl.
8. Development should respect topography, wetlands, floodplains, and conservation easements.
9. Low Impact Development (LID) practices are encouraged.
10. Design guidelines may include garage orientation, façade materials, and roof pitch, such as garages to face the side or the back of the fronting street.

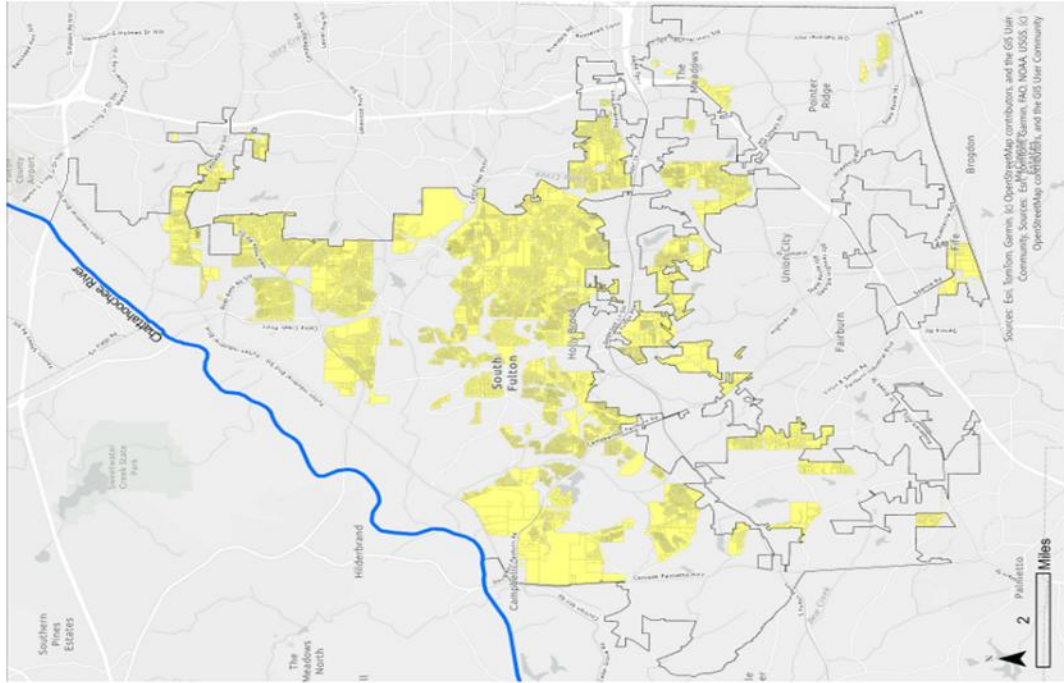


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: 2020 Enterprise Group, LLC - 7490 Butler Rd c/o Battle Law P.C. Petition No. Z26-010

Date: ~~3/31/2026~~ 6/3/2026

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

All parties on the mailing list provided by the City were notified accordingly.

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

March 12, 2026 at 7580 Springbos Dr STE 100 Fairburn, GA 30213 and online via ZOOM.

and June 2, 2026 at 7580 Springbox Dr STE 100 Fairburn, GA 30213 and online via ZOOM.

3. The following issues and concerns were expressed:

Please see the attached summary.

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

Please see the attached summary.

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.



**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**

Reginald McClendon, Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA L. GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON V. JOHNSON
DISTRICT 2

VACANT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development & Regulatory Affairs,
Planning & Zoning Division

SUBJECT: Z26-001/CDP26-003: O Campbellton Road

MEETING DATE: June 17, 2026

The applicant is requesting to rezone from the SUB-A (Suburban A Single-Family Dwelling District/Sandtown Overlay District) to M-1 (Light Industrial District/Sandtown Overlay District) and is requesting a Comprehensive Development Plan amendment from Suburban Neighborhood I to Industrial Zone for the purpose of developing a 1,727,500 square foot light industrial warehouse/distribution campus in seven buildings on 157.86 acres, Council District 3.

STAFF RECOMMENDATION: DEFERRAL

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager



REVIEW AND APPROVAL ROUTING SHEET

This routing sheet has been developed to ensure that all appropriate Senior Management Team members have thoroughly reviewed, approved, and signed off on all official documents in their respective service areas prior to the City Manager's receipt for final approval and signature, as needed. Items should be routed in the following order: 1.) Originating Division and other applicable Divisions; 2.) Finance Director; 3.) City Attorney; and 4.) City Manager.

Subject Matter: _____

Department: _____

Parties Consulted:

Initials

Date

☐ COSF City Attorney/General Counsel

Legal issues have been addressed

☐ COSF Financial Director

Funds are available and complies with fiscal guidelines

☐ Assistant City Manager/Chief Operating Officer

Complies with operational processes and guidelines

☐ Information Technology Director

When Information Technology issues are involved

☐ Public Affairs

Complies with Division/programmatic processes

☐ Communications Director

Complies with Division/programmatic processes

☐ Parks & Recreation Director

Complies with Division/programmatic processes

☐ Economic Development Director

Complies with Division/programmatic processes

☐ Community Development Director

Complies with Division/programmatic processes

RM
RM

06/03/2026

☐ Human Resources Director

Complies with HR policies and procedures; positions are budgeted

☐ Public Safety

Complies with Division/programmatic processes. Specify Fire or Police

CA
CA

JP
JP

06/07/2026

06/03/2026

☐ Public Works Director

Complies with Division/programmatic processes

☐ Purchasing Manager

Complies with Division/programmatic processes. Specify Area

☐ Other (Code Enforcement, Municipal Court, etc.)

Complies with Division/programmatic processes. Specify Area

RM
RM

06/03/2026

City Manager's Decision:

Approved ☐

Disapproved ☐

In this section, the City Manager will sign to indicate approval of the recommended option or will provide comments to indicate pursuit of an alternate course of action.

City Manager's Comments:

City Manager's Signature

Date



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Dr. Cedric Alexander
Interim Director of Public
Safety

Safety Plan Assistance Sheet

This form was designed to be used as an outline to aid in the creation of a suitable Security Plan when applying for an Alcohol Beverage License. This outline provides a general idea of the minimum concerns that should be addressed, but applicants are encouraged to provide as much detail as possible. It should be noted that not all concerns listed apply to all businesses. Security Plans should be typed. **Applicants should also type out the question they are answering AND answer the question using complete sentences.** Upon review of the Security Plan by SFPD, applicants may be asked to provide additional information (in writing) before the Security Plan can be approved.

Please provide your name, establishment address and date on the Security Plan when submitted.

1. **Identification of days and hours of operation:** What days of the week is your business open?
For each day what time is your business open and close?
2. **Identification of any parking areas owned or controlled by establishments:** Where do your customers/patrons park when they're at your establishment?
3. **Specific measures and procedures to address crowd management both inside and outside the premise:** How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e. lines, smokers, etc.) your establishment remain orderly?
 - a. Do you have No Loitering signs, if so how many, where?
4. **Means of controlling access to the premises and parking area:** How does your establishment control who comes in and out of your establishment? How do you control who uses your parking areas if it's private parking?
 - a. Examples would be cameras, law enforcement/security guards, signs, or gates.
5. **Security Staffing:** Do you use Licensed Security Guards? If so, how many? How often on premises? Are they trained "in house" or by a company? If they were trained by a company, please provide the name (s) and name of company. Do you employ Off-Duty SFPD officers? If so, how many and how often?
6. **Measures used to combat underage consumption of alcoholic beverages:** What do you/your employees do to ensure that individuals under the age of 21 are not allowed to purchase/consume alcoholic beverages at your establishment?
 - a. Clearly state how you card customers. Do you have servers calculate the age by doing the math in their head? OR
 - b. Do you have a scanner where you scan the ID and it tells the employee the age of the customer? OR
 - c. Do you enter the date of birth in a point of sale and it tells the employee the age of the customer?
7. **Measures used to distinguish between patrons who are over and under the age of 21, where applicable:** Does your establishment allow individuals under the age of 21 to enter? If so, how do you identify people who are 21 and over from those who are under 21 years of age?
 - a. Clearly indicate if you issue wrist bands/hand stamps or card customers every time they order a beverage. Is there another type of measure taken to prevent underage sales?
8. **Do you have operable cameras?** If so, how many inside the location? How many outside the location?
9. **Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety:** In the event of an emergency how is your staff trained to evacuate patrons? How does your establishment contact/work with police and EMS during an emergency?

SOUTH SIDE TOUCHÉ

Safety & Security Plan

Owner: Antonia Edwards

Address: 5495 Old National Hwy, Suite B15, Atlanta, GA 30349

1. Identification of days and hours of operation: What days of the week is your business open? For each day what time is your business open and close?

South Side Touché is open
Monday through Thursday 12:00 PM to 12:00 AM,
Friday and Saturday 12:00 PM to 2:00 AM,
Sunday 11:00 AM to 5:00 PM.

2. Identification of any parking areas owned or controlled by establishments: Where do your customers/patrons park when they're at your establishment? Customers and patrons park in designated parking areas adjacent to the establishment. These areas are well-lit and monitored by staff and surveillance cameras during business hours.

3. Specific measures and procedures to address crowd management both inside and outside the premise: How do you make sure crowds inside your establishment remain orderly?

South Side Touché maintains order by enforcing occupancy limits, using trained staff and security personnel to monitor crowds, and managing lines outside. How do you ensure crowds outside (i.e. lines, smokers, etc.) your establishment remain orderly? South Side Touché maintains orderly crowds outside by using designated waiting areas and having staff and security monitor all exterior activity. Security manages entry lines, prevents loitering, and ensures walkways remain clear. Smoking areas are kept away from the entrance to reduce congestion. No loitering signs are posted and enforced.

4. Means of controlling access to the premises and parking area: How does your establishment control who comes in and out of your establishment? Access to South Side Touché is managed through a main entrance staffed by a host/receptionist who greets and seats guests. During operating hours, staff maintain awareness of guest flow to ensure a comfortable dining environment. Security personnel may be present during peak hours to support staff and ensure safety. Surveillance cameras are in place to monitor entry points and parking areas.

5. Security Staffing: Do you use Licensed Security Guards?

Yes, South Side Touché employs licensed security guards daily, with increased staffing during peak hours such as weekends and special events.

6. Measures used to combat underage consumption of alcoholic beverages:

All patrons purchasing alcohol must present valid identification. Staff are trained to verify IDs and refuse service to anyone under 21 or without proper identification.

7. Measures used to distinguish between patrons who are over and under the age of 21:

South Side Touché maintains a strict zero-tolerance policy regarding underage alcohol consumption. All patrons are required to present a valid, government-issued ID prior to the purchase or service of any alcoholic beverage. IDs are verified at the point of sale for every alcohol transaction without exception. Staff are trained to carefully inspect identification and refuse service to anyone who is under 21, unable to provide valid identification, or suspected of presenting a false ID. Any violations will result in immediate denial of service and removal from the premises if necessary.

8. Do you have operable cameras?

Yes, South Side Touché has operable cameras inside and outside the establishment that record continuously for safety and security purposes.

9. Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety:

South Side Touché maintains a comprehensive emergency response plan to ensure the safety of all patrons and staff. All employees are trained in fire safety, evacuation procedures, and emergency response protocols. In the event of an emergency, designated staff members are assigned specific roles, including directing patrons to the nearest exits, securing critical areas, and contacting emergency services immediately. The establishment is equipped with clearly marked exits, emergency lighting, fire extinguishers, and a fully operational fire suppression system. Evacuation procedures are practiced and reinforced to ensure an orderly and efficient response. Management and staff will immediately contact 911 in the event of any emergency and fully cooperate with local police, fire, and EMS personnel. South Side Touché maintains a proactive approach to safety and will follow all guidance provided by public safety officials to ensure proper handling of any situation.



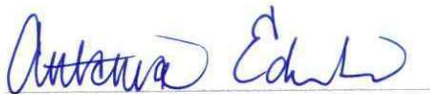
South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Dr. Cedric Alexander
Interim Director of Public
Safety

Antonia Edwards

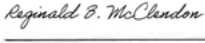
Licensee Print Name



Licensee Signature

City of South Fulton Agenda Item Summary



City Council Meeting Date 7/14/2026		
Requesting Department Police Department		Council District(s) Affected District 5
Requested Action Approval to get on City Council Agenda for July 14, 2026 to have a public hearing and for council to vote on the request for an alcohol license for South side Touche LLC, dba South Side Touche for an alcohol license for the consumption sales of wine, beer and distilled beverages at 5495 Old National Hwy B 15, Atlanta, Ga. 30349.		
Requirements for Council Action (City specific Council policy, statute or code requirement) Pursuant to Title 16, Section-16-2020(d), Staff recommends City Council to Grant Approval.		
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) The applicant for South side Touche LLC, dba South side Touche has applied for an alcohol license for the the consumption sales of wine, beer and distilled beverages at 5495 Old National Hwy B 15. This request is for a New license All applicable fees and inspections have been paid and passed. This business is currently operating on a temporary license.		
Funding Source (if applicable)		
Financial Impact (if applicable) Initial Renenue \$5,935 with estimated annual revenue of \$5,000		
Financial Impact Statement Received Yes ☐ No ☒		
Legislative Process Complete Yes ☐ No ☒		
Department Director Approval  Cedric Alexander (Jun 7, 2026 06:46:53 EDT)  Chad Jones  Code Enforcement (Jun 3, 2026 11:28:12 EDT)  Reginald B. McClendon		Finance Director Approval _____
Assistant City Manager Approval _____	City Attorney Approval _____	City Manager Approval _____

GOVERNMENT OF THE CITY OF SOUTH FULTON

Carmalitha Gumbs
MAYOR



SHARON SUBADAN
CITY MANAGER

MEMORANDUM

TO: City of South Fulton Mayor & Council

FROM: Dr. Cedric Alexander, Interim Director of Public Safety

DATE: June 1, 2026

SUBJECT: Request by South Side Touch LLC DBA South Side Touch Alcohol License for the consumption of sales of beer, wine and distilled beverages at 5495 Old National Hwy B 15, Atlanta, Ga 30349

The applicant for South Side Touche LLC. dba South Side Touche seeks an alcohol license for the consumption sales of beer, wine, and distilled beverages at 5495 Old National Hwy B 15, Atlanta, Ga 30349. This application is for a new license. All applicable fees related to obtaining an alcohol license have been paid. This business is currently operating on a temporary business license.

The application and/or location has been reviewed/inspected and approved by the following: City of South Fulton Police, Fire Department, Code Enforcement, Zoning Department, Business Licensing, Fulton County Board of Health and the Fulton County Board of Education.

INTERIM DIRECTOR OF PUBLIC SAFETY RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information	South Side Touche LLC
City Council District	5
Parcel ID Number	130093LL1505
Square Footage	
Existing zoning	C-2 (Limited Commercial District)
Current/Past Use of the Property	Adding bar and grill an existing restaurant.
History	This property operates as a restaurant.

Cc: Corey Adams, City Clerk

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

PERSONAL STATEMENT

INSTRUCTIONS: This personal statement must be executed, under oath, by all owner/licensee/agent and corporate officers or major stakeholders of the business/organization with 20% or more of interest in the business and the manager of any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) Edwards

Home Address: _____

Business Address: 5495 Old National Highway Atlanta, GA 30349

Place of Birth: _____ Date of Birth: _____ Age: _____
(City, State, Country) (Day, Month, Year)

Race: _____ Height: _____ Weight: _____ Eye Color: _____ U.S. Citizen yes By Birth yes

Hair Color: _____ Social Security Number: _____ Driver License Number: _____ State Issued by: _____

Have you been convicted of any federal, foreign, and/or state laws, and/or city ordinances? if so, explain below:

NO

List names and addresses of employers for the past three (3) years: _____

Single X Married _____ Widowed _____ Divorced _____ Separated _____
(If married, divorced or widowed, complete the below requested information on spouse).

Full name of spouse / (Maiden Name) _____

DOB _____

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

Edwards

Applicant's Printed Name

Edwards
Applicant's Signature

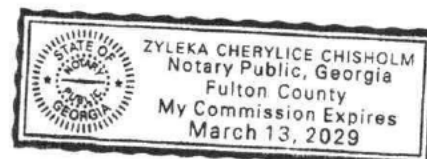
4/8/20
Date of Application

I hereby certify that Edwards signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 8th day of April, 2020.

Notary Public Signature: Zyleka Chisholm (AFFIX SEAL)

Notary Printed Name: Zyleka Chisholm



Date Revised: 1/03/2022

RESIDENCE DETERMINATION FORM

Certificate of Residence
For Retail Package Distilled Spirits Applicants Only

State of Georgia, _____ County

I, _____ Judge of the probate Court, for _____
County, Georgia, hereby certify that _____ is now and has been a Bona Fide Resident
of the state of Georgia for one year, and in the county of _____ for one year immediately
preceding the date of this affidavit, based upon the affidavit of applicant, and the evidence submitted therewith.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this _____ day of _____, 20_____.

Judge of the Probate Court

County, Georgia

Certificate of Residence
For All Other Alcoholic Beverage License Applicants

State of Georgia, Fayette County

I, Lynn M. Crittenden Judge of the probate Court, for Fayette

County, Georgia, hereby certify that Antonia Edwards is now and has been a Bona Fide Resident of
the state of Georgia in the county of Fayette based upon the affidavit of applicant and the
evidence submitted therewith. In Witness Whereof, I have hereunto set my hand and affixed the seal of said

Probate Court this 8 day of April, 2026.

Lynn M. Crittenden
Judge of the Probate Court

Fayette
County, Georgia

Lynn M. Crittenden, Chief Clerk,
exercising the jurisdiction of
the Fayette County Probate Court
pursuant to OCGA 15-9-36(c)
and the order entered 3/25/2024
by Angela Landgaard, Judge

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit
Affidavit Verifying Status for City Public Benefit
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) Alcohol Beverage license
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from South Fulton [name
of government entity], the undersigned applicant verifies one of the following with respect to my application for a
public benefit:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States.
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and
Nationality Act with an alien number issued by the Department of Homeland
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other
federal immigration agency is _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has
provided at least one secure and verifiable document, as required by O.C.G.A.
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Drivers License

In making the above representation under oath, I understand that any person who knowingly
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit
shall be guilty of a violation of O.C.G.A. § 16 -10-20, and face criminal penalties as allowed by
such criminal statute.

Executed in Fayetteville (city) GA (state)

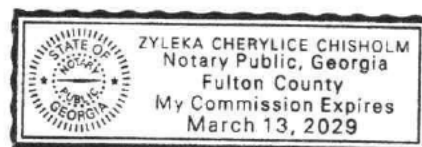
 Edwards
Signature of Applicant

 Edwards
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE
ME ON THE
8 DAY OF April, 2020


NOTARY PUBLIC

My Commission Expires: MAR 13, 2029



E-Verify Affidavit

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

- (A) _____ On January 1st of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.
- (B) ☒ On January 1st of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If the employer selected Section 1(A), please fill out Section 2 below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

South Side Touche'
Name of Private Employer

Federal Work Authorization User Identification Number

04/17/2025
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on this day 14 of April, 2026 in Fulton (city), GA (state).

Signature of Authorized Officer or Agent

Edwards owner/member
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 14 DAY OF April, 20 26.

NOTARY PUBLIC
My Commission Expires: 9/15/2028



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

E-Verify Affidavit

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

(A) _____ On January 1st of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.

(B) x On January 1st of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If the employer selected Section 1(A), please fill out Section 2 below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

South Side Touche LLC
Name of Private Employer

Federal Work Authorization User Identification Number

04/17/2025
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on this day
16 of April, 2026 in Atlanta (city), GA (state).

Signature of Authorized Officer or Agent

Boyd
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 16th DAY OF April, 2026
Mamie Pearl Jackson
NOTARY PUBLIC
My Commission Expires: 4/8/2029



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit

Affidavit Verifying Status for City Public Benefit
Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license
[type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of
government entity], the undersigned applicant verifies one of the following with respect to my application for a
public benefit:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States.
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and
Nationality Act with an alien number issued by the Department of Homeland
Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other
federal immigration agency is _____.

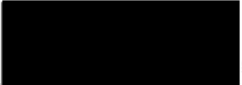
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has
provided at least one secure and verifiable document, as required by O.C.G.A.
§ 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Drivers License

In making the above representation under oath, I understand that any person who knowingly
and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit
shall be guilty of a violation of O.C.G.A. § 16 -10-20, and face criminal penalties as allowed by
such criminal statute.

Executed in Atlanta (city) Georgia (state)

 Boyd
Signature of Applicant

Alisa D. Boyd
Printed Name of Applicant

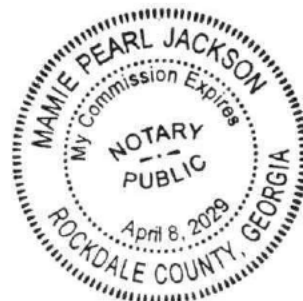
SUBSCRIBED AND SWORN BEFORE

ME ON THE

16th DAY OF April, 2020

Mamie Pearl Jackson
NOTARY PUBLIC

My Commission Expires:



Date Revised: 1/03/2022

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



REGISTERED AGENT DESIGNEE FORM

Registered agent means that individual, who is a resident of one of the 13 metropolitan counties (Cherokee, Clayton, Cobb, Coweta, Dekalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale) of Georgia and at least 21 years of age, who is designated by a Licensee/owner to receive any process, notice, or demand required or permitted by law or under this title to be served upon a licensee or owner.

The registered agent, who is designated by a licensee, must submit to a fingerprint criminal background check and complete the personal statement form. The registered agent must obtain the certificate of residency enclosed.

Name: [REDACTED] Edwards
(Full Printed Name No Initials)

Sex: [REDACTED] Race: [REDACTED] Date of Birth: [REDACTED]

Home Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone# [REDACTED]

Business Address: 5495 Old National Highway Suite B15

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone# [REDACTED]

I hereby certify that I agree to serve as the "registered agent" on behalf of
South Side Touche LLC *a business located at*
5495 Old National Highway Suite B15 Atlanta, GA 30349 *City of South Fulton, Georgia.*
As registered agent, I agree to accept any process, notice or demand required or permitted by law or under the Alcoholic Beverage Code of the City of South Fulton, Georgia, to be served upon the licensee or owner. I understand that such service upon me will serve as legal notice upon the licensee or owner and that it is my responsibility to forward such service to the owner or licensee.

[REDACTED] [Signature]
SIGNATURE OF APPLICANT

4/14/26
DATE

[REDACTED] Edwards
PRINTED NAME OF APPLICANT

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 14 DAY OF April 20 26

[Signature]
NOTARY PUBLIC SIGNATURE

Babajide Coker
NOTARY PUBLIC PRINTED NAME



SECTION 1: Licensee/AgentEdwardsFor the year 2026 Date 4/15/2026

All applications must be typed or printed in black/Blue ink. Each question must be completely and correctly answered. If the space provided is not sufficient, attach additional sheets. Applications must be signed, dated, notarized and filed with the South Fulton Police Department. All required supporting documents must be attached.

Type of License Applying For: (Check All That Apply)

☒ New License ☐ Change of Ownership ☐ New Location ☐ Other. Please Specify: _____

Please select the beverages to be sold: (Check All That Apply)

☒ BEER ☒ WINE ☒ DISTILLED SPRITS/LIQUOR

Please select ALL the categories that best describe the business for which this application is being submitted.

☐ BYOB (Wine/Malt Only) ☒ Restaurant (3% for excise taxes) ☐ Microbrewery
☐ Public Entertainment Facility ☐ Hotel / Hotel Suites ☐ Night Club / Bar / Lounge

☐ Tasting (Wine/Malt)

(3% excise tax)

Other. Please Specify Restaurant and full service bar

Additional Activities Proposed for Premises (check all that apply)

☐ Customer Dancing ☒ DJ/Live Entertainment ☐ Adult Entertainment/Sexually Oriented Business

If a Private Club: (1) Submit the salaries and other benefits received by each officer, trustee and employee; (2) Attach A copy of 501(c) Internal Revenue Code tax exempt documentation; (3) Attach membership application and copy of member list.

1. Is applicant: [] Sole Proprietorship [] Partnership [] Corporation [☒] LLC [] Private Club

2. Legal Name of Business: South Side Touche LLC

Operating/Trade Name of Business South Side Touche

Has location had an alcohol license within the last 12 months? [] Yes [☒] No

3. Business Address: 5495 Old National Highway Ste B15 Atlanta, GA 30349 Council District: _____
(Street Address, City, State Zip)

4. Billing Address: _____

5. Proposed Location Zoned: C2

6. A. Distance from closest private residence in any direction: _____
B. Distance from closest college campus or school ground: 5 miles
C. Distance from closest branch of any South Fulton Public library: 4 miles
D. Distance from closest church or place of worship: 3 miles
E. Distance from a sexually oriented business: 2 miles
F. Distance from closest regular school bus stop as designated by
Fulton County Board of Education for pick-up or drop-off of
school children in transport to the public schools of City of South Fulton. 2 miles

SECTION 2:

1. Full name of Applicant (Company/Corporation) South Side Touche

2. Full name of Licensee: [REDACTED] Edwards

Licensee Social Security Number: [REDACTED]

Date of Birth and Place of Birth: [REDACTED]

Citizen of the USA? ☒ Yes ☐ No Alien Number: _____

Resident of Georgia? ☒ Yes ☐ No Years _____ County _____

Home Address: [REDACTED]

[REDACTED] [REDACTED] [REDACTED]
City State Zip Code

Telephone Number: Home: [REDACTED] Business: [REDACTED]

Email Address: [REDACTED]

Hours said Licensee will actively be on the premise: As the owner-operator, I will be actively involved in daily operations, staff oversight, and service management.

List duties of Licensee: As the licensee and owner-operator, I am responsible for overseeing all daily operations of the restaurant and bar, including staff supervision, customer service, and inventory management.

I ensure compliance with all state and local laws related to food safety and alcohol service. I am actively present during business hours to manage operations, enforce policies, and maintain a safe, welcoming environment.

3. Full Name of Spouse, Including Maiden Name: _____

Date of Birth and Place of Birth: _____

Hours Spouse on Premises: _____

4. Licensee's Business interest(s), occupation(s) and employment for the past ten (10) years

COMPANY	ADDRESS (CITY & STATE)	POSITION	DATES
[REDACTED]			

5. Does Licensee or any Partner(s), Corporation Officer, Principal Shareholder(s), Trustee(s) or Spouse have, within the preceding ten (10) years, any conviction for the violation of any federal, state or Local laws, Ordinances or Regulations, or does said person have current proceeding for violation of any Federal, State or Local laws, ordinances or regulations? ☐ Yes ☒ No

6. For the purpose of this question, the term – conviction shall include an adjudication of guilt, a plea of guilty, a plea of nolo contendere, the forfeiture of a bond or adjudication by pre-trial intervention.

PERSON CHARGED	DATE	OFFENSE	LOCATION	DISPOSITION

8. Has Licensee or any member of the Partnership or Corporation or Stockholder ever applied for an Alcoholic Beverage license (or work/server/pour permit) and been denied, suspended, or revoked? ☒ No ☐ Yes
If yes check which type ☐ denied ☐ suspended ☐ revoked

If yes, please check appropriate status above and explain _____

9. Full Name of Manager: [REDACTED] Boyd

Social Security Number of Manager: [REDACTED]

Date of Birth and Place of Birth: [REDACTED]

Home Address: [REDACTED]

Telephone Number: Home: XXXXXXXXXX Business: (____) _____

E-mail Address: [REDACTED]

10. Hours said manager will be on the premise: manager will be on premises during operating hours

11. What is the manager's business experience? The manager has over 20 years of experience

12. Has the manager worked in this or a similar capacity? ☒ Yes ☐ No

If yes, explain: Yes, the manager has worked in this capacity for over 20 years, overseeing daily operations of restaurants, bars, and food service establishments.

FINANCIAL BACKGROUND INFORMATION

13. Applicant's full name (Company/Corporation) Edwards

If a Corporation, Date of Incorporation: _____ Taxpayer Id# _____

14. If a Corporation, indicate the following for all Officers, members of the Board of Directors, Trustees and principal stockholders. If a Partnership, include all partners. (Complete all information requested for each person).

NAME	ADDRESS	DOB	SSN	POSITION	% INTEREST

If operating as a partnership, submit a copy of all partnership agreements. If corporation, attach a copy of all Articles of Incorporation, By-laws and amendments thereto.

15. State the amount and source of funds that have or will be invested by each individual who has an interest in the business. If a Corporation or Partnership, list each individual separately.

NAME	AMOUNT INVESTED	SOURCE OF FUNDS	DATES

16. Bank accounts and assets in the name of licensee/agent and/or maintained by the licensee/agent, whether individual, partnership or corporation.

TYPE	BANK	CITY & STATE	LAST 6 OF ACCOUNT#	AMOUNT

17. Has Licensee/Agent, Spouse or any person having an interest in the business received, directly or indirectly, any financial aid or assistance, to include land, fixtures, equipment, etc., from any manufacturer or wholesaler of alcoholic beverages? ☐ Yes ☒ No If yes, please specify.

NAME	ADDRESS	AMOUNT/ITEM	DATE

18. List any other individual(s) or firm(s) owning any interest in or receiving any funds from the operation of the business or on the premises. This includes cigarette machines, game machines, billiard tables vendors, etc.

19. List any financial interest or ownership which Licensee/Agent or any member of the partnership or corporation or stockholder presently has in any other alcoholic beverage license in the state of Georgia.

NAME	NAME AND ADDRESS OF PREMISES	POSITION	% OF INTEREST

20. List all assets which will be used or converted for use as an investment in the business and/or all sources of funding used to capitalize and/or operate the Business. This business will be funded by previous sales of real Estate
and small business bank loan

LICENSED PREMISES

21. Do you own the property where the business is located? ☐ Yes ☒ No
If yes:
Date of Purchase _____ Purchase Price _____
Name of Seller: _____
22. If property is rented/leased provide owner's name and address:
Athens R.E., LTD., 2025 S Milledge Ave, Athens, GA 30605 (706) 549-7417
Amount of rent/lease:
Monthly Annually _____ Other (specify) _____
(Submit copy of signed lease agreement, deed, sublease, etc.)
23. Has a license at this location ever been denied, suspended, or revoked? ☒ No ☐ Yes
☐ denied, ☐ suspended or ☐ revoked
If yes, check the appropriate status above and explain: _____
24. Is business located in a hotel or motel? ☐ Yes ☒ No
If yes, name of Hotel or Motel _____
25. If the business is to be operated as a department inside of premises where another business is operating, give details of the existing business. _____
26. What will be your business/operating hours? Monday - Closed, Tuesday- Saturday 11am - 2am, Sunday 12pm - 7pm
27. Where will your trash receptacle be located? behind the building
28. What arrangements have you made for trash removal? trash services are already in place
29. How often will you clean your property? Daily
30. What is your plan for sanitation (clean water and sewage disposal) on the premises? The premises will use a public, approved water supply a sewage disposal system provided by the local municipality. All plumbing is installed and maintained according to health and safety codes to ensure clean water access and proper waste disposal. Routine maintenance and inspections will be conducted to ensure ongoing compliance and sanitation.
31. What is your plan for unlawful conduct on the premises? Unlawful conduct will not be tolerated and will be addressed immediately by management, including notifying law enforcement if necessary. Staff will be trained to enforce safety policies, and security measures such as surveillance and ID checks will be in place.
32. What is your plan for fire prevention on the premises? The premises will be equipped with fire suppression systems, smoke detectors, and clearly marked exits in compliance with local fire codes. Staff will be trained in fire safety procedures, including the use of fire extinguishers and emergency evacuation protocols.

33. What type of security do you plan to have? Security will be provided by hiring off-duty City of South Fulton police officers and licensed security staff. In addition, surveillance cameras will be installed throughout the premises to monitor activity and ensure the safety of all guests and employees.

34. Do you offer your employees training with respect to items covered by the alcohol code? ☒ Yes ☐ No

If **yes**, what type of training and how do you plan to prevent the selling to and consumption by underage consumers of alcohol and tobacco products on your premises? All staff will be trained through a certified alcohol and tobacco awareness program such as

ServSafe Alcohol to ensure they understand age verification procedures and legal responsibilities. Employees will be required to check valid government-issued IDs for all customers. Management will enforce strict policies and conduct routine compliance checks to prevent the sale or consumption of alcohol and tobacco by underage individuals.

35. What type of buffering do you have, or will you provide to alleviate the effects of noise, lighting, odors, traffic or other nuisances on surrounding properties? The business will use soundproofing, proper ventilation, and indoor-focused lighting to reduce noise, odors, and light spillover. Traffic will be managed with designated parking, and management will promptly address any nuisance concerns.

36. What plans do you have to prevent un-permitted vending on your property? Security staff will monitor the premises to ensure only approved vendors written authorization are allowed. Unauthorized vendors will be removed immediately, and signage will be posted clearly stating that unpermitted vending is prohibited.

37. Describe the traffic and pedestrian ingress and egress to/from the property and to/from any existing or proposed structure on the property. The property has designated vehicle and pedestrian entry and exit points from Old National Highway, with on-site parking and marked walkways for safe access. Ingress and egress are designed to reduce congestion and meet local safety standards.

38. Seating Capacity: ☐ Restaurant _____ ☐ Bar _____ ☐ Other _____
☐ Brewpub _____ ☐ Brewery _____
☐ Lounge _____ ☐ Winery _____
☐ Private _____ ☐ Nightclub _____

39. Describe kitchen Facilities: The kitchen is a fully equipped commercial space with professional appliances, proper ventilation, storage, and sanitation stations, all compliant with health and safety regulations.

List number of Employees: 4 Cooks 8 Waiters/Waitress 5 Other employees 4 Alcohol Servers

***A copy of your menu must be included with this application. ***

40. Is business air conditioned? ☒ Yes ☐ No

41. Will you have live entertainment? ☐ Yes ☒ No

42. What percentage of revenues do you expect to come from food sales? 60% from alcohol? 40%

43. What is the total square footage of the licensed premises? 8,541

44. How many parking spaces are you **required** to have? _____

Does the location have on-site parking? ☒ Yes ☐ No How many spaces? _____

If no or if parking is insufficient, what arrangements have you made for parking? _____



CERTIFICATION

I have received a copy of the City of South Fulton Alcoholic Beverage Ordinance and I have read it and agree to adhere to all applicable City of South Fulton Ordinances, Georgia state laws and regulations governing the operation of establishments that serve and/or sell alcoholic beverages? ☒ Yes ☐ No

I understand it is the responsibility of the applicant/licensee/agent to ensure that all licenses to sell alcoholic beverages are renewed no later than December 15th of each year or I will have to apply for a new alcohol license. ☒ Yes ☐ No

I understand that a state alcohol license must also be obtained before any alcoholic beverage can be served or sold in the City of South Fulton, (this includes Alcoholic Beverage Manufacturers). I further understand that the state license is obtained **after** the city license is obtained and I am responsible for contacting the Georgia Department of Revenue to obtain a state alcohol license. ☒ Yes ☐ No

I understand that I am required to pay alcohol excise taxes in accordance with City of South Fulton Ordinance, Title 16 Alcoholic Beverages, and failure to pay excises taxes imposed by this ordinance will be grounds for suspension or revocation of my alcohol license. ☒ Yes ☐ No

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Alcoholic Beverage Sales and Service and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

[Redacted Signature]

Edwards

SIGNATURE OF APPLICANT

4/8/26

DATE

[Redacted Name]

Edwards

PRINTED NAME OF APPLICANT

~For Notary~

[Redacted Notary Name]

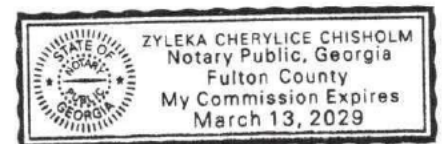
I hereby certify that Edwards signed her/his name to the foregoing application stating to me the he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 8th DAY OF April 20 26

[Signature]
NOTARY PUBLIC SIGNATURE

Zyleka Chisholm
NOTARY PUBLIC PRINTED NAME



CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



Criminal History Record Information Consent/Inquiry Form ALCOHOL LICENSE



I hereby authorize City of South Fulton Police Department to conduct an inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

Full Name (print)	[REDACTED] Edwards		
Any other name used (i.e. maiden name)		Place of Birth	
Home Address	[REDACTED]		
Name of Business	South Side Touche LLC		
Address of Business	5495 Old National Highway Suite B15 Atlanta, GA 30349		
Gender [REDACTED]	Height [REDACTED]	Date of Birth [REDACTED]	Social Security Number [REDACTED]
Race [REDACTED]	Weight [REDACTED]	Hair Color [REDACTED]	Eye Color [REDACTED]

☒ I, [REDACTED] Edwards, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

☒ I, [REDACTED] Edwards, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm that I have read and understand these guidelines.

[REDACTED] Edwards
Signature

4/9/26
Date

Date of Inquiry: 5/6/26 Time of Inquiry: 2:30 pm
Purpose Code Used: (check all that apply)

Operator's Initials: JIS

☒ E- Employment
☐ J- Civilian Criminal Justice Employment (State & Ill Info Received)
☐ W- Working with Children
☐ Z- Sworn Criminal Justice Employment (State & Ill Info Received)

The inquiry resulted in the following: (check all that apply)

☒ No Criminal Record Available
☐ Criminal Record (Attached/Released)
☐ No NCIC/GCIC Warrant
☐ Possible NCIC/GCIC Warrant (List Wanting Agency Below)

Wanting Agency Name: _____
Wanting Agency Telephone Number: _____

Jacquelyn S Bell
Print Agency Designee Name and Title

May 7, 2026
Date

[Signature]
Agency Designee Signature

Date Revised: 8/7/2023.

22

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



APPLICANT PRIVACY RIGHTS

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

Print Name: [REDACTED] Edwards

Date: 4/9/2026

Signature: [REDACTED] Edwards

2018-05 Attachment A

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Print Name: [REDACTED] Edwards

Date: 4/9/2026

Signature: [REDACTED] Edwards

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

TITLE 28 CFR 16.30 THROUGH 16.34

§ 16.30 Purpose and Scope

This subpart contains the regulations of the Federal Bureau of Investigation (FBI) concerning procedures to be followed when the subject of an identification record requests production of that record to review it or to obtain a change, correction, or updating of that record.

Initial: AE

§ 16.31 — Definition of identification record

An FBI identification record, often referred to as a "rap sheet," is a listing of certain information taken from fingerprint submissions retained by the FBI in connection with arrests and, in some instances, includes information taken from fingerprints submitted in connection with federal employment, naturalization, or military service. The identification record includes the name of the agency or institution that submitted the fingerprints to the FBI. If the fingerprints concern a criminal offense, the identification record includes the date of arrest or the date the individual was received by the agency submitting the fingerprints, the arrest charge, and the disposition of the arrest if known to the FBI. All arrest data included in an identification record are obtained from fingerprint submissions, disposition reports, and other reports submitted by agencies having criminal justice responsibilities. Therefore, the FBI Criminal Justice Information Services Division is not the source of the arrest data reflected on an identification record.

Initial: AE

§ 16.32 — Procedure to obtain an identification record

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-in inked fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

Initial: AE

§ 16.33 — Fee for production of identification record

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of 31 U.S.C. 9701 and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in § 16.10. Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the *Federal Register*.

Initial: AE

§ 16.34 — Procedure to obtain change, correction or updating of identification records

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.

Initial: AE

2018-05 Attachment C



Criminal History Record Information Consent/Inquiry Form
ALCOHOL LICENSE



I hereby authorize City of South Fulton Police Department to conduct an inquiry for the purpose of eligibility of my alcohol license as listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

Full Name (print)	[REDACTED] Boyd		
Any other name used (i.e. maiden name)	[REDACTED]		Place of Birth [REDACTED]
Home Address	[REDACTED]		
Name of Business	South Side Touche LLC		
Address of Business	5495 Old National Highway Suite B15 Atlanta, GA 30349		
Gender [REDACTED]	Height [REDACTED]	Date of Birth [REDACTED]	Social Security Number [REDACTED]
Race [REDACTED]	Weight [REDACTED]	Hair Color [REDACTED]	Eye Color [REDACTED]

☐ I, [REDACTED] Boyd, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my tenure as agent, licensee, or member of this establishment listed above.

☐ I, [REDACTED] Boyd, confirm that I have received a copy of the Privacy Act Statement, Applicant's Privacy Rights and Title 28 CFR 16.30 through 16.34. I further confirm that I have read and understand these guidelines.

[REDACTED] Boyd
Signature

4/16/2026
Date

Date of Inquiry: 5/12/26 Time of Inquiry: 9:30 AM

Operator's Initials: JB

Purpose Code Used: (check all that apply)

☒ E- Employment
☐ J- Civilian Criminal Justice Employment (State & Ill Info Received)
☐ W- Working with Children
☐ Z- Sworn Criminal Justice Employment (State & Ill Info Received)

The inquiry resulted in the following: (check all that apply)

☒ No Criminal Record Available
☐ Criminal Record (Attached/Released)
☐ No NCIC/GCIC Warrant
☐ Possible NCIC/GCIC Warrant (List Wanting Agency Below)

Wanting Agency Name: _____

Wanting Agency Telephone Number: _____

Jacquelyn J Bell
Print Agency Designee Name and Title

5/12/2026
Date

[Signature]
Agency Designee Signature



APPLICANT PRIVACY RIGHTS

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the [GBI website \(http://gbi.georgia.gov/obtaining-criminal-history-record-information\)](http://gbi.georgia.gov/obtaining-criminal-history-record-information).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the [GBI website \(http://gbi.georgia.gov/obtaining-criminal-history-record-information\)](http://gbi.georgia.gov/obtaining-criminal-history-record-information).

Print Name: [REDACTED] Boyd

Date: 04/16/2026

Signature: [REDACTED] Boyd



PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Print Name: Boyd

Date: 04/16/2026

Signature: Boyd

TITLE 28 CFR 16.30 THROUGH 16.34

§ 16.30 Purpose and Scope

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Initial: AB

§ 16.32 — Procedure to obtain an identification record

The subject of an identification record may obtain a copy thereof by submitting a written request via the U.S. mails directly to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. Such request must be accompanied by satisfactory proof of identity, which shall consist of name, date and place of birth and a set of rolled-in inked fingerprint impressions placed upon fingerprint cards or forms commonly utilized for applicant or law enforcement purposes by law enforcement agencies.

Initial: AB

§ 16.33 — Fee for production of identification record

Each written request for production of an identification record must be accompanied by a fee of \$18 in the form of a certified check or money order, payable to the Treasury of the United States. This fee is established pursuant to the provisions of [31 U.S.C. 9701](#) and is based upon the clerical time beyond the first quarter hour to be spent in searching for, identifying, and reproducing each identification record requested as specified in [§ 16.10](#). Any request for waiver of the fee shall accompany the original request for the identification record and shall include a claim and proof of indigency. Subject to applicable laws, regulations, and directions of the Attorney General of the United States, the Director of the FBI may from time to time determine and establish a revised fee amount to be assessed under this authority. Notice relating to revised fee amounts shall be published in the *Federal Register*.

Initial: AB

§ 16.34 — Procedure to obtain change, correction or updating of identification records

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections or updating of the alleged deficiency, he/she should make application directly to the agency which contributed the questioned 2018-05 Attachment C information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D-2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency.

Initial: AB



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia · 30336-470-809-7300

Cedric Alexander

Interim Director of Public Safety

April 28, 2026

City of South Fulton Code Enforcement Department

ATTN: Paul Muhammad

paul.muhammad@cityofsouthfultonga.gov

5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Code Enforcement Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

☒ Consumption on Premises:

☒ Beer

☒ Wine

☒ Distilled Spirits

☐ Wholesale

☐ Beer

☐ Wine

☐ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche

5495 Old National Hwy Ste B15

Atlanta, Ga 30349

██████ Edwards

For Code Enforcement Use Only

Date of Inspection:

05/07/2026

☒ Location above **MEETS ALL** City of South Fulton Code Enforcement Requirements

☐ Location does **NOT** meet City of South Fulton Code Enforcement Requirements

If not, briefly explain reason: _____

Charles L Lawton

Print Name of Code Enforcement Inspector

[Signature]

Code Enforcement Inspector Signature

Paul Muhammad

Print Name of Department Head

[Signature]

Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
470-809-7300

Cedric Alexander
Director of Public Safety

April 28, 2026

City of South Fulton Planning & Zoning Section
ATTN: Matthew Williams
matthew.williams@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Zoning Compliance Inspection. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Wholesale
 ___ Beer ___ Wine ___ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For Planning & Zoning Use Only

Date of Compliance Inspection: 5/14/26 Parcel ID Number: 13 0093 LL1505
Location is Zoned for: C-2 General Commercial
Current/Past Use of the Property: vacant

- ☒ Location above **MEETS ALL** zoning and alcohol license zoning requirements of the City of South Fulton.
- ☐ Location above does **NOT** zoning and alcohol license zoning requirements of the City of South Fulton.
If not, briefly explain reason below:

Matthew Williams

Print Name of Zoning Planner

[Signature]
Print Name of Department Head

[Signature]
Zoning Planner Signature

[Signature]
Department Head Signature

Return form via email to: Police Licenses @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd Atlanta, Georgia, 30336,
470-809-7300

Cedric Alexander

Interim Director of Public Safety

April 28, 2026

City of South Fulton Business License
ATTN: Devona Stevenson
devona.stevenson@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must possess a current City of South Fulton Business License. Please complete this form and return to the email listed at the bottom of the form below.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Wholesale
 _____ Beer _____ Wine _____ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For Business License Use Only

☒ Location above **HAS** a current and valid occupational tax certificate and meets all of the business and occupational tax ordinance of the City of South Fulton. **A copy of the occupational tax certificate is attached.**

☐ Location above does **NOT have an occupational tax certificate with the** City of South Fulton.
If additional explanation is required, briefly explain below:

Print Name of Business Tax Specialist

Ashley Googer

Print Name of Department Head

Business Tax Specialist Signature

Ashley Googer

Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov

CITY OF SOUTH FULTON - OCCUPATIONAL TAX CERTIFICATE

COSF Business License
5440 Fulton Industrial Blvd
Atlanta, GA 30331



License Id:	2026.04.1065	Issued Date:	4/15/2026
Effective Date:	01/01/2026	Expiration Date:	12/31/2026
License Type:	Full-Service Restaurants		

Business Name: South Side Touche LLC
Business Location: 5495 Old National HWY, South Fulton, GA 30349
Touche
[REDACTED] Edwards
[REDACTED]

2026

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

Cedric Alexander

Interim Director of Public Safety

April 28, 2026

City of South Fulton Fire Department
ATTN: Office of the Fire Marshal
Gregory.chambers@cityofsouthfultonga.gov
City of South Fulton Fire Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. To proceed, the listed business must pass a Fire Inspection. Please complete the form below and return this form to the email listed below.

This business is applying for the following alcohol license(s):

- [] Consumption on Premises
 X Beer X Wine X Distilled Spirits
- [] Wholesale
 Beer Wine Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For Fire Use Only

Date of Inspection: 5-7-26

[X] Location above **MEETS ALL** City of South Fulton Fire Ordinance and Fire Codes

[] Location does **NOT** meet City of South Fulton Fire Ordinance and Fire Codes

If not, briefly explain reason: _____

Felton Forehand, JR.
Print Name of Fire Inspector

Felton Forehand JR
Fire Inspector Signature

Gregory Chambers
Print Name of Department Head

[Signature]
Department Head Signature

Return form via email to: Police Licenses and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Cedric Alexander
Interim Director of Public Safety

April 28, 2026

ATTN: Janice McClain
Janice.mcclain@dph.ga.gov
Fulton County Board of Health
Office of the District Health Director
1920 John Wesley Avenue – Suite 212
College Park, GA 30337

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Health Inspection. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- ☒ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Retail
 _____ Beer _____ Wine _____ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For Fulton County Board of Health Use Only

Date of Inspection: April 7, 2026

☒ Location above **MEETS ALL** Fulton County Health Department Requirements

☐ Location does **NOT** meet Fulton County Health Department Requirements
If not, briefly explain reason: _____

Janice McClain
Print Name of Health Inspector

Janice McClain
Health Inspector Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Dr. Cedric Alexander
Interim Director of Public Safety

June 1, 2026,

To: ABL File
South Fulton Police Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Background Investigation. Please complete the form below and place it in file folder.

This business is applying for the following alcohol license(s):

- [X] Consumption on Premises
 __X__ Beer __X__ Wine __X__ Distilled Spirits
- [] Retail / Wholesale
 __ Beer __ Wine __ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For Law Enforcement Use Only

Date Background Investigation Completed: Jacquelyn J. Bell

- [☒] The Applicant listed above has met the requirements of the background investigation.
[☐] The Applicant listed above does **NOT** meet the requirements of the background investigation.

If not, briefly explain reason: _____

Jacquelyn J Bell
Print Name of Investigator

[Signature]
Investigator Signature

Place Form in Police ABL File

COMMUNICATIONS

Event Report

Event ID: 2026-0120347

Call Ref #: 125

Date/Time Received: 04/01/26 15:53:00

Rpt #:	Prime SF113	Services Involved		
Call Source: PHONE	Unit: MOORE, TAVORIS	LAW		
Location: 5495-B13 OLD NATIONAL HWY				
X-ST: BISCAYNE DR	Jur: CAD	Service: LAW	Agency: SFPD	
SURREY TRL	St/Beat: 11	District: 5	RA:	
Business: SOUTHSIDE TOCHE	Phone:	GP: 29A		
Nature: 2 ALARM (RECEIVED BY ALARM)	Alarm Lvl: 1	Priority: 2	Medical Priority:	
Reclassified Nature:				
Caller: OPER 298049 - ADT	Phone: (877) 238-7730		Alarm:	
Addr: 5495 OLD NATIONAL HWY			Alarm Type:	
Vehicle #:	St:	Report Only: No	Race:	Sex: Age:
Call Taker: SJACKSON	Console: CT02			
Geo-Verified Addr.: Yes	Nature Summary Code: SIG2	Disposition: 16	Close Comments:	
Notes: {SF101} ADV CDE10 CLR [04/01/26 16:11:10 SMITHJA] ZONE 1 FRONT DOOR..KEYHOLDER MS. ALICA BOYD - 678-492-3453.. ATLANTA 30349.. [04/01/26 15:55:39 SJACKSON]				

Times

Call Received: 04/01/26 15:53:00	Time From Call Received	
Call Routed: 04/01/26 15:56:00	000:03:00	Unit Reaction: (1st Dispatch to 1st Arrive)
Call Take Finished: 04/01/26 15:56:03	000:03:03	En-Route: 000:00:03 (1st Dispatch to 1st En-Route)
1st Dispatch: 04/01/26 15:57:14	000:04:14 (Time Held)	On-Scene: (1st Arrive to Last Clear)
1st En-Route: 04/01/26 15:57:17	000:04:17	
1st Arrive:	(Reaction Time)	
Last Clear: 04/01/26 16:11:12	000:18:12	

Radio Log

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
SF113	SFPD439	D	Dispatched	04/01/26 15:57:14	Stat/Beat: 13;125		SMITHJA
SF113	SFPD439	E	En-Route	04/01/26 15:57:17			SMITHJA
SF113	SFPD439	ENT	Entered Related Name	04/01/26 16:00:02	1) [LastName:] WILLIAMS [OLN:] 0510		SFPD439
SF113	SFPD439	...	Entered Related Name	04/01/26 16:00:02	2) GA		SFPD439
SF101	SFPD56	D	Dispatched	04/01/26 16:11:01			SMITHJA
SF113	SFPD439	C	Cleared	04/01/26 16:11:05	16 [16]	16	SMITHJA
SF101	SFPD56	C	Cleared	04/01/26 16:11:12	12 [12]	12	SMITHJA

Event ID: 2026-0120347

Call Ref #: 125

2 ALARM (RECEIVED BY ALARM CO) at 5495-B13 OLD NATIONAL HWY**Event Log**

Unit	Empl ID	Type	Description	Time Stamp	Comments (may truncate in portrait)	Close Code	User
		TR	Time Received	04/01/26 15:53:00	By: PHONE		SJACKSON
		ENT	Entered Street	04/01/26 15:53:27	5495 OLD NATIONAL HWY		SJACKSON
		ENT	Entered Business_Call	04/01/26 15:54:05	SOUTHSIDE TOCHE		SJACKSON
		CHG	Changed Street	04/01/26 15:54:13	5495 OLD NATIONAL HWY --> 5495-B		SJACKSON
		ENT	Entered CallerName_C	04/01/26 15:54:21	OPER 298049 -		SJACKSON
		CHG	Changed Business_Cal	04/01/26 15:54:26	SOUTH BEACH --> SOUTHSIDE TOCH		SJACKSON
		CHG	Changed CallerName_	04/01/26 15:54:28	OPER 298049 - --> OPER 298049 - AD		SJACKSON
		ENT	Entered CallerPhone	04/01/26 15:54:37	877238		SJACKSON
		ENT	Entered CallerPhone	04/01/26 15:54:38	877238		SJACKSON
		CHG	Changed CallerPhone	04/01/26 15:54:50	877238 --> 8772387730		SJACKSON
		ARM	Added Remarks	04/01/26 15:55:39			SJACKSON
		ENT	Entered Nature	04/01/26 15:56:00	2 ALARM (RECEIVED BY ALARM CO)		SJACKSON
		FF	Fast Forward to LAW	04/01/26 15:56:00	LAW		SJACKSON
		FIN	Finished Call Taking	04/01/26 15:56:03			SJACKSON
		VEV	Viewed Event	04/01/26 15:56:24	User First Viewed Event CAD		SMITHJA
		ARM	Added Remarks	04/01/26 16:11:10			SMITHJA



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336
Phone: (470) 809-7300

Cedric Alexander
Interim Director of Public Safety

April 28, 2026

Fulton County School Board
ATTN: Demetrius Roman
romand@fultonschools.org
Transportation Supervisor/Operations
Fulton County Schools System
55 Heath St. Fairburn, GA. 30213

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must verify compliance of distance from the nearest school and school bus stop. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- ☐ Consumption on Premises
 ☒ Beer ☒ Wine ☒ Distilled Spirits
- ☐ Wholesale
 ___ Beer ___ Wine ___ Distilled Spirits

Business Information:

South Side Touche, LLC. dba South Side Touche
5495 Old National Hwy Ste B15
Atlanta, Ga 30349
[REDACTED] Edwards
[REDACTED]

For School Board Use Only

Date Completed: 5/13/2026

- ☒ Location above is 300 yards from nearest school ground
☒ Location above is 200 yards from the nearest school bus stop as designated by Fulton County Board of Education.

If not, briefly explain reason: _____

Demetrius Roman
Print Name of Person Verifying Distance

[Signature]
Signature

Return form via email to: pdlicenses@cityofsouthfultonga.gov



**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA**

2211 United States Courthouse
75 Ted Turner Drive, SW
Atlanta, GA 30303

Kevin P. Weimer
Clerk of Court

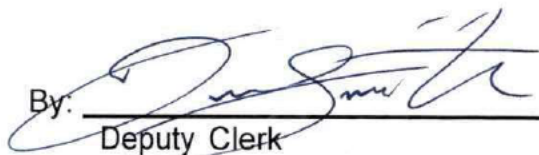
404-215-1600

Name: [REDACTED] **EDWARDS**

I, Kevin P. Weimer, Clerk, United States District Court for the Northern District of Georgia, do hereby certify that I have examined the record of said court for the Atlanta Division of said district and the records do not reveal the filing of a criminal indictment or information charging an offense against the United States of America by ANTONIA LESAHWN EDWARDS within ten (10) years immediately preceding the date of this certificate.

In testimony whereof, I have hereunto set my hand and have affixed the seal of said Court, at Atlanta, Georgia, this 8th day of April, 2026.

KEVIN P. WEIMER
DISTRICT COURT EXECUTIVE
CLERK OF COURT

By: 
Deputy Clerk

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 02/25/2026 12:58:03

BUSINESS INFORMATION

BUSINESS NAME : South Side Touche LLC
CONTROL NUMBER : 25074691
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2026

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : [REDACTED]
REGISTERED AGENT NAME : [REDACTED] Edwards
REGISTERED OFFICE ADDRESS : [REDACTED]
REGISTERED OFFICE COUNTY : [REDACTED]

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 5495 Old National, B15, Atlanta, GA, 30349, USA
REGISTERED AGENT NAME : [REDACTED] Edwards
REGISTERED OFFICE ADDRESS : [REDACTED]
REGISTERED OFFICE COUNTY : [REDACTED]

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : [REDACTED] Edwards
AUTHORIZER TITLE : Organizer

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



REPORT FOR LAND SURVEY FOR ALCOHOLIC BEVERAGE LICENSE

For the purpose of the Alcoholic Beverage Ordinance distance means the measurement in lineal feet from the front entrance of the proposed location to the nearest property line of the private residence, church or place of religious services, public library, school ground or college campus, or designated school bus stop for drop off or pick up of children.

- ☒ A boundary line survey.
☒ A boundary line survey shall be prepared by a Georgia Registered Land Surveyor.

The following information shall be required on the survey:

1. Building location within boundaries of property.
2. Indicate location of main/front entrance of building to determine appropriate distance requirements.
3. Name, address, telephone number of applicant.
4. Date of survey, graphic scale and north arrow.
5. Location of tract (land district and land lot) and acreage.
6. Signature and certification statements as listed below on survey for related alcoholic beverage use.
7. Include one (1) of the certification statements as listed below on survey for related alcoholic beverage use.

☒ Certified that RETAIL SALES (Distilled Spirits) is not located within 100 feet of any private residence, or 300 feet of a church building or within 300 feet of any school building, school grounds, or college campus, or within 200 feet of any designated school bus stop for drop off or pick up of children, or within 1500 feet of any other business licensed to sell package liquor at retail.

☒ Certified that RETAIL SALES (Beer and Wine) is not located within 100 feet of any private residence, or 300 feet of a church building or within 300 feet of any school building, school grounds, or college campus, or within 200 feet of any designated school bus stop for drop off or pick up of children.

	2688
Signature of Georgia Registered Land Surveyor	Surveyor Number



INTER-OFFICE MEMORANDUM

DATE: June 1, 2026
TO: Interim Director of Public Safety, C. Alexander
FROM: Jacquelyn J. Bell
SUBJECT: Staff Recommendation – South Side Touche LLC

The applicant for South Side Touche LLC. seeks an alcohol license for the consumption of beer, wine and distilled beverages at 5495 Old National Hwy B 15. All applicable fees have been paid related to the alcohol license.

Inspections Type	Completed	Pending	Results
Police Criminal Background	Yes		Passed
Police Call History	Yes		Passed
Code Enforcement	Yes		Passed
Fire Inspection	Yes		Passed
Zoning Dept.	Yes		Passed
Business License	Yes		Passed
F.C. School Board	Yes		Passed
F.C. Health Dept.	Yes		Passed

Application Information

Applicant: South Side Touche LLC. / Antonia Edwards

Business Address 5495 Old National Hwy B 15

District(s): 5

Parcel ID Number: **130093LL1505**

Existing Zoning: C-2 (Limited Commercial District)

Current/Past Use of Property: Bar and Lounge Restaurant

History: This request serves as the applicant's first request. The bar and grill restaurant, the applicant also has a current business license with the City of South Fulton and has requested a license resulting in a new license. This business is currently operating on a temporary license

Staff Recommendation: X **There is no legal reason why this license should not be granted.**

 The applicant does not meet the legal requirements.

Staff Name and Signature: Jacquelyn J. Bell *Jacquelyn J. Bell*

Interim Director of Public Safety Recommendation: X **Approval** **Denial**

Signature: *CAA*
Cedric Alexander (Jun 7, 2026 06:46:53 EDT)

cc: Deput Chief Eddie Smith
File



**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**
Reginald McClendon, Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA L. GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON V. JOHNSON
DISTRICT 2

VACANT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: South Fulton Planning Commission

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

SUBJECT: Z26-009/U26-005: 4965 Butner Road

MEETING DATE: June 17, 2026

Bryant T. Marks requests a rezoning from R-3 (Single-Family Dwelling/Cliftondale Overlay District) to AG-1 (Agricultural District/Cliftondale Overlay District) and a Special Use Permit to develop a Country Inn on 14.68 acres at 4965 Butner Road (Parcel Ids: 14F0144 LL1068 & 14F0144 LL1092).

City Council District: 2.

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information:	Bryant T. Marks
Status of Applicant:	Applicant
City Council District:	2
Parcel ID Number:	14F0144 LL1068 & 14F0144 LL1092
Area of Property:	14.68 acres
Existing Zoning:	R-3/Cliftondale Overlay District (Single-family Residential)
Current/Past Use of the Property:	Single-family Residential
Prior Zoning Cases/History:	1973Z-0076

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone to AG-1 (Agricultural/Cliftondale Overlay District) and to obtain a Special Use Permit to allow for a Country Inn.

PROPERTY LOCATION

The property consists of 14.68 total acres located on the northern side of Butner Road being in Land Lot 14 of the 144th District in the City of South Fulton, Fulton County, Georgia and City Council District 2.

2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Rural Neighborhood as designated in the 2021 South Fulton Comprehensive Plan, and Rural/Agricultural Neighborhood as designated in the 2026 South Fulton Comprehensive Plan, both which support the proposed zoning classification and use.

ADJACENT ZONING AND LAND USES

North: R-3 (Single-Family Residential District/Cliftondale Overlay District)/
Single-family residential use
South: R-3 (Single-Family Residential District/Cliftondale Overlay District)/
Single-family residential uses
East: AG-1 (Agricultural/Cliftondale Overlay District) Single-family residential
use
West: AG-1 (Agricultural/Cliftondale Overlay District) Single-family residential
use

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on April 6, 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 May 27, 2026, to notify the public that Case Z26-009/U26-005 would be heard at the Planning Commission Meeting on June 17, 2026, and at the City Council Public Hearing on July 14, 2026.

The applicant placed a notification sign in front of the subject property on May 27, 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

Section 302.11 Country Inn.

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/Cliftdale Overlay District 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 Rural/Agricultural Neighborhood Character Area represents low-density areas characterized by farming, forestry, and rural homesteads, where agricultural activities are the dominant land use. These areas are typically located outside urbanized zones and often lack full urban services such as sewer infrastructure, relying instead on private wells, septic systems, and unpaved or limited-access roads.

The primary intent is to preserve rural character, support working lands, and maintain open space, while limiting suburban sprawl and incompatible urban development. These areas may accommodate farmhouses, barns, agricultural processing facilities, rural conservation subdivisions, and community-supported agriculture. 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, along with a carriage house and a pool house.

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 country inn is suitable in view of the use and adjacent and nearby property. This property borders single-family developments.

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

The proposal should not adversely affect the use or usability of adjacent properties. The adjacent properties to the north, south, east, and west are single-family residential 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 2026 comprehensive plan. The property is located in the Rural/Agricultural Neighborhood character area, which supports the development of this property as a country inn if the special use permit is approved.

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.

Standard of review for proposed Special Use (*Zoning Code, Appendix C, Sec. 302.11 Country Inn*):

Following are the requirements for a Country Inn:

Sec. 302.11. - Country inn.

(a) Lot area shall be a minimum of five acres.

Applicant's property is 14.68 acres, meeting this requirement.

(b) A minimum of six guest rooms and a maximum of 30 rooms are permitted. (See Sec.302.05, Bed and Breakfast, for less than six guest rooms).

Nine guest rooms are proposed.

(c) The country inn shall be owner occupied.

Owner intends to live on the premises.

(d) Permitted curb cut access shall be from a minor collector or higher road classification.

Curb cut is existing.

(e) The establishment may provide meal services to guests.

Meals will be provided.

(f) Parking shall not be allowed within the minimum front yard setback.

Parking is not proposed within the minimum front yard setback.

(g) The minimum landscape strip and buffer requirements for the O-I zoning district as specified in Article 4 of this Ordinance shall be required.

These will be reviewed and enforced at the permitting stage.

(h) Exterior signs shall be limited to one sign of not more than nine square feet and no more than four feet in height.

These will be reviewed and enforced at the permitting stage.

(i) Parking requirements shall be the same as hotel/motel as specified in Article 6.

These will be reviewed and enforced at the permitting stage.

PUBLIC PARTICIPATION

The applicant hosted a hybrid public participation meeting on Friday, May 22, 2026, at the subject site, 4965 Butner Road, at 6:00 p.m. Feedback from participants was generally positive, according to the petitioner. The primary concern raised was confusion regarding the term “Country Inn”. Some participants were under the impression that the applicants were seeking approval to operate a hotel or hotel-like business on the property. In response, the applicant clarified the term “Country Inn”. The applicant addressed these concerns, explaining that the proposed use is for a private estate/retreat setting with limited hospitality-related uses consistent with the applicable Special Use Category, not a public hotel operation.

STAFF RECOMMENDATION

The applicant is proposing to rezone from R-3 (Single-family residential) with Cliftondale Overlay District to AG-1 (Agricultural) with Cliftondale Overlay District for the purpose of developing a Country Inn. The proposed zoning category is supported by the future land use character area of Rural/Agricultural Neighborhood in the City of South Fulton’s 2026 Comprehensive Plan.

The primary intent of the Rural/Agricultural Neighborhood Character Area is to preserve rural character, support working lands, and maintain open space, while limiting suburban sprawl and incompatible urban development. These areas may accommodate farmhouses, barns, agricultural processing facilities, rural conservation subdivisions, and community-supported agriculture.

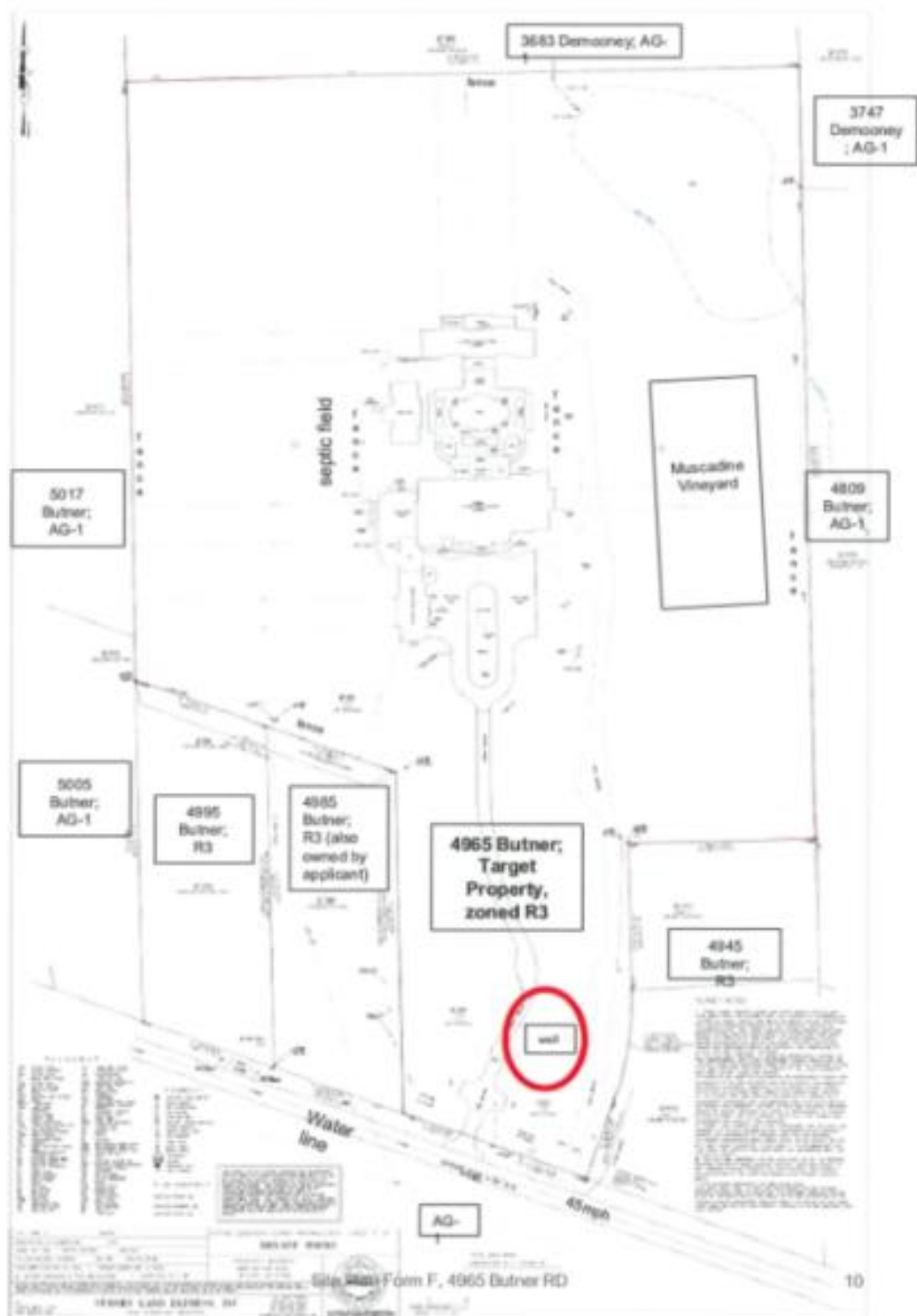
This designation supports land stewardship, environmental conservation, and rural community identity, and ensures that any new development remains low-impact, context-sensitive, and consistent with the long-term viability of agricultural and forestry uses.

The applicant also proposes to operate as The Kemet Estate & Vineyard, growing an existing .5 acre muscadine vineyard planted in three varieties into three or four acres over time. The applicant proposes limited on-site wine sales, scheduled grape-picking opportunities, and vineyard educational tours to support the property’s agritourism and farm-winery character.

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

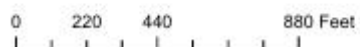
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

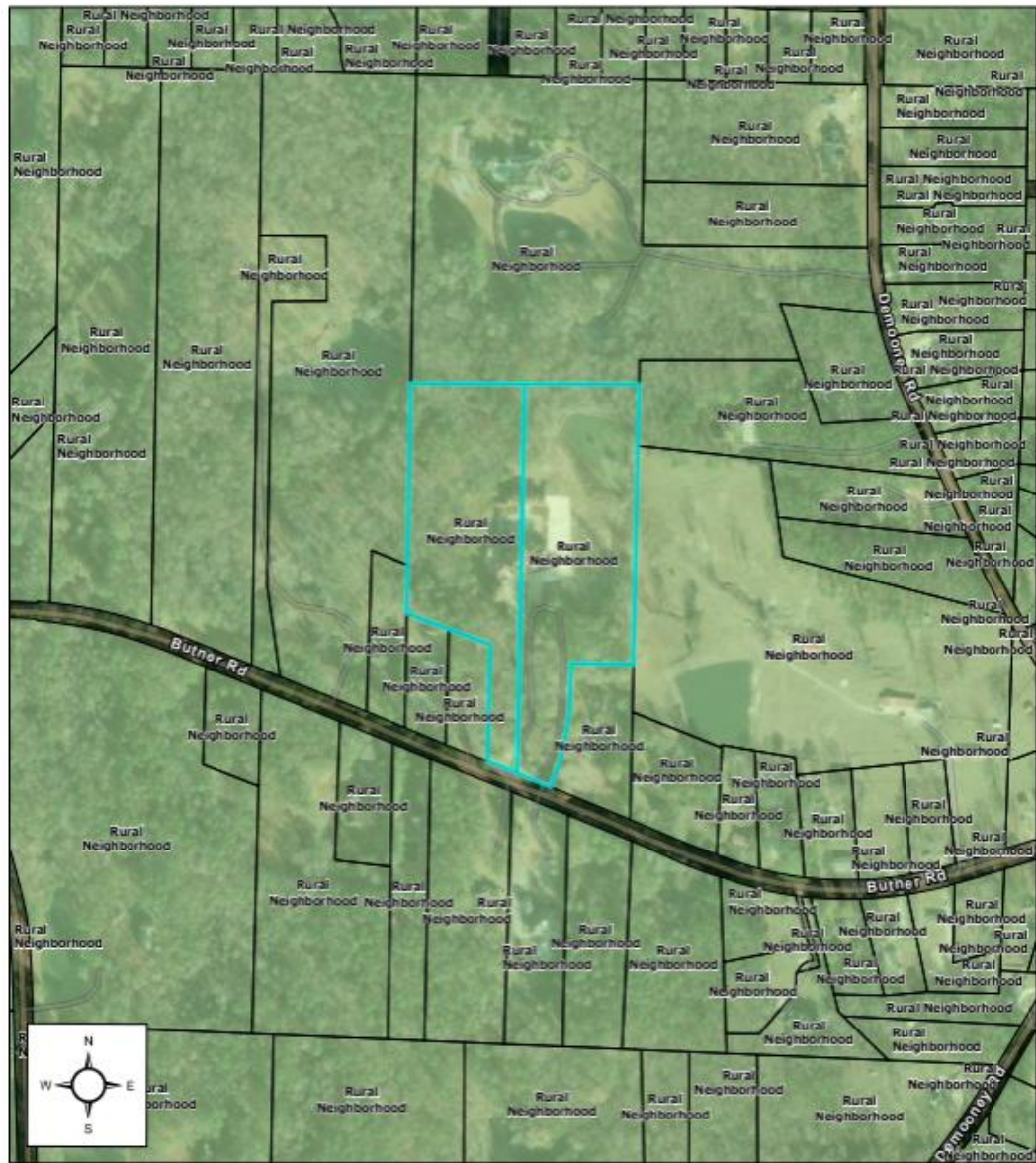




4965 Butner Rd Aerial



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.



4965 Butner Rd Future Land Use

0 220 440 880 Feet

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.



4965 Butner Rd Zoning

0 220 440 880 Feet

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**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**
Reginald McClendon, Director

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JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z26-011: 0 & 7930 Cedar Grove Rd**

MEETING DATE: June 17, 2026

The applicant is requesting a rezone from R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) to R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) with no conditions to subdivide property into four lots for residential use. (Council District 4)

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Dianne Lloyd
Status of Applicant:	Property Owner
City Council District(s):	4
Parcel ID Number:	07 070101090361 & 07 07010109035
Area of Property:	10.687 Acres
Existing Zoning:	R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay)
Current/Past Use of the Property:	Single Family Dwelling + large metal building
Prior Zoning Cases/History:	2004Z -0129

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone from R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) with conditions to R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) with no conditions to subdivide property into four lots for residential use.

BACKGROUND

The property is zoned R-6. The applicant is requesting a rezone from R-6 to R-6 with no conditions to subdivide property into four lots for residential use. The R-6 District is intended to provide land areas devoted to two-family dwellings and medium density, single-family dwellings. Land areas zoned R-6 are further intended to provide a transition between low- and high-density dwelling areas or between low density dwelling areas and nonresidential areas.

PROPERTY LOCATION

The property totals to 10.687 acres of land lying and being in Land Lot 109, of the 7th District of Fulton County, Georgia, consisting of a 10.687-acre parcel as shown per parcel combination and survey plat.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Rural Neighborhood as designated in the 2021 South Fulton Comprehensive Plan. The Comprehensive Plan is silent in regard to suggested character areas for the R-6 (Two-Family Dwelling District) zoning district.

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural District/ Cedar Grove Overlay /South Fulton Parkway Overlay)
South: AG-1 (Agricultural District/ Cedar Grove Overlay /South Fulton Parkway Overlay)
East: AG-1 (Agricultural District/ Cedar Grove Overlay /South Fulton Parkway Overlay)
West: AG-1 (Agricultural District/ Cedar Grove Overlay /South Fulton Parkway Overlay)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person May 4, 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 May 27, 2026 to notify the public that Case Z26-011 would be heard at the Planning Commission Meeting on June 17, 2026 and at the City Council Public Hearing on July 14, 2026.

Staff placed a notification sign in front of the subject property on May 27, 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. 507. – Cedar Grove Overlay District.
- Sec. 513. – South Fulton Parkway Overlay District.

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

2) The suitability of the subject property for the zoned purposes;

The property does support the lot sizes and intensity of the proposed use. The proposed R-6 zoning requires a lot area minimum of 9,000 sq.ft. which is consistent with the site plan submitted.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

The current zoning designation allows for a residential use and a commercial use on the subject property. The property owner has not presented information regarding diminished property values. Additionally, the current zoning of R-6 was only approved for the purpose of the operation of a daycare center, and the property would have remained zoned AG-1 (Agricultural) otherwise. Thus, staff does not believe the property values are diminished by the current zoning restrictions.

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-6 (Two-Family Dwelling District/Cedar Grove Overlay District/South Fulton Parkway Overlay District) 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;

Staff do 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 appears to have a single-family dwelling constructed currently on the property. Additionally, there is a movable Handi-storage shed on the property as well. Thus, staff does not consider the zoning designation to have caused the continued unimprovement of this 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;

Adjacent and nearby properties are primarily used for large lot single-family detached homes. The Current proposal seeks a higher density which staff believes to be incompatible with the adjacent properties. Additionally, the proposal seeks to create multiple flag lots which are discouraged.

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;

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 cause any excessive burdensome use of existing streets, transportation facilities, utilities, or schools per staff knowledge.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

While the 2021 Comprehensive Plan is silent on acceptable character areas for R-6 zoning, the property is incompatible with the surrounding neighborhood character. The property is located in the Rural Neighborhood character area, which intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character 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;

Staff is aware of the existing case 2004Z-0129 and its conditions affecting the use of the property as it currently stands.

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 will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

Applicant held their public participation meeting on May 27th, 2026, at Station 6 (6720 Cedar Grove Rd) from 1pm-1:30pm. Applicant also had a virtual Zoom option available. The concerns expressed were entrance's locations, adding access roads to lot 2 and 3, public participation requirements, understanding the day care condition, and future use of the property. For full details, please see public participation report attached below.

STAFF RECOMMENDATION

The requested zoning change seeks to remove the conditions of the current R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) zoning designation. Those conditions allow one single-family detached dwelling and a daycare center (which was intended to be housed in an existing structure that still remains on the property. It appears that the structure was never converted into a daycare facility in response to the 2004 zoning change. In regards to residential zoning districts, Commercial Daycare facilities were (and still are) only allowed in the R-6, TR, A, and A-L zoning districts (with a special use permit). So the reason for the initial rezoning from AG-1 (Agricultural) to R-6 (Two-Family Dwelling District) was specifically to allow for the daycare facility, and it is staff's opinion that but for the daycare proposal, the zoning would have remained AG-1 like all surrounding properties.

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas. The R-6 District is a Two-Family Dwelling District. It is intended to provide land areas devoted to two-family dwellings and medium density, single-family dwellings. Land areas zoned R-6 are further intended to provide a transition between low- and high-density dwelling areas or between low density dwelling areas and nonresidential areas.

The Cedar Grove 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. The South Fulton Parkway Overlay District (District) intends 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 South Fulton Parkway District.

The subject property is not a transitional property between low and high density dwelling areas, nor is it a transitional area between low density dwellings and nonresidential areas. The property is in an area with low density development appropriate for the Rural Neighborhood Character Area designation. This zoning proposal would allow for higher density development out of character with the surrounding community. Further, the plan to subdivide the lot into four (4) flag

lots is not compatible with the surrounding community. Also, because the R-6 district allows two-family dwellings, the developer could potentially develop multiple duplex dwellings on the resulting lots, which would increase the density in the area in a way that is out of character with the community. In the absence of the proposed daycare center (from case 2004Z-0129), it is staff's opinion that the property would be appropriate to return to the AG-1 zoning designation, or to maintain the current zoning designation with the approved conditions.

Staff is recommending denial because the R-6 zoning is not compatible with the surrounding AG-1 (Agricultural) zoning districts.

Staff recommend **DENIAL** based on these factors.

PREPARED BY Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Rural Neighborhood

The Rural Neighborhood Character Area intends to preserve the primarily rural residential character of City of South Fulton. This area represents a transition between the Agricultural and Suburban Neighborhood Character Areas.

This along with the Suburban Neighborhood Character Area is the majority of character areas in the City of South Fulton. This character area includes the community of Cedar Grove and portions of Cliftondale.

The Rural Neighborhood Character area is characterized by low to medium density residential houses, with established single-family homes on large lots and newer traditional style subdivisions with larger lots. Estate conservation subdivisions are appropriate. Public infrastructure is available, but service may not be extended to all properties.

This Character Area intends to protect the existing natural features by conservation subdivision

development. Low to medium residential development that maintains the rural character in scale and design is appropriate.

Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers, and facilities existing streets.



Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH

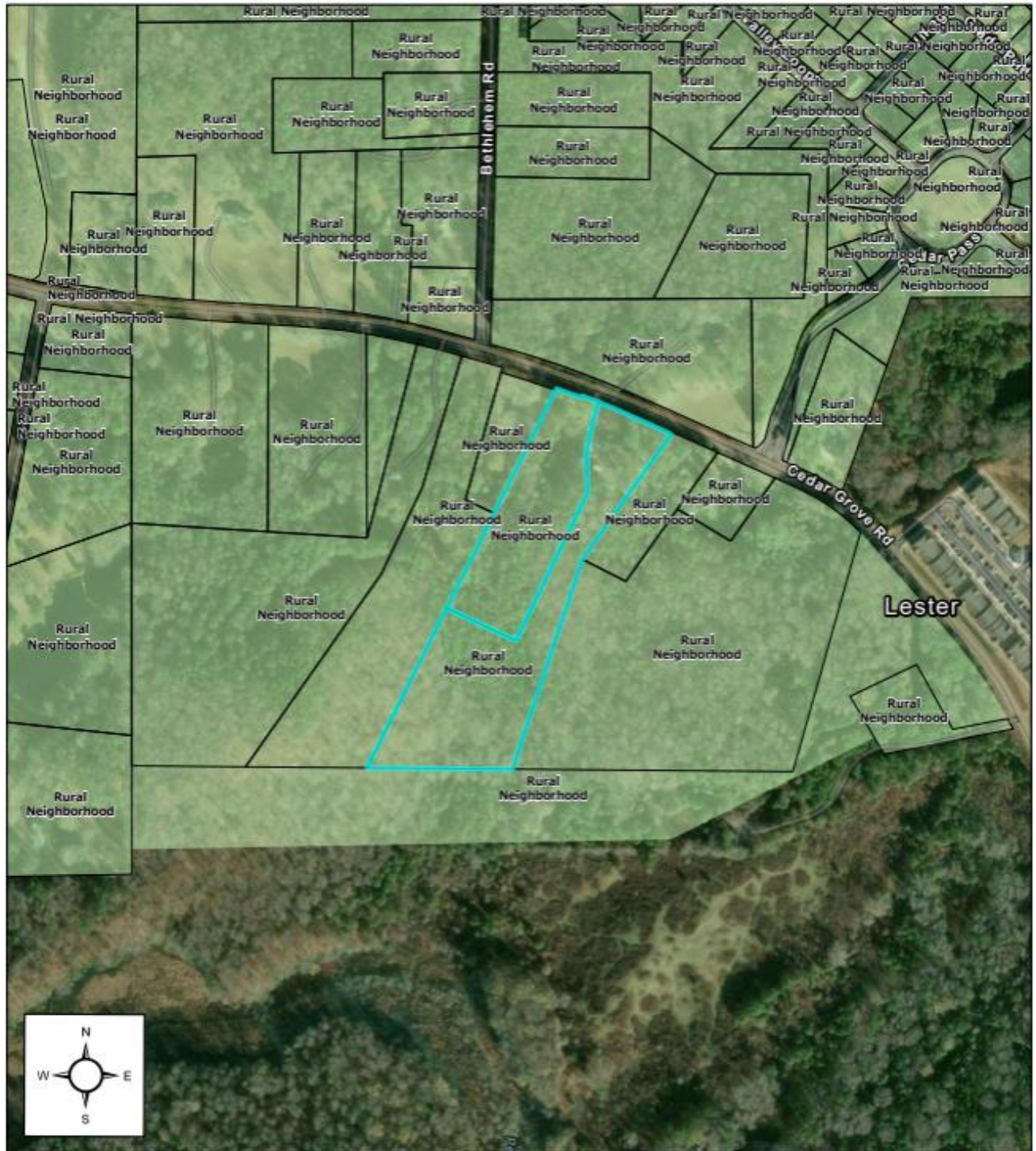




0 & 7930 Cedar Grove Aerial

0 220 440 880 Feet

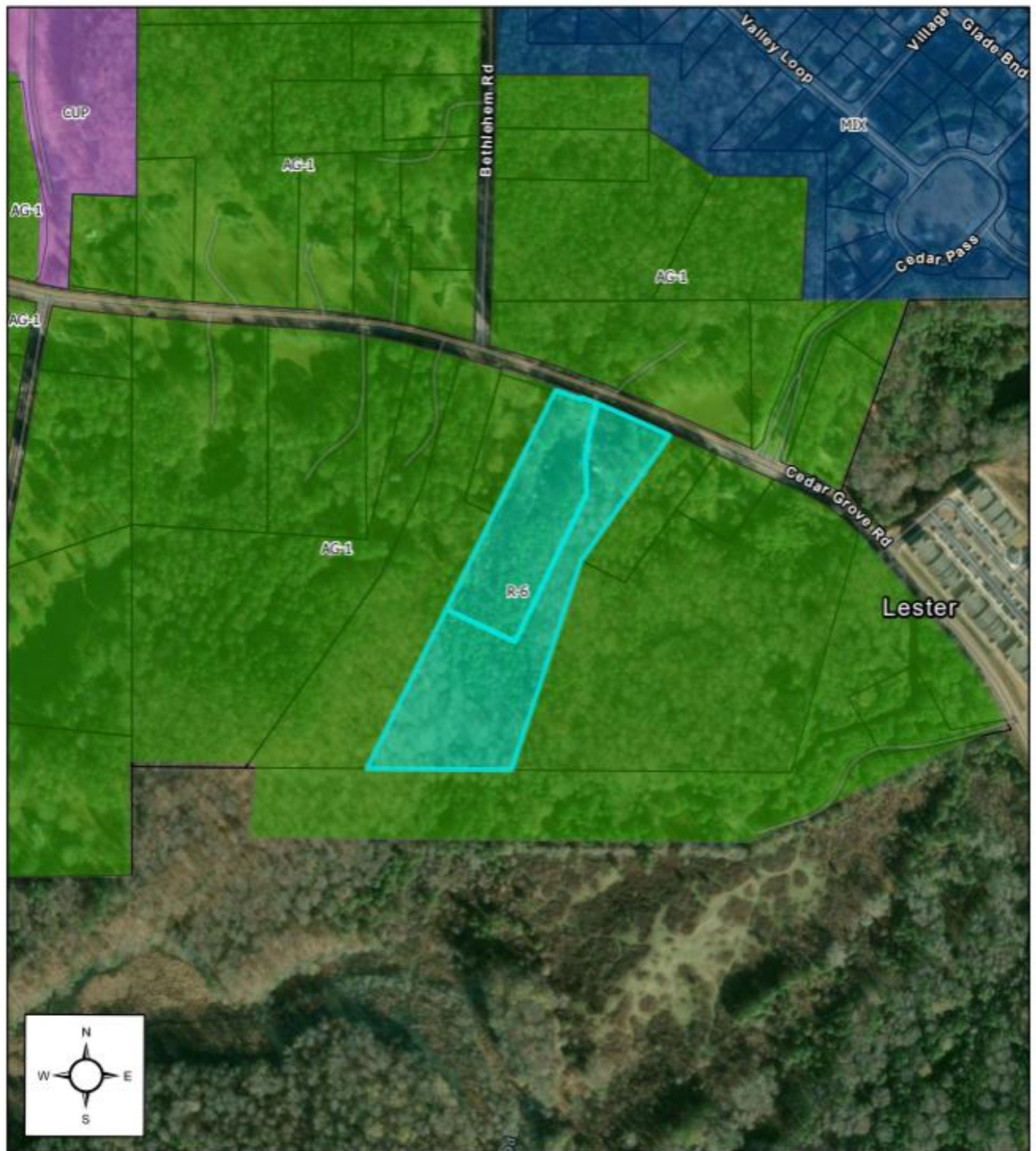
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0 & 7930 Cedar Grove Future Land Use

0 220 440 880 Feet

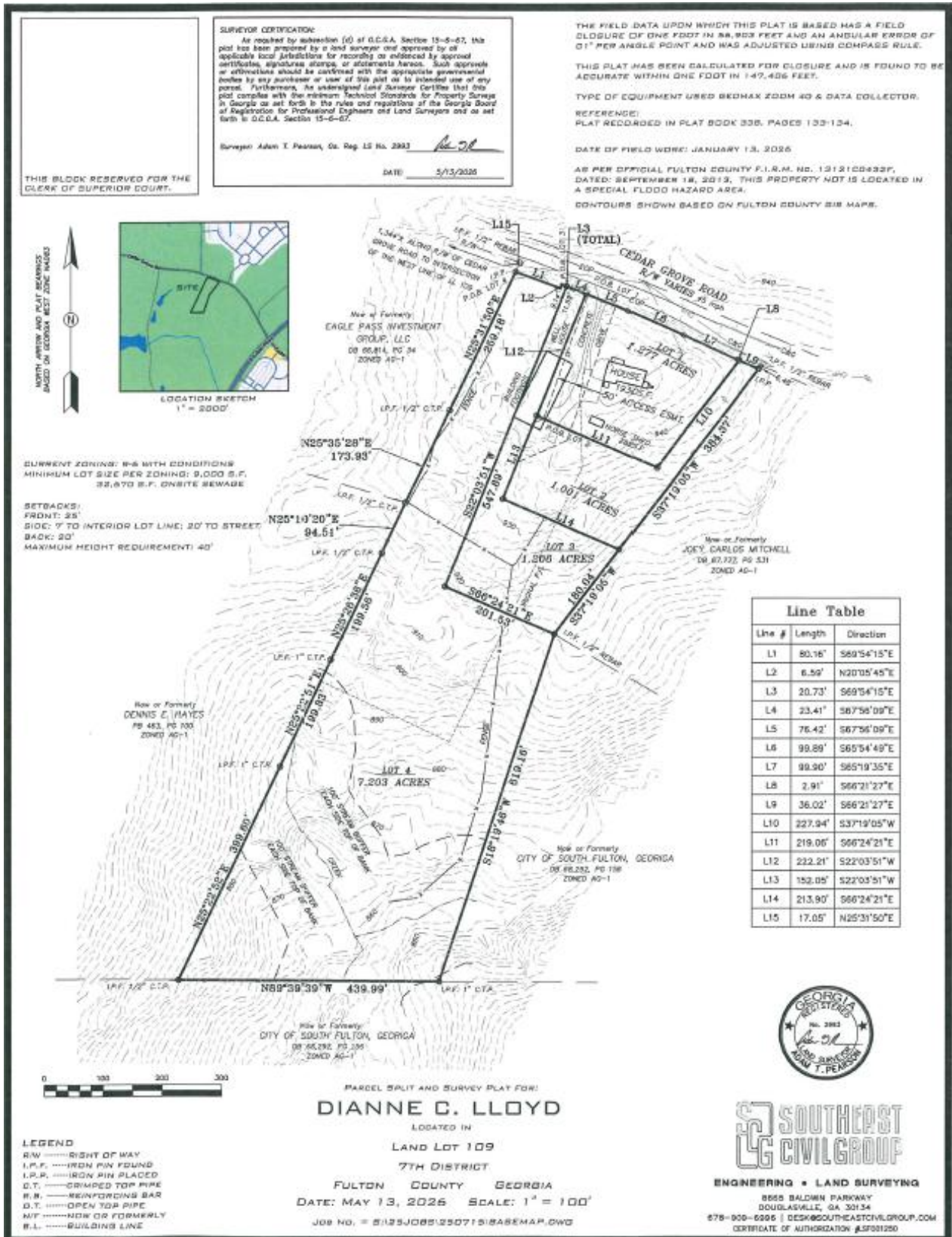
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0 & 7930 Cedar Grove Zoning

0 220 440 880 Feet

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PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: DIANNE LLOYD Petition No. Z26-011
Date: 5-28-26

1. The following parties were notified of the requested rezoning/use permit: (email)
All names on list received from City of South Fulton, planning department
Cedar Grove Association, South Fulton Parkway Alliance, Mayor of city
South Fulton, city council members.
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
Public Participation Meeting, held on 5-27-26, 1:00 pm - 1:30 pm
at station 6 6720 Cedar Grove Rd Fairburn, GA 30213
3. The following issues and concerns were expressed:
PLEASE SEE ATTACHED SHEET
4. The applicant's response to issues and concerns was as follows:
PLEASE SEE ATTACHED SHEET

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.

Z26-011 Attachment - Public Participation Plan Report Form F

5/27/2026

Question : Where are the entrances to Lot 2,3 and Lot 4?

Reply-Used current plat displayed and pointed to the entrances, provided an explained where the entrance was for Lot 2, Lot 3 and Lot 4 . Explained that the current concrete driveway for Lot 1 actual goes onto Lot 2.

Question: Will roads have to be put to access lot 2 and lot 3?

Reply- Not currently. If someone wants to build on the lots. They would be responsible for roads and would follow the City of South Fulton process to build. Currently it is undeveloped with trees and growth.

Additional explanation about the access roads to Lots 2 and 3 shown on plat, from Cedar Grove, are for emergency access to property (fire trucks and emergency personnel).

Question: Why was property divided into 3 or 4 lots vs more division?

Reply - Lots behind home are for heirs. If family (son, daughter, niece, nephew, great niece, and/or nephews) want to build on property in the future.

Question: Was there a quota of neighbors required or needed to attend the Public Participation meeting?

Reply -No. I was provided with a list and mailed out approximately 1300 letters to neighbors and other community groups. About 65 or 70 envelopes were returned as undeliverable. This is the process I was told needed to be for notification. I received the list on a Wednesday in Excel spreadsheet format and had to convert it to format for mailing labels. I had to have all letters mailed by the following Monday. I received help to stuff envelopes from my niece , my son, brother, and sister-in-law.

Question: Where do we fit in this process for rezoning requests you are making.

Reply -You are here to see what I am planning to do which is divide the land. If you have questions, then I will answer them or if you have concerns or issues then I will record them and include them in my report that I must submit. I hope I have answered everyone's questions.

Side Conversation between neighbors concerning whether or not if day care condition were not on property would I have to had to go through rezoning process to divide it.

Reply- I told them I did not know and I was not sure. I attended a preconceptual meeting and this is the process needed to remove the conditions. I had to combine land on a drawing then had to redivided it on paper/plat. I thought conditions were on the 4 acres for day care but found out it was on all the acres.

Page 1

Z26-011 Attachment - Public Participation Plan Report Form F

5/27/2026

Side Conversation if the entrance to Lot 2 would be close to entrance of subdivision across the street (Cedar Grove Village).

Reply- No the entrance would be further down.

Someone else in the room explained to that neighbor the approximate location from the Cedar Grove Subdivision entrance to the road access for Lot 2 on my site.

Question: Will the day care and houses be built on property (zoom caller)? May I have a copy of the plat?

Reply -Explained to that no daycare was being built . No homes currently. Any homes constructed on the property must follow the City of South Fulton's residential building regulations. My niece took zoom caller information. I emailed a copy of plat to her on May 27,2026.

Concerns whether a new subdivision development was slotted for the property.

Rely-There are no plans for a subdivision on the property.

The attendees/neighbors wanted to take a photo of the plat and information display board.

Meeting adjourned after no one had any additional questions, comments, or concerns.

2026-2030 Consolidated Plan

July 14, 2026



WWW.CITYOFSOUTHFULTON.GA.GOV

Presented by: Housing and Community Development Associates (HCD)

AGENDA

- Introduction
- HUD Programs Overview
- Strategic Goals and Priorities
- Survey Results
- Recommended Activities and Goals



Overview of HUD Programs

- **Community Development Block Grant (CDBG)**
 - Provides decent housing, a suitable living environment, and expanded economic opportunities, principally for low and moderate-income persons.
 - City of South Fulton is an Entitlement Community
 - 2026 Allocation - \$563,496
- **Other HUD Programs available through the State/Regional Partners**
 - Home Investment Partnership Program (HOME)
 - Housing Opportunities for People with AIDS (HOPWA)
 - Emergency Solutions Grant (ESG)



What is a Consolidated Plan

A planning document designed to help states and local jurisdictions assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

The plan:

- Documents the strategy to carry out HUD programs for the next five years; and
- Serves as an application to HUD for the City's CDBG funding.

Consolidated Plan Development Process

- **Public Participation:** Identifies priority needs through community input.
- **Needs Assessment:** Analyzes housing and community development needs for low- and moderate-income residents.
- **Market Analysis:** Examines local housing market conditions and economic trends.
- **Public Hearing:** Reviews findings from the Needs Assessment, Market Analysis, and public surveys; identifies priority needs and goals.
- **Strategic Plan:** Defines priorities, goals, and available resources for the next five years.
- **Annual Action Plan (Year 1)** – Outlines specific projects and implementation steps for the first program year.

Public Participation

Stakeholder Engagement

- Fulton County Continuum of Care
- Housing Authority of Fulton County
- Social Service Agencies

Public Hearings

- 1st Public Meeting: May 26, 2026
- 2nd Public Meeting: July 14, 2026

Public Survey

- Survey: May 28 – June 11, 2026



Strategic Goals and Priorities



Determining Strategic Priorities & Eligible Activities

- **Affordable Housing**
 - Housing rehabilitation and down payment assistance
- **Public Facilities & Improvements**
 - Street, sidewalk, drainage, and facility improvements
- **Economic Development**
 - Job training and small business assistance
- **Public Services**
 - Youth, senior, and homeless services

Survey Results



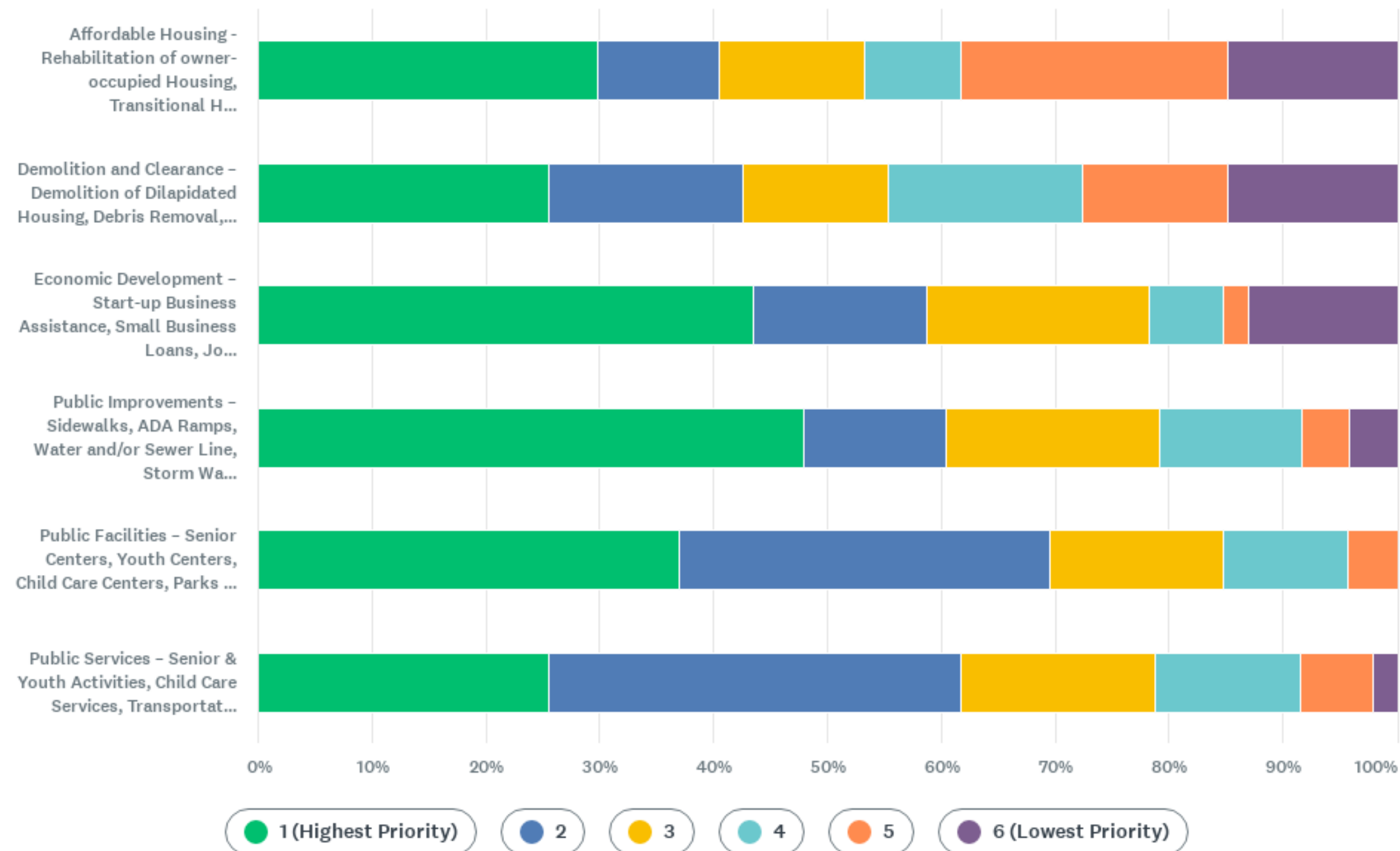
Demographic Information of Respondents

- 48 residents responded
- 98% are African American
- 85% are homeowners
- 65% have incomes of \$100,000 and above

Community Priority Needs

Q10 48 responses

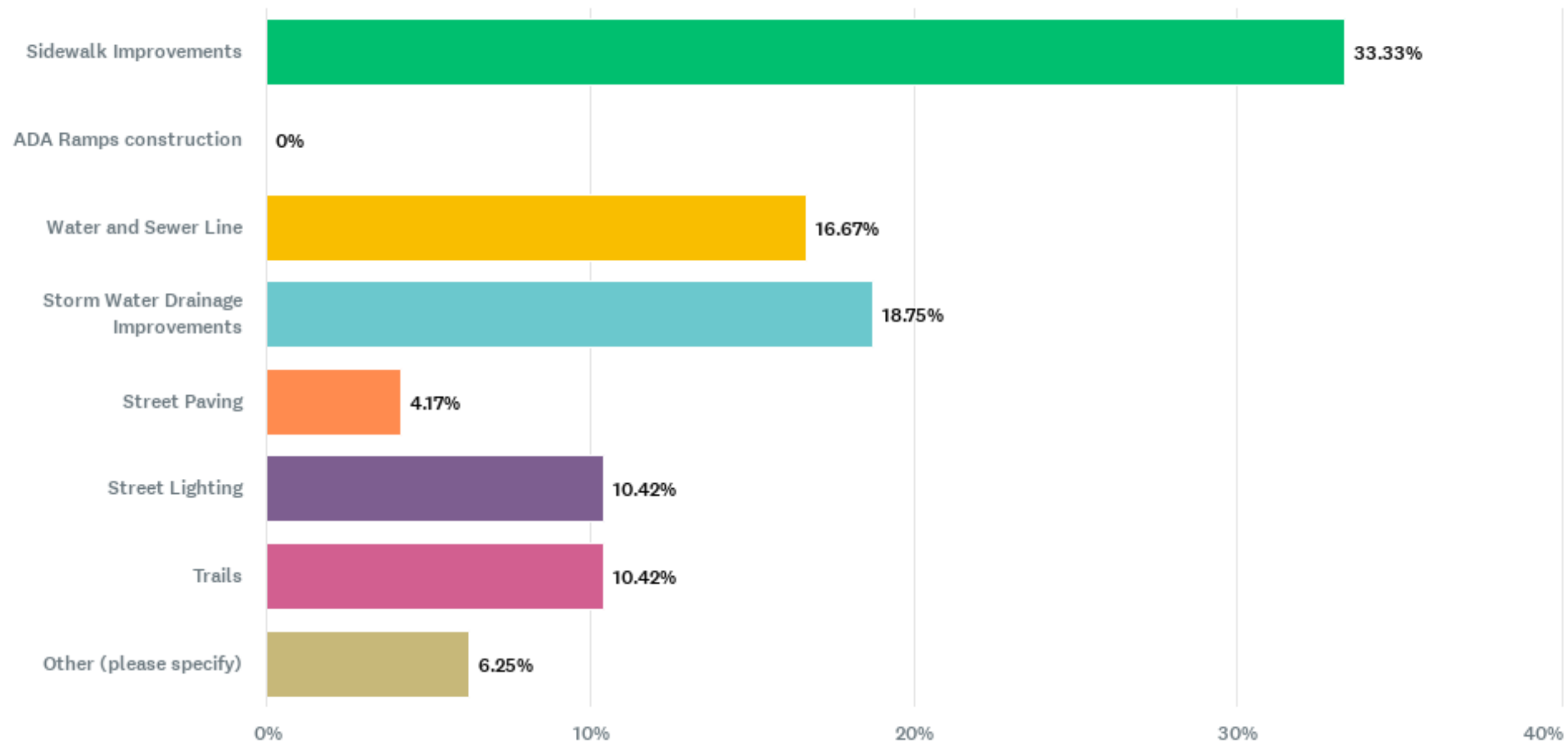
Community Priority Needs: Please rank the following in order of priority for the City.



Choice of Public Improvements Activity

Q14 48 responses

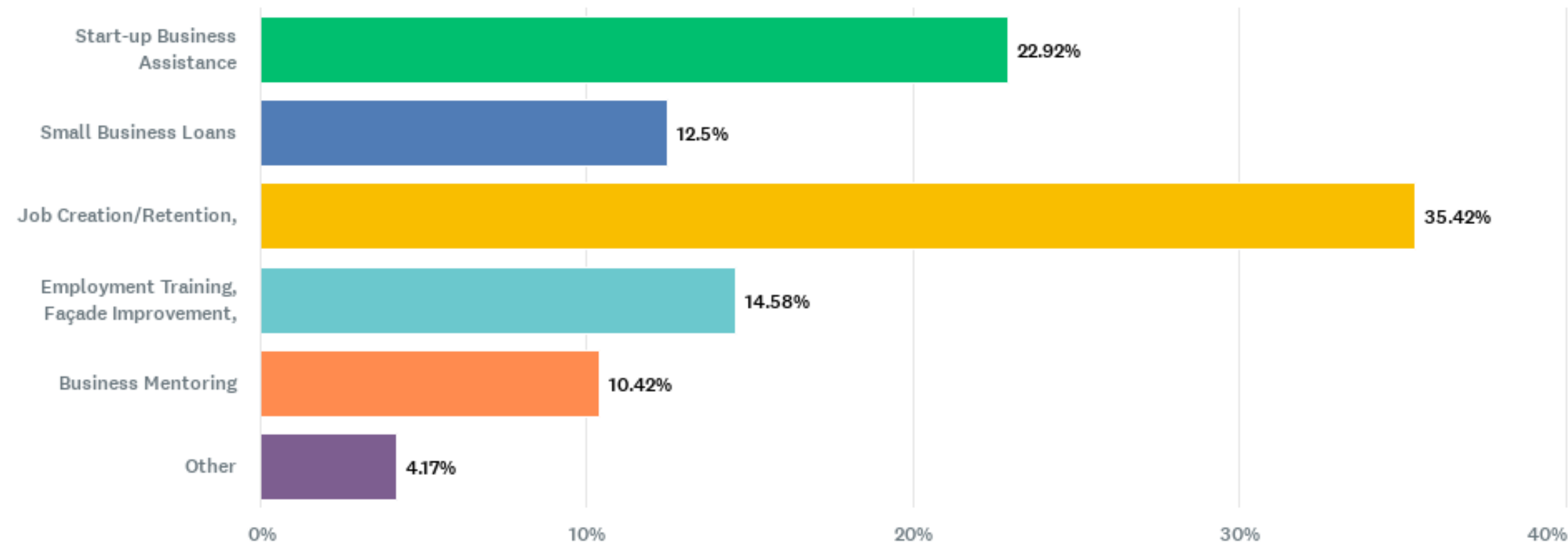
Public Improvements: Which type of project would you prioritize for grant funding? Select only one.



Choice of Economic Development Activity

Q13 48 responses

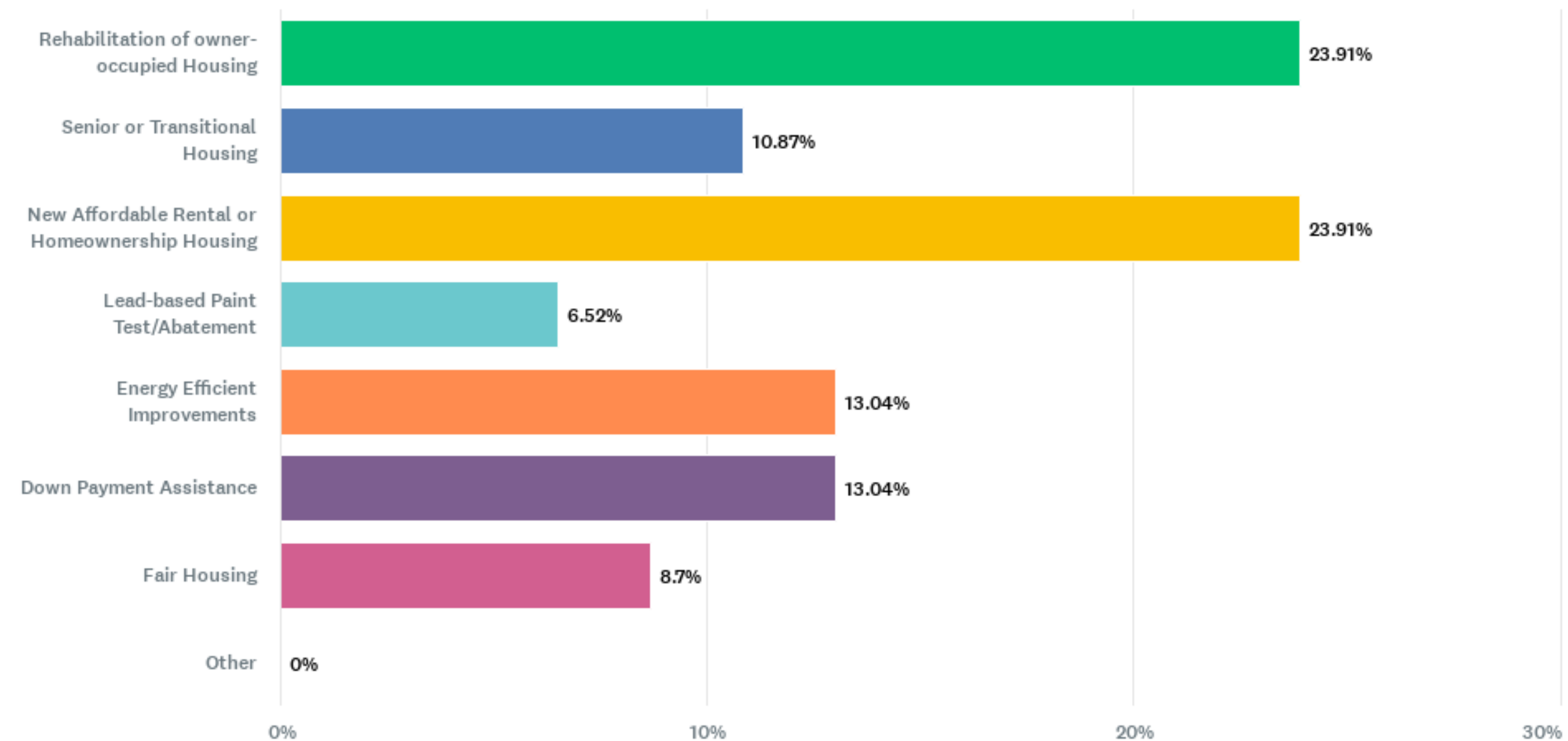
Economic Development: Which type of project would you prioritize for grant funding? Select only one.



Choice of Affordable Housing Activity

Q11 46 responses

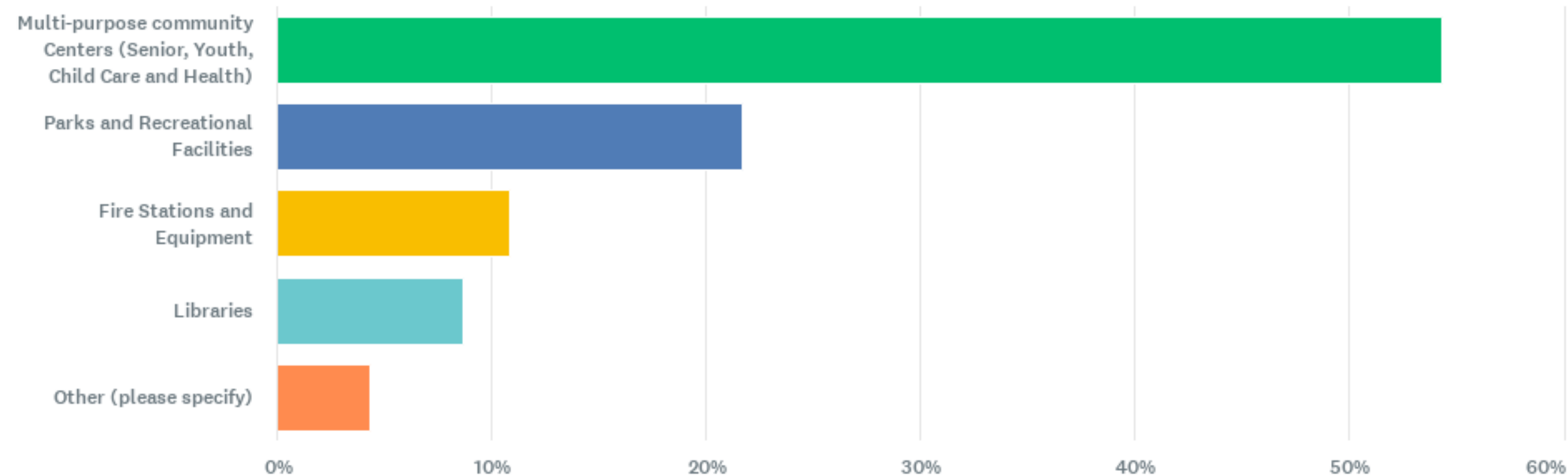
Affordable Housing: Which type of project would you prioritize for grant funding? Select one



Choice of Public Facilities Activity

Q15 46 responses

Public Facilities: Which type of project will you prioritize for grant funding? Select only one.



Summary of Highest Priority Activities

- Rehabilitation of Owner-Occupied Housing
- Sidewalk Improvements
- Multi-purpose Community Centers (Senior, Youth, Childcare, Health etc)
- Job Creation

Available and Projected CDBG Funding

Based on the City's 2026 CDBG Entitlement funding

- Projected CDBG funding: \$563,496 annually
- Estimated five-year total: \$2.8 million
- Prior-Year Funds allocated to FY 26 projects/programs in progress: \$1,546,846
 - \$812,215 - ADA Playground Improvements at Creel Park, Burdett Park and Old National Park
 - \$734,631 - Senior Homeowner Rehabilitation Program



Recommended CDBG Activities 2026-2030

Activity	Goal
Senior Homeowner Rehabilitation Program	• Provide for Owner Occupied Housing Rehab
Public Facilities/Improvement	• Expand Public Infrastructure • Improve Public Infrastructure Capacity • Improve Access to Public Facilities
Public Services	• Provide Social Services for LMI households
Slum/Blight	• Provide Removal of Slum/Blight in Residential Areas

Recommended CDBG Activities PY 2026

Activity	Prior Year Funds	PY 2026 Award	Goal
Senior Homeowner Rehabilitation Program	\$734,631	\$563,496	Provide for Owner Occupied Housing Rehab
Public Facilities/Improvement – ADA Playground	\$812,215	-	Improve Access to Public Facilities



Submit questions and comments to:

City of South Fulton Grants Division

Aneisha Nicholas, Grants Director

Aneisha.Nicholas@cityofsouthfultonga.gov