



City of South Fulton, Georgia

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

Agenda

City Council Regular Meeting

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District 2
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 28, 2026

7:00 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 (CivicClerk):**
<https://southfultonga.portal.civiclek.com>

Public Comment: <https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings>

I. Meeting Called to Order - Mayor Gumbs

II. Roll Call - Corey Adams, City Clerk

III. Invocation - City Chaplin

IV. Pledge of Allegiance

V. Adoption of Council Agenda

VI. Approval of City Council Meeting Minutes

- A. Request Council Approval of the following City Council Regular Meeting Minutes: July 14, 2026
- B. Council Approval of the following City Council Work Session Minutes: July 14, 2026
- C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: July 14, 2026

VII. Consent Agenda Items

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

Dr. Walter Sullivan (Mayor Gumbs)
Irene M. Richardson (Mayor and Full Council)

- B. Procurement and Contracts

1. The Procurement Department requests approval from City Council to award contracts under RFP No. 26-15, Special Events Cleaning Services, to provide event cleaning services for City-owned facilities and public events on an as-needed basis. Staff recommends awarding contracts to:
 - L&A Family Cleaning Services, LLC
 - The Cleaning Advantage
 - Project Soy Cleaning, LLC
 - System 1 Inc.Each contract will have an initial term of one, 1, year, with three, 3, additional one, 1, year renewal options, exercisable at the City's sole discretion. Each contract shall not exceed \$300,000.00 during the initial term, subject to approved budget appropriations.
2. The Procurement Department requests approval from the City Council to award RFP No. 26, 14, Fire Rescue Heavy Duty Vehicle Maintenance and Repair Services to the following vendors:
 - Ten 8 Fire Equipment
 - Randall Brackett
 - Springs & SuspensionThe contracts will have an initial term of one year, with additional one-year renewal options. The awarded vendors will provide maintenance, diagnostics, inspections, and repairs for the City's Fire Rescue heavy-duty vehicle fleet on an as-needed basis. Multiple awards will ensure service continuity, maintain operational readiness of emergency response vehicles, and provide the City with greater flexibility in meeting fleet maintenance needs. Funding is available within the approved General Services budget. Each contract shall have a not-to-exceed amount of Five Hundred Thousand Dollars (\$500,000.00) per fiscal year, subject to annual budget appropriation.
3. The Procurement Department requests City Council to authorize a piggyback agreement with Bridgestone Americas Tire Operations, LLC under State of Georgia Statewide Contract No. 99999-001-SPD0000203-001 for the purchase of new and retreaded tires, in an amount not to exceed three hundred fifty thousand dollars (\$350,000.00) per fiscal year. The agreement will be effective upon execution and remain valid through June 20, 2027, with renewal options subject to the continued availability and renewal of the State contract, satisfactory performance, and approved funding. The contract will provide tires on an as-needed basis to support City fleet operations and maintain operational readiness.
4. The Procurement Department requests approval from City Council to authorize a cooperative purchasing agreement with Staples Contract & Commercial LLC under Sourcwell Contract No. 070924-SCC for the purchase of office supplies, furniture, technology products and related goods. The City's agreement will have an initial term of one year from the date of execution, with three additional one-year renewal options, subject to satisfactory performance, the continued availability of the Sourcwell contract, and approved funding. The underlying Sourcwell contract remains in effect through February 2, 2029. Funding is available within approved departmental budgets for the applicable fiscal in an amount not to exceed two hundred thousand dollars (\$250,000.00) per fiscal year.

5. The Procurement Department requests City Council to authorize a piggyback agreement with Fastenal Company under State of Georgia Statewide Contract No. 99999-001-SPD0000181-002 for the purchase of maintenance, repair and operations supplies equipment, and related products. The agreement will remain in effect through March 30, 2027, and may be extended only if the State of Georgia renews or extends the underlaying statewide contract. Purchases will be made on an as-needed basis to support City operations. Funding is available within approved departmental budgets, in an amount not to exceed three hundred twenty-five thousand dollars (\$325,000.00) per fiscal year.
6. The Procurement Department requests approval from the City Council to execute a piggyback agreement with Michelin North America, Inc. under State of Georgia Statewide Contract No. 9999-001-SPD0000203-0002 for the purchase of new and retreaded tires in an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00). The agreement will have an initial term of one year, effective July 1, 2026, through June 30, 2027, with additional one-year renewal options contingent upon the continued availability and renewal of the State contract, satisfactory vendor performance, approved funding, and mutual agreement of both parties. The agreement will provide new and retreaded tires on an as-needed basis to support the City's fleet operations, ensure vehicle reliability, and maintain operational readiness. Funding is available within the approved General Services budget.
7. The Procurement Department requests approval from the City Council to award RFP No. 26-25, Municipal Fleet Collision Repair and Body Shop Services to the following vendors:
 - Akins Ford LLC
 - Brilliant Motorsports LLC
 - Element Fleet Corporation
 - MEWS Inc. d/b/a Clutch Car CareThe contracts will have an initial term of one year, with three additional one-year renewal options. The awarded vendors will provide collision repair and related body shop services for the City's municipal fleet on an as-needed basis. Multiple awards will ensure service continuity, provide timely and cost-effective repair services, maintain the operational readiness of the City's fleet, and provide the City with greater flexibility in meeting fleet maintenance needs. Funding is available within the approved General Services Department budget. Each contract shall have a not-to-exceed amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) per fiscal year.

C. Request Council Approval of the following events:

Tea with Toni Monthly Listening Sessions - 6:00 pm - 7:30 pm. (District 3)

August 20, 2026 at Clifftondale Park Community Center

September 17, 2026 TBD

October 15, 2026 TBD

November 19, 2026 (Welcome All)

January 21, 2027 TBD

February 18, 2027 TBD

March 18, 2027 TBD

April 15, 2027 TBD
June 17, 2027 TBD
July 15, 2027 TBD
August 19, 2027 TBD

- D. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:

1. Minor Plat for 8475 Campbellton-Fairburn Road. Located in Council District #4, This Minor Plat is for the Split of a 7.4 Acre Parcel into 2 Lots.
2. Minor Plat for 2224 Bethsaida Road. Located in Council District #7, This Minor Plat is for the combination of Five (5) Tracts into One 45.94 Acre Parcel.

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

- A. Request Council Consideration of 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. Second Read and Request Council Approval of A Zoning Ordinance: Z26-009/U26-005: Bryant T Marks requesting a rezoning from R-3 (Single-Family Dwelling District/Cliftondale Overlay District) to AG-1 (Agricultural District/Cliftondale 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

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

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

X. Council Comments

XI. Agenda Items

- A. Administration

1. Request Council Approval Of A Resolution Establishing A Three (3) Week Moratorium On Events Leading Up To And Including the City's Tenth Anniversary,

May 1, 2027 From April 17, 2027 Through May 8, 2027 (Sponsored Mayor Carmalitha Gumbs)

B. First Read Ordinances

1. First Read: TA26-XXXX An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, To Repeal Ordinance 2024-034 And Replace With An Ordinance To Regulate The Development And Operation Of Data Centers Within The City Of South Fulton; To Establish Zoning, Permitting, Population Limits, And Performance Standards; To Protect Public Infrastructure And Neighborhoods

XII. Walk-On Items (if necessary)

A. Request Council Approval of the following donations:

Donation of \$6,000.00 by Delivering Opportunities through Vocational Education Services (DOVES) for District 4 school supplies

B. Request Council Approval of the following Council Appointment to or Removal from Boards or Commissions:

Appointment of Jane Williams as the District 7 representative for the Code Enforcement Board (Sponsored by Councilmember Pritchett)

XIII. Executive Session, if necessary

XIV. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA

City Council Regular Meeting

City Hall

Tuesday, July 14, 2026, 7:00 PM



City Council Regular Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 7:15 PM.

II. Roll Call - City Clerk Corey Adams

**Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Helen Z. Willis
Councilmember Jaceey Sebastian
Councilmember Keosha B. Bell (Virtual)
Councilmember Linda B. Pritchett (Virtual)
Councilmember Natasha Williams-Brown (Virtual)**

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

III. Invocation - City Chaplin

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

IV. Pledge of Allegiance

V. Adoption of Council Agenda

Mayor Carmalitha Gumbs approved the amended council agenda by unanimous consent.

Amendments:

- 1. Back-to-School Community Partnership with Siloam Church International on July 31, 2026, from 1:00 PM to 4:00 PM (District 3).**
- 2. Southside Day - Back-to-School Giveaway on September 6, 2026, at Wolf Creek Amphitheater (Mayor Gumbs).**

3. Salsa in South Fulton on Saturday, July 25, 2026, at Southwest Arts Center (District 7).
4. Back-to-School Event on Saturday, August 1, 2026, at Shock Fitness Studios (District 7).
5. Mexico en Corazón (Mariachis) on Sunday, September 20, 2026, at Wolf Creek Amphitheater (District 7).
6. R&B Event at Sandtown Recreation Center on July 31, 2026, from 6:00 PM to 10:00 PM (District 1).

VI. Approval of City Council Meeting Minutes

Mayor Carmalitha Gumbs approved the City Council Meeting Minutes for May 26, 2026, by unanimous consent with no objections.

- A. Request Council Approval of the following City Council Regular Meeting Minutes: May 26, 2026
- B. Council Approval of the following City Council Work Session Minutes: May 26, 2026
- C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: May 26, 2026

VII. Consent Agenda Items

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

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

Apostle Bruce William Rollins (Councilmember Pritchett)
 Chris Doughtie (Councilmember Sebastian)
 Morrisene Watts Thomas (Mayor and Full Council)
 Cascade Fence & Construction LLC. (Mayor and Full Council)
 Reentry Month (Mayor Pro Tem Bell)
 Sallie Ruth Tolbert (Mayor Pro Tem Bell)

- B. Grants and Agreements

1. Request Council Approval Of The City Of South Fulton, Georgia, Resolution Authorizing Adoption Of The Five-Year (Program Year 2026-2030) Consolidated Plan And 2026 Annual Action Plan For The Community Development Block Grant Program; Authorizing Submission Of The Plan To HUD; Authorizing Execution Of The 2026 Grant Agreement Upon HUD's Approval; Providing For An Effective Date

2. Request Council Approval Of A Memorandum of Agreement (MOA) between the City of South Fulton Fire Rescue Department and Clayton County Fire and Emergency Services to provide instruction and practice for City of South Fulton Training Academy Students at Clayton County Fire & Emergency Services.
 3. Request Council Approval Of A Resolution Of The City Of South Fulton Authorizing Acceptance Of A Donation Of Completed Enhancements And Site Improvements At Cliftondale Park From The Atlanta Hawks Foundation, Inc. To The City Of South Fulton, Georgia, For The Purpose Of Improving The Outdoor Community Basketball Courts
 4. Request Council Approval Of An Agreement between the City of South Fulton and Clothes Story at Southwest Arts Center
 5. Request Council Approval Of An Agreement between the City of South Fulton and Center for Puppetry Arts at Southwest Arts Center
- C. The Human Resources Department Requests Council Approval of the Renewal of the Employee Benefits Broker Services Contract with Alliant.
- D. Request Council Approval of the following donation:
- Donation by Chris McCreary in the amount of \$1,000 for the District 7 Community Juneteenth Event Bingo giveaway.
- E. Request Council Approval of the following Board Appointments:
- Appointment of Nicole Davis to the Planning Commission (Sponsored by Councilmember Linda B. Pritchett)
- Appointment of Ericka Jones Thompson to the Planning Commission (Sponsored by Councilmember LaTonya Toni Wright)
- Appointment of Marva Elder to the Board of Zoning Appeals (Sponsored by Councilmember LaTonya Toni Wright)
- Appointment of Angel Gaines-Dingle to the Code Enforcement Board (Sponsored by Councilmember LaTonya Toni Wright)
- Appointment of Dr. John Herring to the Historic Cultural and Landmarks Commission (Sponsored by Councilmember LaTonya Toni Wright)
- Appointment of Darris Rollins to Position 3 on the Downtown Development Authority Board (Sponsored by Councilmember LaTonya Toni Wright)

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

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

In-Person:

- 1. Mike Johnson**
- 2. Rashard Snellings**
- 3. Keith Carlyle**

Online: None

IX. Council Comments

X. Agenda Items

A. Administration

1. Second Read and Request Council Approval of An Ordinance Of The City Of South Fulton, Georgia To Amend Title 15 (Public Safety And Offenses) To Prohibit Unauthorized Public Camping; To Define Camping And Related Terms; To Establish Notice, Removal, And Storage Procedures; To Provide Enforcement And Documentation Requirements; To protect Health, Safety And Access To Public Spaces. (Sponsored by Councilmember Williams-Brown)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11- D.15 were approved by unanimous consent with no objections.

2. Second Read and Request Council Approval of An Ordinance To Establish Standardized Protocols For The Planning, Coordination, And Conduct Of City-Sponsored Special Events; To Define Roles And Participation Eligibility; To Provide For Recognition Of Elected Officials; To Establish Enforcement Mechanisms (Sponsored by Councilmember Williams-Brown and Co-Sponsored by Councilmember Pritchett)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11- D.15 were approved by unanimous consent with no objections.

3. Second Read and Request Council Approval of An Ordinance Of The City Of South Fulton, Georgia Amending Title 15 (Public Safety And Offenses), To Expand Regulations Governing Loitering; To Establish Citywide Applicability; To Provide Enforcement Standards, Documentation Requirements, And Public Nuisance Abatement Authority (Sponsored by Councilmembers Williams-Brown and Pritchett)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11- D.15 were approved by unanimous consent with no objections.

4. Second Read and Request Council Approval of An Ordinance Prohibiting Campaigning By Candidates For Elected Office At City-Sponsored Events; Providing For Enforcement And Penalties (Sponsored by Councilmember Williams-Brown)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11- D.15 were approved by unanimous consent with no objections.

B. Public Safety

1. Request Council Approval of A Resolution Of the City Of South Fulton, Georgia, Authorizing The Reduction In The Posted Speed Limit Along West Stubbs Road Between Butner Road And Demooney Road from 45 mph to 40 mph. (Sponsored by Councilmember Sebastian)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

C. Public Works

1. The Public Works Department requests approval to purchase stream mitigation credits from the Georgia-Alabama Land Trust for TSPLOST I project B-500 Butner Road over Camp Creek in the amount of \$531,000 (Five Hundred Thirty-one Thousand Dollars.)

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

2. The Public Works Department is requesting to enter into an IGA with Fulton County for projects proposed for TSPLOST III. Transportation Projects and Purposes for each jurisdiction proposed to be funded from the net proceeds of the Transportation Special Purpose Local Option Sales Tax (TSPLOST) pursuant to this Agreement, the estimated dollar amounts allocated for each transportation purpose, the schedule for distribution of funds, and the priority and order in which the TSPLOST net proceeds will be allocated.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

3. The Public Works Department requests approval to enter into a Memorandum of Agreement (MOA) with the Georgia Department of Transportation (GDOT) for SR 70 from CR 7549/Lakeview Court to CR 2036/Westpark Place SR 70 @ CR 4176/Cascade Road (PI 0017995/ 0018185).

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

4. Request Council approval of a resolution to authorize the use of eminent domain to acquire real property interests necessary to complete the TSPLOST II Bridge Project B599, Oglesby Road over Morning Creek Tributary Culvert Replacement, Parcel 4; to authorize the City of South Fulton, Georgia to condemn said property interests, where necessary. The Fair Market Value (FMV) established at Two Thousand Three Hundred Dollars (\$2,300.00).

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

5. Request Council approval of a resolution to authorize the use of eminent domain to acquire real property interests necessary to complete the TSPLOST I Bridge Project T270, Demooney Road over Deep Creek Tributary Bridge Replacement, Parcel 5; to authorize the City of South Fulton, Georgia to condemn said property interests, where necessary. The Fair Market Value (FMV) established at Twenty-three Thousand Six Hundred Dollars (\$23,600.00).

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

D. Procurement and Contracts

1. The Procurement Department requests Council approval to award RFP No. 26-09 to BI Production Works and Custom Solar Solutions for standby solar system maintenance, repair, inspection, and related support services for City facilities. Funding shall not exceed one million dollars (\$1,000,000.00) per year, subject to approved departmental budgets. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

2. The Procurement Department requests Council approval to award RFP No. 26-16 to Acom Integrated Solutions to provide fire and life inspection, testing, monitoring, corrective repair, and related fire and life safety services for City facilities, following a competitive evaluation process and Best and Final Offer. Acom Integrated Solutions received the highest technical score and overall evaluation rating. Funding shall not exceed five hundred fifty thousand dollars (\$550,000.00) per year, subject to an approved budget. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms, subject to satisfactory performance, mutual agreement, and the availability of funding.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

3. The Procurement Department requests Council approval to award RFP No. 26-27 to Pencor Construction for the Municipal Court Facility Interior Building-Out and Rehabilitation Project. The project includes design-build services for the renovation and interior build-out of the Municipal Court facility. Following a competitive evaluation process, Pencor Construction was determined to be the highest ranked, most responsive and responsible proposer. The base project amount is six million

nine hundred ninety-seven thousand sixty dollars (\$6,997,060.00). A ten percent (10%) contingency in the amount of six hundred ninety-nine thousand seven hundred six dollars (\$699,706.00). Total funding shall not exceed seven million six hundred ninety-six thousand seven hundred sixty-six dollars (\$7,696,766.00).

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

4. The Procurement Department requests Council approval to award RFP No. 26-20 to F.H. Paschen, S.N. Neelsen & Associates LLC to provide Construction Manager at Risk (CMAR) services for the Burdett Park Walking Trails Project. Services include reconstruction, design assist, Guaranteed Maximum Price (GMP) development, and construction management. The base project amount is two million fifteen thousand dollars (\$2,015,000.00). A ten percent (10%) contingency in the amount of two hundred-one thousand and five hundred dollars (\$201,500.00) is included to address unforeseen site conditions, utility conflicts, and other construction-related contingencies. The total project funding shall not exceed two million two hundred sixteen thousand five hundred dollars (\$2,216,500.00). Funding will be provided through City of South Fulton Capital Improvement funds, authorized municipal funding sources, and Land and Water Conservation Fund (LWCF) grant funding.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

5. The Procurement Department requests Council approval to award RFP No. 26-02 for standby architectural and engineering services to the following firms in support of the General Services Department:

BenchMark Management, LLC
CHA Consulting, Inc.
CPL Architects
Pieper O'Brien Herr + W Architects
Gude Management Group, LLC
KHAFRA Engineering Consultants Inc.
METICULOUS Design Architects
Pond and Company
Raymond Global Inc.
Robert and Company
The Sizemore Group LLC

The awarded firms will provide professional architectural, engineering, design, surveying, construction administration, and related consulting services on an as-needed basis to support the planning, design, and delivery of City capital improvement projects and facility improvements. Funding shall not exceed three million dollars (\$3,000,000.00) per year, per firm, subject to an approved departmental budget. Individual task orders will be issued on an as-needed basis in accordance with the scope of services and available funding. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms, subject to satisfactory performance, mutual agreement, and availability of funding.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

6. The Procurement Department requests Council approval to award RFP No. 26-08 for standby electrical services to the following firms:

- All-N-One Security Services Inc.
- Face-N-Sons LLC
- Capital City Electrical Services LLC

The firms will provide on-call electrical maintenance, repair, inspection, emergency response, and related electrical services for City-owned and leased facilities in support of the General Services Department. Funding shall not exceed five hundred thousand dollars (\$500,000.00) per contractor, per year, subject to approved departmental budgets. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

7. The Procurement Department requests Council approval to award RFP No. 25-17 to SiteMed North America, LLC to provide annual occupational medical examinations for City of South Fulton Fire Department personnel. SiteMed North America, LLC was determined to be the responsive and responsible proposer. Auterm Health was determined to be nonresponsive for failing to meet the City's Insurance requirements. Funding shall not exceed one hundred twenty thousand dollars (\$120,000.00) per year, subject to approved Fire Department budgets. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

8. The Procurement Department requests Council approval to award RFP No. 26-05 to Collins General Construction, LLC for the construction of a new Sandtown Skybox Facility located at 5370 Campbelton Road SW, South Fulton, Georgia 30331 to support athletic programming, game day operations, and Parks and Recreation equipment storage. The base contract amount is three hundred thousand dollars (\$300,000.00). A ten percent (10%) contingency in the amount of thirty thousand dollars (\$30,000.00) is included to address unforeseen site conditions, minor design modifications, and other construction-related contingencies. Total project funding shall not exceed three hundred thirty thousand dollars (\$330,000.00) and is available within the approved General Services Department budget.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

9. The Procurement Department requests Council approval to award RFP No. 25-15R to Dr. Cassandra B. Donnelly, LLC for Medical Director Services for the City of South Fulton Fire and Rescue Department's EMS program. Dr. Cassandra B. Donnelly, LLC was the only proposer and determined to be responsive and responsible. Funding

shall not exceed one hundred forty thousand dollars (\$140,000.00) per year, subject to an approved Fire and Rescue Department budget. The initial contract term shall be for one (1) year, with the option to renew annually for up to three (3) additional one (1) year terms.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

10. The Procurement Department requests Council approval to award RFP No. 26-15 to Headley Construction Corporation for progressive design-build services for the Cedar Grove Park Community Building. The project will deliver a new multipurpose community facility to support recreation, wellness, educational, cultural, and community programming. The base contract amount is eleven million, eight hundred thirty-eight thousand, two hundred and ninety-nine dollars and fifty-six cents (\$11,838,299.56). A twenty percent (20%) contingency in the amount of two million, three hundred and sixty-seven thousand, six hundred-fifty-nine dollars and ninety-one cents (\$2,367,659.91) is included for a total project amount not to exceed fourteen million, two hundred-five thousand, nine hundred fifty-nine dollars and forty-seven cents (\$14,205,959.47).

A motion was made to approve Section D.10. The motion was approved unanimously, 7-0.

Motion (Approve): Councilmember Sebastian
Second: Councilmember Johnson
(Motion Passed)

Yea: 7 Councilmember Rowell, Councilmember Johnson, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett, Councilmember Wright
Nay: 0 None
Abstain: 0 None
Not Voting: 3 Interim City Attorney Sara Kelly, City Manager Sharon Subadan, Mayor Carmalitha Gumbs

11. The Procurement Department requests Council approval to award RFP No. 26-19 for light-duty fleet maintenance and repair services to the following firms:
Element Fleet Corporation
MFWPS, Inc.
Moon's Service Center

The awarded firms will provide preventive maintenance, diagnostics, mechanical repairs, electrical repairs, brake and suspension services, air conditioning services, inspections, and related fleet support services for City vehicles. Awarding multiple firms will support service continuity, improve response times, reduce vehicle downtime, and maintain reliable fleet operations for City departments. Funding shall not exceed one million dollars (\$1,000,000.00) per year, subject to approved departmental budgets. The initial contract term shall be for one (1) year, with the option to renew for up to three (3) additional one (1) year terms.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

12. The Procurement Department requests Council approval to award RFP No. 25-16 to Psychological Dimensions for psychological evaluation services for the Police and Fire Departments. Funding shall not exceed two hundred thousand dollars (\$200,000.00) per year, with fifty thousand dollars (\$50,000.00) allocated to the Police Department and one hundred fifty thousand dollars (\$150,000.00) allocated to the Fire Department. The initial term is one (1) year, with up to three (3) one-year renewals.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

13. The Procurement Department requests Council approval to ratify payment of outstanding invoices to Moon's Tire and Auto Service, Inc., for light-duty vehicle maintenance and repair services previously provided to the City of South Fulton. Services include preventive maintenance, diagnostics, mechanical repairs, inspections, and other fleet maintenance necessary to maintain operational readiness and ensure the continued availability of City vehicles supporting essential municipal services. During an internal review, it was determined that certain services were performed before the required procurement authorization process was completed, resulting in outstanding invoices requiring Council ratification. To prevent future occurrences, the Procurement Department competitively solicited RFP No. 26-19, Light Duty Fleet Maintenance and Repair Services, establishing multiple qualified vendors to support future fleet maintenance requirements through properly authorized contracts. Funding is available within the approved General Services Department budget. Payment shall not exceed one hundred seventy-five thousand dollars (\$175,000.00).

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

14. The Procurement Department requests Council approval to authorize use of the BuyBoard Purchasing Cooperative for eligible City purchases in accordance with the City's Procurement Ordinance. This authorization will allow the City to use competitively award cooperative contracts, reduce procurement timelines, and maintain required budget and purchasing controls.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

15. The Procurement Department requests Council approval to use the BuyBoard Purchasing Cooperative and award a contract to Cornerstone Sports Group c/o Controlled Products for the construction of the Welcome All Adaptive Field, also known as the Miracle League Field, and various baseball fields at Welcome All Park. The Project will provide an ADA-accessible, inclusive baseball field designed to support children and adults with disabilities, as well as additional baseball fields of various sizes. The scope includes field construction, fencing, gates, backstop padding, dugout concrete, bleacher pads, ADA-compliant sidewalks, two handicap accessible parking spaces, and landscape restoration. The initial contract amount

shall not exceed two million dollars (\$2,000,000.00) and include an option to extend the contract for three additional one-year periods. Contract funding shall be within the approved capital budget.

The Agenda Sections X: A.1-A.4, B.1, C.1-C.5, D.1-D.9, and D.11-D.15 were approved by unanimous consent, with no objections.

E. First Read Ordinances

- 1 First Read of a Zoning Ordinance: Z26-009/U26-005: Bryant T Marks requesting a rezoning from R-3 (Single-Family Dwelling District/Cliftondale Overlay District) to AG-1 (Agricultural District/Cliftondale 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

FIRST READ.

XI. Walk-On Items (if necessary)

A.. Request Council Approval of the following Events:

Back-to-school community partnership with Siloam Church International on July 31, 2026 from 1-4pm. (District 3)

Southside Day - Back to School Giveaway, September 6, 2026, Wolf Creek Amphitheater (Mayor Gumbs)

Salsa in South Fulton, Saturday, July 25t, 2026, Southwest Arts Center (District 7)

Back to School Event, Saturday, Aug 1, 2026 Shock Fitness Studios (District 7)

Mexico en Corazón (Marichis), Sunday, Sept 20, 2026, Wolf Creek Amphitheater (District 7)

R and B Event, Sandtown Recreation Center, on July 31, 2026 from 6-10 pm. (District 1)

The Agenda Section XI: A was approved by unanimous consent with no objections.

XII. Executive Session, if necessary

NO EXECUTIVE SESSION.

XIII. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the City Council Regular meeting at 8:06 PM by unanimous consent.

CITY OF SOUTH FULTON, GEORGIA

City Council Work Session

City Hall

Tuesday, July 14, 2026, 4:00 PM



City Council Work Session Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 4:00 PM.

II. Roll Call - City Clerk Corey Adams

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

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

III. City Manager Items - Sharon D. Subadan, City Manager

- A. City Manager Monthly Report (inclusive of the Finance and Public Works Reports)
Presented by Mrs. Sharon Subadan, City Manager.**

IV. Presentations

- A. Greenway and Trails Net Plan Update - Presented by Carlos Perez, Perez Planning + Design, LLC
Presented by Mr. Carlos Perez, Perez Planning + Design LLC.**
- B. 2026 - 2027 Employee Benefits Renewal - Presented by Alliant
Presented by Alliant, Tammi Starkey, Senior Vice President**

V. Executive Session, if necessary

NO EXECUTIVE SESSION.

VI. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning meeting at 4:53 PM by unanimous consent.

CITY OF SOUTH FULTON, GEORGIA
Alcohol License and Zoning Public Hearings Meeting
City Hall
Tuesday, July 14, 2026, 5:00 PM



Alcohol License and Zoning Public Hearings Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 5:00 PM.

II. Roll Call - City Clerk Corey Adams

**Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Helen Z. Willis
Councilmember Jaceey Sebastian
Councilmember Keosha B. Bell (Virtual)
Councilmember Linda B. Pritchett (Virtual)
Councilmember Natasha Williams-Brown (Virtual)**

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

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

Deferral to the August 11, 2026, Zoning Public Hearing.

- 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

Deferral to the August 11, 2026, Zoning Public Hearing.

- 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

Deferral to the August 11, 2026, Zoning Public Hearing.

- 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/Cliftdale Overlay District) to SH (Senior Housing District/Cliftdale 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

Deferral to the August 11, 2026, Zoning Public Hearing.

- 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

Deferral to the August 11, 2026, Zoning Public Hearing.

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)

Public Hearing:

Favor: Ms. Tonia Edwards, Applicant

Opposition: None

- B. Z26-009/U26-005 (Public Hearing): Bryant T Marks requesting a rezoning from R-3 (Single-Family Dwelling District/Clifondale Overlay District) to AG-1 (Agricultural District/Clifondale 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

Public Hearing:

Favor: Mr. Bryant T. Marks, Applicant

Opposition: None

- C. Z26-011 (Public Hearing): Dianne Lloyd requesting a rezoning from R-6 (Two-Family Dwelling District/ Clifondale Overlay District) to R-6 (Two-Family Dwelling District/ Clifondale 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.

Deferral to the August 11, 2026, Zoning Public Hearing.

- 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

Presentation by George Mensah of Housing and Community Development Associates.

Public Hearing:

Favor: None
Opposition: None

V. Proclamation Presentation

NONE

VI. Executive Session, if necessary

Chair Mayor Carmalitha Gumbs recessed for an Executive Session on litigation, personnel, cybersecurity, and real estate at 5:40 PM by unanimous consent.

Chair Mayor Carmalitha Gumbs reconvened the Work Session meeting at 7:15 PM by unanimous consent.

VII. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 7:15 PM.



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Mayor/Council Proclamations for Spreading on the Minutes:

Dr. Walter Sullivan (Mayor Gumbs)
Irene M. Richardson (Mayor and Full Council)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
,	
_____	Date:
William Whitaker, Director	
_____	Date:
Gregory Dyson, Director	
	Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Interim City Attorney

Date:

Corey Adams, City Clerk



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Procurement and Contracts

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
,	
_____	Date:
William Whitaker, Director	
_____	Date:
Gregory Dyson, Director	
_____	Date:
Wendy Angelety, Management and Budget Manager	
_____	Date:
Sharon Subadan, City Manager	

Sara Kelly, Interim City Attorney

Date:

Corey Adams, City Clerk

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests approval from City Council to award contracts under RFP No. 26-15, Special Events Cleaning Services, to provide event cleaning services for City-owned facilities and public events on an as-needed basis. Staff recommends awarding contracts to:

- L&A Family Cleaning Services, LLC
- The Cleaning Advantage
- Project Soy Cleaning, LLC
- System 1 Inc.

Each contract will have an initial term of one, 1, year, with three, 3, additional one, 1, year renewal options, exercisable at the City’s sole discretion. Each contract shall not exceed \$300,000.00 during the initial term, subject to approved budget appropriations.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests approval from the City Council to award RFP No. 26, 14, Fire Rescue Heavy Duty Vehicle Maintenance and Repair Services to the following vendors:

- Ten 8 Fire Equipment
- Randall Brackett
- Springs & Suspension

The contracts will have an initial term of one year, with additional one-year renewal options. The awarded vendors will provide maintenance, diagnostics, inspections, and repairs for the City's Fire Rescue heavy-duty vehicle fleet on an as-needed basis. Multiple awards will ensure service continuity, maintain operational readiness of emergency response vehicles, and provide the City with greater flexibility in meeting fleet maintenance needs. Funding is available within the approved General Services budget. Each contract shall have a not-to-exceed amount of Five Hundred Thousand Dollars (\$500,000.00) per fiscal year, subject to annual budget appropriation.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests City Council to authorize a piggyback agreement with Bridgestone Americas Tire Operations, LLC under State of Georgia Statewide Contract No. 99999-001-SPD0000203-001 for the purchase of new and retreaded tires, in an amount not to exceed three hundred fifty thousand dollars (\$350,000.00) per fiscal year. The agreement will be effective upon execution and remain valid through June 20, 2027, with renewal options subject to the continued availability and renewal of the State contract, satisfactory performance, and approved funding. The contract will provide tires on an as-needed basis to support City fleet operations and maintain operational readiness.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests approval from City Council to authorize a cooperative purchasing agreement with Staples Contract & Commercial LLC under Sourcwell Contract No. 070924-SCC for the purchase of office supplies, furniture, technology products and related goods. The City's agreement will have an initial term of one year from the date of execution, with three additional one-year renewal options, subject to satisfactory performance, the continued availability of the Sourcwell contract, and approved funding. The underlying Sourcwell contract remains in effect through February 2, 2029. Funding is available within approved departmental budgets for the applicable fiscal in an amount not to exceed two hundred thousand dollars (\$250,000.00) per fiscal year.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests City Council to authorize a piggyback agreement with Fastenal Company under State of Georgia Statewide Contract No. 99999-001-SPD0000181-002 for the purchase of maintenance, repair and operations supplies equipment, and related products. The agreement will remain in effect through March 30, 2027, and may be extended only if the State of Georgia renews or extends the underlaying statewide contract. Purchases will be made on an as-needed basis to support City operations. Funding is available within approved departmental budgets, in an amount not to exceed three hundred twenty-five thousand dollars (\$325,000.00) per fiscal year.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests approval from the City Council to execute a piggyback agreement with Michelin North America, Inc. under State of Georgia Statewide Contract No. 9999-001-SPD0000203-0002 for the purchase of new and retreaded tires in an amount not to exceed One Hundred Fifty Thousand Dollars (\$150,000.00). The agreement will have an initial term of one year, effective July 1, 2026, through June 30, 2027, with additional one-year renewal options contingent upon the continued availability and renewal of the State contract, satisfactory vendor performance, approved funding, and mutual agreement of both parties. The agreement will provide new and retreaded tires on an as-needed basis to support the City’s fleet operations, ensure vehicle reliability, and maintain operational readiness. Funding is available within the approved General Services budget.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Purchasing

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

The Procurement Department requests approval from the City Council to award RFP No. 26-25, Municipal Fleet Collision Repair and Body Shop Services to the following vendors:

- Akins Ford LLC
- Brilliant Motorsports LLC
- Element Fleet Corporation
- MEWS Inc. d/b/a Clutch Car Care

The contracts will have an initial term of one year, with three additional one-year renewal options. The awarded vendors will provide collision repair and related body shop services for the City's municipal fleet on an as-needed basis. Multiple awards will ensure service continuity, provide timely and cost-effective repair services, maintain the operational readiness of the City's fleet, and provide the City with greater flexibility in meeting fleet maintenance needs. Funding is available within the approved General Services Department budget. Each contract shall have a not-to-exceed amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) per fiscal year.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

William Whitaker, Director

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Public Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Request Council Approval of the following events:

Tea with Toni Monthly Listening Sessions - 6:00 pm - 7:30 pm. (District 3)

- August 20, 2026 at Clifftondale Park Community Center
- September 17, 2026 TBD
- October 15, 2026 TBD
- November 19, 2026 (Welcome All)
- January 21, 2027 TBD
- February 18, 2027 TBD
- March 18, 2027 TBD
- April 15, 2027 TBD
- June 17, 2027 TBD
- July 15, 2027 TBD
- August 19, 2027 TBD

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Denise Wells, Deputy Director of Public Affairs

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:

1. Minor Plat for 8475 Campbellton-Fairburn Road. Located in Council District #4, This Minor Plat is for the Split of a 7.4 Acre Parcel into 2 Lots.
2. Minor Plat for 2224 Bethsaida Road. Located in Council District #7, This Minor Plat is for the combination of Five (5) Tracts into One 45.94 Acre Parcel.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Matthew Williams, Planning and Zoning Administrator

Date:

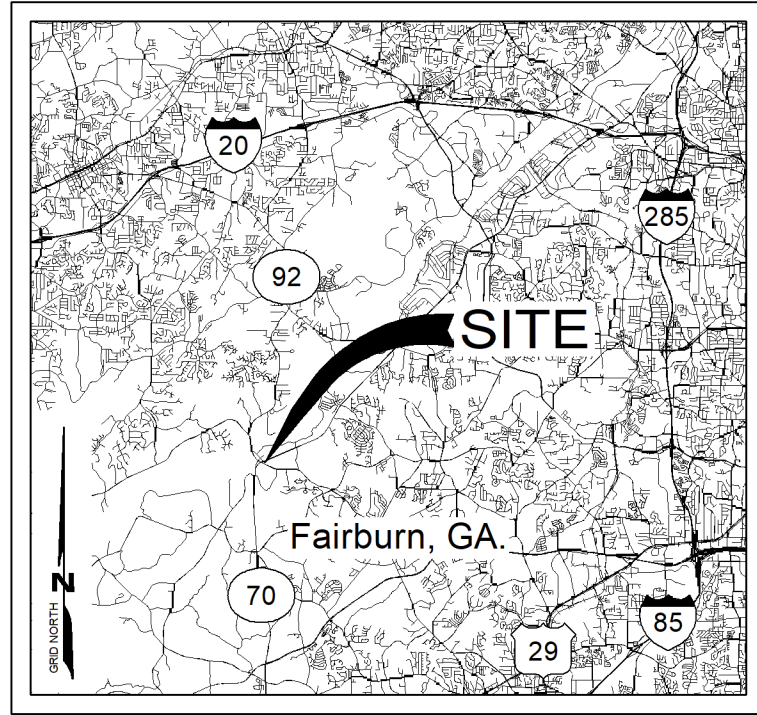
Date:

City of South Fulton Agenda Item Summary



City Council Meeting Date 7/28/2026		
Requesting Department CDRA - Engineering and Land Development		Council District(s) Affected Council District 4
Requested Action Council to confirm the Minor Plat for 8475 Campbellton-Fairburn Road		
Requirements for Council Action (City specific Council policy, statute or code requirement) Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time. Located in Council District #4, This Minor Plat is for the Split of a 7.4 Acre Parcel into 2 Lots.		
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) 4.2.2.E The major plat shall be considered approved at the time of the certification by the Director. Upon receipt of the recorded plat by the Department, the major plat shall be presented for confirmation to the City Council at the next regularly scheduled meeting. In residential and non-residential subdivisions, building permits shall not be issued for any approved major or final plat until the approval of the Director and the receipt by the Department of the final recorded plat for subsequent confirmation by the City Council is complete.		
Funding Source (if applicable)		
Financial Impact (if applicable)		
Financial Impact Statement Received Yes ☐ No ☐ Legislative Process Complete Yes ☐ No ☐		
Department Director Approval _____ _____ _____		Finance Director Approval _____
Assistant City Manager Approval _____	City Attorney Approval _____	City Manager Approval _____

BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

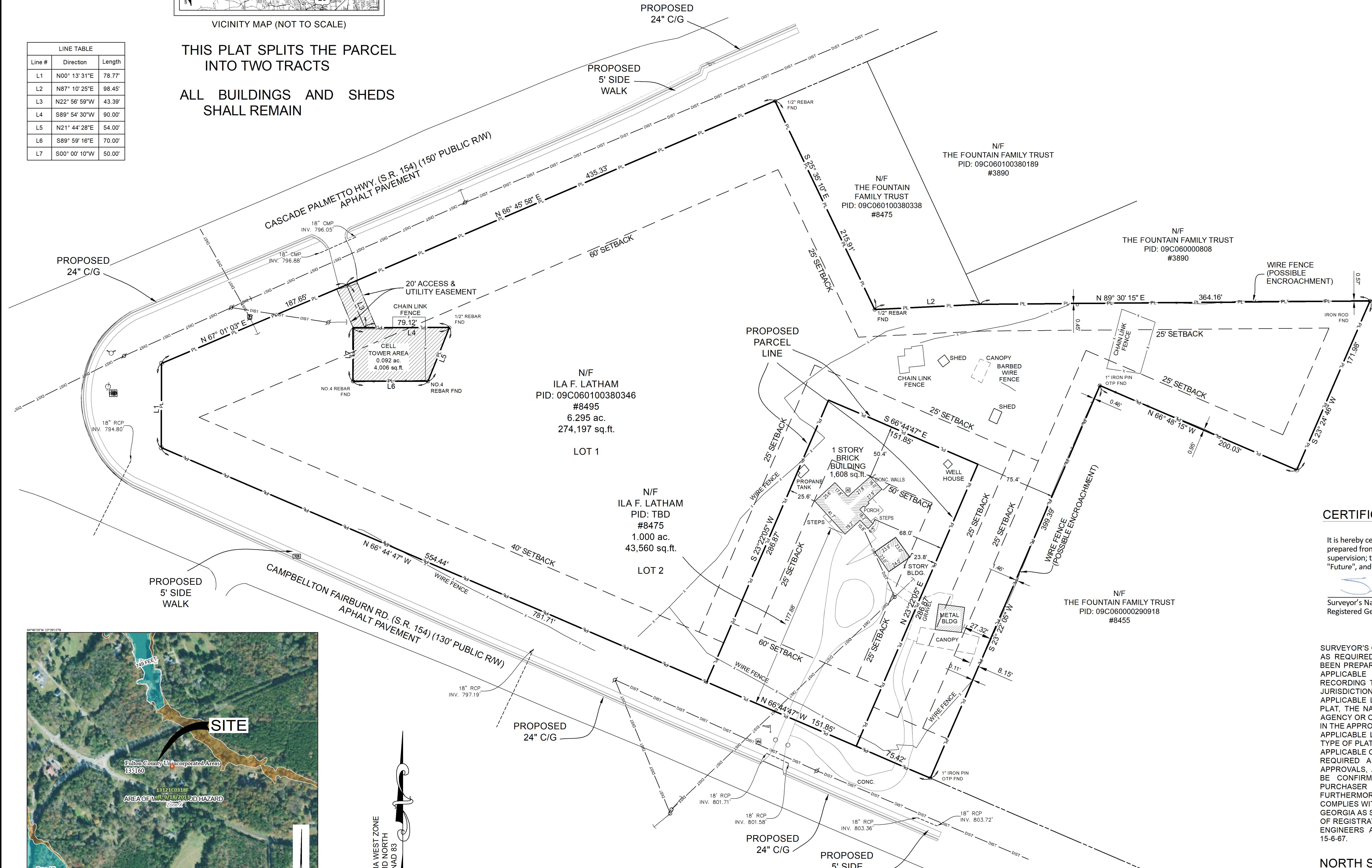


VICINITY MAP (NOT TO SCALE)

LINE TABLE		
Line #	Direction	Length
L1	N00° 13' 31"E	78.77'
L2	N87° 10' 25"E	98.45'
L3	N22° 56' 59"W	43.39'
L4	S89° 54' 30"W	90.00'
L5	N21° 44' 28"E	54.00'
L6	S89° 59' 16"E	70.00'
L7	S00° 00' 10"W	50.00'

THIS PLAT SPLITS THE PARCEL
INTO TWO TRACTS

ALL BUILDINGS AND SHEDS
SHALL REMAIN



ABBREVIATION LEGEND

Δ	DELTA ANGLE
CB	CHORD BEARING AND DISTANCE
CTP	CRIMPED TOP PIPE
A	ARC LENGTH
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
R	RADIUS
RB	REBAR
RBC	REBAR WITH CAP
R/W	RIGHT OF WAY
T/L	TRANSMISSION LINE
FND	FOUND
TW	TOP OF WALL
BW	BOTTOM OF WALL

SYMBOL LEGEND

+	BENCH MARK
●	MONUMENT FOUND
■	CONCRETE MONUMENT FOUND
○	MONUMENT SET
□	CONCRETE MONUMENT SET
X 917.3	EXISTING SPOT ELEVATION
△	COMPUTED POINT (NOT MONUMENTED)
U	UTILITY POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS MARKER
⊕	ELECTRIC MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
⊕	STORM WATER CURB INLET
⊕	ELECTRIC TRANSFORMER
⊕	TELEPHONE PEDESTAL/BOX
⊕	GUY ANCHOR
⊕	SIGN
⊕	FIBER OPTIC MARKER
⊕	GRATE STORM INLET
⊕	TELEPHONE MANHOLE
⊕	WATER METER
⊕	AIR CONDITIONER
⊕	GAS METER
⊕	MAIL BOX
⊕	SANITARY CLEAN OUT
⊕	HAND HOLE
⊕	TRAFFIC CONTROL BOX
⊕	GAS VALVE
⊕	IRRIGATION CONTROL VALE
—	TREE
—	SUBJECT PROPERTY LINE
—	ADJOINER PROPERTY LINE
—	RIGHT OF WAY LINE
—	EXISTING FENCE (TYP)
—	EXISTING 115KV TRANSMISSION LINE
—	EXISTING 48KV TRANSMISSION LINE
—	OVERHEAD DISTRIBUTION LINE
—	EXISTING EASEMENT
—	LAND LOT LINE
—	UNDERGROUND UNKNOWN UTILITY
—	TREE LINE
—	UNDERGROUND COMMUNICATION LINE
—	UNDERGROUND WATER LINE
—	UNDERGROUND GAS LINE
—	ABOVEGROUND GAS LINE
—	OVERHEAD DISTRIBUTION LINE
—	UNDERGROUND DISTRIBUTION LINE
—	SANITARY SEWER LINE
—	STORM PIPE
—	ASPHALT
—	GRAVEL
—	CONCRETE
—	DRAINAGE DITCH

CERTIFICATION:

It is hereby certified that this Minor Subdivision Plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist, or are marked as "Future", and their location, size, type and material is correctly shown."

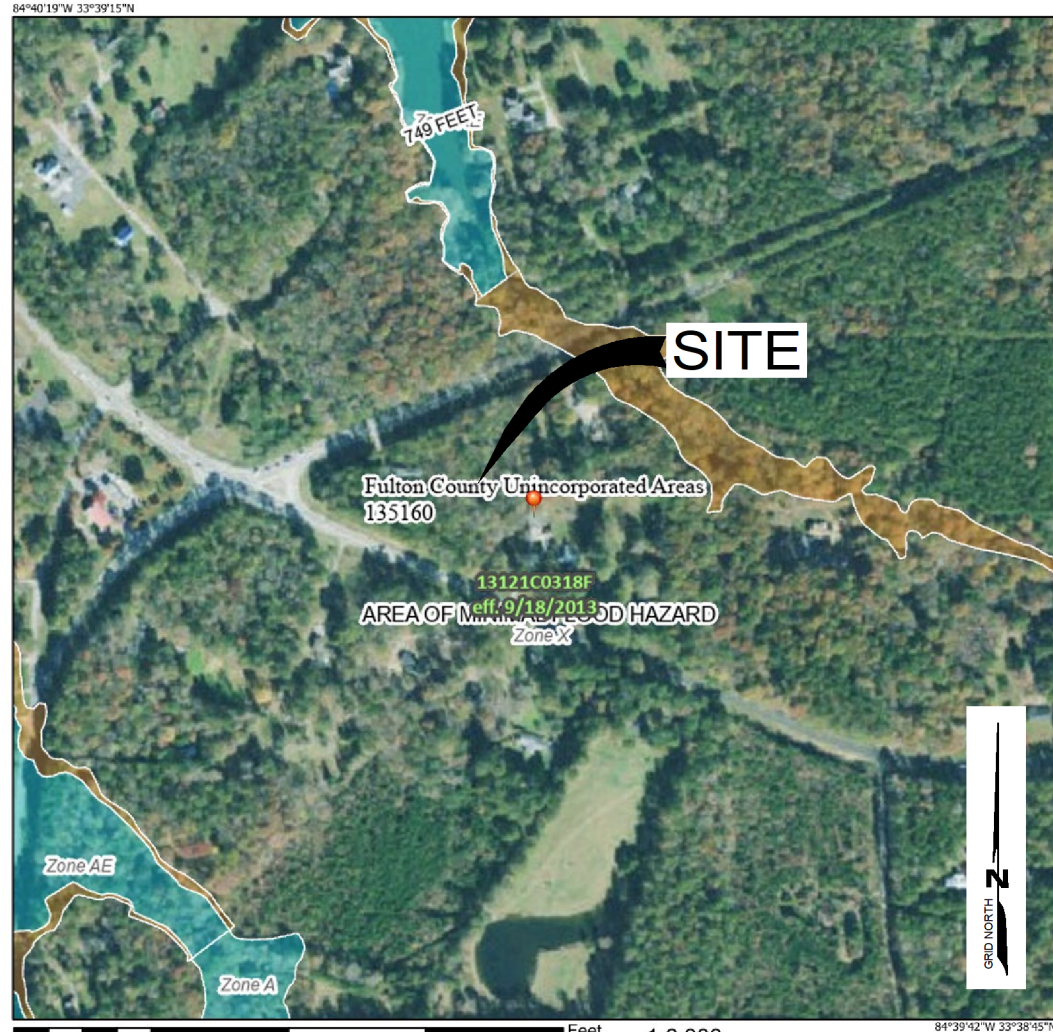
Surveyor's Name: Scott Clement North
Registered Georgia Land Surveyor Number 3176

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

NORTH SURVEYING AND MAPPING, LLC.

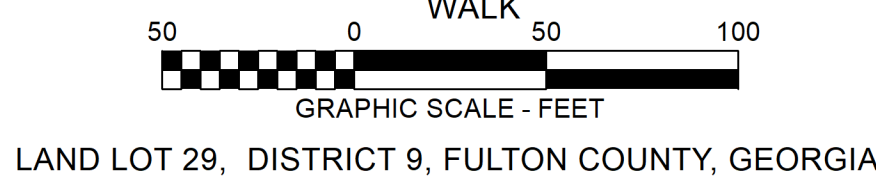
SCOTT C. NORTH
GEORGIA REGISTERED LAND SURVEYOR
STATE OF GEORGIA LICENSE NO. 3176

DATE 06/12/2026



FEMA MAP (NOT TO SCALE)

GEORGIA WEST ZONE
GRID NORTH
NAD 83



LAND LOT 29, DISTRICT 9, FULTON COUNTY, GEORGIA

SHEET 1 OF 2

LOT SPLIT SURVEY OF
PID 09C060100380346
8475 CAMBELTON FAIRBURN RD,
FULTON COUNTY, FAIRBURN, GEORGIA 30213
FOR
GA PETRO OPERATIONS LLC

PROJECT NAME: 2600011 8475 CAMBELTON FAIRBURN RD
PROJECT #: 2600011
DATE: 06/12/2026
SCALE: 1" = 50'
SURVEYOR: SCOTT NORTH
TECHNICIAN: KENNETH AYDELL
CREW CHIEF: SCOTT NORTH
FIELD BOOK: 25-00

1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA COA: LCF001411



Page 48 of 133

City of South Fulton Agenda Item Summary



City Council Meeting Date 7/28/2026		
Requesting Department CDRA - Engineering and Land Development		Council District(s) Affected Council District 7
Requested Action Council to confirm the Minor Plat for 2224 Bethsaida Road.		
Requirements for Council Action (City specific Council policy, statute or code requirement) Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time. Located in Council District #7, This Minor Plat is for the combination of Five (5) Tracts into One 45.94 Acre Parcel.		
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) 4.2.2.E The major plat shall be considered approved at the time of the certification by the Director. Upon receipt of the recorded plat by the Department, the major plat shall be presented for confirmation to the City Council at the next regularly scheduled meeting. In residential and non-residential subdivisions, building permits shall not be issued for any approved major or final plat until the approval of the Director and the receipt by the Department of the final recorded plat for subsequent confirmation by the City Council is complete.		
Funding Source (if applicable)		
Financial Impact (if applicable)		
Financial Impact Statement Received Yes ☐ No ☐ Legislative Process Complete Yes ☐ No ☐		
Department Director Approval _____ _____ _____		Finance Director Approval _____
Assistant City Manager Approval _____	City Attorney Approval _____	City Manager Approval _____

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SHEET INDEX

1. COVER
2. SHEET LEGEND & LEGAL DESCRIPTION
3. EXISTING CONDITIONS
4. EXISTING CONDITIONS
5. PROPOSED CONDITIONS
6. PROPOSED CONDITIONS

CONTACT INFORMATION:

ENGINEER: MICHAEL C. SANFORD, P.L.S.
PLANNERS AND ENGINEERS
COLLABORATIVE

OWNER: BETHSAIDA VENTURES LLC

ADDRESS: 350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092

ADDRESS: 8735 DUNWOODY PLACE
STR R
ATLANTA, GA, 30350

PHONE: 770.451.2741

EMAIL: CSANFORD@PEC.PLUS

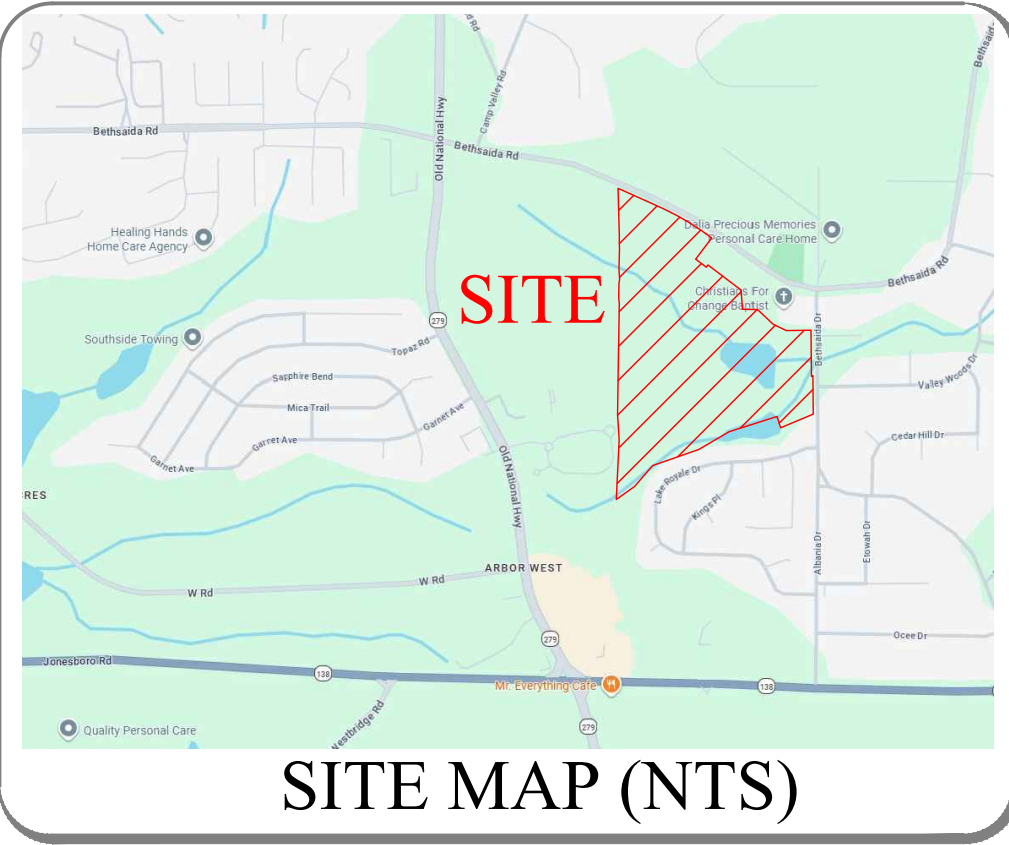
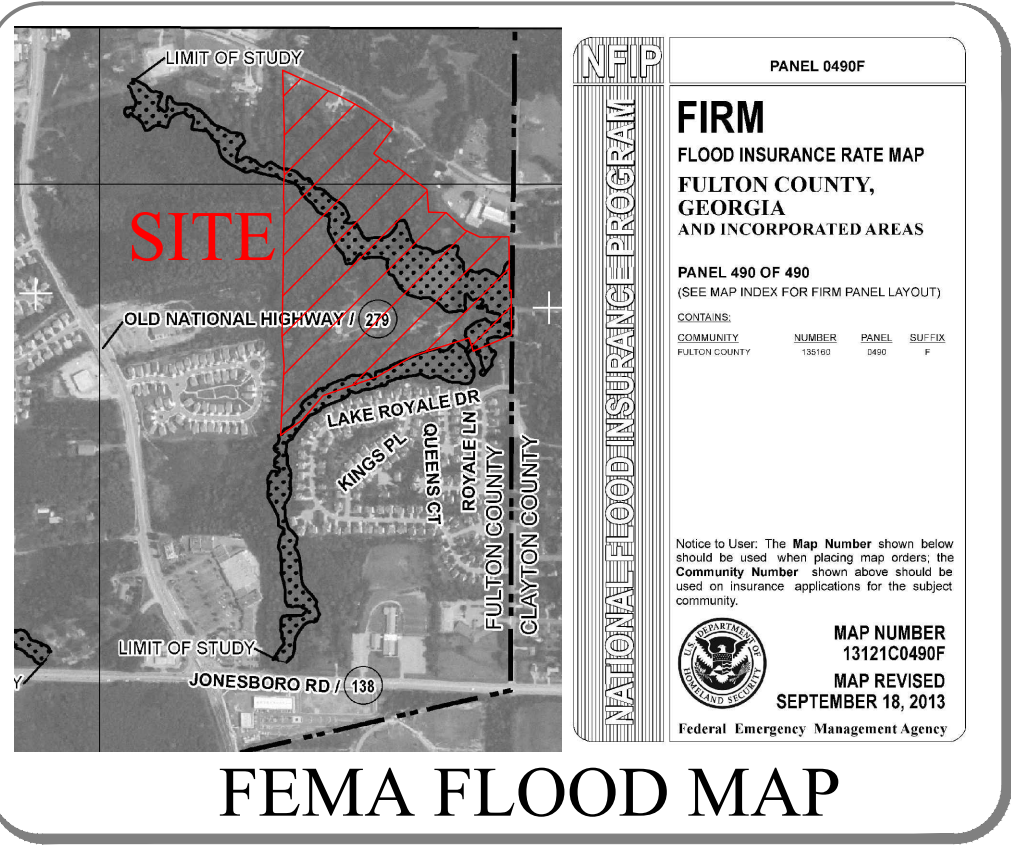
MINOR PLAT
FOR
BETHSAIDA VENTURES, LLC

THIS PLAT IS FOR THE PURPOSE OF COMBINING FIVE (5) EXISTING TRACTS INTO ONE SINGLE PARCEL AS SHOWN HEREON.

TRACTS AS RECORDED IN DEED BOOK 67096, PAGE 524; FULTON COUNTY, GEORGIA RECORDS, ARE HEREBY CONSOLIDATED INTO ONE PARCEL.

FULTON COUNTY TAX PARCELS 13 0165 LL0179 (TRACT 1), 13 0165 LL0591 (TRACT 2), 13 0188 LL0388 (TRACT 3), 13 0188 LL0370 (TRACT 4), & 13 0188 LL1691 (TRACT 5)

NO ADDITIONAL LOTS OR PARCELS ARE CREATED BY THIS PLAT.



NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0490F, PANEL 490 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD), THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.)
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
6. THE PROPERTY HAS DIRECT ACCESS TO BETHSAIDA ROAD, BETHSAIDA DRIVE A DEDICATED PUBLIC STREET OR HIGHWAY.
7. THE TOTAL NUMBER OF LOTS IN THIS MINOR PLAT IS 5 WITH A TOTAL OF 45.939 ACRES BEING COMBINED.
8. ADDRESS OF THE SURVEYED PROPERTY: 2234 BETHSAIDA RD (TRACT 1), 2224 BETHSAIDA RD (TRACT 2), BETHSAIDA RD (TRACT 3), 7245 BETHSAIDA RD (TRACT 4), & 13 0188 LL1691 (TRACT 5) 7329 BETHSAIDA RD SOUTH FULTON, GEORGIA 30296.
9. PUBLIC UTILITIES: WATER SERVICE IS PROVIDED TO THIS SITE BY CLAYTON COUNTY WATER AUTHORITY. SEWER SERVICE IS AVAILABLE TO THE SITE BY FULTON COUNTY. ANY EXTENSION OF SEWER SERVICE IS THE RESPONSIBILITY OF THE DEVELOPER.
10. THE RESULTING PARCEL SHALL BE SUBJECT TO ALL APPLICABLE ZONING REQUIREMENTS OF THE CITY OF SOUTH FULTON, INCLUDING BUT NOT LIMITED TO MINIMUM LOT SIZE, SETBACKS, AND DEVELOPMENT STANDARDS.
11. TAX PARCEL IDENTIFICATION NUMBERS ARE SHOWN FOR REFERENCE ONLY. FINAL PARCEL IDENTIFICATION SHALL BE ASSIGNED BY THE FULTON COUNTY TAX ASSESSOR.

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF O.C.G.A. § 15-6-67 AND HAS BEEN REVIEWED AND APPROVED BY ALL REQUIRED LOCAL GOVERNMENT AGENCIES. THIS PLAT CREATES NEW PARCELS OF LAND AND COMPLIES WITH APPLICABLE ZONING AND SUBDIVISION REGULATIONS TO THE BEST OF THE UNDERSIGNED SURVEYOR'S KNOWLEDGE AND BELIEF. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH O.C.G.A. § 15-6-67 AND THE RULES OF THE GEORGIA BOARD OF REGISTRATION.

DATE OF MAP OR PLAT: 03/27/2026

OWNERS ACKNOWLEDGMENT:

STATE OF GEORGIA
CITY OF SOUTH FULTON
FULTON COUNTY

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of South Fulton, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:

Public Streets	0 acres
Public Sewer Easements	0 acres
Public Drainage Easements	0 acres
Public Parks/Open Space	0 acres

Typed Name of Subdivider	Typed Name of Owner of Record
Signature of Subdivider	Signature of Owner of Record
Date	Date

FULTON COUNTY BOARD OF HEALTH CERTIFICATION

THIS DEVELOPMENT IS APPROVED WITH THE APPLICABLE POTABLE WATER AND SANITARY SEWER ORDINANCES OF FULTON COUNTY, FULTON COUNTY BOARD OF HEALTH ADOPTED MINIMUM LOT SIZE, DPH 511-3-1 AND DPH 511-3-3. ANY REVISIONS TO THE PLAT OR SITE THAT AFFECT THE CONNECTION TO PUBLIC WATER AND SEWER THROUGH FULTON COUNTY PUBLIC WORKS VOIDS THIS APPROVAL

WATER SUPPLY	SEWAGE DISPOSAL
☐ Public Water Supply	☐ Public Sanitary
☐ Individual water supplies	☐ Individual Onsite Sewage

Dated this _____ Day of _____, 2026

By _____

Title _____

R-5 ZONING DESIGNATION STANDARS

MINIMUM LOT AREA: 7,500 SQUARE FEET
MINIMUM FRONT YARD: 20 FEET
FRONT YARD STAGGER: 5 FEET (SEE 403.03)
SIDE YARD: 5 FEET ADJACENT TO INTERIOR LOT LINE
15 FEET ADJACENT TO STREET
REAR YARD: 20 FEET
MINIMUM LOT WIDTH AT THE BUILDING LINE: 60 FEET
MINIMUM LOT FRONTAGE: 35 FEET
MAXIMUM HEIGHT: 40 FEET
MINIMUM HEATED FLOOR AREA: 650 SQUARE FEET

REFERENCES

1. BOUNDARY SURVEY FOR RR VENTURES, LLC, DATED 08/24/2021, LAST REVISED 1/13/22, PREPARED BY WATTS & BROWNING ENGINEERS, INC., SIGNED AND SEALED BY BROCK J. BUCHHOLTZ, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3210.
2. TOPOGRAPHIC SURVEY FOR RR VENTURES, LLC, DATED 08/24/2021, LAST REVISED 1/13/22, PREPARED BY WATTS & BROWNING ENGINEERS, INC., SIGNED AND SEALED BY BROCK J. BUCHHOLTZ, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3210.
3. THIS PLAT SUPERSEDES AND REPLACES THAT CERTAIN MINOR PLAT FOR BETHSAIDA VENTURES, LLC, 7329 BETHSAIDA ROAD, SOUTH FULTON, RECORDED IN PLAT BOOK 483, PAGE 108, FULTON COUNTY, GEORGIA RECORDS, FILED AND RECORDED JUNE 4, 2026 AT 4:13:00 PM, INSTRUMENT NUMBER 2026-0159983, CLERK OF SUPERIOR COURT, FULTON COUNTY, GEORGIA.

SURVEYOR'S CERTIFICATE

"It is hereby certified that this Minor Subdivision Plat is true and correct and was prepared from an actual survey of the property, made by me or under my supervision; that all monuments shown hereon actually exist, or are marked as "Future", and their location, size, type and material is correctly shown."

Michael Sanford
Surveyor's Name
Registered Georgia Land Surveyor Number 3179

FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) areas shown hereon were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of South Fulton does not, by approving this plat, warrant their accuracy, nor imply that land outside the areas of flood hazard shown, will be free from flooding or flood damage. Further, the City of South Fulton does not by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner/s of the land upon which they exist. The owner of a lot or parcel, that contains a flood hazard area, is required to submit a site plan to the city of South Fulton, prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the I.R.F. within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of South Fulton is required prior to the issuance of a building permit.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 495,550 FEET.

FIRE PROTECTION NOTES

Be aware that for dwellings more than five hundred (500) feet off the road, flag lots or lots with unusual configurations, the Fire Department may not be able to provide fire protection unless the following items are fulfilled:

- a. A fire hydrant or water source approved by the fire department must be available within 500 feet of the dwelling's most remote point.
- b. An all-weather driveway of at least 14 feet width and having a vertical clearance of 13 feet 6 inches must be provided.
- c. An approved turnaround at the dead end of any road or drive over 150 feet long must be provided.
- d. Fire department approval is required for any access so constructed.

STATEMENT OF SLOPE EASEMENT

This plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows: 0' to 5' - not less than 3 to 1 slope or 5' to 10' - not less than 2 to 1 slope

MINOR SUBDIVISION PLAT APPROVAL

The Director of the Community Development and Regulatory Affairs Department of the city of South Fulton, Georgia, certifies that this plat complies with the City of South Fulton Zoning Resolution, Conditions of Zoning, and the City of South Fulton Subdivision Regulations as amended.

For the Director, Community Development Services Date

DRAINAGE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of Community Development Services. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property or the public road or utility system.

Such emergency maintenance, conducted for a common good, shall not be construed as constituting maintenance obligation on the part of the City of South Fulton, nor an abrogation of the City of South Fulton's right to seek reimbursement for expenses from the owner/s of the property or the lands that generated the conditions.



Know what's below.
Call before you dig.

MINOR PLAT

FOR

BETHSAIDA VENTURES, LLC

SOUTH FULTON

LAND LOT(S) 13TH DISTRICT 165, 188

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			



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(770) 451-2741 WWW.PEC.PLUS
C.O.A.-LS000004

SHEET 1 OF 6

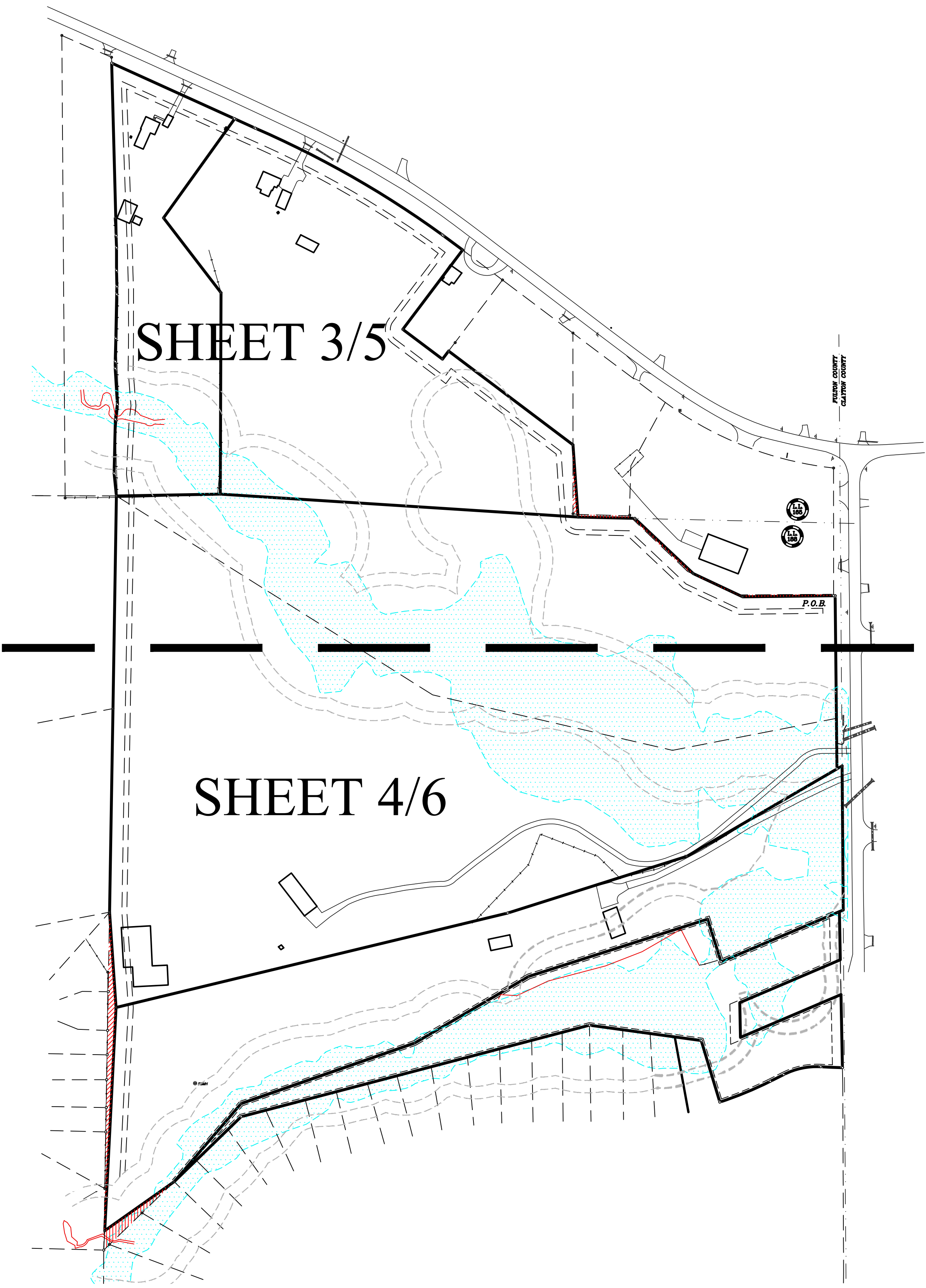
DRAWN BY: MCV
CHECKED BY: MCV
FILE NO.: 24-67100
DATE: 6/15/26
SCALE: 1" = 60'
DATE OF FIELD WORK: 2/26/26



FULTON COUNTY
GEORGIA

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J:\2024\24267\00\SubDrawings\24267-10 - MINOR PLAT-COMBO.dwg - NValentino - 6/16/2026 11:40 AM



SHEET LEGEND

LEGAL DESCRIPTION—OVERALL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 165 & 188 of the 13th District, Fulton County, Georgia and being more particularly described as follows:

BEGIN at a point located 257 feet, more or less, as measured southeasterly from a found 1/2 inch rebar located at the intersection of the southwesterly right-of-way line of Bethesda Road (80 foot public right of way) and the westerly right-of-way line of Bethesda Drive (variable public right of way), said point being the POINT OF BEGINNING;

THENCE along said westerly right of way of Bethesda Drive the following courses and distances: N89°19'12"E a distance of 3.11 feet to a point; S00°35'20"E a distance of 348.40 feet to a point; N59°47'41"E a distance of 12.00 feet to a found 1/2 inch rebar bent; S00°26'00"E a distance of 289.90 feet to a found iron pin with cap; thence leaving said westerly right of way S67°01'06"W a distance of 267.08 feet to a point; thence N17°31'21"W a distance of 90.00 feet to a found iron pin with cap; thence S72°15'35"W a distance of 378.02 feet to a found iron pin with cap; thence S59°43'10"W a distance of 265.79 feet to a found iron pin with cap; thence S70°46'23"W a distance of 370.00 feet to a found 1/2 inch rebar; thence S40°35'51"W a distance of 207.06 feet to a found 1/2 inch rebar; thence S54°49'21"W a distance of 171.06 feet to a found 1/2 inch rebar; thence N02°54'05"E a distance of 449.67 feet to a found 1 inch open top pipe; thence N03°52'38"W a distance of 192.10 feet to a found 1/2 inch rebar; thence N00°57'53"E a distance of 409.77 feet to a found 1/2 inch rebar; thence N00°55'28"E a distance of 427.86 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 165 and 188; thence N05°53'28"W a distance of 45.80 feet to a point; thence N01°18'47"E a distance of 108.70 feet to a point; thence N07°56'32"E a distance of 30.40 feet to a point; thence N03°27'28"W a distance of 72.30 feet to a point; thence N00°05'41"W a distance of 14.00 feet to a point; thence N01°33'32"E a distance of 46.50 feet to a point; thence N01°06'32"E a distance of 88.70 feet to a point; thence N01°13'32"E a distance of 15.40 feet to a point; thence N01°17'28"W a distance of 32.50 feet to a point; thence N00°02'28"W a distance of 45.90 feet to a point; thence N01°53'28"W a distance of 24.40 feet to a point; thence N00°56'50"W a distance of 35.23 feet to a found 1 1/4 inch open top pipe; thence N01°31'43"W a distance of 312.06 feet to a point located on said southerly right of way of Bethesda Road; thence along said southerly right of way of Bethesda Road the following courses and distances: S65°37'39"E a distance of 271.70 feet to a point; S65°29'20"E a distance of 45.56 feet to a point; along a curve turning to the right with an arc length of 435.31 feet, having a radius of 1993.58 feet, being subtended by a chord bearing of S60°18'03"E, and a chord length of 434.44 feet to a point; S53°19'39"E a distance of 49.96 feet to a found iron pin with cap; thence leaving said southerly right of way and proceed S37°01'43"W a distance of 199.99 feet to a found iron pin with cap; thence S53°01'38"E a distance of 99.92 feet to a found iron pin with cap; thence N37°03'06"E a distance of 20.63 feet to a found iron pin with cap; thence S52°58'05"E a distance of 313.53 feet to a found 3/8 inch rebar; thence S04°02'36"E a distance of 145.59 feet to a found iron pin with cap; thence S88°40'21"E a distance of 114.00 feet to a point; thence S46°41'38"E a distance of 162.00 feet to a found iron pin with cap; thence S64°48'51"E a distance of 109.95 feet to a found iron pin with cap; thence N89°19'12"E a distance of 186.20 feet to a point, said point being the POINT OF BEGINNING.

Tract or parcel contains 2,001,108 square feet or 45.939 acres.

811

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60 YEARS

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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092

(770) 451-2741 WWW.PEC.PLUS

C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

MINOR PLAT

FOR

BETHSAIDA VENTURES, LLC

LAND LOT(S) 165, 188

DISTRICT 13TH

SOUTH FULTON

FULTON COUNTY

GEORGIA

REGISTERED

BY

MICHAEL C. SANTORO

PLANNING

AND SURVEYING

SHEET 2 OF 6

DRAWN BY: NAV

CHECKED BY: MCS

FILE NO.: 24-267-00

DATE: 6/15/26

SCALE: 1" = 60'

DATE OF FIELD WORK: 2/26/26

0

30

60

120

Page 51 of 133

[illegible]

REVIEWS		DESCRIPTION
5		
4		
3		
2		
1		
REV	DATE	

BETHSAIDA VENTURES, LLC

SOUTH FULTON

LAND LOT(S)
DISTRICT 13TH 165, 188

FULTON COUNTY
GEORGIA

Group	Days of Field Work
Z/20/28	125
20/28	65

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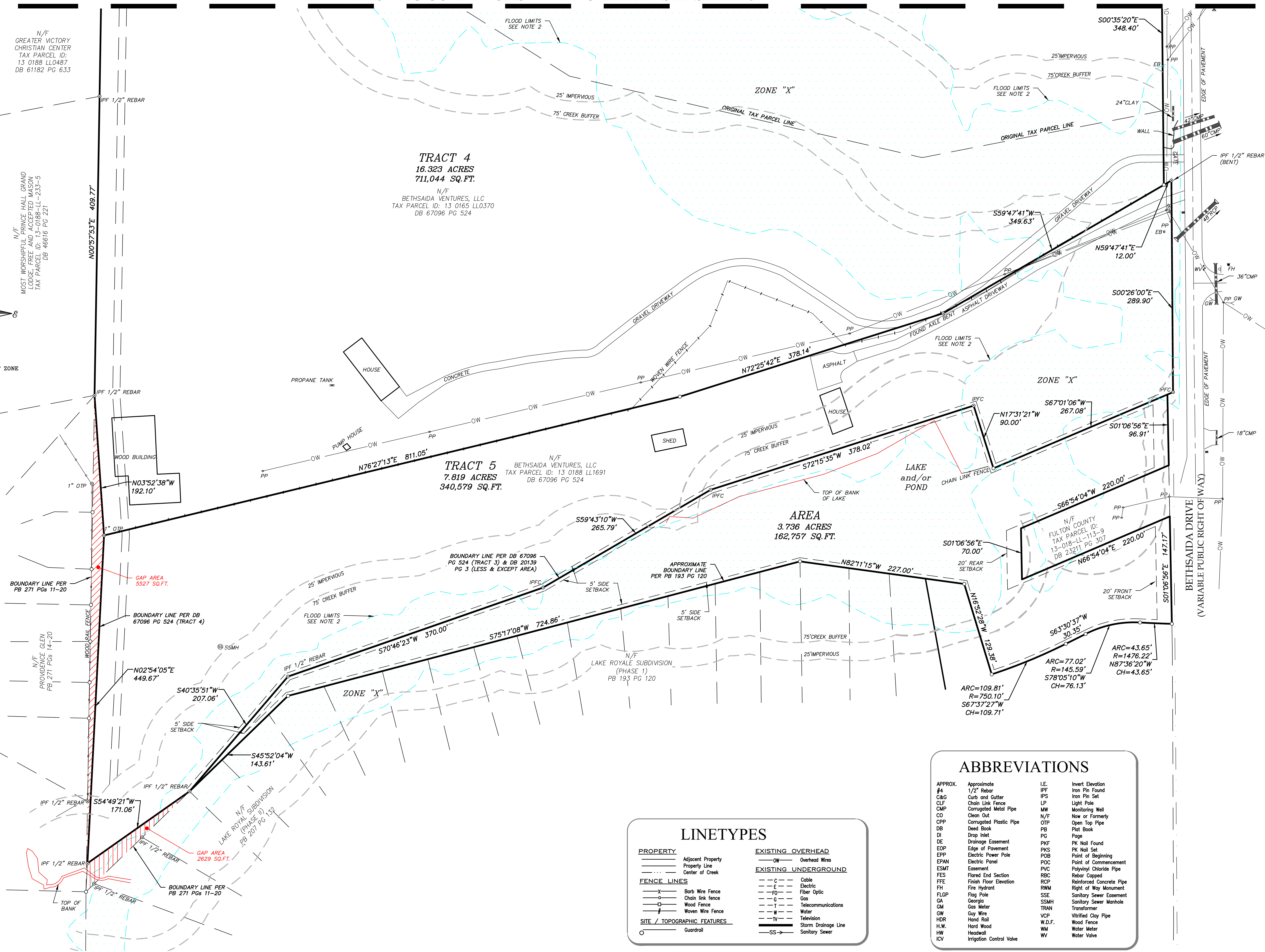
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N/F
MOST WORTHFUL PRINCE HALL GRAND
LODGE FREE AND ACCEPTED MASON
TAX PARCEL ID: 13-0188-LL-233-5
DB 46616 PG 221

N/F
GREATER VICTORY
CHRISTIAN CENTER
TAX PARCEL ID:
13 0188 LL0487
DB 61182 PG 633

EXISTING CONDITIONS MATCH LINE - SEE SHEET 3



SHEET 4 OF 6
DRAWN BY: JAV
CHECKED BY: MCS
FILE NO.: 24-6700
DATE: 6/15/26
SCALE: 1" = 60'
DATE OF FIELD WORK: 2/26/26



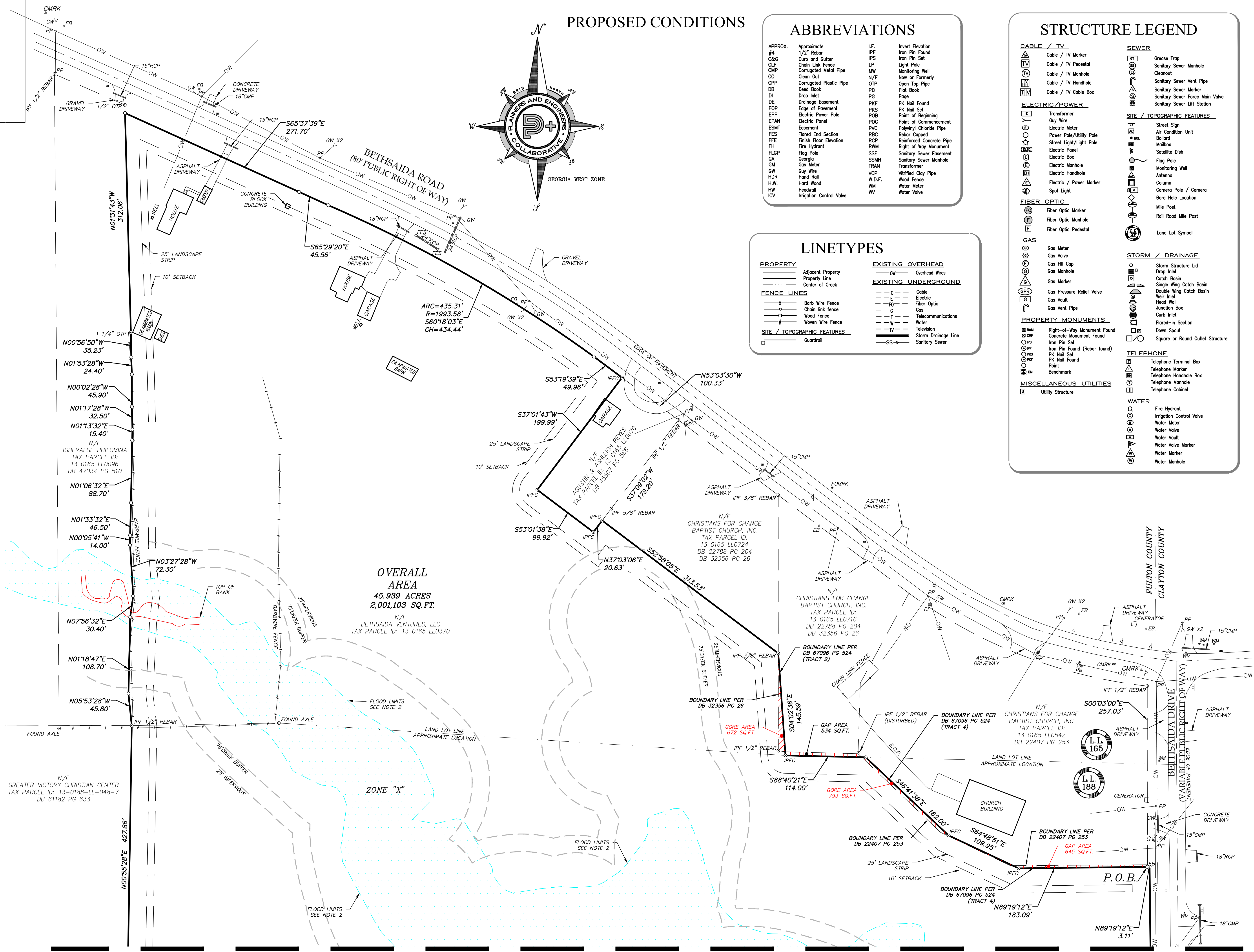
MINOR PLAT FOR
BETHSAIDA VENTURES, LLC
FULTON COUNTY
GEORGIA
LAND LOT(S) 13TH
DISTRICT 165, 188

REVISIONS	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, RESEARCH CORNERS, GEORGIA 30092
(770) 451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

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PROPOSED CONDITIONS



ABBREVIATIONS

APPROX. #4	Approximate 1/2" Rebar	I.E.	Invert Elevation
C&G	Curb and Gutter	IPF	Iron Pin Found
CLP	Chain Link Fence	IPS	Iron Pin Set
CMP	Corrugated Metal Pipe	LP	Light Pole
CO	Clean Out	MW	Monitoring Well
CPP	Corrugated Plastic Pipe	N/F	Now or Formerly
DB	Deed Book	OTP	Open Top Pipe
DI	Drop Inlet	PB	Plat Book
DE	Drainage Easement	PG	Page
EOP	Edge of Pavement	PKF	PK Nail Found
EPP	Electric Power Pole	PKS	PK Nail Set
EPAN	Electric Panel	POB	Point of Beginning
ESMT	Easement	POC	Point of Commencement
FES	Flared End Section	PVC	Polyvinyl Chloride Pipe
FPE	Finish Floor Elevation	RBC	Rebar Capped
FH	Fire Hydrant	RCP	Reinforced Concrete Pipe
FLGP	Flag Pole	RWM	Right of Way Monument
GA	Georgia	SSE	Sanitary Sewer Easement
GM	Gas Meter	SSMH	Sanitary Sewer Manhole
GW	Guy Wire	TRAN	Transformer
HDR	Hand Rail	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve

LINETYPES

PROPERTY	Adjacent Property	EXISTING OVERHEAD	Overhead Wires
Property Line	Property Line	EXISTING UNDERGROUND	Cable
Center of Creek	Center of Creek		Electric
FENCE LINES			Fiber Optic
X	Barb Wire Fence		Gas
O	Chain link fence		Gas
W	Wood Fence		Telecommunications
W	Woven Wire Fence		Water
TV	Television		Storm Drainage Line
SS	Sanitary Sewer		
SITE / TOPOGRAPHIC FEATURES			
Guardrail			

STRUCTURE LEGEND

CABLE / TV	SEWER
Transformer	Grease Trap
Guy Wire	Sanitary Sewer Manhole
Electric Meter	Cleanout
Power Pole/Utility Pole	Sanitary Sewer Vent Pipe
Street Light/Light Pole	Sanitary Sewer Marker
Electric Panel	Sanitary Sewer Force Main Valve
Electric Box	Sanitary Sewer Lift Station
Electric Manhole	
Electric Handhole	
Electric / Power Marker	
Spot Light	
FIBER OPTIC	
Fiber Optic Marker	
Fiber Optic Manhole	
Fiber Optic Pedestal	
GAS	
Gas Meter	
Gas Valve	
Gas Fill Cap	
Gas Manhole	
Gas Marker	
Gas Pressure Relief Valve	
Gas Vault	
Gas Vent Pipe	
PROPERTY MONUMENTS	
Right-of-Way Monument Found	
Concrete Monument Found	
Iron Pin Set	
PK Nail Set	
PK Nail Found	
Point	
Benchmark	
MISCELLANEOUS UTILITIES	
Utility Structure	
STORM / DRAINAGE	
Storm Structure Lid	
Drop Inlet	
Catch Basin	
Single Wing Catch Basin	
Double Wing Catch Basin	
Weir Inlet	
Junction Box	
Curb Inlet	
Flared-in Section	
Square Spout	
Down or Round Outlet Structure	
TELEPHONE	
Telephone Terminal Box	
Telephone Marker	
Telephone Handhole Box	
Telephone Manhole	
Telephone Cabinet	
WATER	
Fire Hydrant	
Irrigation Control Valve	
Water Meter	
Water Valve	
Water Vault	
Water Valve Marker	
Water Marker	
Water Manhole	

MINOR PLAT FOR BETHSAIDA VENTURES, LLC

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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(770) 451-2741 WWW.PEC.PLUS C.O.A.-LS000004

SHEET 5 OF 6
DRAWN BY: NAV
CHECKED BY: MCS
FILE NO.: 24-26700
DATE: 6/15/26
SCALE: 1" = 60'
DATE OF FIELD WORK: 2/26/26



FULTON COUNTY
SOUTH FULTON

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N/F
GREATER VICTORY
CHRISTIAN CENTER
TAX PARCEL ID:
13 0188 LL0487
DB 61182 PG 633

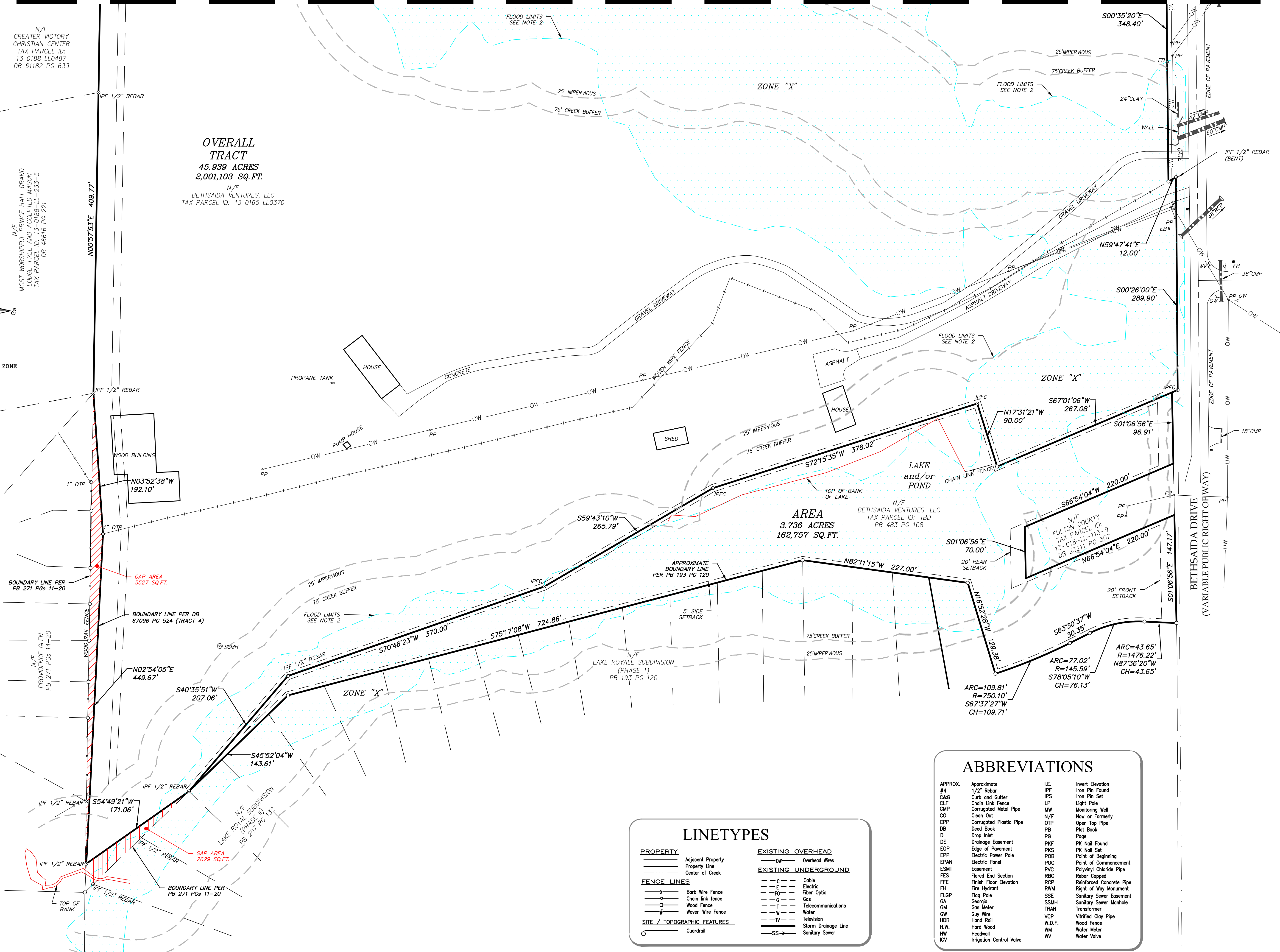
N/F
MOST WORSHIPFUL PRINCE HALL GRAND
LODGE FREE AND ACCEPTED MASON
TAX PARCEL ID: 13-0188-LL-233-5
DB 46616 PG 221

OVERALL
TRACT
45.939 ACRES
2,001,103 SQ.FT.

N/F
BETHSAIDA VENTURES, LLC
TAX PARCEL ID: 13 0165 LL0370

PROPOSED CONDITIONS

MATCH LINE - SEE SHEET 5



LINETYPES

PROPERTY	EXISTING OVERHEAD
— Adjacent Property	— OW — Overhead Wires
— Property Line	
— Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
— X — Barb Wire Fence	— C — Cable
— — Chain Link Fence	— E — Electric
— — Wood Fence	— FO — Fiber Optic
— — Woven Wire Fence	— G — Gas
	— T — Telecommunications
	— W — Water
	— TV — Television
SITE / TOPOGRAPHIC FEATURES	— — Storm Drainage Line
— Guardrail	— SS — Sanitary Sewer

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
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FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hard Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

SHEET 6 OF 6

DRAWN BY: M.V.
CHECKED BY: M.C.S.
FILE NO.: 24-267-00
DATE: 6/15/26
SCALE: 1" = 60'
DATE OF FIELD WORK: 2/26/26

REGISTERED
MICHAEL C. SANTORI
LAND SURVEYOR

MINOR PLAT FOR
BETHSAIDA VENTURES, LLC

FULTON COUNTY
GEORGIA

SOUTH FULTON
DISTRICT

LAND LOT(S)
13TH

165, 188

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

PLANNERS & ENGINEERS COLLABORATIVE+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING + CONSTRUCTION + WATER RESOURCES
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60 YEARS
P&E

C.O.A.-LSF000004



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Police

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Request Council Consideration of 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)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
Shada Esprit, Major	
_____	Date:
Cedric Alexander, Director of Public Safety	
_____	Date:
Carmen Davis, Assistant City Manager	

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

Date:

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 06/03/2026
RM

☐ Human Resources Director

Complies with HR policies and procedures; positions are budgeted

☐ Public Safety

Complies with Division/programmatic processes. Specify Fire or Police

CA 06/07/2026 06/03/2026
CA

☐ 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

CA 06/03/2026
CA

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.



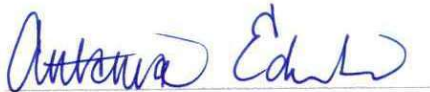
South Fulton Police Department

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

Dr. Cedric Alexander
Interim Director of Public
Safety

Antonia Edwards

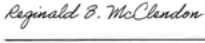
Licensee Print Name



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 Revenue \$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

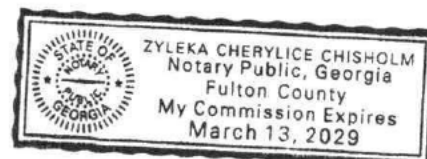
4/8/20
Date of Application

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)

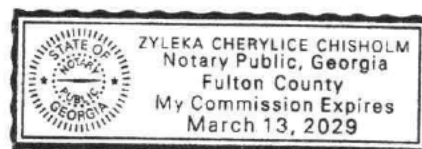
 Edwards
Signature of Applicant

 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).

Boyd

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 _____.

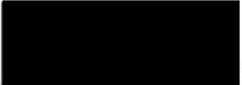
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has
provided at least one secure and verifiable document, as required by O.C.G.A.
§ 50-36-1(e)(1), with this affidavit.

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:



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:

C. Distance from closest branch of any South Fulton Public library:

D. Distance from closest church or place of worship:

E. Distance from a sexually oriented business:

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.

5 miles

4 miles

3 miles

2 miles

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

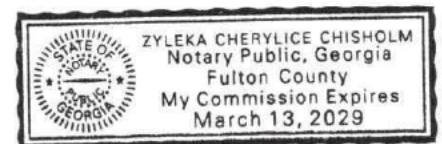
BEFORE ME THIS 8th DAY OF April 20 26

[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 & III Info Received)
☐ W- Working with Children
☐ Z- Sworn Criminal Justice Employment (State & III 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.

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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: Boyd

Date: 04/16/2026

Signature: 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

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: AB

§ 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: 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
 ☒ 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 Fire Use Only

Date of Inspection: 5-7-26

☒ 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

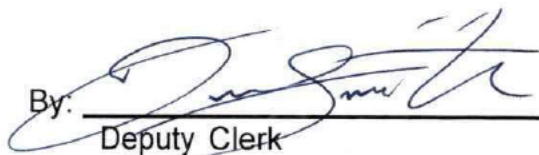
404-215-1600

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



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Second Read and Request Council Approval of A Zoning Ordinance: Z26-009/U26-005: 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

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No

Legislative Process Complete: No

APPROVED BY

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:



**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/Clifftondale Overlay District) to AG-1 (Agricultural District/Clifftondale 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/Clifondale 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.

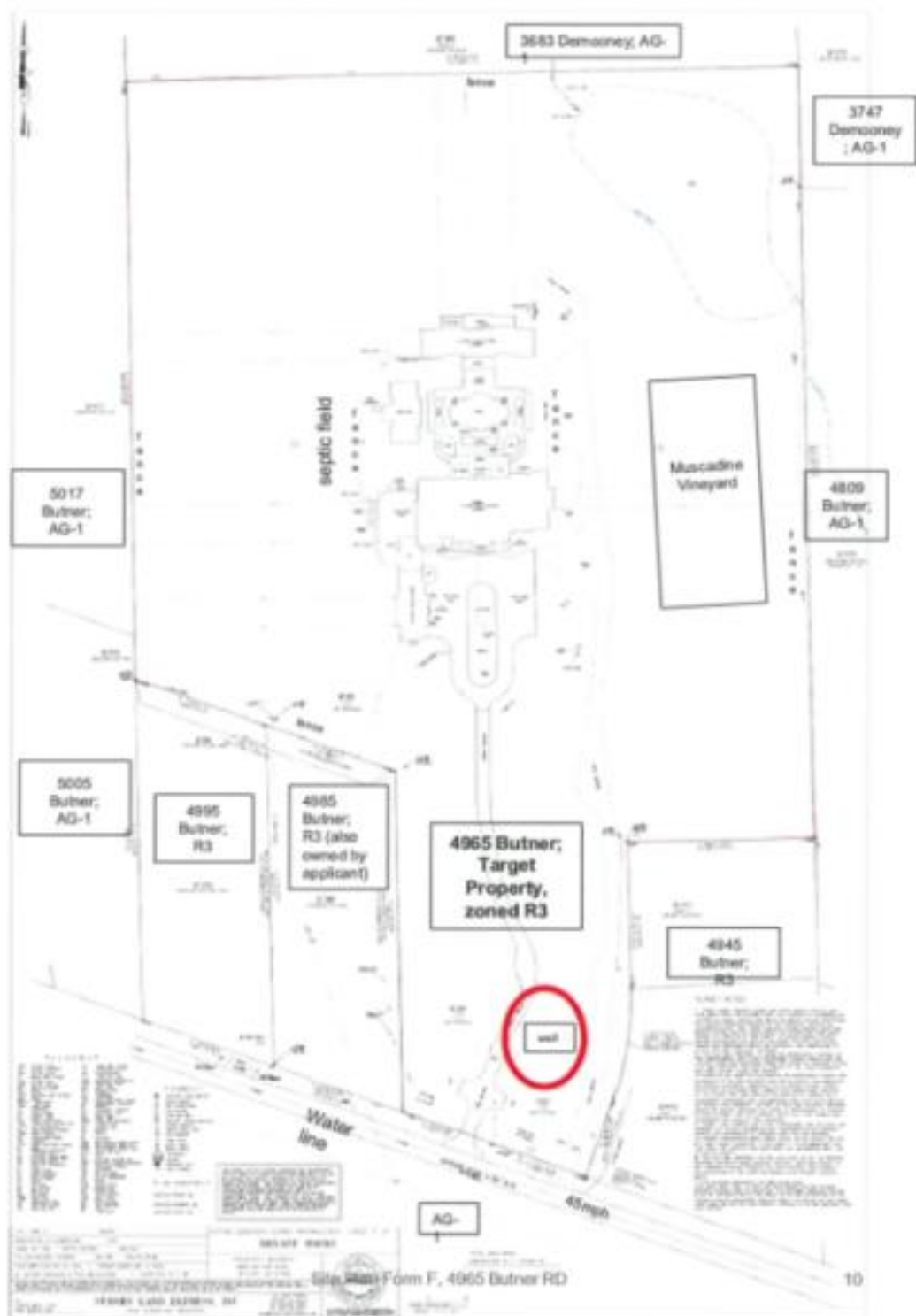
This designation supports land stewardship, environmental conservation, and rural community identity, and ensures that any new development remains low-impact, context-sensitive, and consistent with the long-term viability of agricultural and forestry uses.

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.

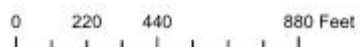
PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

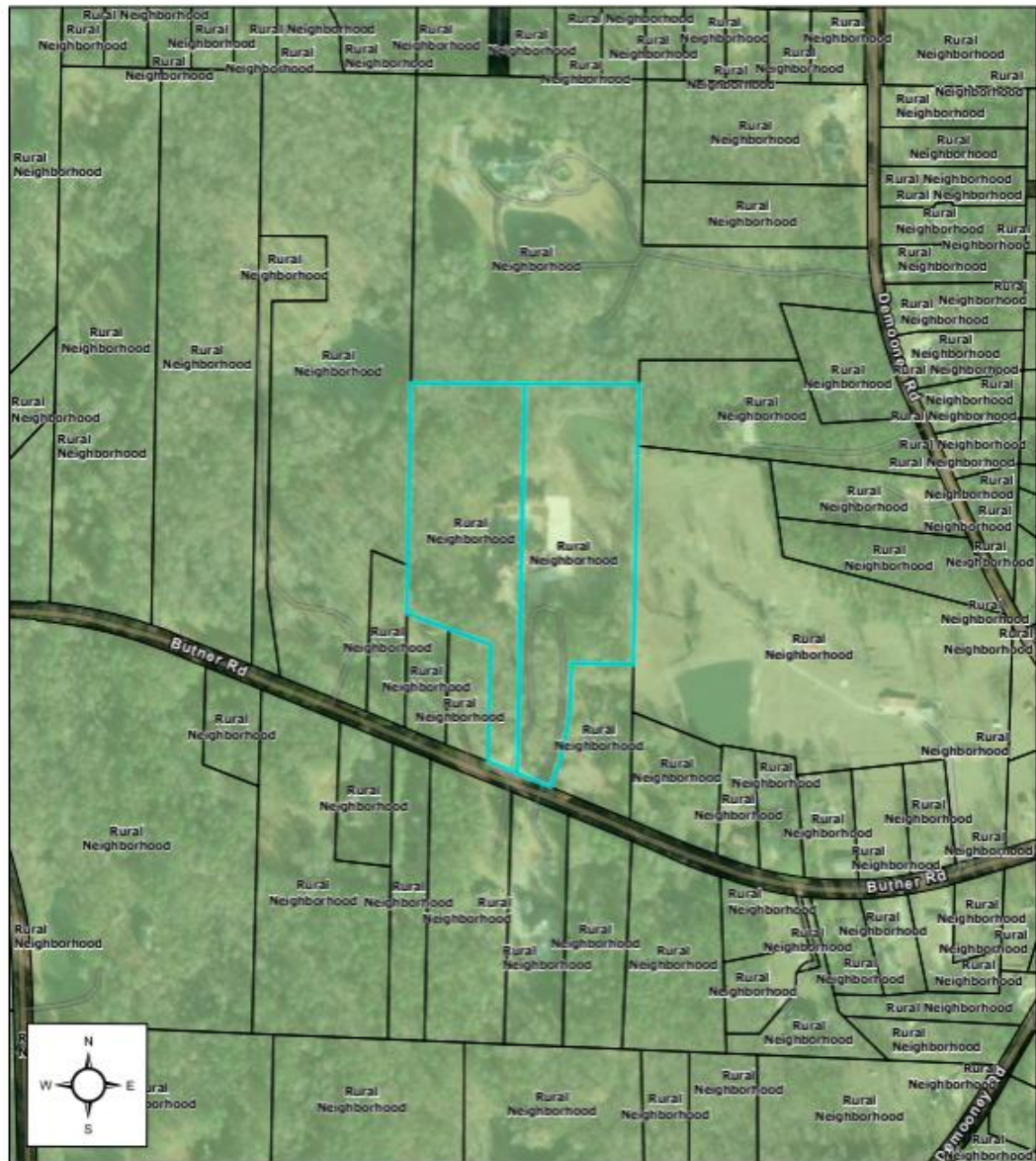




4965 Butner Rd Aerial



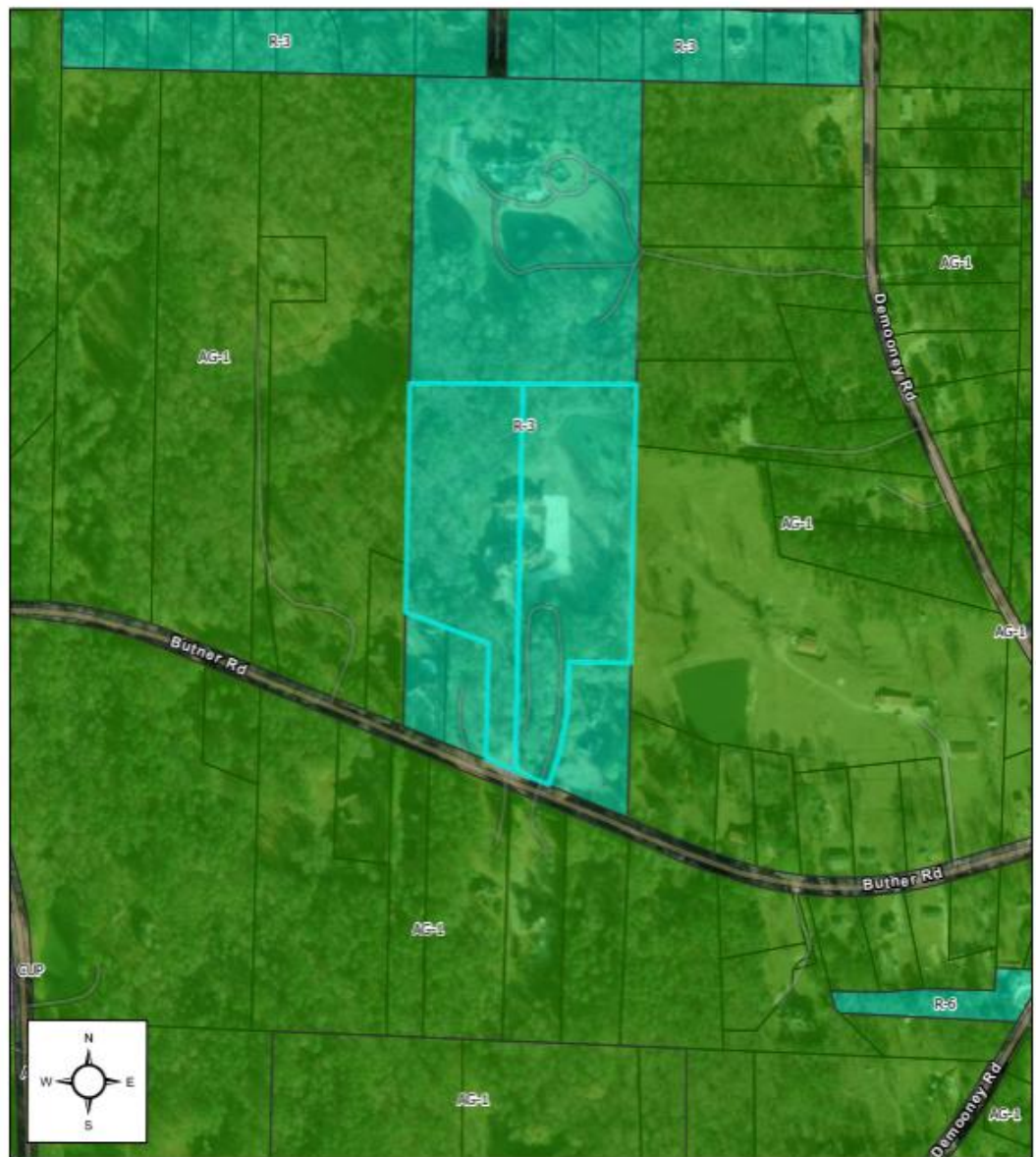
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South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

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Administration

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
Sara Kelly, Interim City Attorney	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Corey Adams, City Clerk	



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

City Manager

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Request Council Approval Of A Resolution Establishing A Three (3) Week Moratorium On Events Leading Up To And Including the City's Tenth Anniversary, May 1, 2027 From April 17, 2027 Through May 8, 2027 (Sponsored Mayor Carmalitha Gumbs)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____	Date:
Sara Kelly, Interim City Attorney	
_____	Date:
Sharon Subadan, City Manager	
_____	Date:
Corey Adams, City Clerk	

**STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON**

RES2026-XXX

A RESOLUTION ESTABLISHING A THREE (3) WEEK MORATORIUM ON EVENTS LEADING UP TO AND INCLUDING THE CITY'S TENTH ANNIVERSARY, MAY 1, 2027 FROM APRIL 17, 2027 THROUGH MAY 8, 2027; AND FOR OTHER PURPOSES.

Sponsor Mayor Carmalitha Gumbs

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City, is the Mayor and Council thereof ("City Council");

WHEREAS, the City has been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City of South Fulton; and

WHEREAS, the Mayor and City Council deem it important to develop a comprehensive plan which integrates all of these concerns and therefore considers this moratorium a proper exercise of its police powers; and

WHEREAS, the Mayor and City Council anticipate a high demand on and around the tenth anniversary of the City's inception—or about May 1, 2027; and

WHEREAS, in anticipation of said high demand on the City's resources and staff; and

WHEREAS, the Mayor and City Council believe it is in the best interest of the City, and the efficient and transparent use of City resources to place a brief moratorium on all other events at City facilities—whether private or public; and

NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

SECTION 1.

There is hereby established a moratorium on the issuance of any City or private events at City facilities from April 17, 2027 through May 8, 2027.

- a) Any events currently scheduled and approved shall be cancelled, rescheduled and/or postponed. This moratorium shall be effective as of the date of adoption of

this resolution.

- b) As of the effective date of this Resolution, no applications or reservations for events, or for any other purposes related to the above-described use will be accepted by any agent, employee or officer of the City with respect to any property in the City of South Fulton, and any event so accepted will be deemed in error, null and void and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such event approval shall be unreasonable.

Section 3. All Ordinance and Resolutions in conflict herewith are hereby expressly repealed.

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

Section 5. The City Police Chief, and/or his designee, in conjunction with the City Attorney, shall be authorized to make forms for applications and the issuance of permits consistent with the terms of this Ordinance and as permitted by State law.

Section 6. The effective date of this Ordinance shall be on the date as set forth under Sec. 3.21 of the City Charter unless provided otherwise by applicable local, state and/or federal law.



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

First Read Ordinances

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Sara Kelly, Interim City Attorney

Sharon Subadan, City Manager

Corey Adams, City Clerk

Date:

Date:

Date:



City of South Fulton Agenda Item Summary

MEETING DATE

July 28, 2026

PREPARED BY

REQUESTING DEPARTMENT

Community Development & Regulatory Affairs

COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

First Read: TA26-XXXX An Ordinance To Amend The City Of South Fulton Zoning Ordinance, As Amended, To Repeal Ordinance 2024-034 And Replace With An Ordinance To Regulate The Development And Operation Of Data Centers Within The City Of South Fulton; To Establish Zoning, Permitting, Population Limits, And Performance Standards; To Protect Public Infrastructure And Neighborhoods

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

TA26-XXXX AN ORDINANCE TO AMEND THE CITY OF SOUTH FULTON ZONING ORDINANCE, AS AMENDED, TO REPEAL ORDINANCE 2024-034 AND REPLACE WITH AN ORDINANCE TO REGULATE THE DEVELOPMENT AND OPERATION OF DATA CENTERS WITHIN THE CITY OF SOUTH FULTON; TO ESTABLISH ZONING, PERMITTING, POPULATION LIMITS, AND PERFORMANCE STANDARDS; TO PROTECT PUBLIC INFRASTRUCTURE AND NEIGHBORHOODS; AND FOR OTHER LAWFUL PURPOSES.

Sponsors: Councilwoman Rowell, Councilwoman Bell, and Councilwoman Williams-Brown

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort and well-being of the inhabitants of the City; and

WHEREAS, the Mayor and City Council of the City of South Fulton finds that this text amendment to the City of South Fulton Zoning Ordinance is in the best interest of the public health, safety, and welfare; and

WHEREAS, the proliferation of data centers can bring adverse impacts to residents of communities, such as pollution, water shortages, increases in costs for energy and infrastructure, and environmental pollution; and

WHEREAS, the Mayor and City Council of the City of South Fulton desires to protect the City and its residents from such adverse impacts.

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

That section 302.48 be repealed and replaced with the following:

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to establish regulations governing the location,

development, and operation of data centers within the City of South Fulton in order to:

- A. Protect residential communities from adverse impacts;
- B. Ensure responsible use of public infrastructure and utilities;
- C. Promote sustainable and environmentally sound development practices;
- D. Ensure that economic benefits are proportional to infrastructure demands; and
- E. Preserve the public health, safety, and quality of life

SECTION 2. DEFINITIONS

(Sec. 904.04 - D (Definitions) of Article 9 - Glossary, of Appendix C (Zoning), shall be amended to add the following definition)

A. Data Center: A facility used primarily for the storage, management, processing, transmission and dissemination of data and information through computer systems, servers, and associated infrastructure, including backup power generation and cooling systems. As used in this ordinance, the term data center will also encompass an existing property that is being converted to a data center.

SECTION 3. PERMITTED LOCATIONS

A. Data centers shall be permitted only within industrial zoning districts, limited to M-1 (Light Industrial) and M-2 (Heavy Industrial). A special use permit shall be required for all data centers

NAICS Ref.	Principal Uses ↓ Zoning Districts →	AG-C-1 1	C-2	O-I	MIX	M-1	M-2	For Restrictions See Sec:
A = Allowed S = Allowed if Approved as a Special Use Blank = Prohibited								
	Other Business Support Services							
5188210	Data Processing, Hosting and Related Services					<u>S</u>	<u>S</u>	
541513	Computer Facilities Management Services for Data Centers					<u>S</u>	<u>S</u>	

B. Minimum Setback: No data center shall be located within 2640 feet of any property zoned or used for mixed-use or residential purposes, measured from property line to property line.

SECTION 4. POPULATION-BASED LIMITATIONS

A. The total number of data centers permitted within the City shall not exceed one (1) data center per thirty thousand (30,000) City residents.

B. Population shall be determined using the most recent official estimate published by the Atlanta Regional Commission or the U.S. Census Bureau, whichever is more current.

C. Compliance with this population cap shall be evaluated at:

1. The time a Special Use Permit (SUP) application is deemed complete; and
2. Prior to issuance of a Certificate of Occupancy.

D. The City may deny or delay approval if the population threshold is exceeded.

SECTION 5. SPECIAL USE PERMIT REQUIRED

A. All data center developments shall require approval of a Special Use Permit (SUP) by the City Council.

B. In addition to standard SUP requirements, applicants must demonstrate:

1. Adequate Electrical Capacity, including utility certification;
2. No Significant Adverse Impact on surrounding properties;
3. Compliance with all environmental, water, and noise standards in this Ordinance;
4. Economic Benefit proportional to infrastructure demand.

C. Cumulative Impact Consideration: The City may deny any application if cumulative infrastructure impacts would exceed capacity or negatively affect public welfare.

SECTION 6. MINIMUM LOT SIZE

The minimum lot area shall be 20 acres.

SECTION 7. ENERGY AND UTILITIES REQUIREMENTS

A. Utility Capacity Certification

The applicant shall submit **Utility Capacity Certifications** issued by the **utility provider(s) that serve the proposed data center site**.

Depending on the service type, certifications would come from:

- **Electric Power:**
Georgia Power, Greystone Power or the applicable electric utility provider.
- **Water and Sewer:**
Atlanta Watershed, Fulton County Department of Public Works, or the City of South Fulton Public Works Department (if applicable to the service area) or the applicable provider

- **Natural Gas (if applicable):**
Atlanta Gas Light or the applicable provider
- **Telecommunications**
Major carriers (e.g., fiber providers) if redundancy and bandwidth capacity are part of the SUP criteria

B. The Infrastructure Upgrade Plan (“Plan”)

The Plan shall identify all utility and public infrastructure improvements required to support the proposed data center at full build-out and ensure such improvements are adequately funded, phased, and implemented without adverse impact on existing users.

Required Contents of Plan

The Plan shall include, at a minimum, the following components:

1. Existing Conditions Assessment

- Current capacity of all affected systems, including:
 - Electrical transmission and distribution
 - Water supply and distribution
 - Wastewater and sewer systems
 - Stormwater infrastructure
 - Transportation access (if materially impacted)
- Identification of existing constraints, deficiencies, or bottlenecks

2. Projected Demand Analysis

- Total projected demand at **full build-out**, including:
 - Peak and average electrical load (MW)
 - Water usage (gallons per day)
 - Wastewater discharge volumes
- Demand by **development phase**
- Load profiles (24-hour and seasonal variations, if applicable)

3. Required Infrastructure Improvements

- Detailed description of all required upgrades, including:
 - New substations, transmission lines, or feeders

- Water/sewer line upsizing or extensions
- Pump stations, storage tanks, or pressure improvements
- Roadway or access improvements (if applicable)
- Identification of **on-site vs. off-site improvements**
- Mapping and schematics showing locations and connections

4. Phasing Plan

- Alignment of infrastructure improvements with each phase of development
- Identification of:
 - Trigger points for upgrades (e.g., MW thresholds, occupancy levels)
 - Infrastructure required prior to issuance of building permits or certificates of occupancy for each phase

5. Implementation Schedule

- Detailed timeline for design, permitting, and construction of each improvement
- Coordination milestones with utility providers
- Critical path items that could delay service delivery

6. Cost Estimates and Financial Responsibility

- Itemized cost estimates for all infrastructure improvements
- Identification of responsible party for each cost
- Documentation demonstrating:
 - **All upgrade costs will be borne by the applicant and/or private agreements**
 - **No costs will be transferred to existing utility ratepayers or the City**

7. Utility Provider Coordination

- Written confirmation from each applicable utility provider that:
 - The proposed upgrades are sufficient and feasible
 - The Plan is consistent with utility system requirements
 - No utility upgrade costs will be transferred to existing rate payers
- Identification of any required:

- Interconnection agreements
- Service agreements
- Easements or right-of-way acquisitions

8. Redundancy and Reliability Measures

- Description of backup systems and redundancy (e.g., N+1, 2N configurations)
- Identification of how outages will be mitigated without impacting surrounding systems
- Load-shedding or curtailment strategies, if applicable

9. Environmental and Community Impact

- Assessment of impacts from infrastructure upgrades, including:
 - Land disturbance
 - Noise (especially substations and generators)
 - Air emissions
- Mitigation measures for identified impacts

10. Compliance and Monitoring

- Proposed method for tracking infrastructure capacity and usage over time
- Reporting requirements to the City (e.g., annual certification of capacity and usage)
- Identification of responsible party for ongoing compliance

C. Certification Requirement

The Plan shall be prepared, signed, and sealed by:

- **A licensed professional engineer (P.E.)** in the State of Georgia; and
- Accompanied by written concurrence from applicable utility providers.

D. Approval Standard

The City shall approve the Infrastructure Upgrade Plan only upon finding that:

1. All necessary infrastructure improvements are clearly identified and feasible;
2. Adequate capacity will exist at each phase of development;
3. The Plan prevents degradation of service to existing customers; and

4. No financial burden is shifted to the City or existing ratepayers.

E. Binding Obligation

Approved Infrastructure Upgrade Plans shall be:

- Incorporated into the **Special Use Permit conditions**;
- Enforceable as a condition of development approval; and
- Subject to revision only with City approval.

F. Failure to Comply

1. Failure to implement the Infrastructure Upgrade Plan may result in:

- Suspension of permits,
- Withholding of certificates of occupancy,
- Revocation of the Special Use Permit,
- Or other remedies available under law.

SECTION 8. WATER USE AND CONSERVATION

A. Applicants must submit a Water Impact Study evaluating projected water use and impacts on local supply.

B. All data centers shall:

1. Utilize a closed-loop reclaimed water system, where feasible; or newer, more efficient water conservation technology.
2. Implement water-efficient cooling technologies to minimize potable water consumption.

SECTION 9. NOISE STANDARDS

A. Applicants shall provide a professional Acoustical Analysis.

B. Maximum sound levels at the property line:

1. 60 dBA during daytime (7:00 AM – 10:00 PM);
2. 50 dBA during nighttime (10:00 PM – 7:00 AM).

C. Continuous monitoring and mitigation may be required.

SECTION 10. LANDSCAPING, BUFFERING, AND SCREENING

- A. Landscaping, buffering, and screening requirements are intended to minimize visual, noise, and environmental impacts of data centers on adjacent properties, particularly residential areas and public rights-of-way.

B. Perimeter Buffer Requirements

1. Minimum Buffer Widths

- Adjacent to residentially zoned or used property: Minimum 100-foot buffer
- Adjacent to non-residential property: Minimum 50-foot buffer
- Adjacent to public streets: Minimum 30-foot landscaped setback

2. Buffers shall be measured from the data center property line inward.

C. Planting Standards

1. Tree Requirements

- Minimum 1 canopy tree per 30 linear feet within buffer areas
- Minimum 1 understory tree per 40 linear feet
- Trees shall be at least:
 - 3-inch caliper at installation (canopy trees)
 - 2-inch caliper (understory trees)

2. Shrubs and Groundcover

- Minimum 10 shrubs per 100 linear feet
- Shrubs shall be at least 24 inches in height at installation
- Ground cover or turf grass required for full coverage of exposed soil

3. Spacing and Arrangement

- Plantings shall be staggered in at least two (2) rows
- Designed to achieve minimum 80% opacity within three (3) years

D. Berms and Fencing

1. Earthen Berms

- Required along any property line adjacent to residential uses

- Minimum height: 6 feet
- Maximum slope ratio: 3:1 (horizontal: vertical)
- Berms must be stabilized with vegetation or groundcover

2. Fencing/Walls

- Minimum 8-foot opaque fence or wall required along:
 - Residential-facing property lines
 - Areas containing mechanical equipment
- Acceptable materials include masonry, decorative concrete, or composite materials
- Chain-link fencing is prohibited along residential-facing boundaries

SECTION 11. OUTDOOR LIGHTING

Outdoor lighting shall comply with the standards of the International Dark-Sky Association in order to minimize light pollution.

SECTION 12. ENVIRONMENTAL STANDARDS AND GENERATOR EMISSIONS

A. An Environmental Impact Assessment (EIA) performed by an independent engineering firm, licensed and registered in the state of Georgia is required for all proposed data centers.

B. Backup generators and other energy production systems shall:

1. Comply with applicable emissions standards as set by the Environmental Protection Agency and the Georgia Environmental Protection Division;
2. Any diesel generators shall meet the EPA Tier VI emission standards;
3. Utilize best available control technologies;
4. Limit testing and operational hours to reduce community impact.
5. The requirements of this subsection shall apply to all energy production systems whether such systems are temporary or permanent

SECTION 13 STORMWATER MANAGEMENT

All datacenters shall be required to comply with the stormwater management standards as specified in the City's Building Code which is currently codified at Title 3, Chapter 9, Section 3-9005 of the City's Code of Ordinances

SECTION 14 PARKING

Data centers must provide minimum parking of three spaces per thousand gross square feet of office space to be occupied within the development.

SECTION 15 PHASED DEVELOPMENT REQUIREMENTS

A. Data center projects shall be developed in phases.

B. Each phase must be:

1. Aligned with demonstrated demand
2. Evaluated independently for infrastructure capacity and compliance;
3. Reviewed and approved by the City before subsequent phases begin.

SECTION 16. DECOMMISSIONING

A. Any data center that plans to cease operations shall submit a Decommissioning Plan to the City at least 60 days prior to the planned date of shutdown.

B. If a Data Center ceases operations and the shutdown is unplanned, a Decommissioning Plan should be submitted to the City within 60 days of the shutdown.

C. The Decommissioning Plan will be subject to review and approval by the City of South Fulton's Community Development and Regulatory Affairs Department.

SECTION 17. ENFORCEMENT AND PENALTIES

A. The City is authorized to enforce all provisions through inspections, monitoring, and compliance reviews.

B. Violations may result in:

1. Suspension or revocation of the Special Use Permit;
2. Stop-work orders;
3. Fines as established by City Code;
4. Any other lawful remedy.

SECTION 18.

It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase

of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

SECTION 19.

The City Attorney, City Clerk or Codifier are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

SECTION 20.

All ordinances and resolutions or parts thereof that are in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 21.

The effective date of this Ordinance shall be from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]