



City of South Fulton, Georgia

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

Agenda

Alcohol License and Zoning Public Hearings Special Meeting

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District 2
The Honorable LaTonya Toni Wright, District 3
The Honorable Jacey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Tuesday, August 11, 2026

5:00 PM

City Hall

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:

To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream:	Public Meeting Portal (Civic Clerk): https://southfultonga.portal.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor Carmalitha Gumbs

II. Roll Call - Corey Adams, City Clerk

III. Rezoning Case Deferrals

- A. 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

IV. Rezoning and Use Permit Cases (For Presentation and Public Hearing Only)

- A. 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 approximately 1,600,500 square foot light industrial warehouse/distribution campus consisting of six 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:

Z26-001: Approval Conditional

CDP26-003: Approval Conditional

Planning Commission Recommendation:

Z26-001: Denial

CDP26-003: Denial

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

Staff Recommendation

Z26-010 Approval

CV26-002 Approval

Planning Commission Recommendation

Z26-010 Denial

CV26-002 Denial

- C. Z26-011 (Public Hearing): Dianne Lloyd requesting a rezoning from R-6 (Two-Family Dwelling District/ Clifftondale Overlay District) to AG-1 (Agricultural District) 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: Approval

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

- D. 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:

Z26-012: Denial

CDP26-005: Denial

CV26-003: Denial

Planning Commission Recommendation:

Z26-012: Denial

CDP26-005: Denial

CV26-003: Denial

- E. 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: Denial

Planning Commission: Denial

- F. Z26-015/U26-007 (Public Hearing): An application by Welcome Foods is requesting a rezoning from MIX (Mixed Use) to C-2 (General Commercial) along with a Special Use Permit (SUP) to develop a 5,000 square foot gas station/convenience store with fuel pumps and 1,800 square feet drive-thru restaurant on 2.13 acres at 4225 & 4165 Flat Shoals Road. City Council District: 4

Staff Recommendation:

Z26-015: Denial

U26-007: Denial

Planning Commission

Z26-015: Denial

U26-007: Denial

- G. U26-006 (Public Hearing): An application by David Renfro requesting a Special Use Permit to allow a Farmers Market in AG-1(Agricultural District) zoning district on 6.1 acres at 4269 Stonewall Tell Road. (Parcel IDs: 09F230100840758 & 09F230100840741) City Council District 3.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

V. Modification Cases (For Presentation and Public Hearing Only) (Not Heard by Planning Commission)

- A. M26-003 (Public Hearing): Elite Engineering requesting a Modification to Petition #2000Z-0123 to remove condition 3a which requires a minimum 100-foot wide natural buffer with an additional setback for all improvements of 10 feet as depicted on the approved site plan at 5400 Bethlehem Road (Parcel ID: 07070001100617). City Council District: 4.

Staff Recommendation: Denial

- B. M26-004 (Public Hearing): Kiana Augustus requests a modification to condition #1 of zoning case 2004Z-0072 to amend the permitted uses to also allow an adult day care serving adults with intellectual and developmental disabilities with an approved capacity of 50 adults at 3890 Stonewall Tell Road (PARCEL IDs: 07 070101090361 & 07 070101090353). City Council District: 3.

Staff Recommendation: Approval

- C. M26-005 (Public Hearing): Shavarr Brown c/o Michelle Gann is requesting a modification to zoning condition #2 of zoning case 1978Z-0142 to remove the limitation restricting a “construction company office and storage building “, and to instead permit the use of an automobile sales and related commercial uses and to remove the 5,544 square feet total floor area limitation at 5120 Cascade Palmetto Highway (Parcel IDs: 07 070101090361 & 07 070101090353). City Council District: 4.

Staff Recommendation: Approval

VI. Proclamation Presentations

VII. Executive Session, if necessary

VIII. Adjournment of Meeting



**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**

Reginald McClendon, Director

**HONORABLE MAYOR
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DISTRICT 1

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

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

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

City Council District: 4

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

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

Status of Applicant: Attorney

City Council District(s): 4

Parcel ID Number: 07170001370069 & 07170001371828

Area of Property: 25.5 acres

Existing Zoning: AG -1 (Agricultural District)

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

Prior Zoning Cases/History: N/A

SPECIFIC INFORMATION**REQUEST**

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

PROPERTY LOCATION

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

2021 & 2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

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

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

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

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

The applicant placed a notification sign in front of the subject property on May 27th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Sec. 405.01. - Landscape strip and zoning buffer requirements. (b)(2)

SITE MAPS

See attached.

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

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

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

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

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of AG-1 (Agricultural District) does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of AG-1 (Agricultural District) does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

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

homes and adequate buffers to protect adjacent properties. Staff does not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

Staff has no knowledge of any prior development on the property.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

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

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

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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

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

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Staff is unaware of any existing or changing conditions affecting the use of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

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

STAFF RECOMMENDATION

The applicant is proposing to rezone from AG-1 (Agricultural District) to CUP (Community Unit Plan) to construct a 75 single-family detached home community with a minimum lot size of 6,760 square feet. The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

- (1) Encourage the development of large tracts of land as planned communities;
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open areas;
- (4) Provide for an efficient use of land;
- (5) Provide a stable residential environment compatible with surrounding residential areas; and
- (6) Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

The subject property has a future land use designation of Rural Neighborhood within the City's 2021 Comprehensive Plan and the designation of Suburban I Neighborhood in the 2026 Comprehensive Plan. While Rural Neighborhood does not support the density of this proposed development, this project fits into the guidelines of Suburban I Neighborhood with the CUP zoning request and proposed density of 2.94 units per acre.

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

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

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

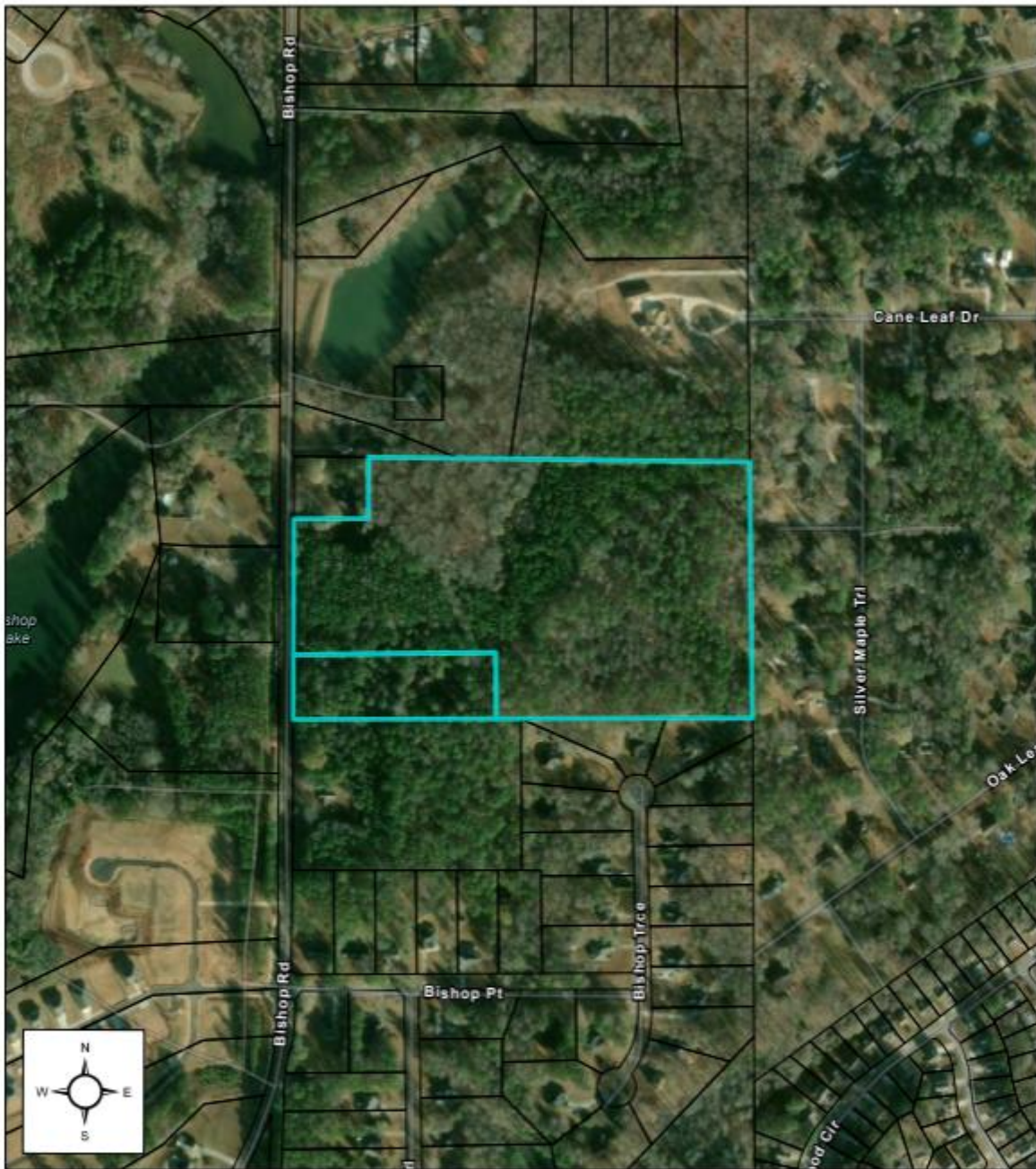
If the application is approved, staff recommends the following conditions:

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

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

PREPARED BY: Victoria Young, Senior Planner

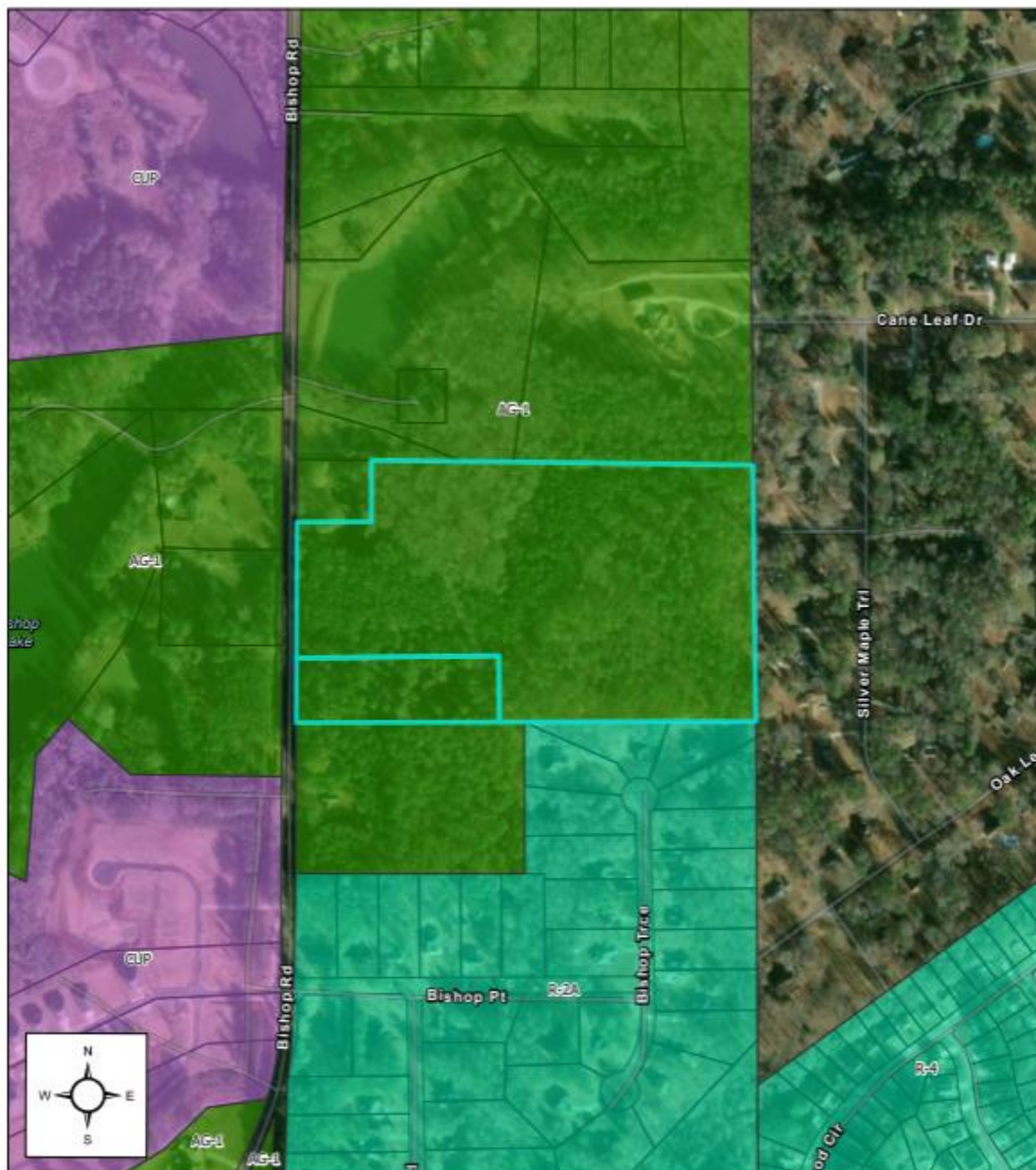
REVIEWED BY: Reginald McClendon, Director, CDRA



7000 & 7050 Bishop Rd Aerial

0 220 440 880 Feet

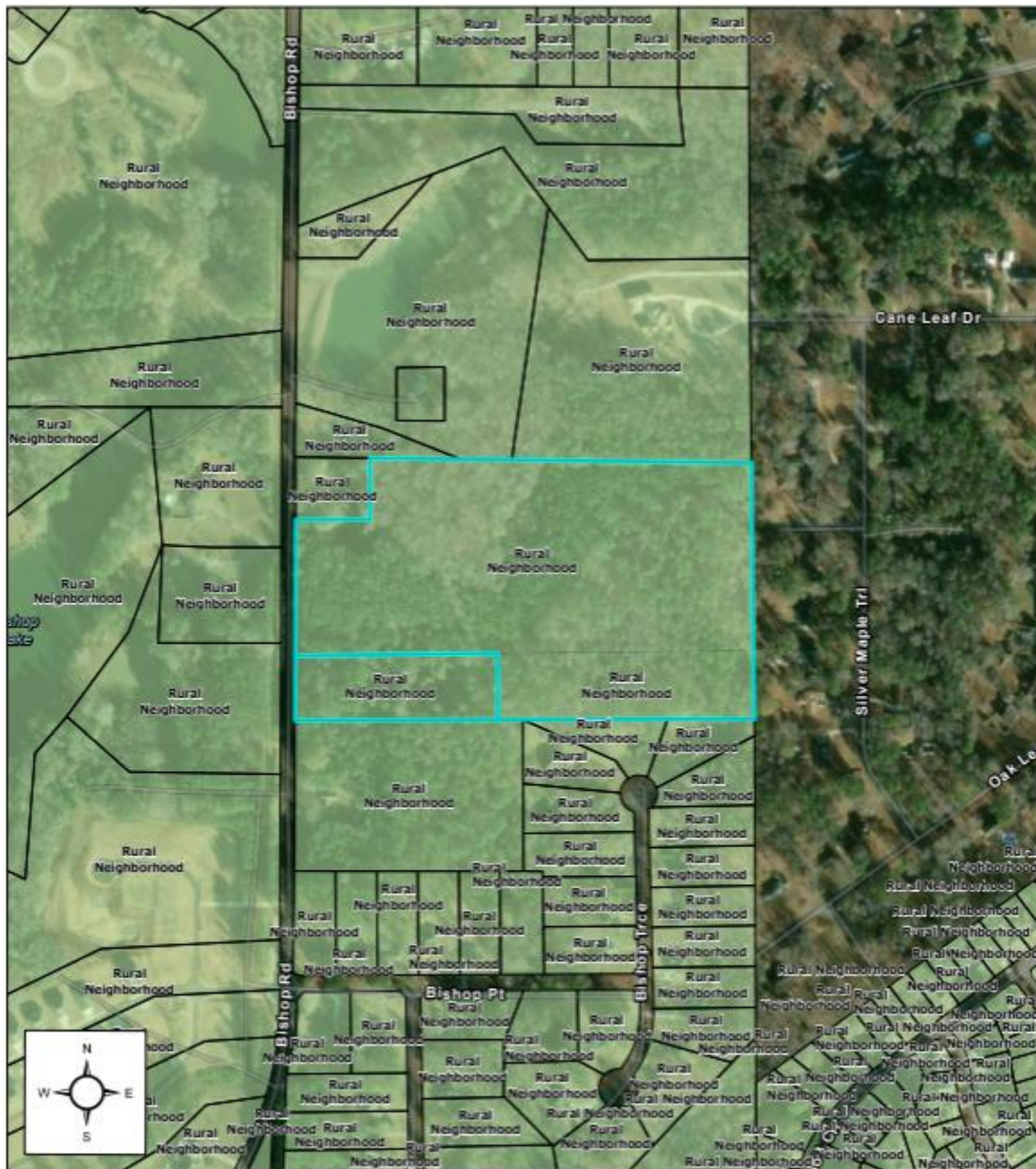
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



7000 & 7050 Bishop Rd Zoning

0 220 440 880 Feet

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7000 & 7050 Bishop Rd Future Land Use

0 220 440 880 Feet

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Rural Neighborhood

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

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

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

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

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

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



Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH



WY 008 SOUTH FULTON COMPREHENSIVE PLAN

CITY OF SOUTH FULTON

SUBURBAN NEIGHBORHOOD

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

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

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

Development and Design Strategies

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

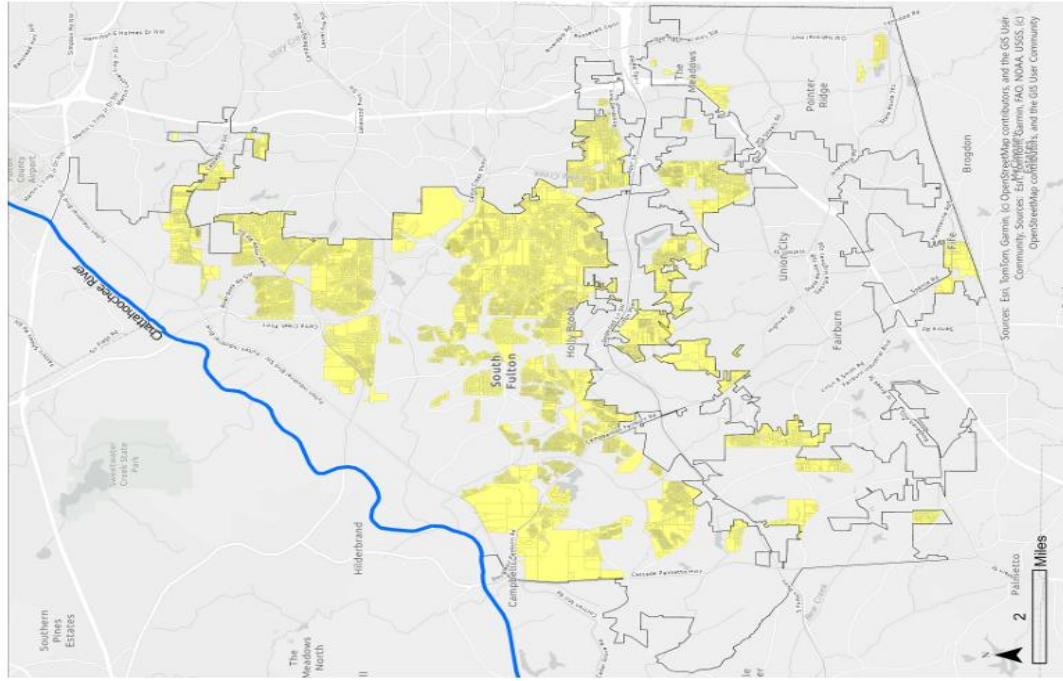


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group



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LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

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

MEETING DATE: July 15, 2026

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

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Henry Bailey
Status of Applicant:	Attorney/Applicant
City Council District:	1
Parcel ID Numbers:	14F0138 LL0068, 14F0138 LL0050, 14F0138 LL0183, 14F0138 LL0332, 14F0138 LL0282, 14F0138 LL0217, 14F0138 LL0043, 14F0138 LL0340, 14F0138 LL0357, 14F0138 LL0316, 14F0138 LL0258, 14F0138 LL0175, 14F0138 LL0167, 14F0138 LL0241, 14F0138 LL0233, 14F0138 LL0142, & 14F0138 LL0324
Area of Property:	157.86 Acres
Existing Zoning:	SUB-A (Suburban A Single-Family Dwelling District/Sandtown Overlay District)
Current/Past Use of the Property:	Single-Family Residential and vacant
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

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

BACKGROUND

Prior to going through the City of South Fulton's rezoning process, this proposed development went through a Development of Regional Impact (DRI) Review. The review found that the proposal doesn't align with the Atlanta Region's Developing Suburbs growth policy recommendations which state, "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses."

Buildings 800 and 900 intrude into protected stream buffers, and access roads also intrude into protected stream buffers, which will require variances. The project immediately borders residential areas to the south, in which the DRI report opines that the site plan should be adjusted to preserve more trees and reduce stream buffer intrusion. It is also recommended by the DRI to retain a

generous natural wooded buffer between site and adjacent residential areas. Finally, the DRI report recommends that the developers utilize pervious materials to the greatest extent possible.

PROPERTY LOCATION

The property consists of seventeen parcels to contain a proposed development site totaling 157.86 acres, located on the north side of Campbellton Road, lying and being in land lots 137, 138, 139, 149, and 150 of the 14F District, City of South Fulton, Fulton County. The property is located in Council District 3.

2025 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood I as designated in both the 2021 South Fulton Comprehensive Plan and the 2026 South Fulton Comprehensive Plan, neither which support the proposed zoning. The applicants have applied for a Comprehensive Development Plan amendment under this application from Suburban Neighborhood I to Industrial Zone for the purpose of constructing a warehouse/distribution campus of 7 buildings. As the primary uses of the Industrial Zone are heavy/light manufacturing, logistics, and utility infrastructure, the proposal meets this requirement of the 2026 Comprehensive Development Plan if the future land use amendment is approved.

ADJACENT ZONING AND LAND USES

North: M-1 (Light Industrial District/Sandtown Overlay District)

South: TR (Townhouse Residential District/Sandtown Overlay District)

East: SUB-A (Suburban A Single-Family Dwelling District/Sandtown Overlay District)

West: M-1 (Light Industrial District/Sandtown Overlay District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on May 4, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees, and nobody spoke in opposition or in favor.

Staff placed the required notice of public hearing in The South Fulton Neighbor on May 27, 2026, to notify the public that Case Z26-001/CDP26-003 would be heard at the Planning Commission Meeting on June 17, 2026, and at the City Council meeting 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 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

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 property does not support the size and intensity of the proposed use. There are portions of the buildings and drives that protrude into the stream buffers and there is no known area dedicated to stormwater detention. The proposed zoning district is not supported by the Future Land Use Map either; however, the applicants are also requesting an amendment to the Future Land Use Map from Suburban Neighborhood I to Industrial Zone; therefore if the amendment passes, the amendment will support the proposed rezoning.

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

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of SUB-A (Suburban A Single-Family Dwelling District/Sandtown Overlay District) does not diminish the unimproved property value. There are many opportunities for development of properties with the SUB-A zoning designation that would ensure its financial viability.

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 SUB-A (Suburban A Single-Family Dwelling District/Sandtown 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 Industrial Zone Character Area, which is the proposed Future Land Use Designation that the applicant intends to change to, is dedicated to manufacturing, warehousing, distribution, freight logistics, and other industrial operations. These areas are critical for maintaining the city's economic base, supporting blue-collar employment, and managing industrial land demand while minimizing impacts on residential neighborhoods. 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;

Some of the parcels are vacant, while some have single-family homes. It is unknown how long the parcels have been vacant as zoned.

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 proposed zoning will not permit a use that is suitable for development of adjacent and nearby properties because there are abutting properties that are zoned and utilized as residential.

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

The proposal could adversely affect the use or usability of nearby property as there are residential properties in the area.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The Zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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

The zoning proposal is not currently in conformity with the comprehensive plan. The property is located in the Suburban Neighborhood I character area; however, they are applying to amend their future land use to Industrial. The Industrial land use category is dedicated to manufacturing, warehousing, distribution, freight logistics, and other industrial operations. Staff does not anticipate any hardship to the property owner.

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;

It is unknown whether there are other existing or changing conditions affecting 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.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

The Public Participation Meeting was held on June 2, 2026 at 6:00 p.m. at Wolf Creek Library and attended by nine residents. Attendees expressed a range of concerns, including traffic impacts, surrounding development activity, potential effects on property values, increased freight usage, and broader questions regarding development within the area. The applicant responded by explaining that Fulton Industrial Boulevard is already a heavily industrial corridor.

Concerns were raised regarding the applicant's long-term plans for the property, expressing concerns that the development could be short-term in nature and potentially result in a largely vacant or underutilized property in the future. The applicant responded that leases are typically a minimum of five years, with largest spaces often involving longer lease times.

Traffic was a concern regarding 18-wheelers and other heavy commercial vehicles. The applicant explained that Fulton Industrial Boulevard is specifically designed to handle industrial freight traffic at this scale, and also explained that the DRI analysis did not suggest that the proposed project would overwhelm the corridor or create traffic conditions beyond what is typical for the area.

Some attendees expressed concerns regarding the number of opportunities available to provide public input. The applicant explained that four meetings have been held regarding this project in addition to the Community Zoning Information Meeting, and that they would also have a chance to speak at the Planning Commission public hearing.

STAFF RECOMMENDATION

The proposed rezoning is not supported by the current future development in the City of South Fulton 2026 Comprehensive Plan which is Suburban Neighborhood I. The request proposes a change to Industrial under this application.

In the City of South Fulton, the Industrial land use category is dedicated to manufacturing, warehousing, distribution, freight logistics, and other industrial operations. These areas are critical for maintaining the city's economic base, supporting blue-collar employment, and managing industrial land demand while minimizing impacts on residential neighborhoods.

Industrial zones are generally incompatible with residential or commercial uses without appropriate buffering. They require excellent transportation access, such as proximity to interstates, railroads, or freight hubs. Heavy industrial uses (M-2) may require additional performance standards for air, noise, and traffic mitigation.

Regarding the proposed zoning, M-1 Light Industrial District is described in the South Fulton Zoning Code as follows:

M-1 Light Industrial District. The M-1 District is intended to provide locations for light industrial uses and industrial parks which meet the needs for processing, manufacturing, fabricating, warehousing, distributing, research, flex office-warehouse uses, and office uses associated with industrial uses. The M-1 District is further intended to be compatible with surrounding areas by prohibiting activities which are offensive or hazardous to the workers in the area, or produce smoke, odor, noises, fumes, vibrations or other objectionable elements or emanations that may be detrimental to the health and safety of the citizens of South Fulton. To this end, accepted smoke and odor abatement practices shall be followed to eliminate

objectionable smoke and odor, in so far as possible.

The Sandtown Overlay District's purpose and intent is as follows:

(a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Sandtown Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Sandtown District in accordance with the provisions herein.

(b) The Sandtown Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

(c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

(d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

(e) In consideration of the character of the Sandtown District, the regulations in this Section 512 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

Regarding the conceptual site plan, the DRI final report summarizes that the project is not aligned with the site's Developing Suburbs policy recommendations which state, "there is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." Buildings 800 and 900 and several access roads significantly intrude into protected stream buffers. The project immediately borders residential areas to the south. The ARC Recommends are as follows:

- Revise site plan to preserve more natural areas and avoid stream buffer intrusions.
- Retain generous natural wooded buffers between site and adjacent residential areas.
- Utilize pervious materials to the greatest extent possible.

The current future land use designation of Suburban Neighborhood is the prevalent character area in the general vicinity of the parcel to the north,

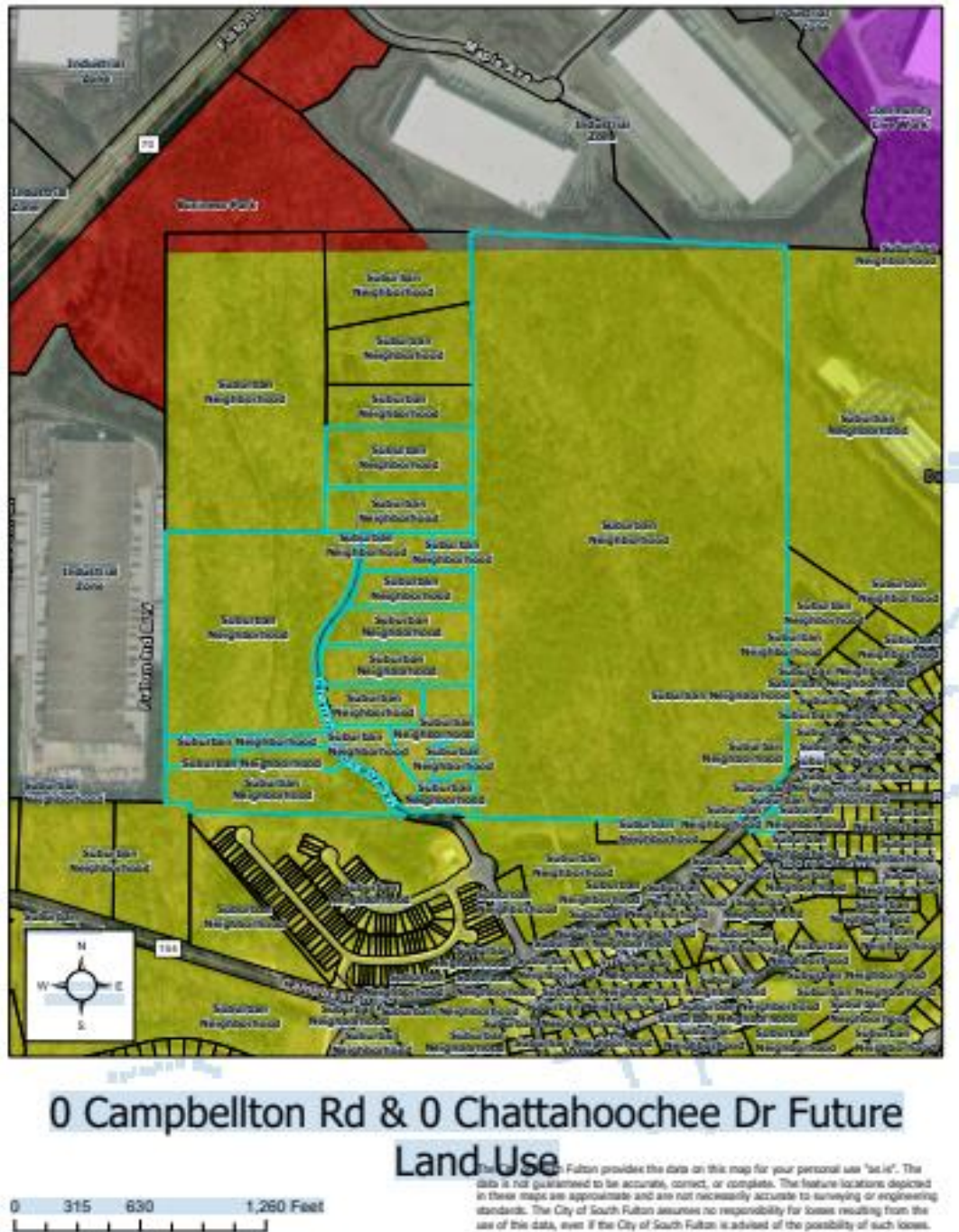
northwest, and northeast. Allowing the future land use to change from Suburban I to Industrial Zone could be detrimental to the area with regard to the increased density that would result. Approving this change to the future land use map would represent a departure from the density in the area. Staff can't recommend approval of an amendment to the future land use for this site and subsequently cannot recommend approval for the zoning designation.

Staff recommend **DENIAL** of Z26-001 based on these factors.

Staff recommend **DENIAL** of CDP26-003 based on these factors.

PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

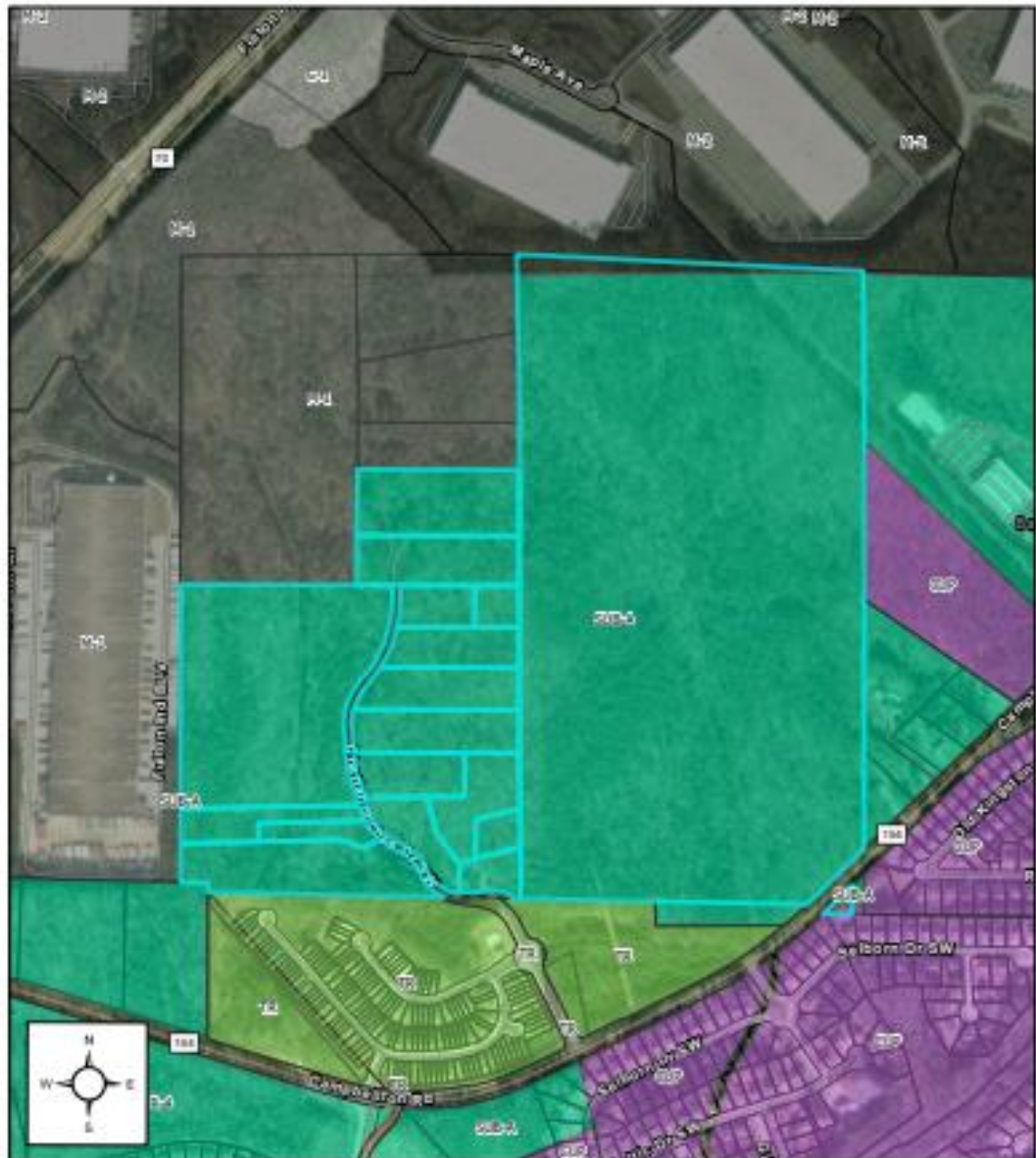




0 Campbellton Rd & 0 Chattahoochee Dr Aerial

0 315 630 1,260 Feet

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0 Campbellton Rd & 0 Chattahoochee Dr Zoning

0 315 630 1,260 Feet

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**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**

Reginald McClendon, Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA L. GUMBS
MAYOR

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DISTRICT 2

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

MEETING DATE: **July 15, 2026**

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

City Council District: 4

STAFF RECOMMENDATION: APPROVAL CONDITIONAL
PLANNING COMMISSION RECOMMENDATION: 30-Day DEFERRAL
(June PC)

APPLICATION INFORMATION

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

SPECIFIC INFORMATION**REQUEST**

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

PROPERTY LOCATION

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

2021 & 2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

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

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

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

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

The applicant placed a notification sign in front of the subject property on May 27th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Sec. 404.07. - SH senior housing district.

Sec. 509. - Cliftondale Overlay District.

Table 4-1 Area Regulations for Lots and Principal Building

SITE MAPS

See attached.

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

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

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

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

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of CUP (Community Unit Plan/Clintondale Overlay District) does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of CUP (Community Unit Plan/Clintondale Overlay District) does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

Providing a wide diversity of housing types and affordability while preserving the surrounding natural, agricultural, and rural areas is the goal of the Suburban I Neighborhood future land use designation. The proposed development provides single-family detached homes & townhomes with adequate buffers to protect adjacent properties. The proposed development fulfills the intent of the future land use by offering different housing types, however, the density exceeds the threshold for Suburban I Neighborhood. Staff does not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

The property is developed with one (1) single-family home. The property was rezoned in 2006 for 133 single-family homes subdivision (as part of a larger development) with a maximum density of 2 units per acre, but the ground was never broken for this development.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

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

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

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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

The zoning proposal is in conformity with the comprehensive plan. The property is located in the Suburban I Neighborhood character area, which supports SH (Senior Housing District) zoning classification.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Staff is unaware of any existing or changing conditions affecting the use of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

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

VARIANCE CONSIDERATIONS

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

808.09 Hardship Criteria:

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

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

STAFF RECOMMENDATION

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

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

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

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

This property is also subject to the guidelines of the Cliftondale Overlay District, which establishes a uniform procedure for providing protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features for the assigned geographical area. The regulations in this district are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

The applicant is also seeking two concurrent variances from the Cliftondale Overlay District's *Sec. 509.05. - Landscaping, buffers and street tree requirements (C)*, which states, "A minimum 50-foot wide natural, undisturbed buffer with a ten-foot improvement setback shall be provided along any interior property line adjacent to a residential zoning and/or use." The first concurrent variance is to remove the 50-foot undisturbed buffer and 10-foot improvement setback to allow for the entrance for the development and traffic circle on the northwestern tip of the development. The second concurrent variance is to reduce the 50' undisturbed buffer and 10' improvement setback along the western property line to a 25' undisturbed buffer with the other 25' being graded and replanted. The applicant's justification for these variances is the existing cemetery located along the northern property line and the topography challenges that make 200ft of the land on the eastern property line undevelopable.

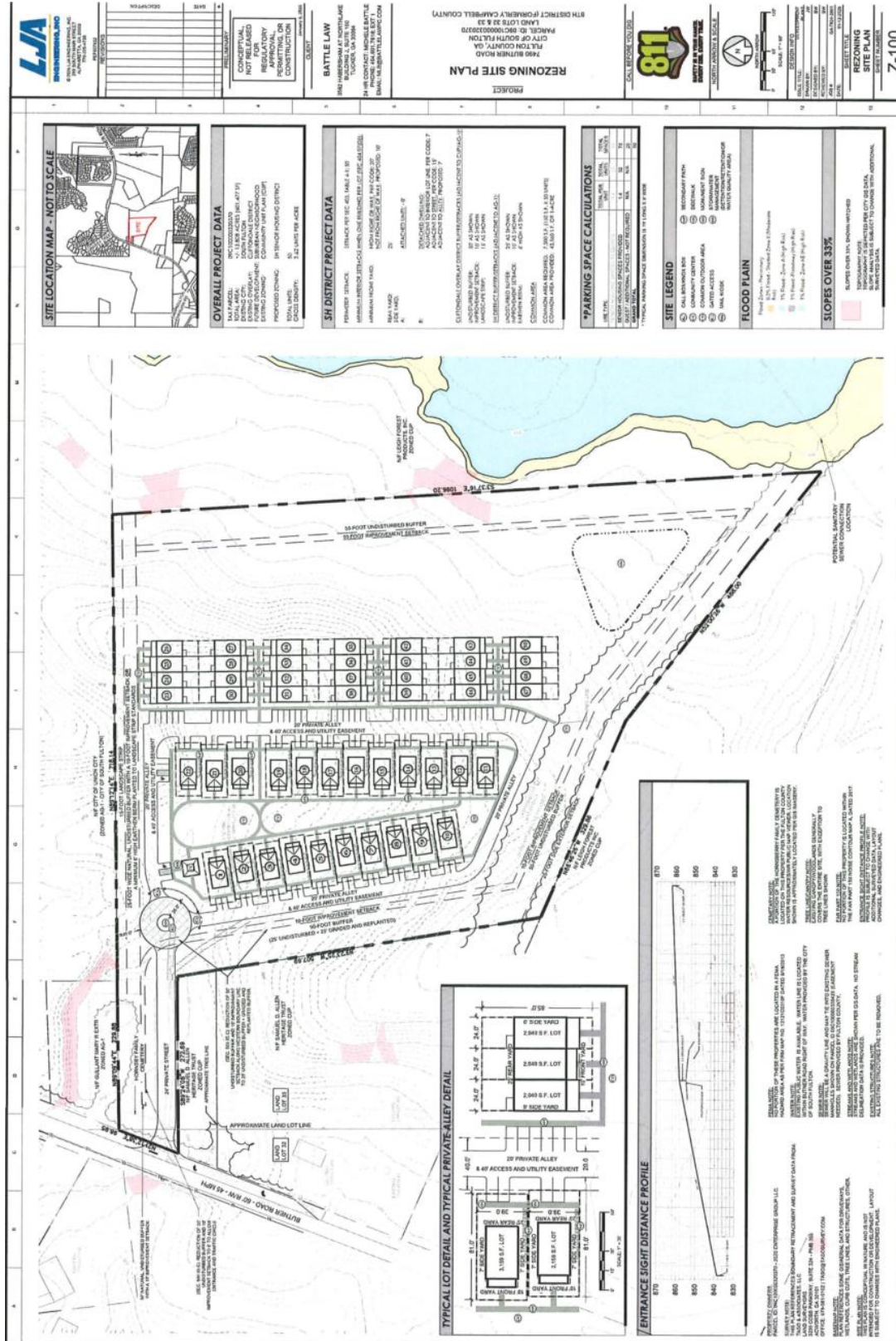
The subject property has the future land use designation of Suburban I Neighborhood. The purpose of Suburban I Neighborhood is to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. This character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

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

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

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

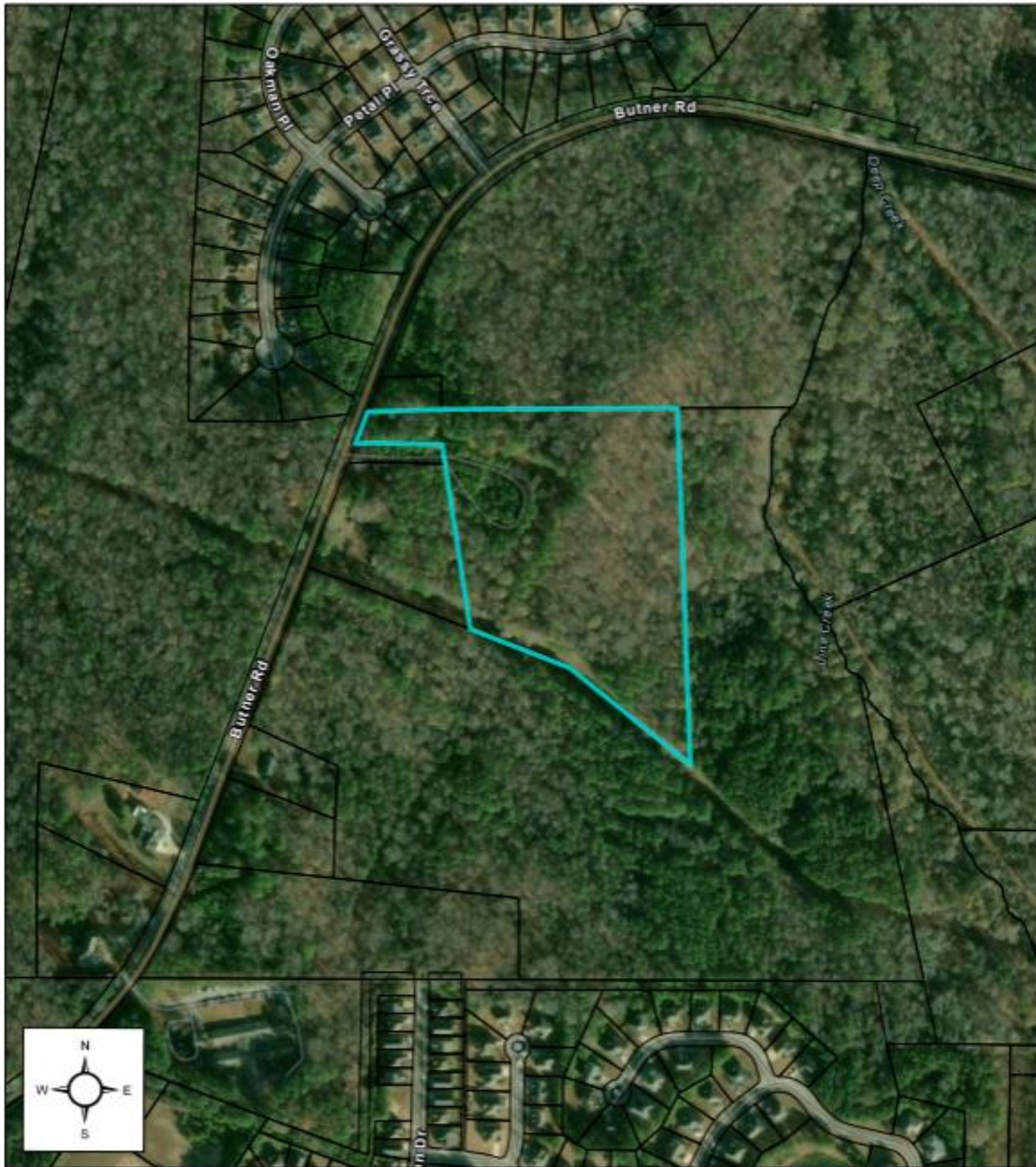




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7490 Butner Road

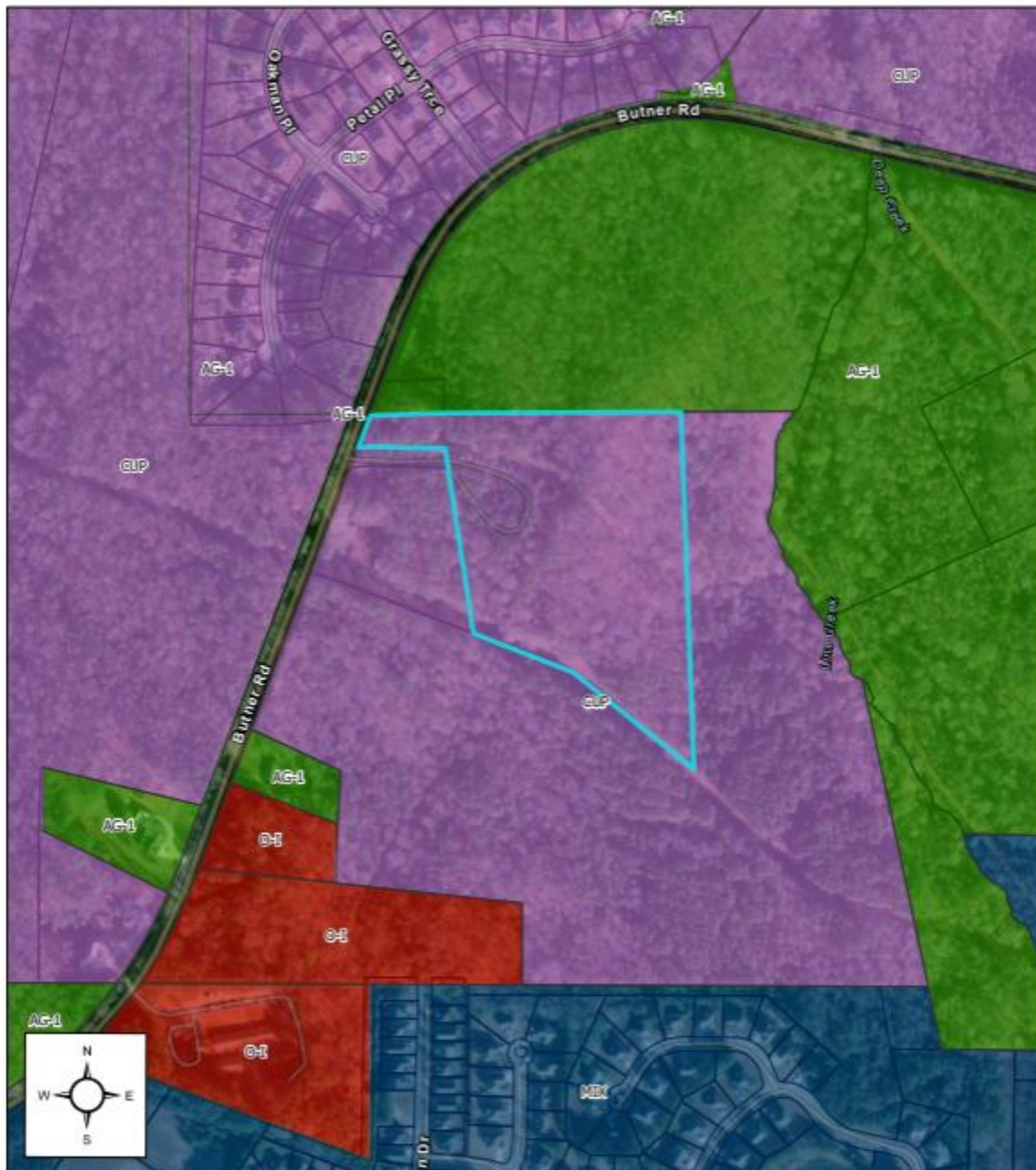




7490 Butner Rd Aerial

0 220 440 880 Feet

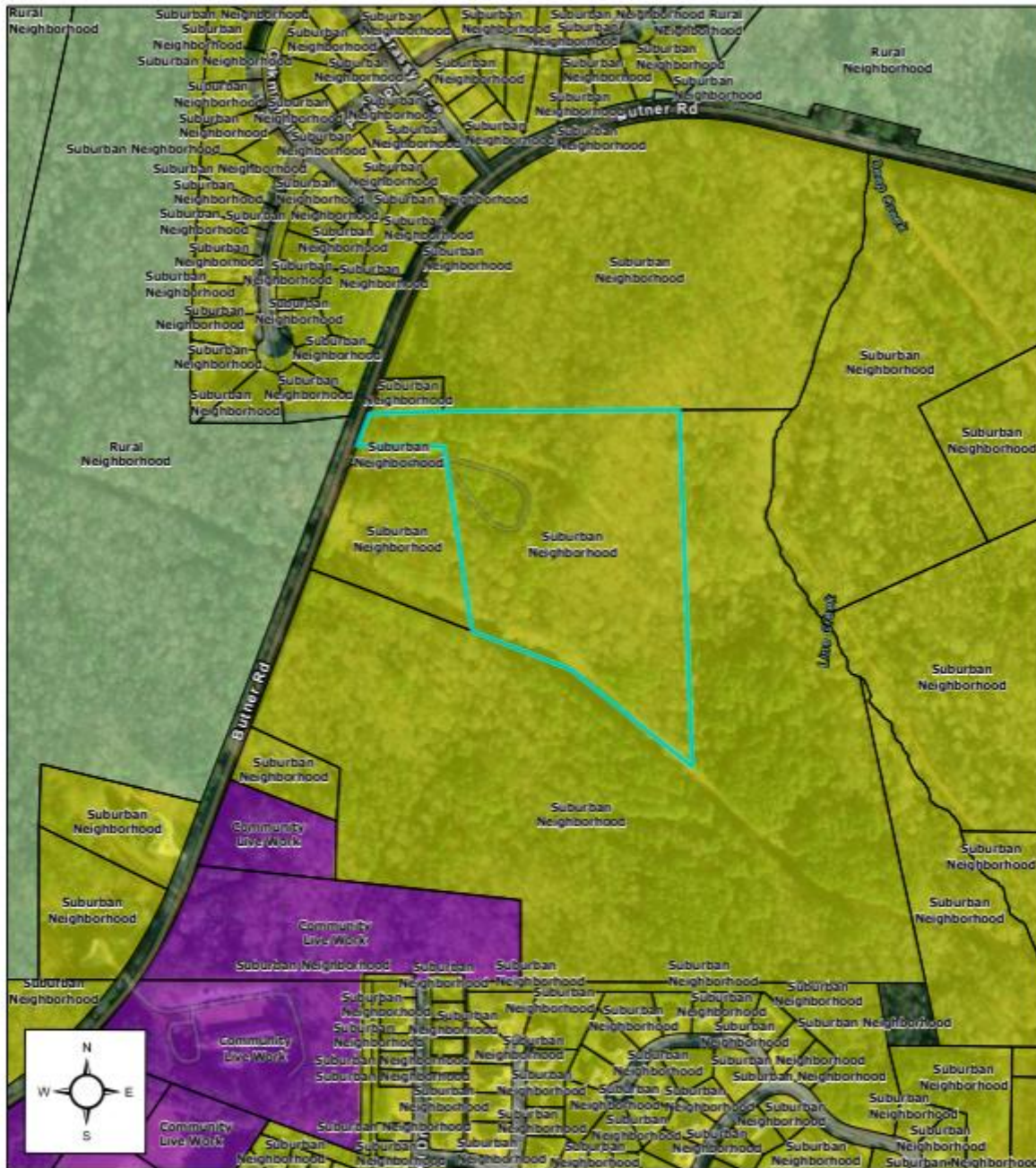
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7490 Butner Rd Zoning

0 220 440 880 Feet

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7490 Butner Rd Future Land Use

0 220 440 880 Feet

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Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I



Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR,
MIX, NUP



SUBURBAN NEIGHBORHOOD

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

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

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

Development and Design Strategies

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

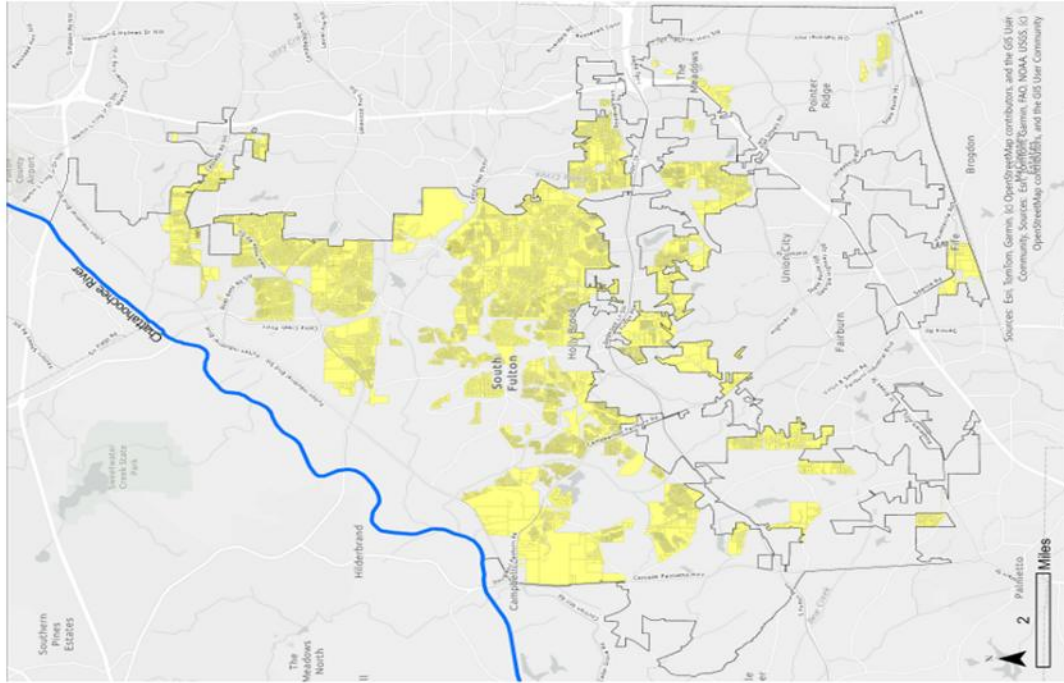


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group



PUBLIC PARTICIPATION PLAN REPORT FORM E

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

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

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

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

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

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

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

3. The following issues and concerns were expressed:

Please see the attached summary.

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

Please see the attached summary.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



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NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

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

MEETING DATE: June 17, 2026

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

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

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

SPECIFIC INFORMATION**REQUEST**

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

BACKGROUND

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

PROPERTY LOCATION

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

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

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

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person May 4, 2026 at 6:00pm. The applicants presented their rezoning plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on May 27, 2026 to notify the public that Case Z26-011 would be heard at the Planning Commission Meeting on June 17, 2026 and at the City Council Public Hearing on July 14, 2026.

Staff placed a notification sign in front of the subject property on May 27, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

- Sec. 507. – Cedar Grove Overlay District.
- Sec. 513. – South Fulton Parkway Overlay District.

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

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

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

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

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

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/South Fulton Parkway Overlay District) does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

Staff do not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

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

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

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

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

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The Zoning proposal should not cause any excessive burdensome use of existing streets, transportation facilities, utilities, or schools per staff knowledge.

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

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

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

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

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

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

STAFF RECOMMENDATION

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

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

The Cedar Grove Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population. The South Fulton Parkway Overlay District (District) intends to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the South Fulton Parkway District.

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

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

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

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

PREPARED BY Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Rural Neighborhood

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

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

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

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

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

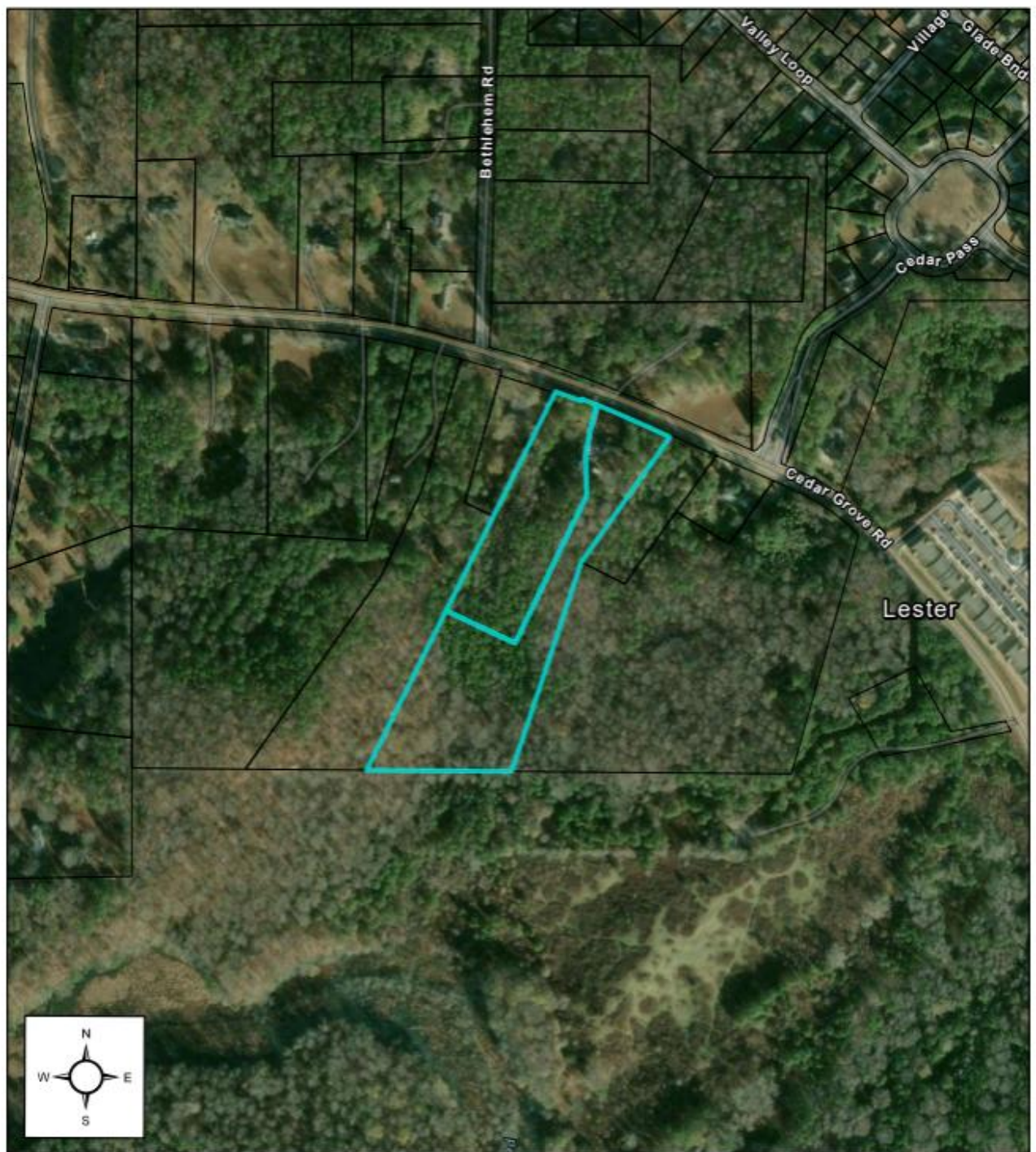
Other types of development allowed in the Rural Neighborhood include civic uses such as schools, places of worship, community centers, and facilities existing streets.



Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH

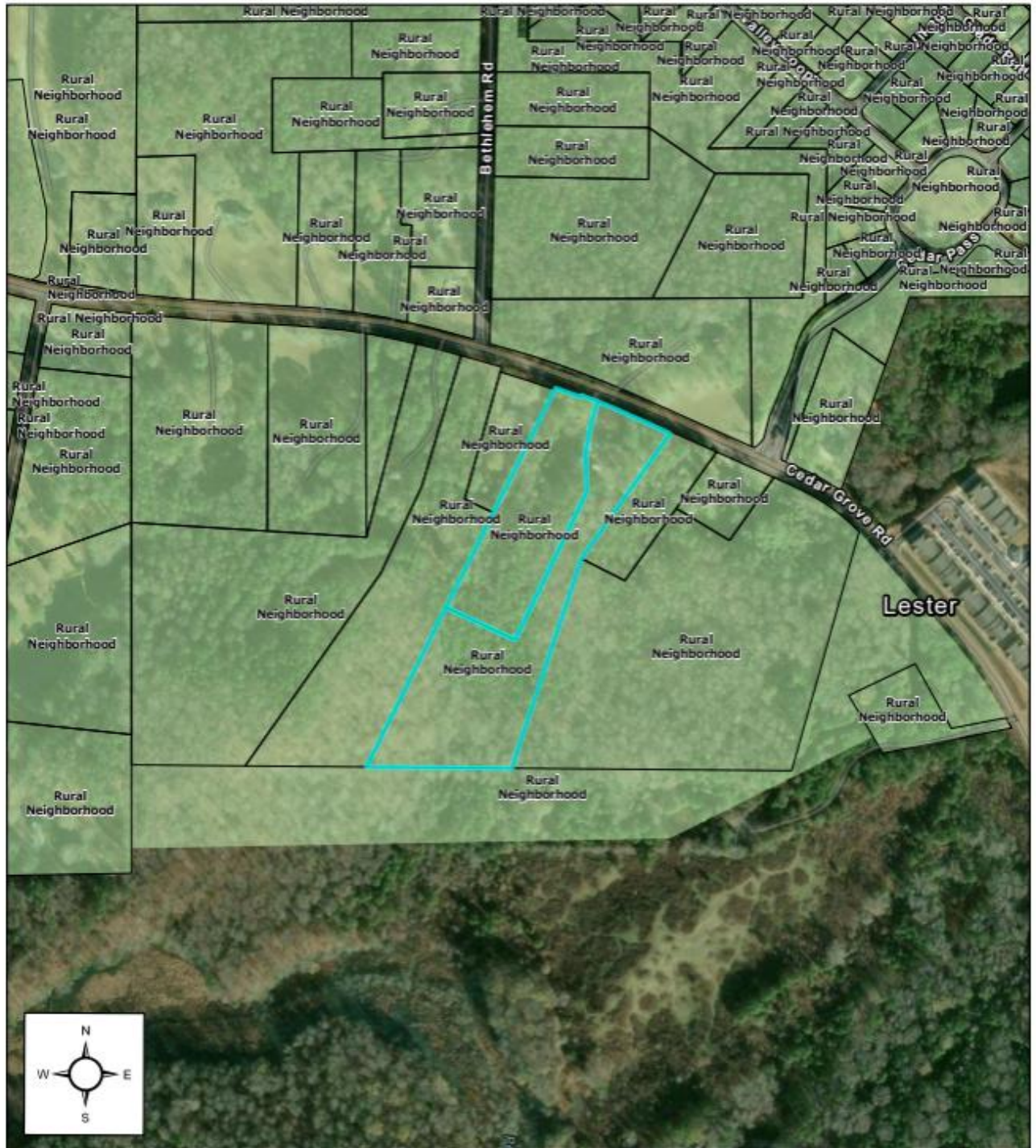




0 & 7930 Cedar Grove Aerial

0 220 440 880 Feet

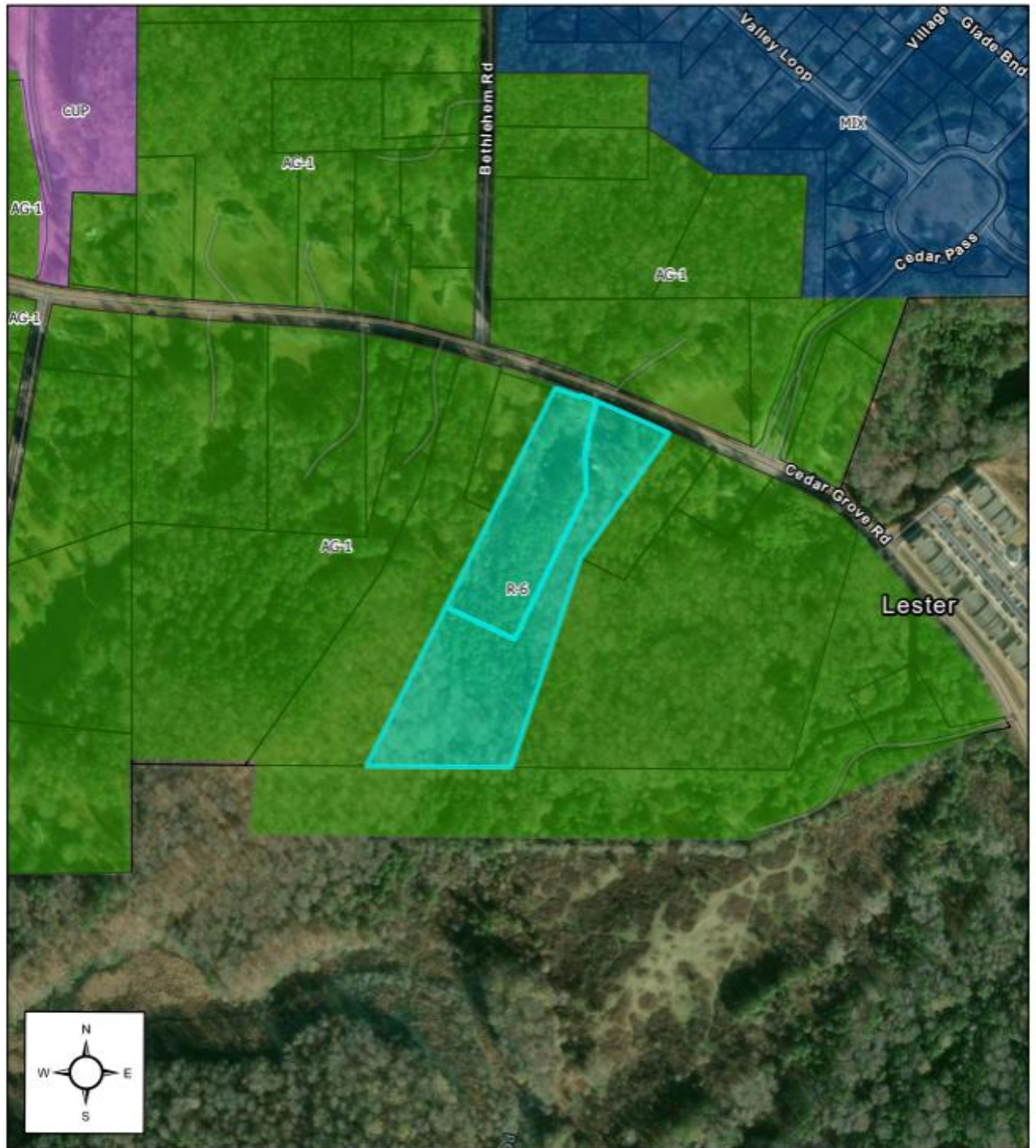
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0 & 7930 Cedar Grove Future Land Use

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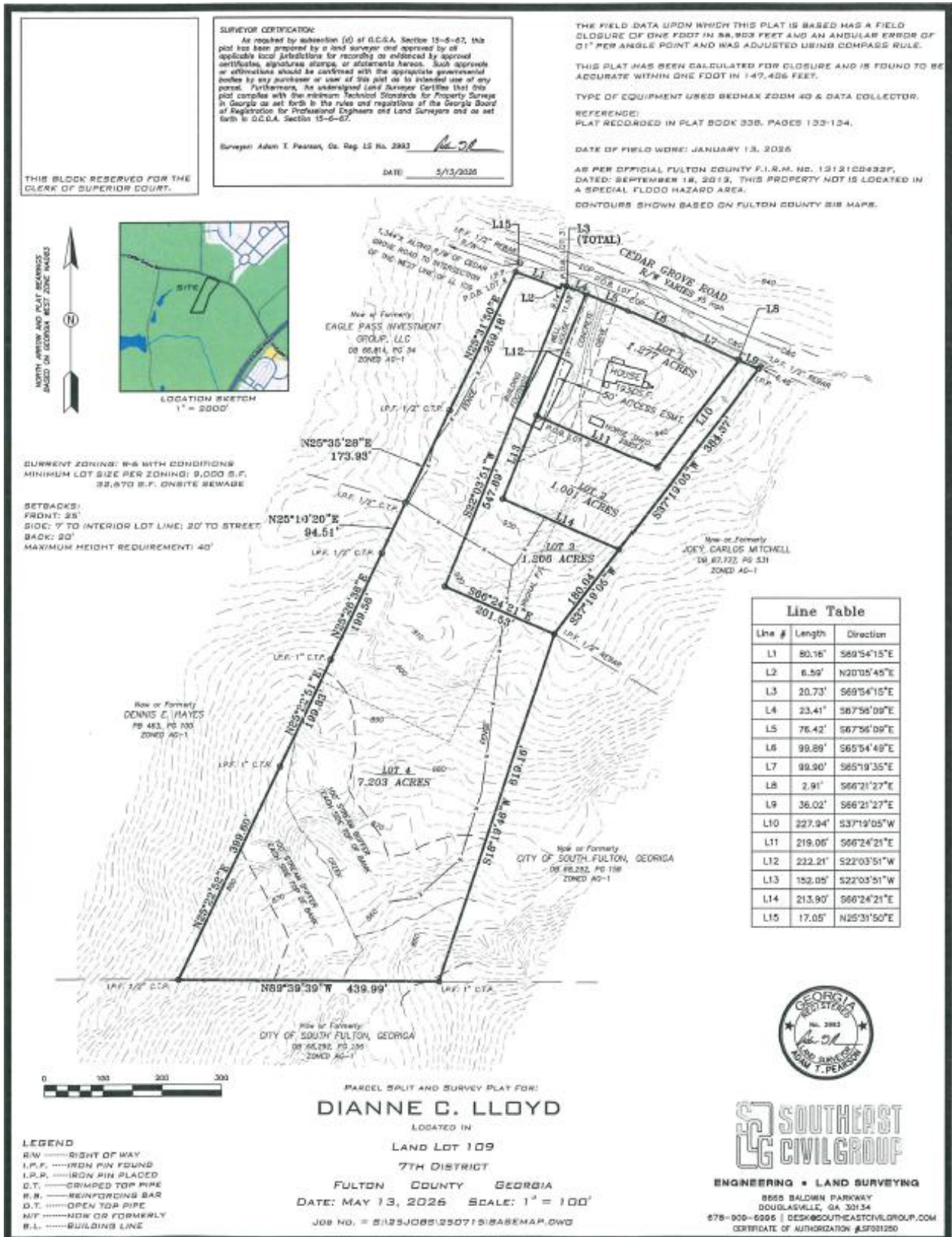
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0 & 7930 Cedar Grove Zoning

0 220 440 880 Feet

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PUBLIC PARTICIPATION PLAN REPORT FORM E

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

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

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

Z26-011 Attachment - Public Participation Plan Report Form F

5/27/2026

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

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

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

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

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

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

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

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

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

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

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

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

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

Page 1

Z26-011 Attachment - Public Participation Plan Report Form F

5/27/2026

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

Reply- No the entrance would be further down.

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

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

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

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

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

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

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



**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

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

MEETING DATE: June 17, 2026

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

STAFF RECOMMENDATION:

APPLICATION INFORMATION

Applicant Information:	Greater Turner Chapel AME Church
Status of Applicant:	Applicant
City Council District:	1
Parcel ID Number:	14F0060LL0524
Area of Property:	5.16 Acres
Existing Zoning:	R-3 (Single-Family Dwelling District)
Current/Past Use of the Property:	Single-family Residential
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone property from the R-3 (Single-Family Dwelling District) to SH (Senior Housing District) to develop 40 units for senior housing. Twenty units will be a part of the continuing care retirement community. The other twenty units will be independent living units. The property contains five acres which has a density of 8 units per acre.

The applicant is also requesting a Future Land Use Amendment from Suburban Neighborhood I to Community Live-Work. The Suburban Neighborhood allows 3 units per acre. The Suburban Neighborhood II allows 8 units per acre; however, the SH zoning is not allowed in that Future Land Use. Thus, the applicant is proposing to change the Future Land Use to Community Live Work which allows up to 12 units per acre along with the Senior Housing zoning designation.

The applicant also seeks concurrent variances to reduce the 40' undisturbed buffer to 20' on the West and South sides to provide rear building access to residents and visitors.

The project consists of independent living cottages that surround a water feature in the center of the complex. Along with that, the development provides assisted living apartments which includes on-site parking, a community center, walking trails, and open green space that surrounds each unit of the development. The development proposes a pavilion on the North and East divisions of the development along with a gazebo to accompany the community center near the Southern division of the project.

PROPERTY LOCATION

The property consists of a 5.16-acre parcel located on the eastern side of Cascade Road to the northeast of its intersection with New Hope Road. The tract is located in land lots 60 of the 14th district of what was originally Fulton County, GA, and is located in Council District 1. Adjacent to the property lies the GME Church who is the applicant and will be working in conjunction with the proposed development.

2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property had a 2021 future land use designation of Suburban Neighborhood I as shown in the 2021 and 2026 South Fulton Comprehensive Plans, which supports a density of up to 3 units/acre.

The proposed site plan has a future land use designation of Community Live-Work, which supports a density of up to 12 home/acre and is in compliance with the 8 units/acre density shown on the site plan.

ADJACENT ZONING AND LAND USES

North: R-3 (Single-Family Dwelling District)
South: R-3 (Single-Family Dwelling District)
East: R-3 (Single-Family Dwelling District)
West: CUP (Single-Family Dwelling District)
Southwest: FCR-3 (Single-Family Dwelling District) (City of Atlanta)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person on May 4, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees, and nobody spoke in opposition or in favor.

Staff placed the required notice of public hearing in South Fulton Neighbor on June 16, 2025, to notify the public that Case Z26-012 would be heard at the Planning Commission Meeting on June 17, 2026, and at the City Council meeting on July 14, 2025.

Staff placed a notification sign in front of the subject property on May 27, 2026, to notify the surrounding community of the hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting. Their meeting was held on June 2, 2026, at Greater Turner Chapel AME Church. As told by the applicant, feedback from the meeting included general comments ranged from enthusiastic to outright rejection of the proposed rezoning, based simply on not wanting higher density. Most of the concern was used on the premise that this site should remain R-3 and that a senior-oriented development was not appropriate.

APPLICABLE CODE REQUIREMENTS

Section 302.11 Buffers and landscaping requirements

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 property currently zoned R-3 and contains 1 single-family home. It is suitable for the current zoned purpose.

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

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of R-3 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;

Staff does not find a destruction of property values as currently zoned.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

Staff does not find a hardship for the property owner. The relative gain to the general public would be the provision of senior housing options.

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;

There is a home on the property at this location.

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 proposed use is not suitable with the zoning of the adjacent parcels which are single-family homes on large lots. However, there is a similar senior housing development in the vicinity. The 2021 and 2026 Comprehensive Plans both designate this property as lower density Suburban I development.

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

It is possible that the development will adversely affect the use or usability of nearby property. The proposal requests a reduction of buffers between this higher density development and the low-density single-family homes to the west. Additionally this neighborhood would experience increased traffic flow.

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 proposal is not in conformity with the 2021 or 2026 Comprehensive Plan based on the density of the development.

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.

VARIANCE CONSIDERATIONS

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

808.09 Hardship Criteria:

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

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

STAFF RECOMMENDATION

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

The subject property has a future land use designation of Suburban I Neighborhood which staff believes to be appropriate as the parcel does not represent a transitional area between uses. The parcel is surrounded by low-density

housing. Additionally, the parcel is not located at a major intersection which would make it appropriate for the Community Live-Work Character Area.

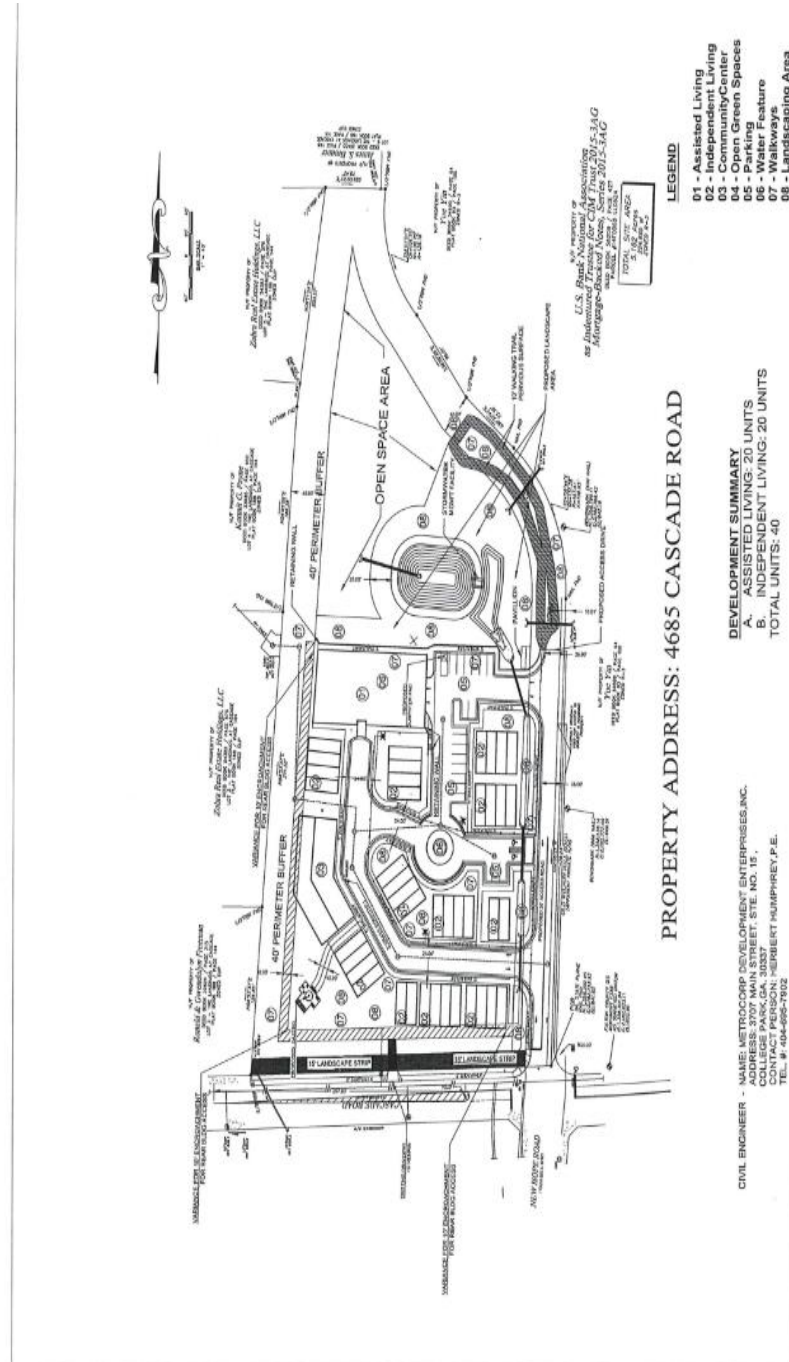
The proposed rezoning is not supported by the current future development in the City of South Fulton 2021 Comprehensive Plan which is Suburban Neighborhood I. The Suburban Neighborhood I Character Area only allows up to 3 units per acre which is well below the density of the proposed site plan. The request proposes a change to Community Live-Work which allows up to 12 units per acres under this application.

Further, the City recently approved the 2026 Comprehensive Plan update and engaged in a parcel level analysis of the City. Through that process, the Suburban I Neighborhood Character Area designation for this property was maintained. The density of the proposal is not in line with the development vision of the City of South Fulton.

Staff recommends **DENIAL** of all applications based on these factors.

PREPARED BY: Barrett Alexander II, Zoning Plan Reviewer

REVIEWED BY: Reginald McClendon, Director, CDRA



Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I



Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5,R-5A,TR, MIX, NUP



Community Live-Work

The Community Live-Work Character Area provides opportunities within the City of South Fulton to provide areas of mixed uses to provide services within the Suburban Character Area. Located at major intersections, these areas are the focus areas for small area plans.

Within the Community Live Work Character Areas, vertical and horizontal mixing of uses is appropriate, which includes medium and high-density residential housing such as duplexes, and townhomes. Commercial services such as banks, drug stores, offices, and multi-tenant shopping centers are also appropriate types of development. Structures within the Community Live Work designation can also be repurposed as office, commercial spaces, or single and multi-family housing.



Gross Density Residential
Up to 12 units per acre



Commercial
Up to 40,000 square feet per tenant

Zoning
MIX, C-1, C-2, O-I, SH



OUR SOUTH FULTON-COMPREHENSIVE PLAN

CITY OF SOUTH FULTON



PUBLIC PARTICIPATION PLAN REPORT FORM E

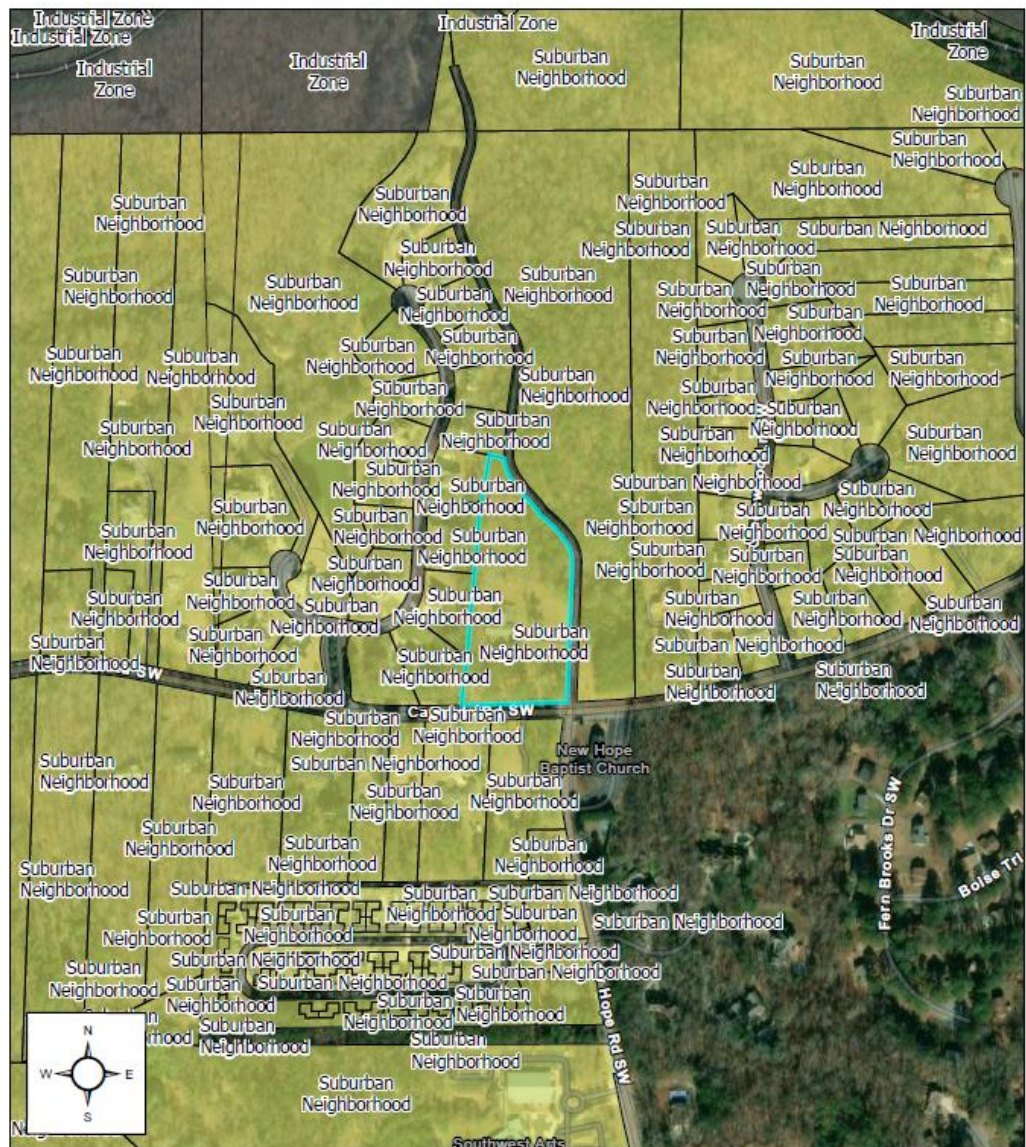
Applicant: Greater Turner Chapel Church Petition No. Z26-012

Date: June 3, 2026

1. The following parties were notified of the requested rezoning/use permit:
See attached mailing list and Vista Print mailing receipt
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
March 8, 2026, 12noon, 4650 Cascade Rd. SW, May 4, 2026 6:00pm, Community Zoning Information Mtg.
5440 Fulton Industrial Blvd., June 2, 2026, 6:00pm 4001 Danforth Rd. Sw
3. The following issues and concerns were expressed:
See attached participants questions and responses
4. The applicant's response to issues and concerns was as follows:
See attached participants questions and responses

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



4685 Cascade Rd Future Land Use

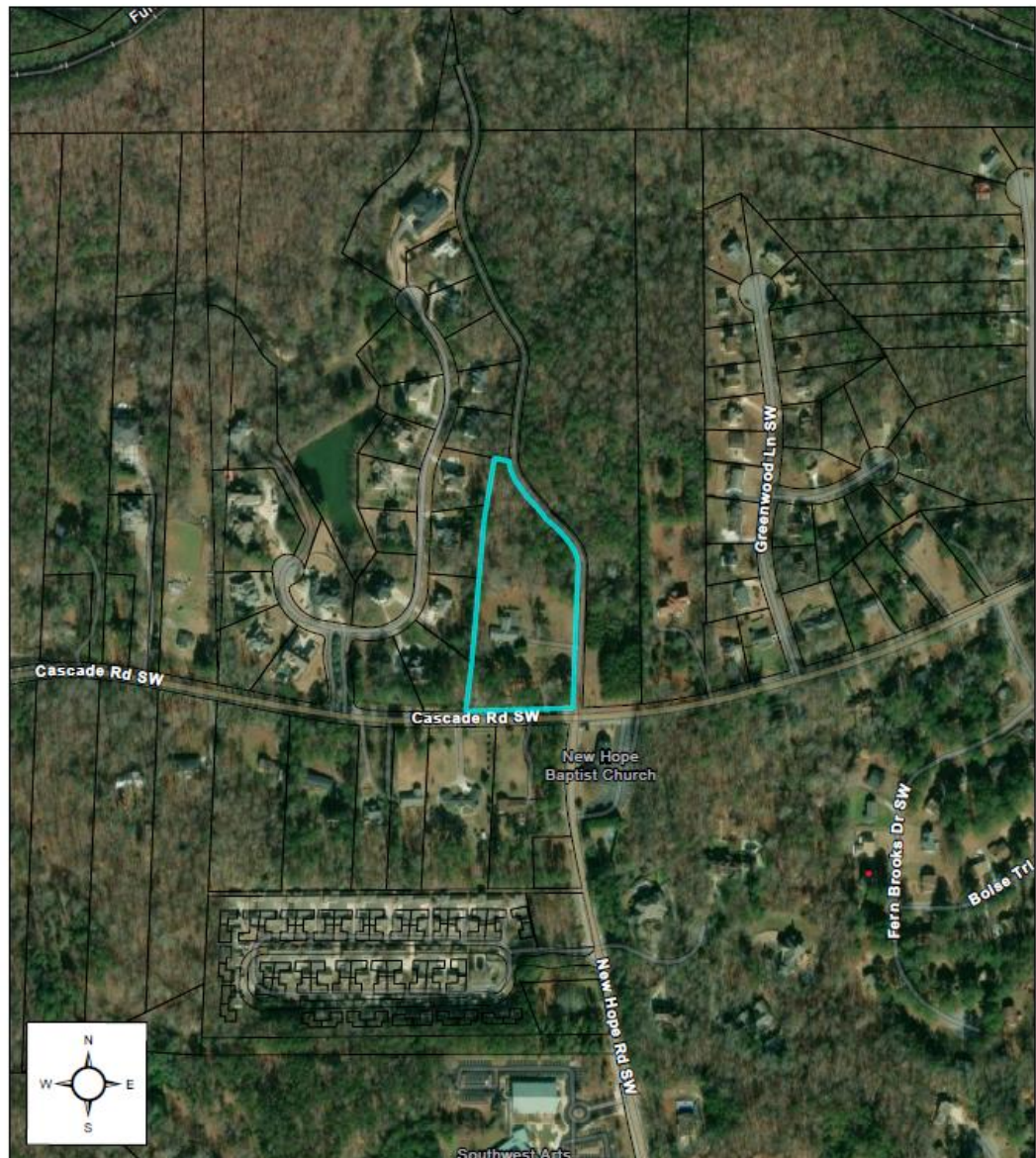
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4685 Cascade Rd Zoning

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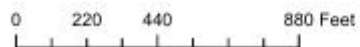
4685 Cascade Rd Aerial

0 220 440 880 Feet

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4965 Butner Rd Aerial



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CITY MANAGER

**COMMUNITY
DEVELOPMENT &
REGULATORY AFFAIRS**

Reginald McClendon, J.D., AICP, CPM
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**HONORABLE MAYOR
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CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON JOHNSON
DISTRICT 2

TONI WRIGHT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

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

MEETING DATE: July 15th, 2026

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

City Council District: 5

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Lajwanti Gandhi c/o Taliya King
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Status of Applicant:	Agent
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City Council District(s):	5
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Parcel ID Number:	13 0068 LL0888
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Area of Property:	.52 acres
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Existing Zoning:	AG -1 (Agricultural District/Old National Highway District)
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Current/Past Use of the Property:	The property is currently vacant.
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Prior Zoning Cases/History:	N/A
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SPECIFIC INFORMATION**REQUEST**

Lajwanti Gandhi c/o Taliya King requesting to rezone to R-4 to subdivide a lot into two single-family residential lots with a future land use amendment to Suburban Neighborhood II.

PROPERTY LOCATION

The property consists of .52 total acres located on the Eastern side of Northfield Blvd lying and being in Land Lot 68 of the 13th District in the City of South Fulton, Fulton County, Georgia. The property is located in Council District 5.

2021 & 2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Regional Live-Work as designated in the 2026 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: R-4 (Single-Family Residential District)
South: AG-1 (Agricultural District/ Old National Highway District)
East: C-1 (Limited Commercial District/ Old National Highway District)
West: AG-1 (Agricultural District/ Old National Highway District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

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

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

The applicant placed a notification sign in front of the subject property on May 27th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Table 4-1 Area Regulations for Lots and Principal Buildings

Sec. 511. - Old National Highway Overlay District.

Sec. 403.03. - Setbacks.(c)

SITE MAPS

See attached.

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

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

The proposed zoning classification is not supported by the 2021 Comprehensive Plan nor the 2026 Comprehensive Plan. The applicant is requesting a future land use amendment to Suburban II Neighborhood, which supports the R-4 zoning classification.

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

While a higher density zoning designation will, as a matter of course, create a higher property value, the current zoning of AG-1 (Agricultural District/ Old National Highway District) does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of AG-1 (Agricultural District/ Old National Highway 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;

Fostering walkability, reducing commute times, and enhancing regional connectivity is the goal of the Regional Live-Work future land use designation. The applicant is requesting to split a parcel into two lots for single-family homes. Staff does not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

Staff has no knowledge of any prior development on the property.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as commercial, residential, and agricultural.

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

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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

The zoning proposal is not in conformity with the 2021 Comprehensive Plan nor the 2026 Comprehensive Plan. The property is located in the Regional Live-Work character area in the 2021 & 2026 Comprehensive Plan, which supports mixed use development.

The applicant is requesting a future land use amendment to Suburban II Neighborhood, which supports the R-4 zoning district.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Staff is unaware of any existing or changing conditions affecting the use of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

PUBLIC PARTICIPATION

The applicant hosted at Public Participation meeting on June 8th at 6:30pm at 5780 Old National Highway regarding this rezoning and future land use request. The issues and concerns that community members brought up were the roof line of the homes and ensuring that the driveways would be able to accommodate 2-4 vehicles. The applicant responded by stating that their requests were reasonable and that they were looking for a more traditional modern new build home for the lots.

STAFF RECOMMENDATION

The applicant is proposing to rezone to R-4 to subdivide a lot into 2 lots for two single family residential lots that are “consistent with surrounding R-4 neighborhood.” The property is currently a legally non-conforming Agricultural (AG-1) lot that only has half of the minimum lot area required for the zoning district. The R-4 District is intended to provide land areas devoted to moderate density (9,000 square feet minimum lot size) residential uses and single-family subdivisions. The proposed lots meet the lot and building requirements for the zoning classification. The applicant has also added the required 5-foot stagger that the zoning district requires per Section 403.03 (c) of the City of South Fulton’s zoning code.

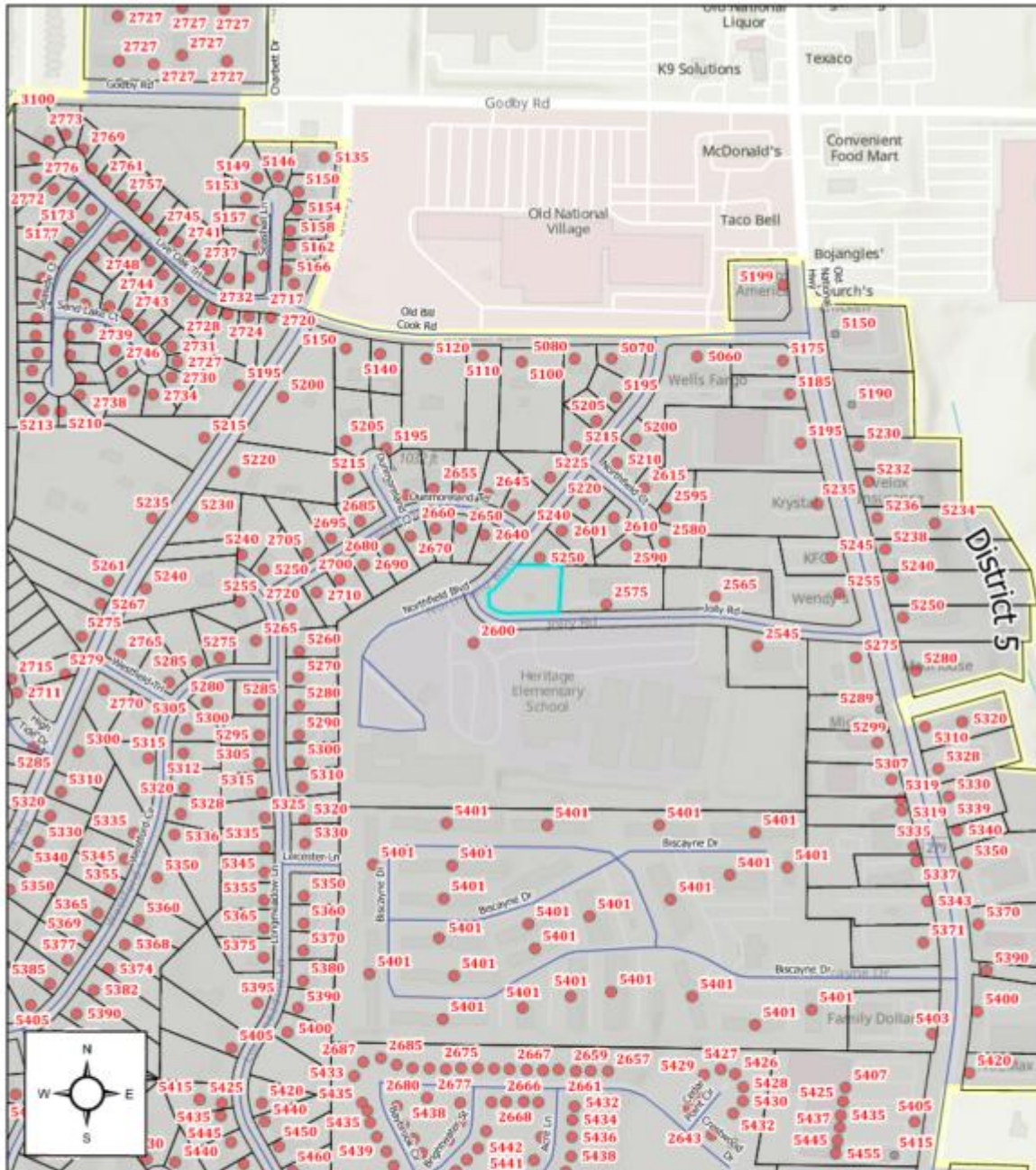
However, the lot has future land use designation of Regional Live-Work in 2026 Comprehensive Plan. This land use designation supports vertical and horizontal mixed-use development and higher-density housing. R-4 is not one of the supported zoning classifications for Regional Live-Work; therefore, the applicant is seeking a future land use amendment to Suburban II Neighborhood to bring the proposal into compliance with the City of South Fulton’s Comprehensive Plan. The 2026 Comprehensive Plan was recently approved with the intent to have higher density and/or mixed-use development in this area of the City. Allowing this land use request would represent a departure from the 2026 Comprehensive Plan.

This property is also subjected to the guidelines of the Old National Highway Overlay District, which establishes a uniform procedure for providing protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features for the assigned geographical area. The regulations in this district are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

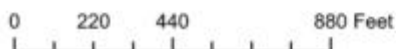
Staff recommends **DENIAL** based on these factors.

PREPARED BY: Victoria Young, Senior Planner

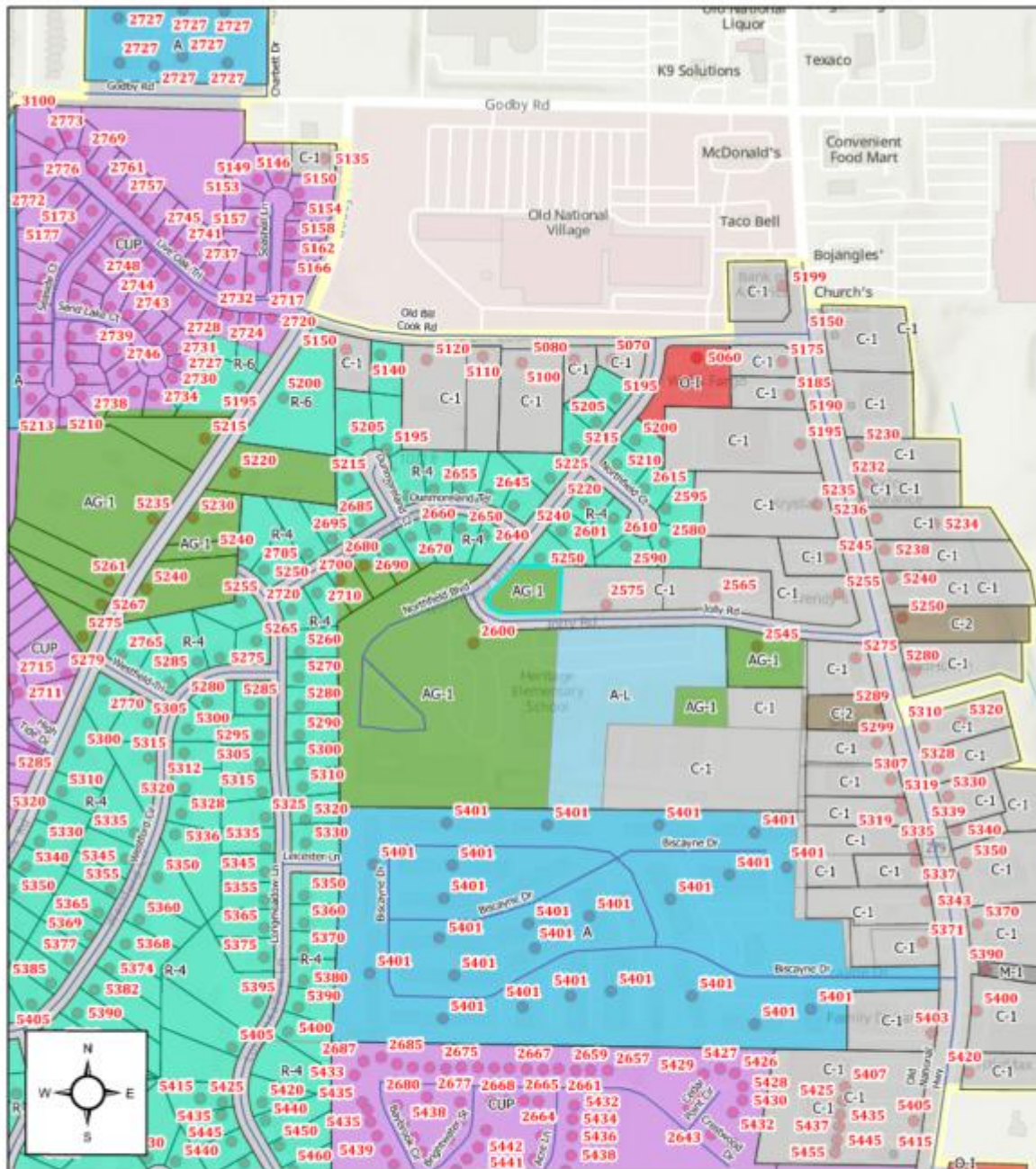
REVIEWED BY: Reginald McClendon, Director, CDRA



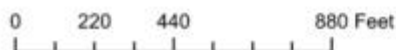
5250 Northfield Blvd Aerial



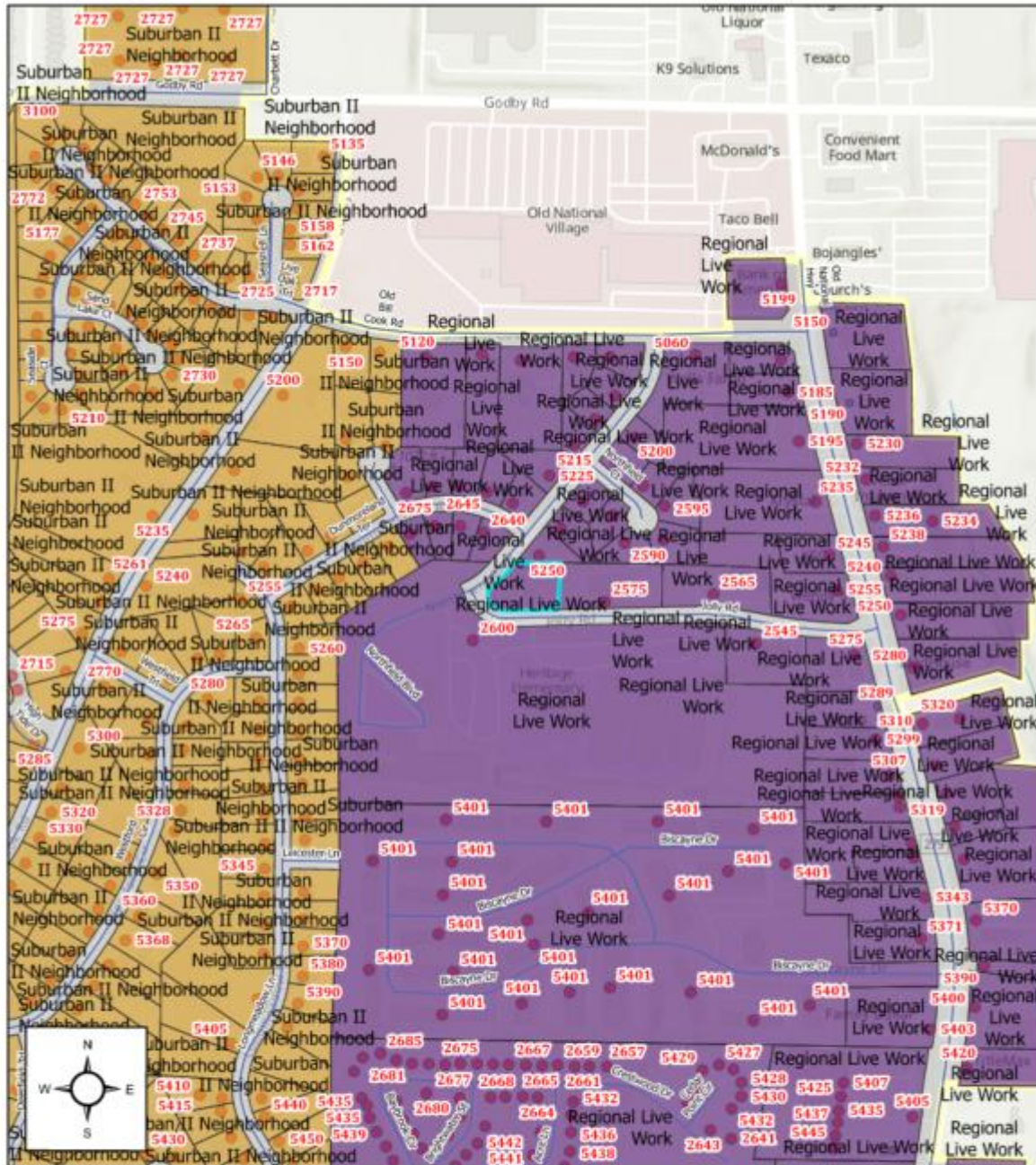
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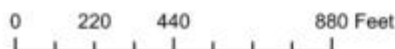
5250 Northfield Blvd Zoning



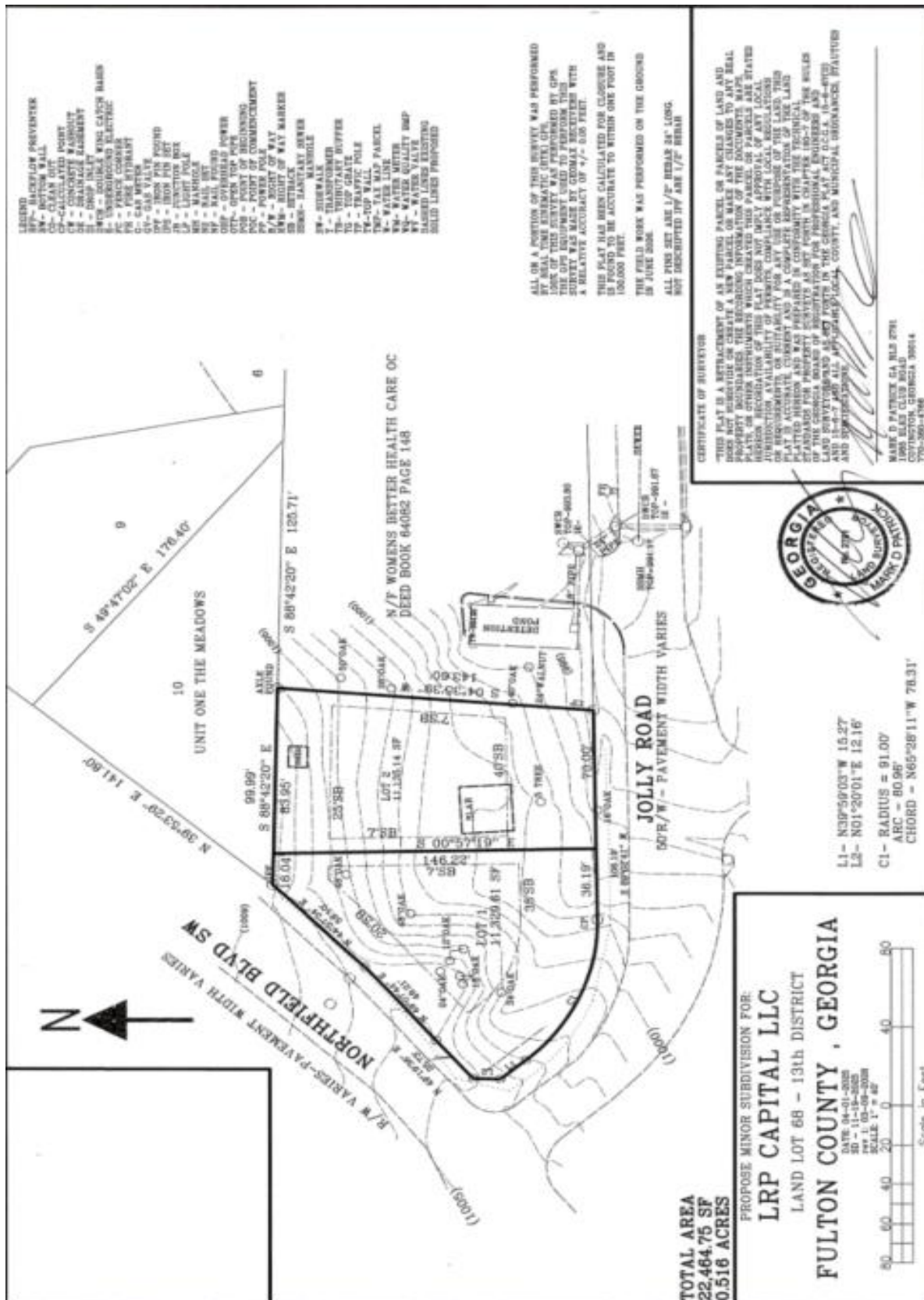
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5250 Northfield Blvd Future Land Use



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REGIONAL LIVE-WORK

The Regional Live-Work category identifies mixed-use centers with a regional draw, including higher-density housing, major commercial anchors, office towers, hotels, and civic institutions. These areas function as activity hubs and are often located near major transportation nodes or corridors.

This designation supports vertical and horizontal mixed-use development, with active ground-floor uses and multi-story residential or office components. The goal is to foster walkability, reduce commute times, and enhance regional connectivity through transit and multimodal infrastructure.

- Zones: A, AL, TR, MIX, C-1, C-2, O-1, SH
- Density: Up to 25-50 units per acre for residential
- Primary Uses: High-density housing, regional retail, major employers, civic centers
- Open Space: 30% open space
- Design Features: Mixed-use buildings, structured parking, public plazas, transit access

Development and Design Strategies

1. Residential density of up to 25-50 units per acre, appropriate for high-density mixed-use districts.
2. Mixed-use minimum at 10-25% of gross floor area should be non-residential (e.g., retail, office, live/work).
3. Open spaces required at 100-150 sf total per unit, with at least 50% of units having a minimum of 60 sf of private open space (balcony/patio).
4. Live-work spaces need a 12-foot ground-floor ceiling minimum, direct street access, and separate from parking/storage zones.
5. Live-work space may count toward non-residential area mandates—typically capped at 10-50% of unit floor area.
6. Provide commercial tenant space of up to 100,000 sq ft maximum.
7. Parking to be located behind or beside buildings; not between building and street and shared parking agreements are encouraged. On-street parking is encouraged, especially on main commercial and retail corridors.

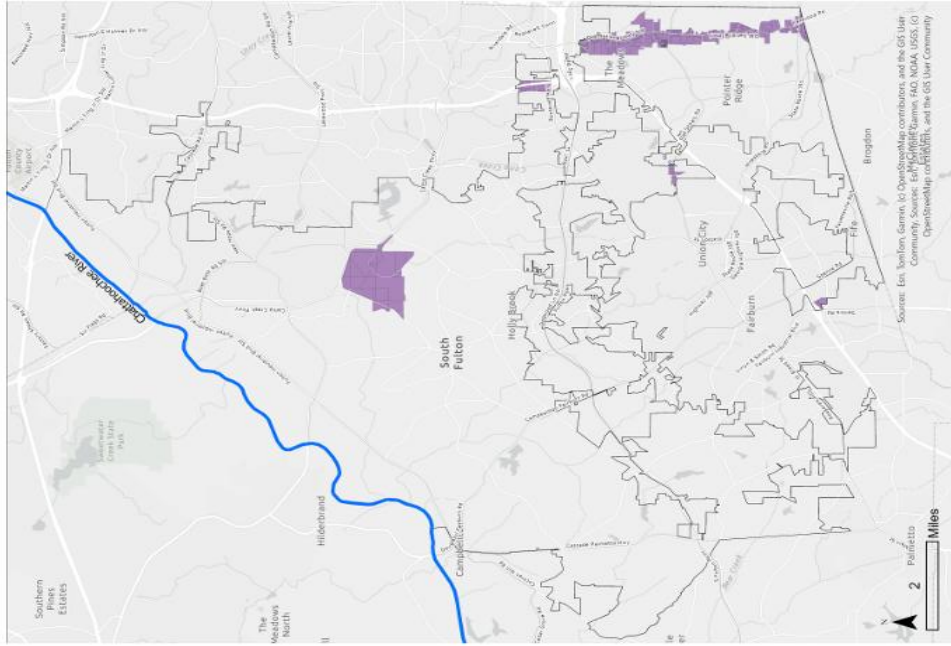


Image Caption: Regional Live-Work Category Map
Source: Sizemore Group

SUBURBAN II NEIGHBORHOOD

The Suburban II Neighborhood category represents transitional suburban areas with moderate-density single-family housing, often built within the last few decades. These neighborhoods have larger lots than urban cores but are more compact than rural settings. They may include limited attached housing, cul-de-sacs, and subdivisions with internal connectivity.

While these areas remain predominantly residential, supporting amenities like neighborhood schools, parks, or corner retail may be introduced to foster complete communities.

- Zones: R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6, TR, MIX, NUP
- Density: Up to 8 units per acre
- Primary Uses: Detached homes, duplexes, small-scale civic uses
- Open Space: 30% open space

Development and Design Strategies

1. The category is intended for moderate-density residential development with a variety of housing types to provide transitional density between low-density suburbs and more urban neighborhoods.
2. Facilitate efficient use of infrastructure and reduce sprawl.
3. Permitted uses to include single-family detached homes, townhomes, duplexes, triplexes or quadplexes, low-scale multifamily (garden style apartments, cottage clusters), accessory dwelling units (ADUs), civic/institutional uses (e.g., parks, schools, churches), or limited neighborhood-scale commercial (e.g., home offices, live/work units).
4. Gross density of up to 8 dwelling units per acre, and may require cluster development to preserve open space. Keeping a minimum of 30% open space.
5. Internal street network recommended (limit cul-de-sac-only designs) with sidewalks on both sides of the street encouraged or required. Encourage multiple network opportunities connecting to collector and/or local streets to ensure options for mobility.
6. Bike paths or trails should be included in larger subdivisions with pedestrian connections to adjacent neighborhoods, schools, parks, and transit.
7. Low Impact Development (LID) practices are encouraged.
8. Garage placement and façade articulation standards may apply, with rear-loaded alleys encouraged in compact single-family or townhome developments.
9. Building materials and architectural design may be regulated for consistency.
10. Buffers (10–30 ft) required adjacent to lower-density residential or natural areas.

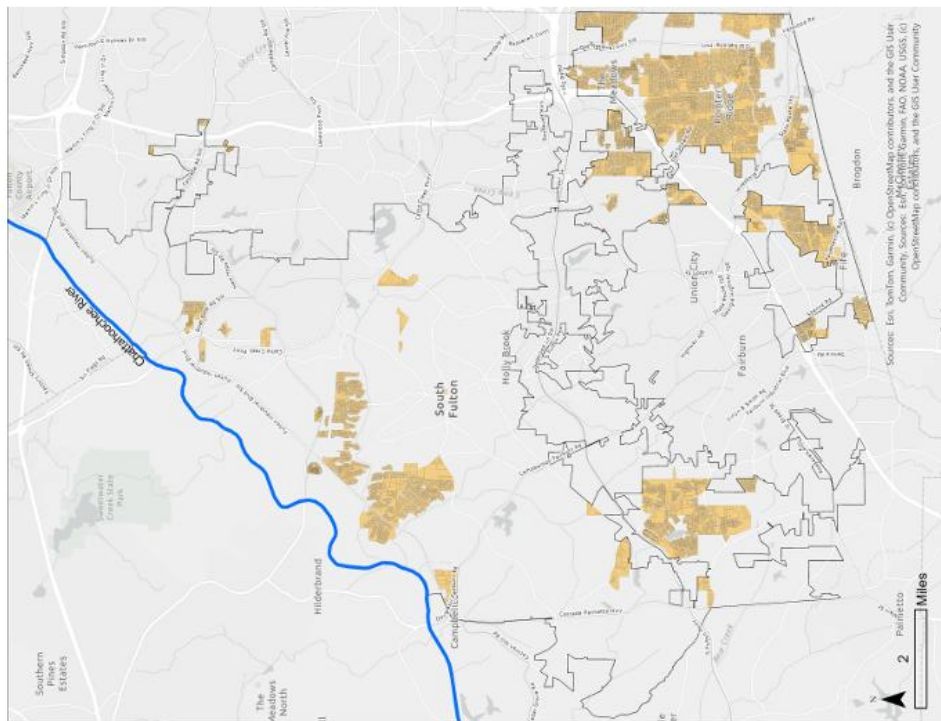


Image Caption: Suburban II Neighborhood Category Map
Source: Sizemore Group



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Taliya King Petition No. _____

Date: June 8th 2026

1. The following parties were notified of the requested rezoning/use permit:
Public participation notices were sent out for all residents who live within 1 mile radius from subject property

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
June 8th at 6:30 pm located 5780 Old National Hwy, Atlanta GA 30349

3. The following issues and concerns were expressed:
Roof line of the home, to insure that driveway will be able to accommodate 2-4 cars.

4. The applicant's response to issues and concerns was as follows:
Thats not a big issue or request, something that is workable . Looking for a more traditional modern new build.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

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DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

SUBJECT: Z26-015/U26-007: 4165 & 4225 Flat Shoals Rd

MEETING DATE: July 15, 2026

Welcome Foods is requesting a rezoning from MIX (Mixed Use) to C-2 (General Commercial) along with a Special Use Permit (SUP) to develop a 5,000 square foot gas station/convenience store with fuel pumps and 1,800 square feet drive-thru restaurant on 2.13 acres at 4225 & 4165 Flat Shoals Road (Parcel IDs: 09F230100840758 & 09F230100840741).

City Council District: 5

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Junaid Virani (Welcome Foods)
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Status of Applicant:	Applicant
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City Council District(s):	5
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Parcel ID Number:	09F230100840758 & 09F230100840741
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Area of Property:	2.13 acres
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Existing Zoning:	MIX (Mixed Use)
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Current/Past Use of the Property:	The property is currently vacant.
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Prior Zoning Cases/History:	2000Z-101 & 2004Z-0121
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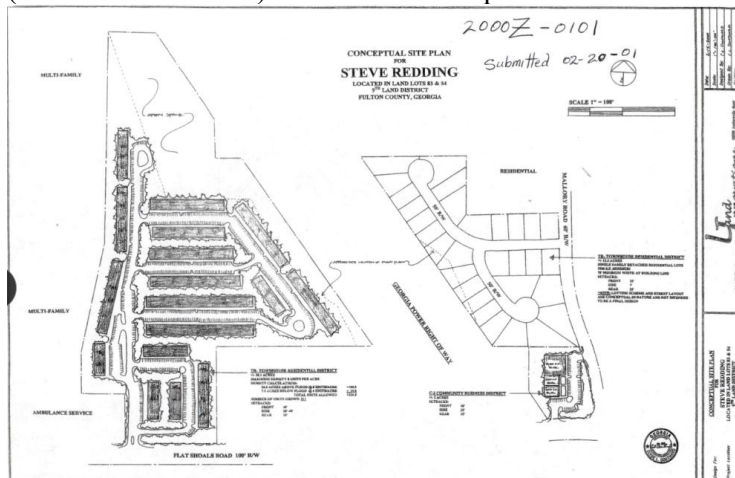
SPECIFIC INFORMATION

REQUEST

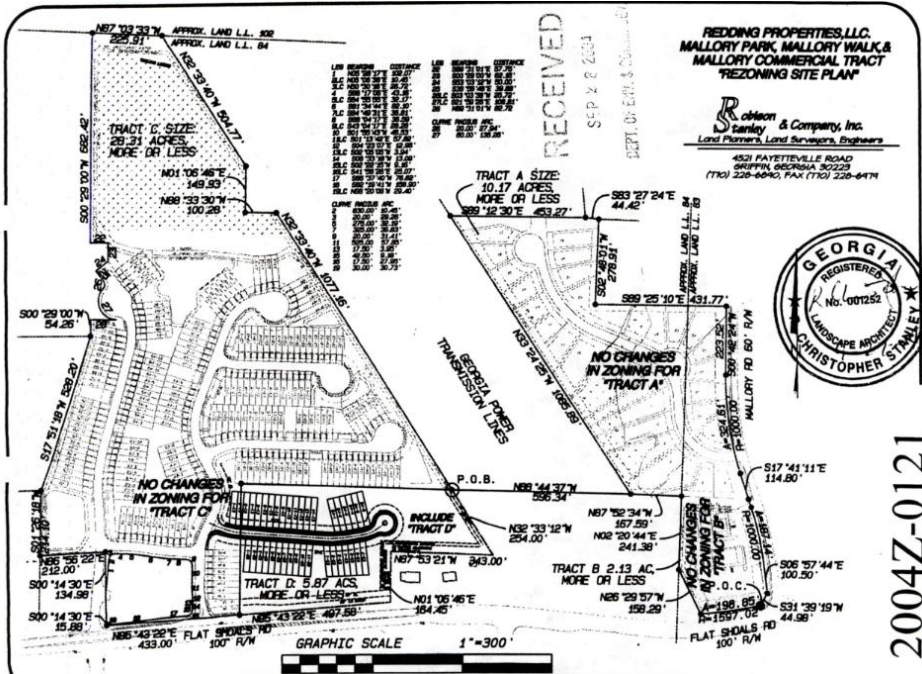
Junaid Virani (Welcome Foods) requesting to rezone to C-2 with a special use permit to develop a gas station/convenience store with fuel pumps.

BACKGROUND

This property was first rezoned MIX in 2000 for the development of no more than 211 townhomes, single family homes on the eastern tract, and a maximum density of 391 gross square feet per acre zoned or a total of 17,000 square feet of retail, service commercial, and/or office and accessory uses allowed in the C-2 (Commercial District). Below is the site plan attached to 2000 zoning case.



In 2004, this property was rezoned again to MIX with the number of townhomes being increased to 233 and the number of single-family homes being limited to 29. The commercial aspect for the most part stayed the same. Most importantly, for the tract being rezoned in this report, the 2004 site plan shows that the parcels were to stay the same as in the 2000 zoning case. The 2004 site plan is below. Tract B are the properties being rezoned with this report.



PROPERTY LOCATION

The property consists of 2.13 total acres located on the Northern side of Flat Shoals Road lying and being in Land Lot 83 & 84 of the 19th District in the City of South Fulton, Fulton County, Georgia. The property is located in Council District 5.

2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Regional Live-Work as designated in the 2026 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: MIX (Mixed Use)

South: AG-1 (Agricultural District), MIX (Mixed Use) & R-5A (Single Family Residential District)

East: AG-1 (Agricultural District)

West: AG-1 (Agricultural District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on June 1st, 2026, at 6:00pm. The applicants presented their case and project to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on June 24th, 2026, to notify the public that Case Z26-015/U26-007 would be heard at the Planning Commission Meeting on July 15th, 2026, and at the City Council Public Hearing on August 11th, 2026.

The applicant placed a notification sign in front of the subject property on June 24th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Table 4-1 Area Regulations for Lots and Principal Buildings

Table 4-4 Minimum Landscape Strip and Buffer Requirements

ORD2026-009

Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use

Sec. 602.04. - Electric vehicle parking required.

Sec. 405.02. - Parking lot landscaping.

SITE MAPS

See attached.

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

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

The proposed zoning classification is supported by the 2026 Comprehensive Plan.

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

The current zoning of MIX (Mixed Use) does not diminish the unimproved property value as the zoning approval already allows for commercial and office uses on the subject lot.

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 MIX (Mixed Use) 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 applicant is requesting to develop a 5,000 square foot gas station/convenience store with fuel pumps and 1,800 square feet drive-thru restaurant. The current zoning allows for 17,000 square feet of retail, service commercial, and/or office and accessory uses allowed in the C-2 (Commercial District). The property owner has a significant development allowance which would allow valuable retail and office space while the relative gain to the community is minimal as there are already fuel and fast-food offerings in the vicinity.

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 parcel is part of a mixed use community in which the residential components of the community have already been constructed. The retail portion has remained undeveloped.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning will permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as mixed use, residential, and agricultural. However the currently approved is also suitable.

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

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal should not cause any excessive burdensome use of existing street, transportation facilities, utilities, or schools.

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

The zoning proposal is 2026 Comprehensive Plan. The property is located in the Regional Live-Work character 2026 Comprehensive Plan, which supports mixed use development, regional retail, and commercial anchors.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

Staff is unaware of any existing or changing conditions affecting the use of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal will not permit an environmentally adverse use.

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

1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?

The proposed use is consistent with the Comprehensive Plan. The Comprehensive Plan designates the property as Regional Live-Work, which supports major commercial anchors and mixed use development.

2) Is the proposed use consistent with the supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?

Not to Staff's knowledge.

3) Is the proposed use compatible with the adjacent land uses and zoning districts?

The proposed use of a gas station may not be compatible with the adjacent land uses and zoning districts as the nearby properties are zoned agricultural, MIX (Mixed Use), and single-family residential district.

4) Does the proposed use violate local, state, and/or federal statutes, ordinances, or regulations governing land development?

The proposed development is seeking a special use permit due to ORD2026-009, which states that a gas station shall be 1,000 feet away from a residential use and that no more than two gas stations shall exist within one and half miles of each other.

5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?

The zoning case for the property currently allows retail, service commercial, and/or office and accessory uses allowed in the C-2 (Commercial District) on these parcels. The vehicular and pedestrian traffic flow and safety should not be significantly affected by this development.

6) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?

Zoning buffers and landscape strips surround the development to screen the gas station and drive-thru restaurant from the street and adjacent properties.

7) Can outdoor lighting be used so as to not interfere with surrounding uses?

Outdoor lighting must be consistent with that of commercial development and therefore would not interfere with surrounding uses. ORD2026-009 states that minimal impact lighting must in use for this development due to its proximity to residential uses.

8) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?

The property will be accessed by ingresses and egresses off of Mallory & Flat Shoals Road.

9) Will the number, size, and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?

No signs are proposed at this time. However, when signs are proposed, they must follow the regulations in Section 701 of the City's zoning ordinance.

10) Is the off-street parking space adequate? Will they be properly located to reduce any negative impacts on surrounding property uses?

The applicant's site plan contains a 5,000 square foot convenience store with a 4-pump fueling station and an attached 1,800 square foot restaurant with drive-thru service. Each of these uses has different calculations for their parking ratios. The convenience store with gas pumps and restaurant have a parking ratio of 10 parking spaces per 1,000 square feet. This proposed development only has 43 parking spaces instead of 68 spaces that are needed.

11) Does the use have sufficient space to operate its activities?

The subject property does have sufficient space to operate as a gas station. However, at this point and time, the development does not have enough parking spaces.

12) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc?

Due to the development's proximity to residential uses, the applicant submitted a complete environmental study.

13) Availability of other land suitable for proposed use and effect on balance of land uses;

The proposed use is less a mile away from 5 other gas stations (two of which are in the City of South Fulton.)

14) Effect on character of the neighborhood;

The current zoning case on the property allows for retail, service commercial, and/or office and accessory uses.

15) Effect on adjacent property;

The purposed use is supported by the Comprehensive Plan.

16) Economic use of current zoning;

The MIX (Mixed Use) zoning district has numerous allowed uses that support the economic viability of the subject property.

17) Other Conditions

This development must follow the guidelines in ORD2026-009.

PUBLIC PARTICIPATION

A public participation meeting was held on June 22 from 4-5pm at Gladys S. Dennard Library regarding this matter. Residents expressed concerns regarding traffic, public safety, truck parking, healthy food options, property values, local employment opportunities, and the overall impact of the proposed development. Additional questions were raised about the future restaurant, site design, and long-term operation of the property. The applicant explained the project, confirmed that there will be no overnight truck parking, outlining security and traffic improvements, and committing to healthier food options and local hiring. The applicant also emphasized their ongoing communication with the community and compliance with all City and GDOT requirements.

STAFF RECOMMENDATION

The applicant is proposing to rezone to C-2 from MIX with a special use permit to develop a 5,000 square foot convenience store with a 4-pump fueling station and an attached 1,800 square foot restaurant with drive-thru service. This development has ingress and egress off of Mallory and Flat Shoals Road. The site plan contains all of the proper landscape strips, zoning buffers, improvement setbacks, and building setbacks for the C-2 zoning classification. However, the applicant decided to calculate the parking for the development differently than how the City interprets it to be for the uses. The 1,800 square foot restaurant requires 18 parking spaces, and the convenience store with gas pumps requires 50 parking spaces, meaning that the development needs 68 parking spaces in total based on the zoning code's *Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use*. The applicant calculated parking for the convenience store with gas pumps as a retail store rather than a service station. A service station requires double the parking spaces that a retail store needs in the City of South Fulton.

In addition to the missing 25 parking spaces, the site plan is also missing the required parking landscape islands that shall be located at both ends of a parking bay, and also after every five parking spaces. Adding these landscape islands will probably further cut into the amount of parking that the development has.

The City requires that all *“new commercial, mixed use, multi-family, and industrial developments which exceed nine off-street parking spaces shall provide dedicated parking spaces for electric vehicles as follows: (1)At least one parking space for electric vehicles shall be provided in parking lots having 10—25 parking spaces; and(2)At least one parking space for electric vehicles shall be provided for each additional 25 parking spaces.”* 2 parking spaces in this development need to be dedicated electric vehicle parking spots. These 2 spaces *“may be counted toward satisfying minimum off-street parking space requirements.”*

The newly passed gas station ordinance, ORD2026-009, states that no more than two gas stations shall exist within one and half miles of each other and that gas stations shall not be located within 1,000 feet of a residential use. If a future gas station violates these guidelines, they will need to seek special use approval. This proposed gas station is less than mile from five gas stations (3 of which are in Union City.) This development is also adjacent to residential homes to the North. Due to this proximity to residential uses, a complete environmental study was required as well as a tree buffer of 35 feet and the installation of minimal impact lighting.

All future gas stations are required to have adequate signage in conformance to Section 701, a recurring paving plan for parking that shall be submitted every 5 years, and external cameras.

These lots have future land use designation of Regional Live-Work in 2026 Comprehensive Plan. This land use designation supports vertical and horizontal mixed-use development, higher-density housing, and major commercial anchors and these following zoning districts: A, AL, TR, MIX, C-1, C-2, O-I, and SH. Therefore, C-2 is a recommended zoning district for this future land use designation. However, currently, this development does not have the appropriate parking spaces and parking landscape islands.

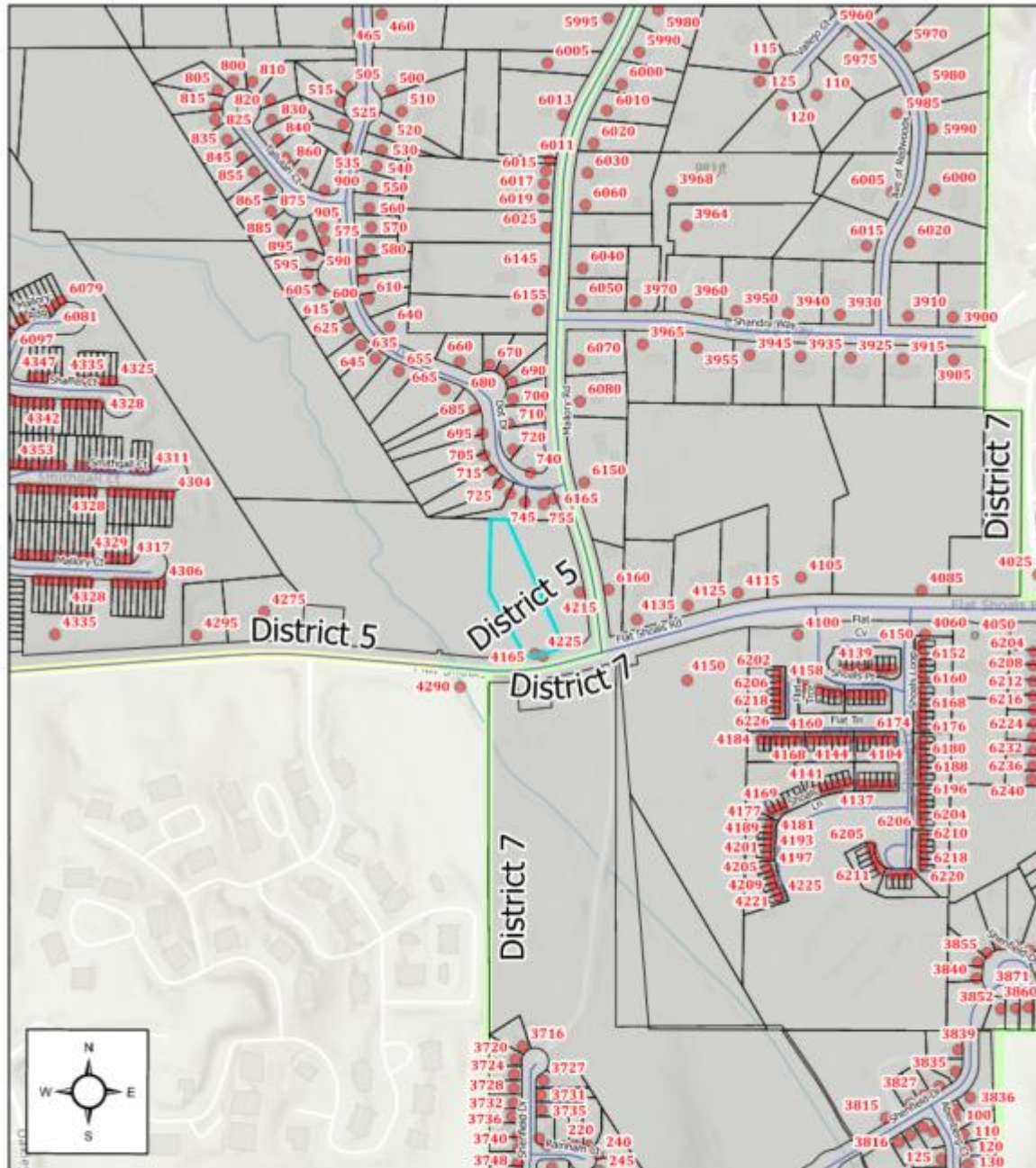
The originally approved plan was approved through a comprehensive public input process and the commercial component including retail, service commercial and office space was viewed as a proper companion to the residential uses. The current application represents a departure from that original approval.

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

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

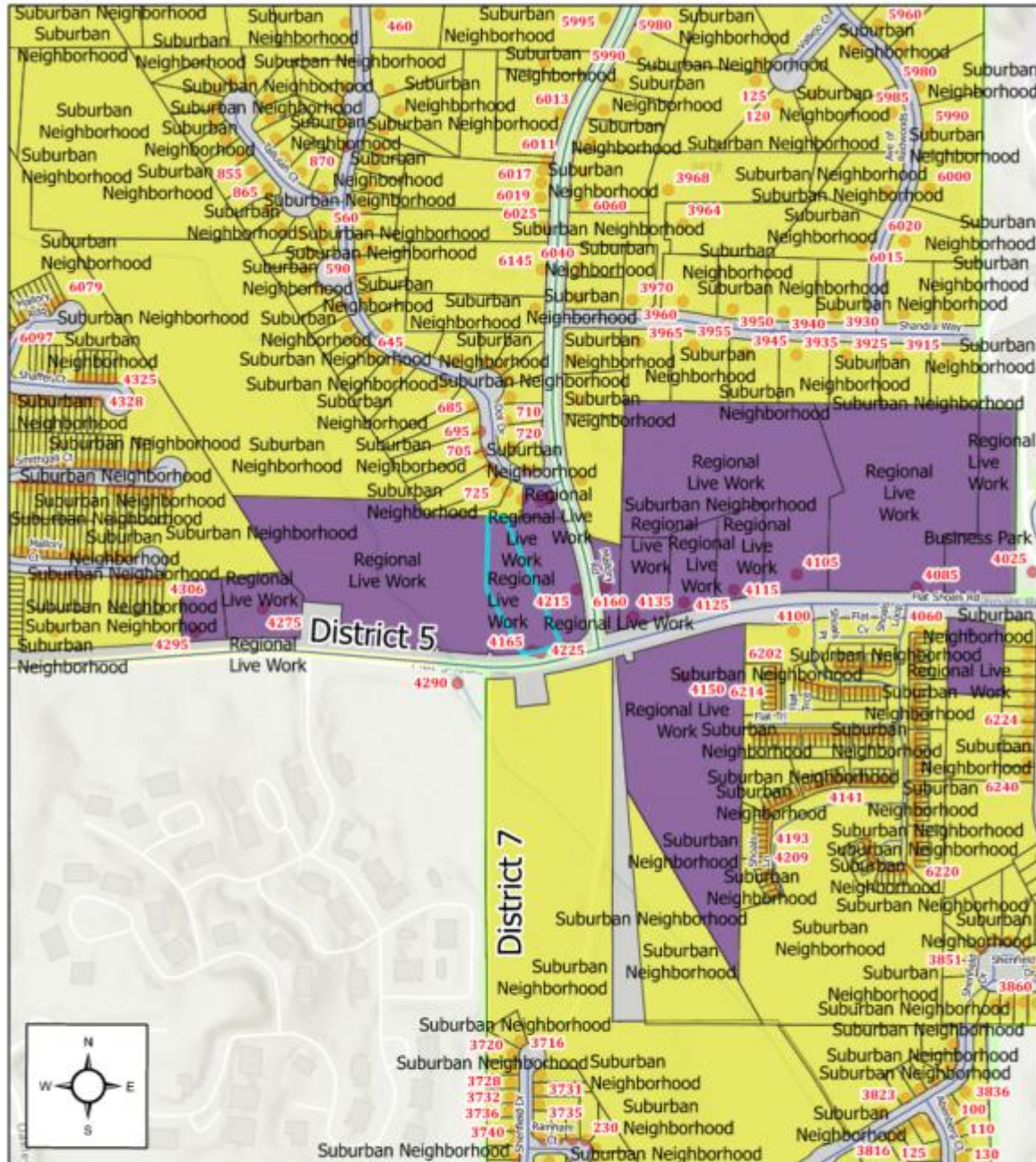




4225 Flat Shoals Aerial

0 220 440 880 Feet

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4225 Flat Shoals Future Land Use

0 220 440 880 Feet

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REGIONAL LIVE-WORK

The Regional Live-Work category identifies mixed-use centers with a regional draw, including higher-density housing, major commercial anchors, office towers, hotels, and civic institutions. These areas function as activity hubs and are often located near major transportation nodes or corridors.

This designation supports vertical and horizontal mixed-use development, with active ground-floor uses and multi-story residential or office components. The goal is to foster walkability, reduce commute times, and enhance regional connectivity through transit and multimodal infrastructure.

- Zones: A, AL, TR, MIX, C-1, C-2, O-1, SH
- Density: Up to 25-50 units per acre for residential
- Primary Uses: High-density housing, regional retail, major employers, civic centers
- Open Space: 30% open space
- Design Features: Mixed-use buildings, structured parking, public plazas, transit access

Development and Design Strategies

1. Residential density of up to 25-50 units per acre, appropriate for high-density mixed-use districts.
2. Mixed-use minimum at 10-25% of gross floor area should be non-residential (e.g., retail, office, live/work).
3. Open spaces required at 100-150 sf total per unit, with at least 50% of units having a minimum of 60 sf of private open space (balcony/patio).
4. Live-work spaces need a 12-foot ground-floor ceiling minimum, direct street access, and separate from parking/storage zones.
5. Live-work space may count toward non-residential area mandates—typically capped at 10-50% of unit floor area.
6. Provide commercial tenant space of up to 100,000 sq ft maximum.
7. Parking to be located behind or beside buildings; not between building and street and shared parking agreements are encouraged. On-street parking is encouraged, especially on main commercial and retail corridors.

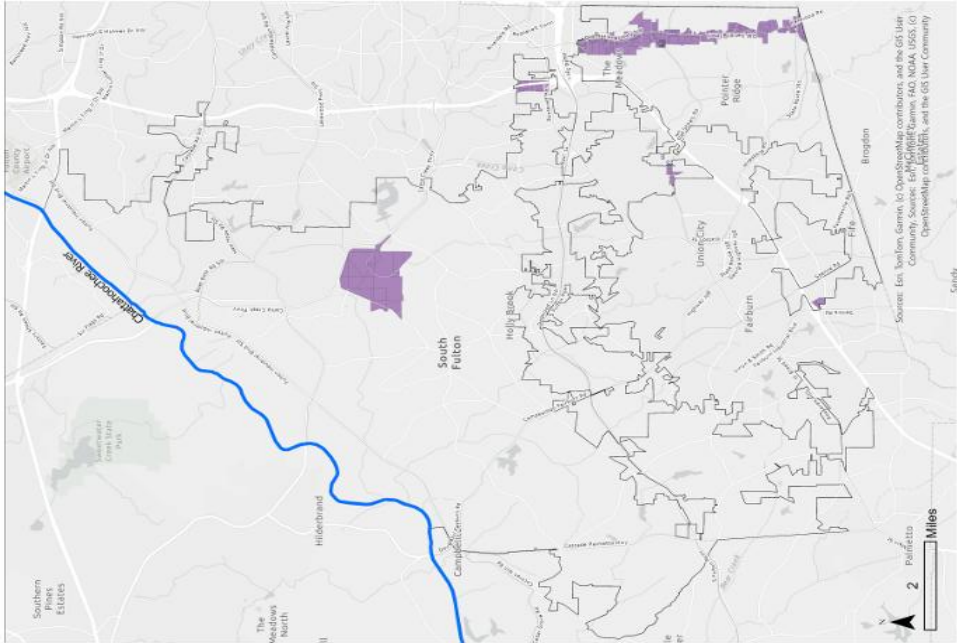


Image Caption: Regional Live-Work Category Map
Source: Sizemore Group



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Junaid Virani (Welcome Foods)

Petition No. Z26-015-U26-007

Date: 07/02/2026

1. The following parties were notified of the requested rezoning/use permit:
Notification letters were mailed to the property owners using the mailing addresses provided by the City. In
addition, notification emails were sent to the respective Mayor, City Council Members, and other designated officials
using the official contact list provided by the City, in accordance with the City's public participation requirements.
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
A Public Participation Meeting was held on June 22, 2026, from 4:00 PM to 5:00 PM, at Gladys S. Dennard Library at
South Fulton, 4055 Flat Shoals Rd, Union City, GA 30291. The proposed development was presented, and residents
were invited to ask questions, express concerns, and provide comments.
3. The following issues and concerns were expressed:
Residents expressed concerns regarding traffic, public safety, truck parking, healthy food options, property values,
local employment opportunities, and the overall impact of the proposed development. Questions were also raised
about the future restaurant, site design, and long-term operation of the property.
4. The applicant's response to issues and concerns was as follows:
The applicant addressed each concern by explaining the project, confirming there will be no overnight truck
parking, outlining security and traffic improvements, and committing to healthier food options and local hiring.
The applicant also emphasized ongoing communication with the community and compliance with all City and
GDOT requirements.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



**OFFICE OF THE
CITY MANAGER**

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

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

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA L. GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON V. JOHNSON
DISTRICT 2

VACANT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **U26-006: 4269 Stonewall Tell Road**

MEETING DATE: July 15th, 2026

The applicant is requesting a Special Use Permit to create a community-centered marketplace featuring local produce, agricultural goods, artisan products, nursery items, farm-related merchandise, and similar customary farmers market offerings in AG-1. (Agricultural District/Cliftondale Overlay District) zoning district. Council District 3.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	David Renfro
Status of Applicant:	Applicant
City Council District(s):	3
Parcel ID Number:	09F410301630485
Area of Property:	6.13 acres
Existing Zoning:	AG-1 (Agricultural)/Cliftondale Overlay District
Current/Past Use of the Property:	The property is already operating as a farm. There are structures on the property.
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

Applicant is requesting a Special Use Permit to operate a farmer's market in AG-1 (Agricultural District/Cliftondale Overlay District) zoning district.

PROPERTY LOCATION

The properties are 6.13 acres of land laying and being in Land Lot 163 of the 9F District of originally Fayette, then Campbell and now Fulton County, Georgia.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural)/(Clifondale Overlay District)
South: AG-1 (Agricultural)/(Clifondale Overlay District)
East: AG-1 (Agricultural)/(Clifondale Overlay District)
West: AG-1 (Agricultural)/(Clifondale Overlay District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

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

Staff placed the required notice of public hearing in the South Fulton Neighbor on June 24th, 2026, to notify the public that Case U26-006 would be heard at the Planning Commission Meeting on July 15th, 2026, and at the City Council Public Hearing on August 11th, 2026.

The applicant placed a notification sign in front of the subject property on June 24th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Sec. 509. – Clifondale Overlay District.

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

1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?

The Comprehensive Plan identifies this area as the future land use designation of Suburban Neighborhood. The proposed use is generally consistent with the Comprehensive plan because it supports the continued viability of an existing agricultural operations while not preventing the property's long-term transition to the Suburban Neighborhood designation.

2) Is the proposed use consistent with the supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?

N/A – no supplemental plans have been adopted by the City Council.

3) Is the proposed use compatible with the adjacent land uses and zoning districts?

The proposed Farmers Market is compatible with the adjacent land uses and zoning districts.

4) Does the proposed use on violate local, state, and or/federal statues, ordinances, or regulations governing land development?

The proposed use does not violate local, state, and federal statues, ordinances, and regulations.

5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?

The proposed traffic generation is expected to be periodic and manageable, primarily during operating hours. On-site parking areas are designed to accommodate expected attendance without requiring off-site parking impacts. The proposed use is a low-intensity, daytime-oriented activity that is compatible with nearby rural, agricultural, and low-density land uses.

6) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?

N/A

7) Can outdoor lighting be used so as to not interfere with surrounding uses?

N/A

8) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?

The property is assessed from Stonewall Tell Rd. As mentioned previously, on-site parking areas are designed to accommodate expected attendance without requiring off-site parking impacts. The proposed use is a low-intensity, daytime-oriented activity that is compatible with nearby rural, agricultural, and low-density land uses.

9) Will the number, size, and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?

No signs are currently proposed. Where relevant, there was a sign permit issued March 25th, 2025, prior to the special use permit application submission.

10) Is off-street parking space adequate? Will they be properly located to reduce any negative impact on surrounding property uses?

Off-street parking is provided on the subject property.

11) Does the use have sufficient space to operate its activities?

The subject property has sufficient space to operate a Farmers Market.

12) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc.?

No new development is being proposed to incur environmental impacts.

13) Availability of other land suitable for proposed use and effect on balance of land uses;

N/A

14) Effect on character of the neighborhood;

There should be minimal effect on the neighborhood.

15) Effect on adjacent property;

There should be minimal effect on the adjacent property.

16) Economic use of current zoning;

N/A

17) Other conditions

Recommended Conditions:

1. That the Special Use Permit is not transferrable.
2. That the permittee is required to maintain a valid South Fulton business license to operate a special use for a Farmers Market.

PUBLIC PARTICIPATION

Applicant held their public participation meeting on June 20th, at the subject property. Applicant held the meeting both in-person and on Google Meet. No direct public opposition was stated during the meeting. The public comments were mainly questions and concerns about the scope of the Special Use permit request, proposed frequency of the operation, vendor participation, artisan vendors, industrial type uses, traffic, parking, noise, complaint contact information, and community benefit. For full details, please see public participation report attached below.

STAFF RECOMMENDATION

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions. This Clifondale Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

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

PREPARED BY: Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

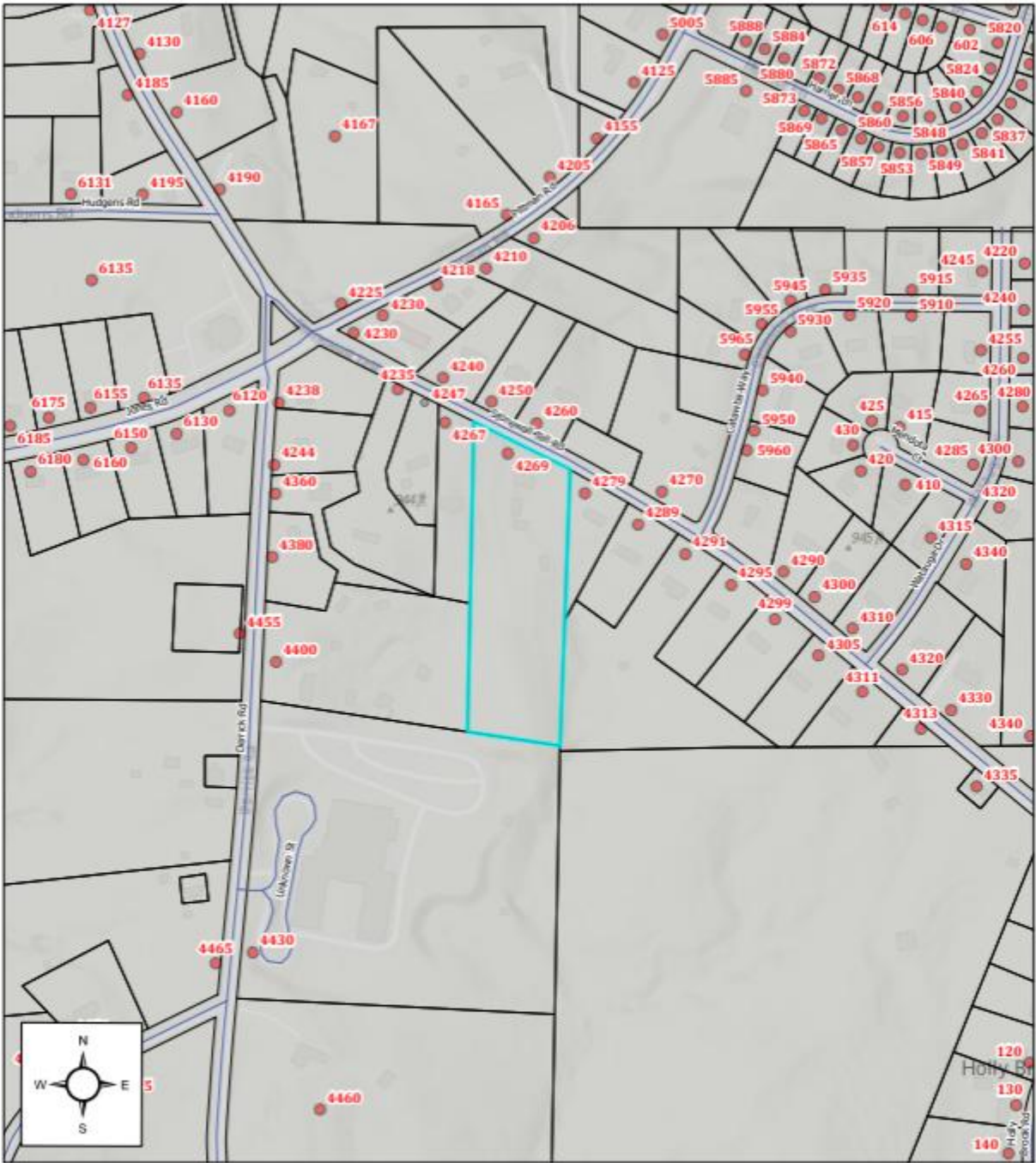


Gross Density
Suburban I
Up to 3 Units per acre
Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP

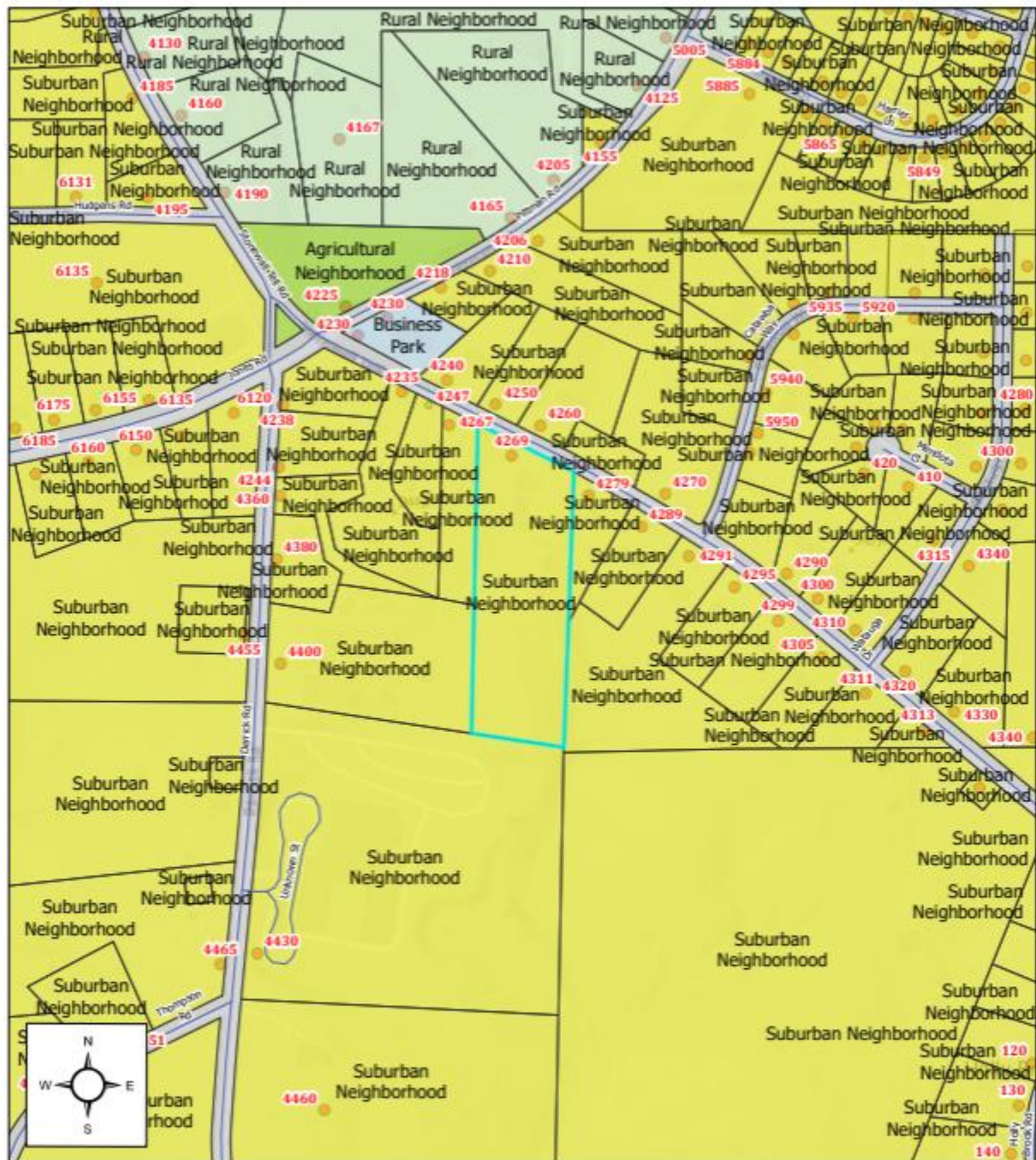




4269 Stonewall Tell Aerial

0 220 440 880 Feet

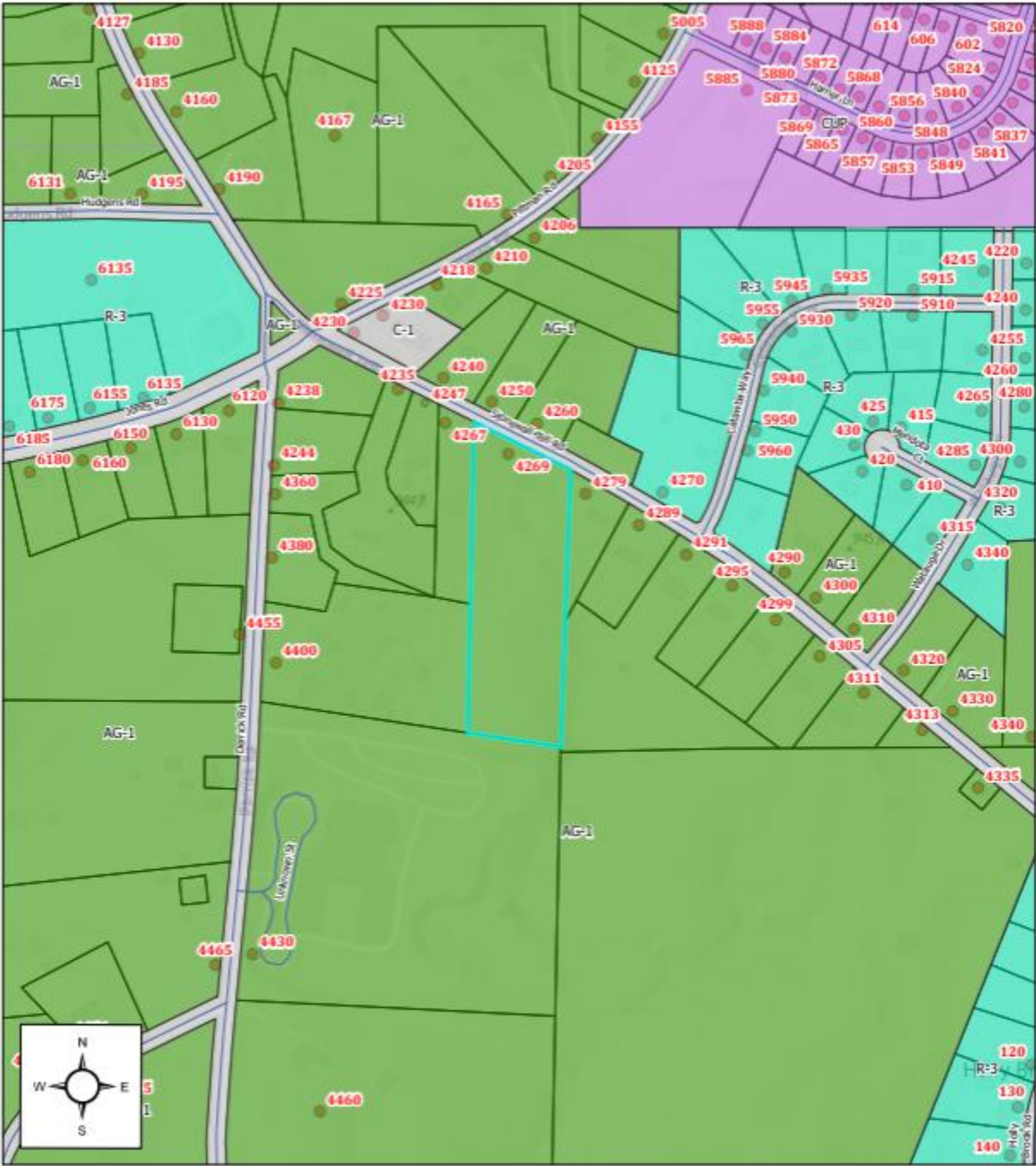
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4269 Stonewall Tell Future Land Use

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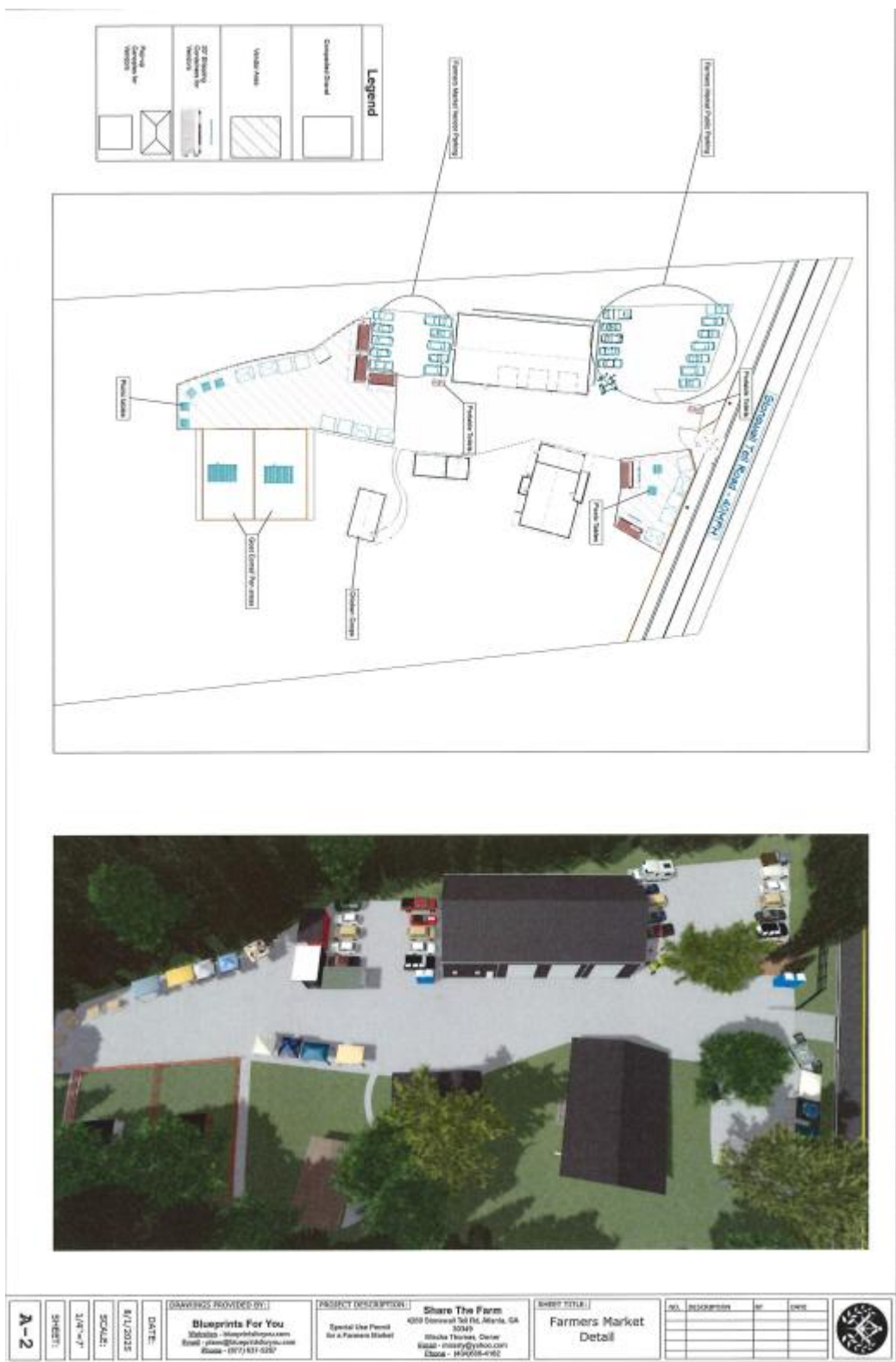
0 220 440 880 Feet



4269 Stonewall Tell Zoning

0 220 440 880 Feet

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PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Misha Thomas / Share the Farm Petition No. U26-006

Date: 6/26/2026

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

Property owners within one mile of 4269 Stonewall Tell Road, South Fulton, Georgia 30349, were notified of the requested Special Use Permit for the proposed Share the Farm farmers market by mailed Public Participation Meeting Notice. The notice identified the case number, property address, requested use, meeting date, meeting time, in-person location, virtual meeting link, and projected City hearing dates. See attached Form E Addendum and supporting attachments.

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

A hybrid Public Participation Meeting titled "Public Participation Meeting – Farmers Market Special Use Permit" was held on Saturday, June 20, 2026, from 12:30 PM to 1:30 PM, Eastern Time, at 4269 Stonewall Tell Road, South Fulton, GA 30349, with virtual participation available by Google Meet. See attached Form E Addendum for full meeting details, virtual access information, and supporting documentation.

3. The following issues and concerns were expressed:

No direct public opposition was stated during the Public Participation Meeting. Public comments were mainly questions and concerns regarding the scope of the Special Use Permit request, proposed frequency of operation, vendor participation, artisan vendors, industrial-type uses, traffic, parking, noise, complaint contact information, and community benefit. See attached Form E Addendum for the full numbered list of public questions/concerns and applicant responses.

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

The applicant responded to the public questions and concerns during the meeting and clarified that the Special Use Permit request is for the proposed farmers market use only. The applicant addressed proposed operating schedule, vendor participation, parking, traffic, noise, contact information for neighbor concerns, and the intended community benefit of the farmers market. See attached Form E Addendum for the full applicant response.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



**OFFICE OF THE
CITY MANAGER**

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

**COMMUNITY
DEVELOPMENT &
REGULATORY AFFAIRS**

Reginald McClendon, J.D., AICP, CPM
Managing Director

**HONORABLE MAYOR
& CITY COUNCIL**

CARMALITHA GUMBS
MAYOR

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DISTRICT 1

AARON JOHNSON
DISTRICT 2

TONI WRIGHT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor & City Council

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

SUBJECT: **M26-003: 5400 Bethlehem Road**

MEETING DATE: August 11, 2026

Monarch Luxury Builders, LLC requesting a modification to site plan associated with zoning case 2000Z-0123, MIX (Mixed Use District) zoning district, to eliminate section 3.a. of the recommended conditions to remove the requirement to provide a minimum 100-foot natural, undisturbed buffer with an additional setback of 10' to complete the development of 626 single family detached homes.

City Council District: 4

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Monarch Luxury Builders, LLC c/o Jonathan Jones
Status of Applicant:	Agent
City Council District(s):	4
Parcel ID Number:	07 070001100617
Area of Property:	77.23 Acres
Current/Past Use of the Property:	Vacant
Prior Zoning Cases/History:	2000Z-0123
Surrounding Zoning:	<u>North:</u> AG-1 (Agricultural/ Cedar Grove Overlay District), <u>South:</u> MIX (Mixed Use District/Cedar Grove Overlay District). <u>East:</u> AG-1 (Agricultural/ Cedar Grove Overlay District) / CUP (Community Unit Plan/Cedar Grove Overlay District) <u>West:</u> AG-1 (Agricultural/ Cedar Grove Overlay District) / CUP (Community Unit Plan/Cedar Grove Overlay District)
2026 Future Land Use Designation:	<u>Character Type:</u> Suburban I Neighborhood <u>Land Uses:</u> L o w density residential housing <u>Zonings:</u> R 2 - A , R - 3 , R 3 A , R - 4 A , C U P , N U P
Compatibility to the City of South Fulton's 2026 Comprehensive Plan:	No
Overlay District:	Cedar Grove Overlay District
Public Utilities:	Water service is provided to this site by City of Atlanta. Sewer service is available to this site by Fulton County.
Public Services:	Police and Fire services are available to the site by the City of South Fulton.

STAFF RECOMMENDATION

2000Z-0123 was approved on December 6, 2000, for the development of no more than 626 single-family detached homes. The petition's conditions state that the project must be developed substantially in accordance with the approved site plan.

Below are the conditions and site plan for 2000Z-0123:

PETITION No. 2000Z -0123 SFC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved MIX (Mixed Use) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:

- a. No more than ~~1,100~~ 626 single family residential dwelling units, at a maximum density of ~~2.22~~ 1.76 dwelling units per acre, whichever is less, based on the total acreage zoned.
- b. ~~No more than 372 apartments, at a maximum density of 0.75 unit per acre, whichever is less, based on the total acreage zoned.~~
- c. ~~The minimum lot size shall be 10,000 square feet for any lot which abuts the required buffer and/or improvement setback along the South Fulton Parkway. All other lots shall be a minimum of 9,000 square feet.~~
- b. The minimum lot sizes shall be as follows:

Number of Lots	Minimum Lot Size
296 lots	9,000 to 10,000 square feet
198 lots	10,001 to 15,000 square feet
60 lots	15,001 to 20,000 square feet
72 lots	20,000 square feet

The applicant must demonstrate to the Plan Review Division of the Department of the Environment and Community Development compliance with the above mix of lot sizes prior to the approval of the final plat of the final phase of the development. The applicant shall provide on each final plat of each phase a running tally of all lot sizes.

- d.c. The minimum heated floor area per single family dwelling unit shall be ~~2,000~~ 1,600 square feet on minimum ~~10,000 square foot~~ 313 lots and 1,800 square feet on remaining 313 lots.

- e. ~~The minimum heated floor area per multi-family dwelling unit shall be 700 square feet.~~

2. To the owner's agreement to abide by the following:

- a. To the revised site plan received by the Department of Environment and Community Development on ~~September 26, 2000~~ March 7, 2001. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to the following site development considerations:

- a. ~~Along the entire length of the property's frontage, on both sides of the South Fulton Parkway,~~ Provide a minimum 50 100-foot wide natural buffer, undisturbed except for approved access and utility crossings, improvements, and replantings where sparsely vegetated subject to the approval of the Fulton County Arborist, with an additional setback for all improvements of 10 feet or as may be approved by the Director of the Department of Environment and Community Development, as depicted on the revised site plan referenced in condition 2.a.

b. Development standards:

Minimum Lot Size (Square Feet)	Minimum Lot Width (Feet)	Minimum Front Yard (Feet)	Minimum Side Yard: interior (Feet)	Minimum Side Yard: adjacent to a street (Feet)	Minimum Rear Yard (Feet)	Minimum Lot Frontage (Feet)
9,000	70	25	7	20	25	95
10,000	100	35	10	20	35	95

Provide for a minimum lot width of 70 feet.

Provide for staggered setbacks for all houses within the subdivision.

- c. Provide a minimum 50-foot principal building setback along all peripheral property lines which adjoin AG-1 (Agricultural) zoning.
- d. Provide a minimum of 2-car garage either attached or detached for each single family residential dwelling. Front facing garages are prohibited on corner lots.

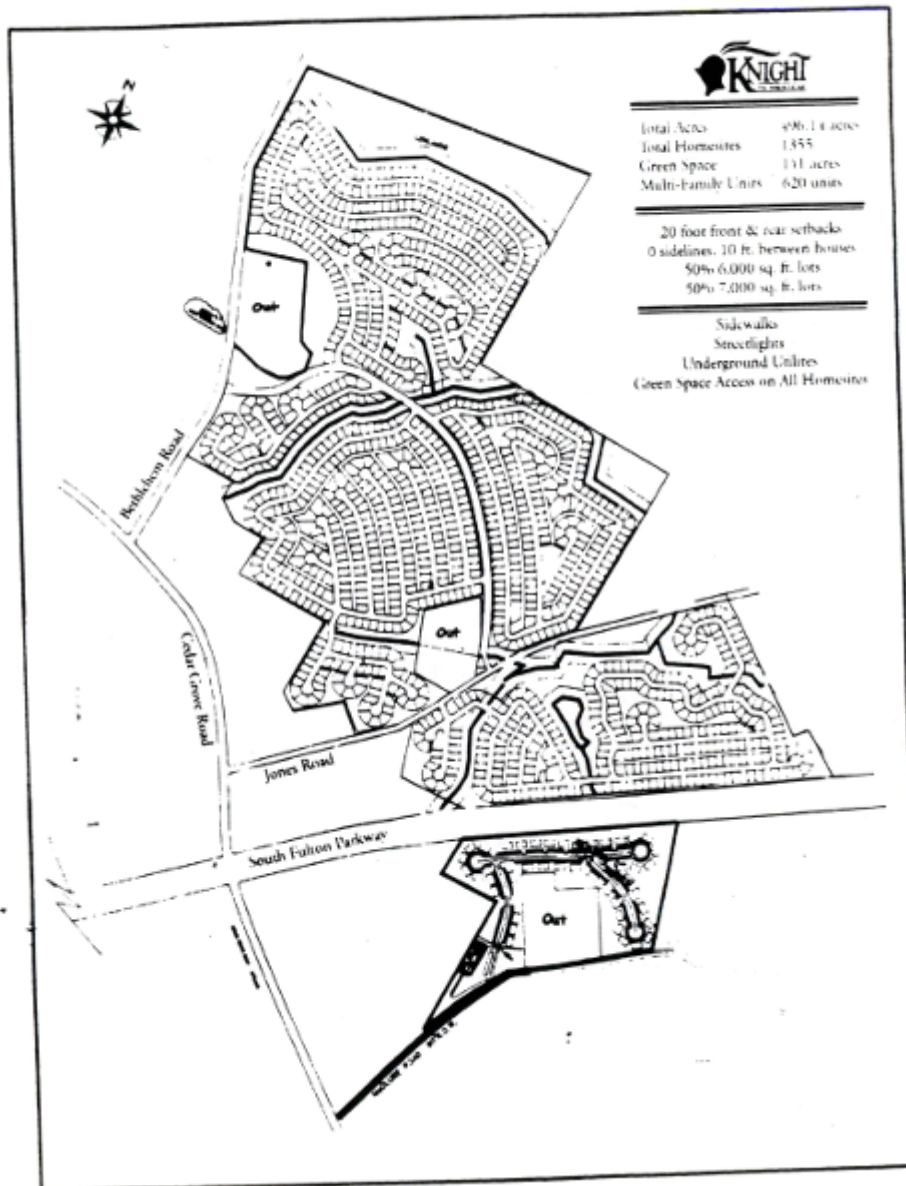
- e. Provide exterior facades, on single family residential dwelling units, consisting of a minimum three sides of brick, stucco, hardi plank or other masonry finish, wood shake or clapboard siding (~~except~~ vinyl and aluminum siding ~~which does not include~~ may be used only as an architectural trim or details). Where, hardi plank, wood shake, or clapboard siding is used as the primary building material on the front and side facades, exposed foundations shall be covered in a veneer of brick, ~~or~~ stone, or other masonry finish.
- f. ~~Apartments shall be located interior to the development north of the South Fulton Parkway.~~
- g. Provide ~~a~~ 2 swimming pools, with one to be a junior Olympic pool, and ~~2~~ 4 tennis courts ~~for every 250 residential units.~~
- h. Number, location, and alignment of curb cuts are subject to the approval of the Fulton County Traffic Engineer.
- i. No access shall be allowed from the South Fulton Parkway.
- j. No lot shall be allowed direct access to the South Fulton Parkway, McClure Road, Jones Road, or Bethlehem Road.
- k. All recreational and other areas which may be held in common shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat. The homeowners association shall provide mailbox and post specifications and prohibit parking on unpaved areas, overnight street parking, and recreational vehicle and/or boat parking visible from any road.
- l. Provide for 5-foot wide sidewalks on ~~one~~ both sides of all internal subdivision streets, with one row of 2" caliper hardwood trees, planted 50 feet on center, along the street frontage of all lots, in the right-of-way between the street and sidewalk.
- m. Provide for underground utilities with fiber-optic service.
- n. Street widths shall be the minimum allowed by the Fulton County Subdivision Regulations.
- o. Provide for enhanced landscaping and brick monument markers at each entrance of the subdivision.

- p. Greenspace within the development shall be protected by conservation easements and/or restrictive covenants and connected and dispersed throughout the development accessible to all residents by sidewalks and/or trails.
 - q. Provide for ornamental pedestrian-scale street lighting within the subdivision.
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
- a. Dedicate at no cost of Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:
 - 30 feet from centerline of McClure Road;
 - 30 feet from centerline of Jones Road;
 - 30 feet from centerline of Bethlehem Road.
 - b. Improve roadways along the entire property frontage with curb and gutter per Fulton County Standards or as may be approved by the Fulton County Traffic Engineer and/or the Georgia Department of Transportation.
 - c. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - d. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - e. Provide signalization as may be required by the Fulton County Traffic Engineer.
 - f. Provide intersection improvements as may be required by the Fulton County Traffic Engineer.
 - g. Improve McClure Road with pavement from Fairburn Road (SR 92) to Cedar Grove Road or as approved by the Fulton County Traffic Engineer.

- h. Improve Jones Road with pavement or as approved by the Fulton County Traffic Engineer.
 - i. Provide interparcel access to adjacent properties as approved by the Fulton County Traffic Engineer.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - c. To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, to meet with the Fulton County Drainage Engineer on-site.
 - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
 - e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
 - f. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development surface water runoff conditions are controlled at the minimum predevelopment level, so that downstream conveyance systems may not be impacted, aggravate existing flooding or drainage problems nor creates new flooding or drainage problems off-site.

- g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of project surface water quality and quantity facilities/Best Management Practices (BMP's); the existing downstream off-site drainage conveyance system that the proposed development runoff will impact; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the appropriate receiving conveyance system downstream and any potential surface water implications.
- h. The developer/engineer is responsible to conceptually describe to the County at the storm water concept plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detail engineering analysis and specifications of BMPs shall be included as a part of the LDP storm water submittal.

2000Z -0123 SFC



PUBLIC PARTICIPATION MEETING

The applicant hosted a Public Participation Meeting held on June 19, 2026 at 5:00 p.m. at the Cedargrove Club House at 5670 Valley Loop. Participants had questions regarding landscaping, traffic, trees, and amenities. The applicant responded to the questions, discussing their landscape recompense report done by a registered landscape architect. They also discussed working with the existing HOA to upgrade their amenity package by adding a splash pad and pickleball or tennis, depending on the wishes of the residents. The applicant has a meeting scheduled to discuss amenities at a meeting on August 11, 2026.

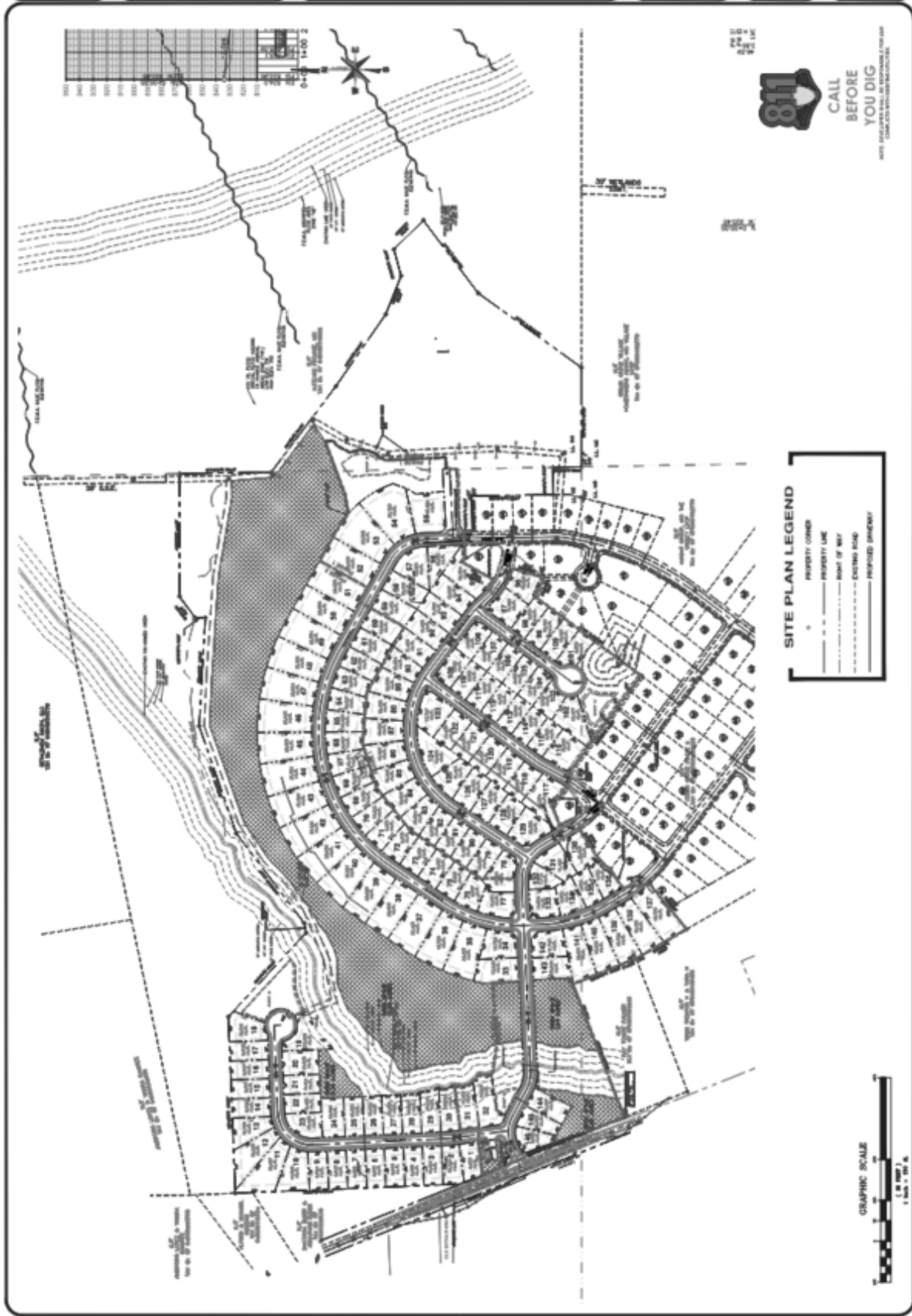
PLANNER'S RECOMMENDATION

The modification request is to modify condition 3a to eliminate the requirement for a 100 foot wide natural buffer with a 10-foot improvement setback. The applicant states in their letter of intent that the reasons for the consideration of a zoning modification has to do with extraordinary existing topography, seismic rock study and the provided green space and open space areas. However, previous phases of the development have complied with this requirement. As far as the hardship criteria are concerned, staff believe that the size and shape of the parcel is not unusual and should not be considered extraordinary or exceptional. This request is significant and staff believe it is a convenience to the appellant.

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

PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA





**OFFICE OF THE
CITY MANAGER**

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

**COMMUNITY
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DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor and City Council

FROM: Planning and Zoning Division

SUBJECT: **M26-004 5120 3890 Stonewall Tell Road**

DATE: **August 11, 2026**

Kiana Augustus requests a modification to condition #1 of zoning case 2004Z-0072 to amend the permitted uses to also allow an adult day care serving adults with intellectual and developmental disabilities with an approved capacity of 50 adults at 3890 Stonewall Tell Road (PARCEL ID: 14F0125 LL0253) City Council District: 3.

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information: Kiana Augustus

Status of Applicant: Applicant

City Council District(s): 7

Parcel ID Number: 14F0125 LL0253

Area of Property: 2.20 Acres

Current/Past Use of the Property: This property is currently developed.

Prior Zoning Cases/History: 2004Z-0142

Surrounding Zoning: **North:** C-1 & AG-1 (Limited Commercial District & Agricultural District)
South: AG-1 (Agricultural District)
East: C-1 (Limited Commercial District)
West: C-1 (Limited Commercial District)

2026 Future Land Use Designation: **Character Type:** Community Live Work
Land Uses: Live-work units, retail, offices, residential over commercial
Zonings: A, AL, TR, MIX, C-1, C-2, O-I, SH

Overlay District: Cliftdale Overlay District

Public Utilities: Water service is provided to this site by City of Atlanta.
Sewer service is available to this site by Fulton County.

Public Services: Police and Fire services are available to the site by the City of South Fulton.

CONDITION(S) TO BE MODIFIED:

Request to modify condition #1(a) and 1(b) from zoning case 2004Z-0072 which states the following:

- 1a. Restrict the use of the subject property to a day care center in the existing building at a maximum density of 2,216.1 gross square feet per acre zoned or a total gross floor area of 4,800 square feet, whichever is less.
- 1b. Restrict the number of students to 100.

PUBLIC PARTICIPATION

The public participation meeting was held in-person on 7/21/2026 at 5:00 PM at 3890 Stonewall Tell Road.

PLANNER'S RECOMMENDATION

The modification request is to modify condition 1a and 1b to operate either as a child day care center or adult day center serving adults with intellectual and developmental disabilities. The applicant states in their letter of intent that the reasons for the consideration of a zoning modification limits the property to child day care only and if approved for both uses would allow to provide the best service to the community. There is no proposed change to the site and consistent with the surrounding zoning.

Based upon the findings and conclusions herein, Staff recommends **APPROVAL**.

PREPARED BY: Moira Roach, Zoning Plan Reviewer

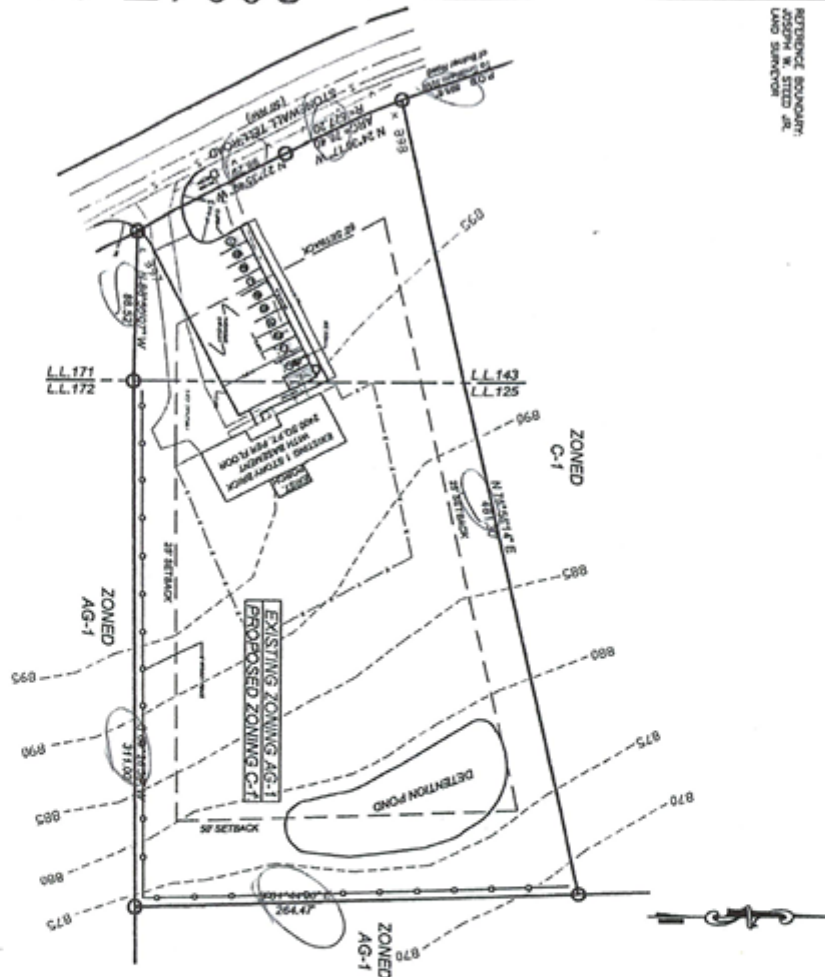
REVIEWED BY:
Reginald McClendon, Managing Director



2004Z-0072

SITE PLAN

REFERENCE BOUNDARY:
JOSEPH W. STIED JR.
LAND SURVEYOR



	ACERATE LAND SURVEYING & ENGINEERING, INC. 1000 N. 10TH ST., SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.ACERATE.COM	DATE: MAY 21, 2004 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN SHEET NO.: 1 OF 1 PROJECT NO.: C1.0
	DEPT. OF ENV. & COMM. DEV. MAY 21 2004 RECEIVED	

DEPT. OF ENV. & COMM. DEV.
MAY 21 2004
RECEIVED

TOTAL AREA = 2.128 AC
NET AREA = 2.128 AC
NET AREA = 2.128 AC
NET AREA = 2.128 AC

ITEM	DESCRIPTION	AMOUNT
1	Site Plan	1.00
2	Survey	1.00
3	Design	1.00
4	Construction	1.00
5	Operation	1.00
6	Maintenance	1.00
7	Demolition	1.00
8	Relocation	1.00
9	Other	1.00
10	Total	10.00

PETITION NO. 2004Z -0072 SFC
2004VC-0096 SFC

PROPOSED ZONING	C-1 (COMMUNITY BUSINESS) - 2,216.1 SQUARE FEET PER ACRE
PROPOSED USE	DAY CARE FACILITY - 4,800 SQUARE FEET, 100 CHILDREN
EXISTING ZONING	C-1 (COMMUNITY BUSINESS) AND AG-1 (AGRICULTURAL)
EXISTING USE	SINGLE FAMILY RESIDENCE
LAND USE MAP	COMMERCIAL
LOCATION	STONEWALL TELL ROAD (EAST SIDE): 174.69 FEET OF FRONTAGE PARCEL SIZE 2.166 ACRES SMALL AREA 521 LL 125 & 143, DISTRICT 14F COMMISSION DISTRICT 7
OWNER	KIANA FARMER
PETITIONER	KIANA FARMER
REPRESENTATIVE	KIANA FARMER

APPLICANT'S INTENT To develop a 100 child, 4,800 square foot day care facility on 2.166 acres for an overall density of 2,216.1 square feet per acre. The applicant has requested a two part concurrent variance as follows:

Part 1. To allow parking to be located in the front of the building. (Article 12L.4.G.3.)

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Printed: 7/14/04

12-1

Petition: 2004Z -0072 SFC
2004VC-0096 SFC
CZB Meeting: 07/21/04

SEWER:

Basin: Camp Creek
Treatment Plant: Camp Creek
Anticipated sewer demand: 2,000 gallons per day

The nearest wastewater pipeline to this project is +/- 750 linear feet located in Land Lot 125, District 14FF.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

DRAINAGE:

Flood Plain: FEMA MAP NO# 13121C0338E, Approximate floodplain=0%

STREAM BUFFER PROTECTION:**State Waters:**

Confirmation of a State Water: Due to the brevity of the site information it is not possible to positively identify all drainage courses until an arborist site visit is made (the Fulton County Arborist is the official who delineates State Waters).

Comment: When a State Waters is identified on sites in South Fulton County, a 75-foot undisturbed buffer measured from top of bank on both sides of the stream with a horizontal impervious setback of 15 feet and an additional improvement setback of 10 feet is required.

USGS Blueline Tributary:

Confirmation of a Blueline Tributary: 1968 United States Survey (USGS) Quadrangle Maps

No, United States Geographical Survey Map Ben Hill, Georgia Quadrangle

Comment: When a USGS (1968) Blueline Tributary and/or other perennial streams is identified on sites in South Fulton County, a 75-foot undisturbed buffer measured from the top of bank on both sides of the tributary with a horizontal impervious setback of 15 feet and an additional improvement setback of 10 feet is required.

BOARD OF EDUCATION:

No adverse impact on projected school enrollment.

PARKS AND RECREATION:

No comments.

BUILDING CODES

This proposed development must meet all applicable regulations pursuant to the Building Code, 2000 edition, and Life Safety Code, 1997 edition.

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Printed: 7/14/04

12-14

Petition: 2004Z-0072 SFC
2004VC-0096 SFC
CZB Meeting: 07/21/04

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved C-1 (Community Business) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to:
 - a. Restrict the use of the subject property to a day care center in the existing building at a maximum density of 2,216.1 gross square feet per acre zoned or a total gross floor area of 4,800 square feet, whichever is less.
 - b. Restrict the number of students to 100.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on May 21, 2004. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 - b. Prior to the issuance of a Certificate of Occupancy, comply with all regulations of the Georgia Department of Human Resources and file a copy of the approved registration with the Department of Environment and Community Development.
3. To the owner's agreement to the following site development considerations:
 - a. Provide no more than two (2) exits/entrances on Stonewall Tell Road. Exit/entrance details (locations, alignments, etc.) are subject to the approval of the Fulton County Traffic Engineer.
 - b. Allow parking to be located in front of the building. (2004VC-0096 SFC, Part 1)
 - c. The hours of operation shall be Monday through Thursday from 6:00 a.m. to 12:00 midnight; Friday and Saturdays from 12:00 a.m. to 12:00 midnight. No drop-off or pick-up shall be allowed after 8:00 p.m. (2004VC-0096 SFC, Part 2)
 - d. Reduce the required buffers to the extent necessary to allow existing structures to remain.

4. To the owner's agreement to abide by the following requirements, dedication and improvements:

- a. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Stonewall Tell Road.

- b. Provide inter-parcel access to an adjacent property/abutting street or as may be approved by the Fulton County Traffic Engineer.
- c. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
- d. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.

5. To the owner's agreement to abide by the following:

- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
- c. Prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, the developer/engineer shall contact the Public Works Department, Water Service Division and arrange to meet with the Fulton County Drainage Engineer on-site.
- d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.

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Printed 7/14/04

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Petition: 2004Z-0072 SFC
2004VC-0096 SFC
CZB Meeting: 07/21/04

- e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
- f. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development surface water runoff conditions: are controlled at the minimum predevelopment level so that downstream conveyance systems will not be impacted, do not aggravate existing flooding or drainage problems, and do not create new flooding or drainage problems off-site.
- g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Management Section, a project Storm Water Concept Plan. This concept plan shall include a preliminary drawing describing the proposed location of the project surface water quality and quantity facilities/Best Management Practices (BMP's), the existing downstream off-site drainage conveyance system that the proposed development runoff will impact, and the discharge path(s) from the facilities'/BMP's outlet(s) through the offsite drainage system to the appropriate receiving waters. As part of the concept plan, a preliminary capacity analysis shall be performed on the identified offsite drainage system to identify the capacity of all points of constraint (pipes, culverts, etc.), the point in the stream channel where 25 year storm peak flow is the greatest percentage of the channel capacity, and the impact of post developed flows on these points. The critical capacity points shall be selected based upon the engineers' professional judgment and limited field survey data.
- h. The developer/engineer is responsible to conceptually describe to the County at the Storm Water Concept Plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detailed engineering analysis and specifications of BMP's shall be included as a part of the LDP storm water submittal.
- i. Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, the discharge from any storm water management facility shall mimic pre-development sheet flow conditions and shall as a minimum utilize a level spreader as described in "Fulton County Storm Water Management Storm Drainage Design and Criteria Manual, December 2000".
- j. At the Concept review stage provide information on the Structural Best Management Practices (BMP's) that will be used to remove pollutants, such as organic matter, oil and grease from parking lot surface water runoff leaving the site. An assessment of the use of adsorptive filter catch basin

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Printed: 7/14/04

Petition: 2004Z-0072 SFC
2004VC-0096 SFC
CZB Meeting: 07/21/04

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inserts shall be provided, and selected BMP's shall be described and located on the storm water concept plan.

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Printed: 7/14/04

12-12

Petition: 2004Z-0072 SFC
2004VC-0096 SFC
CZB Meeting: 07/21/04



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KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor and City Council

FROM: Planning and Zoning Division

SUBJECT: **M26-005 5120 Cascade Palmetto Highway**

DATE: **August 11, 2026**

615 Auto Group is requesting a modification to zoning case 1978Z-0142615 to remove condition #2 that limit use of property to a “construction company office and storage building” along with a condition that limits total floor area to 5,544 square feet. The applicant seeks to allow automobile sales and related commercial uses under the C-2 (General Commercial)

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information: 615 Auto Group

Status of Applicant: Applicant

City Council District(s): 4

Parcel ID Number: 07 020000500739

Area of Property: 1.53 Acres

Current/Past Use of the Property: This property is currently developed.

Prior Zoning Cases/History: 1978Z-0142

Surrounding Zoning: **North:** C-1 (Local Commercial District)
South: AG-1 (Agricultural District)
East: AG-1 (Agricultural District)
West: AG-1 (Agricultural District)

2026 Future Land Use Designation: **Character Type:** Village Live Work
Land Uses: Small businesses, townhomes, apartments above shops, civic uses
Zonings: A, AL, MIX, R-6, SH, TR

Overlay District: Cedar Grove Agricultural Overlay

Public Utilities: Water service is provided to this site by City of Atlanta.
Sewer service is available to this site by Fulton County.

Public Services: Police and Fire services are available to the site by the City of South Fulton.

CONDITION(S) TO BE MODIFIED:

Request to modify condition #2 from zoning case 1978Z-0142 which states the following:

2. To the petitioner's agreement to limit the use of the subject property to that of a construction company office and storage buildings. The total floor area of which shall not exceed 5,544 square feet.

PUBLIC PARTICIPATION

The public participation meeting was held in-person on 7/27/2026 at 3:30PM at 5120 Cascade Palmetto Highway. The participants in attendance wanted reassurance that the property would not become blighted. The applicant's response is that the property is upkept and that some of the modifications have already been done.

PLANNER'S RECOMMENDATION

The subject property is located at 5120 Cascade Palmetto consisting of 1.593 acres. The property was rezoned under zoning case 1978Z-0142 that states under condition 2, "To the petitioner's agreement to limit the use of the subject property to that of a construction company office and storage building. The total floor area of which shall not exceed 5,544 square feet.

The applicant is requesting to modify the above-mentioned conditions to allow for automobile sales and related commercial uses. The property is zoned C-2 (General Commercial) which allows for automobile sales.

Staff recommends these conditions in addition to the request:

1. Opaque fencing shall be installed on the south side property line.
2. Hours of operation must cease by or at 6:00 PM each day.
3. All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the Community Development & Regulatory Affairs Department.

Based upon the findings and conclusions herein, Staff recommends **APPROVAL CONDITIONAL**

PREPARED BY: Moira Roach, Zoning Plan Reviewer

REVIEWED BY: Reginald McClendon, Managing Director



RESEARCHER'S SIGNATURE AND DATE

REGULAR MEETING, MARCH 7, 1979, 2:00 P.M.

R E S O L U T I O N

A RESOLUTION TO AMEND THE 1955 ZONING RESOLUTION
OF FULTON COUNTY

WHEREAS, proper notice of this amendment has been published once a week for three weeks in the newspaper in which the Sheriff's advertisements are published, which notice stated the nature of the proposed change and the date, hour, and place at which the Board of Commissioners of Fulton County would hold a public hearing on said amendment, said notice having been published on the following dates: January 30, 1979 and February 6 and 13, 1979; and,

WHEREAS, said proposed amendment was submitted to the Planning Commission, and said Planning Commission has held a public hearing thereon, and has made its recommendation to the Board of Commissioners of Fulton County;

NOW, THEREFORE, BE IT RESOLVED that the 1955 Zoning Resolution adopted by the Board of Commissioners of Fulton County on March 11, 1955, and recorded in Minute Book #1, pages 180 continuous of the Minutes of the Board of Commissioners of Fulton County, and heretofore amended, be and the same is hereby further amended as follows:

CONDITIONS:

1. To the petitioner's original Letter of Intent received by the Zoning Department, January 2, 1979, signed by C. Ronald Betterton.

And in addition to the above, the following conditions recommended by the Planning Staff:

2. To the petitioner's agreement to limit the use of the subject property to that of a construction company office and storage building. The total floor area of which shall not exceed 5,544 square feet.
3. To the petitioner's agreement to abide by the site plan submitted by the applicant and received by the Zoning Department on January 2, 1979, including those amendments shown thereon by the Planning Staff.
4. To the petitioner's agreement to submit to the Director of Planning for his approval a final grading plan and such other engineering documents as may be required by the Department of Public Works, including a hydrological study, soil sedimentation and erosion controls while the project is under development, and provisions for water retention and the method of continuing maintenance of these facilities if required.

