



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

- 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: Approval Conditional

Planning Commission Recommendation: Approval Conditional

- B. Case Z26-020 (Public Hearing): Zoning Ordinance: Case Z26-020: An Ordinance by the City of South Fulton City Council to rezone a portion of +/- 255.35 acres of property located at 0 Enon Road, 0 Vandiver Road Rear, 0 Merk Road, 0 Merk Road Rear, Tax Parcel Nos. portion of 14F0096LL0159 from R-4 (Single Family Dwelling) to TR (Townhouse Residential District), portion of 14F0103LL0093 from R-4 (Single Family Dwelling) and CUP (Community Unit Plan) to TR (Townhouse Residential District), portion of 14F0095LL0358 from CUP (Community Unit Plan) to TR (Townhouse Residential District), 14F0074LL0015 from AG-1 (Agriculture) to R-5 (Single Family Dwelling District), portion of 14F0074LL0023 from AG-1 (Agriculture) to R-5 (Single Family Dwelling District),

and 14F0096LL0167 from R-4 (Single Family Dwelling) to R-5 (Single Family Dwelling District) and TR (Townhouse Residential District). City Council District 2.

IV. Proclamation Presentation

V. Executive Session, if necessary

VI. 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
& CITY COUNCIL**

CARMALITHA L. GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON V. JOHNSON
DISTRICT 2

LATONYA "TONI" WRIGHT
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO:
Commission

South Fulton Planning

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 72 single-family detached homes on 25.50 acres (Parcel ID: 07170001370069 & 07170001371828).

City Council District: 4

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

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 72 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 72 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 2.82 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 72 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 2.82 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 met by this proposed site plan. Staff has worked with the applicant to ensure that flexible and creative concepts in site planning are employed, and that the development's open areas have a specific function and are of adequate size to adhere to comprehensive plan suggestions. The intent of the zoning classification states that peripheral lots are required to be larger if they are adjacent to larger lot developments. The peripheral lots adjacent to existing development have been enlarged to protect those adjacent developments.

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

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

1. Adherence to the amended site plan.

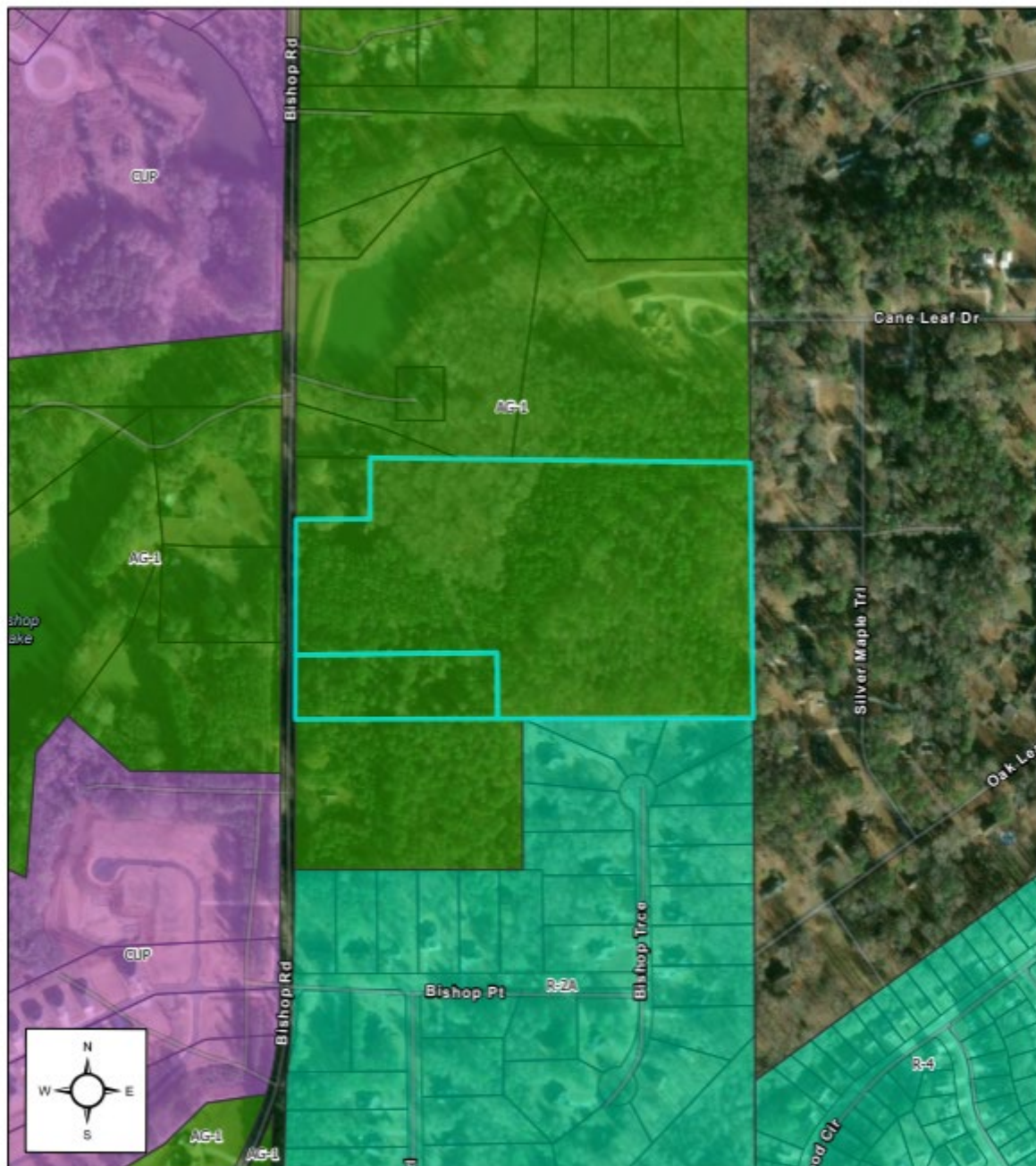
PREPARED BY: Reginald McClendon, Director, CDRA



7000 & 7050 Bishop Rd Aerial

0 220 440 880 Feet

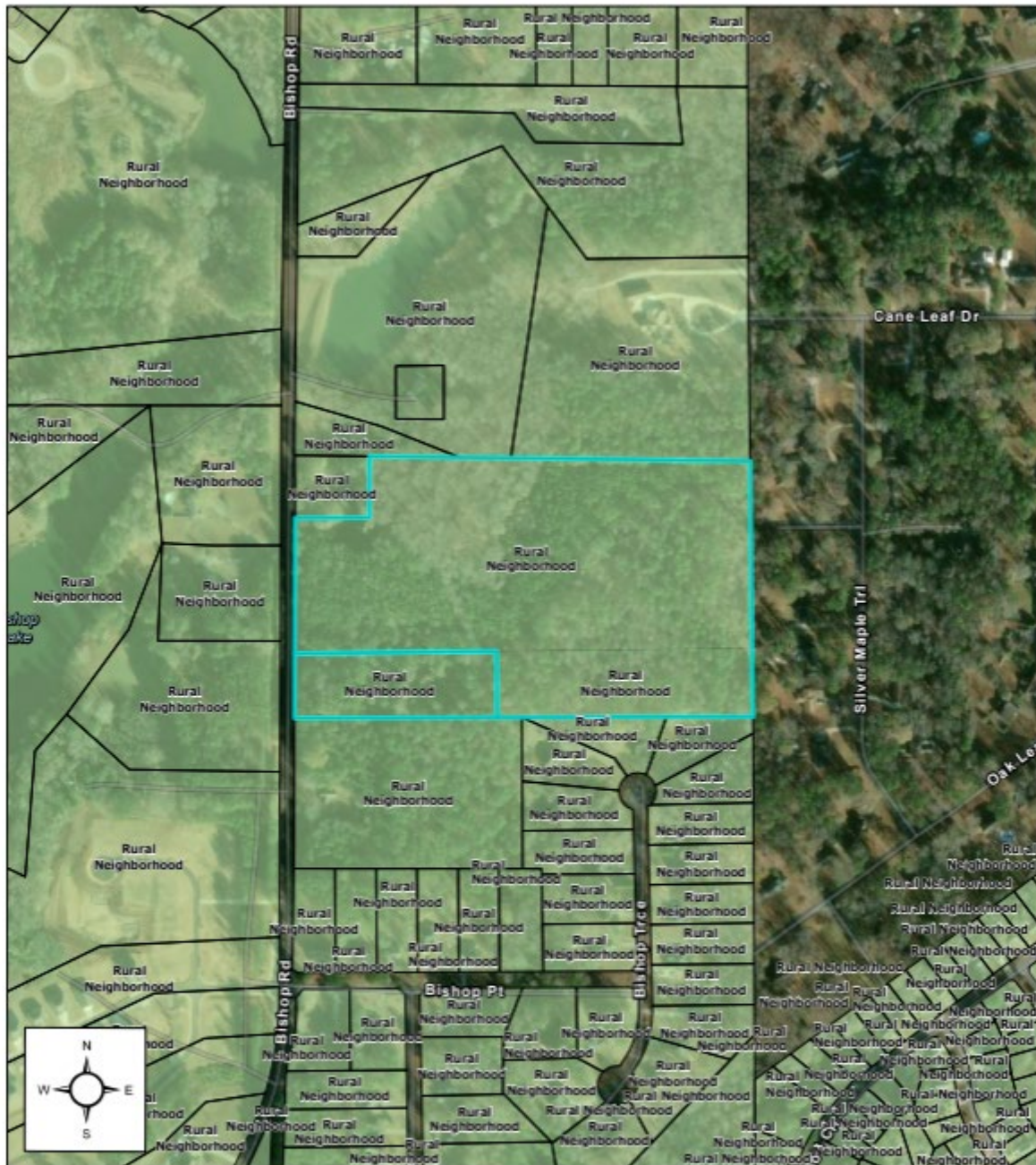
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South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



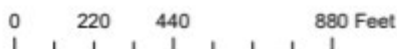
7000 & 7050 Bishop Rd Zoning

0 220 440 880 Feet

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7000 & 7050 Bishop Rd Future Land Use



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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 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



471 OF 476 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.

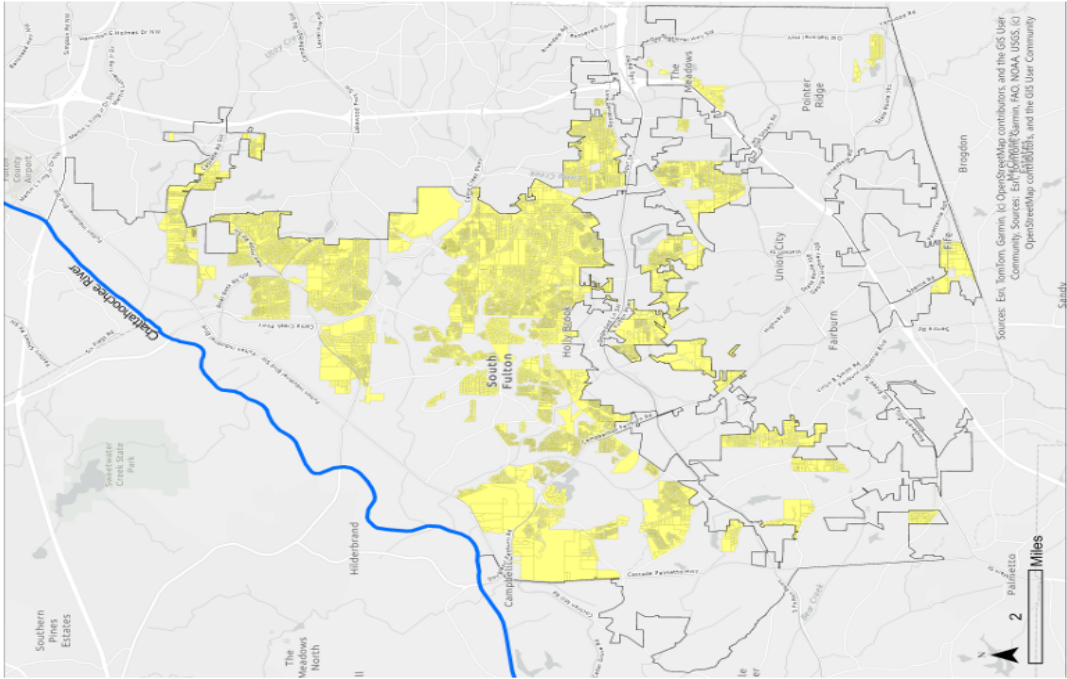


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group

