



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, September 8,
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. Z25-022/CV25-003 (Public Hearing): Jacinda Walker c/o Mansa Park Land Acquisition is requesting a rezoning from AG-1 (Agricultural District/Old National Overlay District) and R-4 (Single-Family Dwelling District/ Old National Overlay District) to MIX (Mixed Use District) to develop a mixed-use development featuring hotels, restaurants, commercial offices, and residential housing on 32.54 acres. The applicant also seeks a concurrent variance to allow encroachment into the 75' undisturbed buffer and the 25' improvement setback at 0 Old National Highway & 0 Pleasant Hill Road (Parcel ID: 130101LL0408 & 130101LL0424). City Council District: 6.

Deferred to next Planning Commission Meeting

- B. Z26-019/U26-009 (Public Hearing): Alibhai Energy Holding LLC is requesting a rezoning from C-1 (Limited Commercial District) to C-2 (General Commercial District) to permit the development of a gas station and quick service restaurant component on 1.97 acres at 3985 Roosevelt Highway (Parcel ID: 09F250301270068). City Council District: 5.

Staff Recommendation: Denial

Deferred to next Planning Commission Meeting

- C. U26-008 (Public Hearing): Xavier Young is requesting a Special Use Permit to operate a barber shop at 6035 Bakers Ferry Road, Suite 270. (Parcel ID: 14F0109 LL1186). City Council District 1.

Staff Recommendation: Denial

Deferred to next Planning Commission Meeting

IV. Alcohol Licenses, Rezoning, Variance and Modification 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. Z26-011 (Public Hearing): Dianne Lloyd requesting a rezoning from R-6 (Two-Family Dwelling District/ Clifondale Overlay District) to AG-1 (Agricultural District) to subdivide property into four lots for residential use on 10.68 acres at 0 & ~~7390~~ 7930 Cedar Grove Road (Parcel IDs: 07 070101090361& 07 07010109035). City Council District 4.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

- C. 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 75-72 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

- D. 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

- E. Z26-018 (Public Hearing): Dwayne Parrish is requesting a rezoning from O-I (Office and Institutional District/ Old National Overlay District) to C-1(Limited Commercial District/ Old National Overlay District) to operate a restaurant and lounge on approximately 1.03 acres at 5440 Old National Highway (Parcel ID: 13009300010257) City Council District: 5.

Staff Recommendation: Approval
Planning Commission Recommendation: Approval

- F. Z26-017 (Public Hearing): Yeruchem Lipszyc is requesting a rezoning from AG-1 (Agricultural District/ Old National Overlay District) to R-6 (Two-Family Dwelling District/ Old National Overlay District) to permit the use of a duplex structure on 2.0 acres at 2300 Flat Shoals Road (Parcel ID: 130124LL0062). City Council District: 6.

Staff Recommendation: Denial
Planning Commission Recommendation: Denial

V. Proclamation Presentation

- A. APEC Learning Center for their 20th Anniversary (Councilmember Johnson)

VI. Executive Session, if neccesary

VII. Adjournment of Meeting



**OFFICE OF THE
CITY MANAGER**

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

**Community Development &
Regulatory Affairs**

Reginald McClendon, Director

**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: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z25-022/CV25-003** 0 Old National Highway & 0 Pleasant Hill Road

MEETING DATE: August 19, 2026

Jacinda Walker c/o Mansa Park Land Acquisition requests a rezoning from AG-1 (Agricultural District/Old National Overlay District) and R-4 (Single-Family Dwelling District/ Old National Overlay District) to MIX (Mixed Use District) to develop a mixed-use development featuring hotels, restaurants, commercial offices, and residential housing on 65 acres. The applicant also seeks a concurrent variance to allow encroachment into the 75' undisturbed buffer and the 25' improvement setback.

STAFF RECOMMENDATION: DEFER

**OFFICE OF THE
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CITY MANAGER

**COMMUNITY
DEVELOPMENT &
REGULATORY AFFAIRS**

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

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LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

SUBJECT: Z26-019/U26-009
3985 Roosevelt Highway

MEETING DATE: August 19, 2026

Alibhai Energy Holding LLC is requesting a rezoning from C-1 (Limited Commercial District) to C-2 (General Commercial District) and a Special Use Permit to permit the development of a modern convenience retail center with fuel sales and a quick service restaurant component on 1.97 acres.

Council District: 5

STAFF RECOMMENDATION:
Z26-019 **DENIAL** / U26-009: **DENIAL**

APPLICATION INFORMATION

Applicant Information: Alibhai Energy Holdings LLC c/o Nizar Alibhai

Status of Applicant: Applicant

City Council District(s): 5

Parcel ID Number: 09F250301270068

Area of Property: 1.97 Acres

Existing Zoning: C-1 (Limited Commercial)

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

Prior Zoning Cases/History: N/A

SPECIFIC INFORMATION

BACKGROUND

Alibhai Energy Holding LLC is requesting a rezoning from C-1 (Limited Commercial District) to C-2 (General Commercial District) and a Special Use Permit to permit the development of a modern convenience retail center with fuel sales and a quick service restaurant component on 1.97 acres.

The development includes approximately 5,274 square feet of convenience retail space, including two retail end-cap suites totaling approximately 1,613 square feet each.

PROPERTY LOCATION

The property consists of 1.97 acres on the northwest side of Roosevelt Highway southwest of its intersection with South Fulton Parkway, lying and being in Land Lot 127 of the 9th District of Fulton County, Georgia. The property is in Council District 5.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Industrial Mixed-Use as designated in the 2026 South Fulton Comprehensive Plan, which does support the proposed zoning classification.

ADJACENT ZONING AND LAND USES

North: C-1 (Limited Commercial District); vacant

South: City of College Park

East: C-1 (Limited Commercial)

West: C-1 (Limited Commercial)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person on July 6, 2026 at 6:00pm. The applicants presented their rezoning plan to attendees, and staff members discussed concerns regarding the proposed development with the developer.

Staff placed the required notice of public hearing in the South Fulton Neighbor on July 29, 2026 to notify the public that the subject case would be heard at the Planning Commission Meeting on August 19, 2026 and at the City Council Public Hearing on September 8, 2026.

Staff placed a notification sign in front of the subject property on July 29, 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. 207.06. - Use tables. Table 2-4 Principal Use Table: Non-Residential Districts (NAICS Ref. 447110-Gasoline Stations) *For Convenience Stores, see under Gas Stations

Sec. 302.15. - Gas station.

447	Gas Stations	AG-1	C-1	C-2	O-I	MIX	M-1	M-2	
447110	Gasoline Stations			A			A	A	Sec. 12, Chapter 7
447110	Gasoline Stations located within 7920 feet of an existing gasoline station and/or located within 1000 feet of a residential use or mixed-use district with a residential component.			S			S	S	Sec. 12, Chapter 7

Gas Station. An establishment where motor vehicle fuel is sold to retail customers. A gas station may be part of a parcel containing a combination of convenience store and/or fast-food restaurant located inside one structure on the parcel.

Sec. 15-4005. - Convenience stores.

a) Definitions. The following words, terms and phrases, when used in this section, shall have the following meaning, except where the context clearly indicates a different meaning: Convenience goods means basic food, household and/or pharmaceutical items.

Convenience store means any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space. Convenience store does not include any business where there is no retail floor space accessible to the public.

Sec. 405.02. - Parking lot landscaping.

- a) At-grade, non-single-family parking lots shall provide landscaped islands with a minimum of 200 square feet of contiguous soil space.
- b) Required landscaped islands shall be located at both ends of a parking bay, and also after every five parking spaces. A parking bay is a module consisting of one row of parking spaces and the aisle from which motor vehicles enter and leave the spaces.
- c) Such landscaped islands shall include minimum two-inch caliper diameter at breast height (DBH) shade trees from the list of recommended shade trees for parking lots in Appendix K of the South Fulton Tree Preservation Ordinance.
- d) No parking space shall be more than 40 feet from a tree
- e) Landscaping in these islands should preserve and maintain adequate sight lines from the minor lane to the major lane. Alternate methods of landscaping parking lots may be approved whenever the Director of Community Development and Regulatory Affairs determines that the alternate method equals or exceeds this standard.
- f) See also the South Fulton Tree Preservation Ordinance, Appendix J.

Sec. 602.04. - Electric vehicle parking required.

- a) 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.
- b) Commercial, mixed use, multi-family, and industrial redevelopments which exceed nine off-street parking spaces shall provide dedicated parking spaces for electric vehicles spaces in accordance with the requirements under subsection (a) above. Compliance with this subsection (b) is required for redevelopment projects where site work and/or repaving of existing parking areas and driveways (greater than nine parking spaces) exceeds 50 percent of the existing impervious surface area.
- c) Electric vehicle parking spaces may be counted toward satisfying minimum off-street parking space requirements of Table 6-1 Minimum Off-Street Parking Spaces Required by Principal Use.
- d) See Section 605.05 below for electric vehicle parking space design requirements.

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

Principal Use Group (in alphabetical order)	Example of Types of Use	Minimum Number of Parking Spaces Required
Service stations and automotive repair centers	automotive garages paint and body shops tire centers service stations car care centers	5 per 1,000 sq. ft.
Retail establishments	boutiques shops stores rental services art galleries food stores	5 per 1,000 sq. ft.

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 Subject Property supports the size and intensity of the proposed use. The proposed zoning district is also supported by the Future Land Use Map. The proposed C-2 zoning district permits gas stations and convenience stores but does not allow gas stations to be within 1.5 mile radius from other gas stations or located within 1,000 feet of a residential property without first receiving a Special Use Permit.

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

The current zoning of C-1 (Limited Commercial 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 property is undeveloped. The property 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 Mixed-Use Character Area, which is the Future Land Use Designation of the subject property, designates areas that support a blend of industrial, commercial, and possibly residential uses in the future, carefully planned to promote employment, reduce land use conflicts, and encourage adaptive reuse of industrial properties. This category encourages the development of light manufacturing, warehousing, flex spaces, logistics centers, research and development hubs, and supporting commercial establishments such as offices, service retail, and food establishments.

The applicant intends to develop a new convenience store with gas pumps, which fits into the Industrial Mixed-Use character area. 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 not permit a use that is suitable for development of adjacent and nearby properties because abutting properties are zoned and utilized as commercial.

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

The zoning proposal should not adversely affect the existing use or usability of adjacent or 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. There are no substantial reasons why the property cannot be used according to the existing zoning, C-1(Limited Commercial). The C-1 zoning district allows medical clinics, day care facilities, hardware stores, bakeries, restaurants, and other businesses that would support the Industrial Mixed Use future land use designation's goal of supporting commercial establishments such as offices, service retail, and food establishments.

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. It is located in the Industrial Mixed-Use character area, which supports C-2 (Limited Commercial 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;

Section 12-7003 *Distance Requirements* specifies in subsection (a) that no more than two (2) gas stations shall exist within one and one half miles of each other; and subsection (b) states that gas stations shall not be located within 1,000 ft. of residential uses and/or mixed-use areas that include residential development. In order to comply with these requirements, the applicant must follow subsection (c) which states: If the location of said proposed gas station shall be within 1,000 ft. of a residential use, the following shall be mandatory: 1) a complete environmental study; 2) a tree buffer of 35 ft; and 3) the installation of minimal impact lighting.

Because the proposed gas station is not in compliance with either of these regulations, the applicant must adhere to Section 12-7003 *Distance Requirements*, subsection (d) which states, "An application for a future gas station that would otherwise be in violation of subsection (a) or (b) shall require a special use approval in accordance with Section 803.

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.

While a gas station could be considered environmentally adverse, the gas tanks will be located underground and should not result in any environmentally adverse impact on the surrounding community.

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 Industrial Mixed-Use, which supports the C-2 (General Commercial district).

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 should be compatible with the adjacent land uses and zoning districts because the applicant has applied for a Special Use Permit.

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

The proposed use does violate state, and/or federal statutes, ordinances, or regulations governing land development in section 302.15. - gas station, Sec. 602.04. - Electric vehicle parking required and Sec. 405.02. - Parking lot landscaping, as no landscape islands are proposed.

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

The operation of convenience store with gasoline pumps would affect the traffic flow and safety along adjoining streets.

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

The applicant does not comply with the landscape strip requirements in Sec. 405 Landscape Strip and Zoning Buffer Requirements. They are showing a 10' landscape strip abutting Roosevelt Highway but they also need a 5' zoning buffers in the rear and also on the side of the property. Additionally, because the gas station will be within 1,000 feet of a residential use and also because there are other gas stations within 7,920 feet of the subject site, the applicant must have a tree buffer of 35 feet.

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

Outdoor lighting must comply with all local ordinances and not interfere with surrounding uses. They also must comply with the installation of minimal impact lighting.

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

The property will be accessed by one entrance/exit on Roosevelt Highway and will be reviewed by the engineering team.

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.

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 5,274 square feet of convenience store/gas station and an additional 3,226 square feet of retail space configured into two separate shops. Both service stations and retail establishments have the same required parking ratio of 5 spaces per 1,000 square feet, amounting to 43 parking spaces, and 18 spaces are provided; therefore, parking is not adequate. The spaces require landscaped islands after every five parking spaces as well as electric vehicle parking spaces. The site plan indicates that the landscaped islands are non-existent and there are no electric vehicle parking spaces shown. Furthermore, the applicant must have a tree buffer of 35 feet.

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

The subject property does not have sufficient space to operate a convenience store with gasoline pumps and additional retail spaces without receiving parking and buffer variances.

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 proposed that will incur environmental impacts as the applicants propose underground gas tanks.

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

Other land in the City of South Fulton could be utilized for a gas station and meet all criteria of the zoning ordinance.

14) Effect on character of the neighborhood;

The proposed use could affect the character of the neighborhood. Gas stations attract increased traffic, leading to congestion and potential safety concerns for pedestrians, cyclists, and drivers, especially in heavily populated areas. Additionally, the proposed use would create a heavy commercial development close to residential properties.

15) Effect on adjacent property;

The proposed use is currently supported by the comprehensive plan and will establish heavy commercial development within close proximity to a residential area.

16) Economic use of current zoning;

The C-1 (limited commercial) zoning district has numerous allowed uses that support the economic viability of the subject property.

17) Other Conditions

Sec. 302.15. - Gas station.

Sec. 15-4005. - Convenience stores.

PUBLIC PARTICIPATION

The Public Participation Meeting was held on Saturday, August 1, 2026 at 9:00 a.m. at Welcome All Park. Applicants asked about the brand, design, and type of convenience store that would be built. Nobody spoke in opposition to the project according to the applicant.

In response, the applicant responded with the brand being a Circle K full franchise. They presented design renderings to the public.

STAFF RECOMMENDATION

The applicant is seeking a rezoning and a special use permit with this application. They want to rezone the property from C-1 (Limited Commercial District) to C-2 (General Commercial District) and a Special Use Permit to permit the development of a modern convenience retail center with fuel sales and a quick service restaurant component on 1.97 acres.) The C-2 District is intended to provide locations in which community and regionally oriented retail and service activities conclude a transition, or locations which complement a transition into a more intense activity area. Complimentary non-commercial uses are also permitted.

The applicant wants to obtain a special use permit to operate a gas station that contains 5,274 square feet of convenience store/gas station and an additional 3,226 square feet of retail space configured into two separate shops. 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 another gas station. This development is also within 1,000 of a residential use. 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.

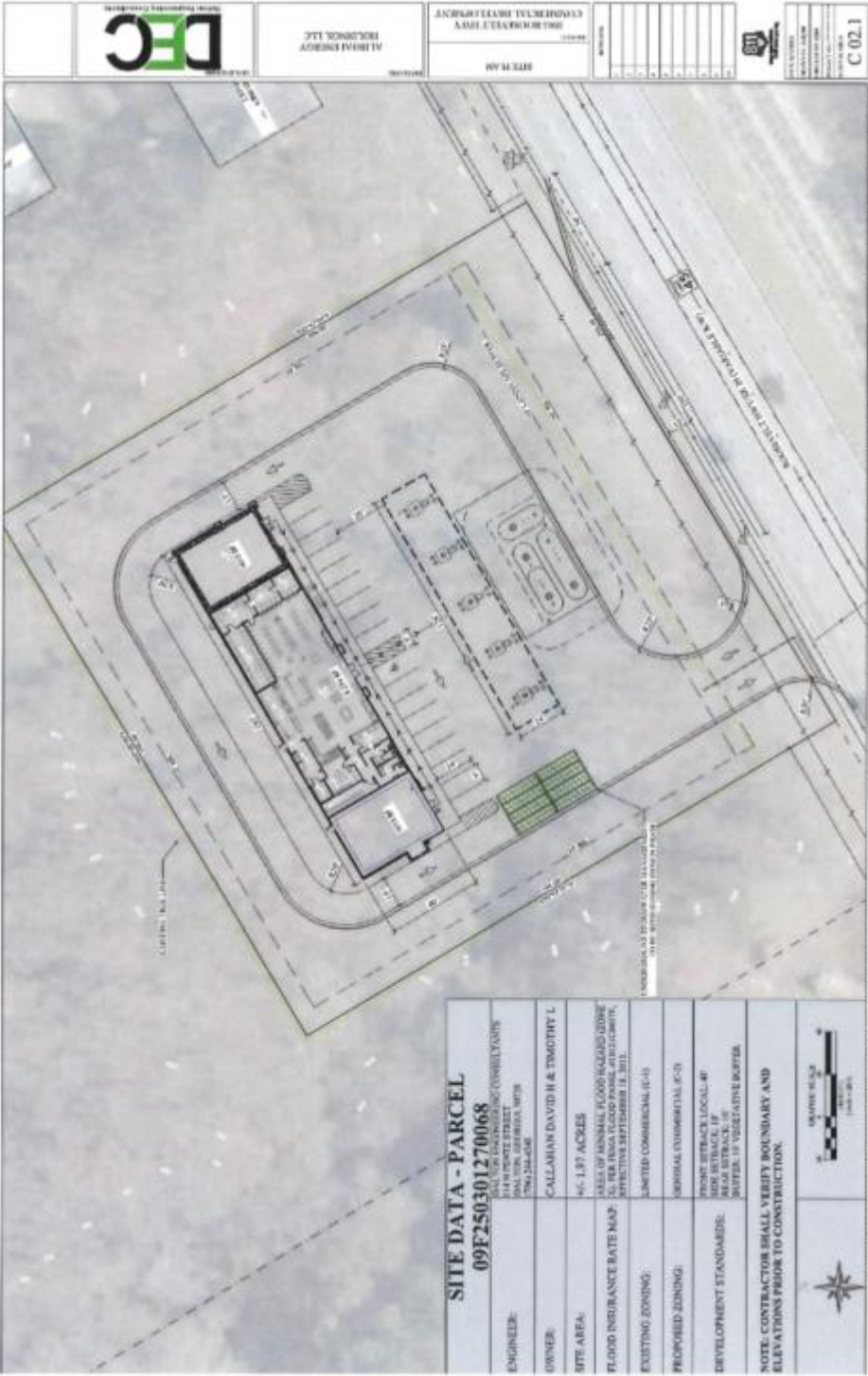
The proposed development has a future land use designation of Industrial Mix-Use in the 2026 Comprehensive Plan. This land use designation supports strategic infill, revitalization of underutilized industrial properties, and the creation of transitional buffer areas between pure industrial and residential or commercial zones. Development is expected to meet performance standards to ensure compatibility with surrounding uses and minimize nuisances such as noise, odor, or traffic congestion.

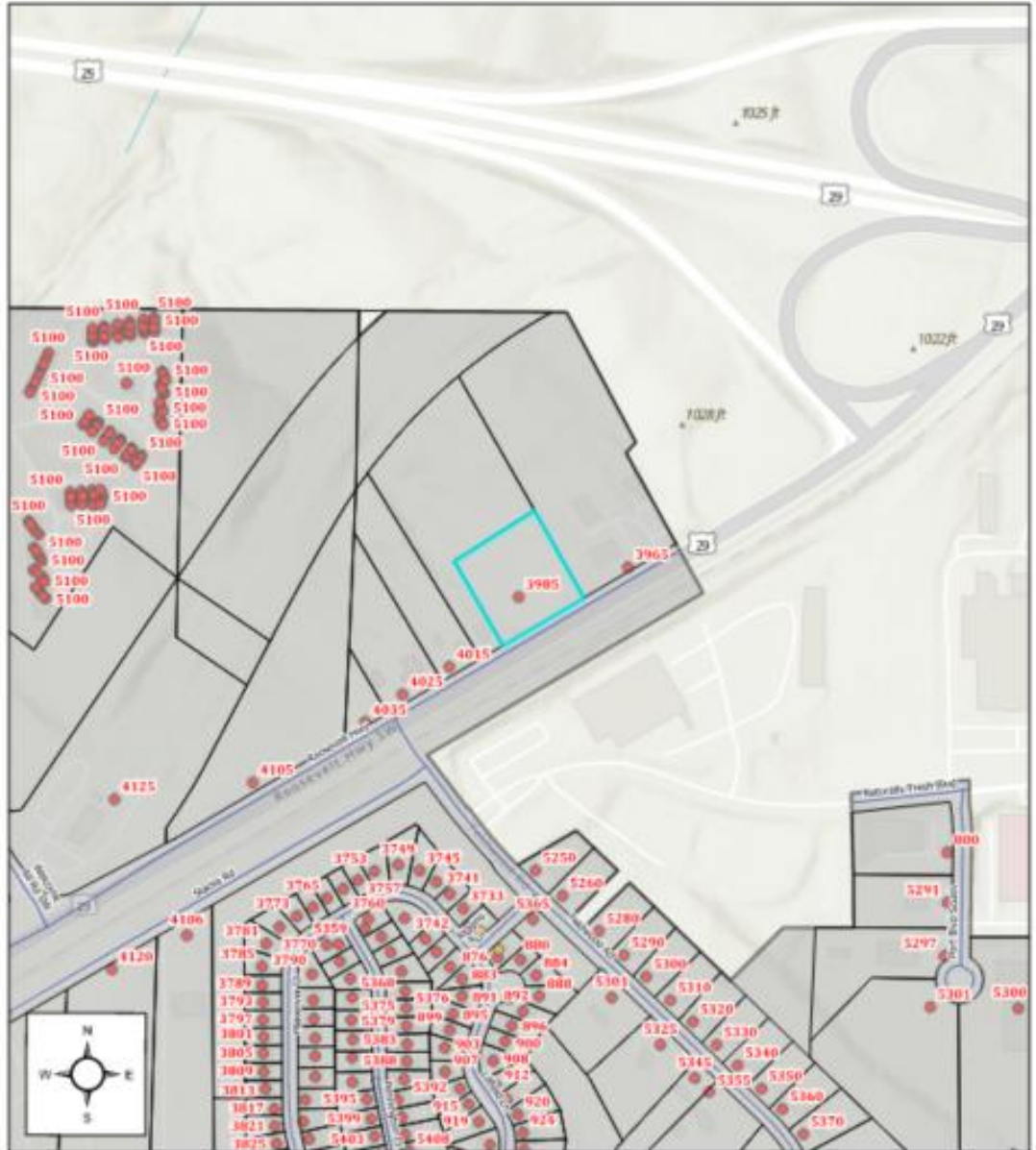
All future gas stations are required to have adequate signage in conformance to Section 701, a recurring paving plan for parking that shall be submitted every 5 years, and external cameras.

Regarding the site plan, the applicant is required to show the 35-foot tree buffer which should be shown on the plan abutting Roosevelt Highway. This is not shown on the plan; therefore, the site plan does not conform to this requirement. A 10' landscape strip should be shown on both side and rear perimeters of the development. However, this is not shown. Additionally, 43 parking spaces are required and 18 parking spaces are proposed, leaving a deficiency of 25 parking spaces. The site plan does not show the required landscape islands, as no landscape islands are shown on the plan. Finally, according to Sec. 602.04, electric vehicle parking is required but is not shown on the site plan. Essentially, the site plan does not meet the applicable requirements.

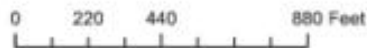
Staff recommends **Denial (Z26-019) and Denial (U26-009)** based on these factors.

PREPARED BY: Karen Tominey, Senior Planner
REVIEWED BY: Reginald McClendon, Managing Director, CDRA

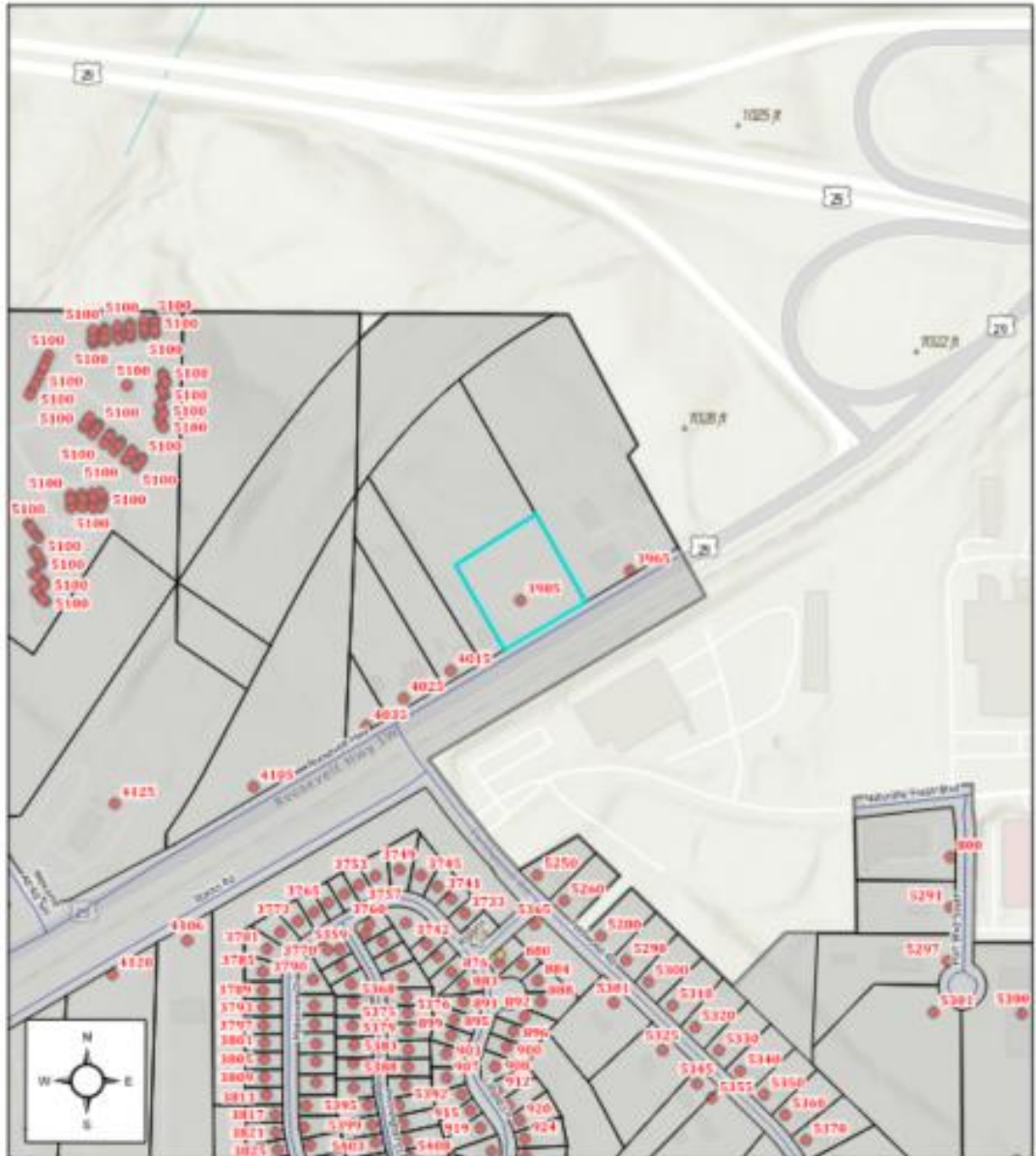




3985 Roosevelt Hwy Aerial



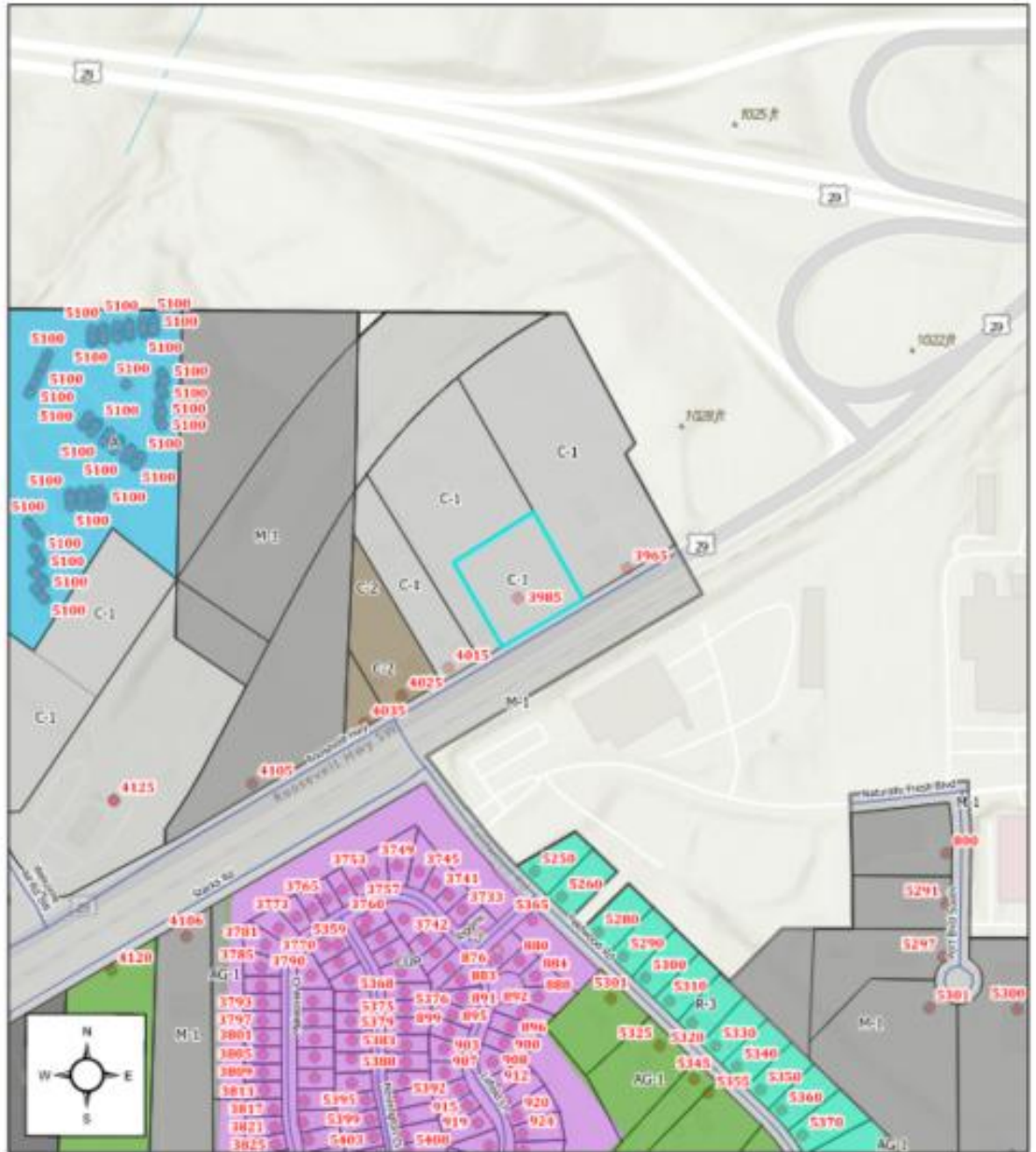
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South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



3985 Roosevelt Hwy Future Land Use

0 220 440 880 Feet

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3985 Roosevelt Hwy Zoning

0 220 440 880 Feet

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PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Alibhai Energy Holdings LLC

Petition No. Z26-019/U26-009

Date: August 1, 2026

1. The following parties were notified of the requested rezoning/use permit:
Yes, we sent out mailers showing the time, place, project, scope, etc to the required mailing addresses that were
provided by the City of South Fulton. We also kept a rezoning sign with evidence of posting the sign to the city.
We think we have truly notified anyone that would be impacted.
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
The in person meeting was held at Welcome All Park on August 1st 2026 starting at 9:00 AM. We also had the
zoom meeting link also go live. The meeting began at 9:05 AM where we ran through the pre made powerpoint
regarding the scope and project.
3. The following issues and concerns were expressed:
There was no oppositions, we only had questions on the brand, design, and type of C-Store that would be built.
4. The applicant's response to issues and concerns was as follows:
Applicant responded with the brand being a Circle K full franchise. We presented design renderings showing the
exact type of C-Store we plan on making.

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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LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **U26-008: 6035 Bakers Ferry Rd**

MEETING DATE: **August 19th, 2026**

The applicant is requesting a Special Use Permit to operate a barbershop in C-1.
(Limited Commercial District) zoning district. Council District 1.

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Xavier Young
Status of Applicant:	Applicant
City Council District(s):	1
Parcel ID Number:	14F0109 LL1186
Area of Property:	1.56 acres
Existing Zoning:	C-1 (Limited Commercial)
Current/Past Use of the Property:	The property is already operating as a Barber Shop. There is a structure on the property.
Prior Zoning Cases/History:	2003Z -0066

SPECIFIC INFORMATION**REQUEST**

Applicant is requesting a Special Use Permit to operate a Barber Shop in C-1 (Limited Commercial) zoning district.

PROPERTY LOCATION

The properties are 1.56 acres of land laying and being in Land Lot 109 of the 14FF District of Fulton County, Georgia.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

North: C-1 (Limited Commercial)/M-1 (Light Industrial)
South: C-1 (Limited Commercial)/C-2 (Heavy Commercial)
East: C-1 (Limited Commercial)/M-1 (Light Industrial)
West: C-1 (Limited Commercial)

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 Special Use plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on July 29th, 2026, to notify the public that Case U26-008 would be heard at the Planning Commission Meeting on August 19th, 2026, and at the City Council Public Hearing on September 8th, 2026.

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. 512. – Sandtown Overlay District.

Standard of review for proposed special use (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 Commercial Center. The proposed use is generally consistent with the Comprehensive plan because it supports the continued viability of an existing commercial operations.

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 Barber Shop 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.

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 Bakers Ferry Rd. There is no negative impacts of the proposed use.

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.

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 Barber Shop.

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 Barber Shop.

PUBLIC PARTICIPATION

Applicant has not provided staff with a Public Participation Meeting Report.

STAFF RECOMMENDATION

The Commercial Center Character Area provides opportunities for commercial development in areas that should not contain residential uses which would be recommended in the Live-Work Character areas. The Commercial Center Character Area is designed to be used as a buffer between residential and industrial uses. These areas should also provide neighborhood services such as health care, banks, and small shopping centers, including grocery stores. The C-1 District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area. Complimentary non-commercial uses are also permitted. 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.

Applicant has not satisfied the requirements of a Special Use Permit.

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

PREPARED BY: Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Commercial Center

The Commercial Center Character Area provides opportunities for commercial development in areas that should not contain residential uses which would be recommended in the Live-Work Character areas. The Commercial Center Character Area is designed to be used as a buffer between residential and industrial uses. These areas should also provide neighborhood services such as health care, banks, and small shopping centers, including grocery stores.

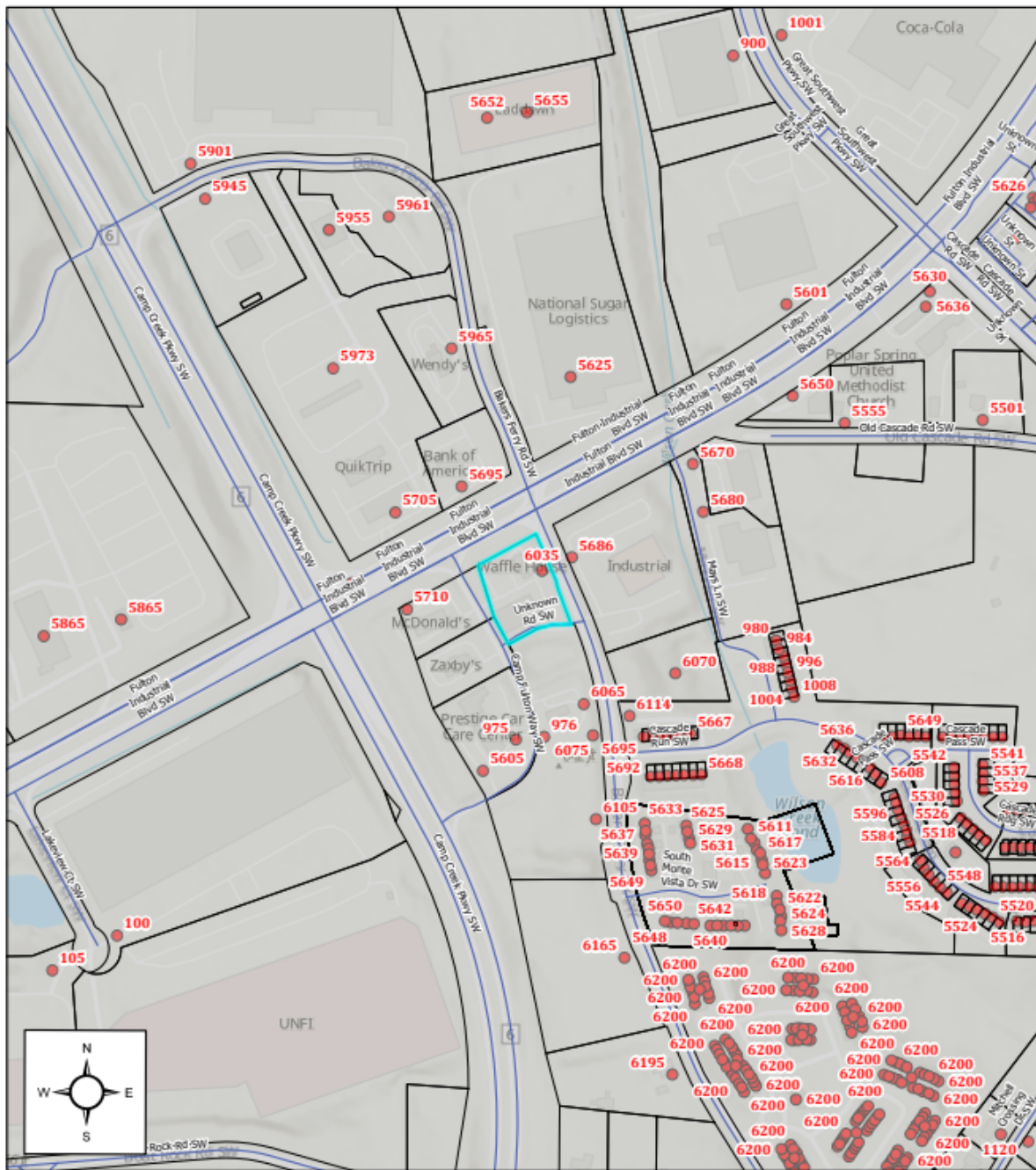
New developments within the Commercial Center Character Area should be designed in a walkable nature with shared parking, and streetscapes, with multi-modal transportation options.



Density
Residential
Not Allowed

Zoning
C-1, C-2, O-1

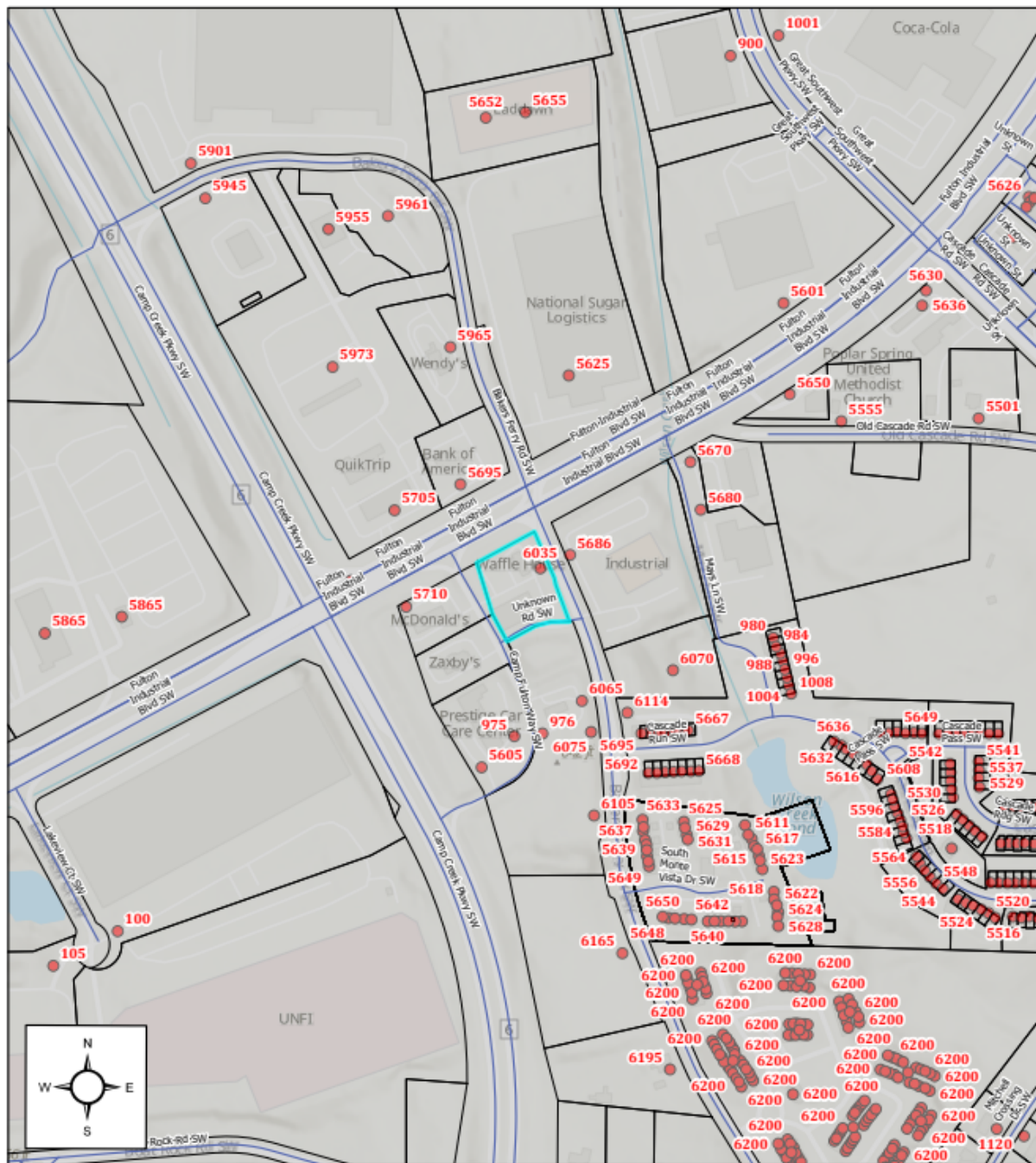




6035 Bakers Ferry Rd Aerial

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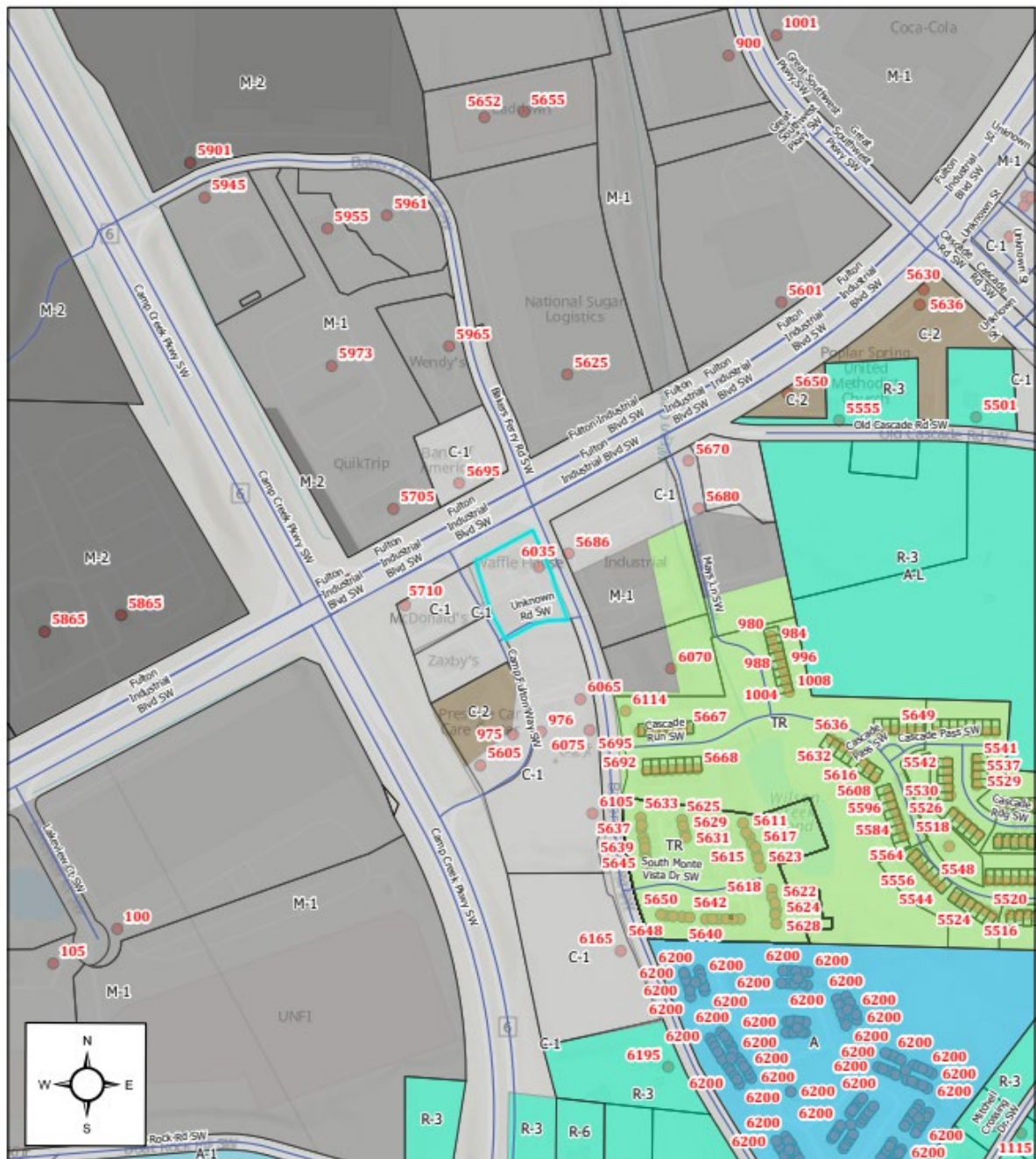
0 220 440 880 Feet



6035 Bakers Ferry Rd Future Land Use

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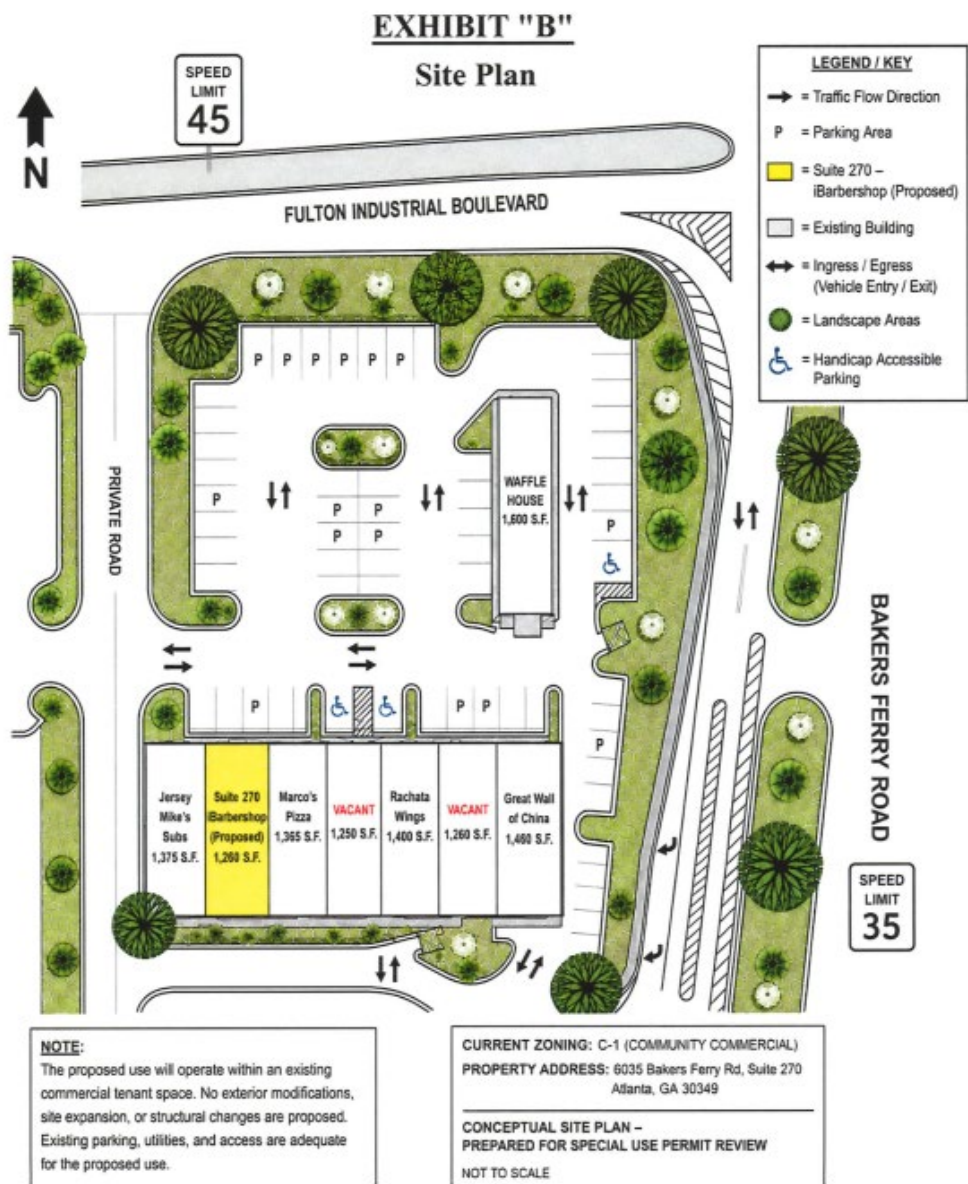


6035 Bakers Ferry Rd Zoning

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0 220 440 880 Feet







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DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

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

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

MEETING DATE: 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,

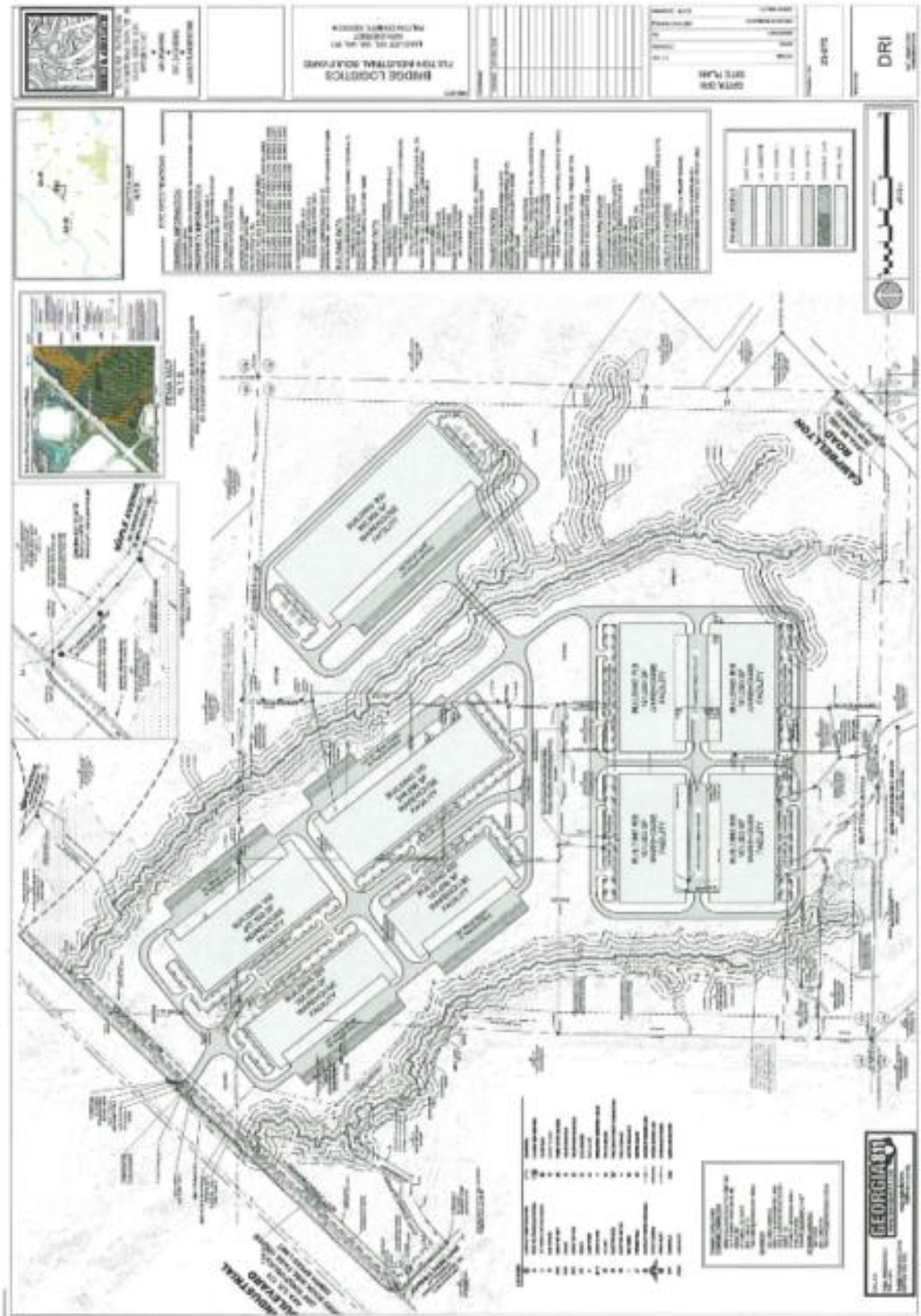
northwest, and northeast. Allowing the future land use to change from Suburban I to Industrial Zone could be detrimental to the area with regard to the increased density that would result. Approving this change to the future land use map would represent a departure from the density in the area. Staff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

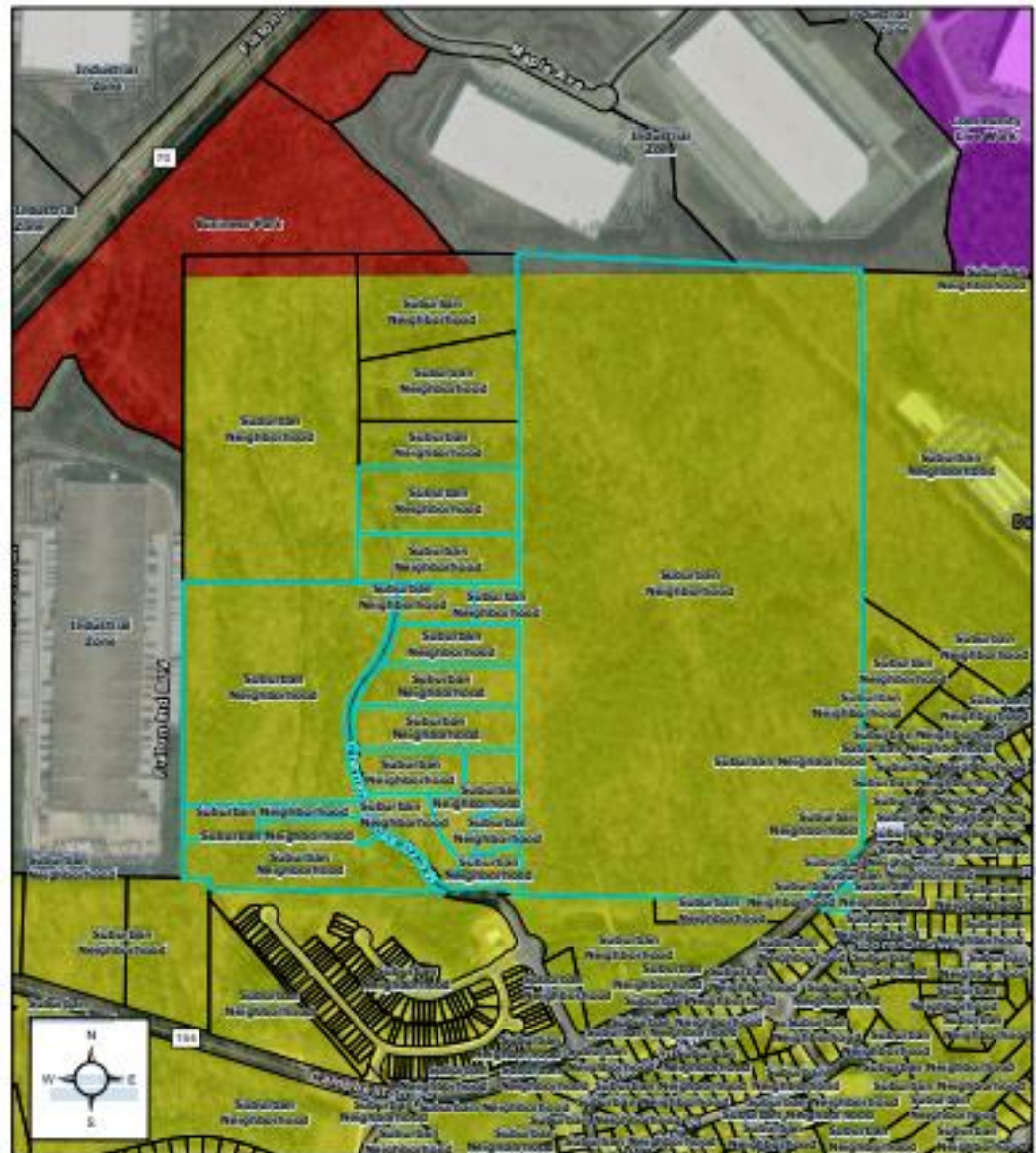
Staff recommend **DENIAL** of Z26-001 based on these factors.

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 Future Land Use

0 315 630 1,260 Feet

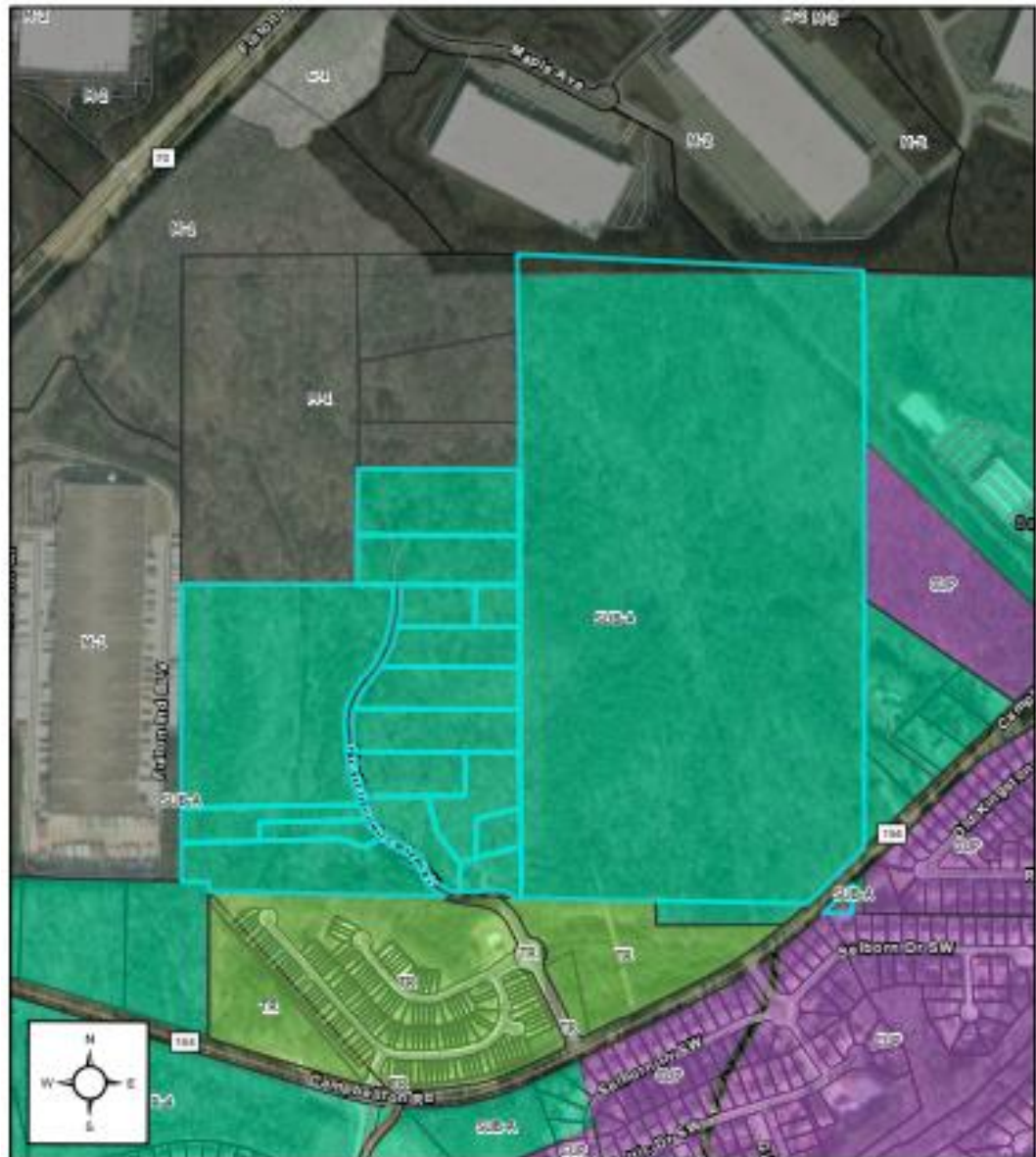
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0 Campbellton Rd & 0 Chattahoochee Dr Aerial

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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DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

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

MEETING DATE: August 19th, 2026

The applicant is requesting a rezone from R-6 (Two-Family Dwelling District/Cedar Grove Overlay District/ South Fulton Parkway Overlay) to AG-1 (Agricultural 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: APPROVAL

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) to AG-1 (Agricultural 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 AG-1 with no conditions to subdivide property into four lots for residential use. The AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions.

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 is silent in regard to AG-1 (Agricultural 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 second required notice of public hearing in the South Fulton Neighbor on July 29th, 2026, to notify the public that Case Z26-011 would be heard at the Planning Commission Meeting on August 19th, 2026 and the City Council Public on September 8th, 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.

Staff placed a second notification sign in front of the subject property on July 29th, 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):

1) 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 AG-1 zoning requires a lot area minimum of 1 acre with frontage on paved road and 3 acres with frontage on unpaved road 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;

While a higher density zoning designation will, as a matter of course, create a higher property value, 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.

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;

The zoning may present a suitable use for development as some adjacent and nearby properties are zoned and utilized as residential. However, it does not support the 2021 Comprehensive Plan.

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;

The zoning proposal is not in conformity with the comprehensive plan as the comprehensive plan is silent on the AG-1 zoning. 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 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 AG-1 District is intended to encompass lands devoted to agricultural uses and low-density residential use, single-family subdivisions and conservation subdivisions. 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.

Staff is recommending approval because the AG-1 zoning is compatible with the surrounding AG-1 (Agricultural) zoning districts.

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

PREPARED BY Alani Joseph, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

Rural Neighborhood

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

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

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

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

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

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



Gross Density
1-2 Units or Less per acre

Zoning
R-2A, CUP, NUP, SH



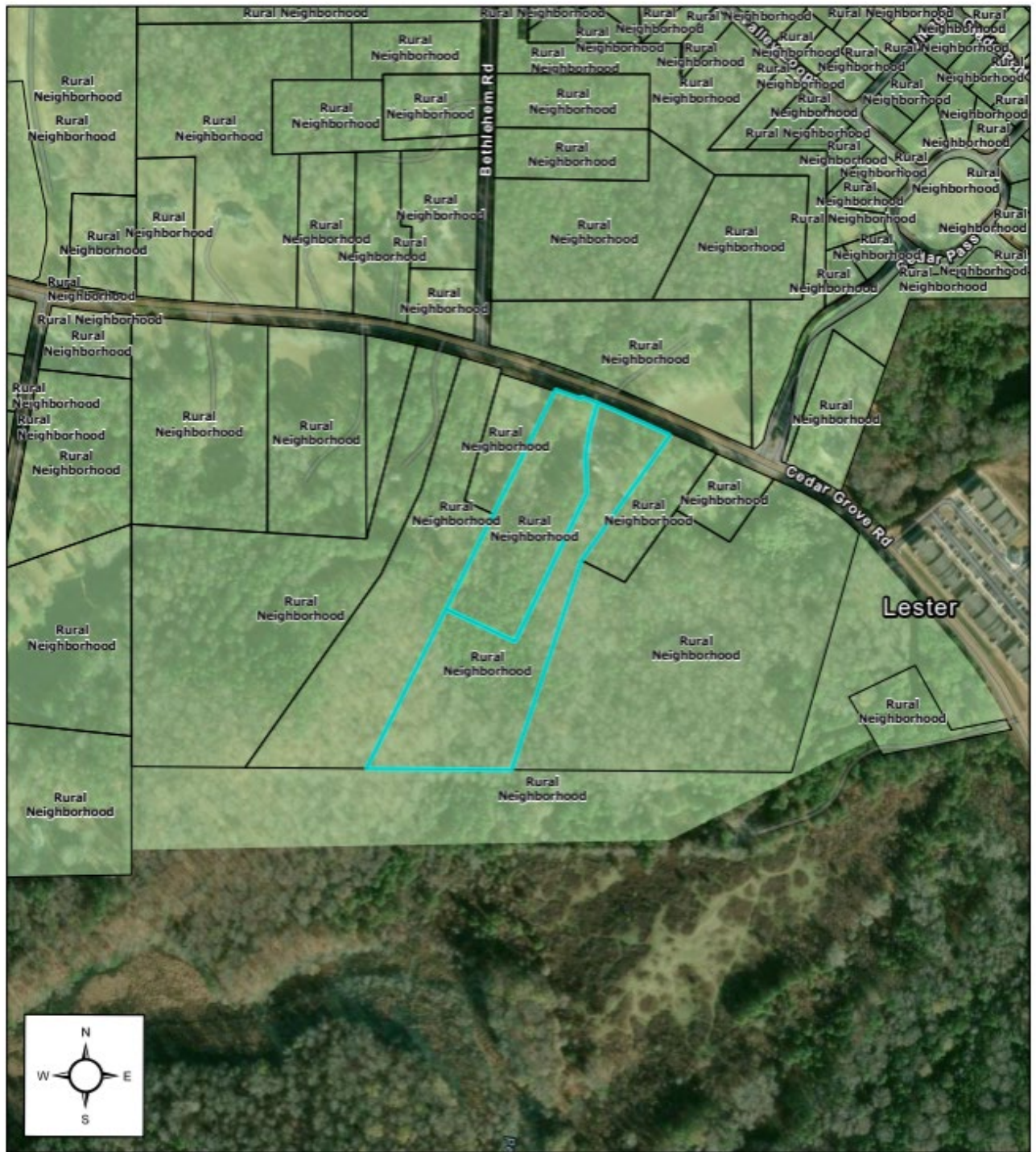


0 & 7930 Cedar Grove Aerial

0 220 440 880 Feet

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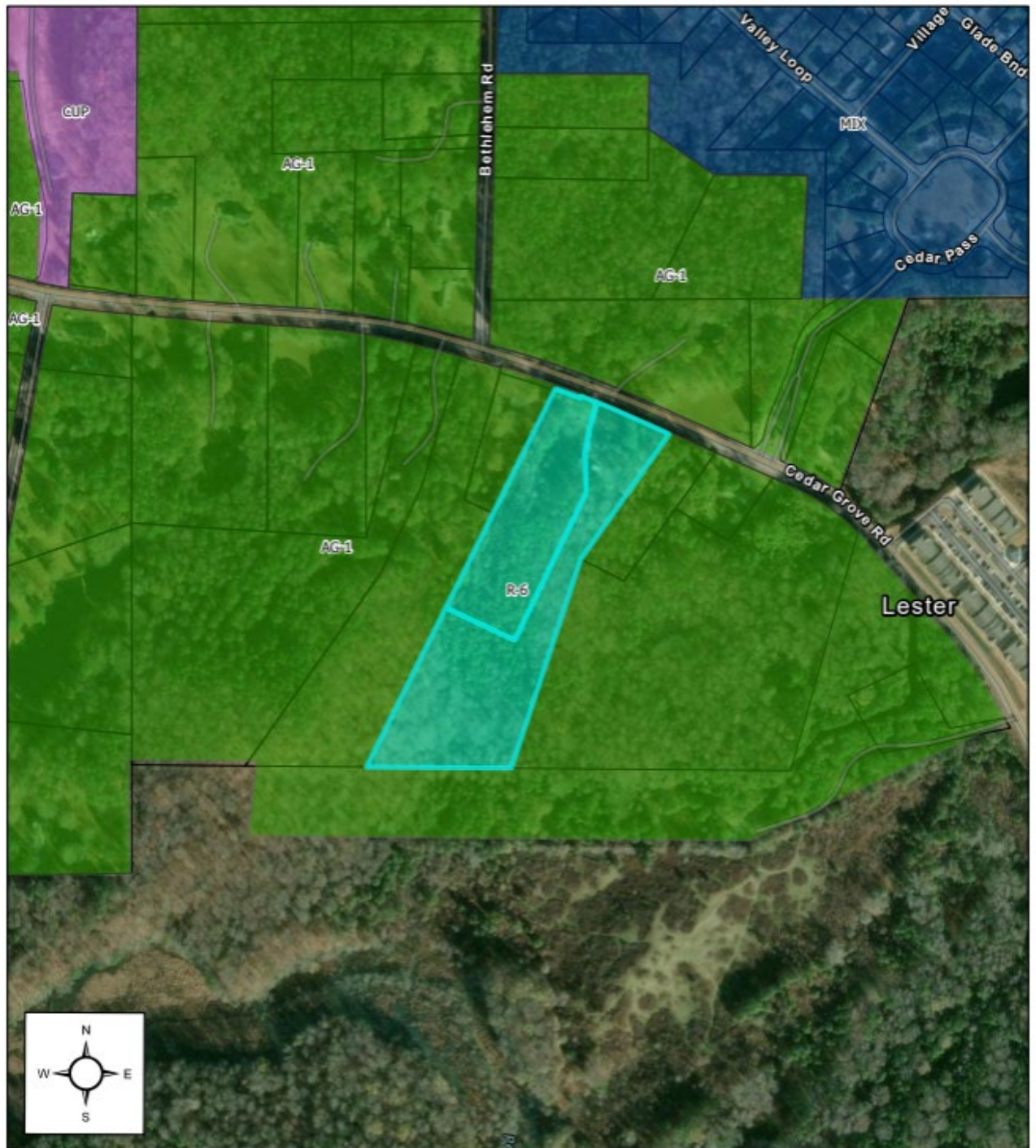


0 & 7930 Cedar Grove Future Land Use

0 220 440 880 Feet

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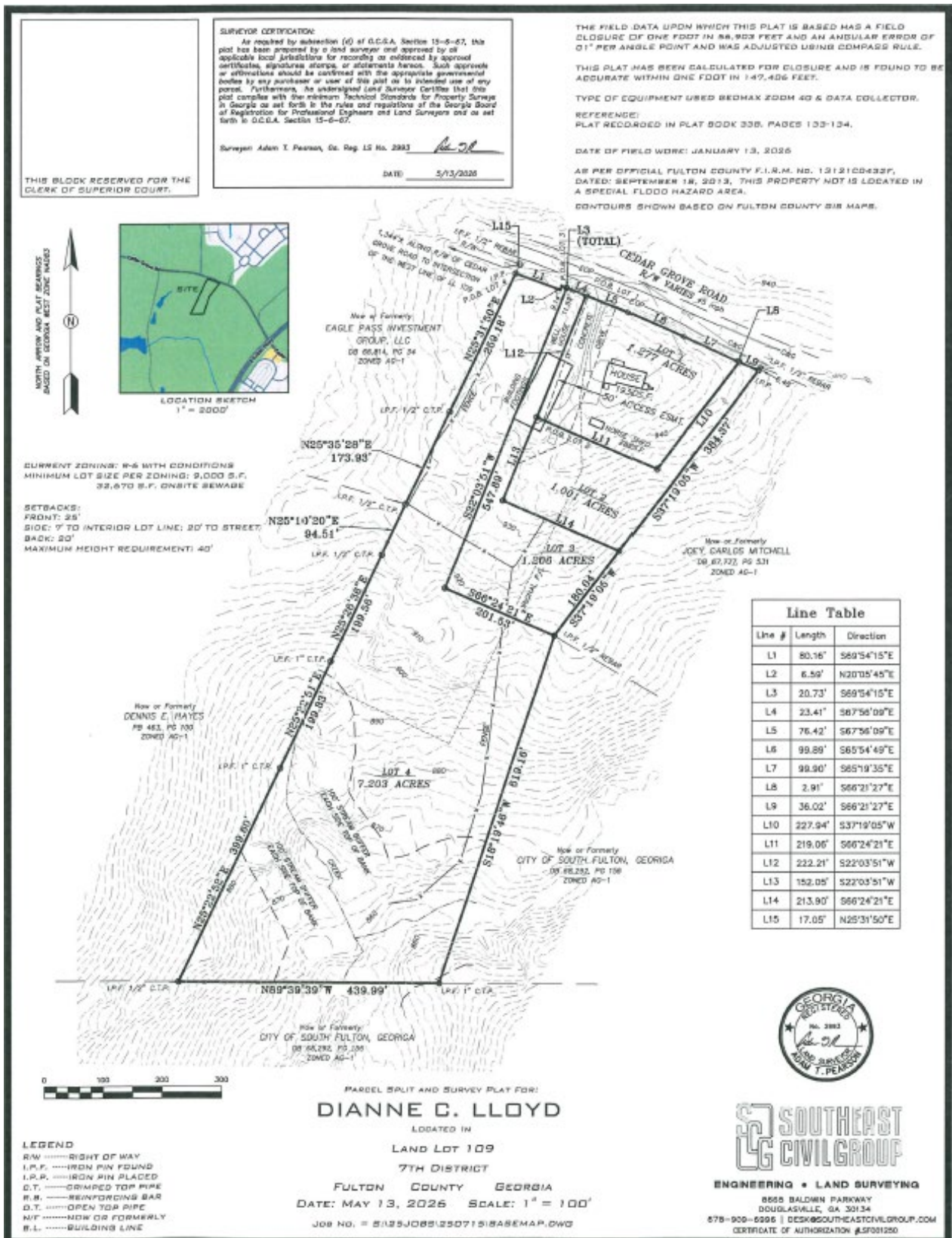
WWW.CITYOFSOUTHFULTONGA.GOV



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)
US info: 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

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.

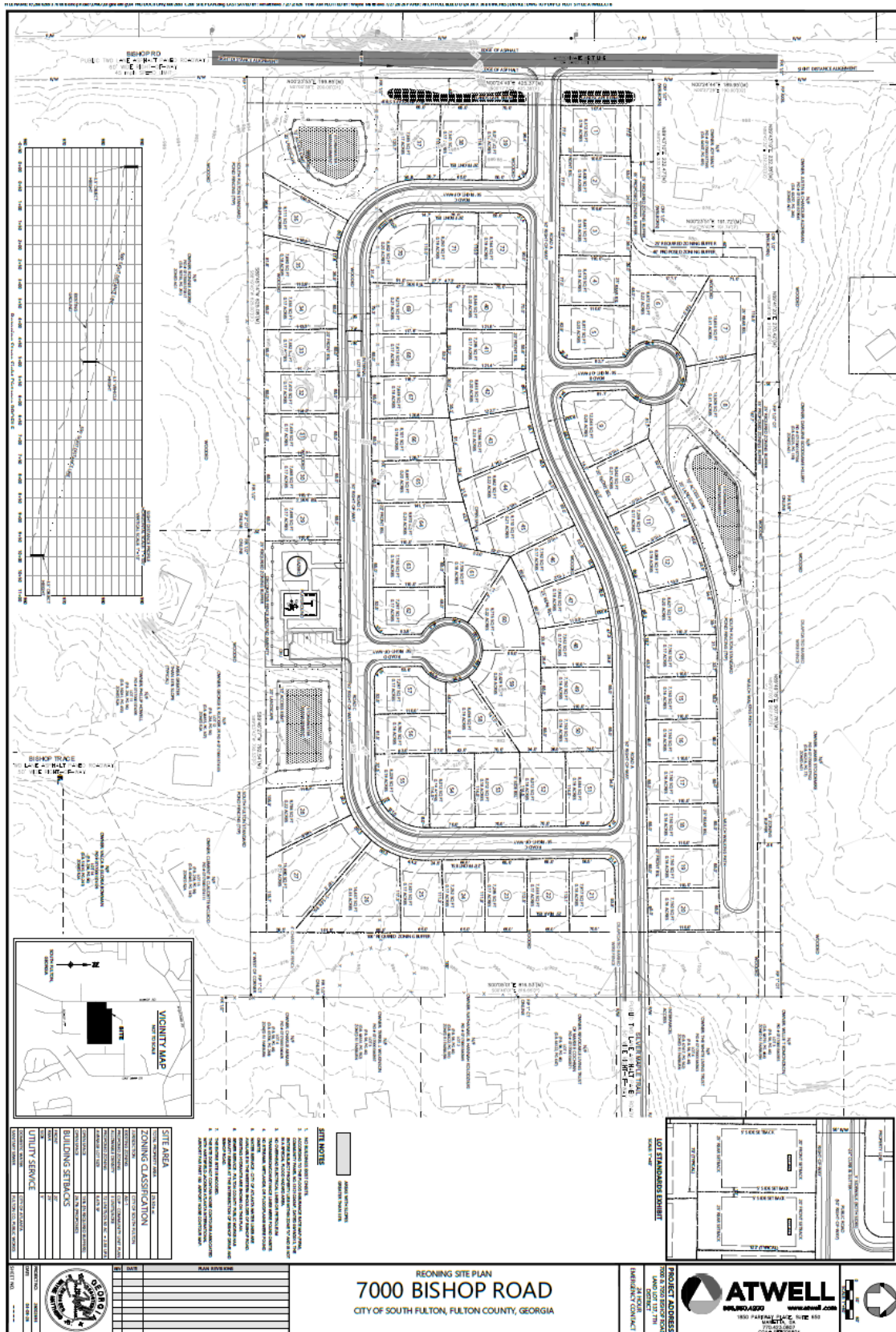
The intent of the CUP zoning classification is met by this proposed site plan. Staff has worked with the applicant to ensure that flexible and creative concepts in site planning are employed, and that the development's open areas have a specific function and are of adequate size to adhere to comprehensive 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

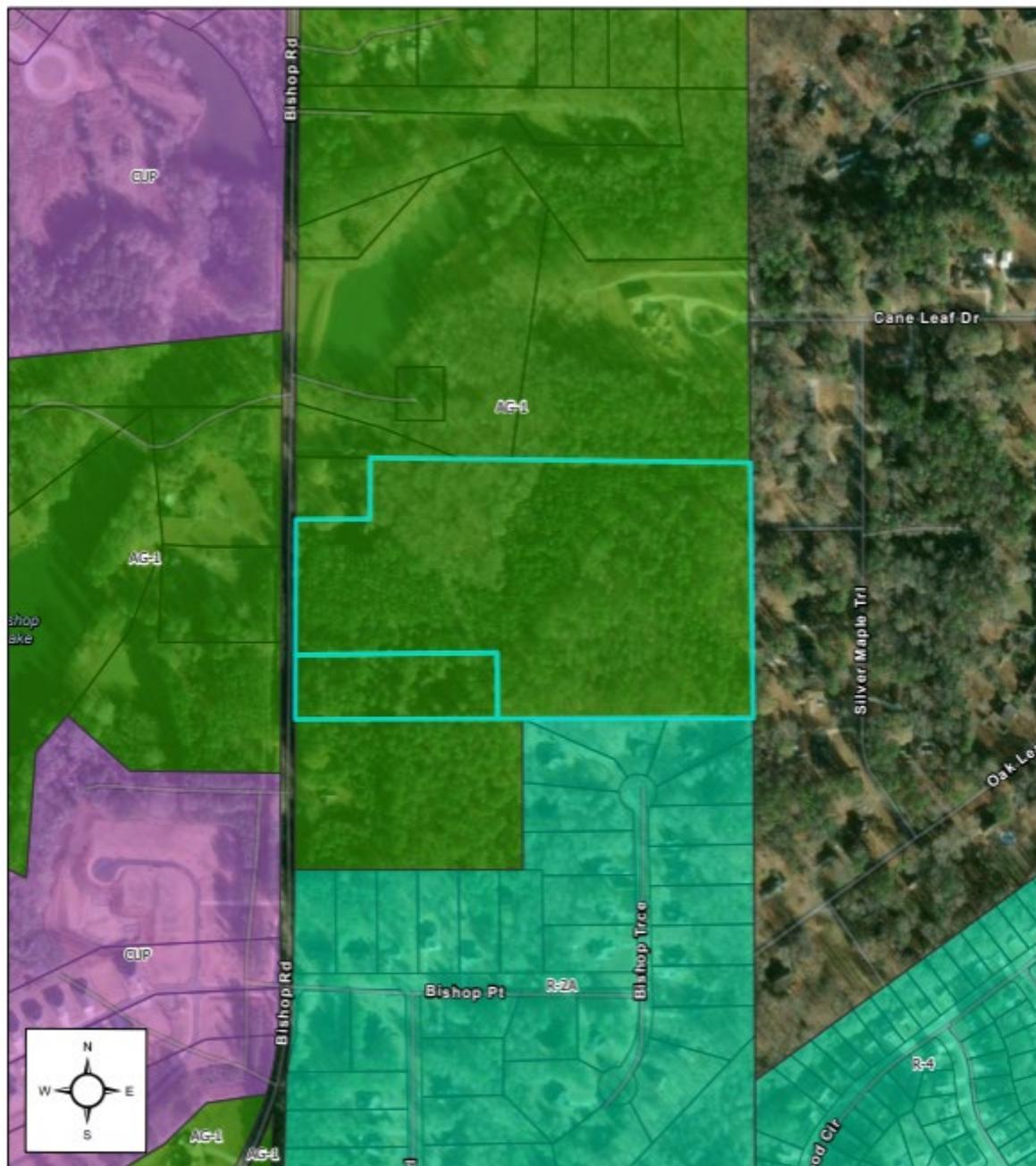




7000 & 7050 Bishop Rd Aerial

0 220 440 880 Feet

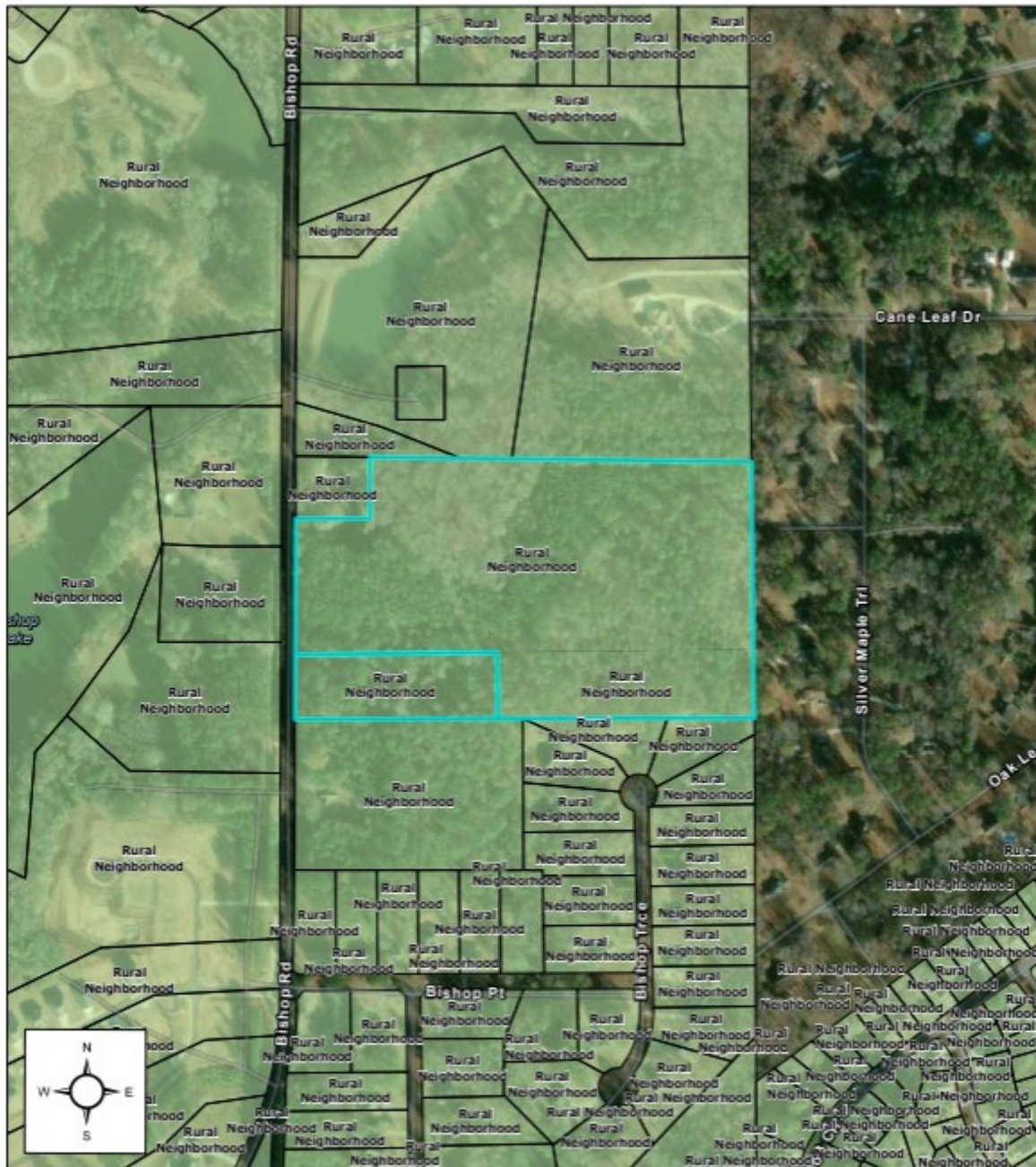
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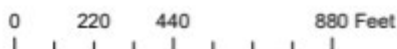
7000 & 7050 Bishop Rd Zoning

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



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.

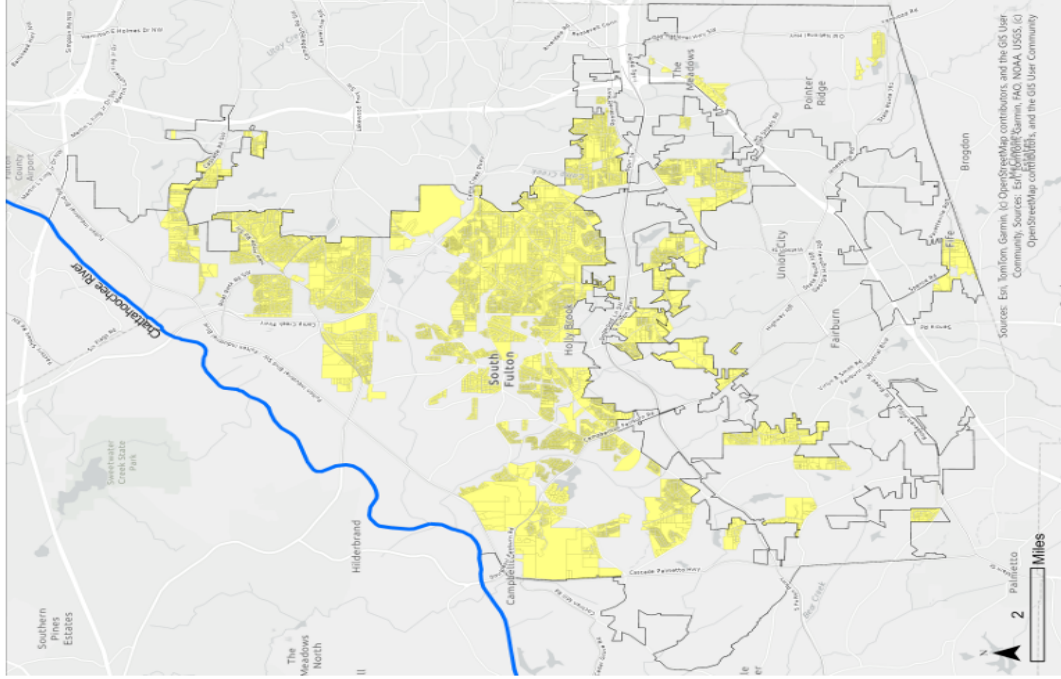


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group



**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
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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: 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.

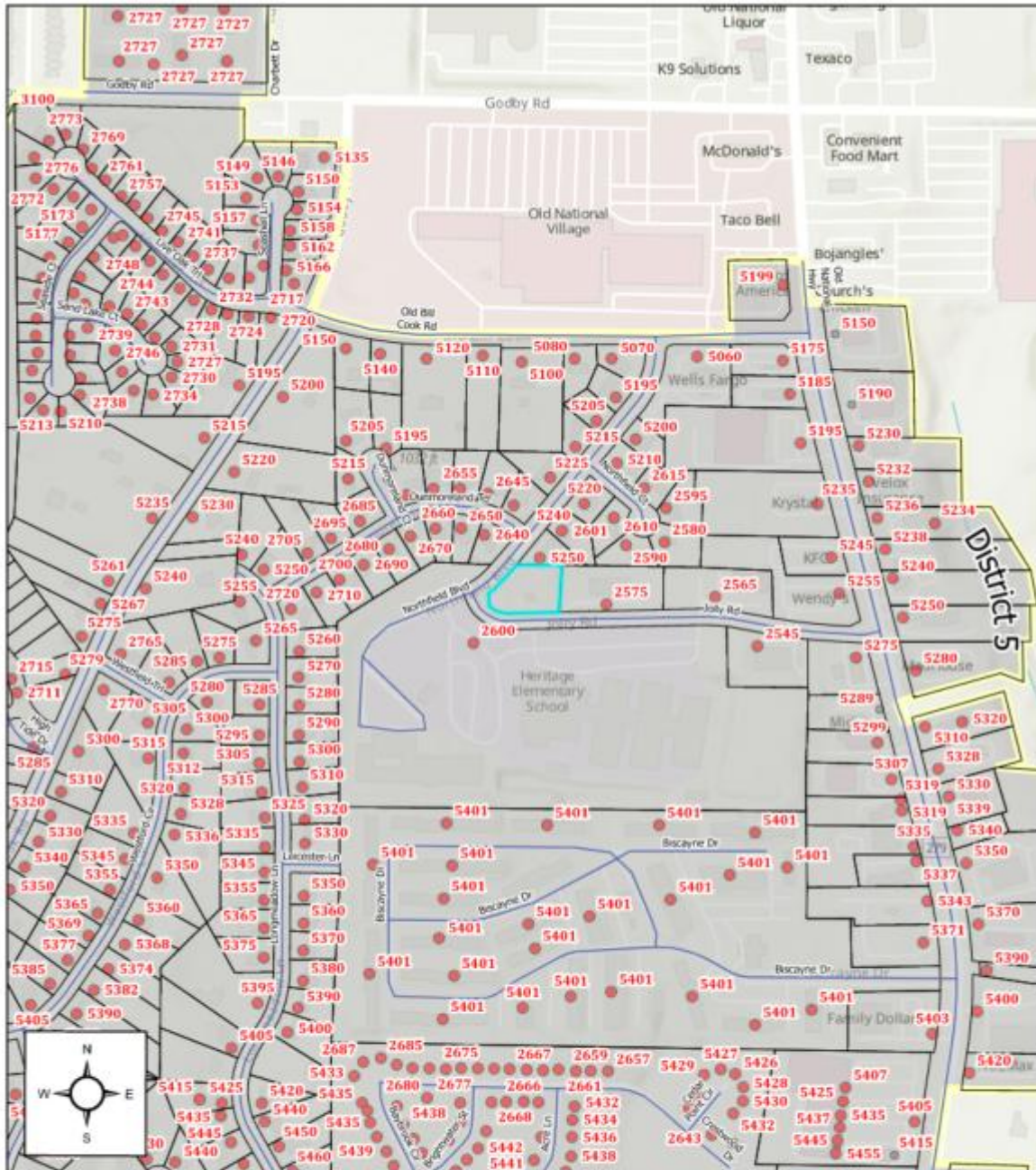
However, the lot has future land use designation of Regional Live-Work in 2026 Comprehensive Plan. This land use designation supports vertical and horizontal mixed-use development and higher-density housing. R-4 is not one of the supported zoning classifications for Regional Live-Work; therefore, the 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

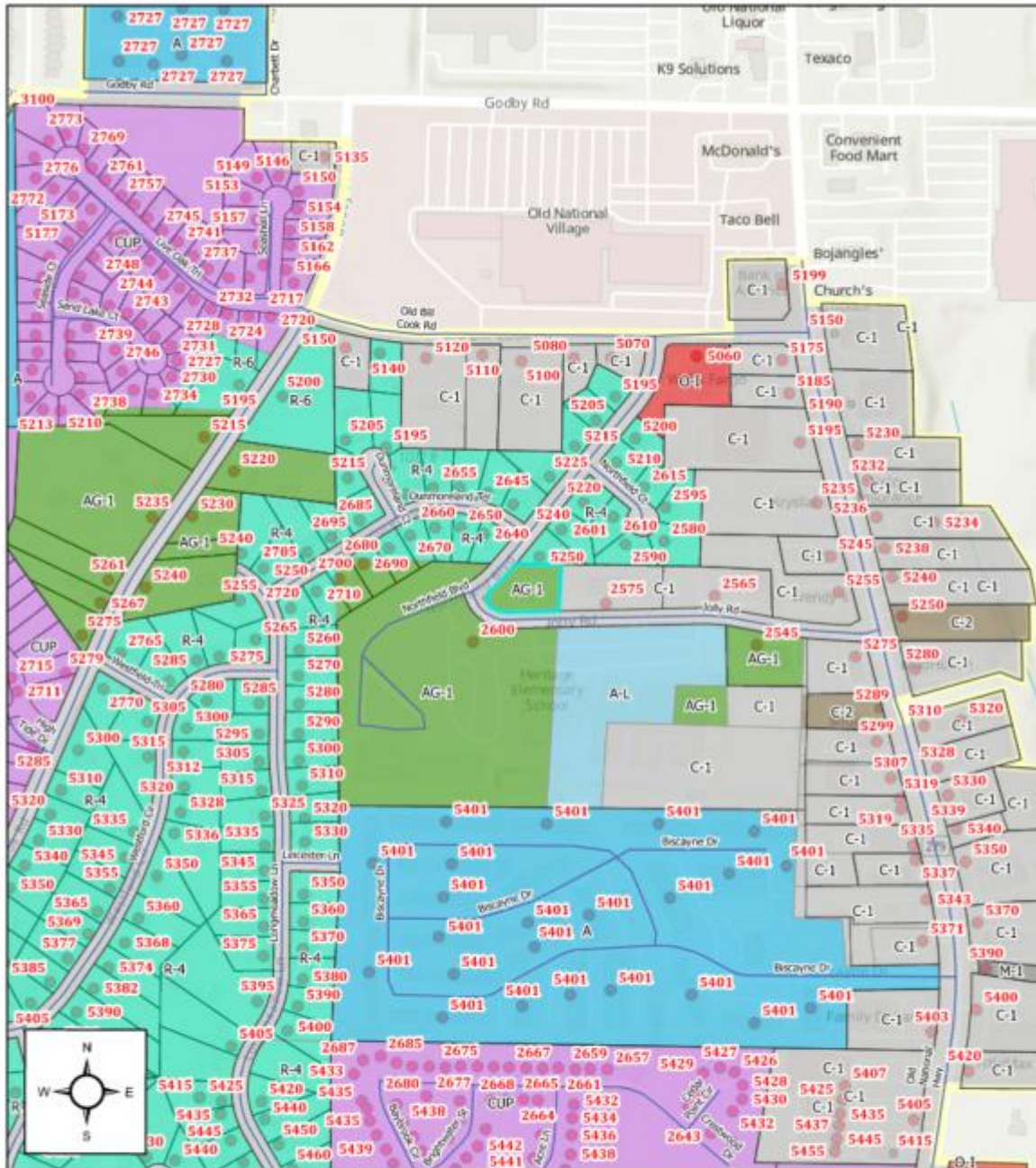
REVIEWED BY: Reginald McClendon, Director, CDRA



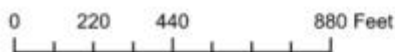
5250 Northfield Blvd Aerial

0 220 440 880 Feet

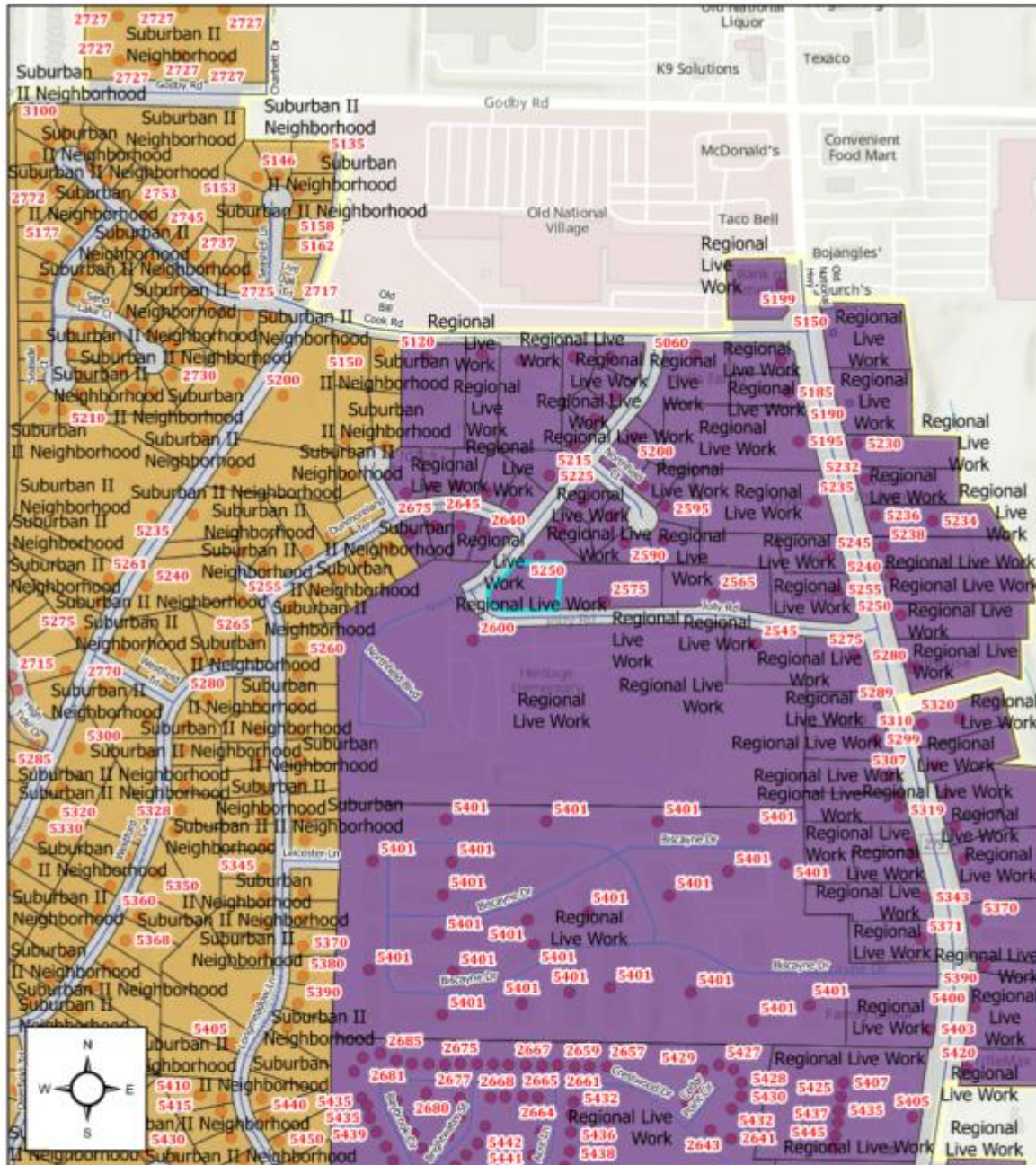
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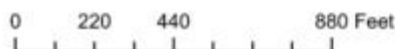
5250 Northfield Blvd Zoning



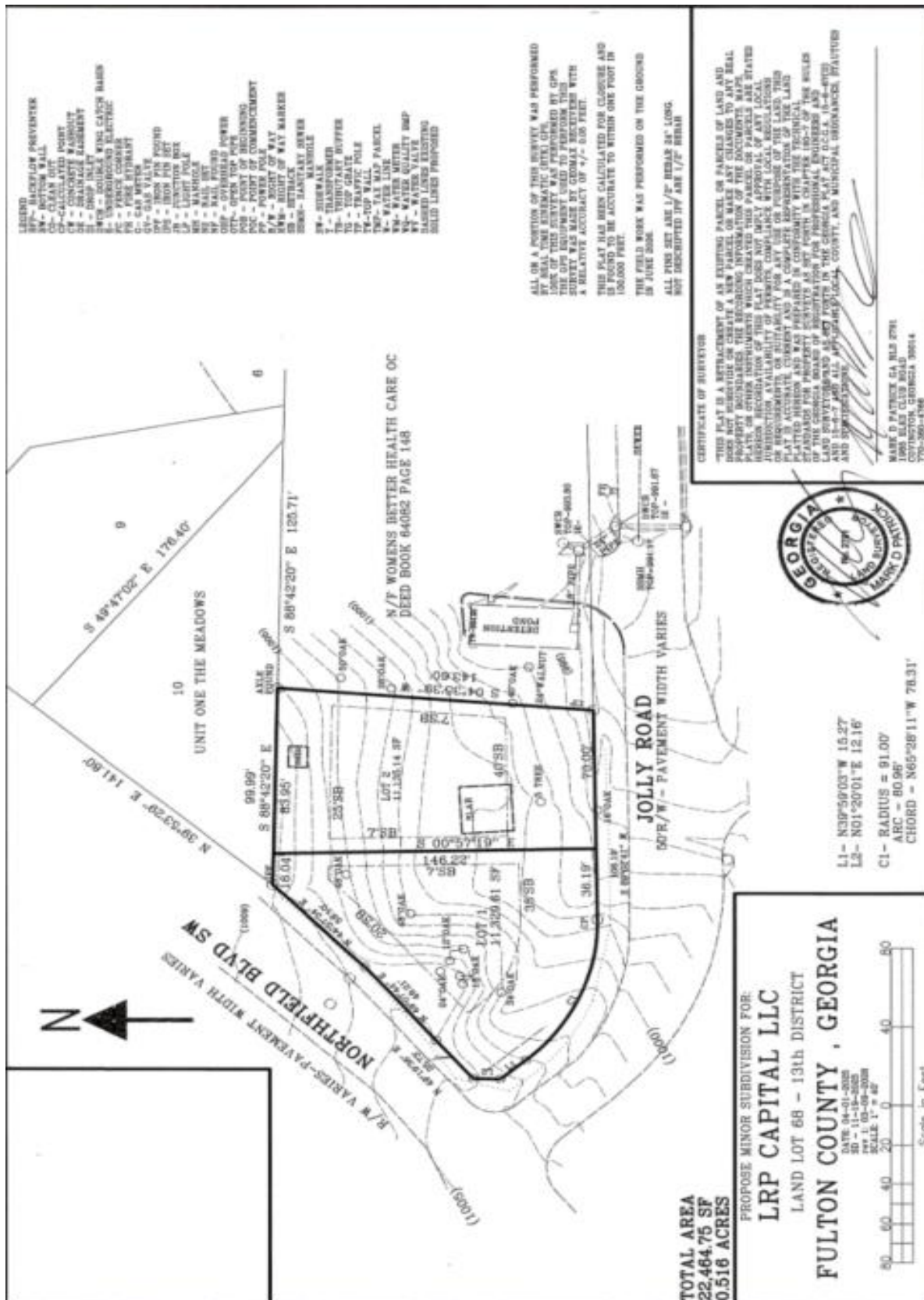
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5250 Northfield Blvd Future Land Use



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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.

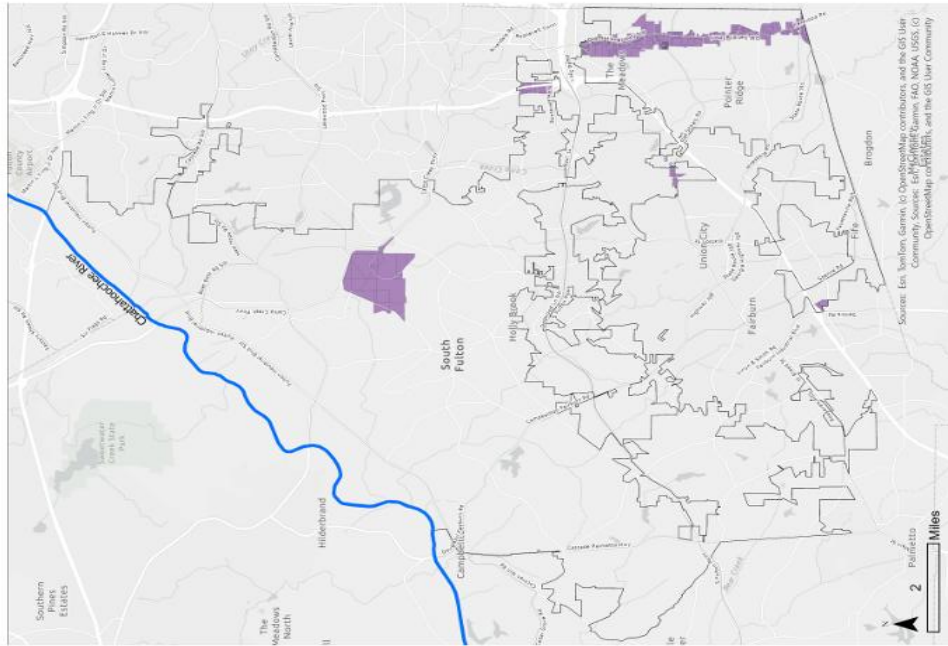


Image Caption: Regional Live-Work Category Map
Source: Sizemore Group

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.

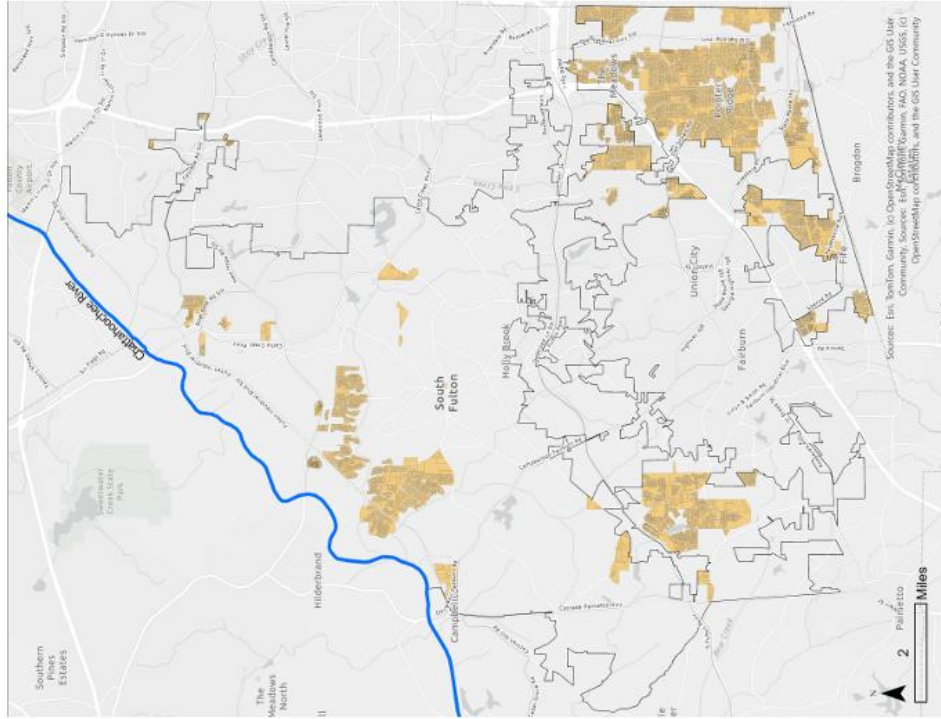


Image Caption: Suburban II Neighborhood Category Map
Source: Sizemore Group



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.



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: South Fulton Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z26-018: 5440 Old National Highway**

MEETING DATE: **August 19, 2026**

Dwayne Parrish is requesting to rezoning from O-I (Office/Institutional District /Old National Overlay District) to C-1 (Limited Commercial District/ Old National Overlay District) to operate a restaurant and lounge. The property contains 1.03 acres of land. Council District 5.

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information:	Dwayne Parrish
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Status of Applicant:	Applicant
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City Council District(s):	5
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Parcel ID Number:	13009300010257
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Area of Property:	1.03 Acres
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Existing Zoning:	O-I (Office/Institutional District)
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Current/Past Use of the Property:	Commercial bank
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Prior Zoning Cases/History:	1972Z-0184
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SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone property from O-I (Office/Institutional District/Old National Overlay District) to C-1 (Limited Commercial District/ Old National Overlay District) to operate a restaurant and lounge.

PROPERTY LOCATION**2026 COMPREHENSIVE PLAN LAND USE DESIGNATION**

The subject property had a 2026 future land use designation of Regional Live-Work, which supports a density of up to 25 to 50 units per acre and provides a commercial tenant space of up to 100,000 square feet.

ADJACENT ZONING AND LAND USES

North: City of College Park
South: City of College Park
East: City of College Park
West: C-1 (Limited Commercial District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person on July 6, 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 July 29, 2026, to notify the public that Case Z26-018 would be heard at the Planning Commission Meeting on August 19, 2026, and at the City Council meeting on September 8, 2025.

Staff placed a notification sign in front of the subject property on July 29, 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 July 20, 2026, at 5440 Old National Highway. As told by the applicant, feedback from the meeting was enthusiastic in regard to the proposed rezoning. The only reported questions were inquiries about the menu and type of food they would be serving at the location.

APPLICABLE CODE REQUIREMENTS

Sec. 511 – Old National Highway Overlay District

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 supports the size and intensity of the proposed use. The proposed zoning district is supported by the Future Land Use Map.

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

The property value is not diminished by the current zoning.

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 O-I (Office Institutional) 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 current zoning does not present a 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;

There is a structure 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 proposal to is suitable in view of the use and development of adjacent and nearby property. Old National Highway does contain various restaurants and lounges, and the parcel is within the Entertainment Center Focus Area.

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 adjacent properties. The adjacent properties to the North, South, East, and West are compatible uses.

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

The property does have reasonable economic use as currently zoned.

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

The zoning proposal should not result in a use that will cause an excessive burden to existing infrastructure.

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

The zoning proposal is in conformity with the comprehensive plan. The property is located in O-I zoning with a Future Land Use Designation as Regional Live-Work. The customer is proposing an C-1 zoning district which is a conformity with the policies and intent of the comprehensive plan.

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.

STAFF RECOMMENDATION

In the City of South Fulton, The Regional Live-Work Character Area provides a balanced mix of uses along Old National Highway, and other key areas within the City of South Fulton. Within the Regional Live-Work Character Areas, vertical and horizontal mixed-use is appropriate and is strongly encouraged. This includes high-density housing options, Commercial shopping that is developed in a walkable nature is encouraged. Office uses are also encouraged.

The proposed rezoning is supported by the current future land use map in the City of South Fulton 2026 Comprehensive Plan which is Regional Live-Work. The Regional Live-Work Character Area allows up to 20 units per acre and provides up to 100,000 square feet per tenant of commercial space which is well within the density of the proposed site plan.

The Regional Live-Work Character Area supports the following: MIX, C-1, C-2, O-I and SH. With that being acknowledged, C-1 (Limited Commercial District) is an applicable zoning district.

Regarding to the proposed zoning, The Limited Commercial district is described in the South Fulton zoning code as follows:

The C-1 Limited Commercial District is intended to provide locations in which neighborhood and community-oriented retail and service activities conclude a transition, or land areas which compliment a transition into a more intense activity area. Complimentary noncommercial uses are also permitted.

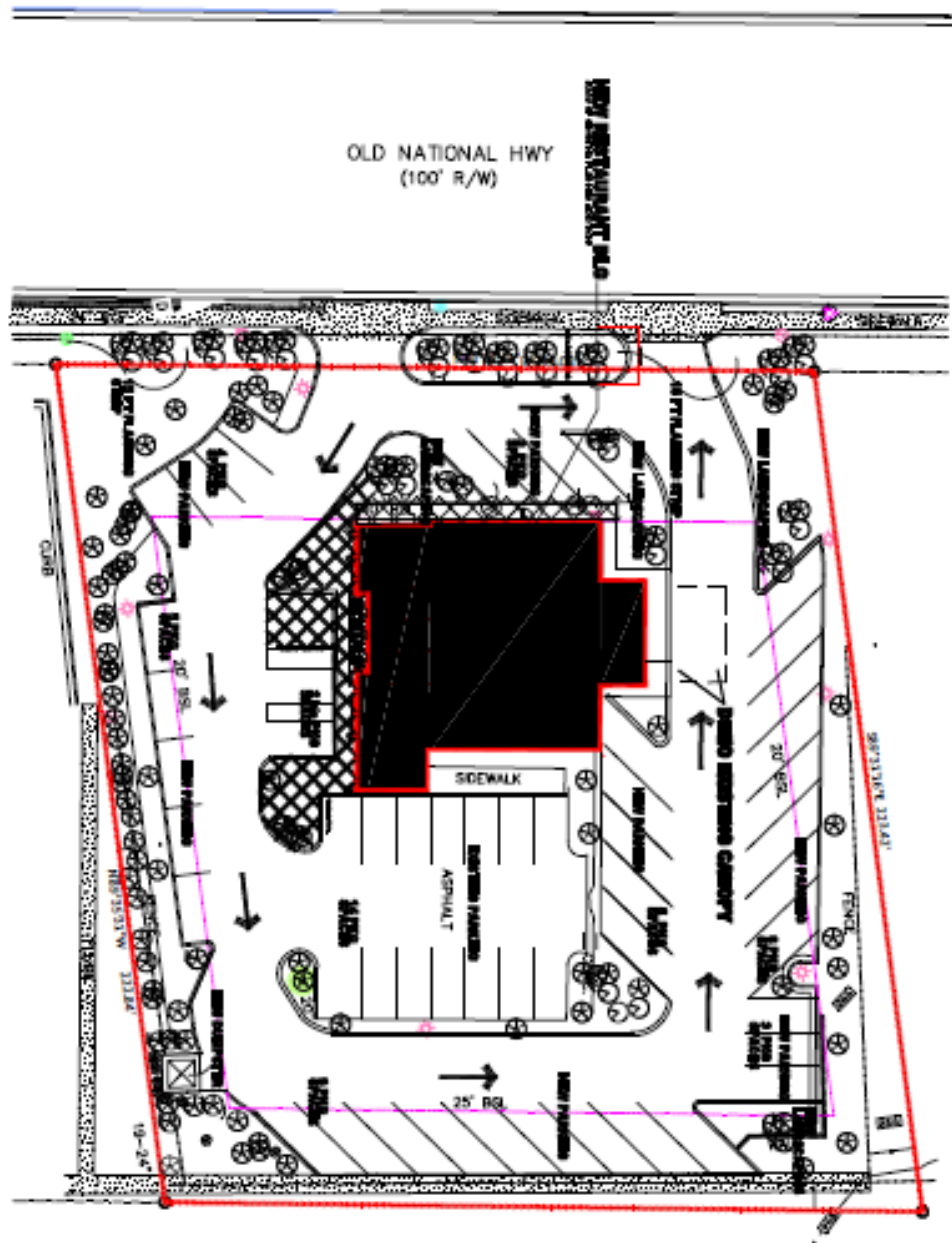
Further, the property is located within the Entertainment Center Focus Area which is intended to create a "immersive, walkable, and inclusive entertainment district that offers a dynamic blend of attractions, dining, culture, and recreation, while integrating seamlessly with adjacent neighborhoods and land ues.

The proposed rezoning supports the future development in the City of South Fulton Comprehensive Plan. The proposed future land use designation of the property is, Regional Live-Work and is in compliance with the code of ordinances and the city's Comprehensive Plan.

Therefore, Staff recommends **APPROVAL** for the **Rezoning** based on these factors.

PREPARED BY: Barrett Alexander II, Zoning Plan Reviewer

REVIEWED BY: Reginald McClendon, Director, CDRA



PROPOSED CONCEPTUAL SITE PLAN

53 SPACE PROVIDED
52 READ AT 10 SPACES/1000 SF

PROPOSED
TASTE OF MIAMI RESTAURANT
5440 OLD NATIONAL HIGHWAY, ATLANTA, GA 30324

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.



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Dwayne Parrish Petition No. #226-018

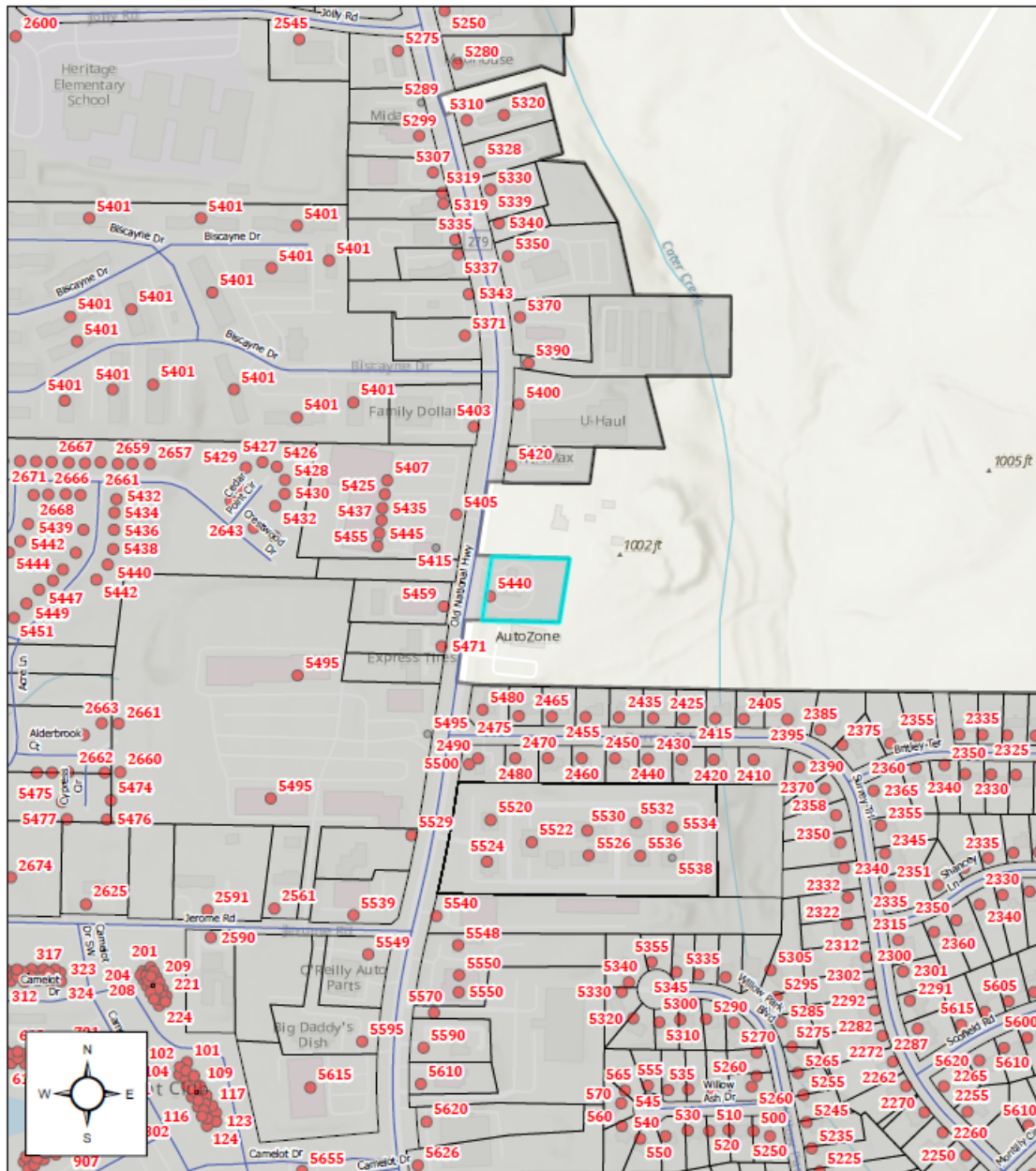
Date: 7/30/2026

1. The following parties were notified of the requested rezoning/use permit:
All Mailers That City of South Fulton "provided"
as well as... Carmalita Gumbs, Catherine Rowell, Aaron Johnson
Jacey Sebastian, Keosha Bell, Natasha Williams, Linda Pritchett
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
5440 Old National Hwy. Atlanta, GA 30349
Date 7/30/2026 12:00pm - 4:00pm
3. The following issues and concerns were expressed: what kind of food?
Soul Food yes & another yes
4. The applicant's response to issues and concerns was as follows: everyone that
showed up said yes & yes

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.

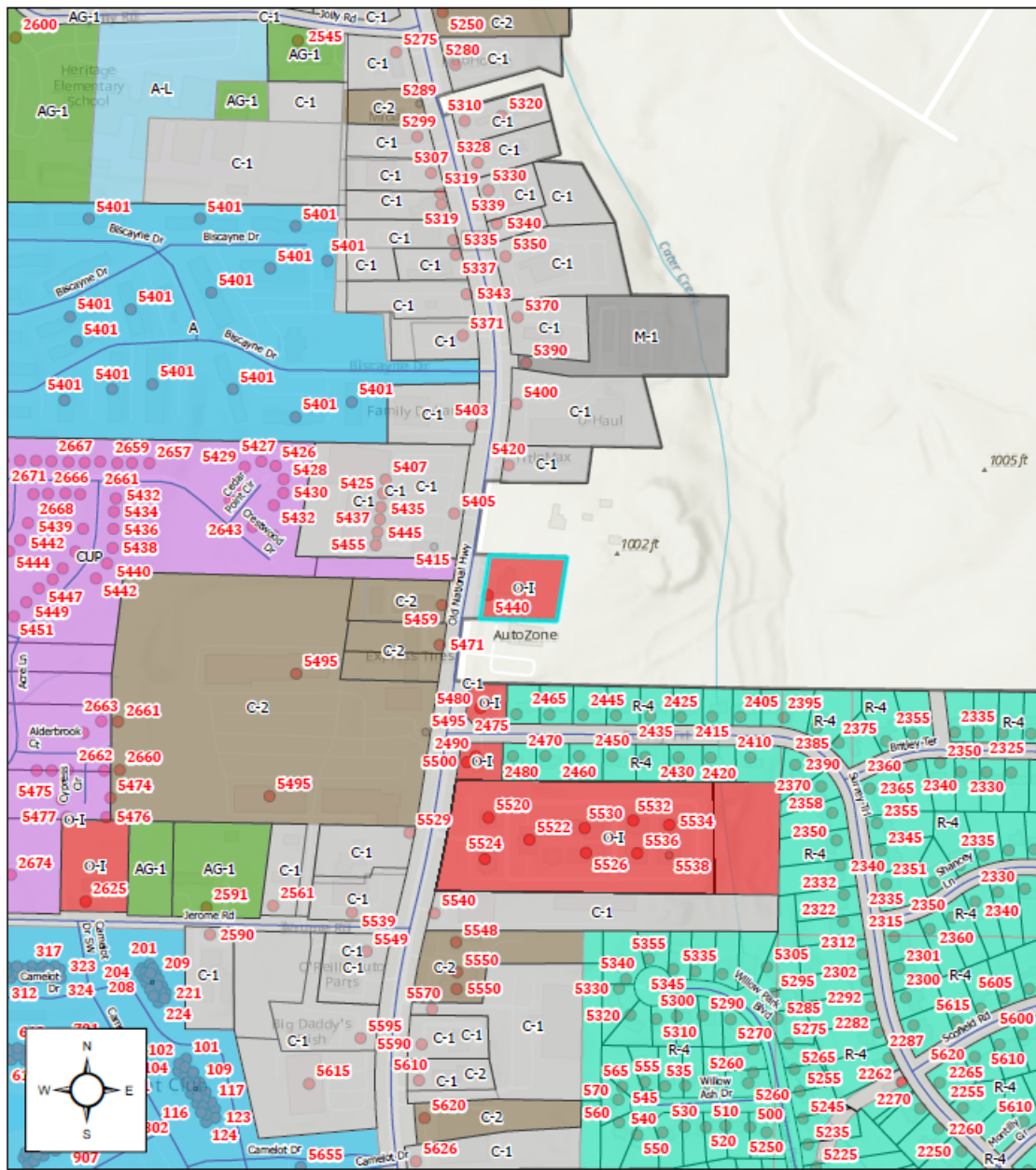
22 of 27



5440 Old National Hwy Future Land Use

0 220 440 880 Feet

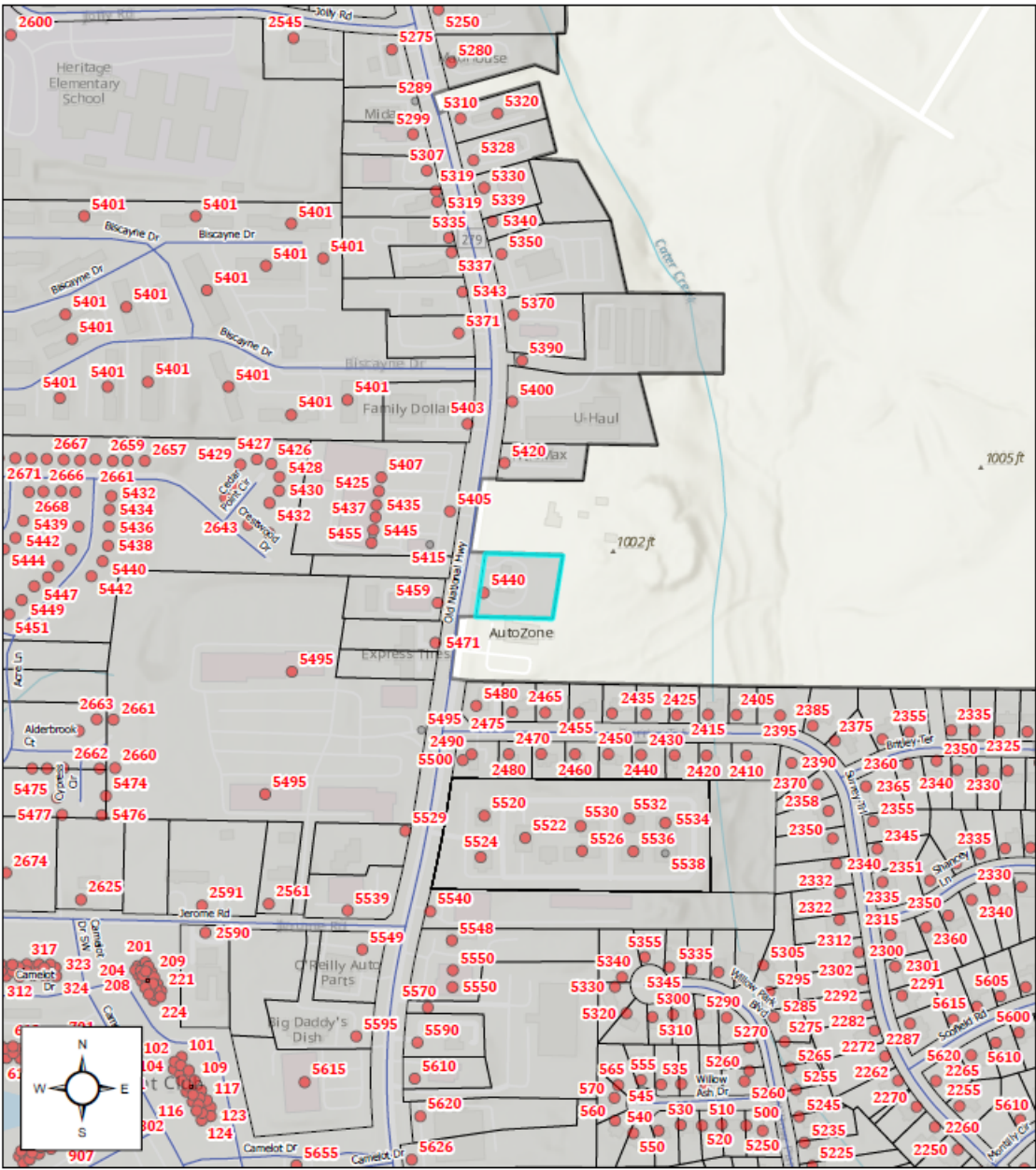
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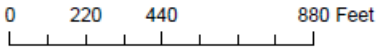
5440 Old National Hwy Zoning

0 220 440 880 Feet

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5440 Old National Hwy Aerial



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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**

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MAYOR

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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: South Fulton Planning Commission

FROM: Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z26-017: 2300 Flat Shoals Road**

MEETING DATE: **August 19, 2026**

YHM3, LLC c/o Yeruchem Lipszyc is requesting to rezoning from AG-1 (Agricultural District /Old National Overlay District) to R-6 (Two-Family Dwelling District/ Old National Overlay District) with a Future Land Use Amendment from Community-Live Work to Suburban II Neighborhood to permit the use of a duplex structure. The property contains 2 acres of land. Council District 6.

STAFF RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Yeruchem Lipszyc
Status of Applicant:	Applicant
City Council District(s):	6
Parcel ID Number:	130124LL0062
Area of Property:	2 Acres
Existing Zoning:	AG-1 (Agricultural 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 AG-1 (Agricultural District /Old National Overlay District) to R-6 (Two-Family Dwelling District/ Old National Overlay District) to permit the use of an existing duplex structure.

The applicant also requesting a Future Land Use Amendment from Community Live-Work to Suburban II Neighborhood. The amendment will align the structure and use of land with the future land use map that is displayed in South Fulton's 2026 Comprehensive Plan.

PROPERTY LOCATION

The property consists of a 2-acre parcel located on the eastern side of Flat Shoals Road to the southeast of its intersection with Old National Highway. The tract is located in land lot 124 of the 13th district of what was originally Fulton County, GA, and is located in Council District 6.

2026 COMPREHENSIVE PLAN LAND USE DESIGNATION

The future land use designation for the subject property shown in the 2026 Comprehensive Plan is Community Live-Work.

The applicant has a proposed a future land use amendment to Suburban Neighborhood II from Community Live-Work.

ADJACENT ZONING AND LAND USES

North: R-4 (Single-Family Dwelling District)
South: TR (Townhome Residential District)
East: MIX (Mixed Use District)
West: TR (Townhome Residential District)

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held in person on July 6, 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 July 29, 2026, to notify the public that Case Z26-017 would be heard at the Planning Commission Meeting on August 19, 2026, and at the City Council meeting on September 8, 2025.

Staff placed a notification sign in front of the subject property on July 29, 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 July 30, 2026, at Burdette Park. As told by the applicant, feedback from the meeting did not happen as no one attended in person or virtually.

APPLICABLE CODE REQUIREMENTS

Sec. 511 – Old National Highway Overlay District

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 is suitable for currently zoned purposes.

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

The property value is not diminished by the current zoning.

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 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 property is currently a duplex structure which was not properly permitted. The hardship to the property owner was self-imposed.

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 structure 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 proposal to is suitable in view of the use and development of adjacent and nearby property;

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 adjacent properties. The adjacent properties to the North, South, East, and West are single-family residential or townhome residential uses.

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

The property does have reasonable economic use as currently zoned.

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

The zoning proposal should not result in a use that will cause an excessive burden to existing infrastructure.

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

The zoning proposal is not in conformity with the comprehensive plan.

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.

STAFF RECOMMENDATION

In the City of South Fulton, the Community Live-Work Future Land Use designation encourages development patterns where residential, commercial, and employment uses are closely integrated in a walkable environment. These areas support mid-density housing, such as townhomes, multi-family buildings, or live-work units, alongside retail stores, professional offices, and small-scale services that serve nearby residents.

The goal is to reduce automobile dependence by placing homes near jobs and amenities, encouraging a mixed use urban village character. Community Live-Work zones are often appropriate for redevelopment areas or corridors transitioning from single-use zones..

The proposed rezoning to the R-6 zoning district is not supported by the future land use map. The property contains an existing duplex structure which was not properly permitted and is currently nonconforming with the applicable zoning. Staff does not support the continued use of illegally nonconforming structures within the City.

Therefore, Staff recommends **DENIAL** for the **Rezoning** based on these factors.

The Suburban Neighborhood II Character Area supports the following: R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6, TR, MIX, NUP. With that being acknowledged, R-6 (Two-Family Dwelling District) is an applicable zoning district.

Regarding to the proposed zoning, The Two-Family Dwelling district is described in the South Fulton zoning code as follows:

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.

The property is surrounded on all sides by properties with the Community Live-Work designation. The comprehensive plan was updated through an intensive public process in 2026 and changing the future land use of this parcel would not be consistent with that effort.

Therefore, Staff recommends **DENIAL** for the **Future Land Use Amendment** based on these factors.

PREPARED BY: Barrett Alexander II, Zoning Plan Reviewer

REVIEWED BY: Reginald McClendon, Director, CDRA

COMMUNITY LIVE-WORK

The Community Live-Work category encourages development patterns where residential, commercial, and employment uses are closely integrated in a walkable environment. These areas support mid-density housing, such as townhomes, multi-family buildings, or live-work units, alongside retail stores, professional offices, and small-scale services that serve nearby residents.

The goal is to reduce automobile dependence by placing homes near jobs and amenities, encouraging a mixed-use urban village character. Community Live-Work zones are often appropriate for redevelopment areas or corridors transitioning from single-use zones.

- Zones: A, AL, TR, MIX, C-1, C-2, O-1, SH
- Density: Up to 15-25 units per acre
- Primary Uses: Live-work units, retail, offices, residential over commercial
- Open Space: 30% open space
- Design: Walkable streets, connected public spaces, ground-floor activity encouraged

Development and Design Strategies

1. Residential density of up to 25 units per acre.
2. Clustered building footprints should be encouraged.
3. For the residential component, retain about 100–200 sf of usable open space per unit, with at least half of the units offering private patios or balconies (~60 sf private minimum).
4. Outdoor amenities to include courtyards, rooftop decks, plazas; design codes may permit indoor/common spaces to substitute up to a percentage of outdoor area.
5. Ground-floor live/work units should have direct sidewalk-facing entrances, a minimum floor-to-ceiling height (e.g., 12 ft), and design elements compatible with light commercial uses.
6. Minimum unit size for live work units to be 1,000 sf net with no more than 30% used as workspace to balance residential and commercial function; building systems like ventilation and interior storage must suit commercial use.
7. Live/work units must have separate access, be internally integrated, and not share workspaces among multiple households (unless explicitly intended).
8. Ground-floor transparency, signage, and commercial frontage articulation every 30–50 ft to promote walkability and pedestrian experience.
9. Mixed-use balance requires at least 50% of building floor area to be residential when including non-residential uses.
10. Create low-impact developments through avoiding paving or clearing large tracts of land, using pervious surfaces and natural materials, and incorporating green infrastructures like bioswales, rain gardens, or vegetated buffers.
11. Parking to be located behind or beside buildings; not between the building and street.



PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Yeruchem Lipszyc Petition No. Z26-017

Date: 7/20/26

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

All addresses Provided by the city of south Fulton around 2,000 through USPS Direct mailer

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

CZIM Meeting held at the city of south fulton at 6 pm , 5440 fulton Industrial Blvd , Atlanta GA 30336

Public participaiton meeting - Budrett park 10:30 am , 2945 Budrett Rd College park 30349

3. The following issues and concerns were expressed:

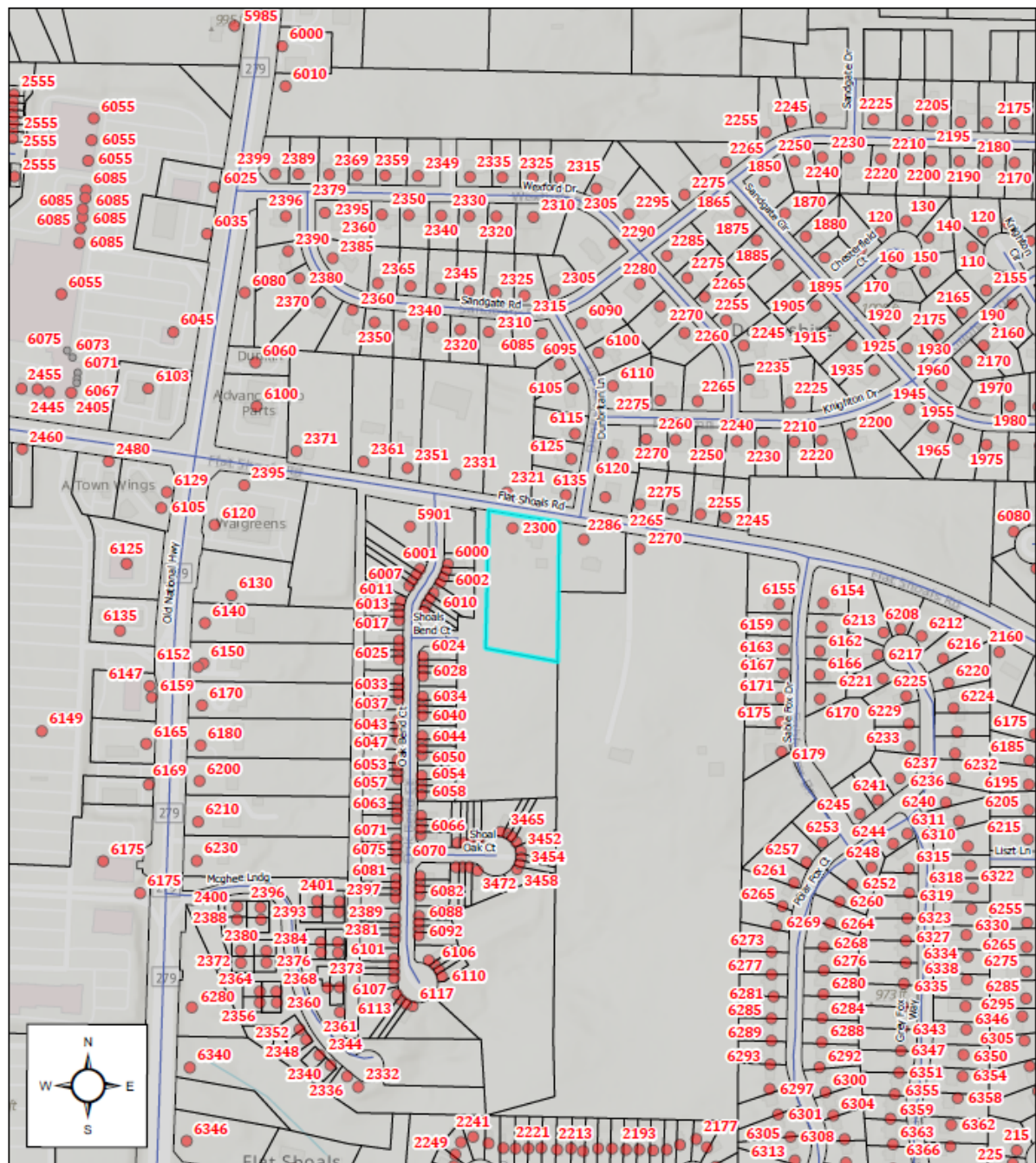
No one came and no one appeared on the Microsft meetings

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

No one came and no one appeared on the Microsft meetings

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.

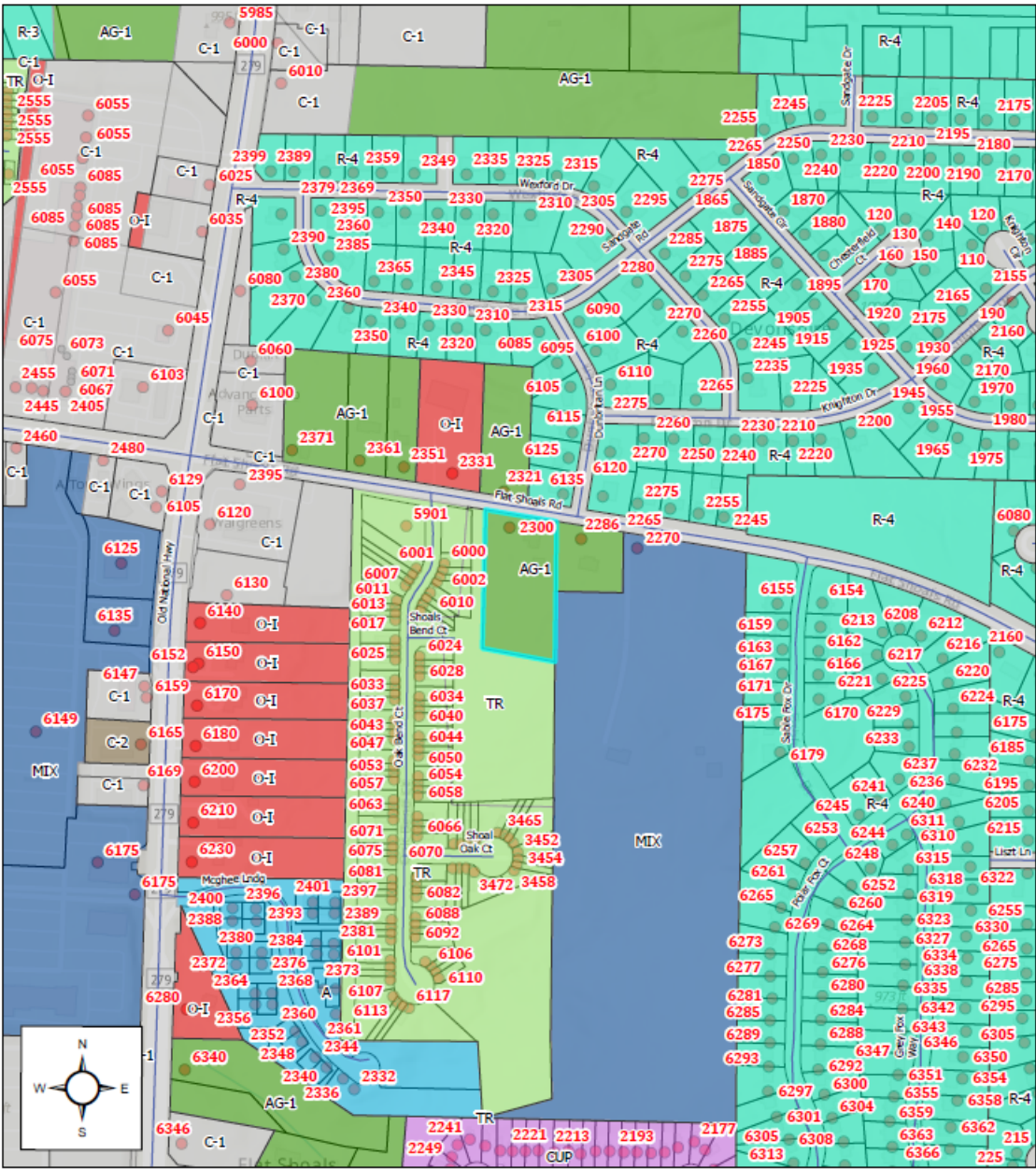
Attach additional sheets as needed.



2300 Flat Shoals Rd Future Land Use

0 220 440 880 Feet

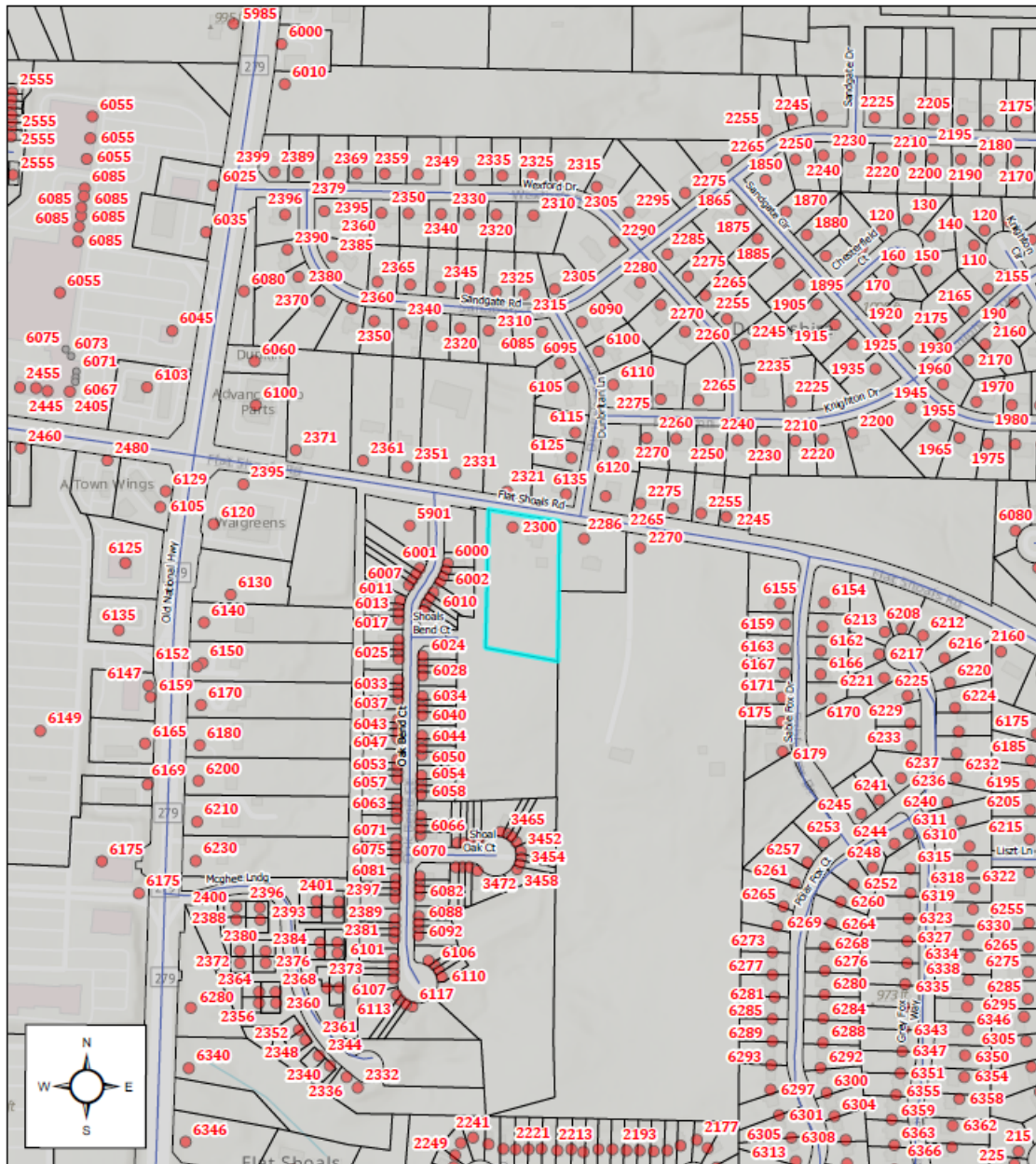
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2300 Flat Shoals Rd Zoning

0 220 440 880 Feet

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2300 Flat Shoals Rd Aerial

0 220 440 880 Feet

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