

CITY OF SOUTH FULTON, GEORGIA
WORK SESSION - Welcome All Park Multipurpose Facility, 4255 Will Lee Rd, South
Fulton, GA 30349
Tuesday, December 13, 2022, 4:00 PM



The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jacey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
Vacant, District 7 Councilmember

COUNCIL WORK SESSION MEETING AGENDA

- I. 4:00 PM Call to Order - Mayor khalid
- II. 4:01 PM Roll Call - Corey Adams, City Clerk
- III. 4:05 PM City Manager Items
 1. [Recognition of City Staff with 5 Years of Service](#)
 2. [STAFF REPORTS](#)
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 3. [4:05 p.m. Finance Monthly Report by Karen Slaton-Dixon, Finance Director](#)
 4. [4:10 p.m. City Manager Monthly Report by Tammi Saddler Jones, City Manager](#)
 4. [Public Works Transportation Projects Report](#)
- IV. Executive Session (if needed)

When an Executive Session is Required, one will be called for the following issues: 1) Personnel, 2) Litigation or 3) Real Estate
- V. City Attorney Report, if action taken in executive session.

VI. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA
ALCOHOL/ZONING PUBLIC HEARINGS - Welcome All Park Multipurpose Facility,
4255 Will Lee Rd, South Fulton, GA 30349
Tuesday, December 13, 2022, 6:00 PM



The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs , District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jacey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
Vacant, District 7 Councilmember

SPECIAL CALLED MEETING AGENDA

1. 6:00 p.m. Meeting Called to Order – Mayor khalid
2. 6:00 p.m. Roll Call - Corey Adams, City Clerk
3. 6:01 p.m. Alcohol Licenses, Rezoning, Variance & Special Use Permit Cases (Public Hearing Only)

1. **REZONING, VARIANCES AND SPECIAL USE PERMITS**

- 6:02 p.m. Public Hearing: Z22-007 - Request to rezone from AG-1 (Agricultural) Zoning District to R-4 (Single-Family Dwelling) Zoning District to construct 26 single-family residential dwellings on 12.60 +/- acres of land. The subject property is located at 2210 Wallace Road and within the Sandtown Overlay District. (District 1)
- 6:22 p.m. Public Hearing: Z22-014 - Request to rezone from AG-1 (Agricultural) Zoning District to M-1 (Light Industrial) Zoning District to construct approximately 491,000 square foot warehouse on 5 +/- acres of land. The subject property is located along Campbell Drive, generally bounded by N. Commerce Drive to the north, Washington Road to the east, Spring Street to the south, and Campbell Drive to the west. (District 3)

3. [6:37 p.m. Public Hearing: U22-009 - Request for a Special Use Permit to establish a new RV Campground on 21.88 +/- acres of land. \(District 4\)](#)
4. [ALCOHOL LICENSES](#)
 - [6:50 p.m. Public Hearing: Request by Petrokart UC, dba Cascade Shell for an alcohol license for the retail sales of wine and malt beverages at 5636 Fulton Industrial Blvd, Atlanta, Ga. 30336. \(District 1\)](#)
 5. [6:55 p.m. Public Hearing: Request by Regal Convenience LLC. dba Roosevelt Chevron for an alcohol license for retail sales of wine and beer at 4891 Roosevelt Highway, South Fulton. Ga 30349. \(District 3\)](#)
 6. [7:00 p.m. Public Hearing: Request by Fairburn Blessings, Inc. dba Shell Food Mart for an alcohol license for the retail sales of wine and malt beverages at 7745 Spence Rd Ste A, Fairburn, GA 30213. \(District 4\)](#)
 7. [DISCUSSION](#)
 - [7:05 p.m. Legal and Court Reporter Services for Planning Commission](#)
4. 7:10 p.m. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA
REGULAR MEETING - Welcome All Park Multipurpose Facility, 4255 Will Lee Rd,
South Fulton, GA 30349
Tuesday, December 13, 2022, 7:00 PM



The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs , District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Jacey Sebastian, District 4 Councilmember
The Honorable Corey A. Reeves, District 5 Councilmember
The Honorable Natasha Williams, District 6 Councilmember
Vacant, District 7 Councilmember

REGULAR COUNCIL MEETING AGENDA

- I. 7:00 p.m. Invocation
- II. 7:02 p.m. Pledge of Allegiance
- III. 7:03 p.m. Roll Call- Corey Adams, City Clerk
- IV. 7:05 p.m. Meeting Called to Order- Mayor khalid (*Times are estimates only)
- V. 7:06 p.m. Adoption of Council Agenda
- VI. 7:10 p.m. Approval of City Council Meeting Minutes
 1. [Request Council Approval of City Council Regular Meeting Minutes from November 15, 2022 \(City Clerk\)](#)
 2. [Request Council Approval of City Council Work Session Minutes from November 15, 2022 \(City Clerk\)](#)
 3. [Request Council Approval of City Council Alcohol/Zoning Public Hearing Minutes from November 15, 2022 \(City Clerk\)](#)
- VII. 7:13 p.m. Consent Agenda Items

4. [Mayor/Council Proclamations for Spreading on the Minutes:](#)
 - [Sara Jeanette Derrick Herring Appreciation Day \(Councilmember Willis\)](#)
 - [Dr. Clarence Clavon Appreciation Day \(Councilmember Rowell\)](#)
 - [Gideon's Promise Appreciation Day \(Mayor khalid\)](#)
 - [Lonnie Love Appreciation Day \(Mayor khalid\)](#)
 - [Citywide Celebration of "RJ Johnson" Day \(Councilmember Gumbs\)](#)
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5. [Request Council Confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:](#)
 - 1. [4720 / 4730 Diann Drive Plat \(District 2\)](#)
 2. [698 - 704 Butch Art Place Plat \(District 4\)](#)
 3. [Anthem Senior Community Plat](#)
 4. [Campbellton Road Parcels 1 - 4 Plat](#)
 5. [Oaks at Cedar Grove Plat](#)
 6. [Anatole Ph 2](#)
 - o [Units 1801 - 1807](#)
 - o [Units 1901 - 1905](#)
 - o [Units 2001 - 2008](#)
 - o [Units 2101 - 2107](#)
 - o [Units 2201 - 2207](#)
6. [Request Council Approval of A Resolution Authorizing the Sale Of Police K9 "Franky" To His Handler \(Police\)](#)
7. [Request Council Approval to purchase 15 No Smoke appliances for fire apparatus to reduce diesel soot and exposure to harmful carcinogens at a cost of \\$139,944.00 to be funded by the Capital Budget. \(Fire\)](#)
8. [Request Council Approval to enter into an Intergovernmental Agreement \(IGA\) with the Fulton Industrial Community Improvement District \(CID\) to enter into an agreement to set forth the rights and responsibilities of each party during the Preliminary Engineering \(PE\) phase of the streetscape enhancement project that includes sidewalks on both sides of SR 70/Fulton Industrial Boulevard between Lakeview Court and Westpark Place \(P.I. 0017995\) and intersection improvements at SR 70/CR 4176/Cascade Road \(P.I. 0018185\) \(together the "Projects"\). The projects are grant funded through ARC for a total amount of \\$280,000 for PE subject to a local match of which the CID has agreed to pay \\$92,000. No cost to the City. \(Public Works\)](#)
9. [Request Council Approval of A Resolution Approving the City Manager's Emergency Procurement For Professional Adult Probation Supervision And Rehabilitation Services For The City of South Fulton Municipal Court \(Municipal Court\)](#)

VIII. 7:15 p.m. Proclamation Presentation

10. [Proclamation Presentation Recognizing Police Chief Connie Rogers \(Councilmember Williams\)](#)

IX. 7:25 p.m. Public Comments

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

X. 7:55 p.m. Council Comments

XI. 8:10 p.m. Agenda Items - Part I

11. **PUBLIC SAFETY**

8:10 p.m. New Municipal Court Lease

12. 8:25 p.m. Council Approval of Renewal of the Animal Control Intergovernmental Agreement (IGA) between Fulton County and the City of South Fulton for a one-year period to end December 31, 2023, in the amount of \$846,533.26 to be funded out of the Code Enforcement professional services line item. (Code Enforcement)
13. 8:35 p.m. Request Council Approval to purchase a mini-pumper for fire operations from Fouts Bros Inc. in the amount of \$284,943 to be funded from the Capital Account. (Fire)
14. 8:40 p.m. Request Council Approval to purchase of a Fire Safety trailer for the purpose of educating the community and children on home safety and fire education. The cost shall not exceed \$200,000 and will be funded from the FY 23 budget. (Fire)
15. **PUBLIC WORKS**
 - 8:45 p.m. Request Approval of a Contract with WastePro to provide Citywide Residential Sanitation Services (Don Toms, Assistant City Manager and Public Works)
16. 9:05 p.m. Request Council Approval to accept a Local Maintenance and Improvement Grant (LMIG) in the amount of \$ 1,232,670.47 and submit a listing of project (s) that is/are eligible to receive funding from the LMIG contingent on the City of South Fulton providing the required 30% match in the amount of (\$369,801.14). Funding provided from Prior Year Reserves.

17. [9:10 p.m. Request Council Approval of a Project Framework Agreement \(PFA\) between GDOT and the City of South Fulton for a streetscape improvement project that includes sidewalks on both sides of SR 70/Fulton Industrial Boulevard between Lakeview Court and Westpark Place \(P.I. 0017995\) and intersection improvements at SR 70/CR 4176/Cascade Road \(P.I. 0018185. \(Public Works\) \(Costs covered by FIB CID\)](#)
 18. [9:15 p.m. Request Council Approval to award to the lowest, responsive, and responsible Bidder meeting the specifications of ITB # 22-101 Campbellton Road at Stonewall Tell Road Intersection Improvements to CMC, Inc., located in Suwanee, Georgia in the amount of \\$3,174,180.00 which includes a ten \(10%\) contingency amount of \\$288,561.82. \(Funding from T-SPLOST\)](#)
- XII. 9:20 p.m. Alcohol License, Rezoning, Variance and Modification Cases (For Motion and Vote)
19. [9:20 p.m. U22-009 - Request Council Consideration for a Special Use Permit to establish a new RV Campground on 21.88 +/- acres of land. \(District 4\)](#)
 20. [9:25 p.m. Z22-014 - Request Council Consideration to rezone from AG-1 \(Agricultural\) Zoning District to M-1 \(Light Industrial\) Zoning District to construct approximately 491,000 square foot warehouse on 5 +/- acres of land. The subject property is located along Campbell Drive, generally bounded by N. Commerce Drive to the north, Washington Road to the east, Spring Street to the south, and Campbell Drive to the west. \(District 3\)](#)
 21. **REZONING AND VARIANCES**
 - [9:30 p.m. Z22-007 - Request Council Consideration to rezone from AG-1 \(Agricultural\) Zoning District to R-4 \(Single-Family Dwelling\) Zoning District to construct 26 single-family residential dwellings on 12.60 +/- acres of land. The subject property is located at 2210 Wallace Road and within the Sandtown Overlay District. \(District 1\)](#)
 22. **ALCOHOL LICENSES**
 - [9:40 p.m. Request Council Approval of An Alcohol License for Petrokart UC, dba Cascade Shell for an alcohol license for the retail sales of wine and malt beverages at beverages at 5636 Fulton Industrial Blvd, Atlanta, Ga. 30336. \(District 1\)](#)
 23. [9:45 p.m. Request Council Approval of An alcohol license for Regal Convenience LLC. dba Roosevelt Chevron for an alcohol license for retail sales of wine and beer at 4891 Roosevelt Highway, South Fulton. Ga 30349. \(District 3\)](#)

24. [9:50 p.m. Request Council Approval of An alcohol license for Fairburn Blessings, Inc. dba Shell Food Mart for an alcohol license for the retail sales of wine and malt beverages at 7745 Spence Rd Ste A, Fairburn, GA 30213. \(District 4\)](#)

XIII. 9:55 p.m. Agenda Items - Part II

25. **ECONOMIC DEVELOPMENT**

- [9:55 p.m. Request Council Approval of a Resolution Adopting the Old National Livable Centers Initiative \(LCI\) Plan and Recommendations \(CDRA and The Collaborative Firm\)](#)
26. [10:00 p.m. Second Read and Request Council Approval of An Amendment to the Alcoholic Beverages Ordinance Regulating the Hours of Operation For Consumption \(Sponsored by Councilmembers Williams, Gumbs, Reeves, Sebastian and Willis\)](#)
27. [10:05 p.m. An Ordinance Amendment to the 2021 Comprehensive Plan and Future Land Use Map to Correct Errors and Omissions in the City's Comprehensive Plan \(1st Read\) \(CDRA\)](#)
28. [10:10 p.m. Zoning Ordinance Text Amendments to update Short Term Rental and Rooming Houses Regulations \(1st Read\) \(CDRA\)](#)
29. [10:15 p.m. Request Council Approval to award to the responsive and responsible Proponent whose proposal is determined to be the most advantageous meeting the specifications for RFP #22-1000 Management and Administration of American Rescue Plan Rental/Mortgage Assistance Program to Anser Advisory, LLC, located in Longwood, Florida in the amount of \\$100,000.00. The funding source is ARP FY22 Funding and CDRA Professional Services. \(CDRA\)](#)
30. [10:20 p.m. Request Council Approval of an Amendment to the Lowe Engineering Contract for Professional Services – Interim City Engineer and related Services for an amount not to exceed \\$1,500,000 \(CDRA\)](#)
31. **CITY ADMINISTRATION AND PURCHASING**
- [10:25 p.m. Request Council Approval to Purchase a Ford 350 Regular Cab V8 Long Bed truck at a cost of \\$59,734. To be funded from the Capital Account. \(Parks and Recreation\)](#)
32. [10:30 p.m. Council Approval of An Emergency Ordinance Declaring A State Of Emergency In The City Of South Fulton; Providing For City Meetings To Be Held Virtually; Providing For An Effective Date And For Other Lawful Purposes \(Sponsored by Councilmember Rowell\)](#)
33. [10:35 p.m. Request Council Approval of Jan 2023 Council Meeting Schedule \(City Clerk\)](#)

XIV. 10:45 p.m. Adjournment of Meeting