

CITY OF SOUTH FULTON, GEORGIA
REGULAR MEETING - Southwest Arts Center 915 New Hope Road, Atlanta, GA 30331
Tuesday, January 23, 2024, 5:00 PM



SOUTH FULTON CITY COUNCIL MISSION STATEMENT:

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

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 Keosha B. Bell, District 5 Councilmember
The Honorable Natasha Williams-Brown, District 6 Councilmember
The Honorable Linda B. Pritchett, District 7 Councilmember

REGULAR COUNCIL MEETING AGENDA

- I. 5:00 p.m. Invocation
- II. 5:02 p.m. Pledge of Allegiance
- III. 5:03 p.m. Roll Call - Corey Adams, City Clerk
- IV. 5:04 p.m. Meeting Called to Order – Mayor khalid
- V. 5:05 p.m. Approval of City Council Meeting Minutes
 1. Request Council Approval of City Council Regular Meeting Minutes from January 9, 2024 (City Clerk)
 2. Request Council Approval of City Council Work Session Meeting Minutes from January 9, 2024 (City Clerk)
 3. Request Council Approval of City Council Alcohol License, Zoning Public Hearing Minutes from January 9, 2024 (City Clerk)
- VI. 5:07 p.m. Adoption of Council Agenda
- VII. 5:08 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.

VIII. 5:38 p.m. Council Comments

IX. 5:58 p.m. Consent Agenda Items

4. Consent Agenda: PROCLAMATIONS

Mayor/Council Proclamations for Spreading on the Minutes:

Charles “CJ” Thomas Appreciation Day (Councilmember Rowell)

Vanessa Manley Appreciation Day (Councilmembers Gumbs and Willis)

Diane Powell-Larché Appreciation Day (Councilmember Gumbs)

X. 6:00 p.m. Alcohol License/Rezoning/Special Use Permits (For Motion And Vote)

5. PUBLIC HEARING

6:00 p.m. Public Hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester, located at 4785 Fulton Industrial Boulevard Southwest, to receive citizen comments on a determination of consistency with the City of South Fulton’s Solid Waste Management Plan. (District 1)

6. ITEMS FOR VOTE

ALCOHOL LICENSE

6:20 P.M. Request Approval for an alcohol license for Triple S 2022 Investment LLC. dba A One Store for an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, Ga 30349. (District 6)

7. REZONING

6:25 p.m. Second Read:Z23014: Application by Kema Tillman to rezone property from the AG1 (Agricultural District) zoning district to the TR (Townhouse Residential District) zoning district to develop eight (8) townhomes on property located at 5510 Feldwood Place (Parcel ID: 09F250101050314) (District 5).

Staff Recommendation: Approval

Planning Commission Recommendation: Denial

8. NEW SUBDIVISION

6:30 p.m. Second Read: Z23019: Application by Ebraima Jagama requesting a rezone from AG1 (Agricultural) to NUP (Neighborhood Unit Plan) to develop an up to 12unit single family detached subdivision on 7.22 acres of land at 3250 and 3280 Stonewall Tell Road. (Parcel IDs: 14F0141LL0402, 14F0141LL0295, and 14F0141LL0345) (District 2)

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

9. SHORT-TERM RENTALS

6:40 p.m. U23-008: Application by Sean McKinney requesting a Special Use Permit to operate a Short-Term Rental at 5775 Dodson Road (Parcel Number 09F210000970343) (District 4)

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

10. 6:45 p.m. U23-021: Application by Andre McClendon and Keisha McClendon requesting a Special Use Permit to operate a Short-Term Rental a 3740 Pittman Rd. (Parcel ID: 14F0124 LL1559) (District 3) in the AG-1 (Agricultural District/Cliftdale Overlay District) zoning district.

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Denial

11. SPECIAL USE PERMIT

6:50 p.m. U23-025: Application by Hieu Pham requesting a Special Use Permit to operate a Nail Salon at 6890 Campbellton Road, Suite 7 (Parcel ID: 09C140000530131) (District 2) in the C-1 (Limited Commercial District/ Cliftdale Overlay District) zoning district.

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

12. 6:55 p.m. U23-026: Application by Dianell Parker requesting a Special Use Permit to operate a Beauty Salon at 3435 B Roosevelt Hwy (Parcel ID:13 0064 LL1195) (District 3) in the C-1 (Limited Commercial District) zoning district.

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

13. 7:00 p.m. U23-027: Application by Phong Diep requesting a Special Use Permit to operate a Nail Salon at 5495 Old National Hwy (Parcel ID:13 0093 LL1505) (District 5) in the C-2 (General Commercial District/ Old National Highway Overlay District) zoning district.

Staff Recommendation: Approval Conditional

Planning Commission Recommendation: Approval Conditional

XI. 7:05 p.m. Agenda Items

14. CONTRACTS AND PROCUREMENT

7:05 P.M. The General Services Department requests Council Approval to amend the pool-pack construction contract between the City of South Fulton and **Paryani Construction** for **\$384,478**, adding the renovations to the Pool and pump room at Welcome All Park.

The council approved \$1.5M for the demolition and rebuild of the pool pack and pool repairs during the regular meeting held on September 26, 2023. The council subsequently approved phase I of the project, the construction contract for Paryani Construction, for \$896,925 for the demolition and rebuilding of the pool pack during the regular meeting held on November 14, 2023. It is now requested that an amendment to the scope of the pool pack construction contract be approved for \$384,478 plus contingencies for phase II of the project, the renovation of the pump room, and substantial repairs to the pool. The final phase, phase III, will be brought before the council later and will include replacing the gutter system for the pool.

15. 7:10 P.M. Request Council Approval for the City of South Fulton Police Department to enter into a piggy-back contract to procure the services of **Peregrine** to provide a unified data platform with the intention of unifying law enforcement data within the Real Time Crime Center at an annual cost of **\$124,100.00**. (First year funding - GA Public Safety Grant, subsequent funding - Local Source) Police Department

16. PUBLIC WORKS

7:15 p.m. Request Council Approval to accept Local Maintenance Infrastructure Grant (LMIG) in the amount of One Million Three Hundred Seventy-three Thousand Six Hundred Sixteen Dollars and Eighteen Cents (**\$1,373,616.18**) for full reclamation of various roads in the Fulton Industrial area. (Public Works)

17. CITY ADMINISTRATION

7:20 p.m. Request Council Approval of the Renewal of Worker's Compensation coverage through GMA for the 2024 calendar year, with a total annual premium of \$807,621 – an increase of \$213,116. (Human Resources)

18. 7:30 p.m. Request Council Approval of the following adjustments within the Risk Department budget to cover the increased premium:
\$10,000 from 51-2101: Health Insurance; \$10,000 from 52-1301: Software License; \$8,000 from 53-1600: Small Tools; and \$2,000 from 52-1200: Professional. (Human Resources)
19. 7:35 p.m. Request Council Approval Of A Resolution Amending The City Of Human Resources Policies And Procedures Manual; And For Other Lawful Purposes (Compensatory Time) (Sponsored by Councilmember Williams-Brown)
20. 7:40 p.m. Request Council Approval to authorize the Interim City Manager to sign the “Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester Solid Waste Permit Application” letter. This letter confirms that the city followed the process outlined in the 2005 Solid Waste Management Plan to determine that the facility meets the requirements of Consistency.

XII. 7:45 p.m. Adjournment of Meeting

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: Request Council Approval of City Council Regular Meeting Minutes from January 9, 2024

DATE: January 23, 2024

SUBJECT: Request Council Approval of City Council Regular Meeting Minutes from January 9, 2024

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: Request Council Approval of City Council Work Session Meeting Minutes from January 9, 2024

DATE: January 23, 2024

SUBJECT: Request Council Approval of City Council Work Session Meeting Minutes from January 9, 2024

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: Request Council Approval of City Council Alcohol License, Zoning Public Hearing Minutes from January 9, 2024

DATE: January 23, 2024

SUBJECT: Request Council Approval of City Council Alcohol License, Zoning Public Hearing Minutes from January 9, 2024

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: Mayor/Council Proclamations for Spreading on the Minutes:

DATE: January 23, 2024

SUBJECT: Mayor/Council Proclamations for Spreading on the Minutes:

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:00 p.m.Public Hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester, located at 4785 Fulton Industrial Boulevard Southwest,

DATE: January 23, 2024

SUBJECT: 6:00 p.m.Public Hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester, located at 4785 Fulton Industrial Boulevard Southwest,

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Burcell Technologies Consistency Agenda Item Language	Cover Memo	1/19/2024
Synergy Burcell Letter 2023 12 07	Cover Memo	1/19/2024

INFORMATION

Agenda Item Name

Request Council approval to authorize the Interim City Manager to sign the “Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester Solid Waste Permit Application” letter. This letter confirms that the city followed the process outlined in the 2005 Solid Waste Management Plan to determine that the facility meets the requirements of Consistency.

Short Name

Public hearing on the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester, located at 4785 Fulton Industrial Boulevard Southwest, to receive citizen comments on determination of consistency with the City of South Fulton’s Solid Waste Management Plan.

Item ID

2024-XXX (System will auto populate)

DETAILS

Item Category

Summary and Background

Burcell Technologies, Inc. proposes to install a materials recovery facility and anaerobic digester at 4785 Fulton Industrial Boulevard Southwest. This facility will be co-located on the parcel currently utilized by Waste Pro as a materials recovery facility and transfer station. Burcell Technologies has provided a Written Statement of Consistency as required by the City’s approved Solid Waste Management Plan and requested the City of South Fulton make the determination of consistency of the proposed facility with the City’s approved Solid Waste Management Plan. This hearing is to receive citizen input on whether or not the proposed Burcell Technologies Materials Recovery Facility and Anaerobic Digester is consistent with the City’s approved Solid Waste Management Plan.

Department

Public Works

Presenter

Antonio Valenzuela

Requirements for City Manager/Council Action

Request Council to authorize the Interim City Manager to sign the, “Burcell Technologies, Inc. Materials Recovery Facility and Anerobic Digester Solid Waste Permit Application,” letter, aka, Consistency Letter. This letter confirms

that the city followed the process outlined in the 2005 Solid Waste Management Plan to determine that the facility meets the requirements of Consistency.

OTHER DETAILS

District

1

Funding Source

Financial Impact

Strategic Plan Goal

Focus on Economic Development

Preferred Council Meeting Date

xx-xx-2024

HONORABLE MAYOR
& CITY COUNCIL

KHALID KAMAU
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

CARMALITHA GUMBS
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

COREY A. REEVES
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA PRITCHETT
DISTRICT 7

December 7, 2023

Ms. Lena Chambless
Recovered Materials and Abatement Program Manager
Georgia Department of Natural Resources
Atlanta Tradeport, Suite 104
4244 International Parkway
Atlanta, GA 30354

**Re: Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester
Solid Waste Permit Application**

Ms. Chambless:

The proposed Burcell Technologies, Inc. (Burcell) Materials Recovery Facility and Anaerobic Digester to be located at 4785 Fulton Industrial Boulevard Southwest, South Fulton, GA complies with local zoning and land use ordinances.

Additionally, on May 23, 2023, the City of South Fulton adopted Ordinance # 2023-014 known as the City of South Fulton Solid Waste Ordinance. Ordinance 2023-014 replaced Chapter 2, Solid Waste, including Section 6-2002. Whereas the city reinstated the 2005 Fulton County Comprehensive Solid Waste Management Plan. It is the City's understanding that the solid waste planning process is no longer a requirement for local governments under this Code Section. City staff and Council have reviewed the proposed Materials Recovery Facility and Anaerobic Digester as part of the zoning approval process and have no objection to the facility as it relates to solid waste management within the City.

I further certify that the City of South Fulton is actively involved in, and has a strategy for, meeting the statewide goal of waste reduction.

Sincerely,

Sharon Subadan
Interim City Manager

cc: Chris Peters

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:20 P.M. Request Approval for an alcohol license for Triple S 2022 Investment LLC. dba A One Store for an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, Ga 30349.

DATE: January 23, 2024

SUBJECT: 6:20 P.M. Request Approval for an alcohol license for Triple S 2022 Investment LLC. dba A One Store for an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, Ga 30349.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
A One Store City Council Work Session Packet_Redacted (1)	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

Office of the City Manager



REVIEW AND APPROVAL ROUTING SHEET

This routing sheet has been developed to ensure that all appropriate Senior Management Team members have thoroughly reviewed, approved, and signed off on all official documents in their respective service areas prior to the City Manager's receipt for final approval and signature, as needed. Items should be routed in the following order: 1.) Originating Division and other applicable Divisions; 2.) Finance Director; 3.) Assistant City Manager; and 4.) City Manager.

Parties Consulted:	Initials	Date
<input type="checkbox"/> City Attorney/General Counsel <i>Legal issues have been addressed</i>	_____	_____
<input type="checkbox"/> Assistant City Manager <i>Complies with operational processes and guidelines</i>	_____	_____
<input type="checkbox"/> Finance Director <i>Funds are available and complies with fiscal guidelines.</i>	<u>Rodney green</u> <small>Rodney green (Dec 28, 2023 12:01 EST)</small>	Dec 28, 2023
<input type="checkbox"/> Information Technology Director <i>When Information Technology issues are involved</i>	_____	_____
<input type="checkbox"/> Program & Performance Manager <i>Complies with Division/programmatic processes</i>	_____	_____
<input type="checkbox"/> Communications Director <i>Complies with Division/programmatic processes</i>	_____	_____
<input type="checkbox"/> Parks & Recreation Director <i>Complies with Division/programmatic processes</i>	_____	_____
<input type="checkbox"/> Destination South Fulton Director <i>Complies with Division/programmatic processes</i>	_____	_____
<input type="checkbox"/> DCDRA Director <i>Complies with Division/programmatic processes</i>	<u>Reginald B. McClendon</u>	Dec 28, 2023
<input type="checkbox"/> Human Resources Director <i>Complies with HR policies and procedures: positions are budgeted</i>	_____	_____
<input type="checkbox"/> Public Safety <i>Complies with Division/programmatic processes. Specify Fire or Police</i>	<u>Keith Meadows</u> <u>Chad C. Jones</u> <small>Keith Meadows (Dec 28, 2023 10:57 EST) Chad C. Jones (Dec 28, 2023 10:59 EST)</small>	Dec 28, 2023 Dec 28, 2023
<input type="checkbox"/> Public Works Director <i>Complies with Division/programmatic processes</i>	_____	_____
<input type="checkbox"/> Other (Clerk's Office, Municipal Court, etc.) <i>Complies with Division/programmatic processes. Specify Area</i>	<u>Paul Muhammad</u> <small>Paul Muhammad (Dec 28, 2023 13:16 EST)</small>	Dec 28, 2023
<input type="checkbox"/> Other (Clerk's Office, Municipal Court, etc.) <i>Complies with Division/programmatic processes. Specify Area</i>	_____	_____

City Manager's Decision: **Approved** **Disapproved**

In this section, the City Manager will sign to indicate approval of the recommended option or will provide comments to indicate pursuit of an alternate course of action.

City Manager's Comments:

_____ _____

City Manager's Signature **Date**



INTER-OFFICE MEMORANDUM

DATE: December 15, 2023

TO: Chief K. Meadows

FROM: Jacquelyn J. Bell

SUBJECT: Staff Recommendation -Triple S 2022 Investment LLC., dba A One Store

The applicant for Triple S 2022 Investment LLC., dba A One Store seeks an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy. All applicable fees have been paid related to the alcohol license.

Inspections Type	Completed	Pending	Results
Police Criminal Background	Yes		Passed
Police Call History	Yes		Passed
Code Enforcement	Yes		Passed
Fire Inspection	Yes		Passed
Zoning Dept.	Yes		Passed
Business License	Yes		Passed
F.C. School Board	Yes		Passed
F.C. Health Dept.	N/A		N/A

Application Information

Applicant: Triple S 2022 Investment LLC. / Shahrukh Shams Savaja

Business Address 6129 Old National Hwy

District(s): 6

Parcel ID Number: 130125LL0467

Existing Zoning: C - 1

Current/Past Use of the Property: Current use is Gas Station/ with Convenience Store

History: This request serves as the applicants first request. The property is a gas station. The applicant also has a current business license with the City of South Fulton and has requested a license resulting from an ownership change. The location is operating with a temporary alcohol license.

Staff Recommendation: X There is no legal reason why this license should not be granted.

 The applicant does not meet the legal requirements.


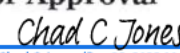
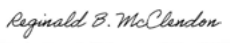


Staff Name and Signature: Jacquelyn J. Bell - [Signature]

Police Chief Recommendation: Approval Denial

Signature: [Signature]
Keith Meadows (Dec 28, 2023 10:57 EST)

City of South Fulton Agenda Item Summary



City Council Meeting Date 1/9/2024	
Requesting Department Police Department	Council District(s) Affected District 6
Requested Action Approval to get on City Council Agenda for January 9, 2024 to have a public hearing and for council to vote on the request for an alcohol license for Triple S 2022 investment LLC. dba A One Store for an alcohol license for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, Ga 30349	
Requirements for Council Action (City specific Council policy, statute or code requirement) Pursuant to Title 16, Section-16-2020(d), Staff recommends City Council to Grant Approval.	
Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details) The applicant for Triple S 2022 Investment LLC. dba A One Store has applied for an alcohol license for the the retail sales of beer and wine at 6129 Old National Hwy, South Fulton, Ga 30349. This request is due to a change of ownership at this location. All applicable fees and inspections have been paid and passed. This business is currently operating on a temporary alcohol license.	
Funding Source (if applicable)	
Financial Impact (if applicable) Initial Revenue \$5,935.00 with an estimated annual revenue of \$5,000.00	
Financial Impact Statement Received Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Legislative Process Complete Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<p style="text-align: center;">Department Director Approval</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <small>Keith Meadows (Dec 28, 2023 10:57 EST)</small> </div> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <small>Chad C Jones (Dec 28, 2023 10:59 EST)</small> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> </div> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <small>Paul Muhammad (Dec 28, 2023 13:16 EST)</small> </div> </div>	<p style="text-align: center;">Finance Director Approval</p> <div style="text-align: center;">  <hr style="width: 80%; margin: 0 auto;"/> <small>Rodney green (Dec 28, 2023 12:01 EST)</small> </div>
Assistant City Manager Approval	City Attorney Approval
<hr style="width: 80%; margin: 0 auto;"/>	<hr style="width: 80%; margin: 0 auto;"/>
City Manager Approval	<hr style="width: 80%; margin: 0 auto;"/>

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON SUBADAN
INTERIM CITY MANAGER

MEMORANDUM

TO: City of South Fulton Mayor & Council

FROM: Keith Meadows, Chief of Police 

DATE: December 15, 2023

SUBJECT: Request by Triple S 2022 Investment. dba A One Store for an Alcohol License for the retail sales of beer and wine beverages at 6129 Old National Hwy, South Fulton, GA 30349

The applicant for Triple S 2022 Investment. dba A One Store seeks an alcohol license for the retail sales of beer and wine at 6129 Old National Hwy. This application is for a change of ownership at this location. All applicable fees related to obtaining an alcohol license have been paid. The owner is currently operating on a temporary license.

The application and/or location has been reviewed/inspected and approved by the City of South Fulton Police, Fire Department, Code Enforcement, Zoning Department, Business Licensing, and the Fulton County Board of Education.

CHIEF OF POLICE RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information	Triple S 2022 Investment LLC. 6129 Old National Hwy South Fulton, GA 30349
City Council District(s):	6
Parcel ID Number	130125LL0467
Square Footage	
Existing zoning	C - 1
Current/Past Use of the Property	Gas Station-Convenience Store/ Same
History	This is applicants first request. Previous use gas station/convenience store.

Cc: Corey Adams, City Clerk



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia · 30336 · 470-809-7300

Keith Meadows
Chief of Police

November 16, 2023

City of South Fulton Code Enforcement Department
ATTN: Paul Muhammad
paul.muhammad@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Code Enforcement Inspection. Please complete the form below and return this form to the person listed below.

This business is applying for the following alcohol license(s):

- [] Consumption on Premises:
 ___ Beer ___ Wine ___ Distilled Spirits
- [X] Retail
 __X__ Beer __X__ Wine ___ Distilled Spirits

Business Information:
Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Shahrukh Shams Savaja
Phone: [REDACTED]
Email: [REDACTED]

For Code Enforcement Use Only

Date of Inspection: 12/8/2023

[X] Location above MEETS ALL City of South Fulton Code Enforcement Requirements

[] Location does NOT meet City of South Fulton Code Enforcement Requirements

If not, briefly explain reason: _____

D. REID _____ [Signature]

Print Name of Code Enforcement Inspector

Code Enforcement Inspector Signature

Paul Muhammad _____ [Signature]

Print Name of Department Head

Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336·470-809-7300

Keith Meadows
Chief of Police

November 16, 2023

City of South Fulton Planning & Zoning Section
ATTN: Nadia Campbell
nadia.campbell@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Zoning Compliance Inspection. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- [] Consumption on Premises
 ___ Beer ___ Wine ___ Distilled Spirits
- [X] Retail
 X Beer _X_ Wine ___ Distilled Spirits

Business Information:

Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Shahrukh Shams Savaja
Phone: [REDACTED]
Email: [REDACTED]

For Planning & Zoning Use Only

Date of Compliance Inspection: 11/16/2023 Parcel ID Number: 13 0125 LL0467

Location is Zoned for: C-1 Limited Commercial District

Current/Past Use of the Property: Existing Gas Station - Existing Beer + Wine Sale

- [] Location above **MEETS ALL** zoning and alcohol license zoning requirements of the City of South Fulton.
- [] Location above does **NOT** zoning and alcohol license zoning requirements of the City of South Fulton.
If not, briefly explain reason below:

Nadia Campbell
Print Name of Zoning Planner

Resinald McClendon
Print Name of Department Head

Nadia Campbell
Zoning Planner Signature

[Signature]
Department Head Signature

Return form via email to: Police Licenses @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

Keith Meadows
Chief of Police

November 16, 2023

City of South Fulton Business License
ATTN: Cody Hugley
cody.hugley@cityofsouthfultonga.gov
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must possess a current City of South Fulton Business License. Please complete this form and return to the email listed at the bottom of the form below.

This business is applying for the following alcohol license(s):

- Consumption on Premises
 Beer Wine Distilled Spirits
- Retail
 Beer Wine Distilled Spirits

Business Information:

Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Shahrukh Shams Savaja
Phone: [REDACTED]
Email: [REDACTED]

For Business License Use Only

Location above **HAS** a current and valid occupational tax certificate and meets all of the business and occupational tax ordinance of the City of South Fulton. **A copy of the occupational tax certificate is attached.**

Location above does **NOT** have an occupational tax certificate with the City of South Fulton.
If additional explanation is required, briefly explain below:

Rachel E. Cockrell
Print Name of Business Tax Specialist

Rachel E. Cockrell
Business Tax Specialist Signature

Dominic Ochei
Print Name of Department Head

[Signature]
Department Head Signature

Return form via email to: Police License and Permits @ pdlicenses@cityofsouthfultonga.gov

CITY OF SOUTH FULTON - OCCUPATIONAL TAX CERTIFICATE

COSF Business License
5440 Fulton Industrial Blvd
Atlanta, GA 30331



License Id: 2023.10.1603 **Issued Date:** 10/25/2023
Effective Date: 01/01/2024 **Expiration Date:** 12/31/2024
License Type: Gasoline Stations with Convenience Stores

Business Name: Triple S 2022 Investment LLC
Business Location: 6129 Old National Highway, South Fulton, GA 30349
A ONE STORE
Shahrukh Savaja
6129 Old National Hwy
College Park, Georgia, 30349

2024

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



South Fulton Police Department

5440 Fulton Industrial Blvd · Atlanta, Georgia 30336 · 470-809-7300

Keith Meadows
Chief of Police

November 16, 2023

City of South Fulton Fire Department
ATTN: Office of the Fire Marshal
Donna.dingler@cityofsouthfultonga.gov
City of South Fulton Fire Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. To proceed, the listed business must pass a Fire Inspection. Please complete the form below and return this form to the email listed below.

This business is applying for the following alcohol license(s):

- Consumption on Premises
 Beer Wine Distilled Spirits
- Retail
 Beer Wine Distilled Spirits

Business Information:
Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Shahrukh Shams Savaja
Phone: [REDACTED]
Email: [REDACTED]

For Fire Use Only

Date of Inspection: _____

Location above **MEETS ALL** City of South Fulton Fire Ordinance and Fire Codes

Location does **NOT** meet City of South Fulton Fire Ordinance and Fire Codes

If not, briefly explain reason: _____

Gregory Chambers
Print Name of Fire Inspector

[Signature]
Fire Inspector Signature

DFM Chambers
Print Name of Department Head

[Signature]
Department Head Signature

Return form via email to: Police Licenses and Permits @ pdlicenses@cityofsouthfultonga.gov



South Fulton Police Department

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

Keith Meadows
Chief of Police

December 15, 2023

To: ABL File
South Fulton Police Department
5440 Fulton Industrial Blvd SW
Atlanta, GA 30336

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must pass a Background Investigation. Please complete the form below and place in file folder.

This business is applying for the following alcohol license(s):

- Consumption on Premises
 ___ Beer ___ Wine ___ Distilled Spirits
- Retail / Wholesale
 X Beer X Wine ___ Distilled Spirits

Business Information:

Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Samina Jassani
Phone: [REDACTED]
Email: [REDACTED]

For Law Enforcement Use Only

Date Background Investigation Completed: December 15, 2023

- The Applicant listed above has met the requirements of the background investigation.
 The Applicant listed above does **NOT** meet the requirements of the background investigation.

If not, briefly explain reason: _____

Jacquelyn J. Bell
Print Name of Investigator

[Signature]
Investigator Signature

Place Form in Police ABL File



South Fulton Police Department

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

Keith Meadows
Chief of Police

November 16, 2023

Fulton County School Board
ATTN: Qadeera Murphy
murphvqm@fultonschools.org
Transportation Supervisor/Operations
Fulton County Schools System
55 Heath St. Fairburn, GA. 30213

The business listed below has applied for an Alcoholic Beverage License with the City of South Fulton. In order to proceed, the listed business must verify compliance of distance from the nearest school and school bus stop. Please complete the form below and return this form to the email address listed below.

This business is applying for the following alcohol license(s):

- [] Consumption on Premises
 ___ Beer ___ Wine ___ Distilled Spirits
- [X] Retail
 __ X ___ Beer __ X ___ Wine ___ Distilled Spirits

Business Information:

Triple S 2022 Investment, LLC d/b/a A One Store
6129 Old National Hwy
South Fulton, Ga 30349
Owner: Samina Jassani
Phone: [REDACTED]
Email: [REDACTED]

For School Board Use Only

Date Completed: November 16, 2023

- [X] Location above is 300 yards from nearest school ground
 - [X] Location above is 200 yards from the nearest school bus stop as designated by Fulton County Board of Education.
- If not, briefly explain reason: _____

Qadeera M. Murphy
Print Name of Person Verifying Distance

Qadeera M. Murphy
Signature

Return form via email to: pdlicenses@citvofsouthfultonga.gov



South Fulton Police Department

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

Keith Meadows
Chief of Police

Changer of Ownership

Date 11/16/2023

Business Triple S 2022 Investment LLCTriple S 2022 Investment LLC

DBA A ONE STORE

Licensee Shahrukh Savaja

Address 6129 Old National Highway,

City South Fulton State GA Zip 30349


Business Number 2023.10.1603

The reason(s) for Change of Ownership

The reason for change of ownership is the current Owner Samina Jassani wants to transfer her shares and responsibility to her son Shahrukh Savaja. We will keep the corporation's name same that is Triple S 2022 Investment LLC DBA A one store only the owner's name will change from Samina S Jassani to new Owner Shahrukh S Savaja. This change is effective from January 1st 2024.

Shahrukh Savaja

Licensee Print Name


Licensee Signature

Triple S 2022 Investment LLC DBA A one store

Date 10/24/2024

Subject: Reason for Change of Ownership

Dear concern,

Triple S 2022 Investment LLC DBA A one store Located at 6129 old national Hwy South Fulton, GA 30349. This location will undergo a change of ownership that will be effective from new fiscal year 2024. We will keep the corporation's name same that is Triple S 2022 Investment LLC DBA A one store only the owner's name will change from Samina S Jassani to new Owner Shahrukh S Savaja. The reason for change of ownership is, "I (Samina S Jassan) want to transfer my ownership share to my Son Shahrukh S Savaja". I want him to be Involved in the business and handle days to day activity of the store. Me being a full time nurse do not get enough time to handle the the store that's the reason I am transferring all the responsibility to my son from 1st January 2024.

Please feel free to email me at [REDACTED] or call me at [REDACTED] if you have any questions or concerns regarding change of Ownership.

Best Regards,


Samina S Jassani

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

PERSONAL STATEMENT

INSTRUCTIONS: This personal statement must be executed, under oath, by all owner/licensee/agent and corporate officers or major stakeholders of the business/organization with 20% or more of interest in the business and the manager of any place of business applying for a license from the City of South Fulton to sell or deal in alcoholic beverages. Each question must be fully answered. If the space provided is not enough, answer the question on a separate sheet and indicate in the space provided that such separate sheet is attached.

Applicant Name in FULL (Please Print) SHAHRUKH. SHAMS SAUSA

Home Address: [Redacted] Lilburn, GA 30047

Business Address: 6129 Old National Hwy. College Park GA 30049

Place of Birth [Redacted] Date of Birth: [Redacted] Age: 30

Race: [Redacted] Height: [Redacted] Weight: [Redacted] Eye Color: BRN U.S. Citizen [checked] By Birth [checked]

Hair Color: BIK Social Security Number: [Redacted] Driver License Number: [Redacted] State Issued by: GA

Have you been convicted of any federal, foreign, and/or state laws, and/or city ordinances? if so, explain below: NO

List names and addresses of employers for the past three (3) years: Aug. 21 to Nov 22. MD. Analytcs VonConny, Comde; 3-22 to 6-23. Bristol Record NY USA; 6-23 to Current Sapiro + Ruj Accra IL USA, Acorn. Global Health, 2-17 to Aug 21.

Single [] Married [checked] Widowed [] Divorced [] Separated []

Full name of spouse / (Maiden Name) Kimberly Karen Hawkins DOB: [Redacted]

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Personal Statement and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

SHAHRUKH SAUSA Applicant's Printed Name [Signature] Applicant's Signature 10/20/23 Date of Application

I hereby certify that Shahrugh Shams SAUSA her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

This 20th day of Oct, 2023.

Notary Public Signature: [Signature] (AFFIX SEAL)

Notary Printed Name: Soyoung Chi

Soyoung Chi NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 07/17/2026

RESIDENCE DETERMINATION FORM

Certificate of Residence
For Retail Package Distilled Spirits Applicants Only

State of Georgia, _____ County
I, _____ Judge of the probate Court, for _____
County, Georgia, hereby certify that _____ is now and has been a Bona Fide Resident
of the state of Georgia for one year, and in the county of _____ for one year immediately
preceding the date of this affidavit, based upon the affidavit of applicant, and the evidence submitted therewith.
In Witness Whereof, I have hereunto set my hand and affixed the seal of said Probate Court this _____ day of _____, 20_____.

Judge of the Probate Court

County, Georgia

Certificate of Residence
For All Other Alcoholic Beverage License Applicants

State of Georgia, _____ County
I, Christopher A. Ballar Judge of the probate Court, for _____
County, Georgia, hereby certify that Shahruxh Savaya is now and has been a Bona Fide Resident of
the state of Georgia in the county of _____ based upon the affidavit of applicant and the
evidence submitted therewith. In Witness Whereof, I have hereunto set my hand and affixed the seal of said
Probate Court this 25 day of October, 2023.

Judge of the Probate Court

County, Georgia

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Save Affidavit

Affidavit Verifying Status for City Public Benefit Pursuant to O.C.G.A. § 50-36-1(e)(2)

By executing this affidavit under oath, as an applicant for a(n) alcohol license [type of public benefit], as referenced in O.C.G.A. § 50-36-1, from City of South Fulton [name of government entity], the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) I am a United States citizen.
2) I am a legal permanent resident of the United States.
3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is

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

The secure and verifiable document provided with this affidavit can best be classified as:

- Birth Certificate

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Norcross (city) GA (state)

Signature of Applicant

Printed Name of Applicant: SHAHROUH SAUATA

SUBSCRIBED AND SWORN BEFORE ME ON THE 20 DAY OF OCT, 2023

Notary Public signature and My Commission Expires:

Soyoung Chi NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 07/17/2026

E-Verify Affidavit

Private Employer Affidavit Pursuant to O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1.

Please check only one:

- (A) On January 1st of the below signed year, the individual, firm, or corporation employed more than ten (10) employees.
(B) [checked] On January 1st of the below signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If the employer selected Section 1(A), please fill out Section 2 below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. §36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on this day 20th of Oct, 2023 in Norcross (city), GA (state).

[Signature]
Signature of Authorized Officer or Agent

SHAH KUNH SAVASA
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 20th DAY OF Oct, 20 23

[Signature]
NOTARY PUBLIC Soyung Chi
My Commission Expires: NOTARY PUBLIC

Gwinnett County, GEORGIA
My Commission Expires 07/17/2026

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



REGISTERED AGENT DESIGNEE FORM

Registered agent means that individual, who is a resident of one of the 13 metropolitan counties (Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale) of Georgia and at least 21 years of age, who is designated by a Licensee/owner to receive any process, notice, or demand required or permitted by law or under this title to be served upon a licensee or owner.

The registered agent, who is designated by a licensee, must submit to a fingerprint criminal background check and complete the personal statement form. The registered agent must obtain the certificate of residency enclosed.

Name: SHAHRUKH SHAMS SAUJA (Full Printed Name No Initials)

Sex: [redacted] Race: [redacted] Date of Birth: [redacted]

Home Address: [redacted]

City: Lilburn State: GA Zip: 30047

Phone#: [redacted]

Business Address: 6129 Old National Hwy

City: College Park State: GA Zip: 30349

Phone#: @770 991 3708

I hereby certify that I agree to serve as the "registered agent" on behalf of TRIPLE S 2022 Investments LLC DBA Home Store a business located at 6129 Old National Hwy GA 30349, City of South Fulton, Georgia. As registered agent, I agree to accept any process, notice or demand required or permitted by law or under the Alcoholic Beverage Code of the City of South Fulton, Georgia, to be served upon the licensee or owner. I understand that such service upon me will serve as legal notice upon the licensee or owner and that it is my responsibility to forward such service to the owner or licensee.

Signature of Applicant: [Signature] DATE: 10/20/23

PRINTED NAME OF APPLICANT: SHAHRUKH SAUJA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF Oct 20 23

NOTARY PUBLIC SIGNATURE: [Signature]

NOTARY PUBLIC PRINTED NAME: Soyoung Chi

Soyoung Chi NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 07/17/2026

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

All applications must be typed or printed in black/Blue ink. Each question must be completely and correctly answered. If the space provided is not sufficient, attach additional sheets. Applications must be signed, dated, notarized, and filed with the South Fulton Police Department. All required supporting documents must be attached.

Type of License Applying For: (Check All That Apply)

- New License, Change of Ownership, New Location, Other. Please Specify:

Please select the beverages to be sold: (Check All That Apply)

- BEER, WINE, DISTILLED SPRITS/LIQUOR

Please select ALL the categories that best describe the business for which this application is being submitted.

- Retail Package Store, Convenience Store, Growler, Supermarket, Gas / Drug / Dry Goods Store

Other. Please Specify

1. Is applicant: [] Sole Proprietorship [] Partnership [] Corporation [X] LLC

2. Legal Name of Business: TRIPLE 5 2022 Investment L.L.C. Operating/Trade Name of Business: A ONE STORE

Has location had an alcohol license within the last 12 months? [X] Yes [] No

3. Business Address: 6129 Old National Hwy College Park GA 30349 Council District: South Fulton

4. Billing Address: 6129 Old National Hwy College Park GA 30349

5. Proposed Location Zoned:

- A. Distance from closest private residence in any direction: 3 miles
B. Distance from closest college campus or school ground: 4 miles
C. Distance from closest branch of any South Fulton Public library: None
D. Distance from closest church or place of worship: 2 miles
E. Distance from closest regular school bus stop as designated by Fulton County Board of Education for pick-up or drop-off of school children in transport to the public schools of City of South Fulton: Un None

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

SECTION 2:

1. Full name of Applicant (Company/Corporation) TRIPLE 5 2022 Import L.L.C

2. Full name of Licensee: SHAHRIKH SHAMS SAYAJA

Licensee Social Security Number: [REDACTED]

Date of Birth and Place of Birth: [REDACTED]

Citizen of the USA? Yes [] No Alien Number: _____

Resident of Georgia? Yes [] No Years 25 County Gwinnett

Home Address: [REDACTED]

Lilburn GA 30047
 City GA State _____ Zip Code _____

Telephone Number: Home: [REDACTED] Business: (770) 991 3708

Email Address: [REDACTED]

Hours said Licensee will actively be on the premise: 6 to 8 hours a day 6 days a week

List duties of Licensee: Making orders, Running Cash Reg dealing with Sole Rep changing & Empty and dealing with Customers and making sure store stay clean.

3. Full Name of Spouse, Including Maiden Name: KIMBERLY LAUREN HANKINS

Date of Birth and Place of Birth: [REDACTED]

Hours Spouse on Premises: 4 to 5 hours a day

4. Licensee's Business interest(s), occupation(s), and employment for the past ten (10) years

COMPANY	ADDRESS (CITY & STATE)	POSITION	DATES
SHAPIRO, RAJ	[REDACTED]	Food Market Resord. Mgr	6-3-23
INSTAR. Resord.	[REDACTED]	Health Care Mkt Res	03-22 to 6-23
M.D. Analytics	[REDACTED]	" " " "	8-21 to 3-22
SKIN.	[REDACTED]	" " " "	8-20 to 8-21
Acron Global Health	[REDACTED]	Center Economics Lead Scientist	2-10 to 7-18

5. Does Licensee or any Partner(s), Corporation Officer, Principal Shareholder(s), Trustee(s), or Spouse have, within the preceding ten (10) years, any conviction for the violation of any federal, state, or Local laws, Ordinances or Regulations, or does said person have current proceeding for violation of any Federal, State or Local laws, ordinances, or regulations? [] Yes [X] No

6. For the purpose of this question, the term – conviction shall include an adjudication of guilt, a plea of guilty, a plea of nolo contendere, the forfeiture of a bond or adjudication by pre-trial intervention.

PERSON CHARGED	DATE	OFFENSE	LOCATION	DISPOSITION
		N/A		

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

7. Does Licensee or any member of the Partnership, Corporation or Stockholder currently hold an Alcohol license in the state of Georgia (including a work/server/pour permit)? Yes No

8. Has Licensee or any member of the Partnership or Corporation or Stockholder ever applied for an Alcoholic Beverage license (or work/server/pour permit) and been denied, suspended, or revoked? No Yes
 If yes check which type denied suspended revoked

If yes, please check appropriate status above and explain _____

9. Full Name of Manager: SHAMS SARAJA

Social Security Number of Manager: [REDACTED]

Date of Birth and Place of Birth: [REDACTED]

Home Address: [REDACTED] Lawrenceville Ga 30043

Telephone Number: ^{cell} Home: [REDACTED] Business: (770) 991-3708

E-mail Address: [REDACTED]

10. Hours said manager will be on the premise: 400 6 Per day

11. What is the manager's business experience? 35 year

12. Has the manager worked in this or a similar capacity? Yes No

If yes, explain: Managed 7-11 in CA
Managing alt 6 Store in GA now

FINANCIAL BACKGROUND INFORMATION

13. Applicant's full name (Company/Corporation) TRIPLE 5 2022 Investment L.L.C

If a Corporation, Date of Incorporation: Aug 15, 2022 Taxpayer Id# 88-3821003

14. If a Corporation, indicate the following for all Officers, members of the Board of Directors, Trustees, and principal stockholders. If a Partnership, include all partners. (Complete all information requested for each person).

NAME	ADDRESS	DOB	SSN	POSITION	% INTEREST
SHAHRIKH	[REDACTED]			OWNER	100%

If operating as a partnership, submit a copy of all partnership agreements. If corporation, attach a copy of all Articles of Incorporation, By-laws, and amendments thereto.

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

15. State the amount and source of funds that have or will be invested by each individual who has an interest in the business. If a Corporation or Partnership, list each individual separately.

NAME	AMOUNT INVESTED	SOURCE OF FUNDS	DATES
	<i>None</i>		

16. Bank accounts and assets in the name of licensee/agent and/or maintained by the licensee/agent, whether individual, partnership or corporation.

TYPE	BANK	CITY & STATE	LAST 6 OF ACCOUNT#	AMOUNT
<i>Checking</i>	<i>Wells Fargo</i>	<i>GA</i>	<i>676191.</i>	<i>3200/-</i>
<i>Saving</i>	<i>"</i>	<i>"</i>	<i>254831.</i>	<i>1000/-</i>

17. Has Licensee/Agent, Spouse or any person having an interest in the business received, directly or indirectly, any financial aid or assistance, to include land, fixtures, equipment, etc., from any manufacturer or wholesaler of alcoholic beverages? Yes No If yes, please specify.

NAME	ADDRESS	AMOUNT/ITEM	DATE
	<i>NONE</i>		

18. List any other individual(s) or firm(s) owning any interest in or receiving any funds from the operation of the business or on the premises. This includes cigarette machines, game machines, billiard tables vendors, etc.

None

19. List any financial interest or ownership which Licensee/Agent or any member of the partnership or corporation or stockholder presently has in any other alcoholic beverage license in the state of Georgia.

NAME	NAME AND ADDRESS OF PREMISES	POSITION	% OF INTEREST
	<i>None</i>		

20. List all assets which will be used or converted for use as an investment in the business and/or all sources of funding used to capitalize and/or operate the Business.

N/A

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

LICENSED PREMISES

21. Do you own the property where the business is located? [] Yes [X] No

If yes:

Date of Purchase: _____ Purchase Price: _____

Name of Seller: _____

22. If property is rented/leased provide owner's name and address:

AHMED Enterprises II INC. 5425 Peachtree Pkwy Ste 212. Peachtree Corners GA 30092

Amount of rent/lease:

Monthly 14130.46 Annually _____ Other (specify) + Property tax & Insurance

(Submit copy of signed lease agreement, deed, sublease, etc.)

23. Has a license at this location ever been denied, suspended, or revoked? [X] No [] Yes

[] denied, [] suspended or [] revoked

If yes, check the appropriate status above and explain: _____

24. Is business located in a hotel or motel? [] Yes [X] No

If yes, name of Hotel or Motel _____

25. If the business is to be operated as a department inside of premises where another business is operating, give details of the existing business. NO

26. What will be your business/operating hours? 24 hours

27. Where will your trash receptacle be located? Right Side of Building

28. What arrangements have you made for trash removal? Republic Service

29. How often will you clean your property? Every day 2 times

30. What is your plan for sanitation (clean water and sewage disposal) on the premises? We have City Sewage and Water

31. What is your plan for unlawful conduct on the premises? Putting Signs on Property and make sure no one brings out on the Property will Call Police

32. What is your plan for fire prevention on the premises? Keeping Fire extinguisher everywhere in the Store and every 6 months Fire drill & Training

33. What type of security do you plan to have? 24 hours Security Cameras. is already in Place in Store

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

34. Do you offer your employees training with respect to items covered by the alcohol code? Yes No

If yes, what type of training and how do you plan to prevent the selling to underage consumers of alcohol and tobacco products on your premises?

Every employ will get training at the City of South Fulton. Not Side For Beer & Wine

35. What type of buffering do you have, or will you provide to alleviate the effects of noise, lighting, odors, traffic, or other nuisances on surrounding properties?

This store is in the front of Big Shopping Center which a Wall that is

36. What plans do you have to prevent un-permitted vending on your property?

No Tolerance for un-permitted vending

37. Describe the traffic and pedestrian ingress and egress to/from the property and to/from any existing or proposed structure on the property.

Store is located on the corner of Platsboro Rd and Old notimes Hwy we have 2 side entrance with most of our customers have car not many walking customers

RETAIL PACKAGE LIQUOR LICENSE (selling liquor, beer, & wine)

If you are applying for a retail package liquor license, please complete questions 45-47.
If not, write N/A and please skip ahead to question 48.

38. Do you propose to operate this store solely as a package liquor store? Yes *N/A* No

39. Does the Licensee/Agent, Spouse, or any other owner(s), partner(s) or stockholders have an interest in other retail liquor stores? Yes No

NAME	NAME & LOCATION OF BUSINESS	POSITION	% INTEREST

40. Do you or your spouse or any partner or stockholder have any financial interest in any wholesale liquor business?

Yes No

If yes, give details: _____

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE

RETAIL BEER AND/OR WINE LICENSE (selling beer & wine only)

If you are applying for a retail beer and/or wine license, please complete questions 48-50.
If not, please skip ahead to next page.

41. Are you (the applicant) or any member of your family, the owner, lessor, or sub-lessor of any real estate which is occupied by a retail package (liquor) store? Yes No

If yes, list locations, information as to any lease or rental agreement, amount of rent received, and to whom.

LOCATION	LEASE/RENTAL AGREEMENT INFORMATION	AMOUNT OF RENT	LESSOR

42. Are you or any member of your family the Executor, Administrator, Beneficiary or Heir of **any estate having any interest** in retail package (liquor) store? Yes No

If yes, list location(s), amount of interest and your relationship with the estate:

LOCATION(S)	% INTEREST	YOUR RELATIONSHIP TO ESTATE

43. Are you or any member of your family the beneficiary or trustee of **any trust fund having any interest** in a retail package (liquor) store? Yes No

If yes, give your position, the name of the trust and the amount of income that you receive.

POSITION	NAME OF TRUST	INCOME RECEIVED

CITY OF SOUTH FULTON APPLICATION FOR ALCOHOL BEVERAGE LICENSE



CERTIFICATION

I have received a copy of the City of South Fulton Alcoholic Beverage Ordinance and I have read it and agree to adhere to all applicable City of South Fulton Ordinances, Georgia state laws and regulations governing the operation of establishments that serve and/or sell alcoholic beverages? [X] Yes [] No

I understand it is the responsibility of the applicant/licensee/agent to ensure that all licenses to sell alcoholic beverages are renewed no later than December 15th of each year or I will have to apply for a new alcohol license. [X] Yes [] No

I understand that a state alcohol license must also be obtained before any alcoholic beverage can be served or sold in the City of South Fulton, (this includes Alcoholic Beverage Manufacturers). I further understand that the state license is obtained after the city license is obtained and I am responsible for contacting the Georgia Department of Revenue to obtain a state alcohol license. [X] Yes [] No

I understand that I am required to pay alcohol excise taxes in accordance with City of South Fulton Ordinance, Title 16 Alcoholic Beverages, and failure to pay excises taxes imposed by this ordinance will be grounds for suspension or revocation of my alcohol license. [X] Yes [] No

I, the undersigned, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Alcoholic Beverage Sales and Service and in any and all documents provided in support of this application are true and accurate. I further understand that any false statements provided by me or my representatives as part of this application, beyond any legal penalties, will result in the denial of the subject application.

[Signature] 10/20/23
SIGNATURE OF APPLICANT DATE

SHAHRUKH SAUVAJA
PRINTED NAME OF APPLICANT

~For Notary~

I hereby certify that [Signature] signed her/his name to the foregoing application stating to me that he/she knew and understood all statements and information contained therein and, under oath actually administered by me, has sworn that said statements and information are true and correct.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 20th DAY OF Oct 20 23

[Signature]
NOTARY PUBLIC SIGNATURE

Soyoung Chi
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 07/17/2026

Soyoung Chr
NOTARY PUBLIC PRINTED NAME

Report #	Call Time	Nature	Location	Prime Unit	Disp.	Close Time
	09/22/2023 03:55:28	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	09/22/2023 04:35:03
	09/23/2023 01:23:47	90B BUSINESS CHECK	6129 OLD NATIONAL	SF201	3	09/23/2023 01:30:14
	09/23/2023 11:01:06	90B BUSINESS CHECK	6129 OLD NATIONAL	SF115	3	09/23/2023 11:11:32
2023019862	09/24/2023 04:00:42	SICK26AO	6129 OLD NATIONAL	7804	83	09/24/2023 05:15:11
2023015730	09/24/2023 04:01:08	MEDICAL CALL / PROQA	6129 OLD NATIONAL	E7	16	09/24/2023 04:06:17
	09/29/2023 08:20:24	87 TRAFFIC STOP	6129 OLD NATIONAL	SF119	7	09/29/2023 08:25:13
	10/05/2023 03:33:23	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	10/05/2023 05:06:39
	10/10/2023 01:49:53	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	10/10/2023 01:58:33
	10/10/2023 08:59:18	87 TRAFFIC STOP	6129 OLD NATIONAL	SF173	7	10/10/2023 09:10:39
	10/11/2023 01:11:13	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	10/11/2023 01:24:29
	10/11/2023 20:39:38	90B BUSINESS CHECK	6129 OLD NATIONAL	SF214	3	10/11/2023 20:53:44
	10/12/2023 11:56:07		6129 OLD NATIONAL		911C	10/12/2023 11:58:56
	10/16/2023 10:02:04	90B BUSINESS CHECK	6129 OLD NATIONAL	SF115	3	10/16/2023 10:25:19
	10/19/2023 03:55:22	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	10/19/2023 04:06:27
	10/20/2023 03:41:01	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	10/20/2023 03:54:43
	10/20/2023 07:44:01	39 INFORMATION FOR	6129 OLD NATIONAL	SF115	3	10/20/2023 08:06:30
2023017262	10/20/2023 07:44:38	ABDOM1BC	6129 OLD NATIONAL	TK7	13	10/20/2023 08:03:31
2023021794	10/20/2023 07:44:44	ABDOM1BC	6129 OLD NATIONAL	7085	CASE	10/20/2023 08:23:16
2023021796	10/20/2023 07:52:58	ABDOM1BC	6129 OLD NATIONAL		DUP	10/20/2023 07:53:08
2023015944	10/20/2023 15:52:18	41 AUTOMOBILE	6129 OLD NATIONAL	SF115	CASE	10/20/2023 16:25:18
	10/25/2023 04:05:55	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	10/25/2023 05:03:55
2023016268	10/26/2023 14:07:44	87 TRAFFIC STOP	6129 OLD NATIONAL	SF161	7	10/26/2023 14:52:05
	10/28/2023 04:29:54	45 INVESTIGATE	6129 OLD NATIONAL	SF215	3	10/28/2023 04:39:22
	10/28/2023 04:39:36	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	10/28/2023 05:04:00
2023022604	10/31/2023 00:35:58	ASSAUL4B	6129 OLD NATIONAL	7812	16	10/31/2023 00:56:32
2023017912	10/31/2023 00:37:43	MEDICAL CALL / PROQA	6129 OLD NATIONAL	E7	16	10/31/2023 00:56:30
2023016532	10/31/2023 00:39:37	ASSAUL4B	6129 OLD NATIONAL	SF211	CASE	10/31/2023 01:29:36
	11/03/2023 04:29:25	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	11/03/2023 04:55:39
	11/04/2023 01:16:58	79 STEALING AUTO OR	6129 OLD NATIONAL	SF216	3	11/04/2023 01:23:24
2023016857	11/05/2023 19:39:03	43 INVESTIGATE HIT AND	6129 OLD NATIONAL	SF211	CASE	11/05/2023 20:08:43
	11/07/2023 02:26:37	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	11/07/2023 02:30:52
	11/08/2023 01:02:00	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF215	3	11/08/2023 01:20:48

Report #	Call Time	Nature	Location	Prime Unit	Disp.	Close Time
2023016972	11/08/2023 04:07:13	54 SUSPICIOUS	6129 OLD NATIONAL	SF211	CASE	11/08/2023 05:05:28
2023016973	11/08/2023 04:43:48	54 SUSPICIOUS	6129 OLD NATIONAL	SF211	CASE	11/08/2023 04:43:48
	11/08/2023 10:18:45	87 TRAFFIC STOP	6129 OLD NATIONAL	SF102	7	11/08/2023 10:28:27
	11/10/2023 01:17:46	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF203	3	11/10/2023 01:30:55
	11/10/2023 01:21:19		6129 OLD NATIONAL		ADV	11/10/2023 01:22:19
	11/10/2023 18:02:05		6129 OLD NATIONAL		DUP	11/10/2023 18:03:22
	11/11/2023 00:24:17	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	11/11/2023 00:43:39
	11/13/2023 02:04:53	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	11/13/2023 02:21:18
	11/14/2023 05:09:44	90B BUSINESS CHECK	6129 OLD NATIONAL	SF203	3	11/14/2023 05:19:47
	11/19/2023 00:45:52	45H INV LARCENY -	6129 OLD NATIONAL	SF211	3	11/19/2023 01:05:42
	11/21/2023 05:04:40	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	11/21/2023 05:14:35
2023024358	11/22/2023 22:22:29	ABDOM1BC	6129 OLD NATIONAL	7817	38	11/22/2023 23:28:30
2023019295	11/22/2023 22:24:20	MEDICAL CALL / PROQA	6129 OLD NATIONAL	E7	13	11/22/2023 22:55:11
	11/22/2023 22:25:46	ABDOM1BC	6129 OLD NATIONAL		CLAW	11/22/2023 22:26:08
	11/23/2023 22:36:21	71 PUBLIC INDECENCY	6129 OLD NATIONAL	SF211	2	11/23/2023 23:13:00
	11/26/2023 02:47:53	45H INV LARCENY -	6129 OLD NATIONAL	SF211	1	11/26/2023 03:25:38
	11/28/2023 03:07:16	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF216	1	11/28/2023 03:16:15
	11/28/2023 04:21:31	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF211	3	11/28/2023 04:43:56
2023018007	11/28/2023 19:50:30	56 LOST PERSON OR	6129 OLD NATIONAL	SF202	CASE	11/28/2023 21:15:41
2023019644	11/28/2023 19:52:59	INFO FOR FIRE / FIRE	6129 OLD NATIONAL	TK7	13	11/28/2023 20:07:20
	11/29/2023 12:07:55	87 TRAFFIC STOP	6129 OLD NATIONAL	SF173	7	11/29/2023 12:24:32
	12/02/2023 04:30:19	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF211	3	12/02/2023 05:00:25
	12/02/2023 04:38:06		6129 OLD NATIONAL		DUP	12/02/2023 04:38:30
	12/02/2023 12:07:18	39 INFORMATION FOR	6129 OLD NATIONAL	SF115	3	12/02/2023 12:15:51
2023020085	12/06/2023 05:12:55	INFO FOR FIRE / FIRE	6129 OLD NATIONAL	E7	16	12/06/2023 05:29:46
	12/06/2023 05:21:43	39 INFORMATION FOR	6129 OLD NATIONAL	SF215	3	12/06/2023 05:29:16
	12/09/2023 13:35:39	29 FIGHT OR DOMESTIC	6129 OLD NATIONAL	SF102	3	12/09/2023 14:32:12
	12/12/2023 14:30:50	90B BUSINESS CHECK	6129 OLD NATIONAL	SF114	3	12/12/2023 14:40:38
	12/13/2023 23:41:19	45 INVESTIGATE	6129 OLD NATIONAL	SF215	3	12/13/2023 23:58:48
	12/14/2023 03:01:25	90B BUSINESS CHECK	6129 OLD NATIONAL	SF211	3	12/14/2023 04:07:36
	12/14/2023 03:18:20	90B BUSINESS CHECK	6129 OLD NATIONAL	SF215	3	12/14/2023 03:56:37

Total Number of Events Listed: 1115

City of South Fulton
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

(470)809-7700

PAY ONLINE AT:
HTTPS://WWW.CITYOFSOUTHFULTONGA.GOV
SCROLL DOWN TO CLICK "PAY ONLINE" ICON

INVOICE #
24000696

CUSTOMER ID: [REDACTED] PIN: [REDACTED]
INVOICE DATE: 11/16/23
DUE DATE:

**MAKE CHECKS PAYABLE TO:
CITY OF SOUTH FULTON**

Triple S 2022 Investment LLC
6129 Old National Hwy
College Park, GA 30349

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Change of Ownership		
1.0000/1	ABLAPPL	Alcohol Lic - Application fee Change of Ownership	300.000000	300.00
1.0000/1	POLICEAB	Police Alch Background Check Change of Ownership	55.000000	55.00
1.0000/1	ABLFIREI	Alcohol Fire Inspection Fee Change of Ownership	75.000000	75.00
1.0000/1	ABLADV	Alcohol Lic Advertising Fee Change of Ownership	505.000000	505.00
1.0000/1	ABLSTRBR	Alcohol Lic Store -Beer Change of Ownership	2,500.000000	2,500.00
1.0000/1	ABLSTRWN	Alcohol Lic Store Wine Change of Ownership	2,500.000000	2,500.00
			TOTAL DUE:	\$ 5,935.00
		Prn Payment: 11/17/23 CK 3862269838		-5,935.00
			BALANCE:	\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of South Fulton
5440 Fulton Industrial Blvd SW

Atlanta, GA 30336

INVOICE #: 24000696
DESCRIPTION: Change of Ownership
CUSTOMER ID: [REDACTED] PIN: [REDACTED]
DUE DATE:
TOTAL DUE: \$ 0.00

Triple S 2022 Investment LLC
6129 Old National Hwy
College Park, GA 30349





**UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF GEORGIA**
2211 United States Courthouse
75 Ted Turner Drive, SW
Atlanta, GA 30303

Kevin P. Weimer
Clerk of Court

404-215-1600

Name: SHAHRUKH S. SAVAJA

I, Kevin P. Weimer, Clerk, United States District Court for the Northern District of Georgia, do hereby certify that I have examined the record of said court for the Atlanta Division of said district and the records do not reveal the filing of a criminal indictment or information charging an offense against the United States of America by SHAHRUKH S. SAVAJA within ten (10) years immediately preceding the date of this certificate.

In testimony whereof, I have hereunto set my hand and have affixed the seal of said Court, at Atlanta, Georgia, this 3rd day of November, 2023.

KEVIN P. WEIMER
DISTRICT COURT EXECUTIVE
CLERK OF COURT

By: 
Deputy Clerk

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Amended Annual Registration

Electronically Filed
Secretary of State
Filing Date: 12/21/2023 6:05:56 PM

BUSINESS INFORMATION

BUSINESS NAME : Triple S 2022 Investment LLC
CONTROL NUMBER : 22176760
BUSINESS TYPE : Domestic Limited Liability Company
FILING TYPE : Amended Annual Registration

CURRENT INFORMATION ON FILE FOR PRINCIPAL ADDRESS AND REGISTERED AGENT

PRINCIPAL OFFICE ADDRESS : 6129 Old National Hwy, College Park, GA, 30349, USA
REGISTERED AGENT NAME : Samina S Jassani
REGISTERED OFFICE ADDRESS : 2241 Hunters Green Dr, Lawrenceville, GA, 30043, USA
REGISTERED OFFICE COUNTY : Gwinnett

CHANGES TO THE ABOVE CURRENT INFORMATION ARE INDICATED BELOW

PRINCIPAL OFFICE ADDRESS : 6129 Old National Hwy, College Park, GA, 30349, USA
REGISTERED AGENT NAME : SHAHRUKH SHAMS SAVAJA
REGISTERED OFFICE ADDRESS : 4000 RUNNYMEDE DR, LILBURN, GA, 30047, USA
REGISTERED OFFICE COUNTY : Gwinnett

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Shahrugh Savaja
AUTHORIZER TITLE : Member



CERTIFICATE OF COMPLETION

This certifies that

Shahrukh Shams Savaja

is awarded this certificate for

Learn2Serve Off-Premises Alcohol Seller/Server

 Course Duration
3.0

 Completion Date
10/25/2023

 Certificate #
000030158070


Official Signature



6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

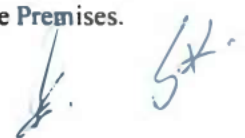
SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT ("Sublease") is made and entered into this November 28, 2023 ("Effective by and between Sky Phoenix Properties LLC, a Georgia Limited Liability "Sublessor") and Triple S 2022 Investment LLC, a Georgia Limited Liability Company & Shahrukh S Savaja (hereinafter, "Sublessee").

WITNESSETH

1. DEFINITIONS:

- a. "Commencement Date" shall mean the Effective Date of this Sublease.
- b. "Expiration Date" shall mean five (5) years from the date of the Effective Date January 1st 2024 unless renewed and extended as contemplated herein.
- c. "Lease" shall mean that certain Lease Agreement dated November 28, 2023 by and between the Sublessor and AHMED ENTERPRISES II, INC. ("Landlord"). A true and correct copy of the Lease is attached hereto, marked as Exhibit "A" and incorporated in its entirety herein.
- d. "Improvements" shall be those physical structures and all fixtures on the Premises.
- e. "Subleased Premises" shall mean that real property and improvements, located in Coweta County, State of Georgia, being more particularly described as retail space at 6129 Old National Hwy, College Park, GA, 30349.
- f. "Equipment" shall mean the furnishings, equipment, and appliances in the facility at the Commencement Date. Equipment taken "as-is".
- g. "Sublessor" shall mean the party named as Sublessor hereinabove, and shall include the heirs, legal representatives, successors, and assigns of Sublessor.
- h. "Rent" shall mean those payments specifically provided for rental or additional rental and identified as such in this Sublease. Payments of Rent shall commence on the Commencement Date of this Sublease. Rent shall be due on or before the first day of each month. If Sublessee assumes control of the Subleased Premises on a date other than the first of the month, Rent for that month shall be prorated.
- i. "Taxes" shall mean all pro ratable State, county, and city ad valorem taxes and watershed taxes levied or imposed upon the land, the Subleased Premises, improvements or otherwise during the term of this Sublease, excluding any franchise, excise, corporate, inheritance, succession, capital levy, or transfer tax of Sublessor, but including any revenue tax upon the Rent payable under this Sublease, federal, state, local, governmental, special district and special service area taxes, charges, assessments and any other governmental charges, surcharges and levies, general and special, ordinary and extraordinary, including business license fees or charges (including interest thereon whenever same may be payable in installments) which Sublessor shall pay or be obliged to pay arising out of the use, occupancy, ownership, leasing, management, repair or replacement of the building, any appurtenance thereto or any property, fixtures or equipment thereon. Taxes shall also include the cost of any negotiation, contest, or appeal pursued by or on behalf of the Sublessor and relating to the property and Subleased Premises. Taxes shall also include all State, county, and city ad valorem personal property taxes for business assets located at the Premises.



- j. "Sublessee" shall mean the party named as Sublessee hereinabove, and shall include the heirs, legal representatives, successors, and assigns of Sublessee.
- k. "Effective Date" shall mean the date that this Sublease is fully executed by the Sublessor and the Sublessee, and on such date, Sublessee shall pay Sublessor the Security Deposit.

2. DEMISES: Sublessor demises and leases to Sublessee, and Sublessee does lease from Sublessor for the term and based upon the terms and conditions set forth in this Sublease Agreement, the Sublease Premises, and all rights, privileges, easements, appurtenances, and rights of existing ingress and egress, belonging to or in any way pertaining to the said Subleased Premises.

3. USE OF PREMISES: The Subleased Premises may be occupied and used for the lawful purposes of operating a Convenience Store (including the sale of beer and wine) and Gas Station (hereinafter the "Intended Purposes"), as well as to offer services as may be reasonably within the scope of the business of the Sublessee. The premises shall be used for no other purpose. represents that the premises may lawfully be used for such purpose. Any change in use must be lawful within the State of Georgia and shall require written approval by Sublessor.

4. GOVERNMENTAL REGULATIONS: Sublessee shall comply with all governmental laws, statutes, or ordinances applicable to Sublessee's Intended use of the Subleased Premises. Sublessee shall, at its expense, commence and complete any alteration or improvement to the Subleased Premises as may be required by any governmental or quasi-governmental authority due to Sublessee's Intended Use of the Subleased Premises.

5. SUBLEASE TERM: The Sublease Term shall commence on the Commencement Date and continue for Five (5) years from the Commencement Date. Unless the Sublessor provides notice of termination prior to the expiration of the Sublease Term, this Sublease shall automatically renew for additional terms for so long as the Sublessor remains in possession of the Subleased Premises. Notwithstanding the foregoing, the Sublessor may terminate this Sublease upon written notice to the Sublessee.

6. RENT: Sublessee hereby covenants and agrees to pay the Sublessor without demand at its office or at such place as Sublessor may from time to time designate in writing, all rent and obligations payable under the Lease.

7.TAXES AND OTHER ASSESSMENTS:

- a. Sublessee shall be responsible for the payment of all Common Area Maintenance and Property Insurance charges assessed by the Landlord to the Sublessor on a monthly basis. At the time of reconciliation of Common Area Maintenance charges between the Landlord and the Sublessor, Sublessee shall be responsible for the payment of any difference between amounts escrowed on a monthly basis by the Sublessee and the total obligation of the Sublessor for the Common Area Maintenance and Property Insurance. In the event of an overpayment, Sublessee shall receive credits as may be granted towards future payments due for Common Area Maintenance and Property Insurance. Sublessee's obligations towards Common Area Maintenance and Property Insurance shall be calculated by dividing the square footage of the space rented by the Sublessee by the total square footage available for rent by the Landlord.
- b. Sublessee shall be responsible for the payment of any taxes that may be assessed against the Sublessor or Sublessee for the furniture, fixtures, equipment, and personal property that may be assessed for property on the Subleased Premises.

8. UTILITIES. All applications and connections for necessary utility services on the demised premises shall be made in the name of the Sublessee only. Sublessee is solely liable for utility charges as they become due

↓ SK

including but not limited to those for water, sewer, gas, electricity, and other utility services provided to the Subleased Premises during the term of this Sublease. Sublessee may, at Sublessee's sole cost and expense, in Sublessee's own name and on Sublessee's own behalf, dispute and contest any charge for such utilities, but in the event of any such dispute and contest, Sublessee shall pay any amounts claimed due until any such dispute is resolved.

9. MAINTENANCE: Sublessee accepts premises "as-is" and acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Sublessee shall, at Sublessee's own expense and at all times, honor the maintenance obligations of the Sublessor under the Lease. Sublessee shall be responsible for any obligations and responsibilities of the Sublessor that may be due to the Landlord under the Lease.

10. ENVIRONMENTAL: Sublessee assumes all obligations of the Sublessor as related to the environmental covenants made by the Sublessor to the Landlord.

11. INSURANCE: Sublessee shall be required to maintain and provide all insurance required of the Sublessor under the Lease and name the Landlord and Sublessor as an additional insured under the policies maintained and procured by the Sublessee. Sublessee shall provide a certificate of insurance upon request by the Landlord or Sublessor.

12. LICENSES AND PERMITS: Sublessee shall maintain all permits and licenses required for the operations of a gas station and convenience store at the Premises including but not limited to beer and wine, business, tobacco, agricultural, etc. Sublessee shall be solely responsible for all costs related to the maintenance of such licenses and permits and shall display all licenses and permits in a manner compliant with laws and regulations pertaining to such licenses and permits. Sublessee shall apply for all renewals and extensions prior to expiration or termination of any licenses and permits and provide copies of the annual updated licenses and permits before March 31 of each calendar year, or upon request from the Sublessor. Failure to maintain licenses and permits shall be a default under this Lease.

13. INDEMNIFICATION: Sublessor and Sublessee agree to indemnify and save the other, and the Landlord, harmless from any and all claims with respect to bodily injury or death or property damage arising from any breach or default on the part of the indemnifying party in the performance of any covenant or agreement on the part of the indemnifying party to be performed pursuant to the terms of this Sublease or arising from negligence of the indemnifying party or the negligence on the part of indemnifying party's employees, agents, contractors, invitees and guests, including all reasonable costs, counsel fees, expense, and liabilities incurred in or brought against either Sublessor or Sublessee by reason of or in connection with any such claim; and if any action or proceeding is brought against either Sublessor or Sublessee by reason of or in connection of any such claim, the indemnifying party, upon notice from the party to be indemnified, covenants to resist at its expense. The provision of this paragraph shall survive the expiration or earlier termination of this Sublease with respect to any damage, injury or death occurring prior to such termination.

14. CONDEMNATIONS: Notwithstanding the rights of the Landlord under the Lease, in the event of any condemnation action, the Sublessor assigns any right to recovery the Sublessor may have as a holder of a leasehold interest to the Sublessee.

15. ASSIGNMENT AND SUBLETTING: Sublessee may not without the written consent of Sublessor assign, mortgage, or encumber this Sublease or any interest of Sublessee hereunder. Any change in controlling ownership shall be deemed an assignment. Any such assignment shall be subject to all the agreements, terms, covenants, conditions, requirements, restrictions, and provisions of this Sublease and shall not release and discharge Sublessee from liability for the performance of Sublessee's duties and obligations hereunder which arise from and after the date of such assignment. Under no conditions may Sublessee sublet all or any part of the Subleased Premises.

 SK

16. RIGHT OF ENTRY: Sublessor shall have the right to enter Subleased Premises during reasonable times and upon reasonable notice to inspect the same and to make repairs, alterations, improvements or additions as Sublessor may deem necessary and required hereunder, and Sublessor shall be allowed to take all material into or upon said Subleased Premises that may be required therefore without the same constituting eviction of Sublessee in whole or in part, and the rent reserved shall in nowise abate while said repairs, alterations, improvements or additions are being made, by reason of loss or interruption of business of Sublessee, or otherwise, unless such is due to the default of any provision of this Sublease by Sublessor or the intentional acts or gross negligence of Sublessor.

17. SUBLESSEE IMPROVEMENTS AND ALTERATIONS: Sublessee shall not make changes or alterations in or to the Subleased Premises without the written consent of Sublessor.

18. DEFAULT BY SUBLESSEE: If Sublessee shall fail to pay any rent hereunder when due, or if Sublessee shall fail to make any other payment required hereunder within ten (10) days of appropriate request thereof by Sublessor, or if Sublessee shall violate or breach, or shall fail to fully and completely observe, keep, satisfy, perform and comply with any agreement, term, covenant, condition, requirement, restriction or provision of this Sublease other than the payment of rent or any other payment to be paid by Sublessee, within ten (10) days after Sublessee's receipt of written notice thereof from Sublessor, which said notice shall specify the nature of the violation, breach or failure, if such violation, breach or failure shall not be reasonably susceptible of cure within such ten (10) days, and if Sublessee shall not commence to cure such failure within such ten (10) day period and prosecute the same with due diligence, then Sublessor may pursue anyone or more of the following remedies, separately or concurrently or in any combination:

- i. Upon giving notice and opportunity to cure, as provided above, Sublessor may terminate this Sublease, in which event Sublessee shall quit and vacate the Subleased Premises, deliver the Subleased Premises to Sublessor and this Sublease shall be terminated;
- ii. Sublessor may re-lease the Subleased Premises or any part thereof, on such terms and conditions as may be commercially reasonable under similar conditions and as Sublessor may deem satisfactory, and receive the rent and other payments arising thereunder of any such releasing, in which event Sublessee shall pay to Sublessor on demand any deficiency in rent or additional rent that may arise from time to time by reason of such releasing.
- iii. Any other remedy, which Sublessor may have at law or in equity. Additionally, Sublessee shall reimburse Sublessor on demand for any reasonable expense, including without limitation, actual attorney's fees which Sublessor reasonably may incur in affecting satisfactory performance of, or compliance with, Sublessee's duties and obligations under the terms of this Sublease. In regard to all of the foregoing, Sublessor shall have no duty to mitigate the liability and damages resulting from a default of Sublessee hereunder.

19. NOTICES: Any notice, demand or request or other instrument which are or may be required to be given under this Sublease shall be delivered in person or sent by U.S. Certified mail, post prepaid and shall be addressed (a) if to Sublessor, at the address first herein under given or at such other address as Sublessor may designate in writing to Sublessee, and (b) if to Sublessee at the Subleased Premises or at such address as is set forth herein or such other address as Sublessee may designate in writing.

20. PARTIAL INVALIDITY: If any term, covenant or condition of this Sublease or the application thereof to any person or circumstance, may be to any extent invalid or unenforceable, the remainder of this Sublease or the application of such term covenant or condition to persons or circumstances other than this to which it has been determined invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Sublease shall be valid and be enforceable to the fullest extent permitted by law.

21. ENTIRE AGREEMENT: This Sublease contains the entire agreement of Sublessor and Sublessee. No representation, warranties, inducements, promises or agreements or otherwise, between the parties not within this Sublease shall be of any force or effect, unless such amendment or modification be signed by both Sublessor and Sublessee.

22. HEADINGS: The use of headings, captions and numbers in this Sublease is solely for the convenience of identifying and indexing the various paragraphs and such is in no event to be considered otherwise in construing or interpreting any provision in this Sublease.

23. EXHIBITS: This Sublease shall include the documents attached hereto indicated as Exhibit A, and/or any attached Riders. All such documentation if initialed by the executing parties shall be considered a part hereof and thus incorporated herein by reference thereto.

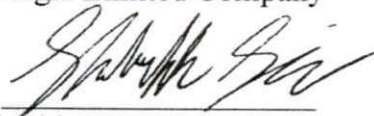
24. SPECIAL STIPIJLATIONS: In the event any of the following Special Stipulations conflict with any of the preceding terms and conditions of this Sublease Agreement, the Special Stipulations shall control:

- a. The Sublessor has previously entered into a Petroleum Supply Agreement, which is in full force and effect. The Sublessee acknowledges such agreement, and the Sublessee shall perform all obligations of the Sublessor under the agreement, as the same may be amended or modified in the future. Any modifications, revisions, terminations, or new petroleum supply agreements will be at the discretion of the Sublessor, and Sublessee shall perform the obligations thereunder. The Sublessee shall, during the term of the Lease, participate in and pay into the Georgia Underground Storage Tank ("GUST Fund") Fund, and comply with all GUST Fund requirements. The Sublessee shall not opt out of participation in the GUST Fund.
- b. As acknowledged by the Landlord by its signature below, Sublessor has obtained all necessary consent and authority required under the Lease to enter into this Sublease.

IN WITNESS WHEREOF, the Sublessor and Sublessee have executed this Sublease under seal, all effective as of the day and year first above written.

SUBLESSEE

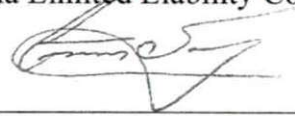
Triple S 2022 Investment LLC,
a Georgia Limited Company

By: 
Shahrukh S Savaja, as Member

Date: 11-28-2023

SUBLESSOR

Sky Phoenix Properties LLC
a Georgia Limited Liability Company

By: 
Shams Savaja as its Managing Member

Date: 11-28-2023

**FIRST AMENDMENT TO OPERATING AGREEMENT
OF TRIPLE S 2022 INVESTMENT LLC**

This First Amendment to Operating Agreement (the "First Amendment") of TRIPLE 2 2022 INVESTMENT LLC, a State of Georgia Limited Liability Company (the "Company", effective November 28, 2023, by and between **SAMINA SHIRAZ JASSANI AND SHAHRUKH SHAMS SAVAJA**, (hereinafter referred to as "Members")

WITNESSETH:

WHEREAS, in order to set forth the contributions of capital, division of profit and losses and other matters relating to the operation of the Company, all the members of the Company entered into a certain Operating Agreement dated August 30, 2022 (hereinafter referred to as the "Operating Agreement") and

WHEREAS, SAMINA SHIRAZ JASSANI, desires to convey all of her undivided Membership Interest in the Company to SHAHRUKH SHAMS SAVAJA.

WHEREAS, the Company and the members holding more than fifty one (51%) percent of the Membership Interest agree to the above referenced conveyances.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the parties hereto desire to amend the Operating Agreement as follows:

1

Article 1.7. "The Members" is deleted in its entirety and the following is substituted in lieu thereof.

1.7 "Membership Interest." A Member's entire interest in the Company including (i) the right to participate in the management of the business and affairs of the Company, including the right to vote on, consent to, or otherwise participate in any decision or action of or by the members granted pursuant to this Operating Agreement, and (ii) the percentage ownership of each Member in the capital, asset and properties of the Company.

The Membership Interest of the Members are as follows:

<u>Members Name</u>	<u>Membership Interest</u>
SHAHRUKH SHAMS SAVAJA	100%

SK
ST

For purposes of the provisions hereof relating to action taken or approval my Members including voting, written consents or other approval, only Membership Interests held by Members shall be taken into account.

2

Article 4.1 Management of the Business " to be amended to state The Manager of the Company shall be Shahrukh Shams Savaja.

3

Exhibit 1 shall be Amended to show:

Members	Membership Interest
Members Name	
Shahrukh Shams Savaja	100%

4

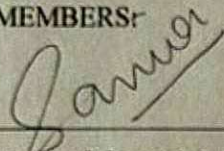
Except as amended herein, all other terms, conditions and provisions of the Operating Agreement shall remain in full force and effect.

(SIGNATURE PAGE ATTACHED)

SK
SJ

IN WITNESS WHEREOF, the Members have executed this First Amendment effective as of the date first above written.

MEMBERS:



Samina S Jassani, Member



Shahrukh Shams Savaja, Member

Safety Plan Assistance Sheet

Location: Triple S 2022 Investment LLC.

d/b/a A One Store

6129 Old National Hwy

South Fulton, Ga 30349

New Owner: Shahrukh Shams Savaja

Phone: 678-480-3984

Email chevron6129oldnational@gmail.com

Date: 10/24/2023

1. Identification of days and hours of operation: What days of the week is your business open?

For each day what time is your business open and close?

The store operates 24/7

2. Identification of any parking areas owned or controlled by establishments: Where do your customers/patrons park when they're at your establishment?

This is self-standing building whole parking area belongs to gas station. We have over 20 parking spaces.

3. Specific measures and procedures to address crowd management both inside and outside the premise: How do you make sure crowds inside your establishment remain orderly? How do you ensure crowds outside (i.e., lines, smokers, etc.) your establishment remain orderly?

Inside the store we have 2 cash registers which controls 2 lines at a time. So, customer flow is very smooth. Outside we have 2 entrance one on flat shole and 2nd one at old national Hwy so, we would never have any traffic jams.

a. Do you have No Loitering signs, if so, how many, where?

Yes, we have 3 loitering signs. One is in front of building and 2nd is on the side of the building.

4. Means of controlling access to the premises and parking area: How does your establishment control who comes in and out of your establishment. How do you control who uses your parking areas if it's private parking?

This is a Gas station and convenience store. So, the only people come in our parking area who wants to buy gas or something from the convenience store. For instance: Beer/cigarette/ water and snacks.

a. Examples would be cameras, law enforcement/security guards, signs, or gates.

We have cameras system in placed in parking lot premises and inside the store. We are adding more cameras outside in the parking area.

5. Security Staffing: Do you use Licensed Security Guards? If so, how many? How often on premises? Are they trained "in house" oy by a company? If they were trained by a company, please provide the name(s) and name of company. Do you employ Off-Duty SFPD officers? If so, how many and how often?

We do not have any security staff. We don't see any need at this point. But in future if there is a need, we will hire someone.

6. Measures used to combat underage consumption of alcoholic beverages: What do you/your employees do to ensure that individuals under the age of 21 are not allowed to purchase/consume alcoholic beverages at your establishment?

We did get our employees train by 360 training (Alcohol seller server training) held online and we do conduct in house training how to card ID and sell Alcohol and Tobacco responsibly.

a. Clearly state how you card customers. Do you have servers calculate the age by doing the math in? their head? OR

No, we have posted the year and date of born in signs, So the employees can verify age to sell alcohol and tobacco at the cash register.

b. Do you have a scanner where you scan the ID, and it tells the employee the age of the customer?

OR

Yes, we do have scanner to verify ID.

c. Do you enter the date of birth in a point of sale, and it tells the employee the age of the customer?'

Yes, we enter date of birth as well.

7. Measures used to distinguish between patrons who are over and under the age of 21,

where applicable: Does your establishment allow individuals under the age of 21 to enter? Of so, how do you identify people who are 21 and over from those who are under 21 years of age?

Yes, we allow under the age of 21 because this is a gas station and convenience store. But if someone buys tobacco or alcohol, we card Id and make sure they are over 21 years, and we check carefully.

a. Clearly indicate if you issue wrist bands/hand stamps or card customers every time they order a beverage. Is there another type of measure taken to prevent underage sales?

We do not serve alcohol. We only sell Alcohol and card ID at the time of selling.

8. Do you have operable cameras? If so, how many inside the location? How many outside the location?

Yes, we have 16 cameras. 12 Inside the store and 4 outside.

9. Discuss matters related to managing emergencies, such as fires, evacuation tactics, assignment of employee duties during emergencies, and coordination with public safety: In the event of an emergency how is your staff trained to evacuate patrons? How does your establishment contact/work with police and EMS during an emergency

We have one main entrance door and one exit door. The employees are aware of the doors and are trained for emergency situations.

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:25 p.m. Second Read:Z23014: Application by Kema Tillman to rezone property from the AG1 (Agricultural District) zoning district to the TR (Townhouse Residential District) zoning district to develop eight (8) townhomes on property located at 5510 Feldwood Place (Parcel ID: 09F250101050314)

DATE: January 23, 2024

SUBJECT: 6:25 p.m. Second Read:Z23014: Application by Kema Tillman to rezone property from the AG1 (Agricultural District) zoning district to the TR (Townhouse Residential District) zoning district to develop eight (8) townhomes on property located at 5510 Feldwood Place (Parcel ID: 09F250101050314)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Z23-014 Staff Report	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN
Interim CITY MANAGER



REGINALD B. MCCLENDON
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: Planning Commission

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

SUBJECT: **Z23-014: 5510 Feldwood Place**

MEETING DATE: October 2, 2023

The applicant is requesting to rezone from the AG-1 (Agricultural) zoning district to TR (Townhouses Residential) to construct eight townhouses on 1.1 acres. Council District 5.

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information:	Kema Tillman
Status of Applicant:	Applicant
City Council District(s):	5
Parcel ID Number:	09F250101050314
Area of Property:	1.10 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**

The applicant is requesting to rezone from AG-1 (Agricultural District) to TR (Townhouse Residential District).

BACKGROUND

The property is zoned AG-1. The applicant is requesting to rezone from the AG-1 (Agricultural) zoning district to TR (Townhouses Residential) to construct eight single-family attached residences with attached garages to accommodate required parking on 1.1 acres.

PROPERTY LOCATION

The property consists of a 1.1-acre parcel located on the corner of Feldwood Rd and Feldwood Place (with Feldwood Rd to the east and Feldwood Place to the south) lying and being in Land Lots 105, 9th District in the City of South Fulton, 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 Suburban II Neighborhood as designated in the 2021 South Fulton Comprehensive Plan, which supports the proposed zoning.

ADJACENT ZONING AND LAND USES

North: R3 (Single-Family Dwelling District)
South: AG-1 (Agricultural District)
East: AG-1 (Agricultural District)
West: CUP (Community Unit Plan District)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on August 7, 2023, 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 Daily Report on October 13, 2023, to notify the public that Case Z23-014 would be heard at the Planning Commission Meeting on October 25, 2023, and at the City Council Public Hearing on November 14, 2023.

Staff placed a notification sign in front of the subject property on October 5, 2023, 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

N/A

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 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;

Property values are 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;

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.

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

Providing a wide diversity of housing types and affordability while preserving the surrounding natural, agricultural, and rural areas is the goal of the Suburban II Neighborhood future land use designation. The proposed development fulfills the intent of the future land use by offering medium-density housing. 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. Significant 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 could adversely affect the use or usability of nearby property due to the size and intensity of the project.

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 will not cause any excessive burdensome use of transportation facilities, utilities, or schools; however, the proposed use could be challenging to the use of the existing street due to the eight driveways being located in close proximity to each other as proposed on the preliminary site plan.

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.

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 are 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.

STAFF RECOMMENDATION

In the 2021 Comprehensive Plan, The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

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

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

The Suburban II Character Area supports the following zoning districts: R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, MIX, NUP. The TR (Townhouse Residential) zoning district is supported in the Suburban II Character Area.

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

PREPARED BY: Victoria Young, Planner & Karen Tominey, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:30 p.m. Second Read: Z23019: Application by Ebraima Jagama requesting a rezone from AG1 (Agricultural) to NUP (Neighborhood Unit Plan) to develop an up to 12unit single family detached subdivision on 7.22 acres of land at 3250 and 3280 Stonewall Tell Road.

DATE: January 23, 2024

SUBJECT: 6:30 p.m. Second Read: Z23019: Application by Ebraima Jagama requesting a rezone from AG1 (Agricultural) to NUP (Neighborhood Unit Plan) to develop an up to 12unit single family detached subdivision on 7.22 acres of land at 3250 and 3280 Stonewall Tell Road.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Z23-019 Staff Report_11.15	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN INTERIM
CITY MANAGER



REGINALD B. MCCLENDON
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: Planning Commission

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

SUBJECT: **Z23-019: 3250, 3280, & 0 Stonewall Tell Road**

MEETING DATE: November 15, 2023

The applicant is requesting to rezone from the AG-1 (Agricultural/Cliftondale Overlay) zoning district to NUP (Neighborhood Unit Plan/Cliftondale Overlay) zoning district for the purpose of constructing up to 12 single-family homes on 7.22 acres of land. Council District 2.

STAFF RECOMMENDATION: APPROVAL

APPLICATION INFORMATION

Applicant Information:	Ebraima Jagama c/o Highland Development Co.
Status of Applicant:	Applicant
City Council District:	2
Parcel ID Numbers:	14F0141-LL0402, 14F0141-LL0295, & 14F0141-LL0345
Area of Property:	7.22 Acres
Existing Zoning:	AG-1 (Agricultural District / Cliftondale Overlay District)
Current/Past Use of the Property:	3250 & 3280 Stonewall Tell Road are currently improved with single-family homes
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION**REQUEST**

The applicant is requesting to rezone from AG-1 (Agricultural District/Cliftondale Overlay District) to NUP (Neighborhood Unit Plan/ Cliftondale Overlay District).

BACKGROUND

The property is zoned AG-1. The applicant is requesting to rezone to NUP to construct up to 12 single-family homes in a gated community. The proposed homes range from 3,500 to 3,800 square feet heated floor area at a density of 1.66 units/acre on 7.22 acres of land. A 15' x 15' Pavilion and grassed common areas are proposed.

PROPERTY LOCATION

The property consists of 3 parcels of land totaling 7.22 acres located on east side of Stonewall Tell Road lying and being in Land Lot 141 in the City of South Fulton, Fulton County, Georgia. Site information was obtained from a User-provided concept plan. The property is located in Council District 2.

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, which supports the proposed zoning and density of 1-2 units/acre.

ADJACENT ZONING AND LAND USES

- North: AG-1 (Agricultural District)
- South: AG-1 (Agricultural District)
- East: AG-1 (Agricultural District)
- West: AG-1 (Agricultural District) & R-6 (Two-family dwelling District)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on November 6, 2023, 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 Daily Report on October 26, 2023, to notify the public that Case Z23-019 would be heard at the Planning Commission Meeting on November 15, 2023, and at the City Council Public Hearing on December 12, 2023.

Staff placed a notification sign in front of the subject property on October 26, 2023, 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

N/A

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 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;

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 intention of the Rural Residential Character Area. Low to medium density residential development that maintains the rural character in scale and design is appropriate for the 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 aside from the two existing homes on 3250 & 3280 Stonewall Tell.

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. Significant 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 in conformity with the comprehensive plan. The property is located in the Rural Neighborhood character area. Preserving the primarily rural residential character of the City of South Fulton is the intention of the Rural Residential Character Area. Low to medium density residential development that maintains the rural character in scale and design is appropriate for the character area.

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.

STAFF RECOMMENDATION

The proposed rezoning supports the future development in the City of South Fulton 2021 Comprehensive Plan. The future land use designation of the property is Rural Neighborhood.

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

This along with the Suburban Neighborhood Character Area constitute 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.

Regarding the proposed zoning: The NUP district is described in the South Fulton Zoning Code as follows:

NUP Neighborhood Unit Plan District. The NUP District is intended to provide land areas devoted to low to medium density single-family detached residential uses of five or fewer units per acre consistent with the densities ranges suggested on the Comprehensive Plan Future Land Use Map. The NUP is further intended to:

- (1)Encourage the development of medium sized tracts of land as planned neighborhoods or the development of vacant parcels of land with transitional densities in built-up areas;
- (2)Encourage the preservation of trees and vegetation;
- (3)Encourage innovative site planning;
- (4)Be developed at a density that is consistent with the Comprehensive Plan and surrounding properties;
and
- (5)Protect neighboring properties by requiring peripheral setbacks and development standards compatible with adjacent developments as required by the district standards and the conditions of zoning.

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

PREPARED BY: Karen Tominey, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:40 p.m. U23-008: Application by Sean McKinney requesting a Special Use Permit to operate a Short-Term Rental at 5775 Dodson Road

DATE: January 23, 2024

SUBJECT: 6:40 p.m. U23-008: Application by Sean McKinney requesting a Special Use Permit to operate a Short-Term Rental at 5775 Dodson Road

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
U23-008_9-9	Cover Memo	1/19/2024

Department of Community Development and Regulatory Affairs
City of South Fulton

Case No. U23-008

FINDINGS OF FACT, ANALYSIS, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information

PROJECT	Special Use Permit for Short-Term Rental
APPLICANT/ LANDOWNER	Sean McKinney
AGENT	N/A
LOCATION	5775 Dodson Road Fairburn GA 30213
PARCELI.D. NUMBER(S)	09F210000970343
LAND AREA	1.15 acres
EXISTING ZONING	R-6 Two Family Dwelling District (Attachment 1)
FUTURE DEVELOPMENT MAP	Suburban I Neighborhood (Attachment 1)
OVERLAY DISTRICT	Cliffondale
EXISTING USE	One single-family dwelling operating as a short-term rental (Attachment 1)

B. Proposal. The Applicant has submitted a Special Use Permit application to operate a short-term rental at the existing single-family dwelling located on the subject property.

C. Background. Ordinance 22-045 was adopted by City Council in December of 2022. This ordinance reduced the number of zoning districts allowing short-term rentals and determined that operators must first apply for a Special Use Permit. The Applicant is an existing rental serving primarily medium to long-term rentals for roommates in the film industry, local restaurant industry, and Delta airlines employees.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Land uses.

1. Location and Current use. The subject property is located at 5775 Dodson Road Fairburn, Georgia 30213. It has an existing single-family dwelling. The owner lives at the property and rents out rooms on a medium to long-term basis primarily to those in the film, restaurant, and airline industry.
2. Surrounding uses. North: AG-1 District parcel with a single-family dwelling
East: Single-family dwelling in Union city
South: Vacant AG-1 District parcel
West: Vacant CUP District parcel

B. Other Permits/Approvals Required. The Applicant is not proposing any new structures or uses on the subject property; therefore, no other permits are required. The Applicant must keep their Business License current.

C. Community and Property Owners Notification/Comments. Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on Monday, July 3, 2023 at 6:00pm. At this meeting basic information regarding the proposed short-term rental was shared by staff while the Applicant shared that his rental is really primarily medium to long-term rentals and that they are mostly to crew members in the movie industry. The Applicant also advised that his two neighbors are aware that he rents rooms.

Staff placed the required notice of public hearing in The Daily Report on July 18, 2023, to notify the public that Case U23-008 would be heard at the Planning Commission Meeting on July 26, 2023, and at the City Council meeting on August 8, 2023.

Staff placed a notification sign in front of the subject property on July 5, 2023 to notify the surrounding community that Case U23-006 would be heard at the Planning Commission Meeting on July 26, 2023 and at the City Council meeting on August 8, 2023. (Attachment 2)

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

III. ANALYSIS

A. Standards for the review of proposed special uses are found in Section 803.06 (b) in the City of South Fulton's Code of Ordinances.

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

The Comprehensive Plan identifies a desire to attract visitors through the creation of safe, inviting, and dynamic places. A short-term rental is a form of accommodation that allows visitors to enjoy the community amenities and the City's attractions.

The current use as a medium to long-term rental is supportive of those seeking stable housing while working in

- 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 use of a short-term rental does not change the nature of the existing single-family dwelling that is on the subject property.

- 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 operation of the short-term rental does not change the current flow of vehicular and pedestrian traffic on the adjoining streets.

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

The property is relatively set back from its adjacent neighbors. The Applicant has also shared that a neighbor has signed an affidavit indicating they are aware that the Applicant rents rooms out.

- 7} *Can outdoor lighting be used so as to not interfere with surrounding uses?*

Outdoor lighting must be consistent with that of a residential development and therefore would not interfere with surrounding uses.

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

The property is accessed from a paved driveway on a vacant adjacent parcel. This parcel it utilized by the Applicant and the neighbor located north of the parcel.

- 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.

- 10} *Are 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 as a rental. All rental activities are exclusively within the property's boundaries.

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;

To address concerns of the proliferation of short-term rentals, Ordinance 2022-045- restricted the number of zoning districts which allow short-term rentals rooming houses. This effectively reduced the availability of land available for the proposed use within the City of South Fulton.

14) Effect on character of the neighborhood;

The Applicant requires guests to abide by rules to minimize any potential impacts on the character of the neighborhood.

15) Effect on adjacent property;

The Applicant requires guests to abide by rules to minimize potential effects on adjacent properties and their owners.

16) Economic use of current zoning;

The R-6 Two-Dwelling District has numerous allowed uses that supports the economic viability of the subject property.

17) Other conditions

N/A

IV. CONCLUSIONS OF LAW

The Director hereby makes the following conclusions:

1. The proposed operation of a Short-Term rental is an allowed use contingent on the successful application of a Special Use Permit.
2. The proposed operation of a short-term rental is not anticipated to have significant or adverse social, economic, or environmental impacts on surrounding land uses and the existing services and infrastructure systems are adequate for the existing use.

V. RECOMMENDATION

Pursuant to the foregoing Findings of Fact, Analysis, and Conclusions, the Director of the Department of Community Development and Regulatory Affairs (CDRA) recommends **APPROVAL CONDITIONAL** of the Special Use Permit application to operate a short-term rental. The following conditions are recommended:

1. The Applicant and Owner of the parcel identified as Sean McKinney maintain a current business license.
2. The Applicant has discussed that guests stay in the medium to long-term range. To remain compliant with the Special Use Permit, any medium to long-term occupants must renew rental agreements with the Applicant every 30 days.
3. The Special Use Permit is non-transferable. Any subsequent use of the subject property as a short-term rental by a different owner must apply as a new applicant for any and all requirements in the City of South Fulton Code of Ordinances.

Planning Commission recommends **APPROVAL CONDITIONAL**.

Attachments

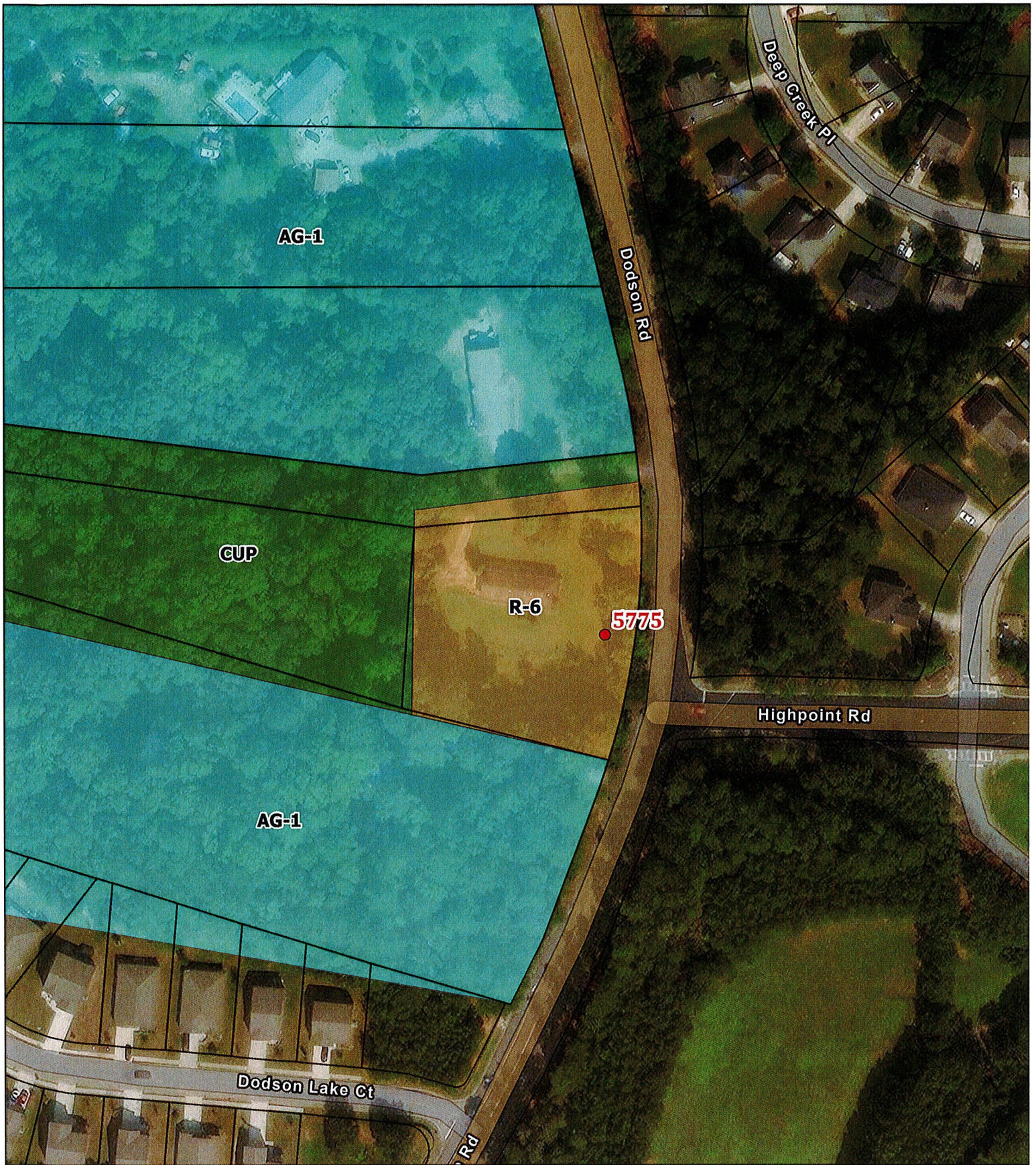
Attachment 1

Zoning Map

Future Development Map

Aerial Map

Site Plan



5775 Dodson Rd - Current Zoning

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.

0 75 150

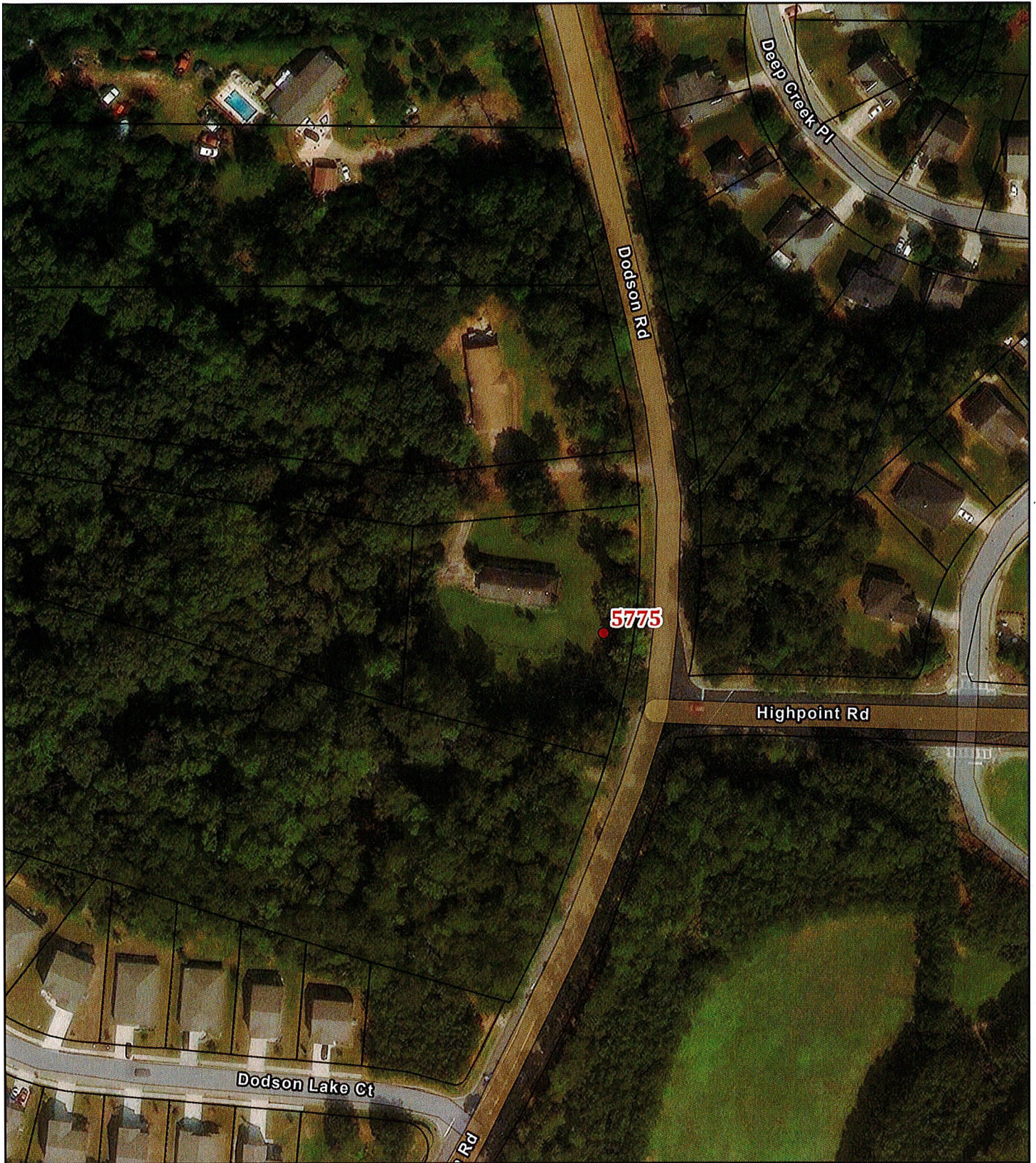
300 Feet Page 77 of 145



5775 Dodson Rd - Future Land Use

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 on 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.



5775 Dodson Rd - Aerial Imagery

0 75 150 300 Feet

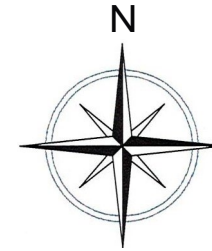
The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South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

Proposed Site Plan-5775 Dodson Rd, Fairburn, Georgia 30213, USA

PROJECT INFO.

5775 Dodson Rd, Fairburn,
Georgia 30213, USA

33°35'56.3"N 84°34'56.9"W

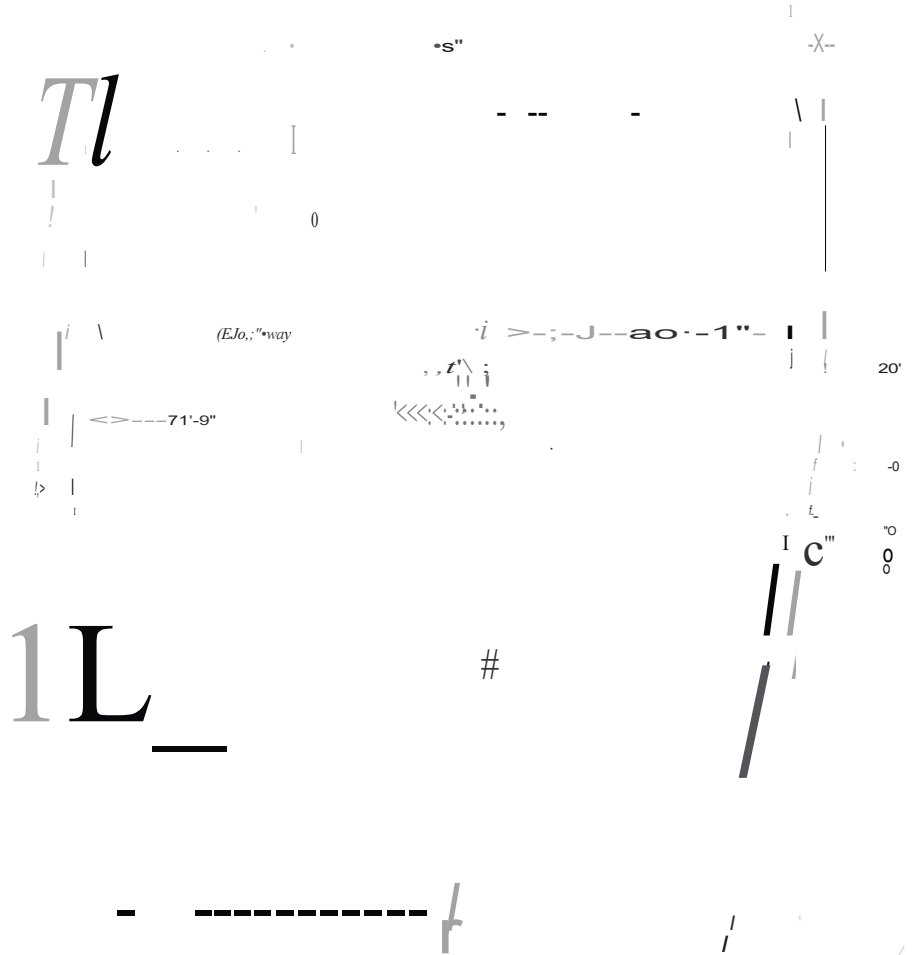
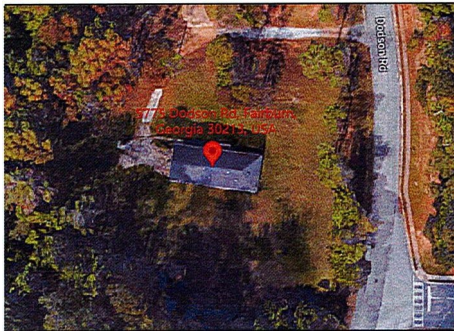


CONTRACTOR INFO.

Independent Property Owner

ENGINEER OF RECORD

Lot Area: 48407.2645 square ft.
Single Family Home Area: 2072 square ft.



1 tA r_@ w

Scale: NTS

5775 Dodson Rd Fairburn

Georgia 30213, USA

**ON
BLOCK**

DESCRIPTION

1) Initial Draft of
Plans

**D
A
T
E**
1
1/
0
6/
2

21 Vicinity Map
Scale: NTS

31 Plot Plan

Scale: 1" = 40'

DESIGNER : Simiyoo

CHECKED BY :

P.A.PERSIZE : 17"X11"

Attachment 2

Posted Sign

Public Participation Report

Jul 5, 2023 at 11:36:38 AM





**PUBLIC PARTICIPATION PLAN REPORT
FORME**

Applicant: _____ Petition No. _____

Date: 7/17/2023

1. The following parties were notified of the requested variances:

Mail out provided by City

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

Meeting 7/16/2023 @ 6pm
5775 Dodson Rd Fairburn GA

3. The following issues and concerns were expressed:

None

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

None
There NO Local Household Attendance

5. Applicants are required to attach copi 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.

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:45 p.m. U23-021: Application by Andre McClendon and Keisha McClendon requesting a Special Use Permit to operate a Short-Term Rental a 3740 Pittman Rd.

DATE: January 23, 2024

SUBJECT: 6:45 p.m. U23-021: Application by Andre McClendon and Keisha McClendon requesting a Special Use Permit to operate a Short-Term Rental a 3740 Pittman Rd.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
U23-021 3740 Pittman Road -MC	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN
Interim CITY MANAGER



REGINALD B. MCCLENDON
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council

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

SUBJECT: **U23-021: 3740 Pittman Rd**

MEETING DATE: January 9, 2004

The applicant is requesting a special use permit for a short-term rental at 3740 Pittman Rd in the AG-1 (Agricultural District) Zoning District with Cliftdale Overlay District. (Council District 3)

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION: DENIAL

APPLICATION INFORMATION

Applicant Information:	Andre & Keisha McClendon
Status of Applicant:	Applicant
City Council District(s):	3
Parcel ID Number:	14F0124 LL1559
Area of Property:	1.03 Acres
Existing Zoning:	AG-1 (Agricultural District/Cliftondale Overlay District)
Current/Past Use of the Property:	The property contains a single-family home.
Prior Zoning Cases/History:	N/A

SPECIFIC INFORMATION

FINDINGS OF FACT

The applicant is requesting a special use permit for a short-term rental.

BACKGROUND

Ordinance 22-045 was adopted by City Council in December of 2022. This ordinance reduced the number of zoning districts allowing short-term rentals and determined that operators must first apply for a Special Use Permit. The Applicant seeking to offer accommodations to provide guests with a peaceful, quiet accommodation.

PROPERTY LOCATION

The property consists of a 1.03 -acre parcel located on the eastern side of Pittman Rd and being on Land Lot 124, designated as Lot 2 on that certain survey “site plan prepared for: Pittman Road Jones -1”. The property is in Council District 3.

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.

ADJACENT ZONING AND LAND USES

- North: AG-1 (Agricultural District)
- South: AG-1 (Agricultural District)
- East: AG-1 (Agricultural District)
- West: R-3 (Single-Family Dwelling District)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on December 1, 2023, at 9:00 am. The applicants presented their special use permit plan to attendees, and nobody spoke in opposition or in favor.

Staff placed the required notice of public hearing in The Daily Report on November 30, 2023, to notify the public that Case U23-021 would be heard at the Planning Commission Meeting on December 20, 2023, and at the City Council Public Hearing on January 9, 2023.

Staff placed a notification sign in front of the subject property on November 30, 2023, 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.

CONCLUSIONS

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 expresses a desire to attract visitors and new interest to the area.

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 short-term rental is compatible with the adjacent land uses and zoning districts.

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

The proposed use does not violate local, state, and/or federal statutes, ordinances, or regulations governing land development.

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

The operation of a short-term rental would not significantly 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 property is relatively set back from its adjacent neighbor.

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

Outdoor lighting must be consistent with that of a residential development and therefore would not interfere with surrounding areas.

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

The property is accessed from its private driveway.

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.

10) Area off-street parking space adequate? Will they be properly located to reduce any negative impacts 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 as a rental. All rental activities are exclusively within the property's boundaries.

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 purposed to incur environmental impacts.

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

The proposed use does not affect the balance of land uses.

14) Effect on character of the neighborhood;

The Applicant requires guests to sign agreements prior to approving reservations, to prevent any potential large gatherings or nuisance to our neighbors and neighborhood. The home will be rented for residential purpose use only.

15) Effect on adjacent property;

The Applicant requires guests to abide by rules to minimize potential effects on adjacent properties and their owners.

16) Economic use of current zoning;

The Agricultural District (AG-1) district has numerous allowed uses that support the economic viability of the subject property.

17) Other Conditions

N/A

PUBLIC PARTICIPATION

The public participation meeting was held on Monday, December 11, 2023 via Zoom at 9:30am. There were no issues or concerns expressed. The applicant did not attach a copy of attendance from the meeting. However, proof of invitation and mailing notices was provided in the report.

POLICE REPORT

Address Formatted	Call Source	Call Time	CaselD	Nature	First Arrive	First Dispatch Time
3740 PITTMAN RD	W911	07/09/2023 16:41:36		29 FIGHT OR DOMESTIC DISPUTE	07/09/2023 17:10:03	07/09/2023 16:51:34
3740 PITTMAN RD	SELF	05/04/2023 12:42:59	2023006728	39 INFORMATION FOR OFFICER	05/04/2023 12:43:00	05/04/2023 12:43:00
3740 PITTMAN RD	W911	04/30/2023 04:29:54		BREAT6DE		
3740 PITTMAN RD	PHONE	04/20/2023 10:43:07		39 INFORMATION FOR OFFICER		04/20/2023 10:45:49
3740 PITTMAN RD	W911	04/19/2023 13:32:35	2023005926	6 BURGLAR IN HOUSE	04/19/2023 13:41:19	04/19/2023 13:35:08
3740 PITTMAN RD	W911	04/19/2023 13:32:18		25 DISCHARGING FIREARMS		
3740 PITTMAN RD	PHONE	04/18/2023 10:12:04	2023005865	2 ALARM (RECEIVED BY ALARM CO)	04/18/2023 10:47:16	04/18/2023 10:14:31
3740 PITTMAN RD	PHONE	09/01/2022 08:24:54		2 ALARM (RECEIVED BY ALARM CO)	09/01/2022 08:54:22	09/01/2022 08:25:51
3740 PITTMAN RD	PHONE	05/06/2022 15:39:16		39 INFORMATION FOR OFFICER		05/06/2022 15:41:21
3740 PITTMAN RD	W911	05/05/2022 14:18:57	2022006842	22 VANDALISM OR MALICIOUS MISC	05/05/2022 14:27:18	05/05/2022 14:23:49
3740 PITTMAN RD	W911	05/30/2021 20:36:09	2021007098	41 AUTOMOBILE ACCIDENT	05/30/2021 21:23:28	05/30/2021 20:43:32
3740 PITTMAN RD	W911	01/12/2021 19:29:13		41 AUTOMOBILE ACCIDENT	01/12/2021 19:44:37	01/12/2021 19:33:50
3740 PITTMAN RD	W911	10/17/2020 14:35:47		72 RECKLESS DRIVING/SPEEDING		10/17/2020 14:45:04
3740 PITTMAN RD	PHONE	10/17/2020 14:23:43		72 RECKLESS DRIVING/SPEEDING		
3740 PITTMAN RD	W911	10/27/2019 09:31:36	2019014100	42 INVESTIGATE BURGLARY	10/27/2019 09:56:07	10/27/2019 09:36:18
3740 PITTMAN RD	SELF	01/31/2019 16:18:36	2019001481	39 INFORMATION FOR OFFICER	01/31/2019 16:20:30	01/31/2019 16:19:41
3740 PITTMAN RD	SELF	01/31/2019 16:17:33		39 INFORMATION FOR OFFICER	01/31/2019 16:17:34	01/31/2019 16:17:34
3740 PITTMAN RD	SELF	01/22/2019 18:01:07		996A JUVENILE COURT PAPER	01/22/2019 18:01:07	01/22/2019 18:01:07

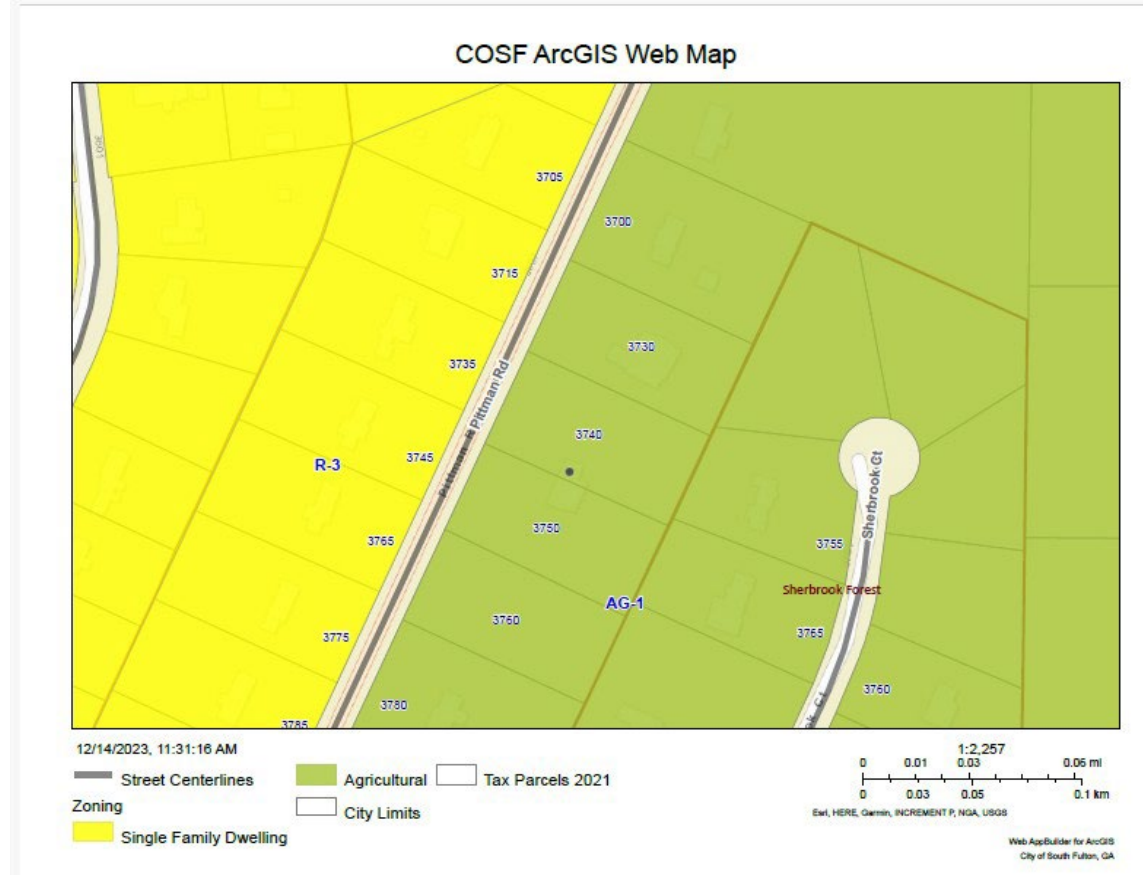
STAFF RECOMMENDATION: APPROVAL CONDITIONAL

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 short-term rental.**

PREPARED BY: Adriana Echols, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

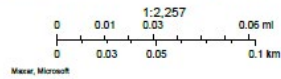


3740 Pittman Rd Ariel View



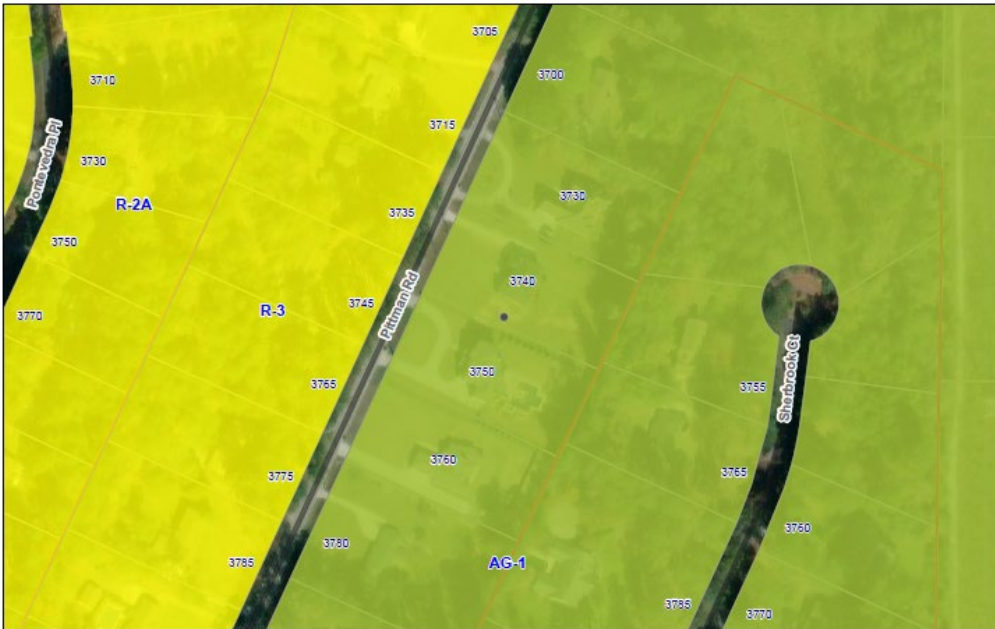
1/2/2024, 12:32:42 PM

Street Centerlines Tax Parcels 2021
City Limits



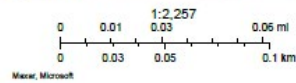
Web AppBuilder for ArcGIS
City of South Fulton, GA

3740 Pittman Rd Zoning Map View



1/2/2024, 12:33:07 PM

Street Centerlines Agricultural Tax Parcels 2021
Zoning City Limits
Single Family Dwelling



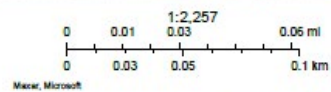
Web AppBuilder for ArcGIS
City of South Fulton, GA

3740 Pittman Rd Future Use Map



1/2/2024, 12:31:40 PM

- Street Centerlines
- 2021 South Fulton Future Development
- City Limits
- Rural Neighborhood
- Tax Parcels 2021



Web AppBuilder for ArcGIS
City of South Fulton, GA



**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

Applicant: Andre McClendon
Keisha McClendon Petition No. _____
Date: 12/11/2023

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

All parties on the mailing list that was provided
was sent notification (see attach address sheet)

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

Meeting held on 12/11/2023 at 9:30 am via
Zoom meeting

3. The following issues and concerns were expressed:

No issues and concerns expressed.

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

N/A

5. 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.

South Fulton Resident(s),

We are applying for a special permit for short term rental with the city of South Fulton and hosting a public participation meeting on Monday December 11th at 930am via zoom. If you would like to attend, here is the zoom information:

You're invited to attend a scheduled Zoom meeting.

Join Zoom Meeting

<https://us05web.zoom.us/j/85213569313?pwd=sXUam2kOYftviMlI3XNDXsAb8BkK8l.1>

Meeting ID: 852 1356 9313

Passcode: Qwxw5n

Also, on December 20th at 6pm, there will be a Planning Commission Hearing held at the City of South Fulton City Hall, which is located at 5440 Fulton Industrial Blvd. SW, South Fulton, GA 30336

Thank you

Andre & Keisha McClendon

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:50 p.m. U23-025: Application by Hieu Pham requesting a Special Use Permit to operate a Nail Salon at 6890 Campbellton Road, Suite 7

DATE: January 23, 2024

SUBJECT: 6:50 p.m. U23-025: Application by Hieu Pham requesting a Special Use Permit to operate a Nail Salon at 6890 Campbellton Road, Suite 7

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
U23-025 6890 Campbellton Rd council (002)	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN
Interim CITY MANAGER



REGINALD B. MCCLENDON
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council

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

SUBJECT: **U23-025: 6890 Campbellton Road SW Suite 7**

MEETING DATE: January 9, 2024

The applicant is requesting a special use permit to operate a nail salon at 6890 Campbellton Road SW, in the C-1 (Limited Commercial) District with Cliftdale Overlay District. (Council District 2)

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	Hieu Pham
Status of Applicant:	Applicant
City Council District(s):	2
Parcel ID Number:	09C140000530131
Area of Property:	11.59 Acres
Existing Zoning:	C-1 (Limited Commercial District/ Cliftondale Overlay District)
Current/Past Use of the Property:	The property contains a strip mall.
Prior Zoning Cases/History:	1974Z-0053

SPECIFIC INFORMATION**FINDINGS OF FACT****BACKGROUND**

The property is zoned C-1. The applicant is requesting a special use permit for a nail salon to operate Icon Nail Salon at 6890 Campbellton Road SW, suite 7.

PROPERTY LOCATION

The property is located on a 11.59-acre parcel located on the southern side of Campbellton Road SW lying and being in Land Lot 95, 13th District in the City of South Fulton, Fulton County, Georgia. The property is in Council District 2.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

- North: MIX (Mixed Use District)
- South: C-1 (Limited Commercial District)
- East: CUP (Community Unit Plan) and C-1 (Limited Commercial District)
- West: C-1 (Limited Commercial District), SUB-A (Suburban A Single-Family Dwelling District), and AG-1 (Agricultural)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on December 1, 2023, at 9:00am. 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 Daily Report on November 30, 2023, to notify the public that Case U23-027 would be heard at the Planning Commission Meeting on December 20, 2023, and at the City Council Public Hearing on January 9, 2023.

Staff placed a notification sign in front of the subject property on November 30, 2023, 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.

CONCLUSION

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 a Commercial Center, which supports commercial businesses.

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 nail salon is compatible with the adjacent land uses and zoning districts.

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

The proposed use does not violate local, state, and/or federal statutes, ordinances, or regulations governing land development.

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

The operation of a nail salon would not significantly 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?

Trees and shrubs are located at the entrance of the shopping center and are adequate to screen the shopping area from the street.

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

Outdoor lighting must be consistent with that of a commercial development and therefore would not interfere with surrounding uses.

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

The property will be accessed by a drive.

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

Signs will meet current codes.

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

Adequate off-street parking is provided at the shopping center.

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

The subject property has sufficient space to operate as a nail salon. All activities are exclusively within the property's boundaries.

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 to incur environmental impacts.

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

The proposed use does not affect the balance of land uses.

14) Effect on character of the neighborhood;

The proposed use should not affect the character of the neighborhood.

15) Effect on adjacent property;

The proposed use should have no negative affect the character of the neighborhood.

16) Economic use of current zoning;

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

17) Other Conditions

N/A

PUBLIC PARTICIPATION

The public participation meeting was held September 28, 2023 from 1:00 to 1:40 pm. Environmental impact, safety and cleanliness, and health and well-being were discussed. The applicant's response to issues and concerns was that they prioritize the well-being of their clients and the community by using eco-friendly products and adhering to strict waste disposal protocols to minimize their environmental impact. They stated that their staff are well-trained in safety and cleanliness procedures to keep the salon clean and safe, which benefits the health and well-being of their customers.

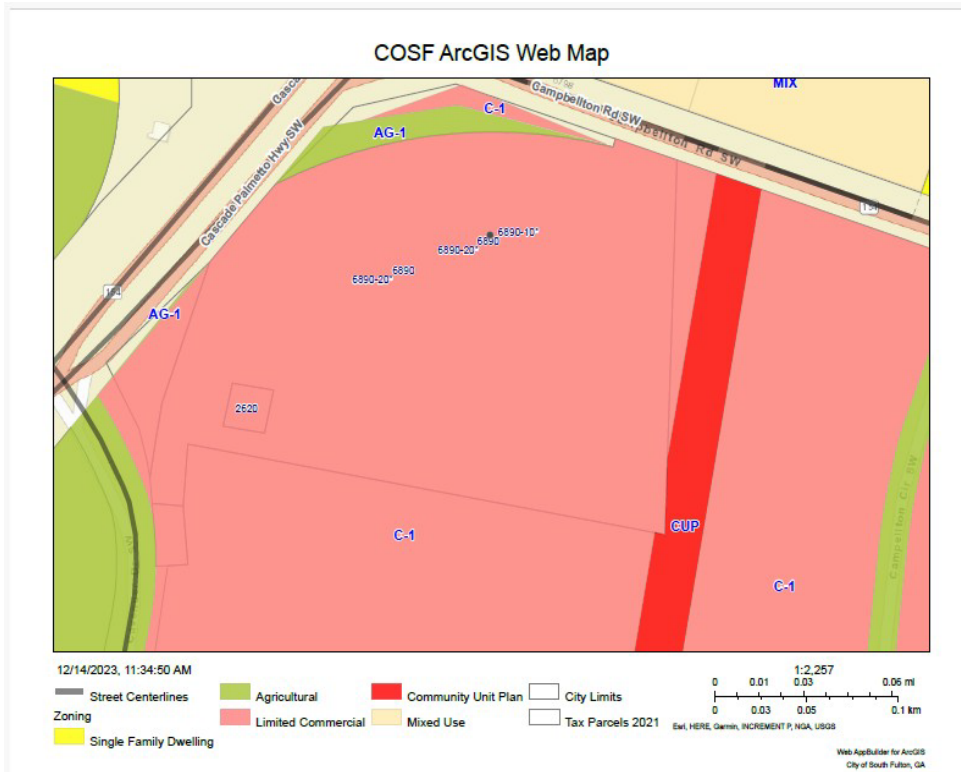
STAFF RECOMMENDATION: APPROVAL CONDITIONAL

Recommended Conditions:

1. That the Special Use Permit is not transferrable.
2. That the permittee is required to maintain a valid City of South Fulton business license to operate a nail salon.

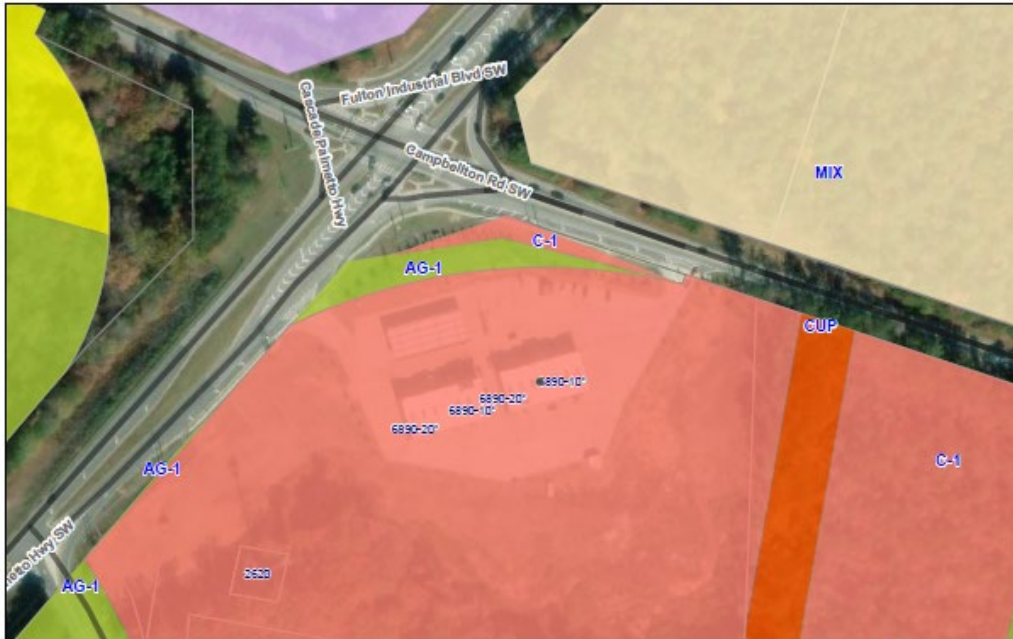
PREPARED BY: Karen Tominey, Planner

REVIEWED BY: Reginald McClendon, Director, CDRA



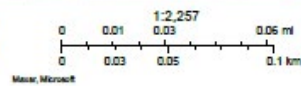
U23-025: 6890 Campbellton Road SW, Atlanta, GA 30331
Meeting on January 9, 2024

6890 Campbellton Rd SW Zoning Map



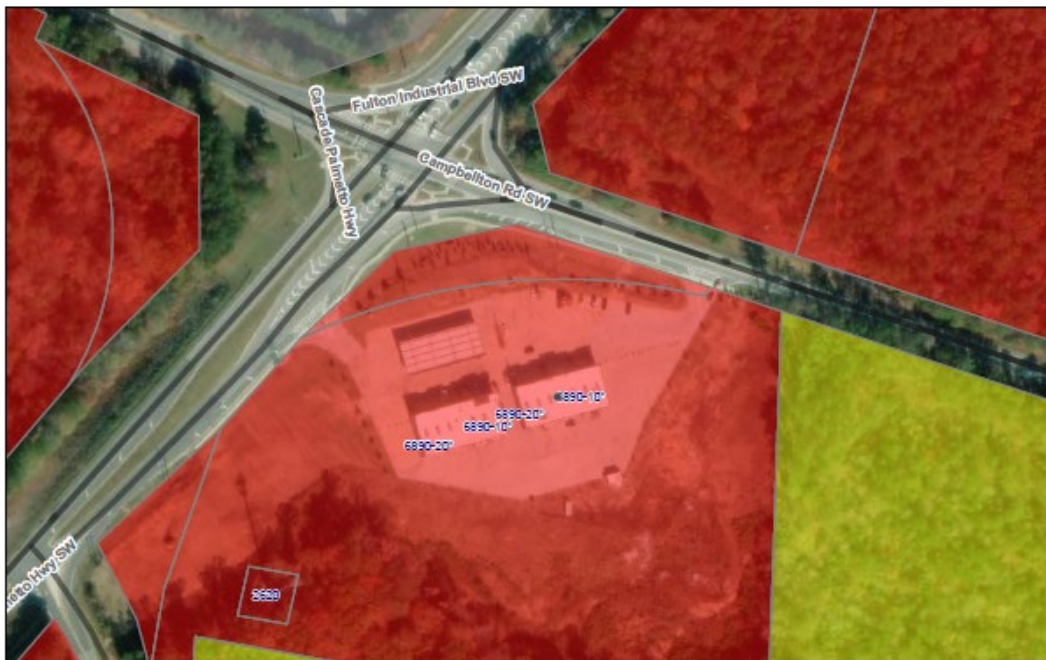
1/2/2024, 12:42:09 PM

- Street Centerlines
- Zoning
- Single Family Dwelling
- Agricultural
- Limited Commercial
- Community Unit Plan
- Light Industrial
- Mixed Use
- Tax Parcels 2021
- City Limits



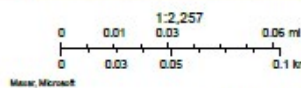
Web-AppBuilder for ArcGIS
City of South Fulton, GA

6890 Campbellton Rd SW Future Use



1/2/2024, 12:42:46 PM

- Street Centerlines
- City Limits
- Tax Parcels 2021
- 2021 South Fulton Future Development
- Commercial Center
- Industrial Zone
- Suburban Neighborhood



Web-AppBuilder for ArcGIS
City of South Fulton, GA

6890 Campbellton Rd SW

Salons



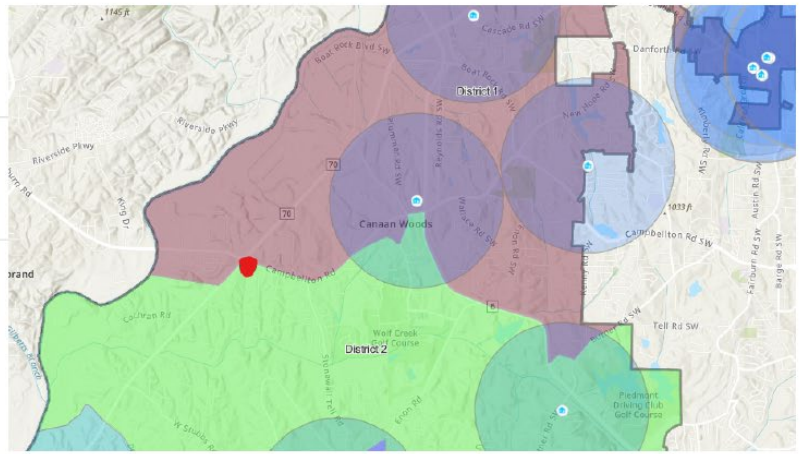
1 Mile Buffer



Districts

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5
-  District 6
-  District 7

City Limits





PUBLIC PARTICIPATION PLAN FORM D

Applicant: HIEU C. PHAM

1. The following individuals (property owners within a one mile of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified in accordance with the requirements of Section 803.05(f) of the City of South Fulton Zoning Ordinance:

Ethan Mitchell, Olivia Williams, Emma Taylor, Benjamin Foster, Ava Johnson, Isabella Davis

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

We will notify the individuals and groups listed in 1. above through e-mails, letters, and texts.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The meeting will be discussed about Public Participation Plan such as Q&A Session, Purpose and Goals
Public Safety, and Project Overview.

The meetings will take place online via Zoom from 1:00 PM to 1:40 PM on Thursday, September 28, 2023.

Attach additional sheets as needed.

15 of 19

 6890 Campbellton Rd SW Ste 7,
Atlanta, GA 30331.

ICON NAIL SALON PUBLIC PARTICIPATION PLAN

09.28.2023

Thursday, 1:00 PM - 1:40 PM

Meeting Place: Online via **Zoom**.

Meeting ID: 827 1075 4076

Passcode: 9zQtKu

Our Agenda

- Q&A Session
- Purpose and Goals
- Public Safety





MEETING SIGN-IN

Organization: _____ **ICON NAIL SALON** _____

Date: — **09/28/2023** —

#	NAME	ADDRESS	TIME IN	TIME OUT
1	ETHAN MITCHELL	4915 CAMPBELLTON RD SW, ATLANTA, GA 30331	12:55 PM	1:34PM
2	OLIVIA WILLIAMS	420 STANDING ROCK DR, ATLANTA, GA 30331	1:05 PM	1:38PM
3	EMMA TAYLOR	2514 POLARIS WAY SW #2303, ATLANTA, GA 30331	1:00 PM	1:28PM
4	BENJAMIN FOSTER	4663 GREENBRIAR TRL SW, ATLANTA, GA 30331	1:07 PM	1:40PM
5	AVA JOHNSON	7122 CHARA LN SW, ATLANTA, GA 30331	12:58 PM	1:22PM
6	ISABELLA DAVIS	2498 POLARIS WAY SW #2307, ATLANTA, GA 30331	1:00 PM	1:30PM
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 6:55 p.m. U23-026: Application by Dianell Parker requesting a Special Use Permit to operate a Beauty Salon at 3435 B Roosevelt Hwy

DATE: January 23, 2024

SUBJECT: 6:55 p.m. U23-026: Application by Dianell Parker requesting a Special Use Permit to operate a Beauty Salon at 3435 B Roosevelt Hwy

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
U23-026 3435B Roosevelt Hwy council	Cover Memo	1/19/2024

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN
Interim CITY MANAGER



REGINALD B. MCCLENDON
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council

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

SUBJECT: **U23-026: 3435B Roosevelt Highway**

MEETING DATE: January 9, 2024

The applicant is requesting a special use permit for a beauty salon at 3435B Roosevelt Highway in the C-1 (Limited Commercial).

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	Dianell Parker
Status of Applicant:	Applicant
City Council District(s):	3
Parcel ID Number:	13 0064 LL1195
Area of Property:	0.12 Acres
Existing Zoning:	C-1 (Limited Commercial)
Current/Past Use of the Property:	The property is within the Red Oak Shopping Center.
Prior Zoning Cases/History:	1986Z-0080

SPECIFIC INFORMATION**FINDINGS OF FACT**

The applicant is requesting a special use permit for salon studios.

BACKGROUND

The property is zoned C-1. The applicant is requesting a special use for a beauty salon in the Red Oak Shopping Center. The hours of operation will be 6am-12am 7 days a week.

PROPERTY LOCATION

The property consists of a 0.12-acre parcel located on the northern side of Roosevelt Highway lying and being on Land Lot 65 of the 13th district of Fulton County. The property is in Council District 3.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

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

ADJACENT ZONING AND LAND USES

North: AG-1 (Agricultural District) & R-3 (Single-Family Dwelling District)
South: M-1 (Light Industrial District)
East: C-1 (Limited Commercial District)
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 virtually on December 1, 2023, at 9:00am. 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 Daily Report on November 30, 2023, to notify the public that Case U23-027 would be heard at the Planning Commission Meeting on December 20, 2023, and at the City Council Public Hearing on January 9, 2023.

Staff placed a notification sign in front of the subject property on November 30, 2023, 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.

CONCLUSIONS

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

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

The proposed use is consistent with the Comprehensive Plan. The Comprehensive Plan defines the Community Live Work character area as an area of mixed uses within Suburban Character Areas that provides commercial services, housing, and/or office spaces.

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 salon studios is compatible with the adjacent land uses and zoning districts.

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

The proposed use does not violate local, state, and/or federal statutes, ordinances, or regulations governing land development.

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

The operation of salon studios would not significantly 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 property is relatively set back from its adjacent neighbor.

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

Outdoor lighting must be consistent with that of a commercial development and therefore would not interfere with surrounding areas.

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

The property is accessed from the Red Oak Shopping Center's parking lot.

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.

10) Area off-street parking space adequate? Will they be properly located to reduce any negative impacts 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 as salon studios. All operations are exclusively within the property's boundaries.

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 to incur environmental impacts.

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

The proposed use does not affect the balance of land uses.

14) Effect on character of the neighborhood;

The use should not affect the character of the neighborhood, which is commercial.

15) Effect on adjacent property;

The use should not have any effect on adjacent property.

16) Economic use of current zoning;

The Limited Commercial (C-1) district has numerous allowed uses that supports the economic viability of the subject property.

17) Other Conditions

N/A

PUBLIC PARTICIPATION: A public participation meeting was held virtually on December 9, 2023 from 1:00 to 1:00 p.m. The applicant discussed the upcoming business location and services that will be offered. The attendees were concerned about when it would open.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

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 salon suites.**

PREPARED BY: Victoria Young, Planner

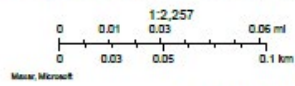
REVIEWED BY: Reginald McClendon, Director, CDRA

3435B Roosevelt Highway Ariel View



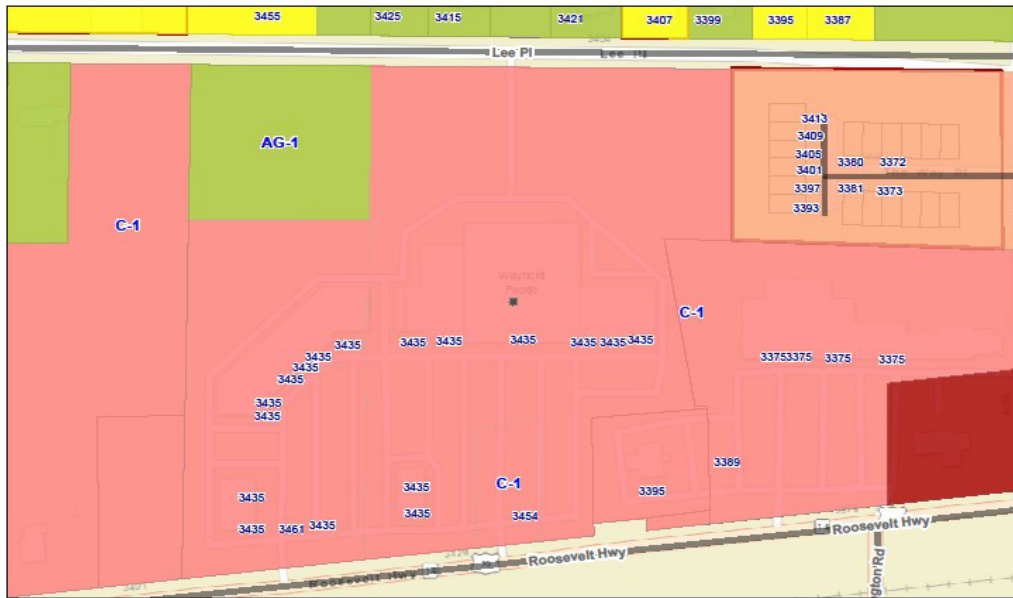
1/2/2024, 12:47:45 PM

- Street Centerlines
- Tax Parcels 2021
- City Limits



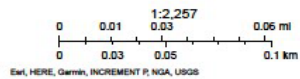
Web-AppBuilder for ArcGIS
City of South Fulton, GA

COSF ArcGIS Web Map



12/14/2023, 11:43:31 AM

- Street Centerlines
- Townhouse Residential
- Limited Commercial
- City Limits
- Agricultural
- General Commercial
- Tax Parcels 2021
- Single Family Dwelling

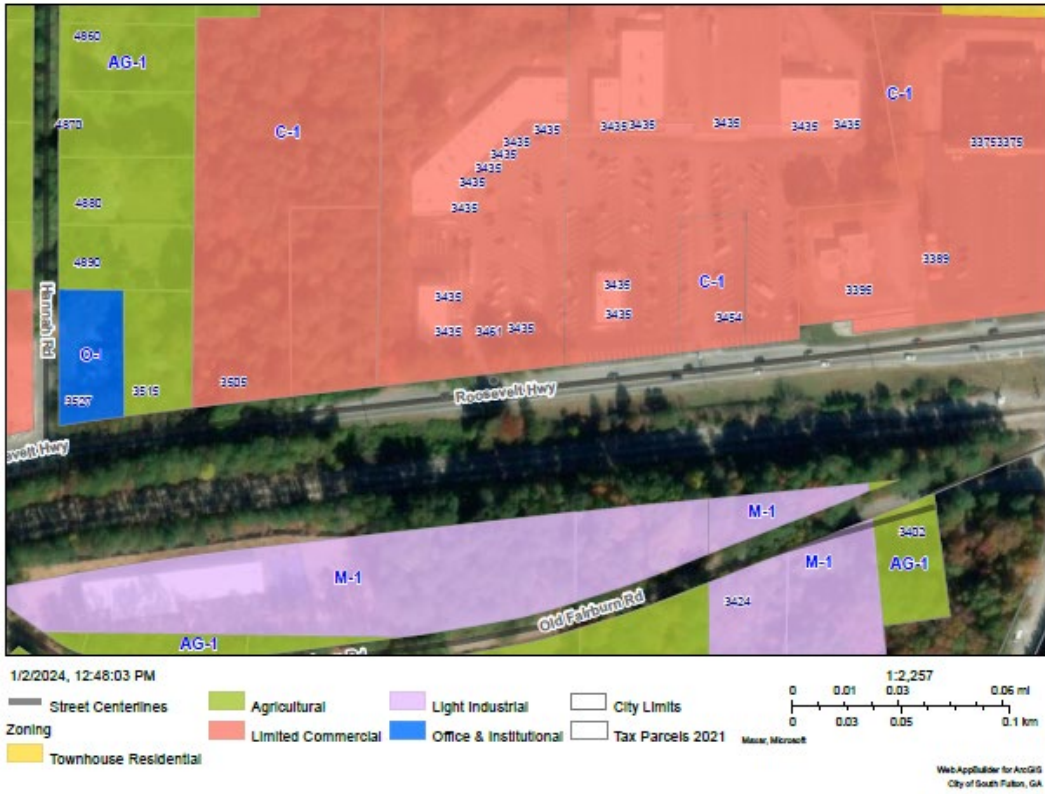


Web-AppBuilder for ArcGIS
City of South Fulton, GA

U23-026: 3435B Roosevelt Highway, Atlanta, GA 30349
Meeting on January 9, 2024

Page 5 of 7

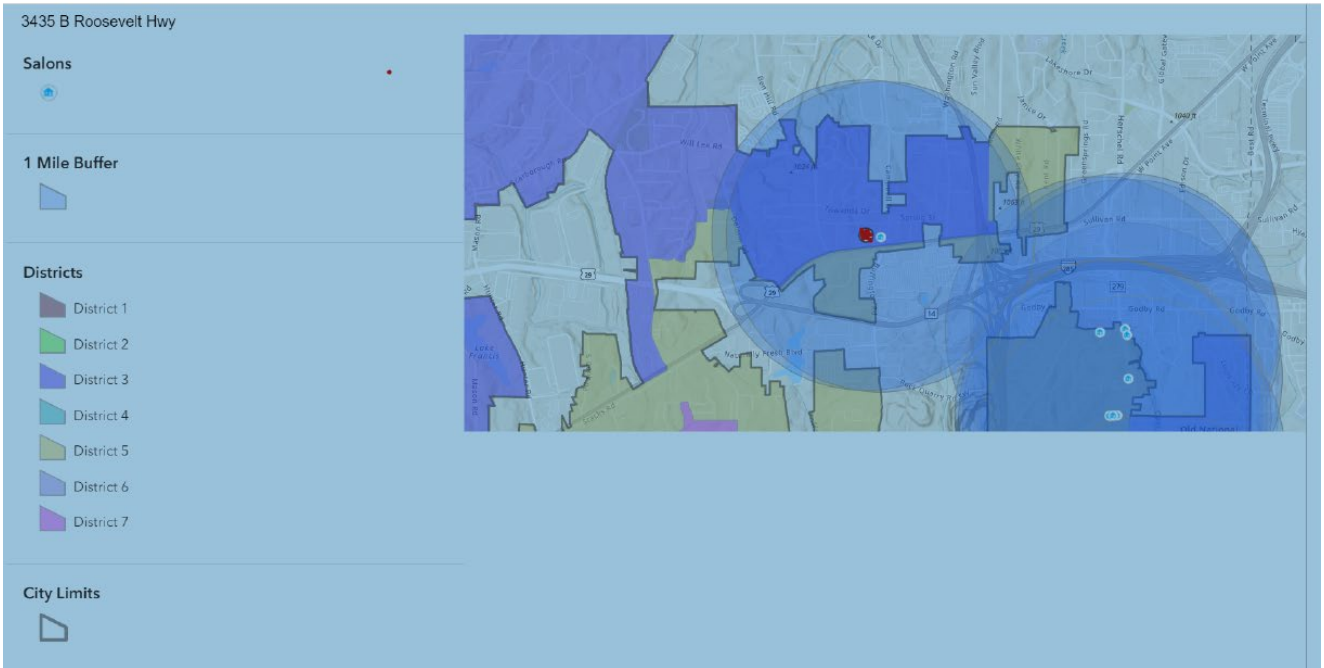
3435B Roosevelt Highway Zoning Map



3435B Roosevelt Highway Future Use



U23-026: 3435B Roosevelt Highway, Atlanta, GA 30349
 Meeting on January 9, 2024
 Page 6 of 7



**PUBLIC PARTICIPATION PLAN REPORT
FORM E**

Applicant: Dianell Parker Petition No. _____
 Date: 12/9/23

- The following parties were notified of the requested rezoning/use permit:
All addresses within a 1 mile radius of 3435 B Roosevelt Hwy South Fulton GA 30349
- The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
Zoom Meeting on 12/9/23 at 1pm.
- The following issues and concerns were expressed:
Discussed upcoming business location and services that will be offered
- The applicant's response to issues and concerns was as follows:
When will it open

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.

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON SUBADAN
Interim CITY MANAGER



REGINALD B. MCCLENDON
DIRECTOR
COMMUNITY DEVELOPMENT AND
REGULATORY AFFAIRS

MEMORANDUM

TO: City of South Fulton Mayor and Council

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

SUBJECT: **U23-027: 5495 Old National Highway**

MEETING DATE: January 9, 2004

The applicant is requesting a special use permit to operate a nail salon at 5495 Old National Highway in the C-2 (General Commercial District/ Old National Highway Overlay District) zoning district. (Council District 5)

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	Phong Diep
Status of Applicant:	Applicant
City Council District(s):	5
Parcel ID Number:	13 0093 LL1505
Area of Property:	13.19 Acres
Existing Zoning:	C-2 (General Commercial District/ Old National Highway Overlay District)
Current/Past Use of the Property:	The property contains a strip mall.
Prior Zoning Cases/History:	1985Z-0113

SPECIFIC INFORMATION**FINDINGS OF FACT****BACKGROUND**

The property is zoned C-2. The applicant is requesting a special use permit for a nail salon to operate Solo Nails Spa on 5495 Old National Highway, Suite A5.

PROPERTY LOCATION

The property is within a 13.19-acre parcel located on the western side of Old National Highway lying and being in Land Lot 93, 13th District in the City of South Fulton, Fulton County, Georgia. The property is in Council District 5.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has the future land use designation of Regional Live Work as designated in the 2021 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: CUP (Community Unit Plan)
South: AG-1 (Agricultural District), O-I (Office and Institutional District), and C-1 (Limited Commercial District)
East: O-I (Office and Institutional District)
West: CUP (Community Unit Plan)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held virtually on December 1, 2023, at 9:00am. 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 Daily Report on November 30, 2023, to notify the public that Case U23-027 would be heard at the Planning Commission Meeting on December 20, 2023, and at the City Council Public Hearing on January 9, 2023.

Staff placed a notification sign in front of the subject property on November 30, 2023, 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.

CONCLUSION

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 a Regional Live Work, which supports commercial businesses.

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 nail salon is compatible with the adjacent land uses and zoning districts.

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

The proposed use does not violate local, state, and/or federal statutes, ordinances, or regulations governing land development.

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

The operation of a nail salon would not significantly 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?

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

Outdoor lighting must be consistent with that of a commercial development and therefore would not interfere with surrounding uses.

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

The property will be accessed by a private driveway.

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.

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

Off-street parking is provided on the subject's property.

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

The subject property has sufficient space to operate as a nail salon. All activities are exclusively within the property’s boundaries.

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 to incur environmental impacts.

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

The proposed use does not affect the balance of land uses.

14) Effect on character of the neighborhood;

The use should not affect the character of the neighborhood, which is commercial.

15) Effect on adjacent property;

The use should not have any effect on adjacent property.

16) Economic use of current zoning;

The C-2 (General Commercial) district has numerous allowed uses that support the economic viability of the subject property.

17) Other Conditions

N/A

PUBLIC PARTICIPATION: A public participation meeting was held on December 7, 2023 from 8:00 to 9:00 a.m. at the site address, 5495 Old National Highway suite A-5. Nobody attended the meeting aside from the applicant.

STAFF ANALYSIS: APPROVAL CONDITIONAL

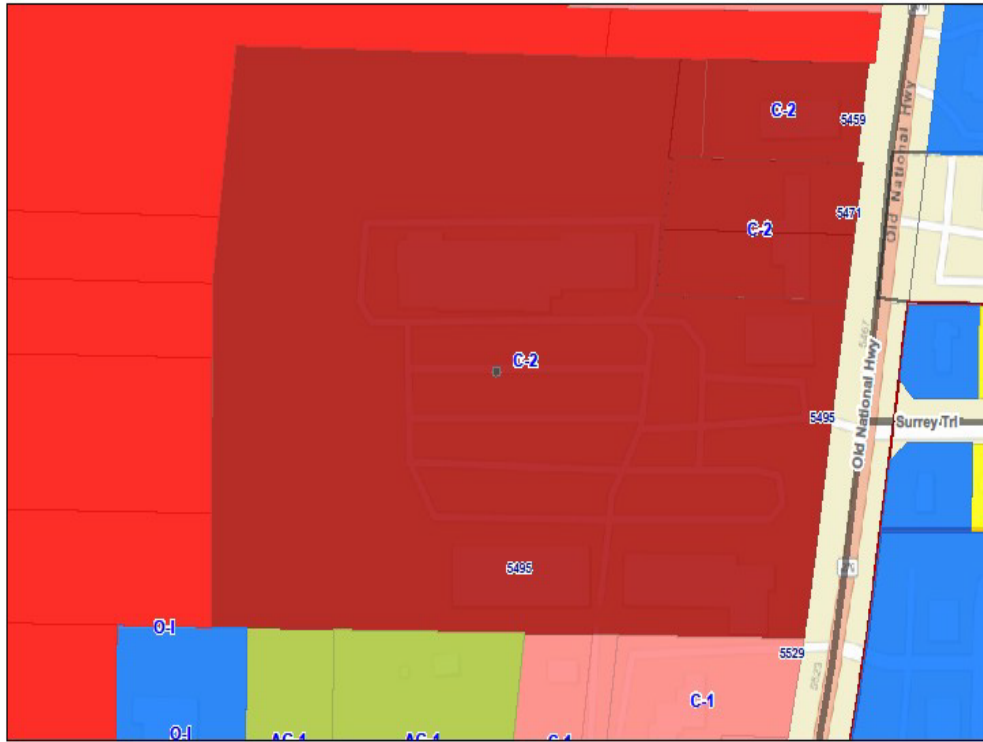
STAFF RECOMMENDATION:

- 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 nail salon.**

PREPARED BY: Victoria Young, Planner

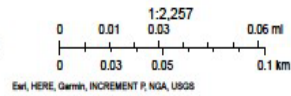
REVIEWED BY: Reginald McClendon, Director, CDRA

COSF ArcGIS Web Map



12/14/2023, 11:46:21 AM

- Street Centerlines
- Agricultural
- General Commercial
- Tax Parcels 2021
- Zoning
- Limited Commercial
- Office & Institutional
- Community Unit Plan
- City Limits
- Single Family Dwelling



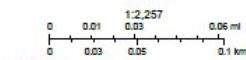
Web AppBuilder for ArcGIS
City of South Fulton, GA

5495 Old National Hwy Ariel View



1/2/2024, 12:51:09 PM

- Street Centerlines
- Tax Parcels 2021
- City Limits



Web AppBuilder for ArcGIS
City of South Fulton, GA

U23-027: 5495 Old National Highway, Atlanta, GA 30349
Meeting on January 9, 2024

5495 Old National Hwy Zoning Use



5495 Old National Hwy Future Use



U23-027: 5495 Old National Highway, Atlanta, GA 30349
Meeting on January 9, 2024

5495 Old National Hwy

Salons

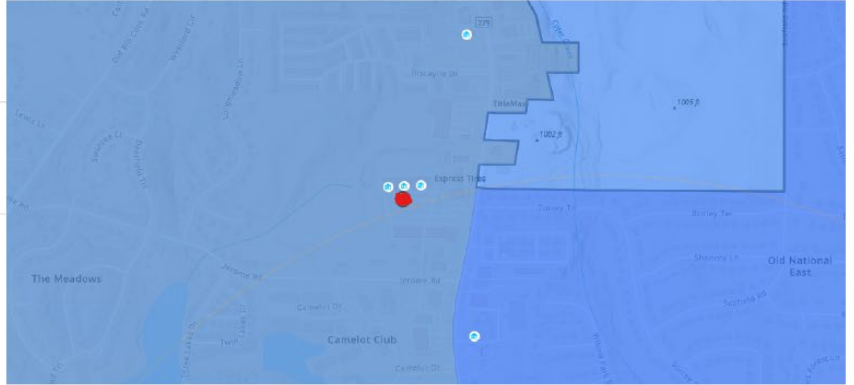


1 Mile Buffer



Districts

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7



City Limits



Applicant: Phong Diep Petition No. _____
Date: 12-13-2023

1. The following parties were notified of the requested rezoning/use permit:
Notified by mail (post office)

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
Solo Nails 5495 Old National Hwy A-5
College Park GA 30349
December 7th, 2023 Started at 8:00 AM - 9:00 AM

3. The following issues and concerns were expressed:
No one show up

4. The applicant's response to issues and concerns was as follows:
No one show up.

5. 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.

GOVERNMENT OF THE CITY OF SOUTH FULTON

khalid kamau
MAYOR



SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:05 P.M. The General Services Department requests Council Approval to amend the pool-pack construction contract between the City of South Fulton and Paryani Construction for \$384,478,

DATE: January 23, 2024

SUBJECT: 7:05 P.M. The General Services Department requests Council Approval to amend the pool-pack construction contract between the City of South Fulton and Paryani Construction for \$384,478,

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:10 P.M. Request Council Approval for the COSF-PD to enter into a piggy-back contract to procure the services of Peregrine to provide a unified data platform with the intention of unifying law enforcement data within the Real Time Crime Center at an annual cost of \$124,100.00.

DATE: January 23, 2024

SUBJECT: 7:10 P.M. Request Council Approval for the COSF-PD to enter into a piggy-back contract to procure the services of Peregrine to provide a unified data platform with the intention of unifying law enforcement data within the Real Time Crime Center at an annual cost of \$124,100.00.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Decision Memo - Peregrine Platform Request \$124K SFPD Grant 1st Yr - signed (1)	Cover Memo	1/19/2024
Peregrine Project Plan - South Fulton PD - 12.17.2023	Cover Memo	1/19/2024
Peregrine Sole Source Justification for South Fulton Police Department 8.28.2023[45]	Cover Memo	1/19/2024

- b. For cloud based or other systems, Customer will facilitate the provision of API tokens or other accounts and provide appropriate end points.
- c. If available, Customer will facilitate integration with Customer’s single-sign-on or other identify and access management framework (e.g., active directory).

Peregrine Architecture. The following diagram provides an overview of Peregrine’s architecture and the manner in which it interfaces with Customer networks and systems.

INSERT DIAGRAM

2. Support

Peregrine provides ongoing support to the Customer on a 24x7x365 basis as part of the annual term license. The Peregrine platform includes an integrated support feature by which users can file support issues or ask questions. Additionally, self-help user guides are available in the Peregrine Knowledge Base, designed to answer frequently asked questions and provide walk through guides of common workflows.

System Availability.

During any calendar month, the Peregrine system shall be available to users no less than 99.9% of the time on a 24x7 basis, excluding scheduled maintenance of the system, provided that Peregrine is not responsible for any downtime of the applications or software caused by third party data services (e.g., RMS databases). Peregrine shall provide prompt notification as soon as it becomes aware of any actual or potential unscheduled downtime of the system, as well as periodic updates during the unscheduled downtime regarding Peregrine’s progress in remedying the unavailability and the estimated time at which the system shall be available.

Issue Response and Resolution.

Severity Level	Level of Effort	Initial Response	Work Around	Targeted Time to Permanent Fix	Status Updates
1	Continuous best efforts, 24/7	Immediate, but in no event to exceed 30 minutes	8 hours	3 calendar days	Every 2 hours prior to work around and every calendar day until permanent correction
2	Commercially reasonable efforts, 24/7	1 hour	24 hours	5 calendar days	Every 6 hours prior to work around and every calendar day until permanent correction
3	Commercially reasonable efforts, during normal business hours	1 business day	10 business days	20 business days	Every 2 business days prior to work around and every calendar day until permanent correction

- **“Severity level 1 error”** means any system error that, for fifty percent (50%) or more of Customer’s users, renders the system or any material portion of the system inoperative, or materially impairs use of the system in a production environment.
- **“Severity level 2 error”** means any system error that, for fifty percent (50%) or more of Customer’s users, substantially impairs use of one or more features or functions of the system.
- **“Severity level 3 error”** means any system error that, for fifty percent (50%) or more of Customer’s users, has a minimal impact on the performance or operation of the system.



The South Fulton Police Department
5539 Old National Highway
South Fulton, GA 30349

August 28, 2023

Thank you for your agency's interest in Peregrine's unified data platform ("the Peregrine platform" or "the platform"). The Peregrine platform has been built with police departments in mind, making it uniquely suited to the needs of the South Fulton Police Department (SFPD). The Peregrine platform is the only end-to-end software available on the market with the following integrated capabilities:

- **Purpose-built data integrations Specifically for systems used by SFPD.** Peregrine offers proven, pre-built connectors that allow for seamless integration with critical existing SFPD systems such as Central Square CAD and RMS, evidence.com, Flock and Genetec LPR, ESRI, and others. These pre-built connectors eliminate any requirements for SFPD IT to develop and maintain interfaces between Peregrine and SFPD source systems and ensure that data available in Peregrine is complete, accurate, and always up-to-date. Additionally, Peregrine is the only available solution that offers existing integrations of data from critical partner agencies such as the Atlanta Police Department and an integration with NDEX.
- **Fully Integrated Search, Map, Link Analysis, Reporting, and Dashboarding.** Peregrine offers the only solution on the market that offers a fully integrated set of user-facing applications for search, map-based analysis, link analysis, reporting, and dashboarding that allow for seamless movement of data between those applications without the need to export and import data manually. Additionally, Peregrine is the only solution that offers desktop, laptop, tablet, and mobile device accessible versions of those integrated applications so that they can be accessed by authorized users wherever and whenever they are needed.
- **Proprietary Data Deduplication Algorithms.** Peregrine offers proprietary algorithms that will enable automatic and auditable deduplication and merging of data, such as person records. This will allow the SFPD to have automatically clean, reliable information upon which to conduct data searches and compile reporting products without the need to make any changes to the agency's underlying source systems.
- **Proprietary Ontology Purpose-Built for Law Enforcement.** Peregrine offers the only dynamic ontology capability that has been purpose-built for Law Enforcement data. This allows the SFPD to automatically establish connections and relationships between data elements within and across disparate systems that are otherwise likely to be missed. Additionally, Peregrine's dynamic ontology allows the SFPD to have fully flexibility to change its desired data model over time without needing to build and maintain additional interfaces or make any changes to the agency's underlying source systems and the way they store or represent information. The Peregrine Ontology has been developed and continuously refined to specifically accommodate law enforcement data and concepts.
- **Secure Collaboration and Data Sharing.** The Peregrine platform's proprietary integration, ontology, and granular security permissions enable secure sharing within the SFPD and between SFPD and partner agencies, public and private, that is otherwise not possible. Within the SFPD, this will allow secure collaboration across investigations, patrol, traffic, analysis and command staff. Additionally, Peregrine will allow the SFPD to securely collaborate and share data in a common platform with neighboring agencies, including private entities during large-scale events. All data sharing and collaboration features are automatically synchronized with SFPD's existing user, group, and role policies.
- **Fully Open and Interoperable Architecture.** Peregrine is the only solution on the market that ensures the SFPD will never be at risk of vendor lock-in or issues related to data ownership. Peregrine's fully open and interoperable architecture is fully vendor-agnostic, allowing Peregrine to integrate data from any current or future SFPD solution and allow any such solutions to access data from Peregrine, without limitation, if desired by SFPD. A customer retains full and total rights to

its data within Peregrine at all times and has the ability to access and export that data in open, standard data formats at any time.

- **End-to-end security, CJIS, and GBI compliance.** Peregrine is hosted on the secure, CJIS compliant Amazon Web Services (AWS) Government Cloud region. Peregrine meets or exceeds all standards and controls set forth in the most current CJIS and Georgia Bureau of Investigations (GBI) policies. Additionally, Peregrine offers seamless integration with SFPD’s existing single-sign-on and multi-factor authentication services. This allows SFPD to avoid any redundancy and duplication in managing user access and permissions and automatically ensure all interactions with sensitive data are compliant with existing agency data and information system security policies.

We look forward to working with SFPD in the near future. If there are any additional questions, please do not hesitate to reach out to me directly.

Thank you,



Nick Noone
Co-Founder/CEO
Nick@peregrine.io

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:15 p.m. Request approval to accept Local Maintenance Infrastructure Grant (LMIG) in the amount of One Million Three Hundred Seventy-three Thousand Six Hundred Sixteen Dollars and Eighteen Cents (\$1,373,616.18) for full reclamation of various roads in the Fulton Industrial area.

DATE: January 23, 2024

SUBJECT: 7:15 p.m. Request approval to accept Local Maintenance Infrastructure Grant (LMIG) in the amount of One Million Three Hundred Seventy-three Thousand Six Hundred Sixteen Dollars and Eighteen Cents (\$1,373,616.18) for full reclamation of various roads in the Fulton Industrial area.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
2024 LMIG formula amounts	Cover Memo	1/19/2024
LMIG_APPLICATION_SIG_PAGE (1)	Cover Memo	1/19/2024
Fulton Industrial Boulevard (FIB) 15 Location Full Depth Reclamation (FDR)	Cover Memo	1/19/2024

GDOT District	County	City	Total Mileage*	Population**	2022 LMIG Formula Amount	2023 LMIG Formula Amount	2024 LMIG Formula Amount	Required LMIG Match
6	FANNIN	MORGANTON	4.73	294	\$ 7,400.62	\$ 7,236.07	\$ 7,577.70	30%
3	FAYETTE	(UNINCORPORATED)	508.69	53,879	\$ 869,277.34	\$ 885,422.63	\$ 950,853.04	30%
3	FAYETTE	BROOKS	12.25	570	\$ 16,537.52	\$ 17,138.16	\$ 18,456.48	30%
3	FAYETTE	FAYETTEVILLE	95.86	19,284	\$ 208,834.53	\$ 212,722.73	\$ 234,928.76	30%
3	FAYETTE	PEACHTREE CITY	180.27	38,818	\$ 421,262.23	\$ 432,457.97	\$ 457,385.39	30%
3	FAYETTE	TYRONE	70.05	7,817	\$ 120,501.81	\$ 122,881.44	\$ 133,365.64	30%
3	FAYETTE	WOOLSEY	-	206	\$ 945.43	\$ 964.12	\$ 1,257.68	30%
6	FLOYD	(UNINCORPORATED)	785.00	59,833	\$ 1,219,629.65	\$ 1,242,051.58	\$ 1,325,012.26	30%
6	FLOYD	CAVE SPRING	11.46	1,192	\$ 18,316.01	\$ 19,191.14	\$ 21,288.09	30%
6	FLOYD	ROME	239.33	37,746	\$ 474,201.56	\$ 483,850.55	\$ 523,045.67	30%
1	FORSYTH	(UNINCORPORATED)	1,216.15	252,971	\$ 2,674,079.31	\$ 2,739,311.67	\$ 3,031,273.89	30%
1	FORSYTH	CUMMING	37.25	7,235	\$ 78,297.23	\$ 80,097.66	\$ 89,712.05	30%
1	FRANKLIN	(UNINCORPORATED)	448.42	17,181	\$ 593,689.76	\$ 604,637.16	\$ 653,119.30	30%
1	FRANKLIN	CARNESVILLE	7.70	705	\$ 11,203.26	\$ 12,247.78	\$ 13,717.98	30%
1	FRANKLIN	FRANKLIN SPRINGS	9.10	1,123	\$ 16,777.87	\$ 17,204.13	\$ 17,981.56	30%
1	FRANKLIN	LAVONIA	26.26	2,157	\$ 38,086.11	\$ 39,239.69	\$ 45,273.69	30%
1	FRANKLIN / HART	CANON	13.30	656	\$ 18,931.37	\$ 19,635.27	\$ 20,265.23	30%
1	FRANKLIN / HART / MADISON	ROYSTON	25.72	2,656	\$ 43,529.65	\$ 44,050.17	\$ 47,660.00	30%
7	FULTON	(UNINCORPORATED)	4.81	1,329	\$ 38,215.12	\$ 38,512.74	\$ 13,994.41	30%
7	FULTON	ALPHARETTA	222.97	66,127	\$ 632,365.16	\$ 645,118.41	\$ 676,316.63	30%
7	FULTON	CHATTAHOOCHEE HILLS	116.36	3,084	\$ 148,055.28	\$ 151,292.47	\$ 161,086.92	30%
7	FULTON	EAST POINT	164.73	38,141	\$ 382,427.46	\$ 388,950.11	\$ 434,253.39	30%
7	FULTON	FAIRBURN	95.66	16,597	\$ 200,796.42	\$ 205,866.54	\$ 218,279.52	30%
7	FULTON	HAPEVILLE	31.56	6,538	\$ 72,651.60	\$ 73,561.11	\$ 78,500.28	30%
7	FULTON	JOHNS CREEK	226.68	82,065	\$ 732,907.10	\$ 770,596.82	\$ 778,157.37	30%
7	FULTON	MILTON	181.16	41,259	\$ 426,933.76	\$ 435,696.80	\$ 473,376.32	30%
7	FULTON	ROSWELL	353.00	92,530	\$ 933,205.35	\$ 948,411.88	\$ 996,483.72	30%
7	FULTON	SANDY SPRINGS	300.64	107,180	\$ 956,185.33	\$ 974,708.56	\$ 1,021,911.35	30%
7	FULTON	SOUTH FULTON	581.35	108,575	\$ 1,163,120.52	\$ 1,232,670.47	\$ 1,373,616.18	30%
7	FULTON	UNION CITY	88.68	27,359	\$ 225,988.43	\$ 230,017.37	\$ 275,450.35	30%
7	FULTON / CHEROKEE	MOUNTAIN PARK	7.84	579	\$ 12,130.85	\$ 12,182.18	\$ 13,119.88	30%
7	FULTON / CLAYTON	COLLEGE PARK	75.25	13,889	\$ 167,170.52	\$ 184,551.62	\$ 176,793.90	30%
7	FULTON / COWETA	PALMETTO	44.69	5,075	\$ 77,611.02	\$ 78,755.13	\$ 85,620.71	30%
7	FULTON / DEKALB	ATLANTA	1,439.73	496,461	\$ 4,477,269.76	\$ 4,563,076.09	\$ 4,791,176.36	30%

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2024
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____ (Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)

Mayor / Commission Chairperson

_____ (Date)

E-Verify Number

Sworn to and subscribed before me,

This ____ day of _____, 20____.

In the presence of:

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC SEAL:

LOCAL GOVERNMENT SEAL:

ATTACHMENT A SCOPE OF SERVICES

The project consists of fifteen (15) road segments in the Fulton Industrial Boulevard District for approximately 3.58 miles of full depth reclamation, asphalt paving, and striping on the list of roads below.

□

	Road Name	From	To	Length (ft)	Width (ft)	Site Comment
B1	Shirley Way SW	Shirley Dr SW	End (stub)	290	26	Striping
B2	Indeco Blvd	Selig Dr SW	End (stub)	580	27	Striping, Curb & Gutter (approx. 160 fl),
B3	East Great Southwest Pkwy	Fulton Industrial Blvd	End (2 cul-de-sacs)	1,150	27	Curb & Gutter (approx. 10 ft), Adj. MH, reconst. CB top, Traffic loops
B4	Westgate Dr SW	Fulton Industrial Blvd	End (cul-de-sac)	1,500	27	Striping, Adj. MH
B5	Frederick Court SW	Frederick Drive	End (cul-de-sac)	570	27	Striping, Adj. MH
B6	Waterfront Drive SW	Frederick Drive	End (stub)	820	27	Striping, Adj. water valve
B7	Mindy Drive SW	Marvin Miller Drive	End (stub)	1,300	27	Striping, Curb & Gutter (approx. 20 lf.), Adj. MH
B8	Wharton Drive SW	Enterprise Blvd	McDougall Drive	1,700	44	Adj. MH
B9	Bucknell Court SW	Bucknell Dr SW	End (cul-de-sac)	800	28	Striping, Adj. MH, Recon. CB top
B10	Villanova Dr SW	Fulton Industrial Blvd	End (stub)	3,400	32	Striping, Adj. MH, Recon CB top, R/R tracks markings (per FC Std 322)
B11	Loyola Dr SW	Villanova Dr SW	End (cul-de-sac)	760	32	Striping, Adj. MH
B12	Fisk Drive SW	Greensboro Drive	End (cul-de-sac)	1,100	32	Striping, Curb & Gutter (approx. 75 ft), Adj. MH, Recon CB top
B13	Greensboro Drive	Fulton Industrial Blvd	Fulton Industrial Blvd	1,850	26	Striping, Curb & Gutter (approx.. 50 ft), Adj. MH
B14	Kendall Park Lane SW	Fulton Industrial Blvd	End (cul-de-sac)	1,560	36	Striping, Curb & Gutter (approx.. 30 ft), Adj. MH
B15	Eagle Vista Parkway SW	Fulton Industrial Blvd	End (cul-de-sac)	1,540	30	Striping, Adj. MH, 7 speed humps to be replaced,

Time of Performance
330 calendar days

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:20 p.m. Request Council Approval of the Renewal of Worker's Compensation coverage through GMA, for the 2024 calendar year, with a total annual premium of \$807,621.

DATE: January 23, 2024

SUBJECT: 7:20 p.m. Request Council Approval of the Renewal of Worker's Compensation coverage through GMA, for the 2024 calendar year, with a total annual premium of \$807,621.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
South Fulton 2024 Premium Estimate (REVISED)	Cover Memo	1/19/2024

**Georgia Municipal Association
Workers' Compensation Self-Insurance Fund**

**2024 -Adjusted Estimated Annual Premium
SOUTH FULTON**

Quote Issued:

Expires:

Code	No	Payroll Classification	Rate	Payroll	Manual
7710	175	Firefighters	2.76	\$12,444,292	\$343,462
7720	144	Police Officers	4.98	\$12,250,319	\$610,066
8380	10	Auto Repair Shop	2.12	\$117,604	\$2,493
8742	0	City Administrator	.57	\$	\$
8810	104	Clerical	.34	\$10,303,761	\$35,033
9015	3	Bldg Maintenance	10.77	\$330,519	\$35,597
9102	32	Parks	2.18	\$2,220,947	\$48,417
9402	4	Public Works/Streets	9.74	\$1,143,478	\$111,375
9410	40	Municipal Employee NOC	2.36	\$1,814,049	\$42,812
512 Total Estimated Payroll				\$40,624,969	
Total Manual Premium					\$1,229,255
Experience Modification				.90	
Standard Premium					\$1,106,330
Misc. Modification				.73	
Premium Adjustment					\$0
Earned Premium					\$807,621
Less Previously Billed Contribution					\$594,505
Premium Due					\$213,116

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:30 p.m. Request Council Approval of the following adjustments within the Risk Department budget to cover the increased premium:

DATE: January 23, 2024

SUBJECT: 7:30 p.m. Request Council Approval of the following adjustments within the Risk Department budget to cover the increased premium:

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
1555-Risk Mangt as of 01092024	Cover Memo	1/19/2024

Range of Accounts: 100-1555-00-0000 to 100-1555-99-9999 Include Cap Accounts: Yes As Of: 01/09/24
Skip Zero Activity: No

NOTE: This report includes ONLY activity originally Budgeted/Charged to Budget Year 4.
Prior Year Budgeted/Encumbered/Payable amounts rolled to Budget Year 4 have been EXCLUDED.

Account No	Description	Budgeted	Transfers	Encumber	Net Expd/Reimb	Payable	Balance YTD	%Used
100-1555-00-0000	RISK MANAGEMENT- FINANCE DEPT							
100-1555-51-0000	Personnel Services & Employee Benefits:							
100-1555-51-1100	Regular Employee	94,716.00	0.00	0.00	14,518.50	0.00	80,197.50	15
100-1555-51-1300	Overtime	0.00	0.00	0.00	0.00	0.00	0.00	0
100-1555-51-2101	Insurance - Disability	571.00	0.00	0.00	0.00	0.00	571.00	0
100-1555-51-2102	Insurance - Health	18,347.00	0.00	0.00	1,509.34	0.00	16,837.66	8
100-1555-51-2103	Insurance-Life	1,800.00	0.00	0.00	0.00	0.00	1,800.00	0
100-1555-51-2104	Insurance-Dental	986.00	0.00	0.00	9.36	0.00	976.64	1
100-1555-51-2105	Insurance - Vision	200.00	0.00	0.00	3.74	0.00	196.26	2
100-1555-51-2200	Social Security	5,872.00	0.00	0.00	880.51	0.00	4,991.49	15
100-1555-51-2300	Medicare	1,373.00	0.00	0.00	205.91	0.00	1,167.09	15
100-1555-51-2402	Employer Contribution	7,577.28	0.00	0.00	1,161.48	0.00	6,415.80	15
100-1555-51-2403	2% Employer Contribution	1,894.32	0.00	0.00	0.00	0.00	1,894.32	0
100-1555-51-2600	Unemployment Insurance	909.00	0.00	0.00	0.00	0.00	909.00	0
100-1555-51-2700	Workers Comp Coverage & Claim	727,242.00	0.00	0.00	0.00	0.00	727,242.00	0
Control: 51	Total	861,487.60	0.00	0.00	18,288.84	0.00	843,198.76	2
100-1555-52-0000	Purchased Contracted Services:							
100-1555-52-1200	Professional	7,000.00	0.00	0.00	656.19	0.00	6,343.81	9
100-1555-52-1300	Technical	0.00	0.00	0.00	0.00	0.00	0.00	0
100-1555-52-1301	Software License	17,000.00	0.00	0.00	0.00	0.00	17,000.00	0
100-1555-52-3101	General Liability	2,750,000.00	0.00	0.00	37,500.00	0.00	2,712,500.00	1
100-1555-52-3200	Mobile Phones	0.00	0.00	0.00	0.00	0.00	0.00	0
100-1555-52-3402	Printing	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0
100-1555-52-3500	Travel	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0
100-1555-52-3502	Education and Training	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0
100-1555-52-3600	Dues and Fees	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0
Control: 52	Total	2,780,000.00	0.00	0.00	38,156.19	0.00	2,741,843.81	1
100-1555-53-000	Supplies:							
100-1555-53-0000	Supplies:							
100-1555-53-1101	Office Supplies	250.00	0.00	0.00	0.00	0.00	250.00	0
100-1555-53-1102	Postage	0.00	0.00	0.00	0.00	0.00	0.00	0
100-1555-53-1300	Employee Appreciation	1,000.00	0.00	0.00	0.00	0.00	1,000.00	0
100-1555-53-1301	Hospitality	0.00	0.00	0.00	0.00	0.00	0.00	0

Account No	Description	Budgeted	Transfers	Encumber	Net Expd/Reimb	Payable	Balance YTD	%Used
100-1555-53-1302	Community Outreach - Employees	50,000.00	0.00	0.00	0.00	0.00	50,000.00	0
100-1555-53-1591	Uniforms	300.00	0.00	0.00	0.00	0.00	300.00	0
100-1555-53-1600	Small tools and Equipment	9,000.00	0.00	0.00	0.00	0.00	9,000.00	0
Control: 53	Total	60,550.00	0.00	0.00	0.00	0.00	60,550.00	0
Function: 1555	RISK MANAGEMENT- FINANCE DEPT Total	3,702,037.60	0.00	0.00	56,445.03	0.00	3,645,592.57	2
Fund: 100	GENERAL FUND Budgeted Total	3,702,037.60	0.00	0.00	56,445.03	0.00	3,645,592.57	2
Fund: 100	GENERAL FUND Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0.00	0
Fund: 100	GENERAL FUND Total	3,702,037.60	0.00	0.00	56,445.03	0.00	3,645,592.57	2
Final Budgeted		3,702,037.60	0.00	0.00	56,445.03	0.00	3,645,592.57	2
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0.00	0
Final Total		3,702,037.60	0.00	0.00	56,445.03	0.00	3,645,592.57	2

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:35 p.m. Request Council Approval Of A Resolution Amending The City Of Human Resources Policies And Procedures Manual; And For Other Lawful Purposes (Compensatory Time)

DATE: January 23, 2024

SUBJECT: 7:35 p.m. Request Council Approval Of A Resolution Amending The City Of Human Resources Policies And Procedures Manual; And For Other Lawful Purposes (Compensatory Time)

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Res2023 HR Policies and Procedures update Comp time_	Cover Memo	1/19/2024

A RESOLUTION AMENDING THE CITY HUMAN RESOURCES POLICIES AND PROCEDURES MANUAL; AND FOR OTHER LAWFUL PURPOSES

(Sponsored by Councilmember Williams-Brown)

WHEREAS, it is the policy of the City to treat employees and prospective employees in a manner consistent with all applicable employment laws and regulations; and

WHEREAS, the City Council desires to amend the City's policies and procedures Manual for City employees; and

WHEREAS, this Resolution is in the best interests of the health, safety and general welfare of the City and its employees and residents.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON, GEORGIA, HEREBY RESOLVES:

Section 1. The City of South Fulton Human Resources Policies and Procedures Manual is hereby amended to reflect changes in the following section:

Policy Number 314 -18

OVERTIME AND COMPENSATORY TIME

I. Statement of the Policy

It is the policy of the City to properly compensate employees for all time worked, including payment of overtime and accrual of compensatory time, as allowed by and in accordance with applicable law.

II. Applicability

This policy and procedure applies to all employees who are "non- exempt" as defined in the Fair Labor Standards Act (FLSA) and may apply to exempt employees in certain circumstances as set forth herein.

1. Overtime Pay

When operating requirements or other needs cannot be met during regular working hours, employees may be scheduled to work overtime. Non-exempt employees will be paid one and one-half (1.5) times their regular rate of pay for all hours worked in excess of the applicable maximum hours as listed below and as otherwise required by applicable state and federal law, unless the employee receives compensatory time for overtime work as set forth in this policy:

- 40 hours in one standard work week for all non-exempt employees except those engaged in law enforcement or fire protection activities (as defined in 29 U.S.C. § 207(k));
- 106 hours in one 14-day work period for non-exempt fire protection employees (as defined in 29 U.S.C. §207(k)); or
- 86 hours in one 14-day work period for non-exempt law enforcement personnel (as defined in 29 U.S.C. §207(k)).

Paid time, i.e., sick pay, holiday pay, vacation pay, and jury duty pay (where applicable) will not count toward hours worked for the purpose of determining overtime pay.

All overtime work must be authorized in advance by the employee's supervisor. Employees will be compensated for all time worked. However, working overtime without prior authorization may result in disciplinary action. The standard work week and 28-day work period discussed above are defined in the Work Week, Work Period, and Pay Period Policy.

2. Accruing Compensatory Time

The City may offer time off with pay (compensatory time) in lieu of overtime pay for overtime worked as provided by applicable law to a non-exempt employee to whom the City has provided sufficient notice under the law informing the employee that compensatory time will be provided in lieu of overtime pay as allowed by law.

Compensatory time for non-exempt employees shall accrue at the rate of one and one-half (1.5) hours for each hour worked in excess of the applicable maximum hours set forth above in Section II (1) or as otherwise required by applicable State and Federal law. Paid time off such as sick pay, holiday pay, vacation pay, and jury duty pay (where applicable) will not count toward hours worked for the purpose of determining overtime pay.

Law enforcement, fire protection, and emergency response personnel and employees engaged in seasonal activities may accrue up to 480 hours of comp time; all other employees may accrue up to 240 hours of comp time. Eligible employees may not accrue more than 240 hours of compensatory time at any time.

If an employee believes he or she has been subject to an improper salary deduction, has been improperly classified as exempt or non-exempt, or has not been paid overtime for any hours worked over their respective work period, the employee should notify HR or Finance directly.

Employees exempt from FLSA shall be given compensatory time off at the rate of one hour for each hour worked beyond their regularly scheduled work period. Exempt employees are not eligible for overtime pay.

III. Procedure for Using Compensatory Time

Eligible Employees are encouraged to use their accrued compensatory time, and each employee must use all compensatory time accrued by the end of the calendar year in which the time was earned. To request the use of compensatory time, an employee

should submit a written request to their supervisor as far in advance as possible. Any leave taken by an employee will be charged against accrued compensatory leave balances, if available, before any holiday or vacation balances are charged. Hours of compensatory time used during a work week do not count towards “hours worked” for that work week for purposes of assessing whether an employee is entitled to payment of overtime, calculation of holiday pay or accrual of additional compensatory time.

IV. Paying out Compensatory Time

Employees, supervisors, and department heads should closely monitor comp time accruals to ensure the maximum accrual is not exceeded. Compensatory time will be paid out as following (whichever occurs first):

1. Separation of employment
2. Change in classification affecting compensation (i.e. promotion/ demotion)

If the City in its discretion decides to cash out an employee’s accrued compensatory time balance at a time other than upon termination, payments for such accrued compensatory time will be paid at the regular rate earned by that employee at the time the employee receives such payment.

Departments of the City that receive funding from external funding sources for reimbursement of payments by the City for overtime hours shall be permitted, to the extent of such external funding and in accordance with the terms and conditions for which such external funding is being made available, to allow employees to be paid overtime pay; provided, further, that provisions for the accrual of compensatory time shall not apply when covered employees are paid for overtime hours and the City is reimbursed for such payments from external funding sources.

Section 2. An updated South Fulton Human Resources Policies and Procedures Manual reflecting the above listed change in this resolution is hereby adopted by Council.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Resolution for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

Section 4. All resolutions or parts thereof that are in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

Section 5. The effective date of this Resolution shall be from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]

GOVERNMENT OF THE CITY OF SOUTH FULTON



khalid kamau
MAYOR

SHARON D. SUBADAN
CITY MANAGER

MEMORANDUM

TO: 7:40 p.m. Request Council to authorize the Interim City Manager to sign the “Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester Solid Waste Permit Application” letter.

DATE: January 23, 2024

SUBJECT: 7:40 p.m. Request Council to authorize the Interim City Manager to sign the “Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester Solid Waste Permit Application” letter.

REFERENCE:

CONCLUSION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Description	Type	Upload Date
Synergy Burcell Letter 2023 12 07	Cover Memo	1/19/2024

HONORABLE MAYOR
& CITY COUNCIL

KHALID KAMAU
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

CARMALITHA GUMBS
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

COREY A. REEVES
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA PRITCHETT
DISTRICT 7

December 7, 2023

Ms. Lena Chambless
Recovered Materials and Abatement Program Manager
Georgia Department of Natural Resources
Atlanta Tradeport, Suite 104
4244 International Parkway
Atlanta, GA 30354

**Re: Burcell Technologies, Inc. Materials Recovery Facility and Anaerobic Digester
Solid Waste Permit Application**

Ms. Chambless:

The proposed Burcell Technologies, Inc. (Burcell) Materials Recovery Facility and Anaerobic Digester to be located at 4785 Fulton Industrial Boulevard Southwest, South Fulton, GA complies with local zoning and land use ordinances.

Additionally, on May 23, 2023, the City of South Fulton adopted Ordinance # 2023-014 known as the City of South Fulton Solid Waste Ordinance. Ordinance 2023-014 replaced Chapter 2, Solid Waste, including Section 6-2002. Whereas the city reinstated the 2005 Fulton County Comprehensive Solid Waste Management Plan. It is the City's understanding that the solid waste planning process is no longer a requirement for local governments under this Code Section. City staff and Council have reviewed the proposed Materials Recovery Facility and Anaerobic Digester as part of the zoning approval process and have no objection to the facility as it relates to solid waste management within the City.

I further certify that the City of South Fulton is actively involved in, and has a strategy for, meeting the statewide goal of waste reduction.

Sincerely,

Sharon Subadan
Interim City Manager

cc: Chris Peters