



Planning and Zoning Commission  
48-Hour Action Summary  
City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, November 5, 2024  
7:00 p.m.

LaVone Deavers, Chair  
Michelle James  
Lina Parker  
Elizabeth Echols  
Tony Smith

Planning Director: Denise Brookins  
Planner: Chancellor Felton  
City Attorney: Valerie Ross

- 
- A. Call to Order:** The meeting was called to order at 7:00 pm by Chairwoman Deavers.
  - B. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
  - C. Pledge of Allegiance**
  - D. Approval of the Meeting Agenda:**
    - 1. Commissioner James made a motion to amend and approve the agenda. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
  - E. Approval of the Meeting Minutes:**
    - 1. Commissioner Echols made a motion to approve the October 1, 2024, minutes. Commissioner Parker seconded.  
**THE MOTION CARRIED.**
  - F. Public Comments:** None.
  - G. Old Business:** None.
  - H. Public Hearings:** None.
  - I. New Business:**
    - 1. **Rezoning & Concurrent Variances**  
Applicant: KBD FAIRBURN, LLC c/o Steven L. Jones, Taylor English Durma LLP  
Property Owner: KBD FAIRBURN, LLC  
Location: 5650 Milam Road (Parcel ID # 09F020200130436)  
Request: 1) To rezone the Subject Parcel from C-2 (General Commercial Zoning District) to PD (Planned Development Zoning District). 2) To reduce the Minimum Parking Spaces from 2 Parking Spaces per Dwelling Unit to 1.5 Parking Spaces per Dwelling Unit (Chapter 80 Zoning, Article IX Off-Street Parking, Loading, and Landscape Requirements, Section 337 Off-street parking requirements, b schedule, 1). 3) To allow for Multi-family Uses along the Perimeter (Chapter 80 Zoning, Article II Zoning Districts, Division 2 District Regulations, Section 87 PD (Planned Development Zoning District), i Other minimum standards, 3). 4) To allow for Multi-family Units to

exceed 25% of the Total Number of Dwelling Units (Chapter 80 Zoning, Article II Zoning Districts, Division 2 District Regulations, Section 87 PD (Planned Development Zoning District), i Other minimum standards, 5). 5) To allow for the Common Outdoor Area to be less than 25% of the Total Site Area (Chapter 80 Zoning, Article II Zoning Districts, Division 2 District Regulations, Section 87 PD (Planned Development Zoning District), i Other minimum standards, 6 Minimum common outdoor area).

Commissioner Echols motioned to **TABLE**. Commissioner Smith seconded.

**THE MOTION CARRIED.**

2. **Rezoning and Current Use Permit**

Applicant: Vida Fairburn Development

Property Owner: Saben LLC

Location: Senoia Rd (Parcel ID # 09f020300080267)

Request: The applicant is requesting to rezoning the parcel from C-2 to Planned Development to construct a mixed-use project with commercial, office, and multifamily apartments. The applicant has also submitted a request a concurrent variance to reduce the parking and open space requirements.

- a. Chairwoman Deavers introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James wanted to know if the development is behind the Georgia World of Beverage. Director Brookins said yes.
- c. The applicant presented to the Commission.
- d. Director Brookins stated Staff recommends approval for the concurrent variances.
- e. Commissioner James asked about parking. Director Brookins stated that multi-family units are currently held to the same parking standards as single-family homes, which causes a hardship for multi-family developments.
- f. Commissioner Parker asked about the price point of the units. The applicant said that 1-bedrooms will be from \$1600-1700, 2-bedrooms will be from \$1850-1950, and 3-bedrooms will be \$2100-2200.
- g. Commissioner James asked about the coworking space. The applicant explained that the coworking space can be used for everyday work or work meetings. Commissioner James asked where the coworking space would be. The applicant stated where the coworking space would be. Commissioner James asked if residents would pay to use the coworking space. The applicant said no.
- h. Commissioner Parker asked what type of restaurants would they target for the retail space. The applicant said that they are open to any concept.
- i. Commissioner Echols asked if the amenities are for residents or the public. The applicant said that the pool area will be for the residents, the commercial spaces will be open to the public, and the coworking space will be open to the public as well.
- j. Commissioner Echols asked about a traffic signal on Senoia Road. The applicant said no.
- k. Commissioner Smith asked about the timeframe for the widening of Senoia Road. The applicant said no. Commissioner Smith said are you aware of the traffic from Peachtree City to Fairburn on Senoia Road. The applicant said yes, but not as much as Commissioner Smith.

- I. Commissioner Echols asked if they had investigated the ingress and egress of the property. The applicant stated that they investigated the vehicle count, not the vehicle movements in their traffic study.

Commissioner Echols motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Smith seconded.

**THE MOTION CARRIED.**

3. **Use Permit**

Applicant: T5 Data Center

Property Owner: Knowles Trucking CO Inc

Location: Gullatt Road, Parcel ID: 07 380001570200, 07 380001570168, 07 290001560467

Request: The applicant requests approval of the use permit for a data center.

- a. Chairwoman Deavers introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Chairwoman Deavers asked if this data center is on Bohannon Road. Director Brookins stated no, it is on Gullatt Road. The data center on Bohannon Road is in the Developments of Regional Impact (DRI) Review process. This data center did not have to go through the DRI Review process because it did not meet the minimum requirements for such.
- c. Commissioner James asked if the elevation is based on a location in Alpharetta. Director Brookins said the applicant could answer that question. The applicant does have a location in Alpharetta.
- d. Commissioner Echols asked if the City will economically gain from the development and where the water is coming from. Director Brookins said that their water will not come from the City and the Use Permit review does not investigate economic gain as a standard.
- e. Commissioner Echols asked about health effects on the surrounding area. Director Brookins said that the applicant can speak more to the noise study and that the development is not situated around an immediate residential neighborhood.
- f. Commissioner Parker asked what is the nearest subdivision to the development. Director Brookins said that the nearest subdivision is far away from the development.
- g. The applicant presented to the Commission.
- h. Commissioner James asked if the data center would cater to multiple companies or just one. The applicant said multiple.
- i. Commissioner Smith asked if you could ensure the City that the development would not pose a hazard to the residents if something goes wrong. The applicant said that they could not.

Commissioner James motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Smith seconded.

**THE MOTION CARRIED.**

4. **Text Amendment**

Applicant: Ralsh & Toni Wilburn

Property Owner: Ralsh & Toni Wilburn

Request: The applicant requests approval to change the setback requirements for Portable Accessory Structures.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked what was the applicant proposing. Planner Felton said that the applicant was proposed a carport in their side setback area.
- c. The applicant was absent. No comments were made.

Commissioner Smith motioned to recommend **APPROVAL**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

5. **Rezoning**

Applicant: Dog River Investments LLC

Property Owner: Dog River Investments LLC

Location: 224 Senoia Road (Parcel ID # 09F101500470241)

Request: To rezone the Subject Parcel from R-3 (Single-family Residential Zoning District) to O&I (Office & Institutional Zoning District).

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. No questions were asked.

Commissioner Echols motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Smith seconded.

**THE MOTION CARRIED.**

**J. Other Business:**

1. Director Brookins will have the proposed calendar for the next year.
2. Director Brookins thanks the Commission for their work. Thank you!

**K. Adjournment:**

1. Commissioner James motioned to adjourn the public meeting at 7:59 pm. Commissioner Echols seconded.

**THE MOTION CARRIED.**