



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,

Fairburn, GA 30213

Tuesday, January 7, 2025

7:00 p.m.

Michelle James, Acting Chair  
Lina Parker  
Elizabeth Echols  
Tony Smith

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

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- A. Call to Order:** The meeting was called to order by Acting Chairwoman James.
- B. Designation of Acting Chair:**
1. Commissioner Echols made a motion to designate Commissioner James as the Acting Chair for the January 7, 2025 meeting. Commissioner Parker seconded.  
**THE MOTION CARRIED.**
- C. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
- D. Pledge of Allegiance**
- E. Approval of the Meeting Agenda:**
1. Commissioner Echols made a motion to approve the agenda. Commissioner Smith seconded.  
**THE MOTION CARRIED.**
- F. Approval of the Meeting Minutes:**
1. Commissioner Smith made a motion to approve the December 3, 2024, minutes. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
- G. Public Comments:** None.
- H. Old Business:**
1. **Rezoning & Concurrent Variance**  
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).  
Commissioner Echols motioned to **TABLE**. Commissioner Smith seconded.  
**THE MOTION CARRIED.**

I. **Public Hearings:** None.

J. **New Business:**

1. **Comprehensive Land Use Amendment (CLUP)**

Applicant: Freedom Land Holdings, LLC

Property Owner: Jeff Lindsey Communities & Landmark Christian School

Location: 0 Milo Fisher St and Highway 92 / East Campbellton Street, Parcel No. 09F100900520167

Request: To change the Comprehensive Plan Land Use Designation from Rural Residential to Town Center Mixed Use.

- a. Acting Chairwoman James introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Acting Chairwoman James asked how many units the development was. Director Brookins said 29, but the Commission can confirm with the applicant.
- c. Acting Chairwoman James asked if the development was townhomes or a mix. Director Brookins said single-family homes and townhomes.
- d. The applicant presented to the Commission.
- e. Commissioner Parker asked what the negative environmental impact would be. Director Brookins said that any development will have a negative environmental impact. The applicant stated that development will not happen in the buffer zones of any water feature.
- f. Acting Chairwoman James asked if there would be any retail component. The applicant said that the request is not about any particular project.
- g. Acting Chairwoman asked how many community meetings were there. The applicant said 2 for the land use amendment. Acting Chairwoman James asked how many people were at the meetings. The applicant stated about 20, being the most people attending.
- h. Commissioner Smith asked what concerns did the residents have about the development. The applicant said density, lot size, traffic, and natural resource concerns. The applicant explained the changes made to the plan to address the concerns. Commissioner Smith asked if about the traffic on Highway 92. The applicant said that the traffic will be dispersed amongst other streets in the city grid by way of Milo Fisher Street.

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

**THE MOTION CARRIED.**

K. **Other Business:** None.

L. **Adjournment:**

1. Commissioner Smith motioned to adjourn the public meeting at 7:30 pm. Commissioner Parker seconded.

**THE MOTION CARRIED.**