



Planning and Zoning Commission
48-Hour Action Summary
City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, February 4, 2025
7:00 p.m.

Jason Jones, Vice Chair
Michelle James
Lina Parker
Elizabeth Echols
Tony Smith
Kenneth Williams

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 Vice Chairman Jones.
 - 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 Echols made a motion to approve the agenda. Commissioner James seconded.
THE MOTION CARRIED.
 - E. **Approval of the Meeting Minutes:**
 - 1. Commissioner James made a motion to approve the January 7, 2025, minutes. Commissioner Parker seconded.
THE MOTION CARRIED.
 - F. **Public Comments:** None.
 - G. **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 James motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Echols seconded.
THE MOTION CARRIED.

H. Public Hearings:

1. Variance

Applicant: Big Dan's Car Wash LLC

Property Owner: Jarrett Shadday

Location: 7925 Senoia Road (Parcel ID # 09F070300270350)

Request: To reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15' to 0' and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, f).

Commissioner James motioned to **CONDITIONALLY APPROVE**. Commissioner Echols seconded.

THE MOTION CARRIED.

2. Variance

Applicant: Big Dan's Car Wash LLC

Property Owner: Jarrett Shadday

Location: 7925 Senoia Road (Parcel ID # 09F070300270350)

Request: To reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15' to 0' and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, f).

Commissioner Echols motioned to **CONDITIONALLY APPROVE**. Commissioner James seconded.

THE MOTION CARRIED.

I. New Business:

1. Concept Plan

Applicant: Tom Cobb, Bohannon Road Industrial Owner, LLC

Property Owner: Porex Technologies Corp

Location: 0 Bohannon Road (Parcel ID # 09F090200490239)

Request: To review the conceptual plan.

Commissioner Echols motioned to **CONDITIONALLY APPROVE**. Commissioner James seconded.

THE MOTION CARRIED.

2. Text Amendment

Applicant: Hepaco, LLC

Property Owner: AG-TREP 121 Roberts Street Property Owner, LLC c/o Triten Real Estate Partners

Request: To review the text amendments.

Commissioner James made a motion to recommend APPROVAL. Commissioner Parker seconded.

THE MOTION CARRIED.

J. Other Business:

1. Commissioner James made a motion to elect Vice Chairman Jones as Chairman. Commissioner Parker seconded.

THE MOTION CARRIED.

2. Vice Chairman Jones made a motion to elect Commissioner James as Vice Chairwoman.

Commissioner Parker seconded.

THE MOTION CARRIED.

K. Adjournment:

1. Commissioner Parker motioned to adjourn the public meeting at 8:16 pm. Commissioner James seconded.

THE MOTION CARRIED.