



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, July 1, 2025  
7:00 p.m.

Jason Jones, Chair  
Lina Parker  
Elizabeth Echols  
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 Chairman Jones at 7:00 pm.
- 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 Parker made a motion to approve the agenda. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
- E. Approval of the Meeting Minutes**
1. Commissioner Echols made a motion to approve the June 3, 2025, minutes. Commissioner Williams seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:** None.
- I. New Business:**
1. **Text Amendment (Special Event Venues)**  
Applicant: Joe Harvey/Laurence Bryant  
Property Owner: Joe Harvey  
Location: 25 Smith Street [Parcel ID: 09F100300520452]  
Request: To approve the allowance of special event venues in the Downtown Mixed-Use Zoning District.
    - a. Chairman Jones introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairman Jones opened the floor for the Commission to ask Staff questions.
    - b. Chairman Jones asked if this request was not a request for a special event venue application approval, but for the applicant to have a way to request approval. Director Brookins said yes.

- c. Chairman Jones asked for examples of events that be held. Director Brookins said that charity events and holiday events are popular in the City.
- d. Commissioner Williams asked about the noise ordinance. Director Brookins said that the noise ordinance has been updated recently to address any excessive noise concerns.
- e. Commissioner Williams inquired about traffic. Director Brookins stated that there are provisions in place to mitigate any traffic concerns.
- f. Chairman Jones asked if parking plans are only required for special event venues and not special events. Director Brookins said yes.
- g. Commissioner Echols asked if there are provisions about special event venues that are in close proximity to each other. Director Brookins said that Staff can look into adding those provisions.
- h. Commissioner Williams asked if there was a list of prohibited events. Director Brookins said no, but there are provisions that prohibit music- or entertainment-centered events.
- i. Commissioner Parker asked if special event venues can be inside or outside and what areas. Director Brookins stated Downtown.
- j. Commissioner Parker asked about a car show. Director Brookins stated that the car show was a city-sponsored event.
- k. The applicant presented to the Commission.
- l. Chairman Jones asked what type of events will be held at their proposed special event venue. The applicant said graduation parties and weddings.
- m. Chairman Jones asked if these events are private or public. The applicant said private.
- n. Commissioner Parker asked if there will be security. The applicant said yes.

Commissioner Echols made a motion to recommend **CONDITIONAL APPROVAL**. Commissioner Williams seconded.

**THE MOTION CARRIED.**

**J. Other Business:** None.

**K. Adjournment**

1. Commissioner Parker motioned to adjourn the public meeting at 7:17 pm. Commissioner Echols seconded.

**THE MOTION CARRIED.**