



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.