



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, August 5, 2025  
7:00 p.m.

Jason Jones, Chair  
Michelle James, Vice Chair  
Lina Parker  
Elizabeth Echols  
Kenneth Williams  
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 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. Vice Chairwoman James made a motion to approve the agenda. Commissioner Parker seconded.  
**THE MOTION CARRIED.**
- E. Approval of the Meeting Minutes**
1. Commissioner Parker made a motion to approve the July 1, 2025, minutes. Commissioner Smith seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:**
1. **Rear Setback Primary Variance (Peachtree Mechanical)**  
Applicant: Charlene Denney, LLC  
Property Owner: Charlene Denney, LLC  
Location: 1235 Oakley Industrial Boulevard [Parcel ID: 09F080000280781]  
Request: To approve the variance.
    - a. Chairman Jones introduced the case. Chancellor Felton 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.Vice Chairwoman James made a motion to open the public hearing. Commissioner Parker seconded.  
**THE MOTION CARRIED.**

CITY OF FAIRBURN

- a. The applicant presented to the Commission.

Commissioner Echols made a motion to close the public hearing. Commissioner Williams seconded.

**THE MOTION CARRIED.**

- a. Vice Chairwoman James asked what type of business Peachtree Mechanical is. The applicant said that their primary business activities at this location will be warehousing and administration.

Vice Chairwoman James made a motion to recommend **CONDITIONAL APPROVAL**. Commissioner Smith seconded.

**THE MOTION CARRIED.**

**2. Buffer Primary Variance (Peachtree Mechanical)**

Applicant: Charlene Denney, LLC

Property Owner: Charlene Denney, LLC

Location: 1235 Oakley Industrial Boulevard [Parcel ID: 09F080000280781]

Request: To approve the variance.

Commissioner Echols made a motion to open the public hearing. Vice Chairman James seconded.

**THE MOTION CARRIED.**

- a. The applicant presented to the Commission.

Vice Chairwoman James made a motion to close the public hearing. Commissioner Smith seconded.

**THE MOTION CARRIED.**

- a. Commissioner Smith asked how many acres the site is. The applicant said five.

Vice Chairwoman James made a motion to recommend **CONDITIONAL APPROVAL**. Commissioner Parker seconded.

**THE MOTION CARRIED.**

**3. Landscaped Buffer Primary Variance (RaceTrac)**

Applicant: RaceTrac, Inc

Property Owner: Greenland Georgia, Inc

Location: 0 Fairburn Industrial Boulevard [Parcel ID: 09F090100480751]

Request: To approve the variance.

Vice Chairwoman James made a motion to open the public hearing. Commissioner Williams seconded.

**THE MOTION CARRIED.**

- a. The applicant presented to the Commission.
- b. Greg Valencia of 221 & 222 Fairburn Industrial Boulevard shared his concerns about runoff and interparcel access.
- c. Kathy Valencia of 221 & 222 Fairburn Industrial Boulevard shared his concerns about runoff and interparcel access.
- d. The applicant stated that the affected buffers do not abut the property of the Valencias, the portion of the parcel that abuts the property of the Valencias is not planned for development at this time, that there is a stormwater management plan, and there will be no interparcel access.

Commissioner Echols made a motion to close the public hearing. Commissioner James seconded.

**THE MOTION CARRIED.**

- a. Vice Chairwoman James asked if the proposed RaceTrac will be the same as the existing RaceTrac. The applicant said that the proposed RaceTrac is a new concept, larger, and will have separate diesel gas pumps.
- b. Vice Chairwoman asked if electric charging stations would be offered. The applicant said electric charging stations will not be offered at this time.
- c. Commissioner Smith asked what will happen to the existing RaceTrac. The applicant said that it will stay as-is.
- d. The applicant stated that the development was already permitted through the Use Permit Process and that these variances are site design revisions.

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

**THE MOTION CARRIED.**

**4. Front Setback Primary Variance (RaceTrac)**

Applicant: RaceTrac, Inc

Property Owner: Greenland Georgia, Inc

Location: 0 Fairburn Industrial Boulevard [Parcel ID: 09F090100480751]

Request: To approve the variance.

Commissioner Parker made a motion to open the public hearing. Commissioner Smith seconded.

**THE MOTION CARRIED.**

- a. The applicant presented to the Commission.
- b. Greg Valencia of 221 & 222 Fairburn Industrial Boulevard shared advice from his attorney, and that he would like a sidewalk to his property.

Vice Chairwoman James made a motion to close the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

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

**THE MOTION CARRIED.**

**5. Perimeter Landscape Area Primary Variance (RaceTrac)**

Applicant: RaceTrac, Inc

Property Owner: Greenland Georgia, Inc

Location: 0 Fairburn Industrial Boulevard [Parcel ID: 09F090100480751]

Request: To approve the variance.

Vice Chairwoman James made a motion to open the public hearing. Commissioner Parker seconded.

**THE MOTION CARRIED.**

- a. The applicant presented to the Commission.

Commissioner Parker made a motion to close the public hearing. Commissioner Williams seconded.

**THE MOTION CARRIED.**

- a. Vice Chairwoman James asked if the stream buffer areas can be developed. The applicant said yes, but they have to follow State and Federal law. The applicant stated that they will only be crossing the stream and piping it.

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

**THE MOTION CARRIED.**

**I. New Business:**

**1. Final Plat (New Chick-fil-A)**

Applicant: Nate Fuss, Bohler Engineering

Property Owner: Chick-fil-A, Inc.

Location: 8032 Senoia Road [Parcel ID: 09F020100121246]

Request: To approve the final plat.

- a. Chairman Jones asked if Chick-fil-A has their Certificate of Occupancy, their Occupational Tax Certificate, and is currently operating. Mr. Felton answered yes.

Vice Chairwoman James made a motion to recommend **CONDITIONAL APPROVAL**. Commissioner Parker seconded.

**THE MOTION CARRIED.**

**2. Fairburn Comprehensive Plan**

Request: To discuss the Fairburn Comprehensive Plan Update.

- a. TSW, the firm that drafted the Update, presented to the Commission.
- b. Chairman Jones asked what the sentiments of the rural property owners were in the southwest of Fairburn. TSW said that the property owners were adamant about keeping their properties rural.
- c. Chairman Jones asked if the grey spots on the Official Zoning Map of Fairburn were the City of South Fulton. TSW said yes.
- d. Chairman Jones asked if the Cochran Mill Brewery Company is located in the proposed, new Warehouse District. TSW said yes.
- e. Chairman Jones asked if the proposed, new Downtown Core District is Broad Street. TSW said yes.
- f. Chairman Jones asked if the CSX facility is in the Industrial District. TSW said yes.

**J. Other Business: None.**

**K. Adjournment**

1. Vice Chairwoman James motioned to adjourn the public meeting at 8:58 pm. Commissioner Parker seconded.

**THE MOTION CARRIED.**