



**Planning and Zoning Commission**  
Action Meeting Minutes  
City Hall, 56 Malone Street, Fairburn, GA 30213  
OCTOBER 7, 2025

Michelle James, Chair  
Lina Parker  
Elizabeth Echols  
Tony Smith

Planning Director: Denise Brookins  
City Attorney: Valerie Ross

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**A. CALL TO ORDER**

The regular meeting of the City of Fairburn Planning and Zoning Commission was called to order by Chairwoman Michelle James on Tuesday, October 7, 2025, at 7:00 p.m. in the Council Chambers of City Hall, located at 56 Malone Street, Fairburn, Georgia.

**B. ROLL CALL**

Roll Call: Chairwoman Michelle James, Commissioner Tony Smith, Commissioner Lina Parker, Commissioner Elizabeth Echols. A quorum was established, and the meeting proceeded.

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited by all present.

**D. APPROVAL OF AGENDA**

Commissioner Smith made a motion to approve the agenda for the October 7, 2025, meeting. Commissioner Echols seconded the motion. THE MOTION CARRIED.

**E. APPROVAL OF MINUTES**

Commissioner Echols made a motion to approve the minutes from the September 2, 2025, Planning and Zoning Commission meeting as written. Commissioner Parker seconded the motion. THE MOTION CARRIED.

**F. PUBLIC COMMENTS**

Ms. Anatavia Benson, a resident of the Durham Lakes community, addressed the Commission expressing concern about the lack of communication from the developer of the proposed gas station located at 101 Durham Lake Parkway. She noted that while the



applicant's attorney previously indicated a desire to meet with the community, no meeting had yet occurred. Ms. Benson expressed appreciation that the applicant had requested to table the item to a later date.

No additional public comments were received.

## **G. OLD BUSINESS**

Item 1: Gas Station/Convenience Store – Request to Table

Applicant: SM Harmony / Earth Engineering Design

Property Owner: Killearn Consulting Inc.

Location: 101 Durham Lake Parkway (Parcel ID: 07 270001681331)

Ms. Brookins reported that the applicant's attorney submitted a written request to table the item until the first Planning and Zoning Commission meeting in January 2026.

Commissioner Smith made a motion to table this item until January 6, 2026, as requested by the applicant. Commissioner Elizabeth Echols seconded the motion. THE MOTION CARRIED.

## **H. PUBLIC HEARINGS**

There were no public hearings held.

## **I. NEW BUSINESS**

Item 1: KBD Fairburn LLC / Taylor English Duma LLP – Concept Plan Approval

Applicant: Summit Engineering Consultants, Inc.

Property Owner: KBD Fairburn LLC

Developer: Middleburg Communities LLC

Location: 5650 Milam Road (Parcel ID: 09F020200130436)

Ms. Brookins presented the item and stated that the proposed 14-acre Planned Development includes 252 multifamily units, supporting retail, and a conservation area. Staff confirmed that the submittal meets PD zoning requirements required at this stage of development process.

Mr. Sean Rosco, representing Middleburg Communities, described the development's mixed-use design and shared that construction is expected to begin before the new year, with the first units delivered within 18 months and full completion anticipated within two years.

Commissioner Echols made a motion to approve the concept plan for KBD Fairburn LLC. Commissioner Smith seconded the motion. THE MOTION CARRIED.

## **J. OTHER BUSINESS**

There was no other business discussed.



#### **K. ADJOURNMENT**

Commissioner Parker made a motion to adjourn. Commissioner Smith seconded the motion. THE MOTION CARRIED. The meeting was adjourned at 7:17 p.m.