



# City of Fairburn Planning and Zoning Agenda

March 3, 2026  
7:00 PM

***Michelle James, Chairperson***

Elizabeth Echols, Commissioner  
Lina Parker, Commissioner

Mrs. Valerie Ross  
Ms. Denise Brookins  
Mr. Chancellor Felton

Jason Jones, Commissioner  
Tony Smith, Commissioner

City Attorney  
Planning & Zoning Director  
City Planner

- I. Call to Order:
- II. Determination of a Quorum:
- III. Pledge of Allegiance:
- IV. Approval of the Meeting Agenda:
- V. Approval of the Minutes:
  1. **Meeting Minutes — Feb 2026**
- VI. Public Comments:
- VII. Old Business:
- VIII. Public Hearings:
- IX. New Business:
  2. **RaceTrac Preliminary Plat Staff Report:**
- X. Adjournment:

When an Executive Session is required, one will be called for the following Issues:  
**(1) Litigation**



Planning and Zoning Commission  
Meeting Minutes

**City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, February 3, 2026  
7:00 p.m.**

Michelle James, Chair  
Lina Parker, Vice Chair  
Elizabeth Echols  
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 Chairwoman James 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 Smith 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 December 2, 2025, minutes. Commissioner Smith seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:** None.
- I. New Business:**
1. **Truck Terminal Use Permit (7472 Graham Road)**  
Applicant: Joseph Brickman  
Property Owner: GRAHAM OWNER LLC  
Location: 7472 Graham Road (Parcel ID # 09F110000440513)  
Request: To approve the truck terminal use permit.
    - a. Chairwoman James introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman James opened the floor for the Commission to ask Staff questions.
    - b. Commissioner Echols asked what type of lighting was at the site. Mr. Felton said that the applicant can answer that question.
    - c. Chairwoman James asked if the site is currently a truck terminal. Mr. Felton said yes, but they are going through the Use Permit process to come into compliance.

- d. Chairwoman James asked if all the trucks are behind a fence. Mr. Felton said yes.
- e. The applicant presented to the Commission.
- f. Commissioner Echols asked what type of lighting was at the site. The applicant said that the lighting fully illuminates the site for security purposes.
- g. Vice Chairwoman Parker asked how close this site is to housing. The applicant said that housing is not near the site. The site is in an industrial area.

Commissioner Smith made a motion to recommend **APPROVAL**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

2. **Text Amendment (Section 80-90 Highway 74 Overlay -- Drive-through Restaurant Standards)**

Applicant: Jason Green

Property Owner: QLD2 properties LLC

Location: 7914 Senoia Road (Parcel ID # 09F070300270236)

Request: To approve the text amendment.

- a. Chairwoman James introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for denial. Chairwoman James opened the floor for the Commission to ask Staff questions.
- b. Chairwoman James asked if the applicant was proposing a certain restaurant chain. The applicant said no.
- c. The applicant presented to the Commission.
- d. Chairwoman James stated that through the planning process, it has been made very clear through the various plans of Fairburn that the community does not want drive-through restaurants. Chairwoman stated that changing the text would open the door to a lot of development that the community does not want to see.
- e. Commissioner Smith asked if they had looked at traffic. The applicant stated that drive-through restaurants do not contribute significantly to traffic.
- f. The applicant presented to the Commission.
- g. Vice Chairwoman Parker stated that the community does not want any more drive-through restaurants, and this sentiment has been captured in the Comprehensive Plan.
- h. Commissioner Smith asked if they had looked at other areas in Fairburn. The applicant said that Highway 74 was the more attractive area.
- i. Commissioner Smith asked if they understood that Highway 74 is congested. The applicant said yes.
- j. Ms. Brookins stated that this text amendment would affect the entire Highway 74 corridor and the regulations that are being requested to change are regulations that two other businesses were able to follow with no issues.
- k. Chairwoman James asked if the applicant is familiar with the Comprehensive Plan. The applicant said yes, and that the drive-through regulations were put into place after they bought the property in question a year or so ago. Chairwoman James stated that the drive-through regulations have been in place way before a year or so ago.
- l. Commissioner Echols stated that it does not matter if the aesthetics of a fast-food restaurant are changed; it is still a fast-food restaurant.
- m. Ms. Brookins stated that our Zoning Ordinance does allow for drive-through, but with requirements as asked by the community.

Commissioner Parker made a motion to recommend **DENIAL**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

**J. Commissioner Comments:**

1. Commissioner Smith wanted to thank the newly-elected councilmembers and the City Administrator for their attendance at tonight's meeting.
2. Vice Chairwoman Parker congratulated Creekside High School for winning the championship in football and sent prayers to the Hispanic community.

**K. Other Business:**

**1. Uniforms (Planning and Zoning Commission)**

Request: To announce the arrival of uniforms.

Mr. Felton stated that the shirts were in for the Planning and Zoning Commission and will be disbursed after adjournment.

**L. Adjournment:**

1. The meeting was adjourned by Chairwoman James at 7:33 pm.



## CITY OF FAIRBURN PLANNING AND ZONING AGENDA ITEM

**SUBJECT:** RaceTrac Preliminary Plat Staff Report

**ITEM TYPE:** Other

**SUBMITTED:** 02/27/2026      **WORK SESSION:** N/A      **COUNCIL MEETING:** 04/13/2026

**DEPARTMENT:** Planning & Zoning

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** No

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### **PURPOSE:**

In this matter, the Planning and Zoning Commission serves a quasi-administrative function in reviewing the Preliminary Plat to ensure compliance with:

- The City of Fairburn Subdivision Regulations
- Zoning Ordinance provisions applicable to M-2 (Heavy Industrial) districts
- Highway 74 Overlay District requirement

### **HISTORY:**

The subject property consists of approximately 16.97 acres (as referenced in the staff report) and is located at the southeast corner of Fairburn Industrial Boulevard and Howell Avenue.

### **FACTS AND ISSUES:**

RaceTrac Preliminary Plat Review  
0 Fairburn Industrial Boulevard  
Parcel ID: 09F090100480751

The applicant, RaceTrac, Inc., seeks approval of a subdivision of the existing parcel into two tracts: Tract 1: 5.3 acres and Tract 2: 8.54 acres. An accurate and certified survey has been submitted as part of the application materials.

### **FUNDING SOURCE:**

### **RECOMMENDED ACTION:**

Based on the materials submitted and the Staff Report, the Preliminary Plat appears to meet applicable zoning and subdivision requirements, and Staff has recommended approval.

**ATTACHMENTS:**

1. RaceTrac Preliminary Plat Staff Report Package



**CITY OF FAIRBURN**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA ITEM**

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: March 3, 2026

Agenda Item: RaceTrac – 0 Fairburn Industrial Boulevard [Parcel ID: 09F090100480751] – Request to review the preliminary plat.

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**Agent/Applicant/Petitioner Information**

Applicant: RaceTrac, Inc

Property Owner: Greenland Georgia, Inc.

**Background**

The site is located at 0 Fairburn Industrial Boulevard on the southeast corner of the intersection of Fairburn Industrial Boulevard and Howell Avenue. The site is currently zoned M-2 (Heavy Industrial) and is in the Highway 74 Overlay District. The site is approximately 16.97 acres.

**Discussion**

The applicant is proposing a subdivision of the site into two tracts: Tract 1, which is 5.3 acres and Tract 2, which is 8.54 acres. An accurate, up-to-date, and certified survey is included. The preliminary plat meets the setback requirements of M-2 and the Highway 74 Overlay District.

The preliminary plat includes buffer easements, utilities, and other required infrastructure.

**Staff Recommendations**

Staff recommends **APPROVAL** of the preliminary plat with the following condition:

- Any significant modifications as determined by Staff to the approved preliminary plat would necessitate a further review by the Planning and Zoning Commission.

***Attachments:***

- Site Pictures
- Application
- Current Survey and Proposed Subdivision

**SITE PICTURES**

South viewpoint







# CITY OF FAIRBURN

## Planning & Zoning Department

### Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 12/17/2025

Deadline: \_\_\_\_\_  
(Minimum 5 weeks prior to P & Z Commission meeting)

#### PROJECT INFORMATION

Project Name: RaceTrac Fairburn

Address/Location of Project: Parcel Number: 09F090100480751

Access to Property: Fairburn Industrial Blvd and Howell Ave

Tax Parcel ID #: 09F090100480751 Size of Project: Current Parcel Size: 13.84 ac

Zoning: M-2 No. of Lots (if applicable): 2 proposed lots: 5.3 ac and 8.54 ac

Zoning & Use of Adjacent Properties: M-2, Heavy Industrial

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

RaceTrac is proposing to construct a +/-6,008 SF convenient store with 7 gasoline pumps, 5 diesel pumps, auto parking, and site landscaping. The site will have access to the public ROW off of Fairburn Industrial Blvd via a right in right out driveway and off Howell Ave via a full movement driveway. There will be no truck scale, overnight stay accommodations or facilities, or long term parking provided for truck drivers.

#### CONTACT INFORMATION

Company Name: Bohler Engineering

Contact Person: Nate Fuss

Mailing Address: 211 Perimeter Center Pkwy NE, Suite 425, Atlanta, GA 30346

Phone: 678-695-6800

Fax: \_\_\_\_\_

Email Address: nfuss@bohlereng.com

#### UTILITY SERVICE PROVIDERS

Water: Fairburn

Sewer: Fairburn

Electric: TBD

Gas: N/A

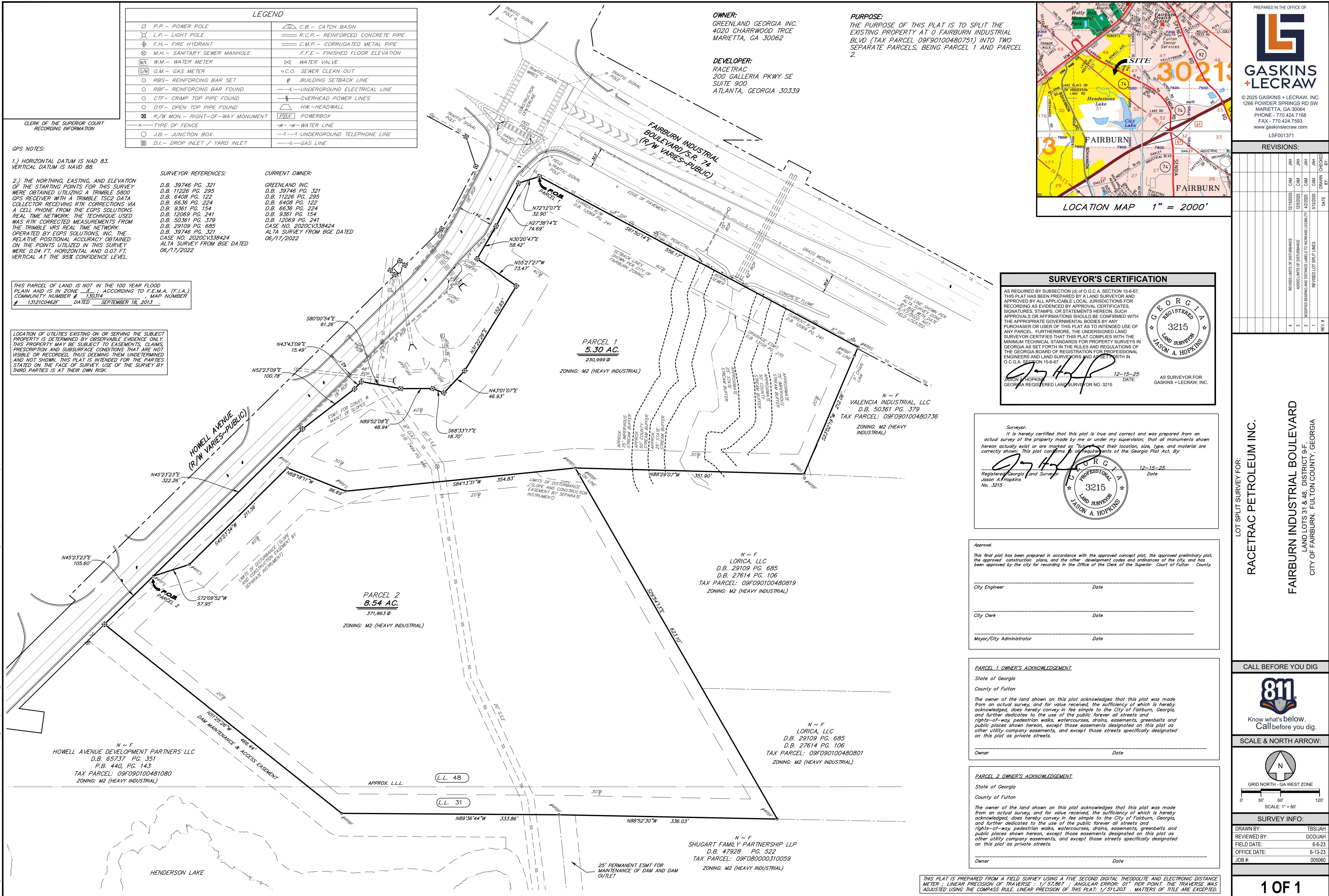
Cable: TBD

Other: TBD

| <u>Concept Plat</u>                                                                                                                                                                                            | <u>Preliminary Plat</u>                                                                                                                                                                                        | <u>Construction Plans</u>                                                                                                                                                                                      | <u>Final Plat</u>                                                                                                                                                                                               | <u>If Applicable-Landscape Plan</u>                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1 <sup>st</sup> Submittal \$440 + \$3/lot<br><input type="checkbox"/> Resubmittal*                                                                                                    | <input checked="" type="checkbox"/> 1 <sup>st</sup> Submittal \$460 + \$4/lot<br><input type="checkbox"/> Resubmittal*                                                                                         | <input type="checkbox"/> 1 <sup>st</sup> Submittal \$600 + \$8/lot<br><input type="checkbox"/> Resubmittal*                                                                                                    | <input type="checkbox"/> 1 <sup>st</sup> Submittal \$300 + \$3/lot<br><input type="checkbox"/> Resubmittal*                                                                                                     | <input type="checkbox"/> 1 <sup>st</sup> Submittal \$400 + \$5/lot<br><input type="checkbox"/> Resubmittal* |
| 7 Copies-<br>Staff Routes to:<br><br>____ Building/Prop. Manager<br>____ Engineer<br>____ Landscape Architect<br>____ Comm. Dev. Director<br>____ Fire Marshal<br>____ Planning & Zoning<br>____ Water & Sewer | 7 Copies-<br>Staff Routes to:<br><br>____ Building/Prop. Manager<br>____ Engineer<br>____ Landscape Architect<br>____ Comm. Dev. Director<br>____ Fire Marshal<br>____ Planning & Zoning<br>____ Water & Sewer | 7 Copies-<br>Staff Routes to:<br><br>____ Building/Prop. Manager<br>____ Engineer<br>____ Landscape Architect<br>____ Comm. Dev. Director<br>____ Fire Marshal<br>____ Planning & Zoning<br>____ Water & Sewer | 7 Copies-<br>Staff Routes to:<br><br>____ Building/ Prop. Manager<br>____ Engineer<br>____ Landscape Architect<br>____ Comm. Dev. Director<br>____ Fire Marshal<br>____ Planning & Zoning<br>____ Water & Sewer | 2 Copies-<br>Staff Routes to:<br><br>____ Engineer<br>____ Landscape Architect                              |

**\* Resubmittals- Each subsequent resubmittal will incur a fee of \$200.**





PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**

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LSF001371

REVISIONS:

| NO. | DATE       | BY  | REVISION                                                    |
|-----|------------|-----|-------------------------------------------------------------|
| 1   | 12/15/2025 | JAH | REVISED LIMITS OF DISTURBANCE                               |
| 2   | 12/15/2025 | JAH | ADDED LIMITS OF DISTURBANCE                                 |
| 3   | 12/15/2025 | JAH | MODIFIED BEARING AND DISTANCE LABELS TO INCREASE LEGIBILITY |
| 4   | 12/15/2025 | JAH | REVISED LOT SPLIT LINES                                     |

LOT SPLIT SURVEY FOR:  
**RACETRAC PETROLEUM INC.**

**FAIRBURN INDUSTRIAL BOULEVARD**  
LAND LOTS 31 & 48, DISTRICT 9-F  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

CALL BEFORE YOU DIG

**811**  
Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

GRID NORTH - GA WEST ZONE  
SCALE: 1" = 60'

SURVEY INFO:

DRAWN BY: TBS/JAH  
REVIEWED BY: DCO/JAH  
FIELD DATE: 6-6-23  
OFFICE DATE: 6-13-23  
JOB #: 005060

**1 OF 1**