



Planning and Zoning Commission
Meeting Minutes

**City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, April 7, 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 March 3, 2026, minutes. Vice Chairwoman Parker seconded.
THE MOTION CARRIED.
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:**
1. **Primary Variance (365 Sawgrass View)**
Applicant: Tallman Pools
Property Owner: Laquisha Lucas
Location: 365 Sawgrass View (Parcel ID # 07 270001686868)
Request: To approve the primary variance.
Commissioner Smith made a motion to **OPEN** the public hearing. Vice Chairwoman Parker seconded.
THE MOTION CARRIED.
 - 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 Smith asked if the property owner communicated with the homeowners' association and got approval. The property owner said yes.

- c. Chairwoman James asked what the reason was for the request. The applicant explained that due to the 30-foot setback, the property owner would not be able to install a swimming pool in their backyard.
- d. Commissioner Smith asked Attorney Ross if he could ask if the property owner is a participant in their homeowners' association. Attorney Ross said he could, but that should not affect his decision on the request, as it is not a criterion for the decision.
- e. Cynthia Lewis of 375 Sawgrass View said she had no issue with the pool, but there is a problem with kids using a grassed alley behind her yard.

Commissioner Smith made a motion to **CLOSE** the public hearing. Vice Chairwoman Parker seconded.

THE MOTION CARRIED.

Vice Chairwoman Parker made a motion to **APPROVE**. Commissioner Smith seconded.

THE MOTION CARRIED.

I. New Business:

2. Text Amendment (Community Meetings)

Request: To recommend approval of the text amendment.

- a. Chairwoman James introduced the case. Denise Brookins 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.

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

THE MOTION CARRIED.

J. Other Business: None.

K. Adjournment

- 1. Commissioner Smith motioned to adjourn the public meeting at 7:19 pm. Commissioner Echols seconded.

THE MOTION CARRIED.