



Planning and Zoning Commission
Meeting Minutes

City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, May 5, 2026
7:00 p.m.

Michelle James, Chair
Elizabeth Echols
Tony Smith
Jason Jones

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 Echols made a motion to approve the agenda. Commissioner Smith seconded.
THE MOTION CARRIED.
 - E. **Approval of the Meeting Minutes**
 - 1. Commissioner Smith made a motion to approve the April 7, 2026, minutes. Commissioner Echols seconded.
THE MOTION CARRIED.
 - F. **Public Comments:** None.
 - G. **Old Business:** None.
 - H. **Public Hearings:** None.
 - I. **New Business:**
 - 1. **Text Amendment (Adult Day Care Centers)**
Request: To recommend approval of the text amendment.
 - 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 Jones asked why commercial districts were not added to the list of allowable zoning districts. Mr. Felton said that the allowable zoning districts are the same as child day care centers.
 - c. Commissioner Jones asked if institutions are the only use that can operate an adult day care center in residential zoning districts. Mr. Felton said yes.
 - d. Commissioner Jones asked if someone could open an adult day care center out of their home. Mr. Felton said this use is not for home occupation.

- e. Commissioner Smith asked if this was a group home. Mr. Felton said no, group homes are defined in the Code differently and have specific regulations regarding them.
- f. Commissioner Jones asked if this was a place for people recovering from substance abuse. Mr. Felton said no, those type of businesses are defined in the Code differently and have specific regulations regarding them.

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

THE MOTION CARRIED.

2. Rezoning & Concurrent Variance (NexMetro)

Applicant: NexMetro Acquisitions, LLC c/o Steven L. Jones. McKagen Jones

Property Owner: Rivers Family Trust, et al.

Location: Parcel # 09F020400070093 and 09F020400070143

Request: To table the rezoning and concurrent variance.

- 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.

Commissioner Jones made a motion to **TABLE**. Commissioner Echols seconded.

THE MOTION CARRIED.

3. Final Plat (Vickers Point, Phase 1)

Applicant: Brandon Register, DCCM

Property Owner: Hybrass Properties, LLC

Location: Vickers Road / SR 138 (Beverly Engram Parkway)

Request: To recommend approval of the final plat.

- 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.

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

THE MOTION CARRIED.

4. Concept Plan (VIDA)

Applicant: VIDA

Property Owner: Knowles Trucking Company, LLC

Location: 8485 Senoia Road

Request: To approve the concept plan.

- 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.
- b. Commissioner Smith asked if they met all of the conditions. Ms. Brookins said yes, as many as they can at this stage of the development.
- c. Commissioner Jones asked when it was approved. Ms. Brookins said over a year ago.

Commissioner Echols made a motion to **APPROVE**. Commissioner Smith seconded.

THE MOTION CARRIED.

J. Other Business: None.

K. Adjournment

1. Commissioner Echols motioned to adjourn the public meeting at 7:16 pm. Commissioner Smith seconded.

THE MOTION CARRIED.