



Planning and Zoning Commission
Meeting Minutes

City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, June 2, 2026
7:00 p.m.

Michelle James, Chair
Lina Parker, Vice 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 Smith made a motion to approve the agenda. Vice Chairwoman Parker seconded.
THE MOTION CARRIED.
- E. Approval of the Meeting Minutes**
1. Commissioner Echols made a motion to approve the May 5, 2026, minutes. Commissioner Smith seconded.
THE MOTION CARRIED.
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:**
1. **Primary Variance (4 Azalea Drive)**
Applicant: George Murray, Jr.
Property Owner: George Murray, Jr.
Location: 4 Azalea Drive (Parcel ID # 09F100400531342)
Request: To reduce the Side Setback from 15' to 10'.
Commissioner Jones made a motion to **OPEN** the public hearing. Vice Chairwoman Parker seconded.
 - 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 if the site is currently undeveloped. Mr. Felton said yes.

- c. Chairwoman James inquired about a floodplain on the property. Mr. Fetton said that there is a stream on the property and stated that Mr. Murray came before the Board of Appeals in 2023 for a stream buffer variance, which was granted to him with conditions that will be looked over by the Public Works Department to ensure that the property is in full compliance with all Federal, State, and local codes.
- d. George Murray, Jr. of 4 Azalea Drive said that he is requesting a variance due to the lot conditions and will make sure that his home is quality construction.

THE MOTION CARRIED.

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

THE MOTION CARRIED.

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

THE MOTION CARRIED.

I. New Business:

1. Concept Plan (CSX Support Track)

Applicant: Matthew J. Stypula, EMH&T

Property Owner: CSX Transportation, Inc.

Location: 6700 McLarin Road (Parcel IDs: 07290001561648, 07290001560616, 07290001560673, 07290001560871, 07290001561085, 07290001560814, 07390001650209, 07280001660284, 07280001660300, and 07280001760332)

Request: To approve the conceptual plan.

- 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. Chairwoman James asked what the expansion is for. Mr. Felton said that the applicant will be able to answer that question. The applicant said that there will be an addition of 28,000 feet of track.
- c. Chairwoman James asked if the additional tracks are located at the terminal. The applicant said yes.
- d. Commissioner Jones asked if there were any prior support tracks. The applicant said that the terminal has a wrap-around rail system.
- e. Commissioner Jones asked if the supports were active. The applicant said no, these support tracks are for storage.
- f. Commissioner Jones asked if these support tracks will help with trains that are stored on active lines. The applicant said yes.
- g. Commissioner Smith asked if there are multiple support tracks. The applicant said yes. Commissioner Smith asked how many. The applicant said four.
- h. The applicant presented to the Commission.
- i. Commissioner Smith asked if these modifications will help with the trains that are being stored on active lines that block at-grade crossings with public rights-of-way. The applicant said yes.

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

THE MOTION CARRIED.

2. Text Amendment (Coworking Spaces)

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.
- b. Commissioner Jones asked if there is language that provides a distinction between a regular office and a coworking space. Ms. Brookins stated that a business license will be issued to the coworking space, not an office for specific uses, and there are provisions for uses that began to dominate the coworking space.
- c. Commissioner Jones asked if there are distinctions and provisions for food and beverage serving spaces versus restaurants. Ms. Brookins said that both uses will be reviewed to make that distinction and there are provisions for both uses.
- d. Commissioner Jones asked if there is any language regarding budding entrepreneurs who will outgrow the coworking space and look to convert the space. Ms. Brookins said that she can look into providing some language for that.
- e. Chairwoman James asked if there are stipulations regarding footprints of amenities for the coworking space. Ms. Brookins said she can look into adding that language.
- f. Vice Chairwoman Parker asked if it is typical for coworking spaces to be open 24 hours, and if so, will there be on-site security. Ms. Brookins said yes, 24 hours is typical, the space is usually access-protected, and she can look into adding language for security plans.
- g. Chairwoman James praised Staff for proactive and progressive thinking.
- h. City Attorney Ross suggested that the Commission tables the item, so that Staff can address the recommendations.

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

THE MOTION CARRIED.

J. Other Business: None.

K. Adjournment:

1. Vice Chairwoman Parker motioned to adjourn the public meeting at 7:35 pm. Commissioner Echols seconded.

THE MOTION CARRIED.