



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, January 10, 2024  
7:00 p.m.

LaVone Deavers, Chair  
Jason Jones, Vice-Chair  
Michelle James  
Lina Parker  
Tony Smith  
Elizabeth Echols

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 at 7:00 pm by Chairman Deavers.
  - 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 James made a motion to approve the agenda. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
  - E. **Approval of the Meeting Minutes:**
    - 1. Commissioner Jones made a motion to approve the December 5, 2023, minutes. Commissioner Smith seconded.  
**THE MOTION CARRIED.**
  - F. **Approval of the 2024 Meeting Dates:**
    - 1. Commissioner James made a motion to approve the meeting dates for the Year 2024. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
  - G. **Public Comments:**
    - 1. Chairwoman Deavers opened the floor to general, public comments.
    - 2. Chairman Deavers closed the floor to general, public comments.
  - H. **Old Business:** None.
  - I. **New Business:**
    - 1. **Popeyes Subdivision Plat**  
Applicant: Pam Hughes  
Address: 8350 Senoia Road, Parcel ID: 09F020200130063  
Request to review the subdivision plat.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if the Popeyes is already there. Mr. Felton answered yes. Commissioner Jones asked if the applicant is subdividing their lot and will develop the vacant land later. Mr. Felton concurred. Commissioner Jones asked if the new parcel would be regulated by the Highway 74 Overlay Zoning District's drive-through restaurant provisions. Mr. Felton answered yes.
- c. Commissioner James asked if we know what the future development of the vacant lot will be. Mr. Felton answered that the applicant was here to discuss any questions.
- d. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- e. The applicant presented to the Commission.
- f. Commissioner Smith asked if the lot next to Popeyes was already built. The applicant answered yes. Commissioner Smith asked if the applicant owned that lot. The applicant answered yes.
- g. Commissioner James asked how soon the lot will be developed. The applicant answered within the next year.

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

**THE MOTION CARRIED.**

2. **Strack Office Rebuild Concept Plan**

Applicant: Joe Strack

Address: 105 Laser Industrial Court, Parcel ID: 09F090100480868

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked if the current building was an office building. Mr. Felton answered that the previous building was an office building before its approved demolition. Commissioner James asked if the building was not there anywhere. Mr. Felton answered that the building was no longer there.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. Commissioner James asked what the company does. The applicant answered they do construction work.
- f. Commissioner Smith asked what is the square footage of the building. The applicant answered 9,600 square feet. Mr. Felton answered 9,306 square feet. The applicant mentioned that the building is two stories.

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

**THE MOTION CARRIED.**

3. **Strack Shop Concept Plan**

Applicant: Joe Strack

Address: 0 Laser Industrial Court, Parcel ID: 09F090100480942

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if Strack was simply remodeling. Mr. Felton concurred.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. Commissioner Smith asked what would be going on at the Strack Shop. The applicant answered the construction equipment will be repaired at this shop.
- f. Commissioner Jones asked if the 9,450 square foot shop will be on the 1.68 acres. Mr. Felton and the applicant concurred.
- g. Commissioner Jones asked if the repair activities would be held inside. The applicant answered yes.

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

**THE MOTION CARRIED.**

**J. Staff Report:**

1. The Planning and Zoning Commission and City Staff welcomed the new commissioner, Ms. Lina Parker.
2. Ms. Brookins congratulated Mr. Felton on his outstanding job of running the meeting for the first time.

**K. Commissioner Comments:**

1. Commissioner Jones said Happy 2024.
2. Commissioner Parker said she is excited and looking forward to assisting the Commission.
3. Commissioner James welcomed Commissioner Parker, said happy 2024, and congratulated Mr. Felton on his outstanding job of running the meeting.
4. Chairwoman Deavers noted that we made it to 2024, which is a blessing; thanked the commissioners for the hard work in 2023; and noted that the Commission is prepared for 2024. Chairwoman Deavers also sent condolences to Commissioner Echols who lost two sisters during the Holiday Season.
5. Commissioner Smith welcomed Commissioner Parker and thanked everybody for coming out.
6. Commissioner Echols welcomed Commissioner Parker and said she believes in her as a commissioner and noted that we made it to 2024.

**L. Adjournment:**

1. Commissioner James motioned to adjourn the public meeting at 7:26 pm. Commissioner Smith seconded.

**THE MOTION CARRIED.**