



Planning and Zoning Commission  
Meeting Minutes

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

LaVone Deavers, Chair  
Michelle James  
Lina Parker  
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 Chairwoman 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 Echols made a motion to approve the April 2, 2024, minutes. Commissioner James seconded.  
**THE MOTION CARRIED.**
  - F. **Public Comments:**
    - 1. Chairwoman Deavers opened the floor to general, public comments.
    - 2. Chairwoman Deavers closed the floor, to general, public comments.
  - G. **Old Business:** None.
  - H. **New Business:**
    - 1. **Santa Maria Restaurant Concept Plan**

Applicant: Maria Arenas  
Address: 0 (8024) Senoia Road, Parcel ID: 09F070300260435  
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 Jones opened the floor for the Commission to ask Staff questions.
      - b. Commissioner James asked if there is an outdoor eating area on the second floor. Mr. Felton said yes.
      - 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 food is served at Santa Maria. The applicant answered Latin food. The concept is “tapas,” which means small bites in English.
- f. Commissioner James inquired about the outdoor seating. The applicant said that outdoor seating is only on the second floor because of the constraints of the site (size and parking requirements).
- g. Commissioner James asked how much seating there would be. The applicant said tentatively 160-180 seats.
- h. Commissioner James asked if the second floor will be only outdoor seating or both indoor and outdoor seating. The applicant answered both.
- i. Chairwoman Deavers asked what food would be served, again. The applicant responded that “tapas” or appetizers would be served.
- j. Commissioner James asked how soon they could open. The applicant said that tentatively Summer 2025 to 2026 due to the supply issues in the construction industry.
- k. Commissioner Parker inquired about the hours of operations. The applicant said 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM on Fridays and Saturdays, however, they are flexible to the City’s wants. Commissioner Parker is concerned about the apartments in the back of the restaurant.
- l. Commissioner Parker asked if the menu at Las Mariachis would be the same as Santa Maria. The applicant (who is also the owner of Las Mariachis) said no.
- m. Commissioner Echols asked if the concept of the restaurant is like sharing food (the tapas, appetizers) The applicant said yes. The applicant expounded on the concept with a scenario: an after-work gathering where you share food, have alcoholic beverages, converse, and relax.
- n. Commissioner Echols if the restaurant will be family-friendly. The applicant said yes.
- o. Commissioner James asked if there would be music outside. The applicant said yes.
- p. Commissioner Parker asked if seafood will be served. The applicant said yes.

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

**THE MOTION CARRIED.**

**2. Section 80-220 (Landfill, Solid Waste Disposal) Text Amendment**

Applicant: Henry Bailey (Safeguard Landfill Management)

Request to continue the item until the June meeting.

Commissioner James motioned to **TABLE**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

**3. Landfill, Solid Waste Disposal Use Permit**

Applicant: Henry Bailey (Safeguard Landfill Management)

Addresses: 7700 Roosevelt Highway, Parcel ID: 07 260001540892; 0 Bishop Road, Parcel ID: 07 260001350359; 6905 Roosevelt Highway, Parcel ID: 07 290001551516; 0 Roosevelt Highway, Parcel ID: 07 290001551557; 0 Roosevelt Highway, Parcel ID: 07 290001551540; 7700 Bishop Road, Parcel ID: 07 290001551185; 0 Bishop Road, Parcel ID: 07 260001540876; 0 Bishop Road, Parcel ID: 07 260001540751; 0 Bishop Road; Parcel ID: 07 260001540744; 0 Bishop Road, Parcel ID: 07 260001540736

Request to continue the item until the June meeting.

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

**THE MOTION CARRIED.**

**I. Adjournment:**

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

**THE MOTION CARRIED.**