



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street

Fairburn, GA 30213

Tuesday, July 11, 2023

7:00 p.m.

Jason Jones, Chair  
Anthony Stewart, Vice-Chair  
Elizabeth Echols  
LaVone Deavers  
Michelle James  
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 at 7:00 pm by Chairman Jones.
- B. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
- C. Pledge of Allegiance:** Chairman Jones led the Pledge to the Flag.
- D. Approval of the Meeting Agenda:**
1. Commissioner James made a motion to approve the agenda. Commissioner Deavers seconded.  
**THE MOTION CARRIED.**
- E. Approval of the Meeting Minutes:**
1. Commissioner Deavers made a motion to approve the May 2, 2023, minutes. Commissioner James seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** Chairman Jones opened the floor to general, public comments. No public comments were made. Chairman Jones closed the floor to general, public comments.
- G. Old Business:** None.
- H. New Business:**
1. **Concept Plat: Living Word Church Ministries Inc**  
Applicant: William O'Neal  
Address: 0 Senoia Road, Parcel ID: 09F100200471368  
Request to review the plat.
    - a. Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval with conditions. Chairman Jones opened the floor for the Commission to ask Staff questions.
    - b. Commissioner James asked if the applicant, Pastor O'Neal, was going to speak. Pastor O'Neal responded yes.
    - c. Chairman Jones asked if the first two agenda items were related. Mr. Felton responded that the first two agenda items were about the same project and the

applicant, Pastor O'Neal, submitted the subdivision plat and concept plan concurrently.

- d. Chairman Jones closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- e. Pastor O'Neal introduced himself to the Commission and gave the background to the project. Pastor O'Neal said that he is requesting a subdivision of his current parcel to develop debt-free. He would eventually develop both parcels into a campus, but he does not have the funds to do that as it stands now.
- f. Commissioner James commented that ironically, he had answered her question in his introduction and dialogue.
- g. Chairman Jones asked if Pastor O'Neal would he eventually expand and build on both parcels debt-free. Pastor O'Neal responded yes.
- h. Commissioner James asked if they were renting. Pastor O'Neal responded that he was renting 114 West Campbellton, but that building is currently being redeveloped as a school. Pastor O'Neal could not find another church to lease, so he decided to go forward with the new construction of a church. The new church will eventually be used for the youth ministry or another community development project when the campus was fully built.
- i. Commissioner Deavers commented that Pastor O'Neal answered the question that she was going to ask.
- j. Chairman Jones closed the floor to ask the applicant questions.
- k. Chairman Jones asked if the Commission votes once or twice for the first two agenda items since they are the same project. Attorney Ross commented that since there are two, separate agenda items, the Commission must vote separately on each agenda item.
- l.

Commissioner Echols made a motion to recommend **APPROVAL**. Commissioner James seconded.  
**THE MOTION CARRIED.**

## 2. **Concept Plan: Living Word Church Ministries Inc**

Applicant: William O'Neal

Address: 0 Senoia Road, Parcel ID: 09F100200471368

Request to review the concept plan and building elevations.

- a. Chairman Jones introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval with conditions. Chairman Jones opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked about the number of parking spaces for the new church. Mr. Felton commented that during his review he counted the number of parking spaces, and the applicant met the requirements of the zoning code in regard to the required number of parking spaces.
- c. Chairman Jones asked if a traffic study is needed for this project. Mr. Felton responded that he is not sure if a traffic study is needed, but he can investigate.
- d. Commissioner James asked how soon construction would start. Mr. Felton responded that the applicant would be better suited to answer that question.

- e. Pastor O'Neal answered that as soon as the City approves the removal of trees, he can start construction.

Commissioner Deavers made a motion to recommend **APPROVAL**. Commissioner Echols seconded.  
**THE MOTION CARRIED.**

3. **ZPL Text Amendment**

Text amendments to Chapter 80 for the purposes of reconciling City ordinances with State mandated procedural updates (HB 1405 and HB 916).

- a. Chairman Jones introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for approval. Chairman Jones opened the floor for the Commission to ask Staff questions. No one asked questions.

Commissioner James made a motion to recommend **APPROVAL**. Commissioner Deavers seconded.  
**THE MOTION CARRIED.**

I. **Commissioner Comments:**

1. Commissioner James commented that she is pleased to see a new addition to the community that is faith-based. She welcomed the congregation to the Fairburn community.
2. Commissioner Deavers welcomed the congregation and looks to see great things. She hopes that she can visit.
3. Chairman Jones recommended that everyone come out to the Fairburn Third Fridays on Main Street Summer Music Festival series. He also congratulated Creekside High School Football Team who won the 5A Championship.

J. **Adjournment:**

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

**THE MOTION CARRIED.**