



Planning and Zoning Commission  
Meeting Minutes  
City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, May 2, 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 Echols seconded.  
**THE MOTION CARRIED.**
- E. Approval of Meeting Minutes:**
1. Commissioner Stewart made a motion to approve the March 7, 2023, minutes. Commissioner Deavers seconded.  
**THE MOTION CARRIED.**
- F. Approval of Executive Session Minutes:**
1. Commissioner James made a motion to approve the executive session minutes. Commissioner Smith seconded.  
**THE MOTION CARRIED.**
- G. 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.
- H. Old Business:** None.
- I. New Business:** Denise Brookins introduced the new Planner, Chancellor Felton, and the new Code Enforcement Manager, Londell Fleming.
1. **Concept Plan: Package Depot Plaza**  
Applicant: Ishwar Dayabhai  
Address: 7895 Senoia Road, Parcel ID Number: 09F070000270825  
Request: To review the concept plan for the Package Depot Plaza
    - 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 current case was involving retrofitting an existing building. Mr. Felton responded yes. Commissioner James informed us of construction going on in the adjacent parking lot. Mr. Felton stated that he was not aware of any construction at the site but will investigate.
- c. Commissioner Echols inquired if the car maintenance/repair shop was going to stay a tenant of the shopping plaza. Mr. Felton informed the Commission that the end-users of the shopping plaza are not known at this time as end-users are only reviewed before the issuing of a certificate of occupancy and business license.
- d. Commissioner Echols inquired if the burial site on the property was still there and if it would stay. Mr. Felton responded yes to both questions.
- e. Chairman Jones recapped the current case as being a standard remodeling and landscaping plan. Mr. Felton confirmed.
- f. Commissioner James asked if all the tenants will be retailers. Mr. Felton stated that the end-users of the shopping plaza are not known at this time as end-users are only reviewed before the issuing of a business license. Chairman Jones restated that the property is C-2 (General Commercial).
- g. Commissioner Stewart asked if the liquor store will remain on the property. Mr. Felton informed the Commission that the liquor store will be moving to a new building that will be adjacent to the existing shopping plaza. Commissioner James wondered if that was the construction that was mentioned earlier.
- h. Chairman Jones wanted to go back to the survey to identify the scope of the concept plan. Mr. Felton confirmed the scope of the concept plan.
- i. Commissioner Deavers wanted to know if the existing building will be demolished or will be accompanied by a new building. Mr. Felton informed the Commission that the current case is about a retrofit of the existing building that will stay. Chairman Jones reiterated that the existing building will simply have upgrades.
- j. Commissioner Stewart inquired if the driveway will be redone. Mr. Felton responded that the parking lot and all driveways will be redone to meet current standards.
- k. Commissioner James stated that she is glad that something is finally happening to improve this property.
- l. Commissioner Stewart asked if the Code Enforcement Manager, Londell Fleming, wanted to introduce himself. Mr. Fleming came up to introduce himself.
- m. Chairman Jones attempted to open the floor for a public hearing. Attorney Ross commented that the current case is a concept plan and does not require a public hearing, so a motion can be made.

Chairman Jones called for a vote. Commissioner Echols made a motion to recommend **APPROVAL**. Commissioner Stewart seconded.

**THE MOTION CARRIED.**

#### **J. Commissioner Comments:**

- 1. Commissioner Deavers commented that the month of April was boring because there was no meeting. However, everything is good. Commissioner Deavers further commented that the year has started out well and she is glad Commissioner Smith's surgery went well.
- 2. Commissioner James welcomed the two new staff members: Planner Chancellor Felton and Code Enforcement Manager Londell Fleming, and commented that she is happy to have them. James also thanked the Planning and Zoning Director, Denise Brookins, as well as her fellow commissioners.
- 3. Chairman Jones echoed Commissioners Deavers' and James' comments.
- 4. Commissioner Stewart welcomed the two new staff members. He also asked for prayers as he must have the same surgery that Commissioner Smith had.
- 5. Commissioner Smith thanked everyone for their encouragement and prayers during his surgery.

6. Commissioner Echols is glad that Commissioner Smith is doing well. She also welcomed the new Planner and is grateful to be here again working and collaborating.

**K. Adjournment:**

1. Commissioner James motioned to adjourn the public meeting at 7:15 pm. Commissioner Deavers seconded.  
**THE MOTION CARRIED.**

Approval Signatures	
Date Approved	
Jason Jones, Chair	
Chancellor Felton, Recording Secretary	

**CITY OF FAIRBURN**

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