



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, August 4, 2026  
7:00 p.m.

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

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. Commissioner Deavers seconded.  
**THE MOTION CARRIED.**
- E. Approval of the Meeting Minutes**
1. Commissioner Echols made a motion to approve the June 2, 2026, minutes. Vice Chairwoman Parker seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:**
1. William Morrow of 850 Buckingham Cove stated that gas stations belong in certain areas of the community, and he will talk about this more during the future meeting pertaining to the Durham Lake/Rivertown Road gas station proposals.
  2. Khalia Sessoms of 345 Buckingham Lane stated that the gas station proposals will not be good for the surrounding community regarding safety concerns and will speak more at the future meeting pertaining to the Durham Lake/Rivertown Road gas station proposals.
  3. Carlette Morrow of 850 Buckingham Cove stated that gas stations are not good for the community due to the traffic and will speak again at the future meeting for the Durham Lake/Rivertown Road gas station proposals.
  4. Cliff Fletcher of 590 Dynasty Drive stated that the Parks at Durham Lakes HOA is against gas stations.
- G. Old Business:**
1. **Rezoning, Concurrent Variance (NexMetro)**  
Applicant: Steven L. Jones, McKagen Jones

Property Owner: Rivers Family Trust The Et Al

Location: 0 Milam Road (Parcel IDs: 09F020400070143 and 09F020400070093)

Request: To table the rezoning and concurrent variance to the next meeting.

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

**THE MOTION CARRIED.**

**H. Public Hearings:** None.

**I. New Business:**

**2. Final Plat (Vickers Point, Phase 2)**

Applicant: Brandon Register, RLS

Property Owner: Direct Residential Communities Of

Location: 0 Vickers Road (Parcel IDs: 09F170100742283, 09F170100742358, 09F170100742374, 09F170100742317, and 09F170100742341) and 0 Highway 138 (Parcel ID: 09F170100742416).

Request: To approve the final plat.

- 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.

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

**THE MOTION CARRIED.**

**3. Elevations (25 Smith Street)**

Applicant: Lamont Rashid, KKL Properties, LLC

Property Owner: KKL Properties, LLC

Location: 25 Smith Street (Parcel ID: 09F100300520452)

Request: To approve the elevations.

- 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 building would be. Mr. Felton said a restaurant.
- c. Commissioner Smith asked if the building would undergo a complete renovation. Mr. Felton stated that the building is undergoing a current, permitted, and approved renovation of the existing building, and the additional elevation changes will start once approved.

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

**THE MOTION CARRIED.**

**4. Preliminary Plat (Alpha Industrial Oakley Industrial)**

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: Oakley B Owner LLC

Location: 5400 Spence Road (Parcel ID: 09F060000340702)

Request: To approve the preliminary plat.

- 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. Vice Chairwoman Parker asked if the subdivision is for residential development. Mr. Felton stated the subdivision is for an industrial development.

**CITY OF FAIRBURN**

- c. The applicant presented to the Commission.
- d. Vice Chairwoman Parker asked what would be distributed at this warehouse. The applicant stated that they do not know yet.
- e. Commissioner Smith asked what the age of the current building is. The applicant said 10-12 years old. Commissioner Smith asked if any renovations would be done to the existing building. The applicant said the building is fully occupied.

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

**THE MOTION CARRIED.**

5. **Concept Plan (Alpha Industrial Oakley Industrial)**

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: Oakley B Owner LLC

Location: 5400 Spence Road (Parcel ID: 09F060000340702)

Request: To approve the conceptual plan.

- a. Chairwoman James introduced the case. Chancellor stated that the existing building was built in 2014, and if Commissioner Smith wanted to see the existing exterior conditions of the building, they could meet after the meeting. Mr. 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.

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

**THE MOTION CARRIED.**

6. **Use Permit, Child Day Care Center (Tree of Life Christian Academy)**

Applicant: Angela Rosser, Tree of Life Christian Academy

Property Owner: Cortes Christian G

Location: 5575 Milam Road (Parcel ID: 09F020200130105)

Request: To recommend approval of the use permit.

- 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 if this was a home. Mr. Felton stated that the original purpose of this building was a single-family home, but it was converted into an office; however, it is currently vacant.
- c. Vice Chairwoman Parker asked if there is a drop-off/pick-up driveway. Mr. Felton said yes, it will be off of Plantation Road.
- d. Commissioner Smith asked about the square footage of the home. Mr. Felton said it is 1,692 square feet.
- e. Chairwoman James asked what the maximum number of kids allowed. Mr. Felton said that the number is dictated by State law. Denise Brookins said that the Building Code and the Fire Code, in addition to State law, will dictate that number.
- f. Commissioner Echols had concerns about traffic. Mr. Felton said that he would forward her request to Public Works.

Vice Chairwoman Parker made a motion to recommend **APPROVAL CONDITIONAL**. Commissioner Echols seconded.

**THE MOTION CARRIED.**

7. **Rezoning, Concurrent Variances (Nehemiah Project)**

Applicant: Ingrid Thompson, Nehemiah Project Community Development Corporation

Property Owner: Nehemiah Project Community Development Corporation

Location: 115 Senoia Road (Parcel ID: 09F101000520388)

Request: To recommend approval of the rezoning.

- a. Chairwoman James introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Chairwoman James opened the floor for the Commission to ask Staff questions.
- b. The applicant presented to the Commission.
- c. Chairwoman James asked what the required number of parking spaces. The applicant said 16, two parking spaces per unit.
- d. Commissioner Smith asked what the price is. The applicant said the proposal, as-is, costs 220-285k per unit.
- e. Commissioner Echols asked if the housing is going to be government-funded. The applicant said no.
- f. Chairwoman James asked if an HOA will be established. The applicant said yes.
- g. Vice Chairwoman Parker asked if this proposal will come back for review. Denise Brookins said no, but they can if required.

Vice Chairwoman Parker made a motion to recommend **APPROVAL CONDITIONAL**. Commissioner Echols seconded. Commissioner Smith denied. Commissioner Deavers denied. Chairwoman James approved.

**THE MOTION CARRIED.**

Request: To recommend approval of the concurrent variances.

- a. Chairwoman James introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for denial. Chairwoman James opened the floor for the Commission to ask Staff questions.

Commissioner Smith made a motion to recommend **DENIAL**. Commissioner Deavers seconded.

**THE MOTION CARRIED.**

8. **Concept Plan (RaceTrac)**

Applicant: Nate Fuss and Erika Larrimore, Bohler, LLC

Property Owner: RaceTrac, Inc

Location: 0 Fairburn Industrial Boulevard (Parcel ID: 09F090100480751)

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. The applicant presented to the Commission.

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

**THE MOTION CARRIED.**

**J. Adjournment:**

1. Vice Chairwoman Parker motioned to adjourn the public meeting at 8:18 pm. Commissioner Deavers seconded.

**THE MOTION CARRIED.**