



City of Smyrna

City of Smyrna
A. Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Action Summary - Final Planning and Zoning Commission

Monday, August 9, 2021

6:00 PM

Council Chambers

1. Roll Call

Present: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

Also Present: 0

Staff: 4 - Heather Peacon-Corn, Russell Martin, Jered Sigmon and Caitlin Crowe

2. Call to Order

Chairperson Joel Powell called the August 9, 2021 meeting of the Planning and Zoning Commission, held in Council Chambers of A. Max Bacon City Hall, at 6:00PM.

3. Business

A. [2021-132](#)

Public Hearing - Zoning Request - Z21-004 - Allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office - 0.25 acres - Land Lot 485 - 1120 Concord Rd - Jeremy Robinson - *This item will be tabled to the September 13, 2021 Planning & Zoning Board Meeting.*

A motion was made by Boardmember J.D. Smith to table until the September 13, 2021 Planning and Zoning Commission Meeting item 2021-132, a Public Hearing and Zoning Request (Z21-004) to allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office on 0.25 acres, Land Lot 485 located at 1120 Concord Rd by the applicant Jeremy Robinson; seconded by Boardmember Earl Rice.

The motion to table carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

B. [2021-134](#)

Public Hearing - Zoning Request - Z21-006 - Allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC. - *This will be tabled until the September 13, 2021 Planning & Zoning Board Meeting.*

A motion was made by Boardmember Charlie Phillips to table until the September 13, 2021 Planning and Zoning Commission Meeting item 2021-134, a Public Hearing and Zoning Request (Z21-006) to allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre on 2.03 acres, Land Lot 700 located

at Atlanta Rd & Campbell Rd by the applicant Morgan Capital and Development, LLC.; seconded by Boardmember Keith Bentley.

The motion to table carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

C. [2021-343](#)

Public Hearing - Zoning Case Z21-010 - Allow rezoning from FC to R-10 Conditional for the development of four new single-family homes at a density of 3.77 units per acre - Land Lot 592 - 1.06 acres - 1587 Roswell Street - Brad Thompson

A motion was made by Boardmember Keith Bentley to approve item 2021-343, a Public Hearing and Zoning Case (Z21-010) to allow rezoning from FC to R-10 Conditional for the development of four new single-family homes at a density of 3.77 units per acre on Land Lot 592, 1.06 acres located at 1587 Roswell Street by the applicant Brad Thompson; seconded by Boardmember J.D. Smith.

The motion to approve carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

D. [2021-344](#)

Public Hearing - Zoning Case Z21-011 - Allow rezoning from R-15 to RDA Conditional for the development of six single-family detached homes at a density of 2.26 units per acre - Land Lots 339 & 382 - 2.654 acres - 3562 & 3572 S Sherwood Road - Midtown Builders Group

A motion was made by Boardmember Keith Bentley to approve item 2021-344 for a Public Hearing and Zoning Case (Z21-011) to allow rezoning from R-15 to RDA Conditional for the development of six single-family detached homes at a density of 2.26 units per acre on Land Lots 339 & 382, 2.654 acres located at 3562 & 3572 S Sherwood Road by the applicant Midtown Builders Group; seconded by Boardmember J.D. Smith.

The motion to approve carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

4. **Approval of Minutes:**

A. [MIN2021-48](#)

Approval of the July 12, 2021 Planning and Zoning Meeting Minutes.

A motion was made by Boardmember Michael Seagraves to approve item MIN2021-48 for the approval of the July 12, 2021 Planning and Zoning Meeting Minutes; seconded by Boardmember J.D. Smith.

The motion to approve carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega and Charlie Phillips

5. Adjournment

Chairperson Joel Powell adjourned the August 9, 2021 meeting of the Planning and Zoning Commission, held in Council Chambers of A. Max Bacon City Hall, at 6:24PM.