



City of Smyrna

Meeting Minutes - Final Planning and Zoning Commission

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

Monday, July 11, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Present: 7 - Joel Powell, Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Also Present: 0

Staff: 4 - Russell Martin, Joey Staubes, Caitlin Crowe and Heather Peacon-Corn

1. Call to Order

Chairperson Joel Powell called the July 11, 2022 meeting of the Planning and Zoning Commission to order at 6:03 PM.

2. Business

A. [2021-597](#)

Public Hearing - Zoning Request - Z21-017 - Allow rezoning from OI to OD for the development of a self-storage facility - 3.3 acres - Land Lots 681 & 688 - Highlands Pkwy, Fountains Office Park LP.

This applicant requests to withdraw the application without prejudice.

Ward 7 / Councilmember Wheaton

A Public Hearing was called, and no one was present other than staff; the Public Hearing was closed and the Chairperson called for a vote.

Boardmember Henriette Ostrega made a motion to withdraw without prejudice item 2021-597 Public Hearing for a Zoning Request (Z21-017) to allow rezoning from OI to OD for the development of a self-storage facility on 3.3 acres, Land Lots 681 & 688 located at Highlands Pkwy by the applicant Fountains Office Park LP; seconded by Boardmember Jonathan Howard.

The motion to withdraw without prejudice carried by the following vote:

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

B. [2022-347](#)

Plat Approval - Approval for the subdivision of property at 2400 Lake Park Drive into two parcels. Land Lot 779, 780, 805 & 806 - 9.73 acres - 2400 Lake Park Drive - 2400 Lake Park Atlanta LLC

Ward 2 / Councilmember-Elect Hines

Joey Staubes, Planner II, presented the following background:

2400 Lake Park Atlanta Office LLC is requesting approval to subdivide their property at

2400 Lake Park Drive into two commercial parcels. The property was approved to rezone from GC (General Commercial) to MU for the development of 277 multi-family units, 21,000 sq. ft. of retail and retaining an existing 105,000 sq. ft. office building. The applicant plans to subdivide the property within the requirements of the MU (Mixed Use) zoning district, so no rezoning is required. The proposal is to divide the property so the office building and multi-family/retail mixed use building are on separate lots. The subject property is 9.7 acres in size and is zoned MU (Mixed Use). The proposed subdivision will result in two new lots being 6.5 acres with the mixed use building and 3.23 acres with the existing office building. Table 1 below shows a comparison of the proposed lots to the MU zoning district (Section 720 of the Zoning Ordinance). No other changes to the original zoning plan are proposed.

The proposed lots meet all the zoning requirements of the MU zoning district.

Community Development has reviewed the proposed subdivision against the requirements of the MU zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the MU zoning district. Community Development recommends approval of the requested land subdivision with the zoning conditions carried from Z21-005 approved on May 17, 2021.

A Public Hearing was called, and no one was present other than staff; the Public Hearing was closed and the Chairperson called for a vote.

Boardmember Michael Seagraves made a motion to approve item 2022-347 for a Plat Approval for the subdivision of property at 2400 Lake Park Drive into two parcels on Land Lots 779, 780, 805 & 806 on 9.73 acres located at 2400 Lake Park Drive, by the applicant 2400 Lake Park Atlanta LLC.; seconded by Boardmember Earl Rice.

The motion to approve carried by the following vote.

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

3. **Approval of Minutes:**

A. **[MIN2022-40](#)** Approval of the May 9, 2022 Planning and Zoning Commission Meeting Minutes.

Ward / Citywide

Boardmember Henriette Ostrzega made a motion to approve item MIN2022-40, the May 9, 2022 Planning and Zoning Commission meeting minutes; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Abstain: 1 - Jonathan Howard

4. **Adjournment**

Chairperson Joel Powell adjourned the July 11, 2022 meeting of the Planning and Zoning Commission at 6:07 PM.