



City of Smyrna

City of Smyrna
City Hall
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Meeting Minutes - Final Planning and Zoning Commission

Monday, January 11, 2021

6:00 PM

Community Center - Large Gym

Smyrna Community Center Large Gym / 200 Village Green Circle SE
Parking and entrance to meeting on Powder Springs Street Side of Building
MASKS REQUIRED / TEMPERATURE WILL BE CHECKED

1. Roll Call

Present: 7 - Joel Powell, Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, Henriette Ostrzega and Victor Jones

Absent: 1 - James Smith

Also Present: 0

Staff: 5 - Russell Martin, Joey Staubes, Caitlin Crowe, Tyler Addison and Heather Peacon-Corn

2. Call to Order

Chairman Joel Powell called the January 11, 2021 meeting of the Planning and Zoning Commission to order at 6:02PM.

3. Business

A. [2021-005](#)

Public Hearing - Zoning Request - Z21-001 - Allow rezoning from GC to OD-Conditional for use as a self-storage facility - 3.29 acres - Land Lot 444 - 912 Daniel Drive - GFAC Real Estate

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning request Z21-001. The request is to be heard by Mayor and Council on February 15, 2021. The subject property is currently zoned GC with several existing structures, both commercial and residential. The applicant is proposing to rezone to OD-Conditional to build a self-storage building with a privacy fence around the perimeter of the building. There will be a land use change from community activity center to industrial. The applicant is requesting a variance:

1. *Parking reduction from 34 spaces to 10 spaces.*

Staff are supportive of the variance but recommend denial of the rezoning request since the land use change is not compatible with the surrounding area.

Chairman Powell asked the applicant to provide an overview of the request. Mr. Adebayo came up as the applicant and owner of the property. Mr. Adebayo gave a packet to each member of the Board with information regarding his plans and tax generation of his competitors. Mr. Adebayo lives and works in Smyrna and operates a fleet of vehicles for Amazon. He feels that there is a need for self-storage in the area.

He plans to do extensive landscaping to make the area more beautiful. Mr. Adebayo said there will not be much traffic, and this will increase the tax revenue for Smyrna.

Board member Bentley asked if the residential area to the west of the subject property is in the City. Rusty Martin, Community Development Director, responded that no, it was in Cobb County.

Board member Seagraves asked if there would be a someone on site full-time. Mr. Adebayo said no that there hours will be from 9 am to 6 pm with security cameras for after hours.

Board member Bartlett asked how many units will be on site. Mr. Adebayo said there will be 535 units in various sizes.

Chairman Powell asked if he had built storage facilities before. Mr. Adebayo said no but that he has signed with Storage Authority who have built many before.

Board member Jones asked if he would have rental vehicles on the site. Mr. Adebayo said no, he does not plan on doing that.

Chairman Powell opened the floor for Public Hearing.

Mr. Johnny Turner- Daniell Dr- borders the property in the rear. Mr Turner said he was confused about how the property would look once built on and is concerned about the drainage issue that already exists on the property. He is also concerned about the lighting and that it will be super bright on his property. Mr. Turner is concerned that it will fit in with the area.

Ms. Elizabeth Hardy- Daniell Dr- asked if the Amazon vans would potentially be added if he does not get the storage building.

A motion was made by Boardmember Tom Bartlett to deny item 2021-005, a Public Hearing / Zoning Request (Z21-001) to allow rezoning from GC to OD-Conditional for use as a self-storage facility - 3.29 acres - Land Lot 444 - 912 Daniel Drive - GFAC Real Estate; seconded by Boardmember Earl Rice.

The motion to deny carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, Henriette Ostrzega and Victor Jones

Absent: 1 - James Smith

B. [2021-007](#)

Public Hearing - Zoning Request - Z21-002 - Allow rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project - 8.7 acres - Land Lot 880 & 881 - 2800 & 2810 Spring Rd - RASS Associates, LLC - ***This item will be tabled to the February 8, 2021, Planning and Zoning Meeting.***

A motion was made by Boardmember Earl Rice to table until the February 8, 2021 Planning and Zoning Meeting item 2021-007, a Public Hearing / Zoning Request (Z21-002) to allow rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project - 8.7 acres - Land Lot 880 & 881 - 2800 & 2810 Spring Rd by the applicant RASS Associates, LLC; seconded by Boardmember Michael Seagraves.

The motion to table until the February 8, 2021 Planning and Zoning Meeting carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, Henriette Ostrzega and Victor Jones

Absent: 1 - James Smith

4. Approval of Minutes:

A. [2021-008](#) Approval of the December 14, 2020 Planning and Zoning Commission Meeting minutes.

A motion was made by Boardmember Henriette Ostrzega to approve item 2021-008 for the approval of the December 14, 2020 Planning and Zoning Commission Meeting minutes; seconded by Boardmember Earl Rice.

The motion to approve carried by the following vote:

Aye: 7 - Joel Powell, Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, Henriette Ostrzega and Victor Jones

Absent: 1 - James Smith

5. Adjournment

Chairman Joel Powell adjourned the January 11, 2021 meeting of the Planning and Zoning Commission at 6:29PM.