



City of Smyrna

Action Summary - 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, November 14, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Present: 8 - Charlie Phillips, Joel Powell, Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

Also Present: 0

Staff: 4 - Tyler Addison, Russell Martin, Heather Peacon-Corn and Joey Staubes

1. Call to Order

Chairperson Joel Powell called to order the November 14, 2022 Planning and Zoning Commission meeting held at A. Max Bacon City Hall in Council Chambers at 6:00 PM.

2. Business

2. Business

[2022-567](#)

Move item E. 2022-556 to be heard before item D. 2022-557.

Boardmember Henriette Ostrzega made a motion to approve item 2022-567, an agenda change to hear item E. 2022-556 before item D. 2022-557; seconded by Boardmember Charlie Phillips.

The motion to approve carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

A. [2022-520](#)

Approval of the 2023 Planning and Zoning Board Meeting dates as attached.

Ward / Citywide

Boardmember Michael Seagraves made a motion to approve item 2022-520, the 2023 Planning and Zoning Commission meeting dates as attached; seconded by Boardmember Jill Gordon-Evans.

The motion to approve carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

B. [2022-552](#)

Public Hearing - Z22-013 - Special Land Use Permit to allow a modular classroom - 8.09 acres - Land Lot 596 - 3130 Atlanta Road - David Stallings - *This item will be tabled to the December 12, 2022 Planning &*

Zoning Board meeting.**Ward 6 / Councilmember Gould**

Boardmember Michael Seagraves made a motion to table to the December 12, 2022 Planning and Zoning Commission meeting item 2022-552, a public hearing and special land use permit (Z22-013) to allow a modular classroom on 8.09 acres on land lot 596 located at 3130 Atlanta Road by applicant David Stallings; seconded by Boardmember Jonathan Howard.

The motion to table this item to the December 12, 2022 Planning and Zoning Commission meeting carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

C. [2022-551](#)

Public Hearing - Z22-012 - Special Land Use Permit to allow a modular office - 3.59 acres - Land Lot 560 - 1845 Freeman Pkwy - Adam Spence
- This item will be tabled to the December 12, 2022 Planning & Zoning Board meeting.

Ward 7 / Councilmember Wheaton

Boardmember Henriette Ostrzega made a motion to table to the December 12, 2022 Planning and Zoning Commission meeting item 2022-551, a public hearing and special land use permit (Z22-012) to allow a modular office on 3.59 acres on land lot 560 located at 1845 Freeman Pkwy by applicant Adam Spence; seconded by Boardmember Charlie Phillips.

The motion to table this item to the December 12, 2022 Planning and Zoning Commission meeting carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

E. [2022-556](#)

Public Hearing - Zoning Request - Z22-011 - Allow a rezoning from R-15 to NS for an 8,000 sq. ft. retail business - 0.91 acres - Land Lot 700 - 3410 Atlanta Road - Grow Smyrna

Ward 6 / Councilmember Gould

Boardmember Michael Seagraves made a motion to approve item 2022-556, a public hearing and zoning request (Z22-011) to allow a rezoning from R-15 to NS for an 8,000 sq. ft. retail business on 0.91 acres on land lot 700 located at 3410 Atlanta Road by applicant Grow Smyrna; seconded by Boardmember Henriette Ostrzega.

The motion to approve carried with the following vote:

Aye: 6 - Jonathan Howard, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

Nay: 1 - Charlie Phillips

D. [2022-557](#)

Public Hearing - Zoning Request - Z22-014 - Allow a rezoning from GC to MU for the development of 24 multi-family units and 9,450 sq. ft. of office/commercial area - 1.09 acres - Land Lot 559 - 2934 Atlanta Road, 0 Atlanta Road, and 2950 Atlanta Road - Tanalta LLC & Jamac Corp.

Ward 3 / Councilmember Lindley

Boardmember Charlie Phillips made a motion to approve item 2022-557, a public hearing and zoning request (Z22-014) to allow a rezoning from GC to MU for the development of 24 multi-family units and 9,450 sq. ft. of office/commercial area on 1.09 acres on land lot 559 located at 2934 Atlanta Road, 0 Atlanta Road, and 2950 Atlanta Road by applicant Tanalta LLC & Jamac Corp.; seconded by Boardmember Keith Bentley.

The motion to approve carried with the following vote:

Aye: 4 - Charlie Phillips, Keith Bentley, Earl Rice and Michael Seagraves

Nay: 3 - Jonathan Howard, Jill Gordon-Evans and Henriette Ostrzega

3. Approval of Minutes:**A. [MIN2022-81](#) Approval of the October 10, 2022 Planning and Zoning Meeting Minutes.
Ward / Citywide**

Boardmember Michael Seagraves made a motion to approve item MIN2022-81, the October 10, 2022 Planning and Zoning Commission meeting minutes; seconded by Boardmember Henriette Ostrzega.

The motion to approve carried with the following vote:

Aye: 6 - Charlie Phillips, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

Abstain: 1 - Jonathan Howard

4. Adjournment

Chairperson Joel Powell adjourned the November 14, 2022 Planning and Zoning Commission meeting at 8:38 PM.