



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final Committee of the Whole

Thursday, January 14, 2021

6:00 PM

Community Center - Magnolia Room

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

Roll Call

Present 8 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Austin Wagner, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor pro tem / Councilmember Tim Gould, and Councilmember Lewis Wheaton

Also Present 1 - Scott Cochran

Staff 7 - Joe Bennett, Penny Mocerri, Heather Peacon-Corn, Jennifer Bennett, Russell Martin, Joey Staubes, and Roy Acree

1. Call to Order

Mayor Norton called the meeting of the Committee of the Whole to order at 6:00PM.

2. New Business

- A. [COW21-01](#) Approval for the City of Smyrna's participation in the Phase III Top End Transit Study in the amount of \$17,200.00 and authorize the Mayor to sign and execute any related documents.

Item 2A: Approval of the City's participation in the Phase III Top End Transit Plan.

Mayor Pro Tem Tim Gould spoke about some discussion with GDOT regarding the exit off I-285 as it relates to South Cobb Drive.

Councilmember Lewis Wheaton also spoke the Oakdale Road area about how transformative an exit ramp would be. Managed lanes would start at Atlanta Road and stops would be Cumberland Parkway and Cumberland Mall as well.

*Funding Streams for Phase III Top End Committee Transit Plan
Total Cost to TEC \$130,000
Total ATL Link Contribution \$200,000*

*PHASE III PROJECT COSTS
Phase IIIA ATL Link Project Management
Tasks
Stakeholder/Public Engagement
Draft Engagement Materials
Station location & design, including parking*

ALT 80% FHTA Funding
Top End Committee Match
Total Cost IIIA

Phase IIIB TEC Project Management
Tasks
Enhanced Community Communication Draft Legislation & Legal Review

Total Cost IIIB
Top End Committee Funding ATL Contribution

Total Top End Committee
Total Atl Link Contribution
Total Cost Phase III Complete

PHASE III PROJECT FINANCIAL CONTRIBUTIONS

TEC Share
Municipalities (7)
Community Improvement Districts (4)
ATL Link Shar

PROPOSED FUNDING STRUCTURE TOP END COMMITTEE SHARE

Individual Entity Contributions
Municipalities (7)
35,692 Tucker
10,471 Doraville
28,748 Chamblee
53,140 Brookhaven
49,016 Dunwoody
105,411 Sandy Springs
55,976 Smyrna
338,454 TOTAL

2019 Digest Value (M&O) Community Improvement Districts (4)
174,291,513 Tucker / Northlake
162,964,606 Chamblee / Doraville
2,575,558,441 Perimeter
1,395,789,103 Cumberland
4,308,603,663 TOTAL
TOTAL TEC SHARE

https://www.georgia-demographics.com/cities_by_population

<https://apps.dor.ga.gov/digestconsolidation/default.aspx>

3. Review of the January 19, 2021 Mayor and Council Agenda

- A. [COW21-02](#) Review of the January 19, 2021 DRAFT Mayor and Council Meeting Agenda

Review of the Agenda:

First three items are straight annexations with no current development plans for the properties. Councilmember Wheaton asked about a reference to residential and Mr.

Martin responded that he was not understanding of the reference and the zoning is Light Industrial.

Mayor Norton spoke about the parcels along the river and Mayor Norton said he spoke to Rep Teri Anulewicz regarding drafting legislation. There are several unincorporated islands.

Mayor Norton briefly mentioned the discussion with Mableton about annexation of certain areas but not all of the area and he stated they understood and it made sense to them.

Shamrock Builders are a contracting group that is moving their headquarters to Smyrna. The property is zoned neighborhood shopping and they want to rezone to General Commercial at the recommendation of Community Developments. They will have Administrative staff only at this location and there will be no storage of their building materials at this location. There will be no improvements to the current building and site.

Councilmember Wilkinson had a few questions about the general commercial zoning and Mr. Martin reviewed the stipulations and type of prohibited businesses.

Planner II Joey Staubes read allowed all other prohibited types of businesses.

The item will be kept on the agenda but they would like to discuss the zoning change further and Councilmember Gould will have the option to table the item to the next agenda if there is the need for additional review. He asked if Limited Commercial was available and Mr. Martin responded it would not fit for this site.

Mr. Cochran responded that it is a professional contractor office.

Mr. Martin asked if there was a procedure that Council would like to adjust so that an application was not being discussed at the 11th hour about something as significant as a zoning change to an item. He noted that emails go out with plenty of time for Council review and questions should be addressed before we get to Committee review. Councilmember Welch noted that he did not think Community Development was doing anything wrong procedurally.

The next item is for the Campbell Road town home development. Planning and Zoning Board heard the item at 151 units and since that meeting, the applicant has reduced further to 149 units.

Mr. Martin reviewed the other adjustments to the plan and in respect to the entrance / exits for the development.

Mr. Cochran discussed the light at Campbell Road and Spring Road was a court order and he wanted confirmation that there was no change to that intersection.

There are several Councilmembers that feel that the changes will make it safer in that area as the cut through's currently being used are dangerous. Mr. Pickens had some additional questions about the entrance.

Mr. Pickens spoke about a lot of people in Vinings Point not wanting this development and being told by the developer "it could be worse" was not an acceptable reasoning for this development.

The adjacent 19 acres will be annexed into the City as well and the owner of the property is submitting an application to Community Development by week's end.

City Attorney Scott Cochran spoke about the annexation should not be voted for if the rezoning was going to be voted against.

Councilmember Corkey Welch wanted to continue the conversation previously brought to Council about town homes and the current standards. He would like those reviewed as it relates to town homes and mentioned the town homes in his area. He wants to change the standards to be three sided brick for new developments and although he understands the increase of cost to a builder he feels these type of town homes look nicer for a longer period of time as opposed to looking outdated.

Councilmember Wilkinson had some questions regarding sidewalks on the front of town homes as well as the front entry garages on these types of residences.

There were additional question from Councilmember Pickens regarding the buffer that Mr. Martin addressed as well as the sidewalk and the City's responsibility of the remaining portion of the "sidewalk to nowhere".

Mayor Norton noted that for nine years he lived in this area and the most he ever saw at the light were five cars and there would be expected additional traffic but not at the level being spoken of by the neighboring residents.

Mayor Pro Tem Gould remarked that he would be supportive of a connection for the Woodruff neighborhood. Mr. Martin stated that was part of the original recommendation to the developer.

Councilmember Wagner is conflicted about this development and feels there are potentially better things that could have been done with this parcel.

Councilmember Lindley asked if they were bound to this plan even in the event of a recession and a change of ownership.

Mr. Martin clarified that there is a variance on the gas station side and he reviewed the details of it.

Councilmember Welch asked if the sanitation service would be with a can at curbside where the can is kept in the garage and Mr. Martin responded yes.

The next item is Sparkles request for a liquor license in addition to the beer and wine license they currently hold. Sparkles is a roller skating rink.

4. Other Business (as needed)

Mayor Norton called on Councilmember Lewis Wheaton to review the items he wished to speak on.

Councilmember Wheaton spoke about the Black History Month Celebration update was that after several meetings and discussions, virtual events and a silent auction had been coordinated so that the entire month has different events the public can participate in across the City. The Public Safety Foundation is excited about the collaboration with the City for a scholarship opportunity using the funds generated from

the silent auction.

An update on residents who have reached out regarding an update to the park down on the river and whether there would be a dedication to this park.

The zip code issue in Mableton is being resurrected and working with David Scott's office to get a final resolve.

Mayor Norton has been assisting in this request.

Councilmember Wilkinson mentioned a Ward 5 resident who recently passed and was an avid watcher of the City Council meetings.

Councilmember Welch encouraged the other members to drive through the town home community off Concord to see a quality community. He also asked about the recent reduced schedule at the Recycling Center.

Mayor Pro Tem Tim Gould asked about updates on COVID testing / vaccination locations in the City and Chief Acree said he would be giving an update after the Ward reports.

Chief Roy Acree gave a COVID update with some of the recent number increase sand discussed the hospitalization increases. Additionally, he gave an update to a procedure the EMS staff has implemented to assist in the wait time at hospitals for patient drop off. On road EMS workers are basically having off road EMS staff meet them at the hospital and they are waiting with patients to check them in so the on road workers can return to service. He discussed the recent online system for vaccination appointments and the process for getting City staff vaccinated. He is working on getting vaccinations for all staff and possible spouses in the near future. Satellite locations are being looked for and we sent a strong proposal for Chuck Camp Park to be a facility that could see 250 cars per day.

Interim City Administrator Joe Bennett thanked Chief Acree and staff for the hours putting in to find an appropriate location for testing and vaccination.

5. Executive Session (as needed)

There was no executive session.

Mayor Norton adjourned the Committee of the Whole meeting at 7:47PM.