



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Meeting Minutes - Final Planning and Zoning Commission

Monday, August 11, 2014

6:00 PM

Council Chambers

Rollcall

Present 6 - Board Member Michael Seagraves, Board Member Matt Wirth, Board Member Steve Kemp, Board Member Ed Whittington, Board Member Denny Campo, and Board Member Earl Rice

Absent 1 - Board Member Dale Holmes

Also Present 4 - Ken Suddreth, Russell Martin, Joey Staubes, and Lisa Moore

1. Call To Order

The meeting was called to order by Chairperson Joel Powell.

2. Business:

A. 2014-129

Public Hearing - Zoning Request Z14-013 - Rezoning from R-15 to RAD-Conditional for the construction of two new single-family homes - 0.46 Acre Tract - Land Lot 489 - 1084 Fleming Street - Jasper Wayne Proctor

Sponsors: Anulewicz

A motion was made by Board Member Matt Wirth to table the authorization, Zoning Request 2014-129, rezoning from R-15 to RAD Conditional for the construction of two new single-family homes -0.46 acres - Land Lot 489 at 1084 Fleming Street by Jasper Wayne Proctor, item to be tabled until September 8, 2014; seconded by Board Member Ed Whittington. The motion carried by the following vote:

Aye: 6 - Board Member Seagraves, Board Member Wirth, Board Member Kemp, Board Member Whittington, Board Member Campo and Board Member Rice

B. 2014-253

Public Hearing - Zoning Request Z14-021 - Rezoning from R-15 and RTD to RTD-Conditional for the development of a 49 unit townhome subdivision - 13.203 Acre Tract - Land Lots 342 and 379 - 619 Church Road - Venture Homes, Inc.

Sponsors: Wilkinson

A motion was made by Board Member Ed Whittington to table Zoning Request, Z14-021, rezoning from R-15 and RTD to RTD-Conditional for the construction of 49 townhomes - 13.203 acres on Land Lots 342 and 379 at 619 Church Road by

Venture Homes, Inc until September 8, 2014; seconded by Board Member Denny Campo. The applicant requested the item to be tabled. The motion carried by the following vote:

Aye: 6 - Board Member Seagraves, Board Member Wirth, Board Member Kemp, Board Member Whittington, Board Member Campo and Board Member Rice

C. 2014-256

Public Hearing - Zoning Request Z14-022 - Rezoning from R-15 to RAD-Conditional for the development of three single-family homes - 0.633 Acre Tract - Land Lot 488 - 2764 Hamby Street - Charter Custom Homes, LLC

Sponsors: Anulewicz

City Planner Rusty Martin presented the staff recommendation. Applicant is requesting to rezone from R-15 to RAD Conditional for the development of 3 single family detached homes, currently there is one home on the property. The future land use is Medium Density Residential and no land use change is required. There will be Medium Density Residential to the south, north and west will be Moderate Density Residential and Mixed Use to the east. Applicant proposes to save 4 trees along rear and five others that are non-specimen. Staff recommends approval with conditions.

Chairman Joel Powell asked the applicant to speak. Todd Wrigley, architect and commercial builder, commented that he will preserve as many trees as possible. Driveways and house locations were chosen to protect trees. Mr. Wrigley proposes to build three homes due to financial feasibility of running sewer from Powder Springs.

Chairman Joel Powell asked the applicant to give more specifics on stormwater management. Mr. Wrigley, commented that the proposed homes do not lend themselves to a detention pond due to topography and scale of project. Each lot will have its own method of stormwater management. Other uses could be bio retention, or gravel drainage with plant material on top, or storage below driveway.

Eric Randall, City Engineer was asked by Chairman Joel Powell to discuss underground detention. Mr. Randall elaborated about doing bio retention on lots where trees could be impacted from underground detention. Mr. Randall is also looking at alternatives for stormwater throughout the city.

Chairman Joel Powell called for a Public Hearing, one citizen came forward.

Rebecca Lousa inquired about square footage and the price range of houses. Todd Wrigley commented that he is proposing 2500 square foot houses, around the low \$400k per house, due to infrastructure costs required also 4-5 bedroom homes, 3 baths. There will be no basement, slab on grade. Craig Wrigley hopes the market will want custom houses.

Eric Randall commented the language of certain conditions will need to allow some degree of interpretation due to elevations and method of stormwater management practice utilized.

A motion was made by Board Member Steve Kemp to approve Zoning Request, Z14-022, rezoning from R-15 to RAD-Conditional for the development of three single-family homes - 0.633 acres an Land Lot 488 at 2764 Hamby Street by Charter Custom Homes, LLC; seconded by Board Member Matt Wirth. The motion carried by the following vote:

Aye: 6 - Board Member Seagraves, Board Member Wirth, Board Member Kemp, Board Member Whittington, Board Member Campo and Board Member Rice

3. Approval of Minutes:

A. 2014-252 Approval of the July 14, 2014 Planning and Zoning Board Minutes

A motion was made by Board Member Denny Campo to approve the July 14, 2014 Planning and Zoning Board Minutes; seconded by Board Member Steve Kemp. The motion carried by the following vote:

Aye: 6 - Board Member Seagraves, Board Member Wirth, Board Member Kemp, Board Member Whittington, Board Member Campo and Board Member Rice

4. Adjournment

The meeting was adjourned at 6:30pm.