



# City of Smyrna

## Meeting Minutes - Final

### Pre-Council Meeting

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

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Monday, February 21, 2022

6:30 PM

Council Chambers

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#### Roll Call

**Present** 7 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor pro tem / Councilmember Tim Gould, and Councilmember Lewis Wheaton

**Also Present** 1 - Scott Cochran

**Staff** 8 - Penny Mocer, Jill Head, Frank Martin, Russell Martin, Kristin Robinson, Eric Randall, Joey Staubes, and Keith Zgonc

#### 1. Call to Order

Mayor Derek Norton called to order the February 21, 2022 Pre-council Meeting held at A. Max Bacon City Hall in the Administration Conference Room at 6:31 PM.

#### 2. Review of the February 21, 2022 Mayor and Council Agenda

##### A. [PRE2022-04](#) Review of the February 21, 2022 Mayor and Council Meeting Notice and Agenda

Item 4A. 2021-132: No discussion.

Item 4B. 2021-600: Public Hearing - Zoning Request - Z21-004 - Allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office - 0.25 acres - Land Lot 485 - 1120 Concord Rd - Jeremy Robinson

Discussion took place about concerns expressed by citizens about this development:

- Lengthening left turn lane on S. Cobb Drive;
- Access on Oakdale Road;
- Commercial development space exclusions: ex. dry cleaners, nails salons, barber shops, vape shops, pawn shops, etc., to be detailed in the official minutes of the Mayor and Council.

Mayor Norton expressed that the applicant needs to be made aware of the additional exclusions and it be recorded accurately in the minutes.

Item 4C. RES2022-08: No discussion.

Item 6A. RES2022-06: No discussion.

Item 6B. 2021-569: Approval to award RFP 22-017 to TSW Design (1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309), to provide design, documentation, and construction administration services for renovation of the library's existing five public

restroom using \$49,950.00 of Smyrna CDBG Public Facilities balance and authorize the Mayor to sign and execute all related documents.

This is just for the design and construction administration.

Item 6C. 2022-070: No discussion.

Item 6D. 2022-049: No discussion.

Item 6E. 2022-079: Authorization for the City or Downtown Development Authority to enter into a yearly lease agreement (with a three year renewal option) with Glock at Highland Overlook for 6,400 sq ft of space located at 1100 Wilson Way, Suite 400, Smyrna, GA 30082 for the purpose of creating a law enforcement training facility with an annual lease cost of \$85,000.00 and an initial estimated upfront cost to renovate the facility of \$100,000.00 and authorize the Mayor to sign and execute all related documents. Additionally, authorization of a budget amendment to the adopted FY 2022 budget in the amount of \$30,000 taken from General Fund reserves and added to Police Admin Rental of Buildings to cover the lease and operational costs for the remainder of FY 2022 and an amendment to establish a project in the ARPA fund in the amount of \$67,000 to fund the upfront renovation costs (\$33,000 of renovation will be covered using police forfeiture funds) and authorize the Mayor to sign and execute all related documents.

Chief Keith Zgonc stated that the improvement costs for the build-out will be backed out of the lease payments.

Item 6F. 2022-084: No discussion.

Item 6G. ORD2022-02: No discussion.

Item 6H. ORD2022-06: No discussion.

Item 6I. 2022-090: Authorization to enter into a contractual agreement with Butler Snow LLP (1020 Highland Colony Parkway, Suite 1400, Ridgeland, Mississippi 39157) for the performance of Legal Services related to the upcoming redistricting plan for the seven wards of Smyrna, GA and authorize the Mayor to sign and execute all related documents.

Penny Mocer, Deputy City Administrator, detailed a few answers to questions Joe Bennett, City Administrator, had asked of Butler Snow LLP:

- There will be no individual blocks with census data on the maps because of technological improvements that allow for easy manipulation on the computer screen, and also because of legal issues that could arise.
- The firm will host and facilitate at least one public hearing.
- The firm can and will attend Committee of the Whole meetings when the Council needs them to.

Council expressed they would like to see two or three options when the firm presents maps and data.

Consent Agenda: No discussion.

### 3. Other Business

Mayor Norton asked about Concord Road. City Engineer Eric Randall stated that there have been meetings and meaningful changes. Councilmember Welch wants Ward 4 residents to be able to see the plans.

Mayor Pro Tem/Councilmember Tim Gould asked about the easement drainage issues and a meeting with resident, Ms. Hall. Mr. Randall stated that he met with Ms. Hall, and they are working toward a solution, and the situation has been deescalated.

Councilmember Welch mentioned the Townhome Standards Committee. He asked that the Council email the chairperson, Councilmember Lindley, with questions or thoughts.

Councilmember Wilkinson asked about a sinkhole on Pinehill. Frank Martin, Public Works Director, stated that the project will be completed as soon as possible, weather-permitting.

Mayor Norton congratulated the Lady Spartans for becoming the region champs. The first Committee to Honor Fanny Williams meeting is tomorrow. They had the second session of the Racial Trust Building, and they are looking at next steps and the future class.

#### **4. Executive Session (As Needed)**

#### **5. Adjournment**

Mayor Derek Norton adjourned the Pre-council Meeting at 6:58 PM.