



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, April 11, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Present: 7 - Joel Powell, Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

Absent: 1 - James Smith

Also Present: 0

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

1. Call to Order

Chairperson Joel Powell called to order the April 11, 2022 Planning and Zoning Commission meeting held at A. Max Bacon City Hall Council Chambers at 6:01 PM

2. Business

A. [2021-597](#)

Public Hearing - Zoning Request - Z21-017 - Allow rezoning from OI to OD for the development of a self-storage facility - 3.3 acres - Land Lots 681 & 688 - Highlands Pkwy, Fountains Office Park LP.

This item will be tabled to the May 9, 2022 Planning & Zoning Commission meeting at the applicant's request.

Ward 7 / Councilmember Wheaton

Boardmember Henriette Ostrzega made a motion to table until the May 9, 2022 Planning and Zoning Commission meeting item 2021-597, a public hearing and zoning request (Z21-017) to allow rezoning from OI to OD for the development of a self-storage facility on 3.3 acres on land lots 681 & 688 located at Highlands Pkwy, Fountains Office Park LP; seconded by Boardmember Jonathan Howard.

The motion to table until the May 9, 2022 Planning and Zoning Commission meeting carried with the following vote:

Aye: 6 - Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

Absent: 1 - James Smith

B. [2021-518](#)

Public Hearing - Zoning Request - Z21-015 - Allow rezoning from R-15 to CBD for an antiques shop - Land Lot 522 - 0.6 acres - 2986 King Street - Antiques, Wood and Rustics, LLC.

Ward 3 / Councilmember Lindley

Boardmember Keith Bentley made a motion to deny item 2021-518, a public hearing and zoning request (Z21-015) to allow rezoning from R-15 to CBD for an antiques shop on land lot 522 on 0.6 acres located at 2986 King Street by applicant Antiques, Wood and Rustics, LLC.

The motion failed for lack of a second.

Absent: 1 - James Smith

Boardmember Henriette Ostrzega made a motion to approve item 2021-518, a public hearing and zoning request (Z21-015) to allow rezoning from R-15 to CBD for an antiques shop on land lot 522 on 0.6 acres located at 2986 King Street by applicant Antiques, Wood and Rustics, LLC; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 4 - Jonathan Howard, Earl Rice, Michael Seagraves and Henriette Ostrzega

Nay: 2 - Keith Bentley and Charlie Phillips

Absent: 1 - James Smith

C. [2022-145](#)

Public Hearing - Zoning Request - Z22-005 - Allow rezoning from GC & OI to TS-Conditional for the development of a 107 room hotel and rebranding of a 135 room hotel - 3.115 acres - Land Lots 846, 880 & 881 - Mogar Farms Funding LLC - 2855 Spring Hill Pkwy & 2685 Spring Rd.

Ward 1 / Councilmember Pickens

Boardmember Charlie Phillips made a motion to approve with condition that they make a good faith effort to resolve the back-to-back driveways item 2022-145, a public hearing and zoning request (Z22-005) to allow rezoning from GC & OI to TS-Conditional for the development of a 107 room hotel and rebranding of a 135 room hotel on 3.115 acres on land lots 846, 880 & 881 located at 2855 Spring Hill Pkwy & 2685 Spring Rd. by applicant Mogar Farms Funding LLC; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 6 - Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

Absent: 1 - James Smith

D. [2022-193](#)

Public Hearing - Zoning Request - Z22-007 - Allow rezoning from R-15 to R-10 for a two lot subdivision at a density of 4.29 units per acre - 0.466 acres - Land Lot 489 - 1195 Hill Street - David Gann and Donna Mathis

Ward 3 / Councilmember Lindley

Boardmember Keith Bentley made a motion to approve item 2022-193, a public hearing and zoning request (Z22-007) to allow rezoning from R-15 to R-10 for a two lot subdivision at a density of 4.29 units per acre on 0.466 acres on land lot 489 located at 1195 Hill Street by applicants David Gann and Donna Mathis; seconded by Boardmember Charlie Phillips.

The motion to approve carried with the following vote:

Aye: 6 - Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

Absent: 1 - James Smith

3. **Approval of Minutes:**

A. [MIN2022-22](#) Approval of the March 14, 2022 Planning and Zoning Commission Meeting Minutes

Boardmember Henriette Ostrzega made a motion to approve item MIN2022-22, the March 14, 2022 Planning and Zoning Commission Meeting minutes; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 6 - Jonathan Howard, Keith Bentley, Earl Rice, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

Absent: 1 - James Smith

4. **Adjournment**

Chairperson Joel Powell adjourned the April 11, 2022 Planning and Zoning Commission meeting at 6:58 PM.