



City of Smyrna

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

Meeting Agenda - Final Planning and Zoning Commission

Monday, August 10, 2015

6:00 PM

Council Chambers

1. **Call To Order**

2. **Business:**

A. **2015-227** **Public Hearing** - Zoning Request Z15-014 - Approval of a zoning amendment to modify the currently approved site plan and building elevations - 12.62 Acres - Land Lot 559 - Northeast corner of the intersection of Atlanta Road and Spring Road - Halpern Enterprises, Inc.

Sponsors: Anulewicz and Kemp

Attachments: [Z15-014 Saff Memo V.2](#)

[Exhibit A_Z15-014](#)

[Zoning Vicinity Map_Z15-014](#)

[Land Use Vicinity Map_Z15-014](#)

[Zoning Amendment Application_Z15-014](#)

[Existing Survey of Property_Z15-014](#)

[Site Plan & Tree Plan_Z15-014](#)

[Grocery Store Elevations_V.2_Z15-014](#)

[Perspectives_1_Z15-014](#)

[Perspectives_2_Z15-014](#)

[Retail Building A Elevations_V.2_Z15-014](#)

[Retail Building B Elevations_V.2_Z15-014](#)

[Restaurant Elevations_Z15-014](#)

[Mutli Family Building Elevations_1_Z15-014](#)

[Sign Renderings_Z15-014](#)

[Schools Impact Analysis_Z15-014](#)

[Legal Description_Z15-014](#)

[Traffic Impact Statement_Z15-014](#)

B. **2015-125** **Public Hearing** - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. - ***This zoning request is to be tabled to the September 14, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Anulewicz and Kemp

Attachments: [Z15-003 Memo](#)
[Proposed Site Plan_Z15-003](#)
[Proposed Tree Plan_Z15-003](#)
[Zoning Vicinity Map_Z15-003](#)
[Land Use Vicinity Map_Z15-003](#)
[Rezoning Application_Z15-003](#)
[HomeElevations_Z15-003](#)
[Floor Plans_Z15-003](#)
[Legal Description_Z15-003](#)

- C. [2015-169](#) Public Hearing - Annexation & Zoning Request Z15-004 - Rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes - 980 & 990 Pebblebrook Road - Jesse N. Maxwell, Jr. - ***This zoning request is to be tabled to the September 14, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Fennel

- D. [2015-194](#) **Public Hearing** - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc. - ***This zoning request is to be tabled to the September 14, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Rice and Fennel

Attachments: [Zoning Vicinity Map_Z15-012](#)
[Land Use Vicinity Map_Z15-012](#)
[Rezoning Application_Z15-012](#)
[Proposed Site Plan_V.1_Z15-012](#)
[Proposed Site Plan_V.2_Z15-012](#)
[Proposed Tree Plan_Z15-012](#)
[Building Elevations_Z15-012](#)
[Building Floor Plans_Z15-012](#)

- E. [2015-226](#) **Public Hearing** - Zoning Request Z15-015 - Approval of a zoning amendment to modify the currently approved site plan and building elevations - 1.61 Acres - Land Lot 634 - 1680 Roswell Street - Christopher & Yvonne Ogbuefi

Sponsors: Kemp and Anulewicz

Attachments: [Staff Memo Z15-015](#)
[Zoning Vicinity Map Z15-015](#)
[Land Use Vicinity Map Z15-015](#)
[Zoning Application Z15-015](#)
[Site Plan V.2 Z15-015](#)
[Building Elevation & Floor Plan V.2 Z15-015](#)
[Z06-048 Meeting Minutes & Plans](#)

- F. [2015-261](#) **Public Hearing** - Zoning Request Z15-016 - Rezoning from R-15 to RAD-Conditional for the development of 5 new single-family residences at a density of 3.81 units per acre - 2.36 Acres - Land Lot 593 - 1505, 1515, 1525, 1529, 1533 and 1537 Spring Street - Pradera Group, LLC

Sponsors: Kemp and Anulewicz

Attachments: [Staff Memo Z15-016](#)
[Land Use Vicinity Map Z15-016](#)
[Zoning Vicinity Map Z15-016](#)
[Rezoning Application Z15-016](#)
[Proposed Site Plan V.3.Z15-016](#)
[Tree Plan Z15-016](#)
[Proposed Bldg Elev. & Floor Plans Z15-016](#)
[Water and Sewer Letter Z15-016](#)
[Legal Description Z15-016](#)
[Signature Page 1525 Spring Street Z15-016](#)
[Warranty Deed Z15-016](#)
[Paid Tax Receipt Z15-016](#)

3. **Approval of Minutes:**

- A. [2015-263](#) Approval of Planning and Zoning Board Meeting minutes for July 13, 2015

Sponsors: City Council

Attachments: [07-13-2015 July 13, 2015 P&Z FINAL.pdf](#)

4. **Adjournment**