



City of Smyrna

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 14, 2021

6:00 PM

Council Chambers

1. **Roll Call**

2. **Call to Order**

3. **Business**

Speaking time for the public hearing related to the following business will be (5) five minutes.

- A. [2021-085](#) Plat Approval for a two lot subdivision within the R-30 zoning district - Land Lot 261 - 1.82 acres - 4975 Hickory Mill Dr - Josh Drinnon - *This item will be withdrawn at the request of the applicant.*

Attachments: [Issue Sheet](#)

[Plat Approval Memo_4975 Hickory Mill Dr.pdf](#)

[4975 Hickory Mill Drive SE Property.pdf](#)

- B. [2021-132](#) **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 - *This item will be tabled to the July 12, 2021 Planning & Zoning Board Meeting.*

Attachments: [Issue Sheet](#)

- C. [2021-134](#) **Public Hearing** - Zoning Request - Z21-006 - Allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC. - *This item will be tabled until the July 12, 2021 Planning & Zoning Board Meeting.*

Attachments: [Issue Sheet](#)

[Z21-006 - Letter requesting tabling - 04-07-2021.pdf](#)

[Application_Z21-006.pdf](#)

[Constitutional Challenge_Z21-006.pdf](#)

[Site Plan_Z21-006.pdf](#)

[Tree Protection_Z21-006.pdf](#)

[Water Sewer_Z21-006.pdf](#)

- D. [2021-007](#) **Public Hearing** - Zoning Request - Z21-002 - Allow annexation and

rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project - 8.7 acres - Land Lot 880 & 881 - 2800 & 2810 Spring Rd - RASS Associates, LLC

Attachments: [Issue Sheet](#)

[Staff Memo_Z21-002_V2.pdf](#)

[Site Plan V2_Z21-002.pdf](#)

[Land Use Map_Z21-002.pdf](#)

[Zoning Map_Z21-002.pdf](#)

[Zoning Application_Z21-002.pdf](#)

[Annexation Application_Z21-002.pdf](#)

[Stipulation Letter_Z21-002](#)

[Traffic Impact Study_Z21-002.pdf](#)

[Unit Composition_Z21-002.pdf](#)

[Combined Elevations_Z21-002](#)

[Request to Table_Z21-002](#)

[Martin, Rusty_04-05-2021.pdf](#)

- E. [2021-243](#) **Public Hearing** - Zoning Request - Z21-008 - Rezoning from FC to R-8-Conditional for the subdivision of one lot into two lots at a density of up to 4.6 units per acre - Land Lot 561 - 2605 Old Roswell Road - Roselane LLC

Attachments: [Staff Memo_Z21-008.pdf](#)

[Land Use Map_Z21-008.pdf](#)

[Zoning Map_Z21-008.pdf](#)

[Site Plan_Z21-008.pdf](#)

[Complete Rezoning Application_Z21-008.pdf](#)

[Concept Elevation_Z21-008.pdf](#)

[Concept Elevation2_Z21-008.pdf](#)

[Letter for Intent to Purchase Land.pdf](#)

- F. [2021-244](#) **Plat Approval** - Allow for the subdivision of land from one lot into two lots - Land Lot 384 - 1.51 acres - 3813 N Cooper Lake Rd - Christopher Mount

Attachments: [Preliminary Plat - 3813 N Cooper Lake Rd](#)

[Plat Approval Memo 3813 N Cooper Lake Rd V.2.pdf](#)

- G. [ORD2021-13](#) **Public Hearing** - Approval of code amendments the City Code of Ordinances to move variance requests from the Mayor and City Council to the License and Variance Board beginning July 14, 2021.

Attachments: [Issue Sheet](#)

[ORD2021-13_Variance Process.pdf](#)

4. **Approval of Minutes:**

- A. [MIN2021-35](#) Approval of the May 10, 2021 Planning and Zoning Commission Meeting minutes.

Attachments: [05-10-2021 May 10, 2021 P&Z Meeting Minutes - FINAL.pdf](#)

5. **Adjournment**