



# City of Smyrna

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

## Meeting Minutes - Final Planning and Zoning Commission

---

Monday, June 8, 2015

6:00 PM

Council Chambers

---

### Roll Call

**Present** 9 - Chair Person Joel Powell, Board Member Dale Holmes, Board Member Steve Kemp, Board Member Ed Whittington, Board Member Denny Campo, Board Member Ron Roberts, Board Member Leslie Lightfoot, Board Member Michael Seagraves, and Board Member Earl Rice

**Also Present** 4 - Eric Randall, Russell Martin, Joey Staubes, and Heather Corn

### 1. Call To Order

Chairperson, Joel Powell called the meeting of the Planning and Zoning Board to order at 6:00PM.

### 2. Business:

- A. 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 August 10, 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](#)

A motion was made by Boardmember Ron Roberts to table until July 13, 2015 item 2015-125 a zoning request (Z15-003) for rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes on 1.31 Acres of Land Lot 592 located at 1514 Hawthorne Avenue with Tuley & Tuley, Inc., as applicants; seconded by Boardmember Earl Rice. The motion carried by the following vote:

**Aye:** 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

- B.** 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 table to the August 10, 2015 Planning and Zoning Board meeting at the request of the applicant.

**Sponsors:** Fennel

A motion was made by Boardmember Earl Rice to table until July 13, 2015 item 2015-169 an annexation & zoning request (Z15-004) for a rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes located at 980 & 990 Pebblebrook Road with Jesse N. Maxwell, Jr. as applicant; seconded by Boardmember Ed Whittington. The motion carried by the following vote:

**Aye:** 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

- C.** Public Hearing - Zoning Request Z15-011 - Rezoning from R-15 to RAD-Conditional for the construction of three new single-family homes - 0.668 Acres - Land Lot 560 - 1498 Walker Street - Georgian Fine Properties, LLC

**Sponsors:** Anulewicz

**Attachments:** [Zoning Vicinity Map\\_Z15-011](#)  
[Land Use Vicinity Map\\_Z15-011](#)  
[Staff Memo\\_Z15-011](#)  
[Proposed Site Plan\\_Z15-011](#)  
[Zoning Application\\_Z15-011](#)  
[Proposed Site Plan\\_V.2\\_Z15-011](#)  
[Tree Protection Plan\)\\_Z15-011](#)  
[Building Elevations & Floor Plan\\_Z15-011](#)  
[Survey Revision Explanation\\_Z15-011](#)  
[Arborist Letter\\_Z15-011](#)  
[Correspondence\\_Z15-011](#)

A motion was made by Boardmember Steve Kemp to approve item 2015-186 for zoning request (Z15-011), a rezoning from R-15 to RAD-Conditional for the construction of three new single-family homes on 0.668 Acres on Land Lot 560 located at 1498 Walker Street for Georgian Fine Properties, LLC., applicant; seconded by Boardmember Denny Campo. The motion carried by the following vote:

**Aye:** 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

- D.** 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 August 10, 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](#)

A motion was made by Boardmember Earl Rice to table until July 13, 2015 item 2015-194 for zoning request (Z15-012) an annexation, rezoning and zoning amendment for the construction of a 250 unit independent senior housing development on 4.8 Acre Tract and Lot 691 located at 4840 & 4788 Hanson Drive for the Creekside Village Development Group, Inc.; seconded by Boardmember Ron Roberts. This motion carried by the following vote:

**Aye:** 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

- E.** Public Hearing - Zoning Request Z15-007 - Rezoning from R-20 to RAD-Conditional for the development of sixteen single-family homes - 6.15 Acres - Land Lot 338 - 3744 Plumcrest Road - Venture Homes, Inc.

**Sponsors:** Fennel and Rice

**Attachments:**    [Z15-007 Staff Memo V.2](#)  
[Zoning Vicinity Map V.2 Z15-007](#)  
[Land Use Vicinity Map V.2 Z15-007](#)  
[Rezoning Application Z15-007](#)  
[Proposed Site Plan V.5 Z15-007](#)  
[Proposed Tree Plan V.2 Z15-007](#)  
[Building Elevations Z15-007](#)  
[Preliminary Hydrology Report Z15-007](#)  
[Legal Descriptions N. Cooper Lake Road Full Set with Site Tax ID's 08 10 15](#)  
[Warranty Deed Z15-007](#)  
[Water & Sewer Letter Z15-007](#)  
[County & City Taxes Z15-007](#)  
[Correspondence Z15-007](#)

A motion was made by Boardmember Earl Rice to deny item 2015-168, a zoning request (Z15-007) for the rezoning from R-20 to RAD-Conditional for the development of sixteen single-family homes on 6.15 Acres, Land Lot 338 located at 3744 Plumcrest Road by Venture Homes, Inc.; seconded by Boardmember Michael Seagraves. The motion carried by the following vote:

**Aye:** 4 - Board Member Kemp, Board Member Lightfoot, Board Member Seagraves and Board Member Rice  
**Nay:** 3 - Board Member Whittington, Board Member Campo and Board Member Roberts

### **3. Approval of Minutes:**

#### **A.**                      Approval of the Planning and Zoning Board Meeting Minutes for May 11, 2015

**Attachments:**    [05-11-2015 May 11, 2015 P&Z FINAL Minutes](#)

A motion was made by Boardmember Ron Roberts to approve the Planning and Zoning Board Meeting Minutes for May 11, 2015; seconded by Boardmember Ed Whittington. The motion carried by the following vote:

**Aye:** 7 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

### **4. Adjournment**

The June 8, 2015 meeting of the Planning and Zoning Board was adjourned by Chairperson Joel Powell at 8:23pm.