



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, July 13, 2015

6:00 PM

Council Chambers

Rollcall

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 5 - Eric Randall, Russell Martin, Ken Suddreth, Joey Staubes, and Heather Corn

1. Call To Order

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 September 14, 2015 Planning and Zoning Board meeting at the request of the applicant.

Sponsors: Anulewicz and Kemp

A motion was made by Boardmember Steve Kemp to table until the August 10, 2015 Planning and Zoning Board Meeting at the request of the applicant item 2015-125 a zoning request (Z15-003) for a rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes on 1.31 Acres on Land Lot 592 located at 1514 Hawthorne Avenue by applicant Tuley & Tuley, Inc.; 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

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 tabled to the September 14, 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 the August 10, 2015 Planning and Zoning Board Meeting at the request of the applicant item 2015-169 for

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 by applicant Jesse N. Maxwell, Jr.; 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

C. 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

A motion was made by Boardmember Earl Rice to table until the August 10, 2015 Planning and Zoning Board Meeting at the request of the applicant item 2015-194 for a zoning request (Z15-012) for an annexation, rezoning and zoning amendment for the construction of a 250 unit independent senior housing development on a 4.8 Acre Tract on Land Lot 691 located at 4840 & 4788 Hanson Drive by applicant Creekside Village Development Group, Inc.; seconded by Boardmember Michael Seagraves. 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

E. 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

A motion was made by Boardmember Steve Kemp to table until the August 10, 2015 Planning and Zoning Board Meeting at the request of the applicant item 2015-226 for a zoning request (Z15-015) for the approval of a zoning amendment to modify the currently approved site plan and building elevations on 1.61 Acres on Land Lot 634 located at 1680 Roswell Street by applicant Christopher & Yvonne Ogbuefi; seconded by Boardmember Ron Roberts. 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

F. 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

A motion was made by Boardmember Ron Roberts to table until the August 10, 2015

Planning and Zoning Board Meeting at the request of the Community Development staff item 2015-227 a zoning request (Z15-014) for the approval of a zoning amendment to modify the currently approved site plan and building elevations on 12.62 Acres on Land Lot 559 located on the Northeast corner of the intersection of Atlanta Road and Spring Road - Halpern Enterprises, Inc.; seconded by Boardmember Leslie Lightfoot. 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 - Z15-013 - Rezoning from Limited Commercial to R-15 for the construction of a single-family home - 0.363 Acres - Land Lot 520 - 2645 Hickory Hill Drive - Joseph Kusky

Sponsors: Anulewicz and Kemp

A motion was made by Boardmember Steve Kemp to approve item 2015-223 a zoning request (Z15-013) for a rezoning from Limited Commercial to R-15 for the construction of a single-family home on 0.363 Acres on Land Lot 520 located at 2645 Hickory Hill Drive by applicant Joseph Kusky; seconded by Boardmember Ron Roberts. The motion passed 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

G. Public Hearing - Zoning Request Z15-007 - Rezoning from R-20 to RAD-Conditional for the development of fifteen single-family homes - 5.61 Acres - Land Lot 338 - 3744 Plumcrest Road - Venture Homes, Inc. - This zoning request is to be tabled to the September 21, 2015 Mayor and Council meeting at the request of the applicant to allow for a community meeting prior to the Mayor and Council hearing.

Sponsors: Fennell and Rice

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 on Land Lot 338 located at 3744 Plumcrest Road by applicant Venture Homes, Inc.; seconded by Boardmember Leslie Lightfoot. The motion failed by the following vote:

Aye: 2 - Board Member Lightfoot and Board Member Rice

Nay: 5 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts and Board Member Seagraves

A motion was made by Boardmember Denny Campo to approve item 2015-168 a zoning request (Z15-007) for the rezoning from R-20 to RAD-Conditional for the development of fifteen single-family homes on 5.61 Acres on Land Lot 338 located at 3744 Plumcrest Road by applicant Venture Homes, Inc.; seconded by Boardmember Michael Seagraves. The motion passed by the following vote:

Aye: 6 - Holmes, Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts and Board Member Seagraves

Nay: 2 - Board Member Lightfoot and Board Member Rice

3. Approval of Minutes:**A. Approval of the Planning and Zoning Meeting Minutes for June 8, 2015.**

A motion was made by Boardmember Ed Whittington to approve the meeting minutes for the June 8, 2015 Planning and Zoning Board meeting; seconded by Leslie Lightfoot. The motion passed by the following vote:

Aye: 8 - Holmes, Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

4. Adjournment