



# City of Smyrna

## Meeting Agenda - 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

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Monday, April 12, 2021

6:00 PM

A. Max Bacon City Hall Council Chambers  
2800 King St SE, Smyrna Ga. 30080

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**MASKS REQUIRED / TEMPERATURE WILL BE CHECKED**

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. [2021-007](#) **Public Hearing** - Zoning Request - Z21-002 - Allow 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 - ***This item will be tabled to the May 10, 2021 Planning and Zoning Board Meeting.***

**Attachments:** [Issue Sheet](#)

[Request to Table\\_Z21-002](#)

- B. [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 tabled until the May 10, 2021 Planning & Zoning Board meeting.***

**Attachments:** [Issue Sheet 2021-085 4975 Hickory Mill Drive.pdf](#)

[Plat Approval Memo\\_4975 Hickory Mill Dr.pdf](#)

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

- C. [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 - Jeremy Robinson - ***The applicant requests this be tabled to the May 10, 2021 Planning & Zoning Board Meeting.***

**Attachments:** [Issue Sheet 2021-132 .pdf](#)

- D. [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 - ***The applicant requests to table until the May 10, 2021 Planning & Zoning Board Meeting.***

**Attachments:** [Issue Sheet 2021-134 Atlanta Road and Campbell Road.pdf](#)  
[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](#)

- E. [2021-139](#) **Public Hearing** - Zoning Request - Z21-007 - Allow rezoning from R-15 to R-10 for a two lot subdivision at a density of 4.08 units per acre - 0.49 acres - Land Lot 304 - 454 Smyrna Powder Springs Road - AOS 454 LLC

**Attachments:** [Issue Sheet](#)  
[Staff Memo\\_Z21-007.pdf](#)  
[Land Use Map\\_Z21-007.pdf](#)  
[Zoning Map\\_Z21-007.pdf](#)  
[Site Plan V2\\_Z21-007.pdf](#)  
[Rezoning Application\\_Z21-007.pdf](#)  
[Elevations\\_Z21-007.pdf](#)  
[Sewer Letter\\_Z21-007.pdf](#)

- F. [2021-141](#) **Public Hearing** - Zoning Request - Z21-005 - Allow rezoning from GC to MU for a mixed use development - 9.73 acres - Land Lots 779, 780, 805 and 806 - 2400 Lake Park Drive - 2400 Lake Park Atlanta Office LLC

**Attachments:** [Issue Sheet](#)  
[Saff Memo\\_Z21-005.pdf](#)  
[Land Use Map\\_Z21-005.pdf](#)  
[Zoning Map\\_Z21-005.pdf](#)  
[Application\\_Z21-005.pdf](#)  
[Application Supplement\\_Z21-005-compressed.pdf](#)  
[Site Plan V2\\_Z21-005.pdf](#)  
[Elevation V2\\_Z21-005.pdf](#)  
[Traffic Study Report\\_Z21-005.pdf](#)  
[School Impact\\_Z21-005.pdf](#)  
[Lake Park Rezoning - Parking Analysis\\_Z21-005.pdf](#)  
[Floor Plan\\_Z21-005.pdf](#)  
[Water Sewer Impact\\_Z21-005.pdf](#)

- G. [ORD2021-05](#) **Public Hearing** - Approval of Ordinance 2021-05 for the Code Amendment to the City's Code of Ordinance - Sections 402 and 505 - Home Occupation - City of Smyrna.

**Attachments:** [Issue Sheet ORD2021-05.pdf](#)

[Staff Memo Home Occupation.pdf](#)

[ORD2021-05 - Home Occupation .pdf](#)

[ORD2021-05 Redlined Home Occupation](#)

4. **Approval of Minutes:**

- A. [MIN2021-24](#) Approval of the March 8, 2021 Planning and Zoning Board Meeting Minutes.

**Attachments:** [03-08-2021 March 8, 2021 P&Z Meeting Minutes - FINAL.pdf](#)

5. **Adjournment**