



City of Smyrna

Action Summary - 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

Monday, April 12, 2021

6:00 PM

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

MASKS REQUIRED / TEMPERATURE WILL BE CHECKED

1. **Roll Call**

Present: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

Also Present: 0

Staff: 5 - Heather Peacon-Corn, Russell Martin, Joey Staubes, Caitlin Crowe and Tyler Addison

2. **Call to Order**

Chairman Joel Powell called the April 12, 2021 meeting of the Planning and Zoning Board to order at 6:00PM.

3. **Business**

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.***

Boardmember Michael Seagraves made a motion to table until the May 10, 2021 Planning and Zoning meeting item 2021-007, a Public Hearing for a Zoning Request (Z21-002) to allow rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project on 8.7 acres on Land Lot 880 & 881 located at 2800 & 2810 Spring Rd by the applicant RASS Associates, LLC.; seconded by Boardmember Earl Rice.

This motion carried for approval to table by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

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.***

A motion was made by Boardmember Keith Bentley to table until the May 10, 2021

Planning and Zoning Board meeting item 2021-085 for a Plat Approval for a two lot subdivision within the R-30 zoning district on Land Lot 261, 1.82 acres located at 4975 Hickory Mill Dr. by the applicant Josh Drinnon; seconded by Boardmember Henriette Ostrzega.

This motion carried for approval to table by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

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.**

A motion was made by Boardmember James (J.D.) Smith to table until the May 10, 2021 Planning and Zoning Board meeting item 2021-132 for a Public Hearing and Zoning Request (Z21-004) to allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office on 0.25 acres, Land Lot 485 by the applicant Jeremy Robinson; seconded by Boardmember Charlie Phillips.

This motion carried for approval to table by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

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.**

A motion was made by Boardmember Michael Seagraves to table until the May 10, 2021 Planning and Zoning Board meeting item 2021-134 for a Public Hearing and Zoning Request (Z21-006) to allow rezoning from NS to RM-12 for the development of 23 town homes at a density of 11.3 units per acre on 2.03 acres, Land Lot 700 located at Atlanta Rd & Campbell Rd by the applicant Morgan Capital and Development, LLC.; seconded by Boardmember Charlie Phillips.

The motion carried for approval to table by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

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

A motion was made by Boardmember James (J.D.) Smith to deny item 2021-139 for a Public Hearing and Zoning Request (Z21-007) to allow rezoning from R-15 to R-10 for a two lot subdivision at a density of 4.08 units per acre on 0.49 acres, Land Lot 304

located at 454 Smyrna Powder Springs Road by the applicant AOS 454 LLC.; seconded by Boardmember Michael Seagraves.

The motion carried for denial of this item by the following vote:

Aye: 5 - Earl Rice, Michael Seagraves, James Smith, Henriette Ostrzega and Victor Jones

Nay: 2 - Keith Bentley and Charlie Phillips

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

A motion was made by Boardmember Charlie Phillips to approve item 2021-141 for a Public Hearing and Zoning Request (Z21-005) to allow rezoning from GC to MU for a mixed use development on 9.73 acres, Land Lots 779, 780, 805 and 806 located at 2400 Lake Park Drive by the applicant 2400 Lake Park Atlanta Office LLC.; seconded by Boardmember Earl Rice.

The motion carried to approve by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

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.

A motion was made by Boardmember Henriette Ostrega to approve item ORD2021-05 for a Public Hearing and approval of Ordinance 2021-05 for the Code Amendment to the City's Code of Ordinance, Sections 402 and 505 under Home Occupation, City of Smyrna Code of Ordinances; seconded by Boardmember James (J.D.) Smith.

The motion carried to approve for submission to Mayor and Council by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

4. Approval of Minutes:

A. [MIN2021-24](#)

Approval of the March 8, 2021 Planning and Zoning Board Meeting Minutes.

A motion was made by Boardmember Earl Rice to approve item MIN2021-24 for the approval of the March 8, 2021 Planning and Zoning Board Meeting Minutes; seconded by Boardmember Michael Seagraves.

The motion carried to approve by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

5. Adjournment

Chairman Joel Powell adjourned the April 12, 2021 meeting of the Planning and Zoning Commission at 7:12PM.