



City of Smyrna

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 9, 2019

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. **[2019-230](#)** **Public Hearing** - Zoning Request Z19-011 - Rezoning from Neighborhood Shopping (NS) to Office/Institutional-Conditional (OI) for the development of a 48,000 sq. ft. medical office building - 2.03 Acres - Land Lot 700 - Southeast Corner of Atlanta Road and Campbell Road Intersection - GHS Investments, LLC - ***This item will be tabled to the October 14, 2019 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Bartlett and Norton

Attachments: [Issue Sheet](#)

[Zoning Vicinity Map_Z19-011.pdf](#)

[Land Use Vicinity Map_Z19-011.pdf](#)

[Rezoning Application_Z19-011.pdf](#)

[Site Plan_Z19-011.pdf](#)

[Tree Protection Plan_Z19-011.pdf](#)

[Building Elevations_Z19-011.pdf](#)

[Existing Survey_Z19-011.pdf](#)

[Kevin Moore Letter_06282019_Z19-011.pdf](#)

[Warranty Deed_Z19-011.pdf](#)

[Water & Sewer Letter_Z19-011.pdf](#)

[Preliminary Hydrology Study_Z19-011.pdf](#)

[Tax Receipts_Z19-011.pdf](#)

- B. **[2019-268](#)** **Public Hearing** - Approval of subdivision plat for two lots with a lot width variance for each lot - 0.87 Acres - Land Lot 489 - 2646 Hughes Street - Fairbanks Construction Services, LLC

Sponsors: Bye and Blackburn

Attachments: [Issue Sheet](#)

[Staff Memo_V19-032](#)

[Proposed Lot Split V19-032](#)

[Survey V19-032](#)

[Original Plat V19-032](#)

[Zoning Vicinity Map V19-032](#)

[Application V19-032](#)

- C. [2019-305](#) **Public Hearing** - Zoning Request Z19-012 - Rezoning from NS to GC with conditions for use as a special event center - 1.84 Acres - Land Lot 381 - 652 Concord Road - Drew Ihrig

Sponsors: Bye and Blackburn

Attachments: [Issue Sheet](#)

[Staff Memo Z19-012](#)

[Zoning Vicinity Map Z19-012](#)

[Land Use Vicinity Map Z19-012](#)

[Application Z19-012](#)

[Survey Z19-012](#)

- D. [2019-306](#) **Public Hearing** - Zoning Request Z19-013 - Rezoning from LI to RHR-PD for the development of a 65 unit age-restricted senior living community at 24.8 units per acre - 2.62 Acres - Land Lot 381 - Smyrna Hill Drive - Prestwick Land Holdings LLC

Sponsors: Bye and Blackburn

Attachments: [Issue Sheet](#)

[Staff Memo Z19-013](#)

[Zoning Vicinity Map Z19-013](#)

[Land Use Vicinity Map Z19-013](#)

[Application Z19-013](#)

[Site Plan V2 Z19-013](#)

[Elevations Z19-013.pdf](#)

[Fire Truck Turnaround Analysis Z19-013](#)

[Sight Distance Analysis Z19-013](#)

[Water/Sewer Letter Z19-013](#)

4. **Approval of Minutes:**

- A. [2019-304](#) Approval of the August 12, 2019 Planning and Zoning Commission Meeting minutes.

Attachments: [08-12-2019 Augut 12, 2019 P&Z Meeting Minutes-Final.pdf](#)

5. **Adjournment**