



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, August 14, 2017

6:00 PM

Council Chambers

1. Roll Call

Present: 8 - Ron Roberts, Joel Powell, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

Also Present: 3 - Ken Suddreth, Russell Martin and Heather Corn

2. Call to Order

Chairman Joel Powell called to order the August 14, 2017 meeting of the Planning and Zoning Board to order at 6:00pm.

3. Business

A. Public Hearing - Zoning Request Z17-012 - Rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre - 5.487 Acres - Land Lot 558 - 3030, 3040 and 3050 Atlanta Road - John Wieland Homes and Neighborhoods. ***This item has been withdrawn at the request of the applicant.***

Sponsors: Campo and Stoner

A motion was made by Boardmember Ron Roberts to table until the September 11, 2017 Planning and Zoning meeting at the request of the applicant, item 2017-214 for a zoning request (Z17-012) for the rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre on 5.487 Acres, Land Lot 558 located at 3030, 3040 and 3050 Atlanta Road by the applicant John Wieland Homes and Neighborhoods; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

B. Public Hearing - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - ***This item is to be tabled to the November 13, 2017 Planning and Zoning Board Meeting to allow for the completion of a Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA).***

Sponsors: Norton and Roberts

A motion was made by Boardmember Cheri Harrington to table until the September 11, 2017 Planning and Zoning Meeting at the request of the applicant, item 2017-314 Zoning Request (Z17-014) for the rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 11,000 sq. ft. of retail space and 65,000 sq. ft. of office space on 8.7 Acres, Land Lots 880 & 881 located at 2800 & 2810 Spring Road by the applicant Westplan Investors Acquisitions, LLC.; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

- C. **Public Hearing** - Zoning Request Z17-013 - Rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre - 1.18 Acres - Land Lot 593 - 1505 & 1515 Spring Street - Neighborhood Commercial, LLC

Sponsors: Hein Warren and Stoner

A motion was made by Boardmember Emily Hein Warren to table until the September 11, 2017 Planning and Zoning meeting at the request of the applicant, item 2017-252, a zoning request (Z17-013) for the rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre on 1.18 Acres on Land Lot 593 located at 1505 & 1515 Spring Street by the applicant Neighborhood Commercial, LLC.; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

- D. **Public Hearing** - Zoning Request Z17-015 - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc. - ***This item is to be tabled to the November 13, 2017 Planning and Zoning Board Meeting at the request of the applicant.***

Sponsors: Hein Warren and Stoner

A motion was made by Boardmember Emily Hein Warren to table until the September 11, 2017 Planning and Zoning Meeting at the request of staff, item 2017-316, a zoning request (Z17-015) for the rezoning from R-20 & GC to GC-Conditional for a veterinary clinic on 0.59 Acres, Land Lots 631 and 632 located at 1763 Spring Street & 2808 Madison Street by the applicant PWH Engineering, Inc.; seconded by Boardmember Cheri Harrington.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

4. Approval of Minutes:

- A. Approval of the July 10, 2017 Planning and Zoning Board Meeting Minutes

A motion was made by Boardmember Earl Rice to approve item 2017-315 for the approval of the July 10, 2017 Planning and Zoning Board Meeting Minutes; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

5. Adjournment

6:04PM

Chairman Joel Powell adjourned the August 14, 2017 meeting of the Planning and Zoning Board to order at 6:04pm.