



# City of Smyrna

## Meeting Minutes - 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, July 12, 2021

6:00 PM

Council Chambers

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### 1. Roll Call

**Present:** 6 - Joel Powell, Earl Rice, Michael Seagraves, Keith Bentley, James Smith and Charlie Phillips

**Absent:** 2 - Henriette Ostrzega and Victor Jones

**Also Present:** 0

**Staff:** 4 - Russell Martin, Joey Staubes, Caitlin Crowe and Tina Monaghan

### 2. Call to Order

Chairperson Joel Powell called the July 12, 2021 Planning and Zoning Commission meeting to order at 6:00 PM in the Council Chambers of A. Max Bacon City Hall.

### 3. Business

#### A. [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 - 1120 Concord Rd - Jeremy Robinson - This item will be tabled to the August 9, 2021 Planning & Zoning Board Meeting.

Boardmember James Smith made a motion to table 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 - 1120 Concord Rd - Jeremy Robinson - to the August 9, 2021 Planning & Zoning Board Meeting. Boardmember Michael Seagraves seconded the motion.

The motion to table to the August 9, 2021 Planning and Zoning Board meeting was carried by the following vote:

**Aye:** 5 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith and Charlie Phillips

**Absent:** 2 - Henriette Ostrzega and Victor Jones

#### B. [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. - This item will be tabled until the August 9, 2021 Planning & Zoning Board Meeting.

Boardmember Charlie Phillips made a motion to table 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. - to the August 9, 2021 Planning & Zoning Board Meeting. Boardmember Michael Seagraves seconded the motion.

The motion to table to the August 9, 2021 Planning and Zoning Board meeting was carried by the following vote:

**Aye:** 5 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith and Charlie Phillips

**Absent:** 2 - Henriette Ostrzega and Victor Jones

**C. [2021-278](#)**

Public Hearing - Zoning Request - Z21-009 - Allow rezoning from R-15 to RDA Conditional for two single-family detached homes at a density of 5.18 units per acre - Land Lot 486 - 1084 Medlin Street - Kimberly Norwood Properties LLC

*Joey Staubes, Planner II, presented staff recommendation for rezoning request Z21-009. The request is to be heard by Mayor and Council on August 16, 2021. The property currently has one single-family home and will be rezoned from R-15 to RDA to divide the lot into two lots for two single-family homes. There will be no future land use change. The homes will be front-entry garages facing Medlin St with storm water detention facilities in the front yard. The detention will need to be moved but staff is confident this can happen during permitting.*

*The applicant is requesting one variance, which the staff supports:*

1. *Reduce lot size from 7,260 square feet to 7,201 square feet*

*Staff are supportive of the rezoning and recommends approval with the following conditions:*

*Standard Conditions*

1. *The composition of the development shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.*
2. *All utilities within the development shall be underground.*
3. *The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.*
4. *No debris may be buried on any lot or common area.*
5. *The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.*
6. *All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*
7. *All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.*

*Special Conditions*

1. *The development shall maintain the RDA setbacks:  
Front – 25'  
Street Side – 13'  
Side – 5'  
Rear – 25'*
2. *The minimum lot size shall be 7,201 sq. ft.*
3. *The minimum lot width shall be 50 feet.*
4. *Driveway – 22' minimum length from building face to back of sidewalk.*
5. *The developer shall dedicate 5 ft. of right-of-way dedication along Hollis Street.*
6. *The developer shall install a 5 ft. sidewalk and 2 ft. grass strip at the frontage of property along Hollis and Medlin Street.*
7. *All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.*
8. *The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.*
9. *The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.*
10. *The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.*
11. *Approval of the subject property for the RDA-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/15/2021 and created by SJMurphy LLC and all zoning stipulations above.*
12. *Approval of the subject property shall be conditioned upon substantial compliance with the elevations submitted on 6/15/2021.*

*Chairman Powell asked the applicant to provide an overview of the request. Mr. Sean Murphy came up on behalf of the applicant, Kimberly Norwood, LLC. Mr. Murphy said this was a similar split to the lot splits the applicant has done in the last few years within the same neighborhood. Both lots will have front-entry garages to accommodate off-street parking and to get off the corner.*

*Board member Phillips asked if the house could have been moved backwards to remove the variance. Mr. Murphy said that these lots are heavily wooded and they were trying to save as many trees as possible.*

*Board member Smith asked the construction timeline. John Norwood came up and said they will start construction within the next 2-3 months.*

*Chairman Powell asked the price point for the two homes. Mr. Norwood said they would be between \$575,000 and \$600,000. The square footage will be between 2,600 and 2,200 square feet and both will be slab homes.*

*Chairman Powell opened the floor for Public Hearing.*

*No one came forward.*

Boardmember James Smith made a motion to approve Zoning Request - Z21-009 - Allow rezoning from R-15 to RDA Conditional for two single-family detached homes at a density of 5.18 units per acre - Land Lot 486 - 1084 Medlin Street - Kimberly Norwood Properties LLC. Boardmember Earl Rice seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 5 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith and Charlie Phillips

**Absent:** 2 - Henriette Ostrzega and Victor Jones

#### **4. Approval of Minutes:**

**A. [MIN2021-43](#)**

Approval of the June 14, 2021 Planning and Zoning Board Meeting Minutes.

Boardmember Earl Rice made a motion to approve the June 14, 2021 Planning and Zoning Board Meeting Minutes. Michael Seagraves seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 5 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith and Charlie Phillips

**Absent:** 2 - Henriette Ostrzega and Victor Jones

**5. Adjournment**

Chairperson Joel Powell adjourned the July 12, 2021 Planning and Zoning Commission meeting at 6:14 PM in the Council Chambers of A. Max Bacon City Hall.