



# City of Smyrna

## Action Summary

### 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, May 10, 2021

6:00 PM

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

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#### 1. Roll Call

**Present:** 8 - Joel Powell, Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

**Also Present:** 0

**Staff:** 5 - Russell Martin, Joey Staubes, Caitlin Crowe, Dan Campbell and Tina Monaghan

#### 2. Call to Order

Chairperson Joel Powell called the May 10, 2021 Planning and Zoning Commission meeting to order at 6:01 PM.

#### 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 June 14, 2021 Planning & Zoning Board Meeting.*

Boardmember Michael Seagraves made a motion to table 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 - to the June 14, 2021 Planning & Zoning Board Meeting. Boardmember Earl Rice seconded the motion.

The motion to table was carried 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 to the June 14, 2021 Planning & Zoning Board meeting.*

Boardmember Victor Jones made a motion to table 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 - to the June 14, 2021 Planning & Zoning Board meeting. Boardmember James Smith seconded the motion.

The motion to table was carried 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 - 1120 Concord Rd - Jeremy Robinson - *This item will be tabled to the June 14, 2021 Planning & Zoning Board Meeting.*

Boardmember Henriette Ostrzega made a motion to table 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 - to the June 14, 2021 Planning & Zoning Board Meeting. Boardmember James Smith seconded the motion.

The motion to table was carried 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. - *This item will be tabled until the June 14, 2021 Planning & Zoning Board Meeting.*

Boardmember Charlie Phillips made a motion to table 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. - until the June 14, 2021 Planning & Zoning Board Meeting. Boardmember Michael Seagraves seconded the motion.

The motion to table was carried by the following vote:

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

**E.**     [ORD2021-11](#)

**Public Hearing** - Approval of a code amendment to Section 503-A of the City's Zoning Ordinance to address front yard fencing.

Boardmember Charlie Phillips made a motion to approve of a code amendment to Section 503-A of the City's Zoning Ordinance to address front yard fencing. Boardmember James Smith seconded the motion.

The motion to approve was carried by the following vote:

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

**F.**     [ORD2021-10](#)

**Public Hearing** - Approval of the code amendments to Sections 402, 712, 716 and 720 of the City's Zoning Ordinance to list private dog parks as permitted uses in the General Commercial (GC), Central Business

District (CBD) and Mixed Use (MU) zoning districts.

Boardmember Victor Jones made a motion to approve of the code amendments to Sections 402, 712, 716 and 720 of the City's Zoning Ordinance to list private dog parks as permitted uses in the General Commercial (GC), Central Business District (CBD) and Mixed Use (MU) zoning districts. Boardmember James Smith seconded the motion.

The motion to approve was carried 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. [MIN2021-29](#)** Approval of the April 12, 2021 Planning and Zoning Commission Meeting minutes.

Boardmember Michael Seagraves made a motion to approve the April 12, 2021 Planning and Zoning Commission Meeting minutes. Boardmember Charlie Phillips seconded the motion.

The motion to approve was carried by the following vote:

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

#### **5. Adjournment**

Chairperson Joel Powell adjourned the May 10, 2021 Planning and Zoning Commission meeting at 6:14 PM.