



City of Smyrna

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

Meeting Agenda Planning and Zoning Commission

Monday, July 13, 2015

6:00 PM

Council Chambers

1. **Call To Order**

2. **Business:**

- A. [2015-125](#) **Public Hearing** - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. - ***This zoning request is to be tabled to the August 10, 2015 Planning and Zoning Board Meeting at the request of the applicant.***

Sponsors: Anulewicz and Kemp

Attachments: [Z15-003 Memo](#)

[Proposed Site Plan Z15-003](#)

[Proposed Tree Plan Z15-003](#)

[Zoning Vicinity Map Z15-003](#)

[Land Use Vicinity Map Z15-003](#)

[Rezoning Application Z15-003](#)

[HomeElevations Z15-003](#)

[Floor Plans Z15-003](#)

[Legal Description Z15-003](#)

- B. [2015-169](#) Public Hearing - Annexation & Zoning Request Z15-004 - Rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes - 980 & 990 Pebblebrook Road - Jesse N. Maxwell, Jr. - ***This zoning request is to be table to the August 10, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Fennel

- C. [2015-194](#) **Public Hearing** - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc. - ***This zoning request is to be tabled to the August 10, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Rice and Fennel

Attachments: [Zoning Vicinity Map Z15-012](#)

[Land Use Vicinity Map Z15-012](#)

[Rezoning Application Z15-012](#)

[Proposed Site Plan V.1 Z15-012](#)

[Proposed Site Plan V.2 Z15-012](#)

[Proposed Tree Plan Z15-012](#)

[Building Elevations Z15-012](#)

[Building Floor Plans Z15-012](#)

- D. [2015-223](#) **Public Hearing** - Zoning Request - Z15-013 - Rezoning from Limited Commercial to R-15 for the construction of a single-family home - 0.363 Acres - Land Lot 520 - 2645 Hickory Hill Drive - Joseph Kusky

Sponsors: Anulewicz and Kemp

Attachments: [Staff Memo Z15-013](#)

[Land Use Vicinity Map Z15-013](#)

[Zoning Vicinity Map Z15-013](#)

[Rezoning Application Z15-013](#)

[Proposed Site Plan Z15-013](#)

[Proposed Tree Plan Z15-013](#)

[Building Elevations & Floor Plans Z15-013](#)

[Existing Survey of Property Z15-013](#)

- E. [2015-226](#) **Public Hearing** - Zoning Request Z15-015 - Approval of a zoning amendment to modify the currently approved site plan and building elevations - 1.61 Acres - Land Lot 634 - 1680 Roswell Street - Christopher & Yvonne Ogbuefi - ***This zoning request is to be table to the August 10, 2015 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Kemp and Anulewicz

Attachments: [Zoning Vicinity Map_Z15-015](#)

[Land Use Vicinity Map_Z15-015](#)

[Zoning Application_Z15-015](#)

[Site Plan_Z15-015](#)

[Building Elevation_Z15-015](#)

[Floor Plan_Z15-015](#)

- F. [2015-227](#) **Public Hearing** - Zoning Request Z15-014 - Approval of a zoning amendment to modify the currently approved site plan and building elevations - 12.62 Acres - Land Lot 559 - Northeast corner of the intersection of Atlanta Road and Spring Road - Halpern Enterprises, Inc.

- ***This zoning request is to be tabled to the August 10, 2015 Planning and Zoning Board meeting at the request of City Staff.***

Sponsors: Anulewicz and Kemp

Attachments: [Z15-014 Memo](#)

[Zoning Vicinity Map Z15-014](#)

[Land Use Vicinity Map Z15-014](#)

[Zoning Amendment Application Z15-014](#)

[Schools Impact Analysis Z15-014](#)

[Legal Description Z15-014](#)

[Existing Survey of Property Z15-014](#)

[Site Plan Color Z15-014](#)

[Site Plan B&W Z15-014](#)

[Jonquil Village Birds Eye View Z15-014](#)

[Intersection Perspective 1 Z15-014](#)

[Intersection Perspective 2 Z15-014](#)

[Intersection Perspective 3 Z15-014](#)

[Grocery Building Rendering 1 Z15-014](#)

[Grocery Building Rendering 2 Z15-014](#)

[Multi-Family Building Rendering Z15-014](#)

[Shops Building Rendering 1 Z15-014](#)

[Shops Building Rendering 2 Z15-014](#)

[Shops Building Rendering 3 Z15-014](#)

[Shops Building Rendering 4 Z15-014](#)

[Shops Building Rendering 5 Z15-014](#)

- G. [2015-168](#) **Public Hearing** - Zoning Request Z15-007 - Rezoning from R-20 to RAD-Conditional for the development of sixteen single-family homes - 6.15 Acres - Land Lot 338 - 3744 Plumcrest Road - Venture Homes, Inc.

Sponsors: Fennel and Rice

Attachments: [Z15-007 Staff Memo V.2](#)

[Zoning Vicinity Map V.2 Z15-007](#)

[Land Use Vicinity Map V.2 Z15-007](#)

[Rezoning Application Z15-007](#)

[Proposed Site Plan V.5 Z15-007](#)

[Proposed Tree Plan V.2 Z15-007](#)

[Building Elevations Z15-007](#)

[Preliminary Hydrology Report Z15-007](#)

[Legal Descriptions N. Cooper Lake Road Full Set with Site Tax ID's 08 10 15](#)

[Warranty Deed Z15-007](#)

[Water & Sewer Letter Z15-007](#)

[County & City Taxes Z15-007](#)

[Correspondence Z15-007](#)

3. **Approval of Minutes:**

- A. [2015-236](#) Approval of the Planning and Zoning Meeting Minutes for June 8, 2015.

Attachments: [06-08-2015 June 8, 2015 P&Z FINAL Minutes](#)

4. **Adjournment**