



City of Smyrna

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 12, 2018

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. [2017-314](#) **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 April 9, 2018 Planning and Zoning Board Meeting at the request of Community Development staff due to the submittal of new project information just prior the development of the agenda.***

Sponsors: Norton and Bartlett

- Attachments:** [Zoning Vicinity Map_Z17-014.pdf](#)
[Land Use Vicinity Map_Z17-014.pdf](#)
[Rezoning Application_Z17-014.pdf](#)
[Annexation Application_Z17-014.pdf](#)
[Legal Description_Z17-014.docx](#)
[Traffic Study_Z17-014.pdf](#)

- B. [2017-357](#) **Public Hearing** - Zoning Request Z17-021 - Rezoning from GC to MU-Conditional for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC - ***This Item is to be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of the applicant.***

Sponsors: Norton and Bartlett

- C. [2018-66](#) **Public Hearing** - Zoning Request Z18-003 - Rezoning from R-20 to RAD-Conditional for the development of 43 single-family homes at a density of 3.8 units per acre - 11.3229 Acres - Land Lots 340, 341 & 380 - 3305 & 3311 Old Concord Road - CS Realty Group, LLC - ***This will be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of the Community Development staff.***

Sponsors: Blackburn and Bye

Attachments: [Zoning Vicinity Map Z18-003.pdf](#)
[Land Use Vicinity Map Z18-003.pdf](#)
[Rezoning Application Z18-003.pdf](#)
[Annexation Application Z18-003.pdf](#)
[Site Plan Z18-003.pdf](#)
[Tree Plan Z18-003.pdf](#)
[Building Elevations Z18-003.pdf](#)
[Cobb County Public Works.pdf](#)
[Legal Description Z18-003.rtf](#)

- D. [2018-116](#) **Public Hearing** - Zoning Request Z18-005 - Rezoning from GC to OI for use of the building as a dormitory for Atlanta Dream Center - 1.84 Acres - Land Lot 346 - 460 Bourne Drive - Atlanta Dream Center - ***This item will be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of the applicant.***

Sponsors: Wilkinson and Harrington

Attachments: [Zoning Vicinity Map Z18-005.pdf](#)
[Land Use Vicinity Map Z18-005.pdf](#)
[Rezoning Application Z18-005.pdf](#)
[Site Plan Z18-005.pdf](#)
[Water & Sewer Letter Z18-005.pdf](#)

- E. [2017-316](#) **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.

Sponsors: Bye and Blackburn

Attachments: [Z17-015_Staff Memo_V.2.pdf](#)
[Zoning Vicinity Map Z17-015.pdf](#)
[Land Use Vicinity Map Z17-015.pdf](#)
[Zoning Application Z17-015.pdf](#)
[Site Plan Z17-015.pdf](#)
[Tree Plan Z17-015.pdf](#)
[Water & Sewer Letter Z17-015.pdf](#)
[Legal Description Z17-015.docx](#)
[M&C Meeting Minutes_May 16, 2005.pdf](#)

- F. [2018-117](#) **Public Hearing** - Zoning Request Z18-004 - Rezoning from R-20 to RAD-Conditional for two residential lots at 4.69 units per acre - 0.426 Acres - Land Lot 519 - 2451 Adams Drive - Ronald S. Dickinson

Sponsors: Bye and Blackburn

Attachments: [Z18-004_Staff Memo.pdf](#)

[Zoning Vicinity Map_Z18-004.pdf](#)
[Land Use Vicinity Map_Z18-004.pdf](#)
[Rezoning Application_Z18-004.pdf](#)
[Annexation Application_Z18-004.pdf](#)
[Site Plan_Z18-004.pdf](#)
[Tree Plan_Z18-004.pdf](#)
[Building Elevations_Z18-004.pdf](#)
[Garvis Sams Letter_03022018_Z18-004.pdf](#)

- G. [2018-118](#) Public Hearing - Plat Approval with variances for 1102 Church Street - Variance Request V18-020 - 0.810 Acres - Land Lot 487 - 1102 Church Street - Brad Thompson

Sponsors: Bye and Blackburn

Attachments: [Staff Memo_V18-020.pdf](#)

[Variance Application_V18-020.pdf](#)

[Existing Survey_V108-020.pdf](#)

- H. [2018-119](#) **Public Hearing** - Plat approval for 990 Pebblebrook Road - 1.0245 Acres - Land Lot 466 - 990 Pebblebrook Road - John Hicks

Sponsors: Fennel and Monroe

Attachments: [Plat Approval Memo_990 Pebblebrook Road.pdf](#)

[Zoning Vicinity Map_990 Pebblebrook Road.pdf](#)

[Proposed Plat_990 Pebblebrook Road_Sheet 1.pdf](#)

[Proposed Plat_990 Pebblebrook Road_Sheet 2.pdf](#)

4. **Approval of Minutes:**

- A. [2018-120](#) Approval of February 12, 2018 Planning and Zoning Meeting Minutes

Attachments: [02-12-18 February 12, 2018 P & Z Minutes Final.pdf](#)

5. **Adjournment**