



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

Monday, January 10, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

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

Also Present: 0

Staff: 5 - Heather Peacon-Corn, Russell Martin, Joey Staubes, Tyler Addison and Caitlin Crowe

1. Call to Order

Chairperson Joel Powell called to order the January 10, 2022 Planning and Zoning Commission meeting held at A. Max Bacon City Hall Council Chambers at 6:04 PM.

2. 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
Ward 3 / Councilmember Lindley

Joey Staubes, Planner II, presented staff recommendation for rezoning request Z21-004. The request is to be heard by Mayor and Council on February 21, 2022. The property currently has an existing single-family residence which will be converted into a professional office space. The property will be rezoned from FC to LC with no future land use change. There are no variances requested with the proposal.

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

- 1. Approval of the subject property for the LC zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 11/18/2021 and created by TC3 Design Studio, LLC.*

Chairman Powell asked the applicant to provide an overview of the request. Mr. Jeremy Robinson, applicant, came forward. Mr. Robinson said that he is an attorney and would like to use the space as his law office here in Smyrna.

*Chairman Powell opened the floor for a Public Hearing.
No one came forward in favor of or in opposition to this item.*

Boardmember Keith Bentley made a motion to approve item 2021-132, a public hearing and zoning request (Z21-004) to allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office on 0.25 acres on land lot 485 located at 1120 Concord Rd by applicant Jeremy Robinson; seconded by Boardmember Henriette Ostrzega.

The motion to approve carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

B. [2021-518](#)

Public Hearing - Zoning Request - Z21-015 - Allow rezoning from R-15 to NS for an antiques shop - Land Lot 522 - 0.6 acres - 2986 King Street - Antiques, Wood and Rustics, LLC - **This will be tabled to the February 14, 2022 Planning & Zoning Board meeting.**

Ward 3 / Councilmember Lindley

Boardmember Michael Seagraves made a motion to table to the February 14, 2022 Planning and Zoning Commission meeting item 2021-518, a public hearing and zoning request (Z21-015) to allow rezoning from R-15 to NS for an antiques shop on land lot 522 on 0.6 acres located at 2986 King Street by applicant Antiques, Wood and Rustics, LLC; seconded by Boardmember Earl Rice.

The motion to table to the February 14, 2022 Planning and Zoning Commission meeting carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

C. [2021-597](#)

Public Hearing - Zoning Request - Z21-017 - Allow rezoning from OI to OD for the development of a self-storage facility - 3.3 acres - Land Lots 681 & 688 - Highlands Pkwy, Fountains Office Park LP - **The applicant requests the item be tabled to the February 14, 2022 Planning & Zoning Board meeting.**

Ward 7 / Councilmember Wheaton

Boardmember James Smith made a motion to table to the February 14, 2022 Planning and Zoning Commission meeting item 2021-597, a public hearing and zoning request (Z21-017) to allow rezoning from OI to OD for the development of a self-storage facility on 3.3 acres on land lots 681 and 688 located at Highlands Pkwy by applicant Fountains Office Park LP; seconded by Boardmember Earl Rice.

The motion to table to the February 14, 2022 Planning and Zoning Commission meeting carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

3. Approval of Minutes:

[MIN2021-93](#)

Approval of the December 13, 2021 Planning and Zoning Commission Meeting Minutes.

Boardmember Michael Seagraves made a motion to approve item MIN2021-93, the December 13, 2021 Planning and Zoning Commission meeting minutes; seconded by Boardmember Earl Rice.

The motion to approve carried with the following vote:

Aye: 7 - Charlie Phillips, Jonathan Howard, Keith Bentley, Earl Rice, James Smith,
Michael Seagraves and Henriette Ostrzega

4. Adjournment

Chairperson Joel Powell adjourned the January 10, 2022 Planning and Zoning Commission meeting at 6:13 PM.