



**Action Summary - Preliminary  
Planning and Zoning Commission**

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Monday, June 11, 2018

6:00 PM

Council Chambers

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**1. Roll Call**

**Present:** 8 - Joel Powell, Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

**Also Present:** 8 - Ken Suddreth, Russell Martin, Terri Graham, Joey Staubes, Caitlyn Walsh, Eric Randall, Brad Johnson and Tim Grubaugh

**2. Call to Order**

Planning and Zoning Commission Chair Joel Powell called the meeting to order at 6:00 PM.

**A. 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

**Sponsors:** Norton and Bartlett

A motion was made by Boardmember Tom Bartlett to deny 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., seconded by Boardmember Cheri Harrington.

The motion to deny carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

**B. 2018-225**

**Public Hearing** - Zoning Request Z18-009 - Rezoning from GC to OD-Conditional for the development of a 113,895 sq. ft. climate controlled self storage building - 2.71 Acres - Land Lot 810 - 2520 Spring Road - 2520 Spring Road, LLC

**Sponsors:** Bartlett and Norton

A motion was made by Boardmember Tom Bartlett to approve zoning Request Z18-009 - Rezoning from GC to OD-Conditional for the development of a 113,895 sq. ft. climate controlled self storage building - 2.71 Acres - Land Lot 810 - 2520 Spring Road - 2520 Spring Road, LLC to include the three (3) revised conditions as worded in a letter handed out to each boardmember, special condition 14, 23 and 25; seconded by Boardmember Leslie Lightfoot.

The motion to approve with conditions carried by the following vote:

**Aye:** 6 - Tom Bartlett, Leslie Lightfoot, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

**Nay:** 1 - Monty Bye

C. [2018-257](#) **Public Hearing** - Zoning Request Z18-010 - Rezoning from R-20 & NS to RM-12-Conditional for the development of eighty-one townhomes at a density of 9.38 units per acre - 8.64 Acres - Land Lots 634 and 663 - 1755 & 1837 Roswell Street - Quintus Development, L.P.

**Sponsors:** Blustein and Lightfoot

A motion was made by Boardmember Leslie Lightfoot to approve zoning request Z18-010 - Rezoning from R-20 & NS to RM-12-Conditional for the development of eighty-one townhomes at a density of 9.38 units per acre - 8.64 Acres - Land Lots 634 and 663 - 1755 & 1837 Roswell Street - Quintus Development, L.P., with the stipulation of a traffic calming solution, evaluated by staff, before the City Council meeting and being consistent with the existing Traffic Calming Policy; seconded by Boardmember Monty Bye.

The motion to approve carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

D. [2018-163](#) **Public Hearing** - Zoning Request Z18-007 - Rezoning from R-15 to RAD-Conditional for two single-family homes at a density of 5.2 units per acre - 0.38 Acres - Land Lot 559 - 1478 Spring Street - PM Builders, LLC

**Sponsors:** Bye and Blackburn

A motion was made by Boardmember Monty Bye to deny zoning request Z18-007 - Rezoning from R-15 to RAD-Conditional for two single-family homes at a density of 5.2 units per acre - 0.38 Acres - Land Lot 559 - 1478 Spring Street - PM Builders, LLC., seconded by Boardmember Tom Bartlett.

The motion to deny carried by the following vote:

**Aye:** 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

**Nay:** 1 - Cheri Harrington

E. [2018-256](#) **Public Hearing** - Approval of a code amendment to Section 602 of the Zoning Ordinance and the adoption of the city's updated Zoning Map - City of Smyrna

**Sponsors:** Monroe and Fennel

A motion was made by Boardmember Denny Campo to approve the code amendment to Section 602 of the Zoning Ordinance and the adoption of the city's updated Zoning Map - City of Smyrna; seconded by Boardmember Cheri Harrington.

The motion to approve carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

4. **Approval of Minutes:**

A. [2018-259](#) Approval of the May 14, 2018 Planning and Zoning Commission Meeting Minutes

**Sponsors:** City Council

A motion was made by Boardmember Earl Rice to approve the May 14, 2018 Planning and Zoning Commission Meeting Minutes: seconded by Boardmember Tom Bartlett. The motion to approve carried by the following vote:

**Aye:** 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

## 5. Adjournment

The meeting of the Planning and Zoning Commission was adjourned by Chairman Joel Powell at 9:14 PM.