



# City of Smyrna

## Meeting Agenda - Final

City of Smyrna  
City Hall  
2800 King Street  
Smyrna, GA 30080  
770-434-6600  
www.smyrnacity.com

### Planning and Zoning Commission

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Monday, December 14, 2020

6:00 PM

Community Center Large Gym

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**Smyrna Community Center Large Gym / 200 Village Green Circle SE**  
**Parking and entrance to meeting on Powder Springs Street Side of Building**  
**MASKS REQUIRED / TEMPERATURE WILL BE CHECKED**

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. [2020-468](#) **Public Hearing** - Zoning Request - Z20-014 - Rezoning from R-15 & LC to RDA for the development of 32 single-family attached units - 5.487 acres - Land Lot 558 - 3030, 3040, and 3050 Atlanta Road - KRB Investments - *The applicant requests to withdraw the application without prejudice.*

**Attachments:** [Issue Sheet](#)

- B. [2020-519](#) Plat Approval - Subdivision of one lot into two lots - Land Lot 334 - 3.86 acres - N Cooper Lake Rd (17033400190) - Benchmark Homes

**Attachments:** [Issue Sheet 2020-519.pdf](#)

[Plat Approval Memo N Cooper Lake Rd.pdf](#)

[N Cooper Lake Rd-Preliminary Plat 11 30 20.pdf](#)

[Zoning Map.pdf](#)

[Land Use Map.pdf](#)

- C. [2020-520](#) **Public Hearing** - Plat Approval with Variances - V20-073 - Subdivision of two lots into four lots for four single-family detached homes - Land Lot 485 - 1.8 acres - 3278 & 3288 King Springs Road - PM Builders LLC

**Attachments:** [Issue Sheet 2020-520.pdf](#)

[Staff Memo\\_V20-073.pdf](#)

[Site Plan\\_V2\\_V20-073.pdf](#)

[Land Use Map\\_V20-073.pdf](#)

[Zoning Map\\_V20-073.pdf](#)

[Notification Letters\\_V20-073](#)

[Vairance Application\\_V20-073.pdf](#)

- D.        [2020-521](#)        **Public Hearing** - Zoning Request - Z20-015 - Allow rezoning from NS to GC for the use as a corporate office - 1.5 acres - Land Lot 523 - 1298 Concord Road - Shamrock Building Systems Inc.

**Attachments:** [Issue Sheet 2020-521.pdf](#)  
[Staff Memo\\_Z20-015.pdf](#)  
[Land Use Map\\_Z20-015.pdf](#)  
[Zoning Map\\_Z20-015.pdf](#)  
[Survey\\_Z20-015.pdf](#)  
[Stipulation Letter\\_Z20-015.pdf](#)  
[Rezoning Application\\_Z20-015.pdf](#)  
[Const Challenge\\_Z20-015.pdf](#)  
[Cover Letter 2- Z20-015.pdf](#)

- E.        [2019-440](#)        **Public Hearing** - Zoning Request - Z19-019 - Rezoning from NRC & OI to RM-10-PD for the development of 151 townhomes at a density of 6.3 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC.

**Attachments:** [Issue Sheet 2019-440.pdf](#)  
[Staff Memo\\_Z19-019\\_MC\\_V5.pdf](#)  
[Site Plan V8\\_Z19-019.pdf](#)  
[Site Plan V8\\_color\\_Z19-019.pdf](#)  
[Zoning Vicinity Map\\_Z19\\_019](#)  
[Land Use Map\\_Z19-019](#)  
[Legal Ad\\_Z19-019.pdf](#)  
[Cross Section Example\\_Z19-019](#)  
[Site Distance\\_Z19-019](#)  
[Annexation Application\\_Z19-019](#)  
[Application for Rezoning\\_Z19-019](#)  
[Belle View Elevations\\_Z19-019](#)  
[Fells Point Elevations\\_Z19-019](#)  
[Elevations\\_Z19-019](#)  
[Traffic Impact Study V6\\_Z19-019.pdf](#)  
[Traffic Impact Study V6\\_Response\\_Z19-019.pdf](#)  
[Sewer capacity\\_Z19-019](#)  
[Survey 1\\_Z19-019](#)  
[Survey 2\\_Z19-019](#)  
[Tax Plat\\_Z19-019](#)  
[Taxes\\_Z19-019](#)  
[Constitutional Challenge\\_Z19-019](#)  
[Cobb Water-Sewer Letter\\_Z19-019](#)

[QCD - 2467-1](#)

[Corrective QCD Z19-019 - 5617-125](#)

[Executors Deed Z19-019](#)

[Signed Letter of Response Non-Objection 2320 Campbell Rd 11-2019 Z19-019](#)

[Letter Requesting Tabling to 01-13-2020 02-17-2020 Hearings Z19-019](#)

[Request to table 2-10-2020](#)

[Letter Requesting Tabling to 03-09-2020](#)

[Letter Requesting Tabling to Sept 2020 M&C.pdf](#)

[Request to Table October 19 2020.pdf](#)

[19-175 - Response to City's Comments - Residential Development on Campbell](#)

[19-175 Residential Development on Campbell Road and Spring Road - Revised](#)

**4. Approval of Minutes:**

- A. [2020-489](#) Approval of the November 9, 2020 Planning and Zoning Commission Meeting minutes.

***Attachments:*** [11-09-2020 November 9, 2020 P&Z Meeting Minutes.pdf](#)

**5. Adjournment**