



City of Smyrna

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

Action Summary - Final Planning and Zoning Commission

Monday, December 14, 2020

6:00 PM

Community Center Large Gym

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

Present: 8 - Joel Powell, Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

Also Present: 0

Staff: 5 - Russell Martin, Joey Staubes, Kevin Moore, Caitlin Crowe and Heather Peacon-Corn

2. Call to Order

Chairperson Joel Powell called the December 14, 2020 Planning and Zoning Meeting to order at 6:04PM.

3. Business

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.*

Boardmember Michael Seagraves made a motion to withdraw without prejudice at the request of the applicant for item 2020-468, a Public Hearing for a Zoning Request (Z20-014) for a rezoning from R-15 & LC to RDA for the development of 32 single-family attached units on 5.487 acres on Land Lot 558 - 3030, 3040, and 3050 Atlanta Road by KRB Investments; seconded by Boardmember James Smith.

The motion carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

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

Boardmember James Smith made a motion to approve item 2020-519 for a Plat approval for the Subdivision of one lot into two lots on Land Lot 334, 3.86 acres located on N Cooper Lake Rd (17033400190) by Benchmark Homes; seconded by Boardmember Tom Bartlett.

The motion carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

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

Boardmember Keith Bentley made a motion to approve item 2020-520 Public Hearing for a Plat Approval with Variances (V20-073) for the subdivision of two lots into four lots for four single-family detached homes on Land Lot 485, 1.8 acres located at 3278 & 3288 King Springs Road by PM Builders LLC.; seconded by Boardmember Michael Seagraves.

The motion carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

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.

Boardmember James Smith made a motion to approve item 2020-519 for a Plat Approval for the Subdivision of one lot into two lots on Land Lot 334, 3.86 acres located on N Cooper Lake Rd (17033400190) by Benchmark Homes; seconded by Boardmember Tom Bartlett.

The motion carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

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.

Boardmember Tom Bartlett made a motion to deny item 2019-440 for a Public Hearing Zoning Request (Z19-019) for a Rezoning from NRC & OI to RM-10-PD for the development of 151 townhomes at a density of 6.3 units per acre on 23.95 Acres, Land Lots 775, 810, & 811 located on 2320 Campbell Road by InLine Communities, LLC.; seconded by Boardmember James Smith.

The motion carried by the following vote:

Aye: 6 - Earl Rice, Michael Seagraves, Tom Bartlett, James Smith, Henriette Ostrzega and Victor Jones

Nay: 1 - Keith Bentley

4. Approval of Minutes:

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

A motion was made by Boardmember Earl Rice to approve the minutes of the November 9, 2020 Minutes of the Planning and Zoning Board; seconded by Boardmember Seagraves,.

The motion carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

5. **Adjournment**

Chairperson Joel Powell adjourned the December 14, 2020 meeting of the Planning and Zoning Commission at 8:26 PM.