



# City of Smyrna

A. Max Bacon City Hall  
HR Conference Room /  
First Floor  
2800 King Street  
Smyrna, Georgia 30080

## Meeting Minutes - Final Committee of the Whole Work Session

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Thursday, September 15, 2022

6:30 PM

A. Max Bacon City Hall - HR Training Room

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### Roll Call

**Present** 6 - Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould, and Councilmember Lewis Wheaton

**Absent** 2 - Mayor Derek Norton, and Councilmember Travis Lindley

**Also Present** 1 - Scott Cochran

**Staff** 8 - Joe Bennett, Dat Luu, Russell Martin, Penny Mocer, Heather Peacon-Corn, Eric Randall, Kristin Robinson, and Joey Staubes

### 1. Call to Order

Mayor Pro Tem Tim Gould called to order the September 15, 2022 Committee of the Whole meeting held at A. Max Bacon City Hall in the HR Training Room at 6:29 PM.

### 2. New Business

### 3. Review of the September 19, 2022 Mayor and Council Agenda

#### A. [COW22-71](#) Review of the September 19, 2022 Mayor and Council Meeting Agenda.

Public Works Director Eric Randall discussed Item 6B, Authorization for Change Order #1000 in the amount of \$56,285.90 to Ardito Construction (1290 Austell Road SE, Marietta, Ga. 30008) for the drainage work at 3307 Fieldwood Drive and 3309 Fieldwood Drive, Smyrna to be paid from Capital Outlay - Stormwater Infrastructure / Stormwater Project and authorize the Mayor to sign and execute all related documents. Mr. Randall stated that there are storm drainage issues that have been going on for approximately eight years. Drainage was not installed effectively 25 years ago. An inlet installation was approved previously, but an additional inlet installation was necessary because other neighbors had drainage issues as well. This change order reflects the cost of the additional work necessary.

Mr. Randall also discussed item 6C, the approval to award RFQ 23-003 City wide resurfacing project bid to Magnum Paving LLC, 140 Baker Industrial Ct. Villa Rica, GA 3018, in the amount of \$1,434,145.00. (\$523,031.85 LMIG and \$ 911,113.15 SPLOST) for paving and resurfacing of fourteen (14) city streets (Vineyard Way, Bordeau Walk, Lake Drive, Terry Meyer Drive, Emory Road, Woodale Drive, Cliff Crest Drive, Mill Pond Road, Afton Way, Woodruff Drive, Cumberland Valley Drive, Shenandoah Valley Lane, Nappa Valley Court, Laurel Springs Way) and authorize the Mayor to sign and execute all related documents. The City of Smyrna requested bids for various resurfacing projects per the City's time frame. Two (2) bids were received on Friday, August 5, 2022:

Magnum Paving, LLC  
140 Baker Industrial Ct.  
Villa Rica, GA 30180  
Bid: \$1,694,603.45

C.W. Matthews Contracting Co. Inc.  
Bid: \$1,784,129.86

Due to budget limitations, we requested line-item pricing from the low bidder to complete fourteen (14) roads (Vineyard Way, Bordeaux Walk, Lake Drive, Terry Meyer Drive, Emory Road, Woodale Drive, Cliff Crest Drive, Mill Pond Road, Afton Way, Woodruff Drive, Cumberland Valley Drive, Shenandoah Valley Lane, Nappa Valley Court, Laurel Springs Way). They removed four (4) streets from the original project: N. Mathews, Springleaf Cir., Hargrove Rd., and Evergreen Trl. The total cost for this work is \$1,328,883.10. We are requesting approval of the full budget amount of \$1,434,145.00 for contingency.

It is the recommendation of Purchasing and Public Works that this project be awarded to Magnum Paving, LLC in the amount of \$1,434,145.00.

Councilmember Charles Welch expressed concern that by leaving off the four streets mentioned, the City will fall further behind in their schedule to repave streets throughout the City. Budgetary constraints were discussed. City Attorney Scott Cochran stated that the wording of the item needs to be changed to reflect that the award amount is \$1.3 M with a contingency amount up to \$1.4 M.

Item 6D will be removed and added to the next agenda per Joe Bennett, City Administrator.

Under the Consent Agenda, Mr. Randall discussed Item 8F, the approval of stop signs at the intersection of Gilbert St & Riley Walk and authorize the Mayor to sign an execute any related documents. He explained that the Traffic Calming Committee moved this forward. It is not justified from an engineering standpoint, but the stop signs are wanted by the community. Councilmember Welch brought up placing a stop sign at Reed Road based on a conversation had with a resident. He asked Mr. Randall to add it to the list to discuss with the Traffic Calming Committee. Brief discussion took place about Item 8L, a temporary closing of the crossover for Ward Street at Windy Hill. Detour signs will be placed to divert traffic for two weeks that will include U-turn signage where drivers cannot currently make a U-turn.

Russell Martin, Community Development Director, discussed Item 4B, Z22-008, a rezoning from R-15 to R-10 for a two lot single-family subdivision at a density of 3.6 units per acre on 0.548 acres on land lot 561 located at 2625 Highland Avenue by applicant Joe Callahan. Joe Callahan is requesting a rezoning from R-15 (Residential) to R-10 (Residential) for a two-lot single-family detached subdivision. The subject property is zoned R-15 and is occupied with a single-family home. The applicant plans to retain the existing home and build one new single-family detached home on the new lot. Stormwater management for the project will be provided on the new and existing lot by a infiltration facility on each lot. The minimum lot size will be 10,000 sq. ft. The proposed setbacks for the homes are consistent with the R-10 zoning district and surrounding properties. The proposed new home will face Highland Avenue with a side-entry garage entering from Old Roswell Road. The existing home will retain

driveways on both Highland Avenue and Old Roswell Road. Community Development has reviewed the proposed development against the zoning standards of the recent nearby rezonings and found the proposed development to be compatible. The subdivision and construction of one new single-family home results in a density of 3.6 units per acre on the subject property. The applicant is requesting a rezoning from R-15 to R-10 and the proposed zoning is in line with the infill development patterns for this neighborhood and is in compliance with the City's 2040 Comprehensive Plan.

Mr. Martin discussed Item 4C, a plat approval for a three lot subdivision under the R-15 zoning requirements on land lot 384 on 1.87 acres located at 825 Austin Drive by applicant Sue Varon. Sue Varon is requesting approval to subdivide property at 825 Austin Drive into three single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 2.0 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in three new lots with each being approximately 28,000 sq. ft. in size. The proposed lots meet all the zoning requirements of the R-15 zoning district. Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. The subdivision proposal depicts side-entry garage house plans with a driveway width of 18.5'. While the zoning ordinance does not regulate driveway geometry, Community Development recommends a driveway width of a minimum 22' for side-entry garages. Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends approval of the requested land subdivision.

Mr. Martin discussed Item 4D, approval of Ordinance ORD2022-18 - Annexation request (100% owners requesting annexation) - all tract or parcels as attached and defined in the issue and background of land lying and being in Land Lots 396, 397, 398, 399 of the 17th District, 2nd Section, Cobb County, Georgia; 80.31 acres across eight (8) parcels known as Pebblebrook Road to be effective October 1, 2022 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents. The applicant is seeking approval for annexation of all that tract or parcel of land lying and being in Land Lots 396, 397, 398, 399 of the 17th District, 2nd Section, Cobb County, Georgia; 80.31 acres across eight (8) parcels known as Pebblebrook Road, Smyrna, GA. Effective date October 1, 2022. Certified letters were sent by the City Clerk to the Cobb County Clerk's Office and the Cobb County Community Development Planning Division on August 22, 2022 and a letter of non objection was received from Cobb County on September 6, 2022. This property is located in Ward 7.

Mr. Martin discussed and presented Item 4E, approval of ORD2022-21 for code amendments to Appendix A of the Zoning Ordinance pertaining to townhome design standards with an effective date of October 1, 2022 and authorize the Mayor to review and sign all documents related thereto. The Mayor & City Council adopted a moratorium on townhome development on March 15, 2021, to provide an opportunity for the city to review its current design and development standards for townhomes and determine if additional standards are required. The Committee on Townhome Development was created in Spring of 2021 and met six times over the past 18 months. The Committee has researched and reviewed townhome standards for many cities and counties in the Metro Atlanta area. The Committee developed the proposed townhome design standards to raise the architectural quality and development of townhomes in the city. The proposed ordinance has been posted for the public to

review, and a townhall meeting was held on August 23, 2022. Community Development staff has met with the Home Builders Association and the Brick Association regarding the proposed memo. The Planning & Zoning Board recommended approval by a vote of 7-0 at the September 12, 2022 meeting.

The committee has reviewed the city's existing townhome regulations and proposed the following code amendments: (1) adding definitions in Article IV; (2) townhome architectural design standards in Article V; (3) amending Article VII so the townhome standards apply for any townhome use; (4) amending the townhome setbacks in Article VIII; and (5) amending parking ratios for townhome developments in Article IX. The purpose and intent of the proposed ordinance is to regulate the siting and design of townhomes in pursuit of cohesive and walkable development patterns.

The purpose and intent of these changes: These requirements are intended to regulate the siting and architectural design of townhome projects in pursuit of cohesive design and walkable development patterns within the City of Smyrna, and to define elements of the development that supports both horizontal and vertical articulations and variations among units that provide architectural interest and reinforce high quality and responsible site development practices to meet the goals and policies of the City's Comprehensive Plan.

What's in the proposed ordinance?

\*Definitions - This section adds architectural definitions to the Zoning Ordinance to clearly define the architectural elements used in the townhome design standards. It also eliminates the numbering system for the definitions within the Zoning Ordinance.

\*Applicability - The proposed ordinance applies to all new townhome developments unless exempted elsewhere in the Zoning Ordinance. Also, if there are conflicts with this section and the Zoning Ordinance, the townhome design standards shall apply.

\*Minimum Architectural Design Requirements - This section provides minimum design requirements for the townhome buildings. These requirements primarily deal with facade materials, building articulation, roof pitches, roof styles, garage design, window requirements and screening of mechanical equipment.

\*Design Elements Catalogue - Each townhome is required to provide a minimum one element from each of the categories. The categories include private outdoor space, architectural projections, roof element and unit or facade variation.

\*Bulk Standards - This section provides the spatial requirements for townhome buildings. These requirements deal specifically with building setbacks, building separations, building height, unit floor area, unit width and lot configuration.

\*Live-work Units - This section establishes minimum requirements for Live-work units where property owners may operate business in the bottom floor of the residence. Only allowed in CBD & MU districts.

\*Site Development Standards - This section provides the minimum design requirements for site development. These requirements primarily deal with use of the unit, building orientation, driveways, street design, open space, utilities, parking, fire protection and accessibility and HOA requirements.

\*Zoning Application Requirements - Any application for a townhome project shall include certain information so a clear and accurate understanding of the proposed project elements can be evaluated during the legislative review process.

No further discussion took place on other agenda items.

#### 4. Other Business (as needed)

A. [COW22-12](#)

City Administrator project updates and review of City business

Joe Bennett, City Administrator, provided information and updates for the following:

Library, City Hall, and Community Center: These buildings never had security monitoring. A quote was received for about \$17K which would be a budget amendment. He will bring more information at the next meeting.

Public Safety vacancies: 15 vacancies in PD. Most are leaving for more money. He has asked Chief Zgonc to perform another pay audit to see where Smyrna stands. 3 vacancies in FD.

Brewery: The Urban Design Commission approved the concept of the brewery. The City has not received architectural plans to review; still awaiting those plans. On Friday, 9/16/2022 at 3:00 PM, there will be a meeting with POND and Stillfire to discuss the grading between the sites and stormwater issues.

Downtown Redevelopment: Curb and gutter pouring will begin 9/16/2022.

Splashpad in Ward 7: Along with Dr. Wheaton, they have asked the contractors to stop any further work until the City has had a chance to reevaluate the area and design.

Parking Deck: Mr. Bennett passed out a graphic to Council. Councilmember Welch stated he created another rendition to build upon the graphic to add another exit/entrance toward a vacant lot.

SPLOST: Information will be forwarded to Council my middle of the week next week.

LED changeover project: Still waiting on theatrical lighting, but everything else in City Hall will be updated in a few days. A/V upgrades in Council Chambers have been completed.

Presbyterian Church: After removing a dead tree, the degradation of the building was very apparent. It will need much work from ADA compliance to gutters to major cleaning and painting.

Retirement Plans: A meeting took place with the Actuary and GMA to discuss retirement plans. They will meet with them again in November to discuss how to move forward and determine what plans are available. There are more questions that need answers and numbers that need to be run before having more to report.

Retirement Healthcare: further research and information is being gathered for this subject.

Ward 4: A sewer pipe failed. It was repaired, but there were multiple pipe failures at Concord Road, Manson Avenue, Fawn Lane, Highview Drive, and Rosedale. Public Works has made those emergency repairs, but now it needs to be placed on the agenda.

Council & Staff updates:

Councilmember Wheaton: The Circulator Task Force met recently. More information

will be forthcoming.

Mayor Pro Tem Gould: Suggested to Mr. Bennett and Mr. Martin that maybe the City should be prepared for Mixed Use design standards.

Councilmember Wilkinson: She asked questions about S. Cobb Drive funding. Mr. Bennett explained that funding is still in the works.

Councilmember Hines: The Joint Ward meeting will be moved from October 4 to October 18, 2022.

Heather Peacon-Corn, City Clerk: She stated she will be out of town for Records training on September 19, 2022 for the Council Meeting. She also announced that John Sparks, a 35-year police department employee, will be retiring December 30, 2022.

Penny Mocer, Deputy City Administrator: October 15, 2022 will be the Hispanic Heritage Celebration. Look for hydraulic cars and lots of music and fun. She has been working with an Infrastructure Committee and Events Committee, and discussion has taken place concerning the blue light emergency booths. There are three in the City, but none of them are operating. They can be serviced and fixed to operate, but after discussions with Cheif Zgonc, he would rather see upgrades to the cameras and additional cameras for security.

Councilmember Welch: He will not be present for the Committee of the Whole meeting on October 13, 2022.

**5. Executive Session (as needed)**

**6. Adjournment**

Mayor Pro Tem Tim Gould adjourned the September 15, 2022 Committee of the Whole meeting at 8:05 PM.