



City of Smyrna

A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA. 30080

Meeting Agenda - Final

City Council

Monday, September 19, 2022

7:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Call to Order

1. Invocation and Pledge:

Pastor Dyke Verkerk, Life Church Assembly of God (4100 King Springs Rd)

2. Agenda Changes:

3. Mayoral Report:

A. [PRC2022-16](#) Proclamation in Recognition of Hispanic Heritage Month

Ward / Citywide

Attachments: [Hispanic Heritage Month Sept 15_Oct 15 2022_final.pdf](#)

[Hispanic Heritage Month Sept 15_Oct 15 2022_Spanish Version_final.pdf](#)

B. [PRC2022-18](#) Proclamation in Recognition of Constitution Week, September 17 - 23, 2022, Fielding Lewis Chapter, National Society Daughters of the American Revolution

Ward / Citywide

C. [2022-458](#) Smyrna Arts Council Artist Recognition for the new City Hall exhibit

Ward / Citywide

4. Land Issues/Zonings/Annexations:

Speaking time for the public hearing related to the following land issues/zonings/annexations will be (5) five minutes.

A. [2022-145](#) **Public Hearing** - Zoning Request - Z22-005 - Allow rezoning from GC & OI to TS-Conditional for the development of a 107 room hotel and rebranding of a 135 room hotel - 3.115 acres - Land Lots 846, 880 & 881 - Mogar Farms Funding LLC - 2855 Spring Hill Pkwy & 2685 Spring Rd.

The applicant requests to table to the October 17, 2022 meeting of Mayor & Council.

Ward 1 / Councilmember Pickens

Attachments: [Issue Sheet 2022-145 09.19.2022.pdf](#)

[Staff Memo Z22-005 M&C.pdf](#)

[Site Plan V3 Z22-005.pdf](#)

[Site Plan Color_Z22-005.pdf](#)

[Elevations_Z22-005.pdf](#)

[Application_Z22-005.pdf](#)

[Stipulation Letter_Z22-005](#)

[Traffic Impact Statement_Z22-005.pdf](#)

[Zoning Map_Z22-005.pdf](#)

[Land Use Map_Z22-005.pdf](#)

[Letter to table_Z22-005](#)

- B.** [2022-408](#) **Public Hearing** - Z22-008 - Rezoning from R-15 to R-10 for a two lot single-family subdivision at a density of 3.6 units per acre - 0.548 acres - Land Lot 561 - 2625 Highland Avenue - Joe Callahan

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-408 - 2625 Highland Avenue.pdf](#)

[Staff Memo_Z22-008_M&C.pdf](#)

[Zoning Map_Z22-008.pdf](#)

[Land Use Map_Z22-008.pdf](#)

[APPLICATION_Z22-008.pdf](#)

[ELEVATION_Z22-008.pdf](#)

[SITE PLAN_V2_Z22-008.pdf](#)

[ZONING DISCLOSURE_Z22-008.pdf](#)

[PRELIM HYDROLOGY_Z22-008.pdf](#)

[CITY TAX_Z22-008.pdf](#)

[COUNTY TAX_Z22-008.pdf](#)

- C.** [2022-451](#) **Plat Approval** - Approval for a three lot subdivision under the R-15 zoning requirements - Land Lot 384 - 1.87 acres - 825 Austin Drive - Sue Varon

Ward 4 / Councilmember Welch

Attachments: [Issue Sheet 2022-451 - Plat Approval - 825 Austin Drive.pdf](#)

[Plat Approval Memo_825 Austin Drive_M&C.pdf](#)

[Preliminary Plat_825 Austin Dr](#)

[Zoning Map_825 Austin Drive.pdf](#)

- D.** [ORD2022-18](#) 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.

Ward 7 / Councilmember Wheaton

Attachments: [Issue Sheet ORD2022-18 - Annexation - Pebblebrook Road.pdf](#)

[ORD2022-18 Pebblebrook Road Annexation .docx](#)

[Community Development Letter.pdf](#)

[Cobb Community Development Delivery Receipt 08.26.2022.pdf](#)

[Pam Mabry - County Clerk.pdf](#)

[City Clerk Delivery Receipt 08.26.2022.pdf](#)

[Cobb County Non Objection Letter - Pebblebrook Road.pdf](#)

- E. [ORD2022-21](#) **Public Hearing** - 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.

Ward / Citywide

Attachments: [Issue Sheet ORD2022-21 - Townhome Ordinance.pdf](#)

[Townhome Standards Memo M&C.pdf](#)

[ORD2022-21 Townhome District V4.pdf](#)

5. **Privilege Licenses:**

6. **Formal Business:**

- A. [ORD2022-19](#) First approval of charter amendment adopting the redistricting plan subsequent to the 2020 decennial census and authorize the mayor to sign and execute all related documents.

Ward / Citywide

Attachments: [Issue Sheet ORD2022-19 - REDISTRICTING.pdf](#)

[NOTICE OF CITY OF SMYRNA CHARTER AMENDMENT.docx](#)

[2022- reapportionment charter amendment .doc](#)

[ORD2022-19 - Redistricting Charter Amendment Ordinance .pdf](#)

- B. [2022-462](#) 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.

Ward 6 / Councilmember Gould

Attachments: [Issue Sheet 2022-462 Ardito Change Order.pdf](#)

[CO 22005096 Fieldwood Drive.pdf](#)

[Ardito - Fieldwood Drive Storm Drain - Estimate 942 03-22-2022.pdf](#)

[Ardito Invoice 2029 08-25-2022 Fieldwood.pdf](#)

[Ardito PO 22005096 - Fieldwood Storm Drainage.pdf](#)

[Change Order 1000.pdf](#)

- C. [RFQ23-003](#) 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 \$1,328,883.10 and authorize a total of up to \$1,434,145.00 (\$ 523,031.85 LMIG and \$ 911,113.15 SPLOST) for paving and resurfacing of fourteen (14) city streets (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) and authorize the Mayor to sign and execute all related documents.

Ward / Citywide

Attachments: [Issue Sheet RFQ23-003 - Resurfacing.pdf](#)

[Bid Recommendation_23-003 Resurfacing Projects.pdf](#)

- D. [2022-474](#) Authorization for emergency sewer lining of Concord Road, Manson Avenue, Fawn Lane, Highview Drive, and Rosedale by Utility Asset Management, Inc. (Perry, GA, 31069) in the amount of \$104,705.00 to be paid for out of the Water/Sewer CIP fund.

Ward 4 / Councilmember Welch

Attachments: [Issue Sheet - 2022-474 Pipe Lining.pdf](#)

[2022-474 Photos.pdf](#)

[2022-474 Invoice.pdf](#)

7. Commercial Building Permits:

8. Consent Agenda:

- A. [MIN2022-62](#) Approval of the August 11, 2022 Committee of the Whole Meeting Minutes.

Ward / Citywide

Attachments: [08-11-2022 August 11, 2022 COW Meeting Minutes - FINAL.pdf](#)

- B. [MIN2022-63](#) Approval of the August 15, 2022 Pre-Council Meeting Minutes.

Ward / Citywide

Attachments: [08-15-2022 August 15, 2022 Pre-Council Meeting Minutes - FINAL.pdf](#)

- C. [MIN2022-64](#) Approval of the August 15, 2022 Mayor and Council Meeting Minutes.

Ward / Citywide

Attachments: [08-15-2022 August 15, 2022 Mayor and Council Meeting Minutes - FINAL.pdf](#)

- D. [2022-456](#) Approval of the Appointment of Ward 5 resident, Corey Ingram, to the Parks & Recreation Commission to fulfill the term that expires 12/31/2023.

Ward 5 / Councilmember Wilkinson

- E. [2022-435](#) Approval to use Council Chambers for Concord Lake Village Annual HOA Meeting, Thursday, November 10, 2022, 7:00 pm

Ward 3 / Councilmember Lindley

- F. [2022-436](#) Authorization for the installation of stop signs at the intersection of Gilbert St & Rileys Walk and authorize the Mayor to sign and execute any related

documents.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-436 - Stop Signs at the intersection of Gilbert St and Rileys W](#)

- G. [2022-437](#) Approval of raised pedestrian crossing on King Springs Road in the vicinity of Brinkley Park and Tolleson Park and authorize the Mayor to sign and execute all related documents.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-437 - Raised Pedestrian Crossing on King Springs Road.pdf](#)

[RRFB Crossing - King Springs Rd \(Brinkley Park\).pdf](#)

[RRFB Crossing - King Springs Rd \(Tolleson Park\).pdf](#)

- H. [2022-439](#) Approval of speed humps on Wells Drive and authorize the Mayor to sign and execute all related documents.

Ward 5 / Councilmember Wilkinson

Attachments: [Issue Sheet 2022-439 - Speed Humps on Wells Drive.pdf](#)

[Speed Hump - Wells Drive \(002\).pdf](#)

- I. [2022-438](#) Authorize Atkins Park Tavern (Kevin Drawe), Zucca Bar & Pizzeria/Vintage Tavern/The Corner Taqueria (Tim Langell), The Stout Brothers (Brandon King), Cafe Lucia (David Jackson), and The Vineyard Wine Market/Smyrna Village Bourbon & Cigar (Anthony Alvarez) to operate alcohol sales stations / trailer(s) outside of their respective businesses (beyond / adjacent to their licensed place of business) at the following approved event: City of Smyrna Culture & Spirit Festival and 150th Birthday Celebration to be held from 11:00 am until 10:00 pm on Saturday, October 8, 2022.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-438 - Outdoor Liquor Sales - Birthday Celebration.pdf](#)

- J. [2022-459](#) Approval of 2022 Hispanic Heritage Celebration Street Closings for the starting Friday, October 14, 2022 at 6:00 a.m. until Saturday, October 15, 2022 at 11:59 p.m. at King Street from Bank Street to Stephens Street, at Bank Street from Village Walk to King Street, and at W. Spring Street.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-459 Road Closures for Hispanic Heritage.pdf](#)

[Hispanic Heritage Celebration 2022 Road Closure Map.pdf](#)

- K. [2022-460](#) Approval of the 2022 modified Crown Castle Site Lease Agreement BU 844202 / GA2383 Smyrna Police Fire / 2646 Atlanta Road, Smyrna Ga. (Site Lease Agreement, dated January 9, 1997) and authorize the Mayor to sign and execute all related documents.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2022-460 - Crown Castle Lease Modification.pdf](#)

[844202_TOWER SURVEY.pdf](#)

[10081659_AWE_SMYRNA POLICE DEPARTMENT GENERATOR_CDS_PRE](#)

[Memorandum of Second Amendment \(844202\)_v1.docx](#)

[Second Amendment \(844202\)_v2.docx](#)

[W-9_rev.1018_Blank_page 1.pdf](#)

- L. [2022-472](#) Authorization for temporary closure of the crossover for Ward Street at Windy Hill for utility and shoring construction from 9/17/2022 to 10/2/2022.
Ward 3 / Councilmember Lindley
Ward 5 / Councilmember Wilkinson
Attachments: [Ward Street Temp Closure Signage.pdf](#)

9. **Ward / Committee Reports:**

10. **Show Cause Hearings:**

11. **Citizen Input:**

Speaking time for citizen input will be limited to three minutes.

12. **Adjournment:**