



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Meeting Minutes - Final Planning and Zoning Commission

Monday, September 14, 2015

6:00 PM

Council Chambers

Rollcall

Present 8 - Chair Person Joel Powell, Board Member Ed Whittington, Board Member Denny Campo, Board Member Ron Roberts, Board Member Leslie Lightfoot, Board Member Michael Seagraves, Board Member Earl Rice, and Board Member Earl Rice

Absent 1 - Board Member Steve Kemp

Also Present 3 - Chelsea Jackson, Ken Suddreth, and Eric Randall

1. Call To Order

Chairperson Joel Powell called the meeting of the Planning and Zoning Board to order at 6:00 PM.

2. Business:

A. **Public Hearing** - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. ***This item will be tabled to the November 9, 2015 meeting at the request of the applicant***

Sponsors: Anulewicz and Kemp

A motion was made by Boardmember Denny Campo to table until the October 12, 2015 Planning and Zoning Board meeting item 2015-125, a Zoning Request (Z15-003) for the rezoning of the subject property from R-15 to RAD-Conditional for the development of six (6) single-family homes, on 1.31 Acres, Land Lot 592 located at 1514 Hawthorne Avenue by applicant Tuley & Tuley, Inc.; seconded by Boardmember Ron Roberts. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

B. Public Hearing - Annexation & Zoning Request Z15-004 - Rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes - 980 & 990 Pebblebrook Road - Jesse N. Maxwell, Jr. - ***This item will be tabled to the November 9, 2015 meeting at the request of the applicant***

Sponsors: Fennel and Rice

A motion was made by Boardmember Earl Rice to table until the October 12, 2015 Planning and Zoning meeting item 2015-169 an Annexation & Zoning Request (Z15-004) for the rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of seventeen townhomes located at 980 & 990 Pebblebrook Road by applicant Jesse N. Maxwell, Jr.; seconded by Boardmember Ed Whittington. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

C.

Public Hearing - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 250 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc. ***This item will be tabled to the November 9, 2015 meeting at the request of the applicant***

Sponsors: Rice and Fennel

A motion was made by Boardmember Earl Rice to table until the October 12, 2015 Planning and Zoning meeting item 2015-194, for a zoning request (Z15-012) for the annexation, rezoning and zoning amendment for the construction of a 250 unit independent senior housing development, 4.8 Acre Tract, Land Lot 691 located at 4840 & 4788 Hanson Drive, by the applicant Creekside Village Development Group, Inc.; seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

E.

Public Hearing - Zoning Request Z15-017 - Approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber services - 1.45 Acres - Land Lots 428, 520, 521 & 522 - 2618 Powder Springs Street - Google Fiber Georgia, LLC

Sponsors: Anulewicz

Mr. Sudreth noted on this item that Google Fiber Georgia, LLC was seeking approval of a Special Land Use Permit for the construction of a utility hut at 2618 Powder Spring Street. The utility hut will provide Google Fiber Georgia, LLC the opportunity to install the necessary infrastructure to provide high-speed internet service. This is City property at the park.

The City of Smyrna was one of nine cities in the Metro Atlanta area selected as an installation site for Google's ultra-high-speed internet service (Google Fiber). The nine selected cities include: Atlanta, Avondale Estates, Brookhaven, College Park, Decatur, East Point, Hapeville, Sandy Springs and Smyrna. The process for attracting Google Fiber to Smyrna began in 2010 when staff expressed interest through the City of Smyrna IT Department. The announcement in 2014 that Smyrna was among nine cities being considered began the process of evaluating the

feasibility of infrastructure and processes, leading to selection of Smyrna and, now, this first step in the process of beginning the installation of infrastructure to supply network connections up to 100 times faster than basic broadband for Smyrna residents. The infrastructure is expected to make service an option for all areas of Smyrna.

Community Development recommends approval of the requested Special Land Use Permit with the following conditions:

1. *The utility hut shall be installed in substantial compliance with the development plans submitted on August 14, 2015 and created by Bechtel Infrastructure and Power Corporation.*
2. *The applicant shall be bound to the elevations submitted August 14, 2015. Approval of any change to the elevations must be obtained from the Director of Community Development.*
3. *The proposed chain-link fencing shall be back coated vinyl fencing.*
4. *The use of Constantina barbed wire shall be prohibited. Three (3) strand barbed wire shall be permitted.*
5. *The applicant will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the applicant during construction.*
6. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*

The utility hut will be fenced in, be unmanned and will have an emergency generator aspect to maintain power.

City Engineer, Eric Randall did not have any comments on the zoning.

There were no questions for Mr. Suddreth.

The public hearing was called and no one came forward to speak in favor or against this item.

The applicant was in attendance and came forward to speak. Chris Carpenter is one of the attorney's representing Google and Google Fiber. There were also some engineers in attendance. The complete backbone structure will have to be built in order to supply fiber to customers. The process will take some time.

Mr. Campo asked if there would be landscaping to enhance the fencing and shield some of it from view somewhat. Mr. Carpenter responded that their intention was to shield the hut as much as possible.

Mr. Campo also asked if the timeline to provide service would be between 18 months to two years for providing service and the response was that was a realistic timeline. Pictures were shown to the Board of what the actual hut will look like.

Product offering to the residents would be 1GB per second internet offering as well as a TV product and a more affordable internet product to lower income residents.

A motion was made by Boardmember Ron Roberts to approve item 2015-308 for a zoning request (Z15-017) for the approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber services, 1.45 Acres, Land Lots 428, 520, 521 & 522 located at 2618 Powder Springs Street by applicant Google Fiber Georgia, LLC.; seconded by Boardmember Ed Whittington. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

D.

Public Hearing - Zoning Request Z15-018 - Approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber services - 13.72 Acres - Land Lot 776 and 809 - 2825 Park Road -

Google Fiber Georgia, LLC

Sponsors: Pritchett

Community Development Director, Ken Suddreth explained the zoning requests for Google Fiber.

Google Fiber Georgia, LLC was seeking approval of a Special Land Use Permit for the construction of a utility hut at 2825 Park Road. The utility hut will provide Google Fiber Georgia, LLC the opportunity to install the necessary infrastructure to provide high-speed internet service. This hut looks like it is on a driveway, however it is not an active driveway and this location is behind the fire station. Very similar site plan to the previous.

The City of Smyrna was one of nine cities in the Metro Atlanta area selected as an installation site for Google's ultra-high-speed internet service (Google Fiber). The nine selected cities include: Atlanta, Avondale Estates, Brookhaven, College Park, Decatur, East Point, Hapeville, Sandy Springs and Smyrna. The process for attracting Google Fiber to Smyrna began in 2010 when staff expressed interest through the City of Smyrna IT Department. The announcement in 2014 that Smyrna was among nine cities being considered began the process of evaluating the feasibility of infrastructure and processes, leading to selection of Smyrna and, now, this first step in the process of beginning the installation of infrastructure to supply network connections up to 100 times faster than basic broadband for Smyrna residents. The infrastructure is expected to make service an option for all areas of Smyrna.

Community Development has recommended approval with the following conditions:

1. *The utility hut shall be installed in substantial compliance with the development plans submitted on August 14, 2015 and created by Bechtel Infrastructure and Power Corporation.*
2. *The applicant shall be bound to the elevations submitted August 14, 2015. Approval of any change to the elevations must be obtained from the Director of Community Development.*
3. *The proposed chain-link fencing shall be back coated vinyl fencing.*
4. *The use of Constantina barbed wire shall be prohibited. Three (3) strand barbed wire shall be permitted.*
5. *The applicant will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the applicant during construction.*
6. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
7. *The applicant shall remove all asphalt on the abandoned road and city property from the proposed utility facility to the pedestrian bridge. The area where the asphalt is removed should be sodded and landscaped as appropriate.*
8. *The applicant shall relocate the existing dumpsters on Park Circle to another suitable location. The City's Public Works Director shall review and approve all locations.*

The hut will also be behind chain link / barbed wire fence and will be landscaped. On this particular item, the applicant will be doing additional work as noted in conditions 6 and 7.

City Engineer Eric Randall had no additional information to provide.

Chairperson Powell asked if the applicants had further comment and they did not. The public hearing was called and no one came forward to speak in favor of or in opposition to this item.

A motion was made by Boardmember Ron Roberts to approve item 2015-307 a zoning request (Z15-018) for the approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber services, 13.72 Acres, Land Lot 776 and 809 located at 2825 Park Road by applicant Google Fiber Georgia, LLC.; seconded by Boardmember Earl Rice. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

F. **Public Hearing** - Zoning Request Z15-019 - Approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber Services - 26.1 Acres - Land Lots 386 & 387 - 4201 North Cooper Lake Road - Google Fiber Georgia, LLC

Sponsors: Fennel

Mr. Suddreth remarked that this was Hut #3 of 3 being considered. Google Fiber Georgia, LLC is seeking approval of a Special Land Use Permit for the construction of a utility hut at 4201 North Cooper Lake Road. The utility hut will provide Google Fiber Georgia, LLC the opportunity to install the necessary infrastructure to provide high-speed internet service.

The City of Smyrna was one of nine cities in the Metro Atlanta area selected as an installation site for Google's ultra-high-speed internet service (Google Fiber). The nine selected cities include: Atlanta, Avondale Estates, Brookhaven, College Park, Decatur, East Point, Hapeville, Sandy Springs and Smyrna. The process for attracting Google Fiber to Smyrna began in 2010 when staff expressed interest through the City of Smyrna IT Department. The announcement in 2014 that Smyrna was among nine cities being considered began the process of evaluating the feasibility of infrastructure and processes, leading to selection of Smyrna and, now, this first step in the process of beginning the installation of infrastructure to supply network connections up to 100 times faster than basic broadband for Smyrna residents. The infrastructure is expected to make service an option for all areas of Smyrna.

Community Development recommends approval of the requested Special Land Use Permit with the following conditions:

1. *The utility hut shall be installed in substantial compliance with the development plans submitted on August 14, 2015 and created by Bechtel Infrastructure and Power Corporation.*
2. *The applicant shall be bound to the elevations submitted August 14, 2015. Approval of any change to the elevations must be obtained from the Director of Community Development.*
3. *The proposed chain-link fencing shall be back coated vinyl fencing.*
4. *The use of Constantina barbed wire shall be prohibited. Three (3) strand barbed wire shall be permitted.*
5. *The applicant will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the applicant during construction.*
6. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
7. *The applicant shall provide a concrete driveway apron and access road off the North Cooper Lake Park Road to service the proposed utility hut.*

Mr. Randall stated this stipulation was set because there is a sidewalk by this property. He also made note that the applicant has been very responsive and the process has been very flexible.

There were no questions from the board for Mr. Suddreth.

Chairperson Powell asked if the applicant was in agreement with stipulation 7 and he stated he was.

Mr. Haywood Savage of Willow Brook Rd. stated he is not against this item because the City needs more competition. He did have a few questions. He asked what the

decibel output would be since these huts would be in residential areas. He also remarked that he has interest in property on the right side of the zoning request and Mr. Randall remarked that the gates he asked about would not be moved and the gate would have daisy chain access.

The applicant's representative, Mr. Carpenter responded that the generator would only be used for testing or an emergency. The sound rating for the generator is DB rating of 7 meters . The other sound issue would be four HVAC units to keep the interior cool.

There were no further questions.

A motion was made by Boardmember Earl Rice to approve item 2015-309 for a Zoning Request (Z15-019) for the approval of a Special Land Use Permit for the installation of a utility hut for Google Fiber Services, 26.1 Acres, Land Lots 386 & 387 locate at 4201 North Cooper Lake Road by applicant Google Fiber Georgia, LLC.; seconded by Boardmember Denny Campo. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

3. Approval of Minutes:

A.

Approval of the August 10, 2015 Planning and Zoning Meeting Minutes

The board made no changes to the minutes.

A motion was made by Boardmember Denny Campo to approve item 2015-299 for the approval of the August 10, 2015 Planning and Zoning Meeting Minutes; seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:

Aye: 6 - Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Lightfoot, Board Member Seagraves and Board Member Rice

Absent: 1 - Board Member Kemp

4. Adjournment

The September 14, 2015 meeting of the Planning and Zoning Board was adjourned at 6:40PM by Chairperson Joel Powell.