



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, December 11, 2017

6:00 PM

Council Chambers

1. Roll Call

Present: 6 - Joel Powell, Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

Absent: 2 - Leslie Lightfoot and David Monroe

Also Present: 2 - Ken Suddreth and Terri Graham

2. Call to Order

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

3. Business

A. Public Hearing - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - This zoning request will be tabled to the February 12, 2018 Planning and Zoning Board meeting to allow for the completion of the DRI review process by ARC & GRTA.

Sponsors: Norton and Bartlett

A motion was made by Boardmember Cheri Harrington to table zoning request Z17-014 to the January 8, 2018 Planning and Zoning Board meeting to allow for the completion of the DRI review process by ARC & GRTA. Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC; seconded by Boardmember Tom Bartlett.

The motion to table carried by the following vote:

Aye: 5 - Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

B. Public Hearing - Zoning Request Z17-015 - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc. - This zoning request will be tabled to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant.

Sponsors: Hein Warren and Stoner

A motion was made by Boardmember Emily Hein Warren to table zoning request Z17-015 to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant. - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc; seconded by Boardmember Cheri Harrington.

The motion to table carried by the following vote:

Aye: 5 - Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

- C. **Public Hearing** - Zoning Request Z17-021 - Rezoning from GC to MU for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC - This zoning request will be tabled to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant.

Sponsors: Norton and Bartlett

A motion was made by Boardmember Earl Rice to table zoning request Z17-021 to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant. Rezoning from GC to MU for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC; seconded by Boardmember Emily Hein Warren.

The motion to table carried by the following vote:

Aye: 5 - Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

- D. **Public Hearing** - Zoning Request Z17-023 - Rezoning from R-15 & R-20 to RAD-Conditional for the development of sixteen single-family residences - 4.2 Acres - Land Lot 340 - 3328 & 3366 Old Concord Road - Epic Homes, LLC - This zoning request will be tabled to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant.

Sponsors: Hein Warren and Stoner

A motion to table was made by Boardmember Tom Bartlett zoning request Z17-023 to the January 8, 2018 Planning and Zoning Board meeting at the request of the applicant. Rezoning from R-15 & R-20 to RAD-Conditional for the development of sixteen single-family residences - 4.2 Acres - Land Lot 340 - 3328 & 3366 Old Concord Road - Epic Homes, LLC; seconded by Boardmember Cheri Harrington.

The motion to table carried by the following vote:

Aye: 5 - Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

4. Approval of Minutes:

- A. Approval of the November 13, 2017 Planning and Zoning Meeting Minutes

Sponsors: City Council

A motion was made to approve the Planning and Zoning Meeting Minutes for November 13, 2017 by Boardmember Denny Campo; seconded by Boardmember Cheri

Harrington.

The motion to approve carried by the following vote:

Aye: 5 - Earl Rice, Emily Hein Warren, Cheri Harrington, Denny Campo and Tom Bartlett

5. Adjournment

Adjourned 6:05

Chairman Powell asked if Community Development Director Kenneth Suddreth had any comments for the last meeting of the year. Mr. Suddreth wished everyone a happy holiday season. Mr. Powell added his wishes for a happy, safe holiday.

Chariman Joel Powell adjourned the meeting of the Planning and Zoning Board at 6:05 PM.