



# City of Smyrna

## Meeting Agenda - Final

### City Council

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

---

Monday, August 15, 2022

7:00 PM

A. Max Bacon City Hall - Council Chambers

---

#### Roll Call

#### Call to Order

#### 1. Invocation and Pledge:

*Pastor Jeff Pennington, Smyrna First Baptist (1275 Church Street)*

#### 2. Agenda Changes:

#### 3. Mayoral Report:

- A. [2022-402](#) Recognize Smyrna Little League Blue All-Stars (11u) - GA State Champs

Attachments: [Issue Sheet 2022-402 Smyrna Little League.pdf](#)

- B. [2022-403](#) Recognize Smyrna Elite Track Sports Club

Attachments: [Issue Sheet 2022-403 Smyrna Elite Track.pdf](#)

- C. [2022-398](#) Authorization for the appointment and swearing in of Brian Marcos as Fire Chief for the City of Smyrna as a result of the retirement of Chief Roy Acree on July 29, 2022 and at the recommendation of the City Administrator, Joseph Bennett.

Attachments: [Issue Sheet 202-398 - Brian Marcos Swearing In Ceremony.pdf](#)

#### 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. -

***This item will be tabled to the September 19, 2022 meeting at the request of the applicant.***

**Ward 1 / Councilmember Pickens**

Attachments: [Issue Sheet 2022-145 2855 Spring Road.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. [2022-347](#) **Plat Approval**** - Approval for the subdivision of property at 2400 Lake Park Drive into two parcels. Land Lot 779, 780, 805 & 806 - 9.73 acres - 2400 Lake Park Drive - 2400 Lake Park Atlanta LLC  
**Ward 2 / Councilmember Hines**  
**Attachments:** [Issue Sheet 2022-347 2400 Lake Park Atlanta LLC.pdf](#)  
[Plat Approval Memo 2400 Lake Park Dr.pdf](#)  
[Proposed Plat - 2400 Lake Park Dr](#)  
[Plat Approval Request Letter](#)
- C. [RES2022-10](#) **Public Hearing:**** Approval of Resolution RES2022-10 for a moratorium extension on the acceptance of rezoning and variance applications seeking to develop or otherwise use the property as a townhome or for a townhome development from September 15, 2022 to September 19, 2022 and authorize the Mayor to sign and execute all related documents.  
**Ward / Citywide**  
**Attachments:** [Issue Sheet RES2022-10 Townhome Moratorium Extension to 09.19.2022.pdf](#)  
[RES2022-10 Townhome Moratorium Extension.docx](#)
- D. [ORD2022-12](#) **Public Hearing:**** Approval of Ordinance ORD2022-12 - Annexation request (60% owners requesting annexation) - all tract or parcels as attached and defined in the issue and background section, of land lying and being in Land Lot 191, 242 and 243 of the 17th District, 2nd Section, Cobb County, Georgia; a subdivision known as Heritage Mill Subdivision to be effective September 1, 2022 and part of Ward 4 and authorizes the Mayor to sign and execute all related documents.  
**Ward 4 / Councilmember Welch**  
**Attachments:** [Issue Sheet ORD2022-12 - Heritage Mill Annexation.pdf](#)  
[ORD2022-12 Heritage Mill Annexation Ordinance.pdf](#)  
[Heritage Mill exh A.pdf](#)  
[Cobb County Signed Non Objection Letter - 06.27.2022 Rcvd..pdf](#)
- E. [ORD2022-15](#) **Public Hearing:**** Approval of Ordinance ORD2022-15 - Annexation request (60% owners requesting annexation) - all tract or parcels as

attached and defined in the issue and background of land lying and being in Land Lot 466 and 471 of the 17th District, 2nd Section, Cobb County, Georgia; a subdivision known as Vining Brooke Subdivision to be effective September 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 ORD2022-12 - Vinings Brooke Subdivision Annexation.pdf](#)  
[ORD2022-15 Vinings Brooke Annexation Ordinance.pdf](#)  
[Vinings Brooke exh A.pdf](#)  
[Cobb County Signed Non Objection Letter - 06.27.2022 Rcvd.pdf](#)

- F. [ORD2022-16](#) Approval of Ordinance ORD2022-16 - 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 Lot 611 of the 17th District, 2nd Section, Cobb County, Georgia; a subdivision known as Buckland Oaks Subdivision to be effective September 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 ORD2022-16 - Buckland Oaks Subdivision annexation.pdf](#)  
[Community Development Letter.pdf](#)  
[Buckland Oaks Courier Receipt - 1.pdf](#)  
[County Clerk Letter.pdf](#)  
[Buckland Oaks Courier Receipt - County Clerk.pdf](#)

**5. Privilege Licenses:**

- A. [LIC2022-10](#) Privilege License Request LIC2022-10 - Beer and Wine (retail package) - 3418 South Cobb Drive SE - Shah Kwik Mart, LLC dba Kwik Mart with Pathik Shah as agent.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet LIC2022-10 Shah Kwik Mart Privilege License .pdf](#)  
[Alcohol Application.pdf](#)  
[Pathik Shah Alcohol Training Cert.pdf](#)  
[3418 S Cobb Dr Survey Fri Jul 22 2022 05-47-53.pdf](#)

**6. Formal Business:**

- A. [AGR2022-29](#) Approval of the proposed agreement with Croy Engineering (200 Cobb Parkway North, Building 400, Suite 413, Marietta, Ga. 30062) for professional services for Program Management of the 2022 SPLOST as requested for the fiscal year 2023 in the amount of \$420,000.00 for the projects as outlined in the attached proposal and authorize the Mayor to sign and execute all related documents.

**Ward / Citywide**

**Attachments:** [Issue Sheet AGR2022-29 - CROY 2022 SPLOST Management Proposal FY2022](#)  
[Croy - Proposal for Prof Engineering Svcs - Program Management Proposal Ag](#)

- B. [AGR2022-30](#) Approval of the proposed agreement with Croy Engineering (200 Cobb Parkway North, Building 400, Suite 413, Marietta, Ga. 30062) for professional services for Program Management of the 2016 SPLOST as requested for the fiscal year 2023 in the amount of \$108,000.00 for the projects as outlined in the attached proposal and authorize the Mayor to sign and execute all related documents.

**Ward / Citywide**

**Attachments:** [Issue Sheet AGR2022-30 - CROY 2016 SPLOST Management Proposal FY2022](#)  
[Croy - Proposal for Prof Engineering Svcs - FY23 Program Management Propo](#)

- C. [CON2022-12](#) Approval of the contract for Guaranteed Maximum Pricing between the City of Smyrna and Winter Construction Company (5616 Peachtree Road, Suite 100, Atlanta, Georgia 30341) for the Downtown Improvements - Green Space as referenced and approved in the agreement AGR2022-07 authorized by Mayor and Council on April 18, 2022 and authorize the Mayor to sign and execute all related documents.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet CON2022-12 Winter Construction GMP.pdf](#)  
[2022-08-09 ScopeMarkup.pdf](#)  
[20220809 GMP General Schedule Milestones.pdf](#)  
[A133ExhibitA-2019 - GMP Change Order Working Draft.docx](#)  
[CS101\\_SMYRNASITEPLAN.pdf](#)  
[Exhibit A.1 - GMP Summary.pdf](#)  
[Exhibit A.4 - Clarifications.pdf](#)

- D. [RES2022-11](#) Approval of Resolution RES2022-11 for the City of Smyrna, Georgia adopting redistricting criteria for the redistricting of the City Council Ward's following the 2020 Census and authorize the Mayor to sign and execute all related documents.

**Ward / Citywide**

**Attachments:** [Issue Sheet RES2022-11 - Redistricting Resolution.pdf](#)  
[RES2022-11 Ward Redistricting 2022.pdf](#)  
[Smyrna RDP 080322 Population Summary .PDF](#)  
[Smyrna DRAFT Redistricting Plan Map\\_080322 .PDF](#)

**7. Commercial Building Permits:****8. Consent Agenda:**

- A. [MIN2022-53](#) Approval of the July 28 , 2022 Committee of the Whole Meeting Minutes.

**Ward / Citywide**

**Attachments:** [07-28-2022 July 28, 2022 COW Meeting Minutes - FINAL.pdf](#)

- B. [MIN2022-59](#) Approval of the August 1, 2022 Special Called Meeting of the Mayor and Council.

**Ward / Citywide**

**Attachments:** [08.01.2022 August 1, 2022 Special Called Meeting of the Mayor and Council - 1](#)

- C. [MIN2022-54](#) Approval of the August 1, 2022 Pre-Council Meeting Minutes.

**Ward / Citywide**

**Attachments:** [08-01-2022 August 01, 2022 Pre-Council Meeting Minutes - FINAL.pdf](#)

- D. [MIN2022-55](#) Approval of the August 1, 2022 Mayor and Council Meeting Minutes.

**Ward / Citywide**

**Attachments:** [08-01-2022 August 01, 2022 Mayor and Council Meeting Minutes - FINAL.pdf](#)

- E. [2022-397](#) Approval to use Council Chambers for a joint Town Hall Meeting (Wards 1, 2 and 3), October 4, 2022, 7:00pm at A. Max Bacon City Hall, 2800 King Street SE, Smyrna Ga. 30080.

**Ward 1 / Councilmember Pickens****Ward 2 / Councilmember Hines****Ward 3 / Councilmember Lindley**

- F. [2022-401](#) Approval to use Council Chambers for a joint Town Hall Meeting (Wards 3 and 6), November 16, 2022, 7:00pm at A. Max Bacon City Hall, 2800 King Street SE, Smyrna Ga. 30080.

**Ward 3 / Councilmember Lindley****Ward 6 / Mayor Pro Tem & Councilmember Gould**

- G. [2022-422](#) Approval to use the Jonquil Room at the Smyrna Community Center for a Ward 2 Town Hall meeting on Tuesday, August 30, 2022 from 6:30PM - 8:00pm at 200 Village Green Circle SE, Smyrna, GA 30080.

**Ward 2 / Councilmember Hines**

**Attachments:** [08-30-2022 August 30, 2022 Ward 2 Neighborhood Meeting Notice and Agenda](#)

- H. [2022-410](#) Approval to use Council Chambers for a Town Hall Meeting on the proposed townhome design standards on Tuesday, August 23, 2022, 6:30 pm at A. Max Bacon City Hall, 2800 King Street SE, Smyrna Ga. 30080.

**Ward / Citywide**

- I. [2022-411](#) Authorize the closing of downtown streets (managed by Smyrna PD) for the purpose of setup, facilitation and breakdown of the new Culture & Spirit Festival along with the 150th Birthday Celebration with Fireworks display to be held on Saturday, October 8, 2022 from 11:00 am until 10:00 pm with setup beginning as early as needed around City Hall and the Market Village - along with assets delivery and placement along various corridors - on Friday, October 7 and breakdown and removal of assets to begin at the conclusion of the festivities on Saturday, October 8 - streets opened early

Sunday, October 9 am - with some assets to be collected on Monday, October 10 within open parking lots and along open roadways.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 202-411 Closing City Streets for 150th Birthday and SPirits and Cul](#)

- J. [2022-416](#) Authorization for street closures and council approval to serve beer and wine in the lower Market Village around the pavilion (see map for proposed location) on Thursday, November 3, 2022 from 7:00 a.m. -11:00 p.m. for a Jazz Under the Gazebo private event of the Vineyard Wine Market in partnership with the Smyrna Public Safety Foundation.

**Ward 3 / Councilmember Lindley**

**Attachments:** [Issue Sheet 2022-416 Jazz under the Gazebo Event.pdf](#)

[11.3.22 Proposed Street Closure for VWM and SPSF Event.pdf](#)

- K. [2022-415](#) Recommendation to appoint Jill Gordon-Evans by Ward 5 Councilmember Susan Wilkinson to serve on the Planning and Zoning Commission as the Ward 5 representative for a term to expire December 31, 2023.

**Ward 5 / Councilmember Wilkinson**

9. **Ward / Committee Reports:**

10. **Show Cause Hearings:**

11. **Citizen Input:**

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

12. **Adjournment:**