



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, May 14, 2018

6:00 PM

Council Chambers

1. Roll Call

Present: 7 - Joel Powell, Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

Also Present: 6 - Ken Suddreth, Russell Martin, Joey Staubes, Caitlyn Walsh, Terri Graham and Lisa Ochoa

2. Call to Order

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

A. [2017-357](#)

Public Hearing - Zoning Request Z17-021 - Rezoning from GC to MU-Conditional 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 June 11, 2018 Planning and Zoning Board Meeting at the request of the Community Development Department due to an incomplete application.

Sponsors: Norton and Bartlett

A motion was made by Boardmember Tom Bartlett to table Zoning Request Z17-021 to the June 11, 2018 Planning and Zoning Board Meeting at the request of the Community Development Department due to an incomplete application for rezoning from GC to MU-Conditional for the development of a mixed use project on 10.4 Acres at Land Lots 845 and 846 located at 3110 Sports Avenue by applicant JLB Realty, LLC, seconded by Boardmember David Monroe.

The motion to table carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

B. [2018-225](#)

Public Hearing - Zoning Request Z18-009 - Rezoning from GC to OD-Conditional for the development of a 113,895 sq. ft. climate controlled self storage building - 2.71 Acres - Land Lot 810 - 2520 Spring Road - 2520 Spring Road, LLC

Sponsors: Bartlett and Norton

A motion was made by Boardmember Leslie Lightfoot to table Zoning Request Z18-009 to the June 11, 2018 Planning and Zoning Board Meeting at the request of the Community Development Department for rezoning from GC to OD-Conditional for the

development of a 105,048 square foot climate controlled self-storage building on 2.71 Acres at Land Lot 810 located at 2520 Spring Road, seconded by Boardmember Earl Rice.

The motion to table carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

C. [2018-163](#)

Public Hearing - Zoning Request Z18-007 - Rezoning from R-15 to RAD-Conditional for two single-family homes at a density of 5.2 units per acre - 0.38 Acres - Land Lot 559 - 1478 Spring Street - PM Builders, LLC

Sponsors: Bye and Blackburn

A motion was made by Boardmember David Monroe to table Zoning Request Z18-007 to the June 11, 2018 Planning and Zoning Board Meeting at the request of the applicant for Rezoning from R-15 to RAD-Conditional for two single-family homes at a density of 5.2 units per acre on 0.38 Acres at Land Lot 559 located at 1478 Spring Street by applicant PM Builders, LLC, seconded by Boardmember Tom Bartlett.

The motion to table carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

D. [2018-160](#)

Public Hearing - Zoning Request - Z18-008 - Rezoning from R-15 to RAD-Conditional for four single-family homes at a density of 4.08 units per acre - 0.98 Acres - Land Lot 488 - 2664, 2670 & 2680 Grady Street - Pritchard Builders, Inc.

Sponsors: Bye and Blackburn

Mr. Rusty Martin, Senior Planner, presented staff recommendation. The developer proposed to reconfigure the boundaries on approximately one (1) acre that consisted of three (3) lots with two (2) existing homes into four (4) lots.

One existing house would remain and three new single family detached houses would be constructed. The subject property was zoned R-15 and the developer has requested to rezone to RAD-Conditional. The land use of the subject property has been zoned Moderate Density Residential, and the density proposed was 4.08 units per acre, thus no land use change was required. All adjacent lots have Moderate Density Residential land use as well. The applicant has requested variances for lot size reduction, lot width reduction, side setback reduction, and rear setback reduction. Staff supported all requested variances except the rear setback reduction. The City Engineer was satisfied with the proposed storm water management plan. Staff recommended approval with the following conditions:

Standard Conditions

(Requirements #2, 3, 4, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are not applicable)

1. *The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.*
2. *The detention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.*
3. *All utilities within the development shall be underground.*
4. *The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.*
5. *No debris may be buried on any lot or common area.*
6. *The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.*
7. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
8. *All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*
9. *All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees, unless otherwise approved by the City's Arborist. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.*

Special Conditions

10. *The development shall maintain the following setbacks:
Front – 20' (from existing right-of-way)
Side – 5'
Rear – 30' (not as requested by the applicant)*
11. *The development shall be developed with a minimum lot size of 9,442 square feet.*
12. *The proposed homes shall have a minimum floor area of 1,800 sq. ft.*
13. *The driveways shall have a minimum length of 22' from building face to edge of Private Street. Each unit shall have a two-car garage.*
14. *The final plat for the development shall include a right-of-way dedication of 10'*

along Grady Street.

15. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

16. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

17. Approval of the subject property for the Residential Attached Detached (RAD) zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/9/2018 created by Frontline Surveying and Mapping, Inc.. The Community Development Director shall review and approve all minor changes and revision to the site plan during the plan review process.

18. The applicant shall be bound to the elevations submitted and dated 3/9/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Joel Powell, asked the applicant to speak regarding the request.

Mr. Steve Pritchard stated that the proposed homes would have similar architecture to those he had recently built on Bank Street. Mr. Pritchard commented that he had developed Park View Village, and planned to maintain the same level of quality for the proposed homes.

Boardmember Denny Campo asked Mr. Pritchard if maintaining the full 30 ft. rear setback would be an issue.

Mr. Pritchard replied that since storm water management was now proposed in the front yard the rear setback reduction was no longer necessary.

Chairman Powell called for the Public Hearing; no one came forward to speak.

A motion was made by Boardmember Monty Bye to approve Zoning Request Z18-008 to rezone from R-15 to RAD Conditional for four single-family homes at a density of 4.08 acres on 0.98 Acres at Land Lot 488 located at 2664, 2670, and 2680 Grady Street by applicant Pritchard, seconded by Boardmember Leslie Lightfoot. The motion to approve carried by the following:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

E. [2018-227](#)

Public Hearing - V18-041 - Plat approval with variances for two residential lots - 0.819 acres - Land Lot 527 - 1300 Hayes Drive - JW Hall Custom Building

Sponsors: Campo and Fennel

Mr. Joey Staubes, Planner II, presented staff's recommendation. The applicant requested approval to reconfigure two lots, with a variance for lot width reduction as well as a side setback reduction. Currently one lot faced Hayes Drive and the other was landlocked behind it. The applicant has proposed to replat the lots so that both face Hayes Drive. Rezoning would not be required as the proposed lots would meet the minimum lot area for R-15. The adjacent property has already been approved for

subdivision of one of the two lots. Additionally, the applicant had recently been approved for rezoning of the property at the intersection of Hayes Drive and King Springs. According to the applicant, all three phases would appear to be part of a single community. Staff recommended approval of the proposed subdivision and requested variances.

Chairman Joel Powell asked the applicant to speak regarding the request.

Mr. Josh Hall stated that his proposal was to build two new single family detached homes on the subject property. Mr. Hall commented that while the homes would be unique and custom built, all the homes along Hayes Drive would appear to belong to the same community.

Chairman Powell inquired when Mr. Hall would begin development.

Mr. Hall replied that he had just started development of the five homes at the Hayes Drive intersection.

Chairman Powell called for the Public Hearing; no one came forward to speak.

A motion was made by Boardmember Denny Campo to approve Plat Request 2018-227 with variances for two residential lots on 0.819 acres at Land Lot 527 located at 1300 Hayes Drive by applicant JW Custom Building, seconded by Boardmember David Monroe.

The motion to approve carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

F. [2018-228](#)

Public Hearing - V18-040 - Plat approval with variances for two residential lots - 0.819 acres - Land Lot 487 - 1114 Church Street - PM Builders

Sponsors: Blackburn and Bye

Mr. Joey Staubes, Planner II, presented staff's recommendation. The applicant has requested approval to subdivide one lot into two lots with variances for lot width and side setback. The subject property would maintain the minimum lot size for R-15, thus rezoning would not be required. The applicant was recently approved for subdivision of the adjacent property with the same variances. The subject property consisted of one lot with a duplex. The applicant has proposed to split the lot into two parcels, which would be consistent with the original subdivision plat from 1913. The applicant planned to build two single family detached homes, both facing Church Street. Staff recommended approval of the proposed subdivision and requested variances.

Chairman Joel Powell asked the applicant to speak regarding the request.

Mr. Brad Thompson commented that the request was similar to the subdivision of the adjoining property that was approved in March. Mr. Thompson planned to demolish the duplex and build two new single family detached homes. Mr. Thompson commented that the proposed homes for the subject property and adjoining property would have a consistent appearance with enough variation that each home did not look the same.

Chairman Powell called for the Public Hearing and one came forward.

Ms. Megan Hawkins stated she resides adjacent to the proposed lot split on Church Street, and expressed concerns about tree removal. She would like the applicant to keep as many trees as possible.

Boardmember Monty Bye commented that many trees would remain due to the depth of each lot, with the majority of the lot remaining undisturbed.

Chairman Powell inquired if a tree plan was required.

Mr. Rusty Martin replied that since the limits of disturbance was below 50%, a tree plan was not required, although the Board had authority to require a tree plan if needed.

Ms. Hawkins commented that she did not want to burden the applicant with additional requirements, but would just like the applicant to take her comments into account.

A motion was made by Boardmember Monty Bye to approve Plat Request 2018-228 with variances for two residential lots on 0.819 acres at Land Lot 487 located at 1114 Church Street by applicant PM Builders, seconded by Boardmember Tom Bartlett. The motion to approve carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

4. Approval of Minutes:

A. [2018-226](#) Approval of the April 9, 2018 Planning and Zoning Meeting Minutes

A motion was made by Boardmember Denny Campo to approve Planning and Zoning Meeting Minutes for April 9, 2018, seconded by Boardmember Earl Rice. The motion to approve carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Denny Campo and David Monroe

Absent: 1 - Cheri Harrington

5. Adjournment

Chairman Joel Powell adjourned the meeting of the Planning and Zoning Commission at 6:39 PM.