



City of Smyrna

City of Smyrna
A. Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 14, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

1. Call to Order

2. Business

Speaking time for the public hearing related to the following business will be (5) five minutes.

- A. [2021-518](#) **Public Hearing** - Zoning Request - Z21-015 - Allow rezoning from R-15 to NS for an antiques shop - Land Lot 522 - 0.6 acres - 2986 King Street - Antiques, Wood and Rustics, LLC.

This item will be tabled to the April 11, 2022 Planning & Zoning Commission meeting.

Ward 3 / Councilmember Lindley

Attachments: [Issue Sheet 2021-518 2986 King Street.pdf](#)

[Request to Table](#)

[Land Use Map_Z21-015.pdf](#)

[Zoning Map_Z21-015.pdf](#)

[Complete Application_Z21-015.pdf](#)

- B. [2021-597](#) **Public Hearing** - Zoning Request - Z21-017 - Allow rezoning from OI to OD for the development of a self-storage facility - 3.3 acres - Land Lots 681 & 688 - Highlands Pkwy, Fountains Office Park LP.

This item will be tabled to the April 11, 2022 Planning & Zoning Commission meeting at the applicant's request.

Ward 7 / Councilmember Wheaton

Attachments: [Issue Sheet 2021-597 Highlands.pdf](#)

[Land Use Map_Z21-017.pdf](#)

[Zoning Map_Z21-017.pdf](#)

[Request to Table_Z21-017](#)

[Site Plan_Z21-017.pdf](#)

[Complete Application_Z21-017.pdf](#)

- C. [2022-145](#) **Public Hearing** - Zoning Request - Z22-005 - Allow rezoning from GC & OI to TS 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 April 11, 2022 Planning & Zoning Commission Meeting.

Ward 1 / Councilmember Pickens

Attachments: [Application_Z22-005.pdf](#)
[Site Plan_Z22-005.pdf](#)
[Traffic Impact Statement_Z22-005.pdf](#)
[Renderings_Z22-005.pdf](#)
[Zoning Map_Z22-005.pdf](#)
[Land Use Map_Z22-005.pdf](#)
[Letter to table_Z22-005](#)

- D. [2022-146](#) Plat Approval for a two lot subdivision within the R-15 Zoning District - 0.91 acres - Land Lot 487 - Tony Hester

Ward 3 / Councilmember Lindley

Attachments: [Plat Approval Memo_1132 Church St.pdf](#)
[1132 Church St_Plat Approval.pdf](#)

- E. [2022-147](#) **Public Hearing** - Zoning Request - Z22-002 - Allow rezoning from GC to R-15 for an addition to a single-family home - 0.38 acres - Land Lot 453 - 3382 Ridgcrest Road - PLR Properties Inc.

Ward 3 / Councilmember Lindley

Attachments: [Staff Memo_Z22-002.pdf](#)
[Site Plan_Z22-002.pdf](#)
[Application_Z22-002.pdf](#)
[Land Use Map_Z22-002.pdf](#)
[Zoning Map_Z22-002.pdf](#)

- F. [2022-148](#) **Public Hearing** - Zoning Request - Z22-003 - Allow rezoning from LC to R-15 for the construction of a new single-family home - 0.35 acres - Land Lot 520 - 2635 Hickory Hill Drive - Harold Shoemaker

Ward 3 / Councilmember Lindley

Attachments: [Staff Memo_Z22-003.pdf](#)
[Site Plan & Tree Protection_Z22-003.pdf](#)
[Application_Z22-003.pdf](#)
[Rezoning Analysis.pdf](#)
[Tax Receipts_Z22-003.pdf](#)
[Front Elevation_Z22-003.pdf](#)
[Left Side Elevation_Z22-003.pdf](#)
[Rear Elevation_Z22-003.pdf](#)
[Right Side Elevation_Z22-003.pdf](#)
[Land Use Map_Z22-003.pdf](#)

[Zoning Map_Z22-003.pdf](#)

- G. [2022-149](#) **Public Hearing** - Zoning Request - Z22-004 - Allow rezoning from R-15 to RDA-Conditional for the development of two-single family homes - 0.35 acres - Land Lot 632 - 2761 Mathews St - McBev One LLC

Ward 3 / Councilmember Lindley

Attachments: [Staff Memo_Z22-004.pdf](#)

[Site Plan & Tree Protection_Z22-004.pdf](#)

[Elevations_Z22-004.pdf](#)

[Zoning Map_Z22-004.pdf](#)

[Land Use Map_Z22-004.pdf](#)

[Rezoning Application_Z22-004.pdf](#)

[Water & Sewer Letter_Z22-004.pdf](#)

[Deed_Z22-004.pdf](#)

[Tax Receipts_Z22-004.pdf](#)

3. **Approval of Minutes:**

- A. [MIN2022-12](#) Approval of the February 14, 2022 Planning and Zoning Commission Meeting Minutes

Ward / Citywide

Attachments: [02-14-2022 February 14, 2022 P&Z Meeting Minutes - FINAL.pdf](#)

4. **Adjournment**