



# City of Smyrna

## Action Summary - Final Planning and Zoning Commission

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

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Monday, March 14, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

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### Roll Call

**Present:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**Also Present:** 0

**Staff:** 6 - Caitlin Crowe, Dan Campbell, Jill Head, Heather Peacon-Corn, Russell Martin and Joey Staubes

### 1. Call to Order

Chairperson Joel Powell called to order the March 14, 2022 Planning and Zoning Commission meeting held at A. Max Bacon City Hall in Council Chambers at 6:02 PM.

### 2. Business

#### 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***

Boardmember Henriette Ostrzega made a motion to table to the April 11, 2022 Planning and Zoning Commission meeting item 2021-518, a public hearing and zoning request (Z21-015) to allow rezoning from R-15 to NS for an antiques shop on land lot 522 on 0.6 acres located at 2986 King Street by applicant Antiques, Wood and Rustics, LLC; seconded by Boardmember Michael Seagraves.

The motion to table to the April 11, 2022 Planning & Zoning Commission meeting carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

#### 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***

Boardmember James Smith made a motion to table to the April 11, 2022 Planning and

Zoning Commission meeting item 2021-597, a public hearing and zoning request (Z21-017) to allow rezoning from OI to OD for the development of a self-storage facility on 3.3 acres on land lots 681 & 688 located at Highlands Pkwy by applicant Fountains Office Park LP; seconded by Boardmember Jonathan Howard.

The motion to table to the April 11, 2022 Planning & Zoning Commission meeting carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**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***

Boardmember Charlie Phillips made a motion to table to the April 11, 2022 Planning and Zoning Commission meeting item 2022-145, a public hearing and zoning request (Z22-005) to allow rezoning from GC & OI to TS for the development of a 107 room hotel and rebranding of a 135 room hotel on 3.115 acres on land lots 846, 880 & 881 located at 2855 Spring Hill Pkwy & 2685 Spring Rd by applicant Mogar Farms Funding LLC; seconded by Boardmember James Smith.

The motion to table to the April 11, 2022 Planning & Zoning Commission meeting carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**D.**     [2022-146](#)

Plat Approval for a two lot subdivision within the R-15 Zoning District - 0.91 acres - Land Lot 487 - 1132 Church Street - Tony Hester

***Ward 3 / Councilmember Lindley***

Boardmember Keith Bentley made a motion to approve item 2022-146, a plat approval for a two lot subdivision within the R-15 Zoning District on 0.91 acres on land lot 487 by applicant Tony Hester; seconded by Boardmember James Smith.

The motion to approve carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**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 Ridgecrest Road - PLR Properties Inc.

***Ward 3 / Councilmember Lindley***

Boardmember Michael Seagraves made a motion to approve item 2022-147, a public hearing and zoning request (Z22-002) to allow rezoning from GC to R-15 for an addition to a single-family home on 0.38 acres on land lot 453 located 3382 Ridgecrest Road by applicant PLR Properties Inc.; seconded by Boardmember Henriette Ostrzega.

The motion to approve carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**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**

Boardmember Charlie Phillips made a motion to approve item 2022-148, a public hearing and zoning request (Z22-003) to allow rezoning from LC to R-15 for the construction of a new single-family home on 0.35 acres on land lot 520 located at 2635 Hickory Hill Drive by applicant Harold Shoemaker; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

**Aye:** 7 - Jonathan Howard, Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**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**

Boardmember Michael Seagraves made a motion to approve item 2022-149, a public hearing and zoning request (Z22-004) to allow rezoning from R-15 to RDA-Conditional for the development of two-single family homes on 0.35 acres on land lot 632 located at 2761 Mathews St by applicant McBev One LLC; seconded by Boardmember James Smith.

The motion to approve carried with the following vote:

**Aye:** 6 - Jonathan Howard, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**Nay:** 1 - Keith Bentley

**3.     Approval of Minutes:**

**A.**     [MIN2022-12](#)

Approval of the February 14, 2022 Planning and Zoning Commission Meeting Minutes  
**Ward / Citywide**

Boardmember Henriette Ostrzega made a motion to approve item MIN2022-12 the February 14, 2022 Planning and Zoning Commission meeting minutes; seconded by Boardmember James Smith.

The motion to approve carried with the following vote:

**Aye:** 6 - Keith Bentley, Earl Rice, James Smith, Michael Seagraves, Henriette Ostrzega and Charlie Phillips

**Abstain:** 1 - Jonathan Howard

**4. Adjournment**

Chairperson Joel Powell adjourned the March 14, 2022 Planning and Zoning Commission meeting at 6:30 PM.