



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, January 13, 2020

6:00 PM

Council Chambers

1. Roll Call

Present: 7 - Joel Powell, Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Also Present: 4 - Russell Martin, Joey Staubes, Caitlin Crowe and Tina Monaghan

2. Call to Order

Chairman Joel Powell called the January 13, 2020 Planning and Zoning Commission Meeting to order at 6:00 PM.

3. Business

A. [2019-440](#)

Public Hearing - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 townhomes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC - *The applicant requests to table until the February 10, 2020 Planning & Zoning Board hearing.*

Sponsors: Pickens and Bartlett

Boardmember Tom Bartlett made a motion to table Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 townhomes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC - to the February 10, 2020 Planning & Zoning Board hearing at the request of the applicant. Boardmember Michael Seagraves seconded the motion.

The motion to table was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

B. [2020-37](#)

Public Hearing - Approval of a subdivision plat for 3880 Ridge Road to subdivide the property into two lots - 1.53 acres - Land Lot 625 - 3880 Ridge Road - Mark Combs

Sponsors: Gould and Seagraves

Mr. Joey Staubes, Planner II, presented staff recommendation for plat approval. The request is to be heard by Mayor and Council on January 21, 2020.

Chairman Powell asked the representative for the applicant to provide an overview of

the request.

Mr. Mark Combs came up as the applicant. He said that he is planning on building a new two-story house with a walk-out basement about 4 -5,000 sq ft. Mr. Combs will also relocate the dry creek bed in between the properties.

Boardmember Earl Rice asked if he would live there. Mr. Combs said yes, he will live two doors down.

Chairman Powell opened the floor for Public Hearing and no one came forward.

Boardmember Michael Seagraves made a motion to approve of a subdivision plat for 3880 Ridge Road to subdivide the property into two lots - 1.53 acres - Land Lot 625 - 3880 Ridge Road - Mark Combs. Boardmember Henriette Ostrzega seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

C. [2020-38](#)

Public Hearing - Zoning Request - Z20-001 - Rezoning from R-15 to GC for use as an engineering office - 0.59 acres - Land Lot 381 & 412 - 740 Concord Road - JD Davis LLC

Sponsors: Lindley and Bentley

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-001. The request is to be heard by Mayor and Council on February 17, 2020. The applicant is requesting to rezone the property from R-15 to GC to maintain a commercial business. The property has been used as commercial for decades by Smyrna Marine. In order to change from a nonconforming use, the property needs to be rezoned. No land use change is required.

Chairman Powell asked the representative for the applicant to provide an overview of the request.

Mr. Joel Davis came up as the applicant. Mr. Davis said that the property has been commercial since around 1973. He is planning on being an owner-occupant and running an engineer business.

Chairman Powell asked about any renovations. Mr. Davis said that they would do some interior renovations and a new roof but would be same footprint.

Chairman Powell opened the floor for Public Hearing and no one came forward.

Boardmember Keith Bentley made a motion to approve Zoning Request - Z20-001 - Rezoning from R-15 to GC for use as an engineering office - 0.59 acres - Land Lot 381 & 412 - 740 Concord Road - JD Davis LLC. Boardmember Victor Jones seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

D. [2020-39](#)

Public Hearing - Zoning Request - Z20-002 - Rezoning from RTD to

RDA - for the development of a two lot subdivision at 5.68 units per acre - 0.353 acres - Land Lot 593 - 2790 Mathews Street - FCJ Partners LLC

Sponsors: Lindley and Bentley

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning request Z20-002. The request is to be heard by Mayor and Council on February 17, 2020. The applicant is requesting to rezone the property from RTD to RDA to build two new single-family homes. There is currently a duplex on site. No land use map change is needed. The property will have a shared driveway with rear entry garages. The property will dedicate to the right-of-way as well as construct a sidewalk.

Staff are supportive with several conditions:

Standard Conditions:

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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2. All utilities within the development shall be underground.

3. 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.

4. No debris may be buried on any lot or common area.

5. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

7. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

8. 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. 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:

9. The development shall maintain the following setbacks:

- a. Front – 25'*
- b. Side – 5'*
- c. Rear – 30'*

10. The development shall maintain a minimum driveway length of 22' from building face to private driveway.

11. The right-of-way along Mathews Street shall be increased to a minimum of 25 feet

from the roadway centerline feet.

12. The developer shall install curb, gutter, and sidewalk at the frontage of property along Mathews Street.

13. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.

14. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

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

16. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

17. Approval of the subject property for the RDA zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 12/13/2019 and created by Surveys Plus, Inc. and all zoning stipulations above.

18. The applicant shall be bound to the elevations submitted on 12/13/2019; however, the applicant shall meet requirements of Condition #1 relating to hardy plank siding on the front elevation as stipulated above. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Powell asked the applicant to provide an overview of the request.

Mr. Frank D'Aries came up as the applicant. He plans on demolishing the duplex and building two new single-family homes.

Chairman Powell asked about the price point of the homes. The applicant responded that they would be around the low \$600s.

Chairman Powell opened the floor for Public Hearing and no one came forward.

Boardmember Keith Bentley made a motion to approve Zoning Request - Z20-002 - Rezoning from RTD to RDA - for the development of a two lot subdivision at 5.68 units per acre - 0.353 acres - Land Lot 593 - 2790 Mathews Street - FCJ Partners LLC. Boardmember Michael Seagraves seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

4. Approval of Minutes:

A. [2020-40](#)

Approval of the December 9, 2019 Planning and Zoning Commission Meeting minutes.

Boardmember Michael Seagraves made a motion to approve the December 9, 2019 Planning and Zoning Commission Meeting minutes. Boardmember Earl Rice seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves
and Henriette Ostrzega

5. Adjournment

Chairman Powell adjourned the January 13, 2020 Planning and Zoning Commission Meeting at 6:23 PM.