



# City of Smyrna

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

## Meeting Agenda - Final

### Planning and Zoning Commission

Monday, March 11, 2019

6:00 PM

Council Chambers

1. **Roll Call**

2. **Call to Order**

3. **Business**

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

- A. [2019-90](#) **Public Hearing** - Zoning Request Z19-003 - Rezoning from GC to RM-12-Conditional for 108 townhome units at a density of 8.64 units per acre - 12.495 Acres - Land Lots 845 and 846 - 3110 Sports Avenue - Lennar Homes - ***This zoning request will be tabled to the April 8, 2019 Planning and Zoning Board Meeting at the request of the applicant.***

**Sponsors:** Norton and Bartlett

**Attachments:** [Issue Sheet](#)

[Garvis Sams Letter\\_02282019\\_Z19-003.pdf](#)

[Zoning Vicinity Map\\_Z19-003.pdf](#)

[Land Use Vicinity\\_Z19-003.pdf](#)

[Rezoning Application\\_Z19-003.pdf](#)

[Site Plan\\_Z19-003.pdf](#)

[Tree Plan 1\\_Z19-003.pdf](#)

[Tree Plan 2\\_Z19-003.pdf](#)

[Building Renderings\\_Z19-003.pdf](#)

[Water & Sewer Letter\\_Z19-003.pdf](#)

- B. [2019-95](#) **Public Hearing** - Zoning Request Z19-006 - Rezoning from OI to OI- PD to Add a Medical Office Building and New Parking for Emory Hospital - 12.69 Acres - Land Lot 552 - 3903, 3949 and 3969 South Cobb Drive - The Emory Clinic

**Sponsors:** Gould and Seagraves

**Attachments:** [Issue Sheet](#)

[Staff Memo\\_Z19-006.pdf](#)

[Site Plan\\_V.2\\_Z19-006.pdf](#)

[Land Use Vicinity Map\\_Z19-006.pdf](#)

[Zoning Vicinity Map\\_Z19-006.pdf](#)

[MOB Building Elevations\\_Z19-006.pdf](#)  
[MOB Floor Plans\\_Z19-006.pdf](#)  
[Parking Deck Plans\\_Z19-006.pdf](#)  
[Preliminary Hydrology Study\\_Z19-006.pdf](#)  
[Rezoning Application\\_Z19-006.pdf](#)  
[Traffic Study\\_Z19-006.pdf](#)  
[Tre Plan 1\\_Z19-006.pdf](#)  
[Tree Plan 2\\_Z19-006.pdf](#)  
[Water & Sewer Letter\\_Z19-006.pdf](#)  
[Zoning Narrative\\_Z19-006.pdf](#)

- C. [2019-89](#) **Public Hearing** - Zoning Request Z19-004 - Rezoning from RM-10 to RDA-Conditional for the construction of two single-family homes at a density of 5.71 units per acre - 0.35 Acres - Land Lot 593 - 1601 Walker Street - M. Junger Homes, LLC

**Sponsors:** Blackburn and Bye

**Attachments:** [Issue Sheet](#)

[Staff Memo\\_Z19-004.pdf](#)  
[Land Use Vicinity Map\\_Z19-004.pdf](#)  
[Zoning Vicinity Map\\_Z19-004.pdf](#)  
[Building Elevations\\_Z19-004.pdf](#)  
[Existing Survey\\_Z19-004.pdf](#)  
[Rezoning Application\\_Z19-004.pdf](#)  
[Site & Tree Plan\\_Z19-004.pdf](#)

- D. [2019-94](#) **Public Hearing** - Zoning Request Z19-005 - Rezoning from R-15 to R-10 Conditional for four single family homes at a density of 3.72 units per acre - 1.17 acres - Land Lot 561 - 1420 and 1430 Roswell Street - M. Junger Homes LLC

**Sponsors:** Blackburn and Bye

**Attachments:** [Issue Sheet](#)

[Z19-005\\_StaffMemo.pdf](#)  
[Zoning Vicinity Map\\_Z19-005.pdf](#)  
[Land Use Vicinity Map\\_Z19-005.pdf](#)  
[Rezoning Application\\_Z19-005.pdf](#)  
[Existing Survey\\_Z19-005.pdf](#)  
[Site Plan\\_V.3\\_Z19-005.pdf](#)  
[Building Elevations\\_Z19-005.pdf](#)

- E. [2019-98](#) **Public Hearing** - Request for a change to the 2040 Future Land Use Plan in the Williams Park Neighborhood - City of Smyrna Community Development Department

**Sponsors:** Blackburn and Bye

**Attachments:** [Issue Sheet](#)

[Staff Memo\\_Williams Park LUC.pdf](#)

[Williams Park FLUM\\_2.pdf](#)

[2040 Future Land Use Plan.pdf](#)

[2040 Comp Plan\\_Chapter 2.pdf](#)

[2030 Future Development Map.pdf](#)

4. **Approval of Minutes:**

- A. [2019-93](#) Approval of the February 11, 2019 Planning and Zoning Commission Meeting Minutes.

**Attachments:** [02-11-2019 February 11, 2019 P&Z Meeting Minutes-Preliminary.pdf](#)

5. **Adjournment**