



City of Smyrna

Meeting Minutes - 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

Monday, October 11, 2021

6:00 PM

Council Chambers

Roll Call

Present: 6 - Joel Powell, Charlie Phillips, Keith Bentley, James Smith, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Earl Rice

Also Present: 0

Staff: 5 - Russell Martin, Joey Staubes, Heather Peacon-Corn, Jill Head and Dat Luu

1. Call to Order

Chairperson Joel Powell called to order the October 11, 2021 meeting of the Planning and Zoning Commission, held in Council Chambers of A. Max Bacon City Hall, at 6:00 PM.

2. Business

A. [2021-134](#)

Public Hearing - Zoning Request - Z21-006 - Allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC. - ***This will be tabled until the November 8, 2021 Planning & Zoning Board Meeting.***

Boardmember Charlie Phillips made a motion to table item 2021-134 a public hearing and zoning request (Z21-006) to allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre on 2.03 acres on land lot 700 located at Atlanta Rd & Campbell Rd by applicant Morgan Capital and Development, LLC.; seconded by Boardmember Henriette Ostrzega.

The motion to table carried with the following vote:

Aye: 5 - Charlie Phillips, Keith Bentley, James Smith, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Earl Rice

B. [2021-445](#)

Public Hearing - Zoning Request - Z21-012 - Allow rezoning from R-15 to R-8 for the development of two single-family homes at a density of 4.59 units per acre - Land Lot 560 - 0.435 acres - 1439 Walker Court - Joe Callahan - ***The applicant has requested to table the item to the November 8, 2021 Planning & Zoning Board meeting.***

Boardmember Michael Seagraves made a motion to table item 2021-445 a public hearing and zoning request (Z21-012) to allow rezoning from R-15 to R-8 for the development of two single-family homes at a density of 4.59 units per acre on land lot 560 on 0.453 acres located at 1439 Walker Court by applicant Joe Callahan; seconded by Boardmember Keith Bentley.

The motion to table carried with the following vote:

Aye: 5 - Charlie Phillips, Keith Bentley, James Smith, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Earl Rice

C. [2021-447](#)

Public Hearing - Zoning Request - Z21-013 - Allow rezoning from R-15 to NS for coffee shop and emissions station - Land Lot 700 - 0.954 acres - 3410 Atlanta Road - JAC Endeavor LLC - The applicant requests the application be withdrawn without prejudice.

Sabrina Crawley - Devonshire Court - expressed concern that this rezoning would create a negative impact on the neighborhood. There are already condos being built nearby and a church, traffic is a concern as well as the impact to the many children that play and the exercisers that walk that area.

Another individual present asked how they will know should the applicant reapply for the rezoning. Mr. Russell Martin stated that once the notification sign goes up, it is usually a 30-day window for citizen input. Mr. Martin and Chairperson Powell also explained that withdrawing without prejudice means this applicant can reapply whenever they feel they want to move forward.

Boardmember Charlie Phillips made a motion to withdraw without prejudice item 2021-447 a public hearing and zoning request (Z11-013) to allow rezoning from R-15 to NS for a coffee shop and emissions station on land lot 700 on 0.954 acres located at 3410 Atlanta Road by applicant JAC Endeavor LLC; seconded by Boardmember Michael Seagraves.

The motion to withdraw without prejudice carried with the following vote:

Aye: 5 - Charlie Phillips, Keith Bentley, James Smith, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Earl Rice

3. Approval of Minutes:

A. [MIN2021-72](#)

Approval of the September 13, 2021 Planning and Zoning Board Meeting Minutes.

Boardmember Henriette Ostrzega made a motion to approve item MIN2021-72 the approval of the September 13, 2021 Planning and Zoning Board Meeting Minutes; seconded by Boardmember Keith Bentley.

The motion to approve carried with the following vote:

Aye: 5 - Charlie Phillips, Keith Bentley, James Smith, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Earl Rice

4. Adjournment

Boardmember Earl Rice arrived at 6:11 PM.

Chairperson Joel Powell adjourned the October 11, 2021 meeting of the Planning and Zoning held in Council Chambers of A. Max Bacon City Hall at 6:11 PM.