



Meeting Minutes - Final
Planning and Zoning Commission

Monday, May 8, 2017

6:00 PM

Council Chambers

1. **Roll Call**

Present: 5 - Ron Roberts, Joel Powell, Leslie Lightfoot, Earl Rice and David Monroe

Absent: 2 - Emily Hein Warren and Cheri Harrington

Also Present: 6 - Denny Campo, Tom Boland, Bob Summerville, Ken Suddreth, Russell Martin and Heather Corn

2. **Call to Order**

Chairman Joel Powell called the May 8, 2017 meeting of the Planning and Zoning Board to order at 6:00pm.

3. **Business**

A. [2017-172](#)

Public Hearing Only: There will be No Vote for this hearing - Zoning Request Z17-009 - Rezoning from R-20 to RAD-Conditional for the development of 15 homes at 3.64 units per acre - approximately 4.1 Acres - Land Lots 332 and 333 - Southwest corner of East/West Connector and Fontaine Road - Weekley Homes, LLC

Sponsors: Fennel

A motion was made by Boardmember David Monroe to table until the June 12, 2017 Planning and Zoning Board meeting item 2017-172 for a zoning request Z17-009, for the rezoning from R-20 to RAD-Conditional for the development of a 15 home subdivision at 3.64 units per acre on 4.12 Acres, Land Lots 332 and 333 located at the Southwest corner of East/West Connector and Fontaine Road by the applicant Weekley Homes, LLC, seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice and David Monroe

Absent: 2 - Emily Hein Warren and Cheri Harrington

B. [2017-174](#)

Public Hearing - Zoning Request Z17-008 - Rezoning from R-15 to RAD-Conditional for the development of three single-family homes at a density of 3.57 units per acre - 0.699 Acres - Land Lot 335 - 4149 North Cooper Lake Road - Craftmark Development, LLC

Sponsors: Welch

A motion was made by Boardmember Earl Rice to table until the June 12, 2017 Planning and Zoning Board meeting at the request of the applicant item 2017-174 for a zoning request Z17-008 for the rezoning from R-15 to RAD-Conditional for the

development of three single-family homes at a density of 3.57 units per acre on 0.699 Acres, Land Lot 335 located at 4149 North Cooper Lake Road by the applicant Craftmark Development, LLC.; seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:

Aye: 5 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice and David Monroe

Absent: 2 - Emily Hein Warren and Cheri Harrington

C. [2017-173](#)

Presentation of the South Cobb Corridor Study By Croy Engineering

Sponsors: Harrington, Hein Warren, Anulewicz and Wilkinson

Community Development Director Ken Suddreth came to the podium and introduced the presentation and Mr. Dan Dobry of Croy Engineering. This item will go before the Mayor and Council in June 2017.

The presentation will be available online on the Community Development main page of the City website.

Vision and Goals Reviewed:

- Enhance pedestrian and vehicular safety
- Promote multi modal use
- Facilitate Connectivity
- Encourage development and redevelopment
- Improve Aesthetics
- Enhance Quality of Life

Study Partners:

- Community Development
- Georgia DOT
- Atlanta Regional Commission
- CobbLINC and Cobb County DOT
- Cobb County Community Development
- Coordinated with Spring Road LCI and Georgia Tech Cumberland Study

Public Engagement:

- Information Open Houses 10-18-2016 and 2-7-2017
- Smyrna Food Truck Tuesday
- Fall Jonquil 2016
- Ward 5 Public Meeting 12-8-2016
- Smyrna Area Chamber of Commerce Meeting

Zoning and Land Use Recommendations:

- Existing Land Use
- Study 147.5 Acres
- Residential - 400
- Commercial - 153
- 85% of the land is zoned General Commercial
- 15% Auto Centric of the 85% (car related)

Potential Areas of Redevelopment Shown

Recommendations:

All proposed redevelopment areas would be reflected in the Future Land Use Plan as mixed use.

South Cobb Design Corridor standards should be amended to encourage quality

commercial redevelopment.

Universal Design Concepts:

- Landscaping Road Beatification*
- Pocket Park at Church Street and South Cobb Drive*
- Multiuse Paths on Both sides of South Cobb Drive*
- Intersection improvements at Powder Springs Street and S Cobb Drive*
- Sidewalks and Sharrows on side streets*
- Access Management along Corridor*

Intersections Improvements:

- Separate Right Turn Lane on each approach on Powder Springs Street. Change approach grades in same area.*
- Multi Use Paths on Both Sides, Picture shown of ground view with landscape buffers*
- Pocket Park at Church Street picture shown*
- Sidewalks and Sharrows pics shown*
- Corridor Landscape plan shown.*

Access Management:

- Control Locations of where and how traffic enters and exits roadways*
- Fewer vehicular conflict points*
- Improve traffic flow and reduces crashes*

Potential techniques

- Consolidate Driveways and construct median.*

Improvement Concepts:

Four concepts presented at open house in February:

- Concept #2 and #3 were ties with people who were equally passionate.*
- All four concepts were reviewed for the Board.*
- Concept 2 added bus pull offs out of the through lane. Also had pedestrian crossings*
- Landscape median in the center of South Cobb Drive*
- Michigan U-turn lanes*

Mr. Suddreth added some recommendations and the concepts will be driven by the government for instance with GDOT for implementation monies. It was interesting that there was support for two lane turning lane. It wasn't the business owners who were against the two way turn roads; it was the citizens who commented the most.

Boardmember Ron Roberts inquired about the turn out for buses; were buses in Smyrna other than CobbLINC a current discussion?

Mr. Dobry replied that perhaps a multi-use boulevard would lend itself to BRT in the future but there was very little support for that additional roadway in the concepts. Mr. Suddreth added that this study is more oriented to a transit point of view in dealing with the existing CobbLINC service. There were people who asked about it. There was Council approval to apply for a grant for the ARC that and the intent is to do a transit feasibility study. The study will look at transit in entire City how to deal with traffic congestion and ways to improve and enhance whatever the case may be.

The question will be better addressed with the completion of the feasibility study and we will not have any movement until the fall which is when the grant would be received by the City.

4. Approval of Minutes:

- A. [2017-169](#) Approval of the April 10, 2017 Planning and Zoning Meeting Minutes**

A motion was made by Boardmember Ron Roberts to approve item 2017-169 for the approval of the April 10, 2017 Planning and Zoning Meeting Minutes; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

Aye: 4 - Denny Campo, Ron Roberts, Leslie Lightfoot and David Monroe

Absent: 3 - Earl Rice, Emily Hein Warren and Cheri Harrington

5. **Adjournment**

Chairman Joel Powell adjourned the May 8, 2017 meeting of the Planning and Zoning Board at 6:33pm.