



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Agenda - Final

City Council

Monday, September 21, 2020

7:00 PM

Community Center - Large Gym

**Smyrna Community Center Large Gym / 200 Village Green Circle SE
Parking and entrance to meeting on Powder Springs Street Side of Building
MASKS REQUIRED / TEMPERATURE WILL BE CHECKED**

If you wish to speak during the Public Hearing portion of this meeting and you are unable to attend the meeting due to health concerns with Covid-19, you may participate via telephone. To participate via telephone, you must register with the City Clerk's Office by emailing your name, address and telephone number to ClerksOffice@Smyrnaga.gov.

The deadline to register to speak via telephone is Sunday, September 20, 2020 at 11:59 PM

Everyone that attends the meeting in person, will have an opportunity to speak and will not have to register prior to the meeting. You will need to sign the Public Hearing /Citizen Input Sign Up Sheet at the City Clerk's desk prior to the start of the meeting at 7:00 PM. If you choose to speak via telephone, you must be available to receive a call between 7:00 PM and 9:00 PM. You will be notified on Monday, September 21, 2020 by 12:00 noon as to additional details of these procedures.

Thank you for your cooperation as we navigate new ways to encourage Public Comment.

Roll Call

Call to Order

1. Invocation and Pledge:

Rev. Charles Maxell Jr., The Breakthrough Fellowship (1810 Spring Rd)

2. Agenda Changes:

3. Mayoral Report:

4. Land Issues/Zonings/Annexations:

Speaking time for the public hearing related to the following land issues/zonings/annexations will be (5) five minutes.

- A. [2019-440](#) **Public Hearing** - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 170 unit independent senior living facility and 114 townhomes at a density of 11.85 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. - ***This item will be tabled to the October 5, 2020 Mayor & Council***

Meeting at the request of Staff.

Attachments: [Issue Sheet 2019-440 InLine Communitites.pdf](#)
[Letter Requesting Tabling to Sept 2020 M&C.pdf](#)
[Staff Memo_Z19-019_M&C.pdf](#)
[Land Use Map_Z19-019](#)
[Zoning Vicinity Map_Z19_019](#)
[Site Plan V4_Z19-019](#)
[Site Plan V2_with cross sections_Z19-019](#)
[Landscape Plans_Z19-019](#)
[Traffic Impact Study V2_Z19-019](#)
[Site Distance_Z19-019](#)
[Annexation Application_Z19-019](#)
[Application for Rezoning_Z19-019](#)
[Belle View Elevations_Z19-019](#)
[Fells Point Elevations_Z19-019](#)
[Elevations_Z19-019](#)
[Sewer capacity_Z19-019](#)
[Survey 1_Z19-019](#)
[Survey 2_Z19-019](#)
[Tax Plat_Z19-019](#)
[Taxes_Z19-019](#)
[Constitutional Challenge_Z19-019](#)
[Cobb Water-Sewer Letter_Z19-019](#)
[QCD - 2467-1](#)
[Corrective QCD_Z19-019 - 5617-125](#)
[Executors Deed_Z19-019](#)
[Signed Letter of Response Non-Objection_2320_Campbell Rd_11-2019_Z19-019](#)
[Letter Requesting Tabling to 03-09-2020](#)
[Request to table 2-10-2020](#)
[Letter Requesting Tabling to 01-13-2020_02-17-2020 Hearings_Z19-019](#)

- B.** [2020-233](#) **Public Hearing** - Zoning Request - Z20-006 - Rezoning from NS & RM-10 - Conditional for the development of 10 single-family attached townhomes at a density of 9.3 units per acre - 1.08 acres - Land Lot 669 - 3302 Atlanta Road - Edgeline, LLC. - ***The applicant requests to table the item until the October 19, 2020 Mayor & Council Meeting.***

Attachments: [Issue Sheet 2020-233 Edgeline LLC Z20-006.pdf](#)
[Martin, Rusty 09-10-2020 \(Continuance\).pdf](#)
[Martin Rusty 09-04-2020 Continuance.pdf](#)
[Staff Memo_Z20-006_M&C.pdf](#)

[Land Use Map_Z20-006.pdf](#)
[Zoning Vicinity Map_Z20-006.pdf](#)
[Site Plan_V2_Z20-006.pdf](#)
[Site Plan_V3_Z20-006.pdf](#)
[Conceptual Elevation 1_Z20-006.jpg](#)
[Conceptual Elevation 2_Z20-006.JPG](#)
[Application Package_Z20-006.pdf](#)
[Martin, Rusty 7-30-20 Stip Ltr FILED.pdf](#)
[Tree Assessment_Z20-006.pdf](#)
[Tree Protection Plan_Z20-006.pdf](#)
[Legal Ad_Z20-006.pdf](#)

- C. [2020-237](#) **Public Hearing** - Zoning Request - Z20-008 - Rezoning from GC & RM-12 to MU for the development of 105 multi-family units 15,100 sq. ft. of retail at a density of 35.8 units per acre - 2.93 acres - Land Lot 594 & 631 - 2930 - 2968 Jonquil Drive, 1650 Spring Road, and 1639 Corn Road, The Woodbery Group, LLC - **THIS ITEM HAS BEEN TABLED INDEFINITELY AT THE REQUEST OF THE APPLICANT.**

Attachments: [Issue Sheet 220-237 Woodbery Group LLC..pdf](#)
[Martin, Rusty 09-04-2020 Continuance.pdf](#)
[Martin, Rusty 08-10-2020 \(continuance until September\).pdf](#)
[Saff Memo_Z20-008_M&C_V2.pdf](#)
[Site Plan V2_Z20-008.pdf](#)
[Zoning Vicinity Map_Z20-008.pdf](#)
[Land Use Map_Z20-008.pdf](#)
[Arborist Report_Z20-008.pdf](#)
[Hydrology Study_Z20-008.pdf](#)
[07-14-2020 revised stipulation letter_Z20-008.pdf](#)
[Revised Stip Letter_Z20-008.pdf](#)
[Spring Rd & Jonquil Dr Application_Z20-008.pdf](#)
[TRAFFIC IMPACT STUDY_Z20-008.pdf](#)
[Tree Plan Pg1_Z20-008.pdf](#)
[Tree Plan Pg2_Z20-008.pdf](#)
[Legal Ad_Z20-008.pdf](#)

- D. [2020-300](#) **Public Hearing** - Zoning Request - Z20-009 - Rezoning from R-20 (Cobb County) to RDA-Conditional for the development of two new single-family detached homes at a density of 5.88 units per acre - 0.34 acres - Land Lot 632 - 2791 Mathews Street - McBev One LLC.

Attachments: [Issue Sheet 2020-300 Rezoning of 2791 Mathews Street, McBev One LLC.pdf](#)
[Staff Memo_Z20-009_M&C.pdf](#)

[Land Use Map_Z20-009.pdf](#)

[Zoning Vicinity Map_Z20-009.pdf](#)

[Signed Letter of Response_2791 Mathews St_2020-07.pdf](#)

[Rezoning Application_Z20-009.pdf](#)

[Site Plan_Z20-009.pdf](#)

[Tree Protection_Z20-009.pdf](#)

[Survey_Z20-009.pdf](#)

[Legal Ad_Z20-009.pdf](#)

- E. [ORD2020-08](#) Approval of Ordinance ORD2020-08 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 632 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 0.34 acres, being known as 2791 Mathews Street, Smyrna, GA 30080, will be effective October 1, 2020 and part of Ward 3 and authorizes the Mayor to sign and execute all related documents.

Attachments: [Issue Sheet ORD2020-08 Annexation 2791 Mathews Street.pdf](#)

[ORD2020-08 Annexation 5791 Mathews Street Smyrna.pdf](#)

[COS Annexation application_Redacted.pdf](#)

[Legal Description 5791 Mathews Street.pdf](#)

- F. [2020-367](#) **Final Vote:** Zoning Request - Z20-009 - Rezoning from R20 (Cobb County) to RDA-Conditional for the development of two single - family detached homes at a density of 5.88 units per acre - 0.34 acres - Land Lot 632 - 2791 Mathews Street - McBev One LLC.

Attachments: [Staff Memo_Z20-009_M&C.pdf](#)

[Land Use Map_Z20-009.pdf](#)

[Zoning Vicinity Map_Z20-009.pdf](#)

[Legal Ad_Z20-009.pdf](#)

[Signed Letter of Response_2791 Mathews St_2020-07.pdf](#)

[Site Plan_Z20-009.pdf](#)

[2791 Mathews Street Application_Z20-009.pdf](#)

[Tree Protection_Z20-009.pdf](#)

[Survey_Z20-009.pdf](#)

- G. [ORD2020-10](#) **Public Hearing** - Ordinance 2020-10 for Code Amendments to Sections 402, 709, 710, 711, 712, and 716 to the City's Zoning Ordinance are proposed to add a definition related to automobile broker office and to list automobile broker office as a permitted use within the Limited Commercial, Office Institutional, Neighborhood Shopping, General Commercial, and Central Business Districts zoning districts.

Attachments: [Issue Sheet ORD2020-10 Add Automobile Broker Office to Ord.pdf](#)

[Staff Memo_Autobroker.pdf](#)

[Legal ad_Autobroker.pdf](#)

[ORD2020-10 Automobile Broker Office .pdf](#)

5. Privilege Licenses:

6. Formal Business:

- A. [2020-361](#) Approval of the Appointment of Ward 4 resident, Mr. Carl Tackett, to the Smyrna Tree Board. This is a four-year term that expires 8/31/2024.

Attachments: [Issue Sheet 2020-361 Ward 4 Smyrna Tree Board Appointee.pdf](#)

- B. [2020-370](#) Approval of the Appointment of Ward 5 resident, Mr. Mark Ogilvie, to the Smyrna Tree Board. This is a four-year term that expires 8/31/2024.

Attachments: [Issue Sheet 2020-370 Ward 5 Tree Board Member.pdf](#)

- C. [RES2020-09](#) Approval to adopt Resolution 2020-09 to expand the Restaurant District of Riverview Landing and authorize the Mayor to sign and execute all documents.

Attachments: [Issue Sheet RES2020-09 Expand Restuarant District of Revierview.pdf](#)

[Riverview Landing Request.pdf](#)

[Riverview Landing Restaurant District_V2.pdf](#)

[RESOLUTION 2020-09.pdf](#)

- D. [ORD2020-15](#) Approval of ORD2020-15 for an amendment to Sec 6-38, Delivery by Retailer Beyond Licensed Premises and to authorize the Mayor to sign and execute all related documents.

Attachments: [ORD2020-15 - Amendment to Sec 6-38 - Alcohol served outside premises.doc](#)

[Issue Sheet ORD2020-15 Amendment to Sec 6-38, Alcoholo beyond premises.\]](#)

- E. [2020-375](#) Approval to reclassify the current Information Systems Manager position with a current Pay Grade of 21 to an Information Systems Assistant Director position with a Pay Grade to-be-determined.

Attachments: [Issue Sheet 2020-375 - IT Assistant Director reclassification.pdf](#)

- F. [2020-376](#) Approval to reclassify the Economic Development Manager, pay grade 24 to Economic Development Director, pay grade to-be-determined.

Attachments: [Issue Sheet 2020-376 reclassification of Economic Development Director.pdf](#)

7. Commercial Building Permits:

- A. [2020-338](#) Issuance of a commercial building permit for construction of a new Fifth Third Bank - 4520 South Cobb Drive - Ujamaa Construction.

Attachments: [Fifth Third Bank Application.pdf](#)

- B. [2020-347](#) Issuance of a commercial building permit for construction of a Caliber Car Wash - 1047 Windy Hill Road - PRO Building Systems, Inc.

Attachments: [Issue Sheet 2020-347 Pro Building Systems - Caliber Car Wash.pdf](#)
[Caliber Car Wash_BuildingPermitApp.pdf](#)

8. Consent Agenda:

- A. [2020-350](#) Approval of the September 3, 2020 Committee of the Whole Meeting Minutes.

Attachments: [09-03-2020 COW Meeting Minutes - FINAL.pdf](#)

- B. [2020-351](#) Approval of the September 8, 2020 Pre-Council Meeting Minutes.

Attachments: [09-08-2020 September 8 2020 Pre-Council Meeting Minutes - FINAL.pdf](#)

- C. [2020-352](#) Approval of the September 8, 2020 Mayor and Council Meeting Minutes.

Attachments: [09-08-2020 September 8, 2020 M&C Meeting Minutes - Preliminary.pdf](#)

- D. [2020-363](#) Approval of amended and corrected Defined Benefit Retirement Plan documents with ordinance and authorize the Mayor to sign and execute all related documents.

Attachments: [Issue Sheet 2020-363 Corrected Defined Benefits Documents.pdf](#)
[Smyrna Cover Letter 8 31 20.pdf](#)
[Smyrna Addendum 8 31 2020.pdf](#)
[Smyrna Updated Adoption Agreement 8 31 2020.pdf](#)

- E. [2020-364](#) Approval of the City's Wellness Program renewal in the amount of \$125,000.00 with Corporate Health Partners (CHP) and authorize the Mayor to sign and execute all related documents.

Attachments: [Issue Sheet 2020-364 CHP Renewal.pdf](#)
[City of Smyrna CSA_09082020.pdf](#)
[Exhibit A - Smyrna 082020.pdf](#)

9. Ward / Committee Reports:

10. Show Cause Hearings:

11. Citizen Input:

Speaking time for citizen input will be limited to three minutes.

12. Adjournment: