

January 13, 2014

The regular scheduled meeting of the City of Smyrna Planning and Zoning Board (PZB) was held at Smyrna City Hall. Chairman Joel Powell called the meeting to order at 6:00 p.m. The following board members were present: **Matthew Wirth, Denny Campo, Michael Seagraves, Dale Holmes, Ed Whittington, and Earl Rice and Steve Kemp**. None were absent. The following City staff members were also present: Rusty Martin, Senior Planner, and Joey Staubes, Planner I.

(A) Approval of December 9, 2013 Minutes

Chairman Powell asked for a motion to approve the December 9, 2013 minutes if there were no comments.

MOTION: Board Member Campo made a motion to approve the minutes. Board Member Rice seconded the motion. Motion was approved 7-0.

(B) **Z14-002:** The petition of Vanquish Property Partners, LLC to rezone 13.2 acres in Land Lots 342 and 379 of the 17th District of the 2nd Section of Cobb County from R-15 & RTD to RTD-Conditional – 619 Church Road. THERE WILL BE NO LAND USE CHANGE FROM MEDIUM DENSITY RESIDENTIAL. *This item is to be tabled to the February 10, 2014 Planning and Zoning Board meeting at the request of City Staff, as additional information is needed.*

Chairman Powell asked for a motion. Board member Whittington made a motion to table the request. Board member Wirth seconded the motion. Motion was approved 7-0.

(C) **Z14-003:** The petition of McLane Corporation to rezone 4.01 acres in Land Lot 335 of the 17th District of the 2nd Section of Cobb County from R-15 to RAD-Conditional – 4105 North Cooper Lake Road. THERE WILL BE NO LAND USE CHANGE FROM SUBURBAN RESIDENTIAL.

Mr. Rusty Martin presented Community Development's recommendation of approval for the requested zoning change from R-15 to RAD-Conditional. The site is approximately 4 acres and 12 single family homes are proposed. Given that the request conforms to the suburban residential land use, staff recommended approval with conditions.

Chairman Powell asked the applicant, Brad Thompson, to speak about the request. Mr. Thompson commented that the proposed homes will be approximately 2,400 square feet and will sell in the low to mid \$300,000 range.

Board Member Campo asked for clarification regarding the sale prices. Mr. Thompson confirmed that he hopes to sell the homes for \$325,000.

Board Member Whittington asked Mr. Thompson if there will be a brick wall along Plant Road. Mr. Thompson commented that he does not have plans to build a wall. Mr. Thompson will probably build 3 model homes once land disturbance is completed.

Chairman Powell opened the floor for public comment.

Public Hearing

Mr. Larry Manning spoke and commented that the homes will be out of character with the homes that are already built in the neighborhood.

Board Member Wirth asked the applicant to speak about how the proposed development will impact the adjacent City Park/Community Garden. Mr. Thompson commented that he believed the park was an asset to the development and the development will not negatively impact the park.

Chairman Powell asked the applicant if the new sewer line servicing the development will impact the park. Mr. Thompson commented that he is being granted an easement for the sewer line, and there is enough land area to allow for the sewer line without negatively impacting the gardens.

Board Member Seagraves asked Mr. Thompson if they homes will have basements. Mr. Thompson commented that some will have basements and some will be built on slabs.

There were no further comments and the Chairman opened the floor for a motion.

MOTION: Board Member Rice made a motion to approve the request. Board Member Campo seconded the motion. Motion was approved 7-0.

The meeting was adjourned at 6:33pm.

Joel Powell, Chairman
Smyrna Planning and Zoning Board

Terri Graham, City Clerk