



# City of Smyrna

2800 King Street  
Smyrna, Georgia 30080

## Meeting Minutes - Final City Council

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Tuesday, January 19, 2021

7:00 PM

Community Center - Large Gym

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**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](mailto:ClerksOffice@Smyrnaga.gov).

\*\*\*The deadline to register to speak via telephone is Monday, January 18, 2021 at 12:00PM\*\*\*

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 Tuesday, January 19, 2021 as to additional details of these procedures.

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

### Roll Call

**Present:** 8 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Austin Wagner, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson, Councilmember Tim Gould and Councilmember Lewis Wheaton

**Also Present:** 1 - Scott Cochran

**Staff:** 9 - Joe Bennett, Penny Mocerri, Heather Peacon-Corn, Jennifer Bennett, Russell Martin, Joey Staubes, Kevin Moore, Tyler Addison and Tina Monaghan

### Call to Order

Mayor Derek Norton called the January 19, 2021 Mayor and Council Meeting to order at 7:01 PM.

### 1. Invocation and Pledge:

Justin Kier, International Gospel Outreach Church (1101 Windy Hill Rd) delivered the Invocation and led all in the Pledge of Allegiance.

**2. Agenda Changes:**

There were no agenda changes.

**3. Mayoral Report:**

Mayor Derek Norton read aloud a report of events and updates as we enter into a new year.

**4. Land Issues/Zonings/Annexations:**

- A. [ORD2020-18](#)** Approval of Ordinance ORD2020-18 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 684 and 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 1.1143 acres, being known as 1953 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents.

Councilmember Lewis Wheaton made a motion to table indefinitely the approval of Ordinance ORD2020-18 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 684 and 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 1.1143 acres, being known as 1953 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents at the request of the applicant. Councilmember Travis Lindley seconded the motion.

The motion to table indefinitely was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

- B. [ORD2020-19](#)** Approval of Ordinance ORD2020-19 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 0.83 acres, being known as 1960 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents.

Councilmember Lewis Wheaton made a motion to table indefinitely the approval of Ordinance ORD2020-19 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 0.83 acres, being known as 1960 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents at the request of the applicant. Councilmember Tim Gould seconded the motion.

The motion to table indefinitely was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

- C. [ORD2020-20](#) Approval of Ordinance ORD2020-20 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 0.83 acres, being known as 2021 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents.

Councilmember Lewis Wheaton made a motion to table indefinitely the approval of Ordinance ORD2020-20 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 685 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 0.83 acres, being known as 2021 Watkins Road, Smyrna, GA 30080, will be effective February 1, 2021 and part of Ward 7 and authorizes the Mayor to sign and execute all related documents at the request of the applicant. Councilmember Susan Wilkinson seconded the motion.

The motion to table indefinitely at the request of the applicant was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

- D. [2020-521](#) **Public Hearing** - Zoning Request - Z20-015 - Allow rezoning from NS to GC for the use as a corporate office - 1.5 acres - Land Lot 523 - 1298 Concord Road - Shamrock Building Systems Inc.

*Councilmember Tim Gould asked Attorney Garvis Sams to come up and present the request.*

*Attorney Sams came up to the podium to offer explanation of the request as he is the representative of the applicant. He stated that he and the applicant would be willing to table the request to a future meeting so further discussion can be had and any concerns can be addressed.*

Councilmember Tim Gould made a motion to table Zoning Request - Z20-015 - Allow rezoning from NS to GC for the use as a corporate office - 1.5 acres - Land Lot 523 - 1298 Concord Road - Shamrock Building Systems Inc. to the February 1, 2021 Mayor and Council meeting. Councilmember Susan Wilkinson seconded the motion.

The motion to table was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

- E. [2019-440](#) **Public Hearing / NO VOTE ITEM** - Zoning Request - Z19-019 - Rezoning from NRC & OI to RM-10-PD for the development of 144 residential units at a density of 6.01 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC.

*Mayor Norton asked that those wanting to speak come up and be sworn in by City Attorney Scott Cochran.*

*Interim City Administrator Joe Bennett gave the background for the agenda item.*

*InLine Communities LLC is requesting to annex and rezone 23.95 acres at 2320 Campbell Road from NRC & OI (Cobb County) to RM-10-PD for the development of 134 single-family attached units and 10 single family detached units at a density of 6.01 units per acre. The original rezoning plan called for a rezoning to MU-Conditional for the development of a 170-unit independent senior living facility and 114 townhome units at a density of 11.85 units per acre; however, the plan was revised due to concerns from the public about traffic and density. The Planning Board recommended denial of the rezoning to MU-Conditional by a vote of 6-0 at the July 13, 2020 meeting, and denial of the rezoning to RM-10-PD at the December 14, 2020 meeting. Community Development recommends approval of the rezoning from NRC & OI (County) to RM-10-PD on 23.95 acres for a 144-unit residential community at a density of 6.01 units per acre. The rezoning represents a downzoning from a commercial use to single-family attached units and the development meets many goals and policies in the Comprehensive Plan and Spring Road LCI, which serve to support housing diversity in the area. Community Development recommends approval including those variances supported by staff as shown above, with conditions.*

*Community Development Director Rusty Martin provided additional information with a power point presentation. He went through all the information very thoroughly. InLine Communities LLC is requesting to annex and rezone 23.95 acres at 2320 Campbell Road from NRC & OI (Cobb County) to RM-10-PD for the development of 144 single-family attached & detached units at a density of 6.01 units per acre. The original rezoning plan called for the development of a 170-unit independent senior living facility and 114 townhome units at a density of 11.85 units per acre; however, the plan was revised due to concerns from the public about traffic and density. The proposed development will consist of 134 townhome units spread across 26 buildings and 10 single-family detached units. The townhome buildings range in size between three and six units per building. There will be four three-unit buildings, three four-unit buildings, four five-unit buildings, and fifteen six-unit buildings. The applicant is proposing two townhome products: a 20' wide, three-story rear-entry townhome, a 22' wide, three-story rear-entry townhome and a 24' wide, three-story front-entry townhome. The proposed floor area for the townhomes will range between 2,200 sq. ft. and 2,700 sq. ft. The proposed unit breakdown between the unit types is: 77, 20' & 22' wide rear-entry units, 67, 24' wide front-entry units, and 10 single-family detached units. The detached single-family units will be adjacent to Vinings Pointe where the ridge begins to flatten to bring this section further into scale with the adjacent neighborhood. The proposed development will be accessed by a full access drive on Campbell Road and rightin/right-out access drive on Spring Road with the streets and utilities within the development being private. A new future public right-of-way is proposed that will run from the Campbell Road intersection at the west to the Argyle Elementary School to the east. The applicant is proposing the new public road in accordance with the Spring Road LCI study, which contemplates a new local street that will run parallel to Spring Road to connect this area with Cumberland Boulevard.*

*The long-term purpose of this connection would be to relieve traffic congestion on Spring Road by providing alternative access to Cumberland Boulevard. The proposed plan reflects sidewalks throughout the community with connections from Campbell Road, Spring Road and Woodruff Drive to the development and future connections along the new proposed road. The original zoning proposal included a new vehicular connection to Woodruff Drive; however, that connection was removed due to concerns regarding cut-through traffic and the impacts to the intersection of Spring Road and Woodruff Drive. The proposed streets within the development*

will be private but will be built to the City's construction standards. The utilities with the community (i.e. water, sanitary sewer and storm sewer) will be the private and the responsibility of the HOA. The original plan proposed gated entrances for both the townhome community and independent senior living facility; the proposed gates were removed from the revised plan. The applicant has no intentions of gating the community and has agreed to a stipulation prohibiting the installation of any gates in the future. The zoning ordinance requires 2 spaces per dwelling unit for townhomes, which would require 298 spaces. Each townhome will have a two-car garage with a two-car driveway for a potential of four parking spaces per unit to exceed the minimum of 298 spaces. The zoning ordinance requires guest parking to equal 25% of the total townhome units which would require 38 spaces. The applicant proposes 54 guest parking which is spread throughout the community and is placed in a manner to limit on-street parking. The development will have a total of 650 parking spaces. The applicant is representing 10.06 acres (or 42%) of open space for the development. A community pool, amenity area, and pocket park are reflected near the Campbell Road entrance at the front of the townhome community. Additional open space is located at the southern end of the townhome community with a path crossing the stream to provide passive recreation. There is one stormwater detention facility planned for the community. The detention facility is located on the south side of the property adjacent to the railroad right-of-way and the adjoining apartment complex. This facility will be required to meet the City's current stormwater management requirements. There is an existing stream buffer that constrains the development of the property. The stream buffer runs northwest to southeast through approximately two-thirds of the property. Community Development recommends approval of the rezoning from NRC & OI (County) to RM-10-PD on 23.95 acres for a 144-unit townhome community at a density of 6.01 units per acre. The rezoning represents a downzoning from a commercial use to single-family attached and detached units. The development meets many goals and policies in the Comprehensive Plan and Spring Road LCI, which serve to support housing diversity in the area. Community Development recommends approval including those variances supported by staff as shown above, with the following conditions:

*Standard Conditions*

Requirements # 2, 8, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. There shall be protective covenants on all lots. These protective covenants shall be supplied to the City prior to the issuance of a building permit.
4. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

5. All utilities within the development shall be underground.
6. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
7. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
8. The development of any streets (including private) shall conform to the City's standards for public right-of-ways.
9. No debris may be buried on any lot or common area.
10. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
11. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
12. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
13. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

#### Special Conditions

14. The development shall maintain the following setbacks:

#### Townhomes

- Front – 50' (Spring Road)
- Front (along Campbell Road Extension) -10'
- Eastern Side – 35'
- Western Side – 35'
- Side (Adjacent to Gas Station) – 0'
- Rear – 40'

#### Single-Family Homes

- Front – 20'
- Side – 5'
- Rear – 20'

15. The development shall maintain the following building separations:
  - Side to Side – 30' (Western Side of Development)
  - Side to Side - 20' (Eastern Side of Development)Front to Side – 40'
  - Front to Back – 50'
  - Front to Front – 50'

*Back to Back – 50'*

16. *The single-family lots shall have a minimum lot size of 4,200 sq. ft.*
17. *The maximum impervious surface area coverage for the development shall be 65%.*
18. *The maximum building height for the townhomes shall be 45'.*
19. *The maximum number of units per building shall be 6 units.*
20. *The developer shall install deceleration lanes at the entrance of the development along Spring Road and Campbell Road with a minimum length of 100 feet and taper of 50 feet.*
21. *The developer shall provide a left turn lane to the development on Campbell Road for southbound traffic.*
22. *The developer shall provide access management that restricts turning movements near the Spring Road intersection on Campbell Road.*
23. *The developer shall construct a dedicated eastbound right-turn lane on Spring Road and connect it to the existing dedicated receiving lane on Cumberland Boulevard to form a free flow right-turn lane movement.*
24. *The developer shall change the signal phasing of the southbound right-turn lane to "Protected-Overlap" at the Spring Rd & Cumberland Boulevard intersection.*
25. *The developer shall restripe the existing southbound shared 'through and left turn-lane' into a shared through/right-turn/left-turn-lane on Village Parkway.*
26. *The developer shall change the signal phasing of the southbound right-turn approaches to "Protected-Overlap" at the Spring Rd & Village Parkway intersection.*
27. *Minimum driveway length shall be 22' from curb of street, or 20' back of sidewalk, or 18' from alleyways.*
28. *The roads and utility infrastructure within the community shall be private and shall be maintained by the HOA.*
29. *The 50' stream buffer and 25' impervious surface area setback along the stream buffer shall be compensated at a ratio of 1:1 square feet for any encroachment along the same stream buffer within the development.*
30. *The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.*
31. *The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.*
32. *The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.*
33. *The developer shall provide a 20' landscape buffer in accordance with Section*

*1013.3 of the Zoning Ordinance along the western property line and 10' along the Eastern property line.*

*34. The developer shall replace any disturbed sidewalk, curb, and gutter along the frontage of Campbell Road and Spring Road.*

*35. The developer shall make a sidewalk connection from the development to Campbell Road.*

*36. The developer shall dedicate right-of-way along Campbell Road to meet the minimum of 30 feet from the centerline.*

*37. The gating of the private roads shall be prohibited.*

*38. The townhome buildings throughout the development shall use brick, stone or other architectural features/materials in lieu of 100% hardy-plank lap siding. The building elevations shall reflect three-sided architecture with the sides containing a minimum of one-story of brick or stone facade.*

*39. The Campbell Road extension shall be connected to Cobb County School property provided an agreement is settled prior to final plat. However, if no such agreement is settled prior to final platting of the final phase the commitment will terminate or expire.*

*40. The developer shall be responsible for a vehicular and pedestrian connection from the private street of the subdivision to Woodruff Drive. The proposed connection shall be reviewed by the City Engineer during the permitting process for a Land Disturbance Permit.*

*41. Approval of the subject property for the RM-10-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 1/19/2020 and created by Planners and Engineers Collaborative and all zoning stipulations above. Should there be any conflict between the zoning conditions above and the approved site plan, the zoning stipulations above shall apply.*

*42. The applicant shall be bound to the elevations submitted on 1/19/21. Approval of any change to the elevations must be obtained from the Director of Community Development.*

*Ward 1 Councilmember Glenn Pickens asked what the current zoning is in the county as well as an explanation of the differences between now and what was originally submitted.*

*Councilmember Tim Gould asked how many acres of the property is zoned OI. Campbell Road extension question as relating to Argyle Elementary School.*

*Councilmember Charles "Corkey" Welch inquired about original plan and whether it the one that was denied.*

*Councilmember Gould requested that Mr. Martin explain the process of annexation and rezoning.*

*Councilmember Austin Wagner mentioned the LCI Study and how it relates to density*



*in that area. Mr. Martin explained that this property was not contemplated as part of the study because it was in the County.*

*Councilmember Pickens asked for a brief explanation of the LCI study and what it says as far as taking traffic off of Campbell Road and directing it elsewhere.*

*Councilmember Welch asked Attorney Scott Cochran if this would trigger a 12-month delay in the applicant being able to resubmit to county. The advice given was if turn down zoning, then turn down annexation. This should keep the applicant from a 12 month delay in reapplication.*

*Mayor Norton invited the applicant to come forward.*

*Attorney Kevin Moore represented the applicant. He went through a power point with detailed information regarding the project.*

*Mr. Kenneth Wood, professional design engineer, came up to speak. He was the primary designer of the project. He came up with creative ideas to keep a two-story elevation from a site line perspective including grading down which lowers the elevation. There has been much consideration taken in creating a less impactful perspective for the areas that about the Vinings Point subdivision.*

*Attorney Kevin Moore returned to the podium to conclude his presentation.*

*Councilmember Susan Wilkinson asked about the elevations of the homes.*

*Mr. Moore went into great detail about the traffic improvements that will be made.*

*Councilmember Tim Gould requested that he go over the traffic information once again since it is so important to the project.*

*Councilmember Wilkinson wanted to know if there could be rentals or if there were limits on rentals. Mandatory HOA and no recommendation has been made on rentals.*

*Mayor Norton asked Mr. Rusty Martin if there was something in code that limits rentals. Sometimes there is a 10% cap added in.*

*The applicant would be agreeable to add a 10% rental cap in the covenants.*

*Councilmember Wilkinson expressed concern about the median on Campbell Road which would prevent some making a left out of their parking lot. Mr. Martin clarified that this is a conceptual plan and that final plans would be locked in at the time of permitting.*

*Councilmember Pickens asked about price point of single-family homes and timeline of construction.*

*Councilmember Gould spoke about emails received stating that a school could have been built there. The school board did not reach out to the property owners about this at all. There was a meeting with the school district, and they were not interested in the property for a school purpose.*

*Councilmember Lewis Wheaton inquired about the price range. He wanted to know if these price ranges included the brick siding requirements.*

Mayor Norton said he received questions about why townhomes and why not all single family? Single family throughout would restrict the price point and quality. Topography was also an issue especially during the thin stretch of the property.

Councilmember Wilkinson wanted to know if the sidewalks would follow all the way through.

Councilmember Austin Wagner inquired about different uses and something with more community uses with the northern part of the property. Retail would add to traffic rather than take away.

Councilmember Wilkinson asked about the entry of the units facing Spring.

Councilmember Pickens asked about the area around the stream buffer. Mr. Wood said that it will be kept as a mulch trail to complement the mature trees.

Councilmember Wilkinson asked about the pool amenities that will be included.

Mayor Norton opened the public hearing at 8:34 pm.

Mr. Monte Bye, Spring Street, and 14 year resident of Smyrna. He is against the development and read a statement that was made by former Community Development Director Ken Suddreth when there was a proposal three years ago. He spoke about the traffic impact as well as the LCI study and whether or not it fits in with this plan.

Mr. James Smith, Westfield Trace, is against the development. He is Ward 5 representative on the Planning and Zoning Commission. Traffic will be a problem. Not in with the LCI plan. Was a firefighter in the city for years and worked many accidents at these intersections. Also, in a school zone which is always backed up in the area. Thinks this could be kept undeveloped or turned in to a park.

Mr. Skyler Akins, resident of Countryside at Cumberland Homes, is here to represent his neighborhood who are against this request.

Mr. Chris Zweifel, 3289 Lee Street, in favor of the development. This will bring jobs, help with housing, and protecting environment. (Via phone)

Ms. Andrea Blustein, 2407 Countryside, here to represent Leslie Lightfoot who passed away three months ago. Not in favor of the development. Too many townhouses and too much of a traffic burden.

Ms. Jenni Shover, resident of Vinings Point, was against the development.

Ms. Wilda Brown, Countryside at Cumberland resident, lived in Smyrna for 14 years. Against the development. Traffic is already bad. What about the environmental impact? What will the impact on schools be? Air quality impact. Has cancer and thinks Sterigenics was involved. Impact on water and sewer. City should take the property and make it a park or community center with walking trails.

Mr. Andy Jones, 2813 Spring Drive, was told that topography is what has kept that property from being developed years ago. Concerned about water run off and retention. Thinks using the property for parks, or community uses would be ideal.

*Ms. Donna Buffington, resident of Vinings Point, lived in city for 22 years. Is against the development. Her home is against the line where the townhomes would be. She is also concerned about the traffic and school.*

*Ms. Maggie Shannon, 2060 Nancy Circle, concerned about connectivity. Not a gated community, but setup to feel like one. Wants to walk her dogs through the neighborhood. Doesn't want Woodruff to be closed off because it will eliminate connectivity. Parallel parking, rear entry garages, and trees would be lovely. Concerned about middle school which is overcrowded. Concerned about pedestrian safety. No school buses so kids must walk.*

*Ms. Anne Marie Chamblee, 2948 Lexington Trace, concerned about the proposed median which will create more accidents than there is already there. How are these homes considered affordable housing?*

*Mr. Christopher J Wilkes, 3279 Isoline Way, concerned about the traffic issues which affect him. He has lived in Argyle Estates for four years and it gets drastically worse each year.*

*Public hearing was closed by Mayor Norton at 9:29 PM.*

No motion was made. This was a public hearing only item.

F. [ORD2021-01](#)

Approval of Ordinance ORD2020-22 - Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 775, 810, & 811 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 23.95 acres at 2320 Campbell Road, Smyrna, GA, 30080 InLine Communities, LLC., will be effective February 1, 2021 and a part of Ward 1 and authorize the Mayor to sign and execute all related documents.

*Councilmember Glenn Pickens asked Community Development Director Rusty Martin to come forward and speak about the traffic study.*

*Mayor Norton commended Councilmember Pickens for all the work that he put into the project.*

*Councilmember Pickens requested that everyone view the big picture from where they started to where they are now.*

Councilmember Glenn Pickens made a motion to approve Ordinance ORD2021-01 Annexation request (100% owners requesting annexation) - all tract or parcel of land lying and being in Land Lots 775, 810, & 811 of the 17th District, 2nd Section, Cobb County, Georgia; a total of 23.95 acres at 2320 Campbell Road, Smyrna, GA, 30080 InLine Communities, LLC., will be effective February 1, 2021 and a part of Ward 1 and authorize the Mayor to sign and execute all related documents. Councilmember Tim Gould seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 4 - Councilmember Pickens, Councilmember Lindley, Councilmember Welch and Councilmember Gould

**Nay:** 3 - Councilmember Wagner, Councilmember Wilkinson and Councilmember Wheaton

- G. [2020-539](#) **FINAL VOTE** - Zoning Request - Z19-019 - Rezoning from NRC & OI to RM-10-PD for the development of 144 residential units at a density of 6.01 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. -

Councilmember Glenn Pickens made a motion to approve Zoning Request - Z19-019 - Rezoning from NRC & OI to RM-10-PD for the development of 144 residential units at a density of 6.01 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. Councilmember Charles "Corkey" Welch seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 4 - Councilmember Pickens, Councilmember Lindley, Councilmember Welch and Councilmember Gould

**Nay:** 3 - Councilmember Wagner, Councilmember Wilkinson and Councilmember Wheaton

## 5. Privilege Licenses:

- A. [LIC2020-24](#) Privilege License Request LIC 2020-24 - Liquor (retail pouring) - 666 Smyrna Hill Drive - Sparkles of Smyrna, Inc. dba Sparkles Smyrna. Glenn Couey is the owner and applicant.

*Interim City Administrator Joe Bennett read the background information. Glenn Couey as registered agent for Sparkles of Smyrna, Inc. dba Sparkles Smyrna requests privilege license for the sale of liquor (retail pouring) at 666 Smyrna Hill Drive. This location has active alcohol licenses for beer and wine pouring. Glenn Couey will be the registered agent responsible for the sale of alcohol at the referenced location. Mr. Couey has been given a copy of the Alcoholic Beverage Ordinance and attended the mandatory alcohol awareness workshop.*

*A background investigation conducted by the Smyrna Police Department failed to reveal information that would preclude the issuance of this license. Glenn Couey has agreed to abide by the guidelines set forth by the City of Smyrna ordinance governing the sale of alcohol. Privilege License Request LIC 2020-24 - Liquor (retail pouring) - 666 Smyrna Hill Drive - Sparkles of Smyrna, Inc. dba Sparkles Smyrna with Glenn Couey as agent.*

*The applicant, Mr. Glenn Couey was present and came forward to the podium. He has been in the skating business since the 1970's. They are the original owners of the establishment. Adult groups, corporate parties, and family reunions are just some of the examples of where having this license would come in handy. They have had the ability to serve beer and wine since 2013 but there have been many requests for mixed drinks so this license is needed.*

Councilmember Charles "Corkey" Welch made a motion to approve Privilege License Request LIC 2020-24 - Liquor (retail pouring) - 666 Smyrna Hill Drive - Sparkles of Smyrna, Inc. dba Sparkles Smyrna. Glenn Couey is the owner and applicant. Councilmember Travis Lindley seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

## 6. Formal Business:

### A. [2021-016](#)

Approval for the City of Smyrna's participation in the Phase III Top End Transit Study in the amount of \$17,200.00 and authorize the Mayor to sign and execute any related documents.

*The information relating to this agenda item was read by Mr. Bennett. The City of Smyrna has been a participant in the Top End Transit Study with six other municipalities and four Community Improvement Districts (CID's) since 2018. The study has already completed two phases and is about to start the third. Kimley Horn has been the consultant responsible for the development of study. The first phase of the study was the transit feasibility study that compared a rail-based system versus rubber-wheel based system, as well as evaluated the local special service districts and revenue. The second phase of the study was the pre-project development study that analyzed travel time, ridership forecasting, system maximization and project costs. The third phase of the study will focus on three components: (1) Preliminary station plans and project development; (2) Project messaging and communication materials; and (3) Funding refinement and draft legislation. The total cost of the Phase III Top End Study is \$330,000. Given the unprecedented opportunity for regional cooperation, Atlanta Link is contributing \$200,000 in federal transit funding toward the completion of Phase III. This leaves \$130,000 for the remaining cost of the study to be split amongst the seven municipalities and four CIDs. The City of Smyrna's share of the study is \$17,200.00, which is prorated by relative population. Approval for the City of Smyrna's participation in the Phase III Top End Transit Study in the amount of \$17,200.00 and authorize the Mayor to Sign and execute any related documents.*

Councilmember Tim Gould made a motion to approve the City of Smyrna's participation in the Phase III Top End Transit Study in the amount of \$17,200.00 and authorize the Mayor to sign and execute any related documents. Councilmember Austin Wagner seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

### B. [GRA2021-01](#)

Authorize the City of Smyrna to accept and the Mayor to execute the 2021 LMIG, Local Maintenance and Improvement Grant application from the Georgia Department of Transportation in the amount of \$464,167.78 and to supplement this grant with a required 30% Match and authorize the Mayor to sign and execute all related documents.

*Interim City Administrator Bennett read aloud the information pertaining to this agenda item. Authorize the City of Smyrna to accept and the Mayor to execute the 2021 LMIG, Local Maintenance and Improvement Grant application from the Georgia Department of Transportation in the amount of \$464,167.78 and to supplement this grant with a required The Georgia Department of Transportation has informed the City of the availability of an LMIG grant for the FY 2021. The funding from this grant and*

our 30% match will allow the city to resurface several streets in 2021. Public Works recommends authorization for the Mayor to execute the 2021 LMIG grant application for \$464,167.78 and to supplement this grant with the required 30% match and authorize the Mayor to sign and execute all related documents.

Councilmember Charles "Corkey" Welch made a motion to approve and authorize the City of Smyrna to accept and the Mayor to execute the 2021 LMIG, Local Maintenance and Improvement Grant application from the Georgia Department of Transportation in the amount of \$464,167.78 and to supplement this grant with a required 30% Match and authorize the Mayor to sign and execute all related documents. Councilmember Travis Lindley seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

## 7. Commercial Building Permits:

There were no commercial building permits.

## 8. Consent Agenda:

*City Administrator Joe Bennett read aloud the consent agenda at the pleasure of Mayor and Council.*

Councilmember Travis Lindley made a motion to approve the consent agenda as read aloud by Interim City Administrator Joe Bennett. Councilmember Glenn Pickens seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 7 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson, Councilmember Gould and Councilmember Wheaton

- A. [2020-513](#) Approval of the December 2, 2020 Committee of the Whole Meeting Minutes.
- B. [2020-492](#) Approval of the December 7, 2020 Pre-Council Meeting minutes.
- C. [2020-493](#) Approval of the December 7, 2020 Mayor and Council Meeting minutes.
- D. [2020-545](#) Approval of the December 17, 2020 Committee of the Whole Meeting Minutes.
- E. [2020-546](#) Approval of the December 21, 2020 Pre-Council Meeting Minutes.
- F. [2020-547](#) Approval of the December 21, 2020 Mayor and Council Meeting Minutes.

## 9. Ward / Committee Reports:

*Councilmember Glenn Pickens thanked everyone for coming out tonight.*

*Councilmember Travis Lindley thanked everyone for offering input on the zoning. Thanked Public Works and Joe Bennett for their leadership on the restoration of Mt. Zion cemetery.*

*Councilmember Charles "Corkey" Welch thanked Councilmember Glenn Pickens for his hard work.*

*Councilmember Susan Wilkinson thanked Councilmember Pickens for his work on the zoning. She spoke of two long time residents of Ward 5 that recently passed. Ms. Evelyn Kemp passed away recently. She was a huge fan of council meetings and served on the Planning & Zoning Commission a long time ago. Ms. Wanda Glass was spouse of Mike Glass who grew up on Bank Street.*

*Councilmember Tim Gould thanked Councilmember Pickens for his hard work. A citizen reached out for thoughts on what happened in DC. He encouraged people to seek the good in the community and focus on those that care rather than the negative.*

*Councilmember Lewis Wheaton commented on how everyone does what is best for the city. He thanked staff for all of the hard work put in. The latest modifications on Oakdale Road will soon be released. There will be another virtual meeting coming soon to discuss the latest modifications..*

*Mayor Derek Norton thanked law enforcement for keeping everyone safe..*

#### **10. Show Cause Hearings:**

There were no show cause hearings.

#### **11. Citizen Input:**

No one signed up to participate in citizen input.

#### **12. Adjournment:**

Mayor Norton adjourned the January 19, 2021 Mayor and Council meeting at 9:58 PM.