



# City of Smyrna

## Action Summary - 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

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Monday, December 13, 2021

6:00 PM

Council Chambers

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### Rollcall

**Present:** 6 - Joel Powell, Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

**Also Present:** 0

**Staff:** 5 - Russell Martin, Heather Peacon-Corn, Joey Staubes, Caitlin Crowe and Dan Campbell

### 1. Call to Order

Chairperson Joel Powell called the December 13, 2021 Planning and Zoning Commission meeting to order at 6:00 PM.

### 2. Business

#### B. [2021-518](#)

**Public Hearing** - Zoning Request - Z21-015 - Allow rezoning from R-15 to NS for an antiques shop - Land Lot 522 - 0.6 acres - 2986 King Street - Antiques, Wood and Rustics, LLC - **This will be tabled to the January 10, 2022 Planning & Zoning Board meeting.**  
**Ward 3 / Councilmember Lindley**

Boardmember Henriette Ostrzega made a motion to table until the January 10, 2022 Planning and Zoning Commission meeting item 2021-518, a public hearing and zoning request (Z21-015) to allow rezoning from R-15 to NS for and antiques shop on land lot 522 on 0.6 acres located at 2986 King Street by applicant Antiques, Wood and Rustics, LLC; seconded by Boardmember Michael Seagraves.

The motion to table until the January 10, 2022 Planning and Zoning Commission meeting carried with the following vote:

**Aye:** 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

#### C. [2021-597](#)

**Public Hearing** - Zoning Request - Z21-017 - Allow rezoning from OI to OD for the development of a self-storage facility - 3.3 acres - Land Lots 681 & 688 - Highlands Pkwy, Fountains Office Park LP - **The applicant requests the item be tabled to the January 10, 2021 Planning & Zoning Board meeting.**

**Ward 7 / Councilmember Wheaton**

Boardmember Charlie Phillips made a motion to table until the January 10, 2022 Planning and Zoning Commission meeting item 2021-597, a public hearing and zoning request (Z21-017) to allow rezoning from OI to OD for the development of a self-storage facility on land lots 681 and 688 on 3.3 acres by applicant Highlands Parkway, Fountains Office Park LP; seconded by Boardmember Michael Seagraves.

The motion to table until the January 10, 2022 Planning and zoning Commission meeting carried with the following vote:

**Aye:** 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

**D. [2021-598](#)**

**Public Hearing** - Zoning Request - Z21-016 - Allow rezoning from R-15 to R-8 for the development of two single-family homes at a density of 3.33 units per acre - 0.6 acres - Land Lot 450 - 985 Church Street - Dogwood Family Homes

**Ward 3 / Councilmember Lindley**

Boardmember Keith Bentley made a motion to approve item 2021-598, a public hearing and zoning request (Z21-016) to allow rezoning from R-15 to R-8 for the development of two single-family homes at a density of 3.33 units per acre on 0.6 acres on land lot 450 located at 985 Church Street by applicant Dogwood Family Homes; seconded by Boardmember Earl Rice.

The motion to approve carried with the following vote:

**Aye:** 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

**E. [2021-600](#)**

**Public Hearing** - Zoning Request - Z21-014 - Allow rezoning from GC to MU-Conditional for the development of 163 multi-family units, 20,409 sq. ft. of commercial/restuarant space, and 7,700 sq. ft. clubhouse space at a density of 23.5 units per acre - 6.9 acres - Land Lot 751 & 752 - S Cobb Drive & Oakdale Road - Arris Holdings

**Ward 7 / Councilmember Wheaton**

Boardmember Henriette Ostrzega made a motion to deny item 2021-600, a public hearing and zoning request (Z21-014) to allow rezoning from GC to MU-Conditional for the development of 163 multi-family units at 20,409 sq. ft. of commercial/resturant space and 7,700 sq. ft. of clubhouse space at a density of 23.5 units per acre on 6.9 acres on land lots 751 and 752 located at S Cobb Drive and Oakdale Road by applicant Arris Holdings.

The motion to deny failed for lack of second.

Boardmember Charlie Phillips made a motion to approve item 2021-600, a public hearing and zoning request (Z21-014) to allow rezoning from GC to MU-Conditional for the development of 163 multi-family units at 20,409 sq. ft. of commercial/resturant space and 7,700 sq. ft. of clubhouse space at a density of 23.5 units per acre on 6.9

acres on land lots 751 and 752 located at S Cobb Drive and Oakdale Road by applicant Arris Holdings; seconded by Boardmember Earl Rice.

The motion to approve carried with the following vote:

**Aye:** 4 - Charlie Phillips, Keith Bentley, Earl Rice and Michael Seagraves

**Nay:** 1 - Henriette Ostrzega

**Absent:** 1 - James Smith

**A. [2021-132](#)**

**Public Hearing** - Zoning Request - Z21-004 - Allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office - 0.25 acres - Land Lot 485 - 1120 Concord Rd - Jeremy Robinson  
***Ward 3 / Councilmember Lindley***

Boardmember Charlie Phillips made a motion to table until the January 10, 2022 Planning and Zoning Commission meeting item 2021-132, a public hearing and zoning request (Z21-004) to allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office on 0.25 acres on land lot 485 located at 1120 Concord Road by applicant Jeremy Robinson; seconded by Boardmember Earl Rice.

The motion to table until the January 10, 2022 Planning and Zoning Commission meeting carried with the following vote:

**Aye:** 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

**3. Approval of Minutes:**

**A. [MIN2021-83](#)**

Approval of the November 8, 2021 Planning and Zoning Commission Meeting Minutes.

Boardmember Earl Rice made a motion to approve item MIN2021-83 the November 8, 2021 Planning and Zoning Commission Meeting minutes; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

**Aye:** 5 - Charlie Phillips, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - James Smith

**4. Adjournment**

Chairperson Joel Powell adjourned the December 13, 2021 Planning and Zoning Commission meeting at 7:00 PM.