



# City of Smyrna

## Meeting Minutes - 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, October 10, 2022

6:00 PM

A. Max Bacon City Hall - Council Chambers

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### Roll Call

**Present:** 7 - Joel Powell, Charlie Phillips, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - Jonathan Howard

**Also Present:** 0

**Staff:** 4 - Dan Campbell, Jill Head, Russell Martin and Joey Staubes

### 1. Call to Order

Chairperson Joel Powell called to order the October 10, 2022 Planning and Zoning Commission meeting held at A. Max Bacon City Hall in Council Chambers at 6:05 PM.

### 2. Business

#### A. [2022-452](#)

**Plat Approval** - Approval for a two lot subdivision under the GC zoning requirements - 3.3 acres - Land Lot 444 - 912 Daniell Drive - GFAC Logistics LLC

#### **Ward 5 / Councilmember Wilkinson**

*Joey Staubes, Planner II, provided the background:*

*The applicant is requesting approval to subdivide property at 912 Daniell Drive into two commercial lots. If approved, this item will be heard at the Mayor and Council Meeting to be held on Monday, October 17, 2022. The subject property is 3.3 acres with one commercial structure. Previously three additional residential structures were located on the lot but they were recently demolished. The applicant plans to subdivide the property within the requirements of the GC zoning district, so no rezoning is required. The proposed subdivision will result in two lots with each being 1.66 acres and 1.63 acres in size.*

*The proposed lots meet all the zoning requirements of the GC zoning district. Community Development has reviewed the proposed subdivision against the requirements of the GC zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the GC zoning district. Community Development recommends approval of the requested land subdivision.*

*Dayo Adebayo, CEO of GFAC Logistics LLC, applicant, came forward. Mr. Adebayo stated that he wants to split the parcel into two. It is zoned GC, and he wants to sell the warehouse.*

*Boardmember Gordon-Evans asked if the applicant was planning to keep both plats or*

*resell, and she asked if he would retain one for his business. Mr. Adebayo stated that he has a gentleman interested in purchasing one lot already. He does not know what the interested party's plans are for the lot. And he said that he attempted to build a self-storage facility in the past, but it was not approved. The size of the remaining lot is not conducive for a business, so he will hold onto it for a bit.*

*Russell Martin, Community Development Director, explained to those present about the hearing process for this item. He stated that for land subdivision in Smyrna, the ordinance determines what requires a public hearing. Under subdivision regulation, there is no required public hearing when the property meets the zoning requirements. When there is no added infrastructure such as water, sewer, stormwater, etc., then the approval process is simply procedural. If there is a variance or zoning change tied into the subdivision request, then that triggers a public hearing requirement. In this case, there was no variance, so there was no need for a public hearing.*

Boardmember Jill Gordon-Evans made a motion to approve item 2022-452, a plat approval for a two lot subdivision under the GC zoning requirements on 3.3 acres on land lot 444 located at 912 Daniell Drive by applicant GFAC Logistics LLC; seconded by Boardmember Charlie Phillips.

The motion to approve carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - Jonathan Howard

### **3. Approval of Minutes:**

#### **A. [MIN2022-66](#) Approval of the September 12, 2022 Planning and Zoning Commission Meeting Minutes.**

##### ***Ward / Citywide***

Boardmember Henriette Ostrzega made a motion to approve item MIN2022-66, the September 12, 2022 Planning and Zoning Commission Meeting Minutes; seconded by Boardmember Charlie Phillips.

The motion to approve carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, Jill Gordon-Evans, Michael Seagraves and Henriette Ostrzega

**Absent:** 1 - Jonathan Howard

### **4. Adjournment**

*Russell Martin, Community Development Director, announced to the Commission members that Caitlin Crowe, Planner I, will likely be out until February 2023 because she is currently 38 weeks pregnant and will be taking maternity leave soon.*

Chairperson Joel Powell adjourned the October 10, 2022 Planning and Zoning Commission meeting at 6:15 PM.