



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Meeting Agenda

Planning and Zoning Commission

Monday, February 8, 2016

6:00 PM

Council Chambers

1. **Roll Call**

2. **Call to Order**

- A. [2015-125](#) **Public Hearing** - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of two (2) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. ***This item will be tabled to the March 14, 2016 Planning and Zoning Board Meeting.***

Sponsors: Anulewicz and Kemp

Attachments: [Zoning Vicinity Map_Z15-003](#)

[Land Use Vicinity Map_Z15-003](#)

[Rezoning Application_Z15-003](#)

[Site Plan_V.2_Z15-003](#)

[Building Elevations_V.2_Z15-003](#)

[Cemetery Survey & Assessment_Z15-003](#)

- B. [2015-126](#) **Public Hearing** - Zoning Request Z15-005 - Annexation and rezoning of the subject property from NS (Smyrna) & OI (Cobb County) to MU-Conditional - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Nilhan Developers, LLC - ***This item is to be tabled indefinitely at the request of the applicant.***

Sponsors: Roberts and Norton

Attachments: [Zoning Vicinity Map_Z15-005](#)

[Land Use Vicinity Map_Z15-005](#)

[Proposed Site Plan_Z15-005](#)

[Proposed Building Elevations_Z15-005](#)

[Rezoning Application_Z15-005](#)

[Traffic Study_Z15-005](#)

[Legal Description_Z15-005](#)

[Suddreth, Kenneth 020316](#)

- C. [2016-40](#) **Public Hearing** - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 72 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp

Highland Road - Prime Interest, Inc. - ***This zoning item is to be tabled to the March 14, 2016 Planning and Zoning Board Meeting at the request of the city staff.***

Sponsors: Fennel and Monroe

Attachments: [Zoning Vicinity Map_Z16-002](#)

[Land Use Vicinity Map_Z16-002](#)

[Rezoning Application_Z16-002](#)

[Site Plan_Z16-002](#)

[Tree Protection Plan_Z16-002](#)

[Building Elevations_Z16-002](#)

[Building Rendering_Z16-002](#)

[Arborist Report_Z16-002](#)

[Existing Survey_Z16-002](#)

[Legal Description_Z16-002](#)

D. [2015-194](#)

Public Hearing - Zoning Request Z15-012 - Annexation, Rezoning and Zoning Amendment for the construction of a 200 unit independent senior housing development - 4.8 Acre Tract - Land Lot 691 - 4840 & 4788 Hanson Drive - Creekside Village Development Group, Inc.

Sponsors: Fennel and Monroe

Attachments: [Z15-012_Staff Memo](#)

[Zoning Vicinity Map_Z15-012](#)

[Land Use Vicinity Map_Z15-012](#)

[Rezoning Application_Z15-012](#)

[Proposed Site Plan_Z15-012](#)

[Colored Site Plan Rendering_Z15-012](#)

[Full Building Elevations_Z15-012](#)

[Elevated Streetview from EW Connector_Z15-012](#)

[Streetview from EW & S. Cobb_Z15-012](#)

[Full Building Floor Plans_Z15-012](#)

[Building Site Plan_Z15-012](#)

[Lower Level_Garage_Z15-012](#)

[Upper Level_Garage_Z15-012](#)

[1st Floor_Floor Plan_Z15-012](#)

[2nd Floor_Floor Plan_Z15-012](#)

[3rd to 9th Floor_Floor Plan_Z15-012](#)

[10th Floor Terrace Level_Floor Plan_Z15-012](#)

4. Approval of Minutes:

- A. [2016-96](#) Approval of Planning and Zoning Meeting Minutes for January 11, 2016

Sponsors: City Council

Attachments: [01-11-2016 January 11, 2016 PZB FINAL Meeting Minutes](#)

5. **Adjournment**