



City of Smyrna

2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 29, 2020

6:00 PM

Smyrna Community Center Large Gym

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

1. **Roll Call**

2. **Call to Order**

3. **Business**

Speaking time for the public hearing related to the following business will be (5) five minutes.

- A. [2019-440](#) **Public Hearing** - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 townhomes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. ***The applicant requests to table until the July 13, 2020 Planning & Zoning Board hearing.***

Attachments: [Issue Sheet](#)

[Letter Requesting Tabling to 03-09-2020.pdf](#)

[Request to table 2-10-2020](#)

[Letter Requesting Tabling to 01-13-2020 02-17-2020 Hearings Z19-019.pdf](#)

- B. [2020-84](#) **Public Hearing** - Plat Approval with Variances - V20-015 - 0.462 Acres - Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis - ***The applicant requests the item be tabled until the July 13, 2020 Planning & Zoning Board meeting***

Attachments: [Issue Sheet 2020-84](#)

- C. [2020-233](#) **Public Hearing** - Zoning Request - Z20-006 - Rezoning from NS & RM-10 - Conditional for the development of 10 single-family attached townhomes at a density of 9.3 units per acre - 1.08 acres - Land Lot 669 - 3302 Atlanta Road - Edgeline, LLC - ***The applicant requests this item be tabled until the July 13, 2020 Planning & Zoning Board meeting.***

Attachments: [Issue Sheet 2020-233.pdf](#)

- D. [2020-234](#) **Public Hearing** - Plat Approval with Variances - V20-030 - 1.72 Acres - Land Lot 487 - 1151 Stephens Street - Longo Homes, Inc

Attachments: [Issue Sheet 2020-234.pdf](#)
[Staff Memo_V20-030.pdf](#)
[1151 Stephens St_Variance ApplicationV20-030.pdf](#)
[1151 Stephens St_Site Plan_V2_V20-030.pdf](#)
[1151 Stephens St_NarrativeV20-030.pdf](#)
[1151 Stephens St_Deeds_V20-030.pdf](#)
[1151 Stephens St_Notifications Pg1_V20-030.pdf](#)
[1151 Stephens_Notifications Pg2_V20-030.pdf](#)
[1151 Stephens St_Notifications Pg3_V20-030.pdf](#)
[Tax bill 17048700040_V20-030.pdf](#)
[Tax bill 17048700540_V20-030.pdf](#)
[Tax bill 17048700550_V20-030.pdf](#)

- E. [2020-235](#) **Public Hearing** - Zoning Request - Z20-005 - Rezoning from RDA & R-20 to RDA-Conditional for the development of 3 single-family detached homes at a density of 4.9 units per acre - 0.611 acres - Land Lot 519 - 2495 Adams Dr & 1221 Pierce St - Ron Dickinson

Attachments: [Issue Sheet 2020-235.pdf](#)
[Staff Memo_Z20-005.pdf](#)
[Zoning Map_Z20-005.pdf](#)
[Land Use Map_Z20-005.pdf](#)
[Application Package_Z20-005.pdf](#)
[City Taxes_Z20-005.pdf](#)
[Cobb County Taxes_Z20-005.pdf](#)
[Const Challenge_Z20-005.pdf](#)
[Cover Letter_Z20-005.pdf](#)
[Deeds_Z20-005.pdf](#)
[Site Plan_Z20-005.pdf](#)
[Tree Plan_Z20-005.pdf](#)
[Water Sewer Letter_Z20-005.pdf](#)

- F. [2020-236](#) **Public Hearing** - Zoning Request - Z20-007 - Rezoning from GC to R-8 for the development of 3 single-family detached homes at a density of 4.89 units per acre - 0.613 acres - Land Lot 559 - 1424 Spring Street, - Alexandio Properties LLC

Attachments: [Issue Sheet 2020-236.pdf](#)
[Staff Memo_Z20-007.pdf](#)
[Land Use Map_Z20-007.pdf](#)
[Zoning Vicinity Map_Z20-007.pdf](#)
[Site Plan_Z20-007](#)
[Tree Plan_V2_Z20-007.pdf](#)

[Application_Z20-007.pdf](#)

[Memo for Variances_Z20-007](#)

[1424 Spring St History_Z20-007.pdf](#)

[Lot 2 Elevation_Z20-007.pdf](#)

[Lot 2 Floor Plan_Z20-007.pdf](#)

[Lot 3 Floor Plan_Z20-007.pdf](#)

[Lot 3_2nd and 3rd Floor Plans_Z20-007.pdf](#)

[Water and Sewer Letter_Z20-007.pdf](#)

- G. [2020-237](#)** **Public Hearing** - Zoning Request - Z20-008 - Rezoning from GC & RM-12 to MU for the development of 105 multi-family units 15,100 sq. ft. of retail at a density of 35.8 units per acre - 2.93 acres - Land Lot 594 & 631 - 2930 - 2968 Jonquil Drive, 1650 Spring Road, and 1639 Corn Road, The Woodbery Group, LLC

Attachments: [Issue Sheet 2020-237.pdf](#)

[Saff Memo_Z20-008.pdf](#)

[Site Plan V2_Z20-008.pdf](#)

[Zoning Vicinity Map_Z20-008.pdf](#)

[Land Use Map_Z20-008.pdf](#)

[Arborist Report_Z20-008.pdf](#)

[Hydrology Study_Z20-008.pdf](#)

[Revised Stip Letter_Z20-008.pdf](#)

[Spring Rd & Jonquil Dr Application_Z20-008.pdf](#)

[TRAFFIC IMPACT STUDY_Z20-008.pdf](#)

[Tree Plan Pg1_Z20-008.pdf](#)

[Tree Plan Pg2_Z20-008.pdf](#)

4. Approval of Minutes:

- A. [2020-238](#)** Approval of the March 9, 2020 Planning and Zoning Commission Meeting minutes.

Attachments: [3-09-2020 March 9, 2020 P&Z Meeting Minutes.pdf](#)

5. Adjournment