



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, July 13, 2020

6:00 PM

Smyrna Community Center, Large Gym

Smyrna Community Center Large Gym / 200 Village Green Circle SE

Parking / Entrance on Powder Springs Street Side

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 Community Development by emailing Planner I Caitlin Crowe at CCrowe@smyrnaga.gov. The deadline to register to speak via telephone is July 12, 2020 at 11:59PM. 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 6:00PM. If you choose to speak via telephone, you must be available to receive a call between 6:00pm and 8:00pm. Ms. Crowe will notify you on Monday, July 13th as to additional details of these procedures. Thank you for your cooperation as we navigate new ways to encourage Public Comment.

1. Roll Call

Present: 7 - Joel Powell, Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Jim Davis

Also Present: 0

Staff: 7 - Russell Martin, Joey Staubes, Caitlin Crowe, Heather Peacon-Corn, Tina Monaghan, Kevin Moore and Landon O'Neal

2. Call to Order

Chairman Joel Powell called the July 13, 2020 Planning and Zoning Commission meeting to order at 6:00 PM.

3. Business

A. [2020-84](#)

Public Hearing - Plat Approval with Variances - V20-015 - 0.462 Acres
- Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis. ***The applicant request this item be tabled until the August 10, 2020 Planning and Zoning meeting.***

Boardmember Michael Seagraves made a motion to table Plat Approval with Variances

- V20-015 - 0.462 Acres - Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis until the August 10, 2020 Planning and Zoning meeting at the request of the applicant. Boardmember Earl Rice seconded the motion.

The motion to table was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Excused: 1 - Keith Bentley

Absent: 1 - Jim Davis

B. [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 to be tabled to the August 10, 2020, Planning Board Meeting.*

Boardmember Tom Bartlett made a motion to table Zoning Request - Z20-006 - Rezoning from NS & RM-10 - Conditional for the development of 10 single-family attached town homes at a density of 9.3 units per acre - 1.08 acres - Land Lot 669 - 3302 Atlanta Road - Edgeline, LLC - to the August 10, 2020, Planning Board Meeting at the request of the applicant. The motion was seconded by Michael Seagraves.

The motion to table was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Excused: 1 - Keith Bentley

Absent: 1 - Jim Davis

C. [2019-440](#)

Public Hearing - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 170 unit independent senior living facility and 114 townhomes at a density of 11.85 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC.

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning and annexation request Z20-019. The request is to be heard by Mayor and Council on August 17, 2020. The rezoning and annexation is at the intersection of Spring Rd and Campbell Rd and is currently vacant. The applicant is proposing a new development with a 170-unit senior living facility and 114 townhome units. The subject property is currently in Cobb County and is zoned NRC and OI and is proposed to be rezoned in Smyrna to MU. There will be no land use change. The senior living buildings will be 4 stories and have an internal amenity area. There will also be 64 front entry townhomes and 50 rear entry townhome units. The development will be gated with 5 gates. The development has a proposed road extension at Woodruff Dr as well as Spring Rd per the LCI plan. There will also be a left turn lane and decel lane off Spring Rd. There is a stream buffer that runs along the eastern side of the development and a 10 ft landscape buffer along the adjoining subdivision.

The applicant is requesting five variances:

1. Reduction of side setback (western side of Senior Facility) from 15' to 0';
2. Reduction of side to back building separation from 30' to 25';
3. Reduction of front to back building separation from 40' to 35';
4. Reduction of buffer strip from 50' to 10'; and
5. Reduction of rear setback from 100' to 40'.

Staff are supportive of the variances and recommend approval with several conditions:

Standard Conditions

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:

- a. Front – 20'
- b. Major Side – 20'
- c. Side – 15'
- d. Side (Western side of Senior Tract) – 0'
- e. Rear – 40'

15. The development shall maintain the following building separations:

- a. Side to Side – 20'
- b. Side to Rear – 25'
- c. Rear to Rear – 30'
- d. Front to Side – 30'
- e. Front to Back – 40'
- f. Front to Front – 35'

16. The maximum impervious surface area coverage for the development shall be 65%.

17. The maximum building height for the townhomes shall be 35'.

18. The maximum number of units per building shall be 6 units.

19. 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.

20. Minimum driveway length shall be 22' from curb of street, or back of sidewalk, or 18' from alleyways.

21. Private streets within the development shall have a minimum 46' access and utility easement.

22. The 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.

23. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

24. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

25. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

26. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.

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

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

29. The developer shall paint "do not block" at the intersection of Woodruff Road and Spring Road.

30. The private gated streets within the development shall meet Fire Department requirements.

31. The units within the independent senior housing facility shall be marketed and leased to persons 55 years of age or older.

32. Approval of the subject property for the MU-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 4/8/2020 and created by Planners and Engineers Collaborative and all zoning stipulations above.

33. The applicant shall be bound to the elevations submitted on 11/8/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Powell asked the applicant to provide an overview of the request. Kevin Moore came up on behalf of the applicant, InLine Communities. Mr. Moore said that the subject property is 24 acres with age-restricted senior living. The subject property is surrounded on three sides by Smyrna and if annexed, will create a contiguous City boundary. Mr. Moore also stated that the subject property is part of the LCI plan to annex. Mr. Moore said that the senior living will have upscale interiors and the builder will be Highlands Residential while the townhomes will be built by Toll Brothers. The projected sales price of the townhomes will be around \$450,000 to \$525,000 and will have pocket park (open to the public and maintained by HOA) and pool area. Mr. Moore continued that 27.4% of land is preserved as open space with a 20' landscape buffer in between the Vinings Pointe subdivision.

Board member Bartlett said that the elevations are not the same as the ones they received and then asked if InLine Communities has experience with senior living. Mr. Moore responded that Highlands Residential will be the builder and has senior living experience. Board member Bartlett also asked why a previous application with more townhomes was withdrawn. Mr. Moore said the townhomes were objected to by City of Smyrna. Board member Bartlett said that senior living is great, but do we also have to have the townhomes. Mr. Moore said that yes, they are married together and that they are common uses.

Board member Bentley had a question over the phone which Chairman Powell repeated on his behalf: if the total units is 284 units, how does this have less impact on the traffic? Mr. Moore said that the senior living portion has significantly lower traffic, water, sewer and school impacts.

Chairman Powell opened the floor for Public Hearing.

Michael Wisser – 2890 Woodruff Dr- had concerns about his townhomes on Woodruff Dr, which is currently a dead end that ends at the creek. Wanted to know why they are able to use the street but they are not allowed to use theirs as an additional thoroughfare. Also said that the traffic study does not taken into account the townhome developments that are currently being built.

Donna Buffington (on phone)- 1207 Bickham Way- objects to this meeting happening during the COVID period and wants it to be postponed; also against the development and upset about the floodplain.

Will Dempsey- 3393 Campbell Rd- a residential concierge of a very similar community; has concerns about the gated community aspect.

Judy Bost- Woodruff Dr (on phone)- concerned about traffic at the corner of Campbell and Spring Rd; says it is not feasible to have exits on Campbell and Spring and also not feasible on Woodruff Dr. Concerned about traffic from the senior living community and said that ages 55 and up will still be driving and causing traffic.

Jenni Shover- Dreswbury Ct- opposed to the project. Sais that ages 55 and over will not have amenities for basic services so will still need to leave for the basics and cause traffic.

Monty Bye- Williams Park- concerned with traffic and referenced previous rezoning attempt in Cobb County.

Bryan Rocky- opposes project and against tree removal. Wants the rezoning to include the existing trees and turn it into parkland or would like to have retail there.

Robert Thompson- 2976 Woodruff Dr- opposed to the development due to congestion at Spring Rd and Woodruff Dr.

Skylar Akins- 1302 Countryside Pl- said that Village of Belmont was supposed to have senior living but did not so does not believe that it will come to pass. Mr. Akins wants it to be voted down again as it was in the previous Cobb rezoning.

James Nunnally- 1156 Drewsbury Ct- opposed to the subdivision and concerned about traffic at Campbell Rd and Spring Rd.

Virginia Selvetzki - 1120 Drewsbury Ct- against proposal and said that it is a dangerous spot to put an egress on the hill.

Patricia- Vinings Pointe- opposed to the development.

Chairman Powell asked the applicant to come back up to address any concerns. Mr. Moore came back up on behalf of the applicant. He said that they were ready to present earlier but delayed due to COVID. Mr. Moore said that they had met with the HOA president of Vinings Pointe about 5 times and had a town hall meeting in February. He said that they want it to be compatible to the entire area, not just one neighborhood. Mr. Moore also said that the detention area is away from Vinings Pointe in southeast corner. Mr. Moore reiterated that if the reason for denying a development is based on traffic, it will not be held up in the Georgia Supreme Court.

Mr. Moore brought up A&R Engineering's Abdul Amir to speak. Mr. Amir brought up

the COVID issues and said that the study was done in consultation with the Smyrna City Engineer. Mr. Amir said that he has provided more connectivity and the traffic study was done this year (updated most recently in July).

Chairman Powell asked Mr. Moore to come back up and answer why so many parking spots for the development. Mr. Moore had Dave Lawful of Highlands Residential speak. Mr. Lawful said that the parking spots are for guests, residents, and staff. Mr. Lawful also pointed out that the average age of residents is 74 years old, meaning fewer trips during peak time.

Boardmember Tom Bartlett made a motion to deny Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 170 unit independent senior living facility and 114 town homes at a density of 11.85 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. Boardmember Henriette Ostrzega seconded the motion.

The motion to deny was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Jim Davis

4. Approval of Minutes:

A. [2020-255](#) Approval of the June 29, 2020 Special Called Meeting of the Planning and Zoning Board Meeting Minutes.

Boardmember Victor Jones made a motion to approve the June 29, 2020 Special Called Meeting of the Planning and Zoning Board Meeting Minutes. Boardmember Earl Rice seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Victor Jones, Keith Bentley, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 1 - Jim Davis

5. Adjournment

Chairman Powell adjourned the July 13, 2020 Planning and Zoning Commission meeting at 8:09 PM.