



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

Monday, March 8, 2021

6:00 PM

Smyrna Community Center Large Gym
200 Village Green Circle SE

MASKS REQUIRED / TEMPERATURE WILL BE CHECKED

1. Roll Call

Present: 8 - Joel Powell, Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

Also Present: 0

Staff: 4 - Heather Peacon-Corn, Russell Martin, Caitlin Crowe and Joey Staubes

2. Call to Order

Chairman Joel Powell called the March 8, 2021 meeting of the Mayor and Council to order at 6:00PM.

3. Business

A. [ORD2021-05](#)

Public Hearing - Approval of Ordinance 2021-05 for the Code Amendment to the City's Code of Ordinance - Sections 402 and 505 - Home Occupation - City of Smyrna.

A motion was made by Boardmember Henriette Ostrzega to table until the April 12, 2021 Planning and Zoning Commission Meeting item ORD2021-05 (Public Hearing) for the approval of Ordinance 2021-05 for the Code Amendment to the City's Code of Ordinance Sections 402 and 505, Home Occupation - City of Smyrna; seconded by Boardmember Michael Seagraves.

The motion to table carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

B. [2021-007](#)

Public Hearing - Zoning Request - Z21-002 - Allow rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project - 8.7 acres - Land Lot 880 & 881 - 2800 & 2810 Spring Rd - RASS Associates, LLC - ***This item will be tabled to the April 12, 2021 Planning and Zoning Board Meeting.***

A motion was made by Boardmember Michael Seagraves to table until the April 8, 2021 Planning and Zoning Commission meeting item 2021-007 (Public Hearing) a Zoning Request - Z21-002 to Allow rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project on 8.7 acres, Land Lot 880 & 881 located at 2800 & 2810 Spring Rd by the applicant RASS Associates,

LLC.; seconded by Boardmember Earl Rice.

The motion to table carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

C. [2021-084](#)

Public Hearing - Variance Request - V21-028 - Allow variances for lot size, lot width, front, side, and rear setback for annexation of a non-conforming lot - Land Lot 519 - 0.192 acres - 2474 Adams Dr - Richard Griffin and Ron Dickinson

Mr. Joey Staubes, Planner II Community Development, presented staff recommendation for rezoning request Z21-028. The request is to be heard by Mayor and Council on March 15, 2021. The applicant will be annexing the property into the City and will keep the R-20 zoning that is currently assigned in Cobb County. There will be no future land use change.

The applicant is requesting several variances, all of which the staff support:

- 1. Reduction in the minimum lot size from 20,000 sq. ft. to 8,351 sq. ft.;*
- 2. Reduction in the minimum lot width from 85' to 62';*
- 3. Reduction in the minimum front setback from 35' to 15';*
- 4. Reduction in the minimum side setback from 12' to 5'; and*
- 5. Reduction in the minimum rear setback from 35' to 15'.*

Staff are supportive of the annexation and recommend approval with the following conditions:

Special Conditions

- 1. The minimum lot size shall be 8,351 sq. ft.*
- 2. The minimum lot width shall be 62 ft.*
- 3. The minimum front setback shall be 15 ft.*
- 4. The minimum side setback shall be 5 ft.*
- 5. The minimum rear setback shall be 15 ft.*
- 6. Approval is conditioned upon substantial compliance with the site plan submitted February 18, 2021 and prepared by LandTec Surveying.*

Chairman Powell asked the applicant to provide an overview of the request. The applicants Ron Dickinson and Richard Griffin came up. The house will be a country style and 2,500 sq ft with a craftsman style studio apartment on the property.

Board member Bentley asked about the studio-style apartment and asked if it would be rented and who it would be for. Mr. Dickinson said no, it would not be rented and would only be used by the homeowner.

Chairman Powell opened the floor for Public Hearing.

Ms. Karen O'Brien- homeowner on the street- are there plans to look at the drainage on the street or infrastructure?

Mr. Rusty Martin, the Community Development Director came up to answer the question. Mr. Martin said that a portion of the homes are in Cobb County and some are in Smyrna. Currently, Adams Road is Unincorporated Cobb's jurisdiction and Smyrna can only handle the change if there are more annexations.

Board member Victor Jones also spoke to the infrastructure.

Board member Bentley asked about the studio apartment. Mr. Martin answered that if there is no full kitchen, it is not considered a separate dwelling unit. Mr. Dickinson came up and said they have no intention of making it a separate dwelling apart from the home.

A motion was made by Boardmember James "JD" Smith to approve item 2021-084 (Public Hearing) for a Variance Request, V21-028, to allow variances for lot size, lot width, front, side, and rear setback for annexation of a non-conforming lot on Land Lot 519, 0.192 acres located at 2474 Adams Dr by the applicants Richard Griffin and Ron Dickinson; seconded by Boardmember Charlie Phillips.

The motion to approve carried by the following vote:

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

D. [2021-085](#)

Plat Approval for a two lot subdivision within the R-30 zoning district - Land Lot 261 - 1.82 acres - 4975 Hickory Mill Dr - Josh Drinnon - ***This item will be tabled until the April 12, 2021 Planning Board meeting.***

D. 2021-085 Plat Approval for a two lot subdivision within the R-30 zoning district - Land Lot 261 - 1.82 acres - 4975 Hickory Mill Dr - Josh Drinnon -This item will be tabled until the April 12, 2021 Planning Board meeting.

Aye: 7 - Earl Rice, Michael Seagraves, Tom Bartlett, Keith Bentley, James Smith, Henriette Ostrzega and Victor Jones

4. Approval of Minutes:

A. [MIN2021-10](#)

Approval of the February 8, 2021 Planning and Zoning Commission Meeting minutes.

A. MIN2021-10 Approval of the February 8, 2021 Planning and Zoning Commission Meeting minutes.

Aye: 7 - Earl Rice, Michael Seagraves, Keith Bentley, James Smith, Henriette Ostrzega, Victor Jones and Charlie Phillips

5. Adjournment

Chairman Joel Powell adjourned the March 8, 2021 meeting of the Planning and Zoning Board at 6:20PM.