



# City of Smyrna

## Meeting Minutes - Draft for Work Session Review 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, September 13, 2021

6:00 PM

Council Chambers

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### Roll Call

**Present:** 7 - Joel Powell, Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

**Also Present:** 0

**Staff:** 4 - Russell Martin, Joey Staubes, Lisa Collins and Dat Luu

### 1. Call to Order

Chairperson Joel Powell called to order the September 13, 2021 meeting of the Planning and Zoning Commission, held in Council Chambers of A. Max Bacon City Hall, at 6:00 PM.

### 2. Business

#### A. [2021-132](#)

**Public Hearing** - Zoning Request - Z21-004 - Allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office - 0.25 acres - Land Lot 485 - 1120 Concord Rd - Jeremy Robinson - **This item will be tabled indefinitely.**

A motion was made by Boardmember James Smith to table indefinitely item 2021-132, a public hearing and zoning request (Z21-004) to allow rezoning from Future Commercial (FC) to Limited Commercial (LC) for use as a professional office on 0.25 acres on Land Lot 485 at 1120 Concord Rd by the applicant Jeremy Robinson; seconded by Boardmember Michael Seagraves.

The motion to table indefinitely carried by the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

#### B. [2021-134](#)

**Public Hearing** - Zoning Request - Z21-006 - Allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC. - **This will be tabled until the October 11, 2021 Planning & Zoning Board Meeting.**

Boardmember Henriette Ostrzega made a motion to table item 2021-134 until the October 11, 2021 Planning and Zoning Commission meeting, a public hearing and zoning request (Z21-006) to allow rezoning from NS to RM-12 for the development of 23 townhomes at a density of 11.3 units per acre on 2.03 acres on land lot 700 at Atlanta Rd and Campbell Rd by applicant Morgan Capital and Development, LLC; seconded by

Boardmember James Smith.

The motion to table until the October 11, 2021 Planning and Zoning Commission meeting carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

**C. [2021-394](#)**

**Public Hearing** - Approval of a code amendment to Section 602 of the Zoning Ordinance and the adoption of the city's updated Zoning Map - City of Smyrna.

*Mr. Joey Staubes, Planner II Community Development, presented the following:*

*The Community Development Department is recommending the formal adoption of the City's updated Zoning Map by amending Section 602 of Zoning Ordinance. Section 602 of Zoning Ordinance references the official zoning map of the City of Smyrna as dated June 18, 2018. The City has made numerous updates and map amendments to the Zoning Map since that time and these changes are not referenced on the official Zoning Map.*

*The last official update to the Zoning Map occurred on June 18, 2018 and was approved by the City Council by a vote of 7-0.*

*Community Development has updated the zoning map to show all annexations, rezonings or corrections since August 30, 2021. Staff recommends the approval and adoption of the following text amendment to Section 602 of the Zoning Ordinance and the adoption of the updated Zoning Map:*

*Sec. 602. Zoning map and district boundaries.*

*The boundaries of the aforementioned districts are hereby established as shown on a map entitled "Official Zoning Map, City of Smyrna, Georgia" dated June 18, 2018, August 30, 2021 and certified by the city clerk. Said map and all explanatory matter depicted thereon is hereby made a part of this ordinance and shall be on file in the office of the city clerk.*

*Chairperson Powell opened the floor for a public hearing. No one came forward in favor of or in opposition to this item.*

Boardmember Charlie Phillips made a motion to approve item 2021-394, amendment to Section 602 of the Zoning Ordinance and the adoption of the city's updated zoning map of the City of Smyrna; seconded by Boardmember Earl Rice.

The motion to approve the code amendment carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

**D. [2021-403](#)**

**Public Hearing** - Adoption of the city's updated Future Land Use Map - City of Smyrna.

*Mr. Joey Staubes, Planner II Community Development, presented the following:*

*The Community Development Department is recommending the formal adoption of the*

*City's updated Future Land Use Map as previously adopted in the Comprehensive Plan on October 16, 2017. The City has made numerous updates and map amendments to the Future Land Use Map since that time and these changes are not referenced on the official Future Land Use Map.*

*Community Development has updated the Future Land Use map to show all annexations, rezonings or corrections since August 30, 2021.*

*Community Development recommends approval of the adoption of the updated Future Land Use Map.*

*Chairperson Powell called a Public Hearing.*

*Ms. Kathy Omaitis, 207 Countryside, asked if there is a map available online for review. Mr. Powell explained that it can found as part of the attachments to this agenda from the City of Smyrna website.*

*No one further came forward in favor of or in opposition to this item.*

Boardmember Charlie Phillips made a motion to approve the adoption of item 2021-403, the city's updated Future Land use map for the City of Smyrna; seconded by Boardmember Henriette Ostrzega.

The motion to approve carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

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

#### **A. [MIN2021-59](#) Approval of the August 9, 2021 Planning and Zoning Board Meeting Minutes.**

Boardmember Charlie Phillips made a motion to approve item MIN2021-59, the August 9, 2021 Planning and Zoning Commission meeting minutes; seconded by Boardmember James Smith.

The motion to approve carried with the following vote:

**Aye:** 6 - Charlie Phillips, Keith Bentley, Earl Rice, James Smith, Michael Seagraves and Henriette Ostrzega

### **4. Adjournment**

Chairperson Joel Powell adjourned the September 13, 2021 meeting of the Planning and Zoning Commission, held in Council Chambers of A. Max Bacon City Hall, at 6:08 PM.