



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, July 10, 2017

6:00 PM

Council Chambers

1. Roll Call

Present: 8 - Ron Roberts, Joel Powell, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

Also Present: 5 - Ken Suddreth, Russell Martin, Joey Staubes, Bob Summerville and Heather Corn

2. Call to Order

Chairman Joel Powell called the Planning and Zoning Board July 10, 2017 meeting to order at 7:00pm.

3. Business

A. [2017-252](#)

Public Hearing - Zoning Request Z17-013 - Rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre - 1.18 Acres - Land Lot 593 - 1505 & 1515 Spring Street - Neighborhood Commercial, LLC - This item was moved from the September 11, 2017 Planning and Zoning Meeting canceled due to Hurricane Irma.

Sponsors: Hein Warren and Anulewicz

A motion was made by Boardmember Ron Roberts to table to the August 14, 2017 Planning and Zoning Board Meeting at the request of the applicant, item 2017-252, Zoning Request Z17-013 for the rezoning from R-15 to RAD-Conditional for the development of five single-family residences on 1.18 Acres, Land Lot 593 located at 1505 & 1515 Spring Street, Neighborhood Commercial, LLC.; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

Aye: 5 - Ron Roberts, Leslie Lightfoot, David Monroe, Cheri Harrington and Denny Campo

Absent: 2 - Earl Rice and Emily Hein Warren

B. [2017-214](#)

Public Hearing - Zoning Request Z17-012 - Rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre - 5.487 Acres - Land Lot 558 - 3030, 3040 and 3050 Atlanta Road - John Wieland Homes and Neighborhoods. This item was moved from the September 11, 2017 Planning and Zoning Meeting canceled due to Hurricane Irma.

Sponsors: Campo and Stoner

A motion was made by Boardmember Denny Campo to table to the August 14, 2017 Planning and Zoning Board Meeting at the request of the applicant, item 2017-214 Zoning Request Z17-012 for the rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre on 5.487 Acres, Land Lot 558 located at 3030, 3040 and 3050 Atlanta Road by the applicant John Wieland Homes and Neighborhoods; seconded by Boardmember Cheri Harrington.

The motion carried by the following vote:

Aye: 5 - Ron Roberts, Leslie Lightfoot, David Monroe, Cheri Harrington and Denny Campo

Absent: 2 - Earl Rice and Emily Hein Warren

C. [2017-215](#)

Public Hearing - Zoning Request Z17-011 - Zoning Amendment to modify the currently approved site plan and building elevations - 3.3 Acres - Land Lot 490 - Northwest corner of the intersection of Atlanta Road and Belmont Boulevard - David Weekley Homes.

Sponsors: Anulewicz

Community Development Director Ken Suddreth reviewed zoning request Z17-011 for a zoning amendment to modify the currently approved site plan and building elevations for 3.3 Acres, Land Lot 490 located on the Northwest corner of the intersection of Atlanta Road and Belmont Boulevard by the applicant David Weekley Homes. This zoning request was tabled from the June 12, 2017 Planning and Zoning Board meeting at the request of the applicant.

The applicant (David Weekly Homes) has contracted with Halpern Enterprises, Inc. to purchase 3.3 acres of land known as POD B of the Belmont Redevelopment Project. David Weekly Homes intends to develop the property into a community of 59 single-family detached homes at a density of 17.97 units per acre. The homes to be constructed in the community will be zero lot line homes with approximately three feet (3') of building separation.

The proposed zoning amendment will result in the redesign of POD B at the Belmont Redevelopment Project. The original zoning of the property zoned POD B to a specific site plan, which reflected 11,000 sq. ft. of commercial/retail in two buildings along Atlanta Road and a four-story mixed use building with 164 units of independent senior housing and 5,000 sq. ft. of commercial/retail space wrapped around a parking garage. David Weekley Homes is proposing the elimination of the four-story mixed use building with the 164 units of independent housing and the 5,000 sq. ft. of commercial/retail space and replacing it with 59 detached townhomes. The 11,000 sq. ft. of commercial/retail space along Atlanta Road is proposed to remain and not part of this application.

The City of Smyrna originally rezoned the Belmont Hills project on January 20, 2009 from GC & R-15 to Mixed Use - Conditional (Zoning Case Z08-006). The approved project was a mixed use development providing a variety of uses, including; retail shops, restaurants, office space, independent living senior housing, luxury apartments, condominiums, townhomes and single-family detached housing. The approved development was planned to have a maximum of 127,088 square feet of commercial space and a maximum of 902 residential units. As part of the initial rezoning, the applicant provided a zoning plan, building elevations and street cross-sections. The rezoning was approved based on the specific zoning plan, elevations and street cross sections, along with several zoning conditions. If any of these items were to significantly change the applicant would have to come back to Mayor and Council for approval of the changes.

The overall project has been amended several times to deal with changes in the location of the multi-family use, the street designs, and the single-family detached development. The Mayor and Council approved the first amendment to the plan on October 15, 2012 to relocate the multi-family development from Pod C to Pod F and redesign the street cross-sections within the development (Zoning Case Z12-005). The second amendment to the plan occurred on April 15, 2013 to address the development schedule of the access roads between the development pods (Zoning Case Z13-005). The next amendment to the plan occurred on February 17, 2014 to allow the combination of Pods C & D for the development of a single-family subdivision (Zoning Case Z14-006). The final amendment to the plan occurred on August 15, 2016 to modify Phase II of Pod A to allow for a 30,000 sq. ft. medical office building in place of 18,000 sq. ft. of commercial/retail space (Zoning Case Z16-013).

The Belmont redevelopment project is moving towards completion and Pod B is the remaining portion of the project yet to be developed. The Halpern Enterprises has completed the commercial/retail space on Phase I of Pod A. Wood Partners has completed the multi-family development on Pod F. David Weekley Homes has constructed over half the homes in the single-family subdivision on Pods C & D. Halpern Enterprises has started construction on the medical office building on Phase II of Pod A.

This zoning request was tabled from the June 12, 2017 Planning and Zoning Board meeting at the request of the applicant.

Proposed site plan was shown and discussed and there will be a gated rear entrance for emergency purposes only.

The home elevations were shown as was the streetscape plan. Mr. Suddreth also discussed the removal of fencing for the homes on the center of the property to allow for better fire department access in case of an emergency.

Community Development recommends that this request be approved with the following conditions carried over the previous Zoning Cases (changes are highlighted in yellow):

1. The rezoning is subject to the stipulations agreed upon by the applicant in the letter submitted and dated January 20, 2009 by Kevin Moore with Moore, Ingram, Johnson and Steele, LLP.
2. The approval of the zoning amendment shall be in substantial conformity to the zoning plan submitted on August 10, 2012, titled Belmont Zoning Plan and created by Halpern Enterprises, Inc. (Replace stipulation #2 in the letter above.)
3. The approval of the zoning amendment shall be in substantial conformity to the road cross sections submitted on August 10, 2012, titled Belmont Road Sections and created by Halpern Enterprises, Inc. (Replace stipulation #A (4) in the letter above.)
4. The approval of the zoning amendment and the development of Pods "C" and "D" shall be in substantial conformity to the site plan submitted on January 17, 2014, titled "Belmont Hills Pods C and D" and created by Ridge Planning and Engineering.
5. The approval of the zoning amendment and building elevations for the homes in Pods "C" and "D" shall be in substantial conformity to the building elevations submitted on January 17, 2014, titled "David Weekly Homes at Belmont Hills" and created by Caldwell & Cline Architects and Designers.
6. The minimum floor area for the homes in Pods "B", "C" and "D" shall be 1,500 square feet.
7. The approval of the zoning amendment and the development of Pod "B" shall be in substantial conformity to the site plan submitted on June 29, 2017, titled "Zoning Plan for David Weekley Homes" and created by Northpoint Land Surveying.
8. The approval of the zoning amendment and building elevations for the homes in Pod "B" shall be in substantial conformity to the building elevations submitted on May 3, 2017, titled "David Weekly Homes at Belmont - POD B".
9. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by the City Engineer during construction

plan review.

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

11. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.

12. The developer will be required to relocate the water main along the northern access road to 4' behind curb of the access road to prevent any private improvements (i.e. patios, porches, accessory structures, fences...) being located within 10' of the water main. No improvements shall be located within 10' of the water main.

13. The northern access road shall be a public road and dedicated to the City. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.

14. The developer shall provide parallel parking along the northern access road for the length of the development.

15. The Fire Marshal's office shall review all plans for the gated entrances prior to the issuance of a Land Disturbance Permit (LDP).

16. No fencing shall be permitted within the rear yards of lots #41 to #59 of POD B. Mr. Kevin Moore is present and representing the applicant David Weekly and Halpern Enterprises. This plan has been in the works since 2009 and although the plan has changed dramatically since 2009 the basic concept of the development has not. The reason for the change from senior living is because of the need for structured parking for that type of facility and the cost associated with that type of parking structure.

He continued by reviewing other points of the project as noted by Mr. Suddreth as well and asked the Board if they had any further questions.

They responded that they did not.

Chairman Joel Powell called the public hearing and no one came forward to speak in opposition to or to make comment regarding this item.

A motion was made by Boardmember Denny Campo for the approval of item 2017-215 Zoning Request Z17-011, for a zoning amendment to modify the currently approved site plan and building elevations on 3.3 Acres, Land Lot 490 located on the Northwest corner of the intersection of Atlanta Road and Belmont Boulevard by the applicant David Weekley Homes; seconded by Boardmember David Monroe.

The motion carried by the following vote:

Aye: 3 - Ron Roberts, David Monroe and Denny Campo

Nay: 2 - Leslie Lightfoot and Cheri Harrington

Absent: 2 - Earl Rice and Emily Hein Warren

D. [2017-250](#)

Public Hearing: Approval of subdivision plat for 13 residential lots in the R-20 zoning district - 7.01 acres - Land Lot 556 - 3360 and 3380 Pinetree Drive - Paramount Realty Group, LLC

Sponsors: Stoner

Planner II Joey Staubes reviewed this item with the Board and gave the following background:

This item is for the approval of subdivision plat for 13 residential lots in the R-20 zoning district on 7.01 acres, Land Lot 556 located at 3360 and 3380 Pinetree Drive by the applicant Paramount Realty Group, LLC. This will go before Mayor and Council on Monday, July 17, 2017.

The applicant is proposing 13 lots for the development of single family detached homes and retain the existing R-20 zoning at 3360 and 3380 Pinetree Drive. The

applicant requests a variance for lot width reduction for lots 6 and 8 which are adjacent to the proposed cul-de-sac. The minimum lot width for R-20 is 100 feet. The applicant requests a reduction for Lot 6 to 77 feet and Lot 8 to 65 feet. The variance is requested due to the geometry of the lots as they are triangular in shape due to their proximity to the cul-de-sac. The subdivision is proposed for the development of 13 detached single family homes. A new road is proposed, with houses on either side that terminates to a cul-de-sac. This configuration provides the best opportunity for tree retention within the rear setbacks of the new homes that will provide a buffer to the existing homes.

Community Development has reviewed the proposed subdivision against the requirements of the R-20 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-20 zoning district with the exception of the lot width.

Lot 6 will need a variance for a reduction of the front lot width to 77' and Lot 8 will need a variance for the reduction of the front lot width to 65'. Both of these lots meet the 20,000 sq. ft. minimum however because of the geometry of the arc of the cul-de-sac, the front width has these reductions.

Community Development has analyzed the lot width reduction and found it to be in conformance with the existing neighborhood character, and therefore recommends approval of the requested subdivision and lot width reduction with the following conditions:

1. Approval shall be conditioned upon substantial compliance with the site plan submitted for plat approval on 4/21/17.

Boardmember Denny Campo had a question regarding whether or not all the lots and the subdivision as a whole met the R20 zoning. The answer was yes.

Boardmember Ron Roberts asked what the homes would look like and the price point. They would be a French countryside look and the price point would start at \$750,000 and several would be over \$800,000.

Mr. Suddreth explained that there were no building elevations shown because this was not a zoning request that would require those documents.

Chairman Joel Powell called the Public Hearing and no one came forward to speak in opposition to or to make comment regarding this item.

A motion was made by Boardmember Denny Campo to approve item 2017-250 for the approval of subdivision plat for 13 residential lots in the R-20 zoning district on 7.01 acres, Land Lot 556 located at 3360 and 3380 Pinetree Drive by the applicant Paramount Realty Group, LLC.; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

Aye: 5 - Ron Roberts, Leslie Lightfoot, David Monroe, Cheri Harrington and Denny Campo

Absent: 2 - Earl Rice and Emily Hein Warren

E. [2017-251](#)

Approval of the transmittal of the Smyrna 2040 Comprehensive Plan by Resolution 2017-13 to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

Sponsors: Stoner

Senior Planner Russell Martin introduced Mr. Jim Summerbell who presented the Guide Smyrna Planning and Zoning Board Briefing.

Tonight's Agenda:

-Overview of draft 10-Year Update of the City's

Comprehensive Plan

-Pre-Transmittal Hearing

Following Council approval, the draft plan will be transmitted to ARC for regional and state review

The plan cannot be adopted by Council until ARC and DCA find that it is in compliance with state guidelines

Asking you tonight to recommend to Council that the plan be transmitted to ARC

-Review period open until October

-This is still a draft document and changes can be made up until adoption

Guide Smyrna: The basics:

-10-Year Update of the City's Comprehensive Plan

-Update required by DCA to maintain eligibility for selected state funding and permitting programs

-Key aspects of planning process include:

*Plan elements: Focus on future land use
but also address transportation, housing,
and economic development*

*Build upon the overall vision set by the
2014 Smyrna Strategic Vision Plan as well as
land use policy established in Comprehensive
Plan 2030*

*Incorporate other related efforts: Spring
Road LCI, South Cobb Drive Study, Cobb
County Comprehensive Transportation, .*

Public meetings & events:

Stakeholder interviews

Held two public workshops

Conducted community survey

Jonquil Festival Booth, April 29-30th

Open House, June 8th

Upcoming public hearings

Pre-transmittal Hearing with Mayor and City Council – Monday, July 17th

Adoption Hearing with Mayor and City Council – Monday, October 2nd

Priority Needs and Opportunities:

Land Use:

LU1. Target public investment and encourage private investment in key nodes and corridors

LU2. Increase adaptability of development regulations

LU3. Ensure infill development is compatible with its context

LU4. Maintain high design standards

Transportation:

T1. Enhance and expand transit service

T2. Reduce congestion on major roads

T3. Expand the bike/pedestrian network

Housing:

H1. Continue to encourage the creation of diverse housing choices

H2. Encourage home ownership and neighborhood stability

H3. Continue to enhance quality of life in neighborhoods

H4. Facilitate context appropriate housing densities

Economic Development:

ED1. Reduce commercial vacancies

ED2. Expand retail in activity centers and priority redevelopment areas

ED3. Leverage Braves stadium for restaurant and hospitality industries, as well as professional services.

ED4. Support and/or accelerate entrepreneurship

ED5. Retain Existing businesses

Public Services and Quality of Life:

- Q1. Support school quality excellence*
- Q2. Provide additional parks and greenspace*
- Q3. Cultivate public art and culture*
- Q4. Develop strategic approach to annexations*

Vision Statement:

Smyrna will emerge as a regional destination known for its sense of community, ease of access and connectivity, signature spaces and art, entrepreneurial spirit embodied in unique local businesses, and its diversity of distinct and welcoming neighborhoods.

Updating the Future Land Use Map: the Process:

- Started with adopted 2030 Future Development Map*
- Created Policy map based on future vision and development trends*
- Analyzed how the current FLU map reflects the vision*
- Crafted new 2040 FLU Map and policies based on input from the Steering Committee*

New Definitions and Features:

- Five categories of residential instead of four*
- New Regional Activity Center around SunTrust Park*
- New Industrial Mixed Use to encourage conversion of underutilized industrial areas*
- Private Recreation and Conservation shown separate from Public Parks*
- Transportation/Communication/Utilities 100-year Floodplain shown as a feature*
- Separate feature of the Policy Map to be used in conjunction with the Future Land Use Map includes showing potential annexation areas*

Consistency Changes:

- New map is parcel based which allowed us to more accurately reflect new developments, such as Belmont, and align more closely with existing zoning*
- Reflected existing allowed residential densities*
- Industrial and commercially zoned properties are now more accurately reflected*
- Many public and institutional uses were updated, including schools, city hall, and some large private institutions*

Community Work Program:

- Includes policies and action items to address the identified Priority Needs and Opportunities*
- Action items incorporate ongoing efforts to implement the Strategic Vision Plan and other studies such the Spring Road LCI, and South Cobb Drive Study*
- Key recommendations include:*
 - Updating the City's Zoning Ordinance*
 - Conduct a Study of Infill Development Guidelines*
 - Identify declining neighborhoods through planning studies and target these areas for revitalization efforts*
 - Conduct Annexation Study to refine the City's Annexation Policy*
 - Undertake City Transit Study*
 - Implement and Update Parks and Recreation Master Plan*

Boardmember Ron Roberts noted the plan very accurate to what the participants asked for.

Ken Suddreth thanked the planning commission for being on the Steering Commission. The process worked and he appreciated the effort.

A motion was made by Boardmember Denny Campo to approve item 2017-251 for the approval of the transmittal of the Smyrna 2040 Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs; seconded by Boardmember David Monroe.

The motion carried by the following vote:

Aye: 5 - Ron Roberts, Leslie Lightfoot, David Monroe, Cheri Harrington and Denny Campo

Absent: 2 - Earl Rice and Emily Hein Warren

4. Approval of Minutes:

A. [2017-243](#) Approval of the June 12, 2017 Planning and Zoning Meeting Minutes

A motion was made by Boardmember Leslie Lightfoot to approve item 2017-243 for the approval of the June 12, 2017 Planning and Zoning Meeting Minutes; seconded by Boardmember Cheri Harrington.

The motion carried by the following vote:

Aye: 5 - Ron Roberts, Leslie Lightfoot, David Monroe, Cheri Harrington and Denny Campo

Absent: 2 - Earl Rice and Emily Hein Warren

5. Adjournment

Chairman Joel Powell adjourned the meeting of the Planning and Zoning Board for July 10, 2017 at 6:47PM.