



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, September 9, 2019

6:00 PM

Council Chambers

1. Roll Call

Present: 8 - Joel Powell, Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, David Monroe and Michael Seagraves

Also Present: 4 - Russell Martin, Joey Staubes, Caitlin Crowe and Tina Monaghan

2. Call to Order

Chairman Joel Powell called the September 9, 2019 Planning and Zoning Commission Meeting to order at 6:00 PM.

3. Business

A. [2019-230](#)

Public Hearing - Zoning Request Z19-011 - Rezoning from Neighborhood Shopping (NS) to Office/Institutional-Conditional (OI) for the development of a 48,000 sq. ft. medical office building - 2.03 Acres - Land Lot 700 - Southeast Corner of Atlanta Road and Campbell Road Intersection - GHS Investments, LLC - ***This item will be tabled to the October 14, 2019 Planning and Zoning Board meeting at the request of the applicant.***

Sponsors: Bartlett and Norton

Boardmember Tom Bartlett made a motion to table Zoning Request Z19-011 - Rezoning from Neighborhood Shopping (NS) to Office/Institutional-Conditional (OI) for the development of a 48,000 sq. ft. medical office building - 2.03 Acres - Land Lot 700 - Southeast Corner of Atlanta Road and Campbell Road Intersection - GHS Investments, LLC to the October 14, 2019 Planning and Zoning Board meeting at the request of the applicant. Boardmember Cheri Harrington seconded the motion.

The motion to table was carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington and Michael Seagraves

Absent: 1 - David Monroe

B. [2019-268](#)

Public Hearing - Approval of subdivision plat for two lots with a lot width variance for each lot - 0.87 Acres - Land Lot 489 - 2646 Hughes Street - Fairbanks Construction Services, LLC

Sponsors: Bye and Blackburn

Before the presentation, Chairman Powell recused himself since he is both the owner and developer of the property.

Mr. Joey Staubes, Planner II, presented staff recommendation for plat approval Z19-032. The request will be heard by Mayor and Council on September 16, 2019. The applicant is requesting to return the subject property to the previous configuration of two separate lots. The subject property meets all R-15 zoning requirements except for lot width reduction.

The applicant is requesting one variance:

- 1. Reduction in the minimum lot width at the setback line from 85' to 78'.*

Staff are supportive of the variance.

Board member Harrington asked the representative for the applicant to provide an overview of the request.

Ms. Brooke Powell and Ms. Alejandra Cervantes came forward on behalf of the applicant and spoke of the types of homes Fairbanks Construction builds.

Board member Harrington opened the floor for Public Hearing.

Judi Ingram-Adkins- Hughes St- expressed her concern with decreasing lot widths and how it may change the dynamics of the neighborhood

Kirstin Protos- Hughes St- expressed her concern for the lot split and how it may adversely affect the neighborhood and set a precedent

Kevin Moore- Brown Cir- Chairman Powell's brother-in-law; in favor of the lot split

Carlton Adkins- Hughes St- said that the split will change the fabric of the neighborhood; he is also in favor of saving the trees on the subject property

Shane Powell- Powder Springs St- project manager for Fairbanks Properties; said that Fairbanks does not typically split lots as a practice. Board member Bye questioned Mr. Powell about lot size.

Charles Vickory- Hughes St- concerned over the trees coming down on the property and worries about the potential increase in traffic

Drew Downey- Hughes St- spoke of Fairbanks Construction typical homes

Chairman Joel Powell recused himself because he is the owner and developer of the property at 2646 Hughes Street. He left the Council Chambers at 6:02pm.

Boardmember Cheri Harrington acted as Chairperson in Mr. Powell's absence.. She abstained from voting on this item while acting as chairperson.

Boardmember Monty Bye made a motion to approve of subdivision plat for two lots with a lot width variance for each lot - 0.87 Acres - Land Lot 489 - 2646 Hughes Street - Fairbanks Construction Services, LLC. Boardmember Leslie Lightfoot seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice and Michael Seagraves

Absent: 1 - David Monroe

Recuse: 1 - Joel Powell

Boardmember Harrington called a brief recess at 6:26pm.

Chairperson Powell called the meeting back to order at 6:28pm.

C. [2019-305](#)

Public Hearing - Zoning Request Z19-012 - Rezoning from NS to GC with conditions for use as a special event center - 1.84 Acres - Land Lot 381 - 652 Concord Road - Drew Ihrig

Sponsors: Bye and Blackburn

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning request Z19-012. The request will be heard by Mayor and Council on October 21, 2019. The applicant is requesting to rezone the property from NS to GC to turn the current restaurant into an event space. No land use map change is needed.

Staff are supportive with several conditions:

- 1. The building fire alarm system shall be brought into compliance with the local and state fire code requirements.*
- 2. A Life Safety Plan shall be submitted to the Fire Marshal to determine occupancy load for the building and the proposed use.*
- 3. The applicant shall restripe the parking lot prior to the issuance of an occupation tax certificate.*
- 4. Inspection and analysis of grease trap and kitchen hood may be required if cooking equipment is maintained.*
- 5. The applicant shall either remove the non-conforming freestanding pole sign or bring the sign into compliance with the sign ordinance prior to the issuance of an occupation tax certificate.*
- 6. The applicant shall plant street trees along Concord Road for the length of the property frontage. The trees shall be planted with a spacing of 40 feet between trees. The trees shall be a minimum of 3 caliper inches at planting. A tree plan shall be submitted to the City Arborist for review and approval.*

Chairman Powell asked the applicant Drew Ihrig to provide an overview of the request. Mr. Ihrig wants to use the property as a banquet wedding hall. He added that he has been in the catering/hospitality business for 27 years.

Chairman Powell opened the floor for Public Hearing.

Robert Higdon- Bennett Woods- asked for clarity on the zoning. Director Martin clarified that the zoning was from NS to GC and that it was not changing the future land use map. Board member Bartlett asked Director Martin if the zoning was specific to the catering business to which Director Martin replied, no, it could have other GC uses as well if this business fails. Chairman Powell asked if we could tie the rezoning to the business, but Director Martin said that would be ill-advised for the future.

Chairman Powell asked if the applicant would be agreeable to tying the business to the property. Mr. Ihrig said no, but he would limit certain uses.

Boardmember David Monroe entered the meeting at 6:36pm. He abstained from voting on this agenda item because he was not present for the presentation of information.

Boardmember Monty Bye made a motion to approve Zoning Request Z19-012 - Rezoning from NS to GC with conditions for use as a special event center - 1.84 Acres - Land Lot 381 - 652 Concord Road with special recommendation that the applicant work with Community Development to stipulate special uses for this particular zoning request - Drew Ihrig. Boardmember Leslie Lightfoot seconded the motion.

The motion to approve was carried by the following vote:

Aye: 6 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington and Michael Seagraves

Abstain: 1 - David Monroe

D. [2019-306](#)

Public Hearing - Zoning Request Z19-013 - Rezoning from LI to RHR-PD for the development of a 65 unit age-restricted senior living community at 24.8 units per acre - 2.62 Acres - Land Lot 381 - Smyrna Hill Drive - Prestwick Land Holdings LLC

Sponsors: Bye and Blackburn

Mr. Joey Staubes, Planner II, presented staff recommendation for rezoning request Z19-013. The request is to be heard by Mayor and Council on October 21, 2019. The applicant is requesting to rezone the property from LI to RHR-PD to develop a 65-unit age-restricted senior living community. The subject property is 2.62 acres currently a vacant wooded tract. A future land use change from Community Activity Center to High Density Residential is required for the rezoning.

The applicant is requesting one variance:

1. Reduction of minimum front setback from 50' to 12.5'.

Staff are supportive of the variance.

Staff recommends approval with the following conditions:

Standard Conditions

(Requirements 2, 3, 4, 8, 10, 16 and 17 from Section 1201 of the Zoning Code are not applicable)

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. *All utilities within the development shall be underground.*
4. *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 within any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of two feet shall be provided between the back of curb and sidewalk.*
5. *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.*
6. *No debris may be buried on any lot or common area.*
7. *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".*
8. *The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.*
9. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
10. *All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*

Special Conditions

11. *The development shall maintain the following setbacks:*
 - a. *Front – 12.5'*
 - b. *Side – 20'*
 - c. *Rear – 30'*
12. *The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.*
13. *The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.*
14. *The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.*
15. *The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.*
16. *Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".*
17. *Approval of the subject property for the RHR-PD zoning district shall be*

conditioned upon the development of the property in substantial compliance with the site plan submitted 9/4/2019 and created by Long Engineering and all zoning stipulations above.

18. The applicant shall be bound to the elevations submitted on 8/9/2019. 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. Chuck Young of Prestwick came up to represent the applicant. Mr. Young said that this would be Prestwick's 12 senior housing community.

Board member Bye asked about the total property square footage. Mr. Young responded that he wasn't sure but the average unit size is 800 sq. ft.. Board member Bye also asked about affordable housing. Mr. Young said that the rent would be about \$650-\$1,000 per month.

Board member Harrington asked if there would be any activities for the residents. Mr. Young said that there would be many daily and weekly activities.

Chairman Powell opened the floor for Public Hearing- no one came forward.

Boardmember Monty Bye made a motion to approve Zoning Request Z19-013 - Rezoning from LI to RHR-PD for the development of a 65 unit age-restricted senior living community at 24.8 units per acre - 2.62 Acres - Land Lot 381 - Smyrna Hill Drive - Prestwick Land Holdings LLC. Boardmember Cheri Harrington seconded the motion.

The motion to approve was carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, David Monroe and Michael Seagraves

4. Approval of Minutes:

A. [2019-304](#) Approval of the August 12, 2019 Planning and Zoning Commission Meeting minutes.

Boardmember Tom Bartlett made a motion to approve the August 12, 2019 Planning and Zoning Commission Meeting minutes. Boardmember Cheri Harrington seconded the motion.

The motion to approve was carried by the following vote:

5. Adjournment

Chairman Powell adjourned the September 9, 2019 Planning and Zoning Commission meeting at 6:56 PM.