



# City of Smyrna

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

## Action Summary - Preliminary Planning and Zoning Commission

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Monday, July 13, 2020

6:00 PM

Smyrna Community Center, Large Gym

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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](mailto: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.

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.