



City of Smyrna

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

Action Summary - Final Planning and Zoning Commission

Monday, June 29, 2020

6:00 PM

Smyrna Community Center Large Gym

Smyrna Community Center Large Gym / 200 Village Green Circle SE
Parking and entrance to meeting on Powder Springs Street Side of Building
MASKS REQUIRED / TEMPERATURE WILL BE CHECKED

1. Roll Call

Present: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 2 - Keith Bentley and Jim Davis

Also Present: 0

Staff: 7 - Heather Peacon-Corn, Tina Monaghan, Russell Martin, Kevin Moore, Joey Staubes, Caitlin Crowe and Roy Acree

2. Call to Order

Chairman Joel Powell called the June 29, 2020 Special Called Planning and Zoning Commission meeting to order at 6:03 PM.

3. Business

A. [2019-440](#)

Public Hearing - Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 townhomes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. ***The applicant requests to table until the July 13, 2020 Planning & Zoning Board hearing.***

Boardmember Tom Bartlett made a motion to table Zoning Request - Z19-019 - Rezoning from NRC & OI to MU for the development of 180 unit senior living facility and 112 town homes at a density of 12.19 units per acre - 23.95 Acres - Land Lots 775, 810, & 811 - 2320 Campbell Road - InLine Communities, LLC. at the request of the applicant until the July 13, 2020 Planning & Zoning Commission meeting. Boardmember Earl Rice seconded the motion.

The motion to table to the July 13, 2020 Planning and Zoning meeting at the request of the applicant was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 2 - Keith Bentley and Jim Davis

- B.** [2020-84](#) **Public Hearing** - Plat Approval with Variances - V20-015 - 0.462 Acres
- Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis - ***The applicant requests the item be tabled until the July 13, 2020 Planning & Zoning Board meeting***
- Boardmember Victor Jones made a motion to table Plat Approval with Variances - V20-015 - 0.462 Acres - Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis - at the request of the applicant until the July 13, 2020 Planning & Zoning Commission meeting. Boardmember Henriette Ostrzega seconded the motion.
- The motion to table to the July 13, 2020 Planning and Zoning Commission meeting at the request of the applicant was carried by the following vote:
- Aye:** 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega
- Absent:** 2 - Keith Bentley and Jim Davis
-
- C.** [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 be tabled until the July 13, 2020 Planning & Zoning 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 - at the request of the applicant until the July 13, 2020 Planning & Zoning Commission meeting. Boardmember Victor Jones seconded the motion.
- The motion to table to the July 13, 2020 Planning and Zoning Commission meeting was carried by the following vote:
- Aye:** 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega
- Absent:** 2 - Keith Bentley and Jim Davis
-
- D.** [2020-234](#) **Public Hearing** - Plat Approval with Variances - V20-030 - 1.72 Acres - Land Lot 487 - 1151 Stephens Street - Longo Homes, Inc
- Boardmember Victor Jones made a motion to approve Plat Approval with Variances - V20-030 - 1.72 Acres - Land Lot 487 - 1151 Stephens Street - Longo Homes, Inc. Boardmember Earl Rice seconded the motion.
- The motion to approve was carried by the following vote:
- Aye:** 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega
- Absent:** 2 - Keith Bentley and Jim Davis
-
- E.** [2020-235](#) **Public Hearing** - Zoning Request - Z20-005 - Rezoning from RDA & R-20 to RDA-Conditional for the development of 3 single-family detached

homes at a density of 4.9 units per acre - 0.611 acres - Land Lot 519 - 2495 Adams Dr & 1221 Pierce St - Ron Dickinson

Boardmember Henriette Ostrzega made a motion to approve Zoning Request - Z20-005 - Rezoning from RDA & R-20 to RDA-Conditional for the development of 3 single-family detached homes at a density of 4.9 units per acre - 0.611 acres - Land Lot 519 - 2495 Adams Dr & 1221 Pierce St - Ron Dickinson. Boardmember Victor Jones seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 2 - Keith Bentley and Jim Davis

F. [2020-236](#)

Public Hearing - Zoning Request - Z20-007 - Rezoning from GC to R-8 for the development of 3 single-family detached homes at a density of 4.89 units per acre - 0.613 acres - Land Lot 559 - 1424 Spring Street, - Alexandio Properties LLC

Boardmember Tom Bartlett made a motion to approve Zoning Request - Z20-007 - Rezoning from GC to R-8 for the development of 3 single-family detached homes at a density of 4.89 units per acre - 0.613 acres - Land Lot 559 - 1424 Spring Street, - Alexandio Properties LLC. Boardmember Earl Rice seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 2 - Keith Bentley and Jim Davis

G. [2020-237](#)

Public Hearing - Zoning Request - Z20-008 - Rezoning from GC & RM-12 to MU for the development of 105 multi-family units 15,100 sq. ft. of retail at a density of 35.8 units per acre - 2.93 acres - Land Lot 594 & 631 - 2930 - 2968 Jonquil Drive, 1650 Spring Road, and 1639 Corn Road, The Woodbery Group, LLC

Boardmember Victor Jones made a motion to approve Zoning Request - Z20-008 - Rezoning from GC & RM-12 to MU for the development of 105 multi-family units 15,100 sq. ft. of retail at a density of 35.8 units per acre - 2.93 acres - Land Lot 594 & 631 - 2930 - 2968 Jonquil Drive, 1650 Spring Road, and 1639 Corn Road, The Woodbery Group, LLC. No one seconded the motion.

The motion to approve failed due to lack of a second.

Boardmember Tom Bartlett made a motion to deny Zoning Request - Z20-008 - Rezoning from GC & RM-12 to MU for the development of 105 multi-family units 15,100 sq. ft. of retail at a density of 35.8 units per acre - 2.93 acres - Land Lot 594 & 631 - 2930 - 2968 Jonquil Drive, 1650 Spring Road, and 1639 Corn Road, The Woodbery Group, LLC. Boardmember Michael Seagraves seconded the motion.

The motion to deny was carried by the following vote:

Aye: 4 - Tom Bartlett, Earl Rice, Michael Seagraves and Henriette Ostrzega

Nay: 1 - Victor Jones

Absent: 2 - Keith Bentley and Jim Davis

4. Approval of Minutes:

4. Approval of Minutes:

A. [2020-238](#)

Approval of the March 9, 2020 Planning and Zoning Commission Meeting minutes.

Boardmember Earl Rice made a motion to approve the March 9, 2020 Planning and Zoning Commission Meeting minutes. Boardmember Michael Seagraves seconded the motion.

The motion to approve was carried by the following vote:

Aye: 5 - Tom Bartlett, Victor Jones, Earl Rice, Michael Seagraves and Henriette Ostrzega

Absent: 2 - Keith Bentley and Jim Davis

5. Adjournment

Chairman Powell adjourned the June 29, 2020 Special Called Planning and Zoning Commission meeting at 8:04 PM.