

PLANNING AND ZONING COMMISSION

Minutes - Final



A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA 30080

Joel Powell, Mayor Appointee
Charles Phillips (Ward 1)
Jonathan Howard (Ward 2)
Keith Bentley (Ward 3)
Earl Rice (Ward 4)
Jill Gordon-Evans (Ward 5)
Michael Seagraves (Ward 6)
Henriette Ostrzega (Ward 7)

City Attorney Scott Cochran
City Administrator Joseph Bennett
City Clerk Heather K. Peacon-Corn

February 05, 2024
6:00 PM

1. Roll Call

Present: 7 – Chairperson Joel Powell, Boardmember Charles Phillips, Boardmember Keith Bentley, Boardmember Earl Rice, Boardmember Jill Gordon-Evans, Boardmember Michael Seagraves, Boardmember Henriette Ostrzega
Absent: 1 – Boardmember Jonathan Howard
Staff: 5 – Caitlin Crowe, Jill Head (virtual), Russell Martin, Heather Peacon-Corn (virtual), and Joey Staubes

2. Call to Order

Chairperson Joel Powell called to order the February 5, 2024 Planning and Zoning Commission meeting held at A. Max Bacon City Hall in Council Chambers at 6:00 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. Z24-002** Public Hearing - Zoning Request - Z24-002 - Allow rezoning from GC to OI for a charter school - Land Lot 779 - 6.87 acres - 2200 Lake Park Drive - Amana Academy Inc.
This will be tabled at the request of staff to the March 4, 2024 Planning & Zoning Commission meeting.
Ward 1 Councilmember - Glenn Pickens

Boardmember Michael Seagraves made a motion to table item Z24-002; seconded by Boardmember Henriette Ostrzega.

The motion to table carried with the following vote:

Aye: 6 – Boardmember Phillips, Boardmember Bentley, Boardmember Rice, Boardmember Gordon-Evans, Boardmember Seagraves, Boardmember Ostrzega

Nay: 0 – None
Absent: 1 – Boardmember Howard

**B. Z24-003 Public Hearing - Zoning Amendment - Z24-003 - Allow an addition and site plan revision to an existing church in the R-15 zoning district - Land Lot 448 - 2.2 acres - 981 Powder Springs Street - Whitney Shakar for Smyrna 2 Foursquare
*Ward 3 Councilmember - Travis Lindley***

Joey Staubes, Planner II, provided the following background:

This request will be heard before the Mayor and Council on February 26, 2024. The subject property is occupied with a church and accessory facilities on 2.2 acres in the R-15 zoning district. Churches are allowed in the residential zoning districts with the approval by Mayor & Council. The applicant is proposing a site plan revision and a 19,980 sq. ft. addition to the existing church. Therefore, approval by Mayor & Council is required for the proposed church expansion.

There are currently two buildings on the property as well as other smaller accessory structures. The existing church sanctuary building will remain and the second building will be demolished. The application proposes to build an 19,980 sq. ft. addition along the eastern boundary of the property. The addition consists of three sections: an 8,800 sq. ft. sanctuary, an 4,050 sq. ft. atrium, and a 7,140 sq. ft. children's ministry. The building is a pre-engineered metal building with brick exterior. The new building will face the access drive and the side of the building will face Powder Springs Street. The applicant is proposing street trees to provide a visual buffer along Powder Springs Street. Additionally, the applicant will provide a 10' landscape buffer around the sides and rear of the property to screen from the existing uses. The building height will be below the maximum height allowed in R-15 of 35 feet, and the proposed building location is below the grade of the adjacent subdivision. Therefore, height should not have a negative impact on the adjacent properties.

The proposed addition and existing facilities require a minimum of 153 parking spaces. The applicant is providing 68 spaces within the subject property. The applicant has secured a parking agreement with Cobb County Schools to provide the remaining spaces at Campbell High School.

Community Development has reviewed the proposed development against the requirements of the Zoning Ordinance with respect to the use as a church facility. Churches are permitted in the R-15 zoning district provided they are approved by Mayor & Council. The proposed development meets the zoning requirements for a church facility and requires the following variances:

1. Reduce church and accessory facilities setback from 75' to 10' from the side property line. (Staff Supports)
2. Reduce church and accessory facilities setback from 75' to 30' for the rear property line. (Staff Supports)
3. Allow encroachment into City 50' Undisturbed Stream Buffer. (Staff Supports)
4. Allow encroachment into City 75' Impervious Surface Setback. (Staff Supports)

Community Development recommends approval of the requested zoning amendment with the following conditions:

Standard Conditions (Requirement #1, 2, 3, 4, 9, and 17 from Section 1201 of the Zoning Code is not applicable)

1. The detention pond shall be placed and screened appropriately. The storm water detention plan shall be designed to create at least a 10% reduction in a 2- year to 100-year storm event. The City Engineer shall approve all plans.
2. All utilities within the project shall be underground.
3. 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 applicant adjacent to any public right-of-way consistent with City's requirements for the extent of the project. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
4. No debris may be buried on any lot or common area.
5. The applicant shall install decorative streetlights 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".
6. The applicant will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the applicant during construction.
7. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
- Special Conditions
9. The development shall maintain the following setbacks:
Front - 40'
Rear - 30'
Side - 10'
10. The church and accessory facilities setback shall be reduced from 75' to 10'.
11. The applicant shall install and maintain a 10' wide landscape buffer in accordance to Section 503 of the Zoning Ordinance along the eastern, western, and northern property lines.
12. The applicant shall install street trees to provide screening between the new building and Powder Springs Street.
13. Approval of a City stream buffer variance is contingent upon the State's approval of encroachment into, or removal of, the 25-foot undisturbed stream buffer.
14. If a City variance is granted to remove the 50-foot undisturbed stream buffer and 75-foot impervious setback as part of the proposed zoning amendment, a stormwater mitigation plan may be required. This plan will require approval by the City Engineer. If a mitigation plan is not approved prior to a zoning amendment, it shall be submitted for approval with a land disturbance permit application.
15. Impervious coverage shall be increased from 35% to 62%.
16. Approval of the subject property for the zoning amendment shall be conditioned upon the development of the property in substantial compliance with the submitted site plan submitted 1/31/2024 created by On Site Civil Group.
17. The applicant shall be bound to the elevations submitted 1/8/2024 created by E3 Design. Approval of any change to the elevations must be obtained from the Director of Community Development.

Phil Manginelli – pastor –came forward. He stated they took over the property in 2014. The Square Church is named for a "town square" type church, and they want to be a part of the community. They have grown substantially and want to be in this existing location long-term. The church itself has been there since 1968.

Boardmember Phillips asked about the parking agreement with Campbell High School. Mr. Manginelli said that the high school parking allows for up to 300 spots, and they have parked at Campbell High School since 2014. They wanted to add parking on their own site, but most of the parking will still be with the high school.

Boardmember Bentley congratulated them on their position of growth and asked about the discussions with the Army Corps. Ashley Nichols from the construction team came up and said they have a civil engineer that is working with them. They are looking at an option where they would not need a variance from the Army Corps.

Boardmember Evans said parking is not an issue but asked what surrounding homeowners feel about increased traffic on site and have homeowners reached out. Pastor Manginelli said they have communicated to the local neighbors and had a town hall on January 12 that was positive. Most of the issues from the meeting were about stormwater and traffic, but they seemed to mediate concerns. The traffic will be improved onsite since there will now be two lanes rather than one lane for access.

Chairperson Powell opened the public hearing.

Joan Martin - 1191 Powder Springs St - asked how high the building is. Mr. Staubes said the main building is 26 ft with an atrium at 35 feet tall. Ms. Martin asked how many people can be seated in the sanctuary and will the driveway be paved. Chairman Powell said it will be paved with asphalt. Ms. Martin asked what the impervious coverage is. Mr. Staubes said he would have to get the info for the engineer. Ms. Martin asked about the reduced setback and reason. Mr. Staubes said that since the church is surrounded by residential, the church needed a setback reduction and that the stormwater will be addressed with hydrology report during the land disturbance permit process.

Mathew Ritter came up for the applicant and said the total occupancy load in the auditorium will be a max of 600 and that the church is currently planning an underground detention pond underneath the parking lot to take care of stormwater and it will not be visible.

Boardmember Keith Bentley made a motion to approve item Z24-003; seconded by Boardmember Earl Rice.

The motion to approve carried with the following vote:

Aye:	6 – Boardmember Phillips, Boardmember Bentley, Boardmember Rice, Boardmember Gordon-Evans, Boardmember Seagraves, Boardmember Ostrzega
Nay:	0 – None
Absent:	1 – Boardmember Howard

5. Approval of Minutes

A. MIN2024-014 Approval of the January 8, 2024 Planning and Zoning Commission Meeting Minutes

Boardmember Henriette Ostrzega made a motion to approve item MIN2024-014; seconded by Boardmember Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 5 – Boardmember Bentley, Boardmember Rice, Boardmember Gordon-Evans, Boardmember Seagraves, Boardmember Ostrzega
Nay: 0 – None
Abstain: 1 – Boardmember Phillips
Absent: 1 – Boardmember Howard

6. Other Business / Staff Comment

7. Adjournment

Chairperson Joel Powel adjourned the February 5, 2024 Planning and Zoning Commission meeting at 6:28 PM.

Facilities are provided throughout City Hall for the convenience of persons with disabilities.

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN O.C.G.A. 50-14-3:
The City of Smyrna website – www.smyrnaga.gov
City Hall, 2800 King Street SE, Notice Boards