

PLANNING AND ZONING COMMISSION

Minutes - Final



A Max Bacon City Hall
HR Training Room
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

December 11, 2023
6:00 PM

1. Roll Call

Present: 8 – Chairperson Joel Powell, Commission Member Charles Phillips, Commission Member Jonathan Howard, Commission Member Keith Bentley, Commission Member Earl Rice, Commission Member Jill Gordon-Evans, Commission Member Michael Seagraves, Commission Member Henriette Ostrzega

Also Present:

Staff: 4 – Jill G. Head, Dat Luu, Russell Martin, and Joey Staubes

2. Call to Order

Chairperson Joel Powell called to order the December 11, 2023 Planning and Zoning Commission meeting held at A Max Bacon City Hall in the HR Training Room at 6:00 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. Z23-010** Public Hearing - Zoning Case - Z23-010 - Allow rezoning from LC to R-10 for an existing single-family home - Land Lot 485 - 0.25 acres - 1120 Concord Road - Jeremy Robinson
Ward 3 Councilmember - Travis Lindley

Chairperson Joel Powell asked for a motion to move this item to the end of the agenda to give the applicant an opportunity to arrive before the end of the meeting.

Commission Member Jonathan Howard made a motion to move this item to the end of the agenda in order to wait for the applicant to arrive; seconded by Commission Member Henriette Ostrzega.

The motion carried with the following vote:

Aye: 7 – Commission Member Phillips, Commission Member Howard, Commission Member Bentley, Commission Member Rice, Commission Member Gordon-Evans, Commission Member Seagraves, Commission Member Ostrzega

Nay: 0 – None

Recuse: 0 – None

**B. 2023-240 Approval of the Planning and Zoning Commission 2024 Meeting Calendar
*Citywide***

Commission Member Michael Seagraves made a motion to approve item 2023-240, the Planning and Zoning Commission 2024 meeting calendar; seconded by Commission Member Earl Rice.

The motion to approve carried with the following vote:

Aye: 7 – Commission Member Phillips, Commission Member Howard, Commission Member Bentley, Commission Member Rice, Commission Member Gordon-Evans, Commission Member Seagraves, Commission Member Ostrzega

Nay: 0 – None

Recuse: 0 – None

5. Approval of Minutes

**A. MIN2023-090 Approval of the August 14, 2023 Planning and Zoning Commission Meeting Minutes
*Citywide***

Commission Member Jonathan Howard made a motion to approve; seconded by Commission Member Jill Gordon-Evans.

The motion to approve carried with the following vote:

Aye: 6 – Commission Member Howard, Commission Member Bentley, Commission Member Rice, Commission Member Gordon-Evans, Commission Member Seagraves, Commission Member Ostrzega

Nay: 0 – None

Abstain: 1 – Commission Member Phillips

6. Other Business / Staff Comment

**A. Z23-010 Public Hearing - Zoning Case - Z23-010 - Allow rezoning from LC to R-10 for an existing single-family home - Land Lot 485 - 0.25 acres - 1120 Concord Road - Jeremy Robinson
*Ward 3 Councilmember - Travis Lindley***

Chairperson Joel Powell explained that traditionally the commission does not discuss or vote on an item without the applicant being present. He asked the commission members if

they would be opposed to moving forward with this item since it is an item that is essentially reverting back to residential. The commission members agreed to move forward with discussion and a vote.

Joey Staubes, Planner II, presented the following background:

The subject property was rezoned from FC (Future Commercial) to LC (Limited Commercial) in 2021 (Z21-004) to convert the single-family structure for use as a professional office. The applicant was unable to satisfy the zoning conditions that required improvements to the property for parking and access necessary for a commercial use. The applicant is requesting to revert the zoning from LC (Limited Commercial) to R-10 (Residential) for use as a single-family home.

Community Development has reviewed the zoning proposal against the city's 2040 Comprehensive Plan and Future Land Use Plan. The zoning proposal is consistent with the NAC (Neighborhood Activity Center) Future Land Use Designation.

Community Development has reviewed the proposed development against the requirements of the Zoning Ordinance with respect to a residential use. The proposed development meets all the zoning requirements for a single-family home in the R-10 Zoning District. Community Development Staff is supportive of the change in zoning from the non-conforming zoning of LC to R-10.

Community Development recommends **approval** of the rezoning from LC to R-10 at 1120 Concord Road.

A public hearing was called, and no one came forward in favor of or in opposition to this item.

Commission Member Charles Phillips made a motion to approve item Z23-010, a public hearing and zoning case (Z23-010) to allow rezoning from LC to R-10 for an existing single-family home on land lot 485 on 0.25 acres located at 1120 Concord Road by applicant Jeremy Robinson; seconded by Commission Member Henriette Ostrzega.

The motion to approve carried with the following vote:

Aye: 7 – Commission Member Phillips, Commission Member Howard, Commission Member Bentley, Commission Member Rice, Commission Member Gordon-Evans, Commission Member Seagraves, Commission Member Ostrzega
Nay: 0 – None
Recuse: 0 – None

7. Adjournment

Chairperson Joel Powell adjourned the December 11, 2023 Planning and Zoning Commission meeting at 6:10 PM.

Facilities are provided throughout City Hall for 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