

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

September 09, 2024
6:00 PM

1. Roll Call

Present: 7 – 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

Absent: 1 – Commission Member Henriette Ostrzega

Staff: 4 – Tyler Addison, Caitlin Crowe, Heather Peacon-Corn, Joey Staubes

2. Call to Order

Chairperson Joel Powell called to order the September 9, 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. Z24-011** Public Hearing - Zoning Request - Z24-011 - Allow rezoning from R-20 to R-10 Conditional for the development of two single-family homes at a density of 3.08 units per acre - Land Lot 562 - 0.65 acres - 2471 Reed Street - Brookwood Homes
Ward 3 Councilmember - Travis Lindley

Joey Staubes, Planner II, presented staff recommendation for the rezoning request at 2471 Reed St. The request is to be heard by Mayor and Council on October 21, 2024. The request is to rezone the property from R-20 to R-10-Conditional to split the lot into two. The homes will have front entry garages with stormwater mitigation in the rear and a potential right-of-way dedication. There will be no future land use change. There are no variances requested.

Staff are supportive of the rezoning and recommend approval with the following conditions:

Standard Conditions

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% hardy plank siding. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. All utilities within the development 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 developer inside the subdivision and outside the subdivision adjacent to 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.
4. No debris may be buried on any lot or common area.
5. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
7. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
8. All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

Special Conditions

1. The development shall maintain the following minimum building setbacks: Front – 25', Side – 7.5', Rear – 25'
2. The minimum lot size shall be 13,621 sq. ft.
3. The minimum lot width shall be 50 feet.
4. Driveway – 22' minimum length from building face to back of sidewalk.
5. The developer shall dedicate property along Reed Street to ensure all utilities and sidewalk are located in the right-of-way.
6. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
7. Approval of the subject property for the R-10-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 8/12/2024 and created by SJM Murphy LLC. and all zoning stipulations above.
8. Approval of the subject property shall be conditioned upon substantial compliance with the elevations submitted on 8/12/2024.

Chairperson Powell asked the applicant to provide an overview of the request. Sean Murphy and Rick Kolb came forward as the applicants. Mr. Murphy said the existing house has burned down.

A public hearing was called.

- Cheryl James- 2455 Reed St- feels that the new home will be too close to her own home and is worried about the aesthetics. She is also concerned with the gap between the proposed wooden fence and her existing chain link fence.
- Ed James- 2431 Reed St- wants houses to remain in line with the other houses. He stated there is already an existing parking problem along Reed St.

- Mr. Murphy came forward again and said the homes were in line with the surrounding neighborhood and the density. Mr. Kolb added that the strip in the back could be planted with trees or similar and said they could look into creating a shared fence line rather than two separate fences.

Commission Member Bentley made the comment that the more parked vehicles on the street, the more traffic slows down.

Commission Member Gordon-Evans asked if the homes could be moved back. Mr. Murphy said that the further back the home, the more expensive. Additionally, he wants to keep in line with the surrounding homes.

Commission Member Keith Bentley made a motion to approve item Z24-014; seconded by Commission Member Jonathan Howard.

The motion to approve carried with the following vote:

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

5. Approval of Minutes

A. MIN2024-071 Approval of the May 13, 2024 Planning and Zoning Commission Meeting Minutes

Commission Member Earl Rice made a motion to approve item MIN2024-071; seconded by Commission Member Keith Bentley.

The motion to approve carried with the following vote:

Aye: 4 – Commission Member Bentley, Commission Member Rice, Commission Member Gordon-Evans, Commission Member Seagraves
Abstain: 2 – Commission Member Phillips, Commission Member Howard
Absent: 1 – Commission Member Ostrzega

6. Other Business / Staff Comment

7. Adjournment

Chairperson Joel Powell adjourned the September 9, 2024 Planning and Zoning Commission meeting at 6:25 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