



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: Z24-016

Agenda Date: 01/06/2025

In Control: City Council

File Type: Zoning Item

Agenda Section:

Community Development

Department: Community Development

Agenda Title:

FINAL VOTE – Zoning Request – Z24-016 – Annexation and Rezoning from GC & LI (Smyrna) and HI (Cobb County) to MU-Conditional for a mixed use development with 295 units at a density of 29 units per acre, and a civic building – Land Lot 491 – 9.8 acres – 1101 Windy Hill Road, 0 Dixie Avenue, 0 Atlanta Road, and 1278 Davis Road – WSE Development LLC

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is proposing to demolish the existing church and parking lot to construct the mixed-use development. The proposed mixed use development includes one four-story building, one four-five split level building at the interior of the property, two garage units at the western perimeter, and a two-level parking deck at the northern perimeter. The multi-family units will include a pool, amenity area, and fitness facility. The mixed-use development will house 295 multi-family units at a density of 29 units per acre and 30,000 sq. ft. building for civic uses.

RECOMMENDATION / REQUESTED ACTION:

Staff recommends approval for the annexation and Rezoning from GC & LI (Smyrna) and HI (Cobb County) to MU-Conditional for a mixed use development with 295 units at a density of 29 units per acre, and a civic building – Land Lot 491 – 9.8 acres – 1101 Windy Hill Road, 0 Dixie Avenue, 0 Atlanta Road, and 1278 Davis Road – WSE Development LLC.