

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Community Development Director
Joey Staubes, AICP, Planner II

Date: July 17, 2024

CC: Joe Bennett, City Administrator
Urban Design Commission

RE: **1055 Windy Hill Rd**

Applicant: Emmaline Soliz

Titleholder: Halpern Enterprises Inc

Location: 1055 Windy Hill Rd

Land Lot: 491

Ward: 3

Access: Windy Hill Rd

Existing Improvements: Restuarant

Existing Zoning: GC

Proposed Zoning: GC

Size of Tract: 0.34 Acres

Contiguous Zoning:

North	GC
South	MU
East	GC
West	GC

Hearing Dates:

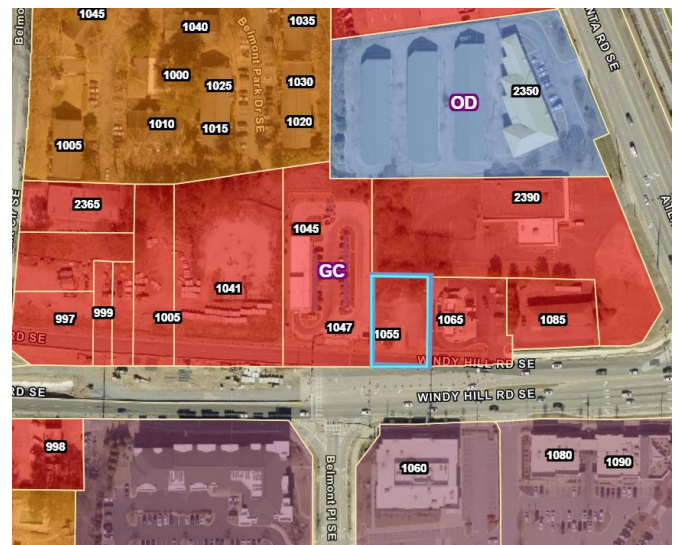
UDC	July 23, 2024
Mayor and Council	N/A

Proposed Use:

Parking lot addition for the existing restaurant at 1065 Windy Hill Rd.

Staff Recommendation:

Community Development recommends **approval**.



PROJECT DESCRIPTION

The restaurant at 1065 Windy Hill Rd (Taco T) is expanding their parking lot and has submitted a plan to add 7 spaces at 1055 Windy Hill Rd. The 0.34-acre subject property is vacant and zoned GC (General Commercial). The property does not require any rezoning or variances from the zoning ordinance for the parking lot expansion. The Urban Design District (Appendix E) requires design review by the Urban Design Commission for the parking facility and landscaping plan.

The subject property is a vacant lot with existing pavement on most of the property. The existing pavement will be removed and new pavement, curb and gutter will be installed. The proposed parking lot expansion will provide an additional 7 spaces for the restaurant. The parking lot will provide a driveway for inter-parcel access to the restaurant as well as the adjacent car wash for access to Windy Hill Rd. There will be no direct access to Windy Hill from the parking lot expansion. Street trees will be planted along Windy Hill Rd to screen the parking lot as required in the Urban Design District. Additional trees are planted within the parking lot as required. City staff have approved the land disturbance plans provided by the applicant and a permit will be issued after approval by the UDC. The proposed plans meet all of the requirements of the Urban Design District.

STAFF COMMENTS

According to the requirements of the Urban Design District, the Urban Design Commission is required to review the proposed parking facility and landscaping plan. Community Development has reviewed the landscaping plan and believes it meets all of the standards, requirements, guidelines, and intent of the Site Design and Architectural Design requirements to screen parking facilities in the Urban Design District.

Additionally, the proposed site plan does not require any rezoning or variances.