



# City of Smyrna

## Issue Sheet

File Number: Z24-012

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

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**Agenda Date:** 9/23/2024

**In Control:** City Council

**File Type:** Zoning Item

**Agenda Section:**  
**Community Development**

**Department: Community Development**

**Agenda Title:**

Public Hearing - Zoning Request - Z24-012 - Allow rezoning from R-15 & LC to R-15-Conditional for use as a church - Land Lot 558 - 5.34 acres - 3030, 3040, & 3050 Atlanta Road - City of Smyrna

***Ward 6 Mayor Pro Tem / Councilmember - Tim Gould***

**ISSUE AND BACKGROUND:**

The City of Smyrna is requesting the rezoning of three parcels from R-15 (Residential) and LC (Limited Commercial) to R-15-Conditional for the use as a church. The rezoning will allow consolidation of the three lots to one parcel with a single R-15 zoning designation for a new church.

**RECOMMENDATION / REQUESTED ACTION:**

Community Development recommends approval of the rezoning from R-15 to LC or R-15-Conditional on 5.34 acres for a church with the following conditions:

**Standard Conditions:** Requirements # 2, 3, 4, 8, 9, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. The composition of the building 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 percent hardy plank siding.
2. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. All utilities within the development shall be underground.
4. 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 2' shall be provided between the back of curb and sidewalk.
5. No debris may be buried on any lot or common area.



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6. The developer will install decorative streetlights within the development, 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".

7. 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.

8. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

9. All yards and common areas are to be sodded and landscaped. Irrigate as appropriate.

### **Special Conditions:**

10. The development shall maintain the following minimum building setbacks:

Front – 25'

Side – 25'

Rear – 30'

Setback from residential property – 75'

11. The maximum building height shall be 66 feet.

12. The minimum landscape buffer shall be 10 feet along the southern property line and 20 feet along the northern and western property lines.

13. The maximum impervious coverage shall be 50%.

14. The minimum parking area setback shall be 10 feet.

15. The primary shared access drive shall maintain connection to the Reed House circular drive for fire department accessibility.

16. The dumpster shall be screened with a three-sided brick enclosure.

17. Approval of the subject property for the R-15-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted September 10, 2024, and created by Croy and all zoning stipulations above.

18. The applicant shall be bound to the conceptual elevations submitted on August 16, 2024. Approval of any change to the elevations must be obtained from the Director of Community Development.