



City of Smyrna

Issue Sheet

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

File Number: Z24-001

Agenda Date: 2/12/2024

In Control: City Council

File Type: Zoning Item

Agenda Section:

Community Development

Agenda Number: A.

Department: Community Development

Agenda Title:

Public Hearing - Zoning Request - Z24-001 - Allow rezoning from R-15 to LC-Conditional for the use as a veterinary clinic and day care facility - 3.01 acres - Land Lot 452 - 940 Concord Road - STNL Development LLC

Ward 3 Councilmember – Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a rezoning from R-15 to LC-Conditional for use as a 8,364 sq. ft. veterinary clinic, and 10,000 sq. ft. day care facility on two parcels. The future land is MEDR and a land use change to NAC is required.

RECOMMENDATION / REQUESTED ACTION:

Community Development recommends approval of the rezoning from R-15 to LC-Conditional on 3.01 acres for a veterinary clinic and day care facility with the following conditions:

Standard Conditions

Requirements # 2, 3, 4, 8, 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



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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.
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 – 50'
 - External Side – 40'
 - Internal Side – 10'
 - Rear – 50'
11. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
12. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
13. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
14. A 10' landscape buffer shall be planted between the development and adjacent residential properties.
15. Dumpsters shall be positioned so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction shall also be allowed and screened as appropriate in accordance with the City's regulations.



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16. Approval of the subject property for the LC-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted January 3, 2024, and created by AXIS Infrastructure and all zoning stipulations above.

17. The applicant shall be bound to the elevations submitted on January 3, 2024. Approval of any change to the elevations must be obtained from the Director of Community Development.