

PLANNING AND ZONING COMMISSION

Minutes - Final



A Max Bacon City Hall
HR Training Room
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

August 14, 2023
6:00 PM

1. Roll Call

Present: 6 – Chairperson Joel Powell, Commission Member Jonathan Howard, Commission Member Keith Bentley, Commission Member Jill Gordon-Evans, Commission Member Michael Seagraves, Commission Member Henriette Ostrzega
Absent: 2 – Commission Member Charles Phillips and Commission Member Earl Rice
Staff: 5 – Caitlin Crowe, Jill Head, Dat Luu, Russell Marting, and Joey Staubes

2. Call to Order

Chairperson Joel Powell called to order the August 14, 2023 Planning and Zoning Commission meeting held at A. Max Bacon City Hall in the HR Training Room at 6:00 PM.

3. Chairperson Instruction and Comment

4. Formal Business

- A. Z23-007** Public Hearing - Zoning Request - Z23-007 - Allow rezoning from LI to OD-Conditional for use as a climate controlled self-storage facility - Land Lot 668 - 1.88 acres - 3265 Atlanta Road - Atlantic Development Partners LLC
Ward 1 Councilmember - Glenn Pickens

Joey Staubes, Planner II, provided the following background:

Atlantic Development Partners LLC is requesting a rezoning from LI (Light Industrial) to OD (Office-Distribution) for the ability to construct a climate controlled self-storage facility. The subject property is zoned LI and has been used for an industrial purpose as a business to move machinery. The existing building will be demolished for the construction of a new climate controlled self-storage building. The proposed building will be 113,596 sq. ft. The building will be three stories with a basement with a maximum height of 40 feet. The elevation visible from Atlanta Road will be three stories and the building will follow the contour of the property to have

a basement level at the rear of the property adjacent to CSX rail right-of-way. The project consists of a 20 ft. landscape buffer along the sides of the property adjacent to residential.

The proposed building will utilize stone, EIFS, and metal paneling for the front façade. The applicant has provided architectural renders with the zoning application for reference.

The applicant is providing 11 parking spaces which meets the minimum parking requirement.

Engineering Review

The City Engineer has reviewed the proposed rezoning with respect to transportation, stormwater management and stream buffer issues. The City Engineer will require a portion of the access drive be improved to meet city standards. Also, the access drive will require striping and utility easement from the Atlanta Road entrance to the property, and curb and gutter within the subject property. There are no stream buffers affecting the property. The development will utilize a detention pond for stormwater management.

Fire Marshal Review

The Fire Marshal's office has reviewed the current proposal and in general believes that it meets the Fire Code requirements for fire truck access. A fire hydrant will be required on the subject property. The building will require a an automatic fire suppression system.

Planning Review

Community Development has reviewed the zoning proposal against the city's 2040 Comprehensive Plan and Future Land Use Plan. The zoning proposal to Office-Distribution is consistent with the Industrial Mixed Use land use designation on the Future Land Use Map.

The rezoning will require the following variance:

1) Allow side setback variance from 50' to 20' (Staff Supports)

The subject property is allowed to have a 0' rear setback because the rear property line abuts railroad right-of-way.

Community Development has reviewed the proposed development against the requirements of the Zoning Ordinance with respect to the use as a self-storage facility. The proposed development meets the zoning requirements for a self-storage facility.

Community Development staff is supportive of the change in zoning from LI to OD-Conditional as it will be a downzoning from an industrial use. The rezoning to OD will be more compatible with the surrounding residential uses than the uses allowed in LI.

STAFF RECOMMENDATION

Community Development recommends approval of the rezoning from LI to OD-Conditional on 1.88 acres for a self-storage 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 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'
Side – 20'
Rear – 0'
 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. The developer shall improve the access drive to meet city standards set forth in Appendix D.
 15. The access drive will require an ingress and egress easement as well as a utility easement.
 16. The access drive shall be stripped from the subject property and aligned with the emissions station driveway apron.
 17. A 20' landscape buffer shall be planted between the development and adjacent residential properties.
 18. The development will require a fire hydrant within the subject property.
 19. 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.
 20. The dumpster will require a hose bibb for washdown within 50 of the pad and the pad shall have a drain that connects to sanitary sewer.
 21. Allow building height of up to 55 feet.
 22. Approval of the subject property for the OD-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted August 4, 2023 and created by Paradigm Engineering Services, Inc. and all zoning stipulations above.
 23. The applicant shall be bound to the elevations submitted on July 13, 2023. Approval of any change to the elevations must be obtained from the Director of Community Development.

Commission Member Michael Seagraves asked about the driveway condition. Mr. Staubes said the applicant will be required to bring it up to code.

Chairperson Powell asked the applicant to provide an overview of the request. Kevin Moore came forward on behalf of his client, Atlantic Development Partners. Shamrock Building Systems is the contractor who will be doing the work and is the main applicant. The applicant is looking to replace the building that exists, which is currently a trucking company. Noise should not be an issue since there are typically less than five trips a day. This will also be considered a downzoning for the property.

Commission Member Jill Gordon-Evans stated that this may not be a round-the-clock business, but most self-storage facilities allow 24-hour access. Is the plan to offer that with the hope that it will not be that busy around the clock? She also asked if there will be any outdoor storage of SUVs, RVs, boats, campers, etc. Mr. Moore said that it is secured with a key card but will be available 24 hours, and there will be no outdoor storage; it will only be interior.

Commission Member Keith Bentley asked what the future plans looked like for the out parcels. Mr. Moore said that they are potentially looking at putting in retail or office/commercial usage.

Commission Member Gordon-Evans asked who would be maintaining the access drive. Mr. Moore said the recorded easement says that it will have a shared cost for future maintenance.

A public hearing was called, and no one came forward in favor of or in opposition to this item.

Commission Member Keith Bentley made a motion to approve item Z23-007, a public hearing and zoning request (Z23-007) to allow rezoning from LI to OD-Conditional for use as a climate controlled self-storage facility on land lot 668 on 1.88 acres located at 3265 Atlanta Road by applicant Atlanta Development Partners LLC; seconded by Commission Member Michael Seagraves.

The motion to approve carried with the following vote:

Aye: 5 – Commission Member Howard, Commission Member Bentley,
Commission Member Gordon-Evans, Commission Member Seagraves,
Commission Member Ostrzega
Nay: 0 – None
Recuse: 0 – None

**B. ORD2023-010 Public Hearing - Approval of Ordinance ORD2023-010 for the amendments to Chapter 106 in relation to tree bank expenditures and authorize the Mayor to sign and execute all related documents.
*Citywide***

Joey Staubes, Planner II, provided the following background:

The City of Smyrna is coordinating a program with Trees Atlanta to allow tree bank funds to be used for the planting of street trees on private property. Currently, the Tree Ordinance restricts tree bank funds to be used solely for maintenance, education and the purchase and planting of trees on public sites.

Community Development is proposing an amendment to the tree ordinance to allow street tree planting on private property where specific conditions are met. The proposed amendments are as follows:

Sec. 106.29 Definitions

Tree bank means an account, maintained by the Finance Department of the City of Smyrna, of funds contributed from developers as a form of alternative compliance to the Smyrna Tree Ordinance. Funds from the tree bank are to be used solely for maintenance, education and the purchase and planting of trees on public sites within the city as authorized by the Community Development Director or for the planting of street trees on private property through a city sponsored program approved by the City Council. Street trees planted on private property must be planted within 20 feet of the public right-of-way.

Sec. 106.32 Alternative compliance to tree density requirements

(d) Smyrna Tree Bank. As another method of alternative compliance, the City will accept donations to the Smyrna Tree Bank. These donations will be used for the sole purpose of maintenance, education, and planting trees on public property within the City (See section 106-50). Tree Bank funds may also be used for the planting of street trees on private property through a city sponsored program approved by the City Council. Street trees on private property must be planted within 20 feet of the public right-of-way.

Recommendation

The proposed Tree Ordinance amendments will further promote a healthy viable community forest that will be shared by the citizens of Smyrna. Therefore, staff recommends approval of the attached revisions the City's Tree Ordinance.

A public hearing was called, and no one came forward in favor of or in opposition to this item.

Commission Member Henriette Ostrzega made a motion to approve item ORF2023-010, a public hearing and amendments to Chapter 106 in relation to tree bank expenditures; seconded by Commission Member Jill Gordon-Evans.

The motion to approve carried with the following vote:

Aye:	5 – Commission Member Howard, Commission Member Bentley, Commission Member Gordon-Evans, Commission Member Seagraves, Commission Member Ostrzega
Nay:	0 – None
Recuse:	0 – None

5. Approval of Minutes

A. MIN2023-071 Approval of the July 10, 2023 Planning and Zoning Commission Meeting Minutes

Commission Member Michael Seagraves made a motion to approve item MIN2023-071, the July 10, 2023 Planning and Zoning Commission meeting minutes; seconded by Commission Member Keith Bentley.

The motion to approve carried with the following vote:

Aye: 4 – Commission Member Bentley, Commission Member Gordon-Evans,
Commission Member Seagraves, Commission Member Ostrzega
Nay: 0 – None
Abstain: 1 – Commission Member Howard

6. Other Business / Staff Comment

7. Adjournment

Chairperson Joel Powell adjourned the August 14, 2023 Planning and Zoning Commission meeting at 6:23 PM.

Facilities are provided throughout City Hall for 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