

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

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

Date: May 6, 2025

CC: Joe Bennett, City Administrator  
Planning and Zoning Board

**RE: Zoning Code Amendment – Coffee Roasting Facilities**

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#### BACKGROUND

The Community Development Department has met with businesses owners wishing to operate a coffee roasting facility within the City of Smyrna. Community Development staff has worked to identify potential business locations, as well as assist with the permitting and licensing process. The City's Zoning Ordinance is silent on coffee roasting facilities and does not specifically list the use as a permitted use under any zoning district in the city. Community Development is proposing a code amendment to the Zoning Ordinance to identify the appropriate zoning district where coffee shops and coffee roasting facilities can be permitted.

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#### ANALYSIS

Community Development has reviewed the City's Zoning Ordinance and found that coffee roasting facilities are not identified as permitted use within any zoning district in the city. As currently written, Community Development staff would have to make an interpretation that only the Light & Heavy Industrial zoning districts would permit the use. However, Community Development believes the use is not industrial in nature and should be allowed in a less restrictive zoning district. Therefore, Community Development is proposing to amend Section 712 of the Zoning Ordinance to add coffee shops and coffee roasting facilities as a permitted use.

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#### STAFF COMMENTS

Community Development recommends approval of the proposed code amendment below to address coffee roasting facilities within the GC zoning district in the City's Zoning Ordinance:

**Section 712 of the Zoning Ordinance shall be amended to add a private dog park to the list of permitted uses under the General Commercial (GC) zoning district. The proposed sections shall read as follows (amended portions are highlighted).**

(712.12.3) Coffee shops and coffee roasting facilities.