



CITY OF SMYRNA 2040 COMPREHENSIVE PLAN

TECHNICAL ADDENDUM

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TECHNICAL ADDENDUM OVERVIEW

This Technical Addendum provides supporting material for the City of Smyrna's 2040 Comprehensive Plan. It includes material created and utilized throughout the Guide Smyrna planning process, which informed the development of the Comprehensive Plan. The three supplemental appendices are:

APPENDIX A: COMMUNITY ENGAGEMENT

This appendix is a compilation of summary materials from the Guide Smyrna 2022 Plan Update community engagement process, including the public open house and the online community survey.

APPENDIX B: BASELINE CONDITIONS REPORT

The Baseline Conditions Report is an analysis of existing conditions prepared by the Jacobs planning team as part of the 2017 Plan Update. It covers an extensive range of datasets, owing to the in-depth nature of the 2017 plan. Updates to many of these data were beyond the scope of ARC's 2022 Plan Update process, which included a more limited range of new data in the body of the plan. The 2017 Baseline Conditions Report remains as an appendix in the 2022 plan as its scope of data still has relevant components for the City, and it could be updated more systematically in a future Comprehensive Plan Update.

APPENDIX C: DEFINITIONS

The definitions in this appendix offer more detailed guidance for interpreting the content of the Comprehensive Plan.

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APPENDIX A: COMMUNITY ENGAGEMENT

This appendix is a compilation of summary materials from the Guide Smyrna 2022 Plan Update community engagement process, including the public open house and the online community survey.

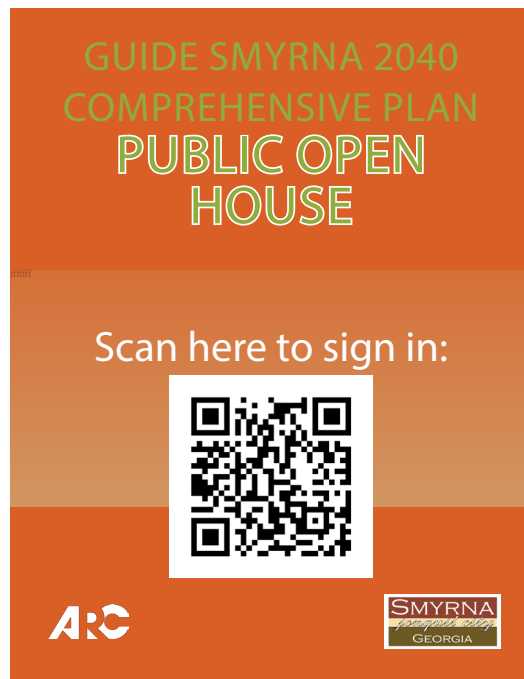
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APPENDIX A: COMMUNITY ENGAGEMENT

Public Open House Documentation.....	A-4
Online Community Survey Results.....	A-10
Public Hearing Documentation	A-64

PUBLIC OPEN HOUSE - JUNE 29, 2022 - BRAWNER HALL



GUIDE SMYRNA
2040 COMPREHENSIVE PLAN

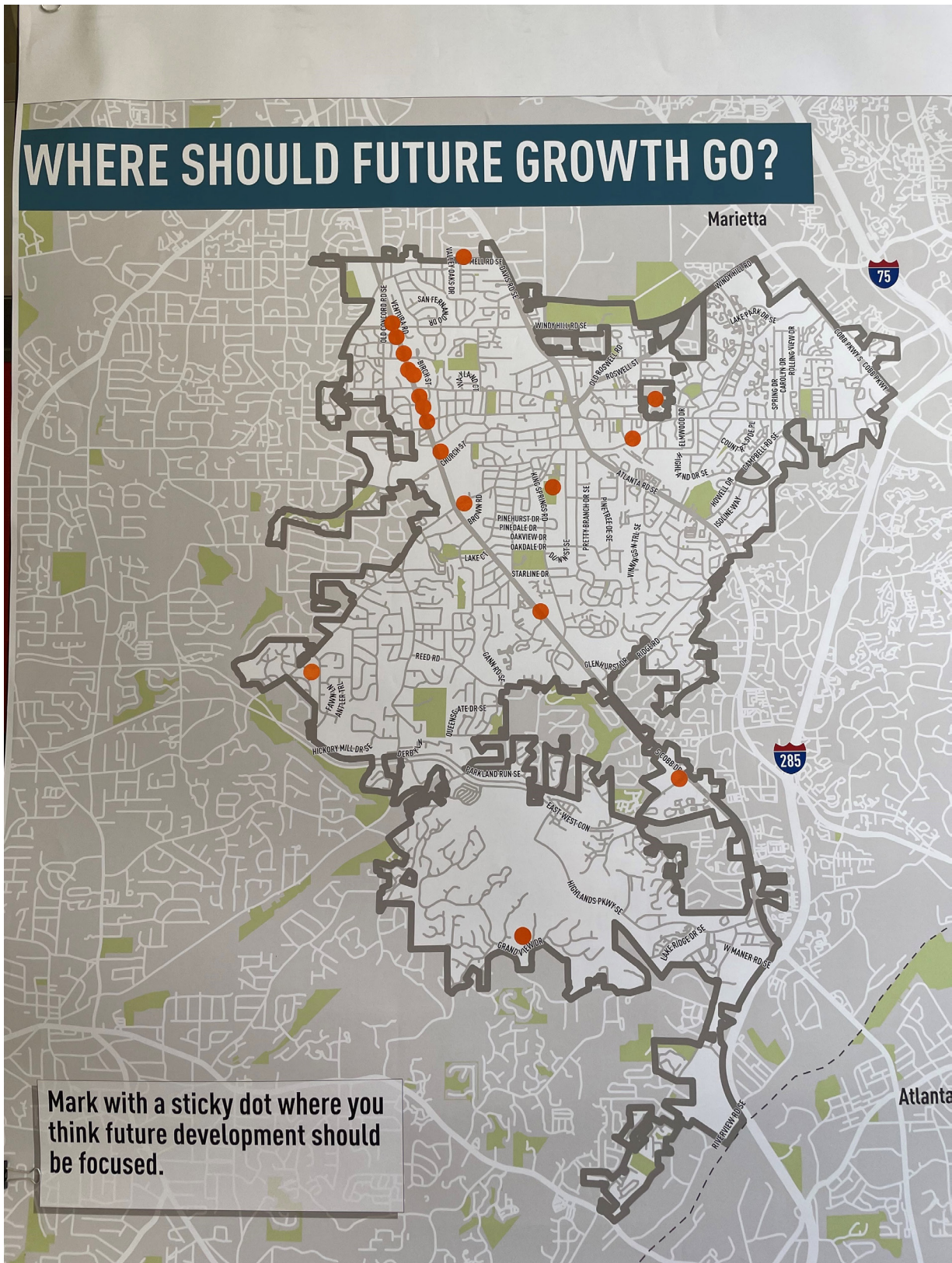
Guide Smyrna 2040 Comprehensive Plan – 2022 Update
Public Open House
Wednesday, June 29, 6:00-8:00 PM
Brawner Hall
3180 Atlanta Road
Smyrna, GA 30080

Name	Email Address
MONTGOMERY KIMBLE	MONTKIMBLE@yahoo.com
KAREN DOUGLAS	kdouglas.hc@att.net
CHERYL HODGINS	cheryl.hodgins75@gmail.com
PAT FOLLOWAY	Pam.followay@att.net
RICH FOLLOWAY	Followay1@yahoo.com

Guide Smyrna 2040 Comprehensive Plan 2022 Update Public Open House - June 29, 2022 - Online Sign-In Log

Name	Email	Venue	Registered Time
Heather Meehan	Hmeehan08@gmail.com	In-Person	6/29/2022 5:56:00 PM
Kathy Omais	ko3rose@gmail.com	In-Person	6/29/2022 6:55:42 PM
SMS	smarie99@hotmail.com	In-Person	6/29/2022 7:07:19 PM

WHERE SHOULD FUTURE GROWTH GO?



HOUSING

Tell us a little bit about Smyrna's housing needs. Use the colored dots per the instructions below.

● I'd like to see large multi-family housing (apartments) here



● I'd like to see missing middle housing (duplexes, triplexes, quadplexes, small apartments) here

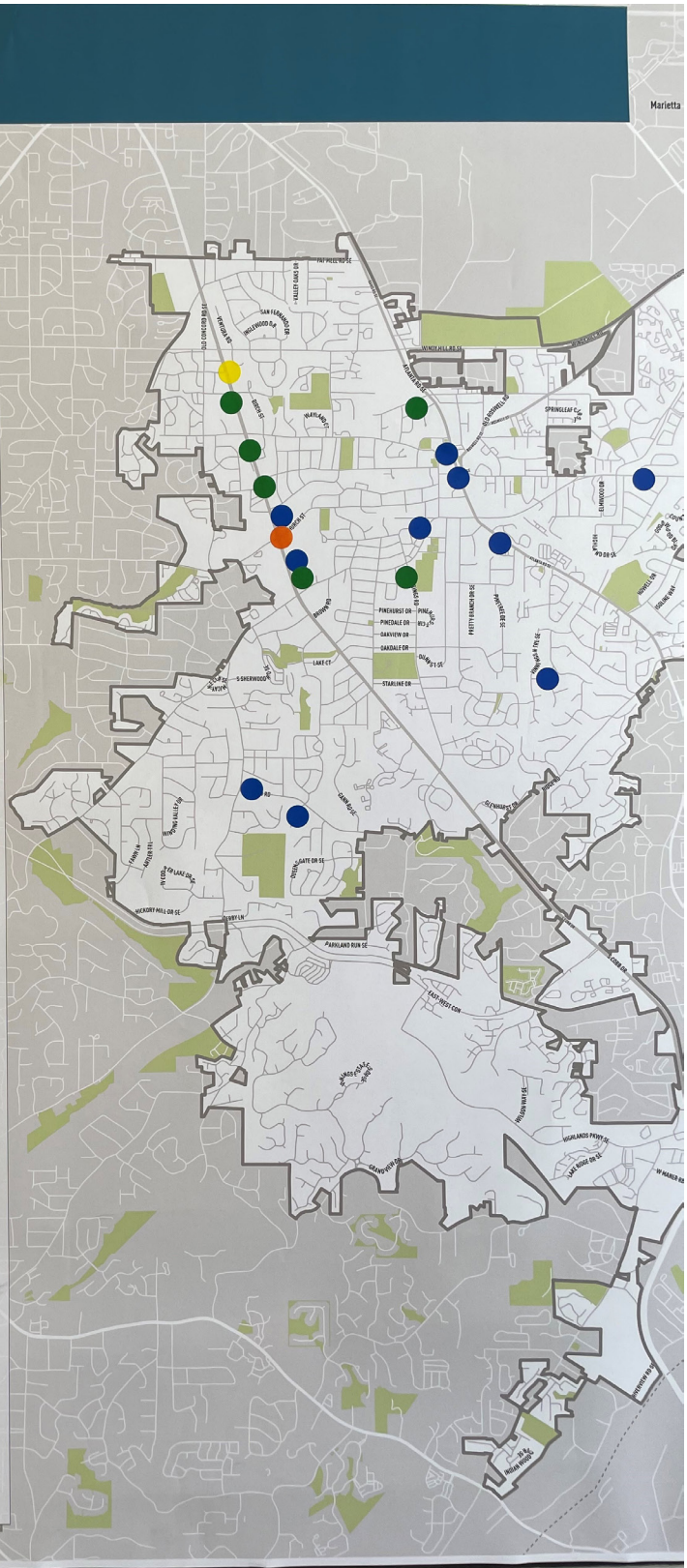


● I'd like to see single-family attached housing (townhomes) here



● I'd like to see single-family detached housing here

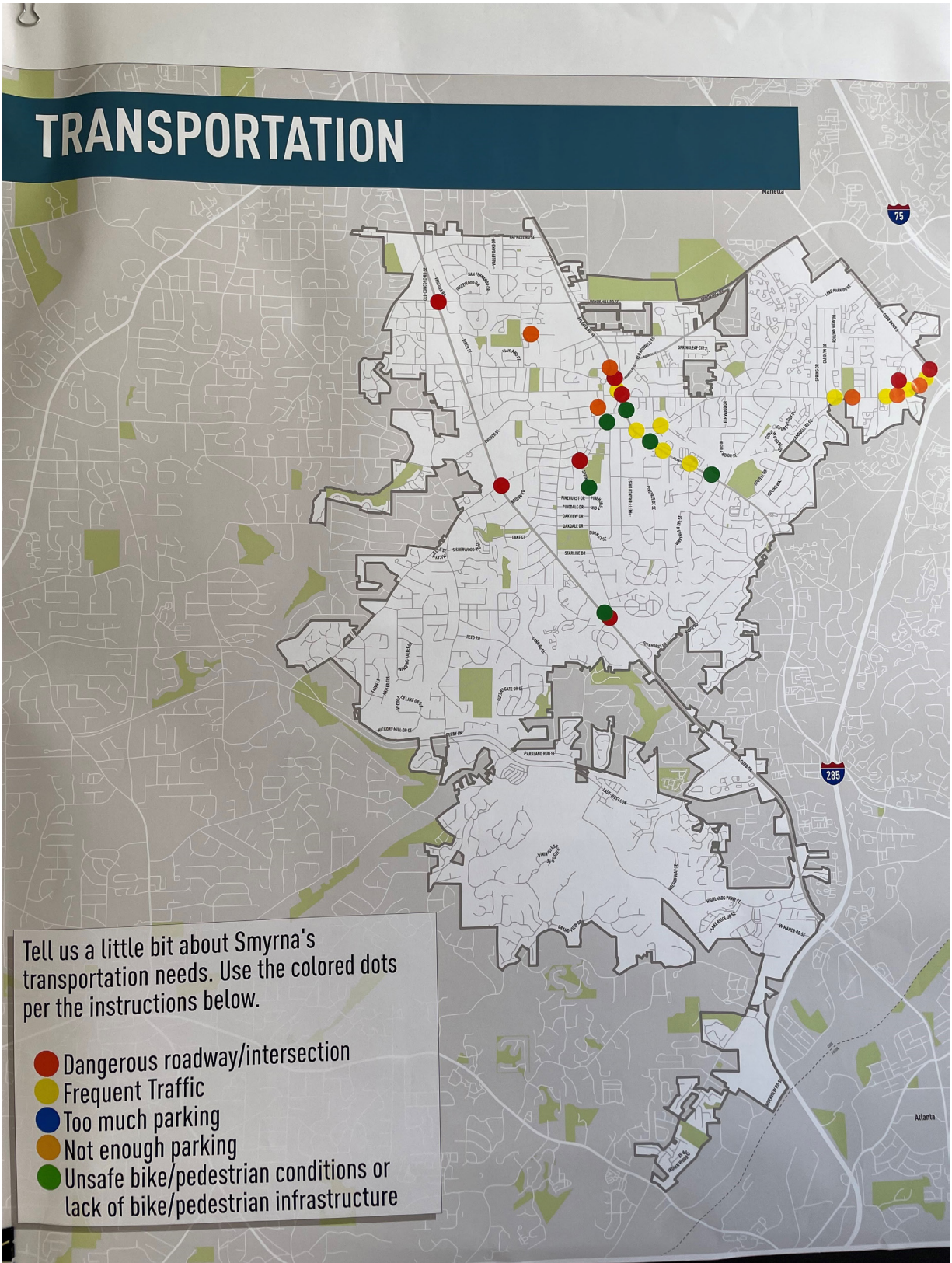
● I'd like to see affordable housing (any kind) here



TRANSPORTATION

Tell us a little bit about Smyrna's transportation needs. Use the colored dots per the instructions below.

- Dangerous roadway/intersection
- Frequent Traffic
- Too much parking
- Not enough parking
- Unsafe bike/pedestrian conditions or lack of bike/pedestrian infrastructure



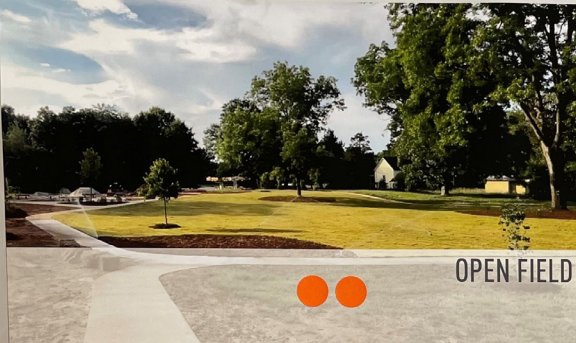


GREENSPACE

Please select only one of the images from each of the rows below by placing a dot under the picture you prefer.

PASSIVE PARKS

Passive parks are informal gathering places for relaxation and play.



ACTIVE PARKS

Active parks are developed for active sports facilities (e.g., tennis courts).



OTHER GREENSPACES

Other types of greenspaces generally serve a very specific purpose.



ONLINE COMMUNITY SURVEY

CITY OF SMYRNA COMPREHENSIVE PLAN SURVEY

Communities guide growth and development through planning. We are now updating Guide Smyrna 2040, the City's long-range Comprehensive Plan.

Visit our website to learn more, take the survey, and help plan the future of Smyrna:

<https://publicinput.com/GuideSmyrna2040Update>

You can also use the camera app on your phone to scan the QR code at right.



**8 GUIDE
SMYRNA**
2040 COMPREHENSIVE PLAN

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

City of Smyrna 2040 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS
1,685	350
RESPONSES	COMMENTS
6,582	1,071
SUBSCRIBERS	
126	



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What are the **three (3) strongest assets** in Smyrna currently?

1. Suburban but close (20 min) to anywhere in Atlanta
 2. Battery and Smyrna downtown
 3. Relatively little crime

6 months ago

👍 209 Agree

Suburban feel but close to city
 Other young families
 Safe

6 months ago

👍 122 Agree

1. LOCATION: Suburban, but close to highways, the city, airport and upscale dining options. Ability to navigate life without using the interstate. Great city to age in.
 2. DIVERSITY - Age, Ethnicity, marital status, sexual origin, etc. Everyone loves Smyrna!
 3. The Battery/Truist Park, Silver Comet Trail, Chattahoochee park/hiking, festivals, food trucks, etc.

6 months ago

👍 107 Agree

The cute downtown area
 Close to the Braves stadium
 Public amenities like parks, pools, rec center

6 months ago

👍 90 Agree

Close to Atlanta but affordable houses with large lots
 Becoming more diverse and progressive
 Expanding dining and entertainment options

6 months ago

👍 70 Agree

1) Pedestrian friendly
 2) Recreational family activities (festivals, concerts, food trucks, etc.)
 3) parks

6 months ago

👍 55 Agree

Proximity to the city, abundance of parks, young families

6 months ago

👍 39 Agree

Convenient location
 Parks and rec services
 Police and fire services

6 months ago

👍 35 Agree

Small community feel.
 Access to Atlanta
 Should be able to grow old in your same community.

6 months ago

👍 30 Agree

Close to Braves stadium
 Friendly people/little crime
 Good hiking trails nearby

6 months ago

👍 29 Agree

I really think business leaders and developers should strongly encourage a European style café vibe in the new development being planned around the brewery . With the climate in Atlanta and Smyrna, it's baffling to me how little outdoor cafés and restaurants there are in the city. Smyrna could really set itself apart and become a destination point for metro Atlanta if our new development had that vibe

5 months ago

👍 26 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Proximity to Atlanta / Marietta / etc
Cheaper housing than ITP
Starting to build up downtown area

6 months ago

24 Agree

Close to Braves Stadium/The Battery/Cumberland CID
Convenient location (highway proximity, ease getting to other prime districts in Atlanta metro)
Affordable Housing (relative to other cities with similar housing products)

6 months ago

24 Agree

Suburban neighborhood with proximity to ATL
Walkability to restaurants, entertainment.
Public resources: library, community center, parks, fitness court

6 months ago

22 Agree

Small community feel with close proximity to Atlanta, Smyrna Market Village, city services (parks, library, community center), The Battery

5 months ago

21 Agree

1) Location easy to get to work whether it's downtown or other suburbs; 2) Still has a small town feel... and a sense of community 3) Potential... I feel like we're on the verge of something great if we plan correctly and provide the right opportunities for businesses and families; 4) Diversity

5 months ago

18 Agree

Diverse
Proximity to Atl
Community services

6 months ago

16 Agree

parks (including tennis courts)
well-maintained and well-run city with lots of community events/involvement/support
lots of grocery stores

6 months ago

15 Agree

Walkability
Community resources - library, community center, wolfe center
Proximity

6 months ago

14 Agree

Great parks and recreation, progressive mindset, close to Atlanta

6 months ago

14 Agree

The Silver Comet!

5 months ago

13 Agree

The amenities in the downtown area,
Proximity to ATL, airport, buckhead, Marietta, etc,
Diverse community

6 months ago

13 Agree

Silver comet trail, proximity to the Battery

6 months ago

13 Agree

Parks, greenspace, friendly citizens. Walkable neighborhoods.

5 months ago

12 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Proximity to ATL, mountains, other suburbs, highways, airport
Cute downtown with special events
Friendly people

6 months ago

12 Agree

ability to get to Atlanta with ease, good schools

6 months ago

10 Agree

Kid-friendly
Good Atlanta accessibility
Low crime

5 months ago

8 Agree

1.) Located in close proximity to Atlanta, the battery and the airport
2.) Diverse population
3.) public facilities and parks

5 months ago

7 Agree

Close to downtown, has small town vibes, diverse and close to everything

5 months ago

6 Agree

Other assets: Diversity in ethnicities and ages. Tolerance.

5 months ago

6 Agree

1. Parks and Recreation
2. Walkable downtown area/pedestrian friendly
3. Good city management (services, safety)

6 months ago

6 Agree

1. Safe community/good schools for kids
3. Fun and frequent activities for families and pets to attend (food trucks, handmade market, the battery etc.)
3. Very central location (convenient to the airport, midtown, sandy springs, etc.)

5 months ago

5 Agree

Small town feeling
Diversity
Local amenities

5 months ago

5 Agree

access to silver comet trail
quiet neighborhoods
quik access to city

5 months ago

5 Agree

We have a mountain feel and are only 20 minutes from the city.
-RIVER PARK
-Mountain Biking
-Silver Comet trail
-Dog Parks
-Taylor Brawner Park

5 months ago

4 Agree

Traffic and dangerous intersections
Trash all over roadways & Run down areas
Limited night life in the Downtown

6 months ago

4 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1. LOCATION: Suburban, but close to highways, the city, airport and upscale dining options. Ability to navigate life without using the interstate. Great city to age in.
2. DIVERSITY - Age, Ethnicity, marital status, sexual origin, etc. Everyone loves Smyrna!
3. The Battery/Truist Park, Silver Comet Trail, Chattahoochee park/hiking, festivals, food trucks, etc.

5 months ago

[3 Agree](#)

Excellent Parks,
Excellent Local Library,
Strong Schools

5 months ago

[3 Agree](#)

1. Location: Proximity to highway and direct access to Metro Atlanta including 285/I-75 and Atlanta Rd into Downtown. 20-30 minutes to Airport, downtown, north Atlanta burbs, etc.
2. Proximity to the Battery and all that it entails; concerts, games, shops, restaurants, etc.
3. Quick access to major grocers and retailers without having to get into serious traffic.

5 months ago

[3 Agree](#)

LOCATION: Suburban, but close to highways, the city, airport and upscale dining options. Ability to navigate life without using the interstate. Great city to age in.

4 months ago

[2 Agree](#)

Location, diversity, and outdoor parks and trails

5 months ago

[2 Agree](#)

A city with a small town feel. Close to Atlanta but NOT ATLANTA. Green spaces, hiking trails.

5 months ago

[2 Agree](#)

1. Proximity to airport/Dunwoody/downtown/ The Battery
2. Proximity to Silver Comet Trail/Hiking trails
3. Community feel

5 months ago

[2 Agree](#)

Close to downtown and interested, entertainment (food trucks, concerts, etc)
Lots of parks, sidewalks, etc

5 months ago

[2 Agree](#)

Close to a lot of things
Cheaper housing than in city
Restaurant/bars/breweries coming!

5 months ago

[2 Agree](#)

Close to downtown
Silver comet trail
Small town feel

5 months ago

[2 Agree](#)

1. Proximity to Downtown/Midtown/Piedmont Hospital, Perimeter Center/Pill Hill, Hartsfield, and 75/285/20
2. Chattahoochee NRA
3. Area retail/dining and bordering city

3 months ago

[1 Agree](#)

1. Parks
2. Library
3. Police and fire services

4 months ago

[1 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1. Tight knit community close to Atlanta so you get the best of both.
2. I love the multi-ethnicity of the city.
3. We have a fantastic police department and fire department.

4 months ago

[1 Agree](#)

1. Access
2. 35+ years of TSPLOST
3. Little to no debt

5 months ago

[1 Agree](#)

Bike Trails
Public Parks
Walk-ability of some neighborhoods

5 months ago

[1 Agree](#)

Location - Outside hustle & bustle of the big city but still close (enough) to many areas.
Parks - There is so much green space...almost every few blocks.
History - New to the area but there seems to be a lot of pride & preservation in the area.

5 months ago

[1 Agree](#)

Parks
The Battery
Family focused feel

5 months ago

[1 Agree](#)

1. Suburban but close, 2 Diverse, 3 Focus on Walkability and Greenspace

5 months ago

[1 Agree](#)

- 1 Chick-Fil-A
- 2 Baby Ducks at the Pond
- 3 Dog Poo Bins at the Parks

5 months ago

[1 Agree](#)

What is the value of a vacant level lot with no trees in the area of between Atlanta Rd., Windy Hill Rd., and South Cobb Drive? What is the value of a house with a lot on Chrysler Ave., Smyrna, GA?

3 months ago

Location: Proximity to highway and direct access to Metro Atlanta including 285/I-75 and Atlanta Rd into Downtown. 20-30 minutes to Airport, downtown, north Atlanta burbs, etc.
Amazing neighborhood to live and grow family in as long as we keep down all of the additional traffic, and what others are calling development.
Quick access to major grocers and retailers without having to get into serious traffic....for now.

3 months ago

Battery and Smyrna downtown

4 months ago

I love my neighborhood. I feel safe here. The community center with exercise equipment is a nice plus.

4 months ago

1. Small-town Character 2. Downtown Smyrna 3. The Braves Stadium

4 months ago

1. Strong sense of community and of being in someplace special.
2. Proximity to the metro Atlanta area, interstate highways and the Atlanta Airport.
3. Smart, educated, involved citizens who care about the community.

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Great City with a bright future!
5 months ago

- 1. Everything!
 - 2. Job centers
 - 3. Battery
- 5 months ago

Location - close to the Battery, interstates, airport and Atlanta
Walkability/ Smyrna market village
Parks, pools and recreation
5 months ago

Location, parks/amenities, low traffic
5 months ago

.
5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What are the **three (3) biggest challenges** facing Smyrna currently?

Limited Retail options compared to similar suburban markets. (e.g. Non fast food restaurants, specialty markets (trader Joe's, whole foods, etc))

6 months ago

⊕ 164 Agree

Downtown Smyrna needs to be all commercial business that are open in the evenings, similar to Marietta. There is no need to cable companies, real estate offices, hair and nail salons that all close at 5pm. We need restaurants and coffee shops with outdoor seating.

6 months ago

⊕ 128 Agree

Traffic increasing,
Tearing down land for apartments/churches,

6 months ago

⊕ 102 Agree

Need more quality restaurants
Need more quality family homes
Need more green space, sidewalks

6 months ago

⊕ 89 Agree

Subpar school system
Expensive home prices
Aging strip malls

6 months ago

⊕ 85 Agree

1. Limited retail options other than fast food
2. Need more connectivity / make spring road more aesthetic (I remember thinking Smyrna was a dump/sketchy the first time I road in on Spring rd)
3. More green space

6 months ago

⊕ 65 Agree

Quality of schools
Aging building/housing stock
Lack of rail/train public transit

6 months ago

⊕ 59 Agree

Poor transit infrastructure
Lack of quality local non-chain businesses

6 months ago

⊕ 52 Agree

1. The area has changed considerably and the retail/dining options don't reflect the needs of the current demographic. Whole Foods, Trader Joes, Fine dining, etc.
2. Schools are rated lower. People that want to raise families here are very concerned about the quality of education and tend to move once their children become school-age.
3. Eyesores: Run-down strip malls, not enough green space, too many apartments going up, etc.

6 months ago

⊕ 46 Agree

1) Refresh Spring Road as it is the gateway to Smyrna. Needs to be prettier
2) Update the playground equipment in Taylor Brawner Park, add more swings and perhaps add a splash pad.. This park has lots of potential.
3) Add a better swimming/pool facility
4) Make Smyrna Village more vibrant with businesses and entertainment past 5pm. Add a playground for the kids so we can combine adult & kids activities. Make it the center of the Smyrna Happenings

6 months ago

⊕ 46 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1) Smyrna Market Village has so much potential! The office spaces on the ground floor limit the vibrancy of the area
 2) Better pedestrian safety measures are necessary- there are many places I could walk, but I worry about the narrow sidewalks. Crossing Atlanta road is hard, pedestrian bridges would be great
 3) There are too many chain restaurants and stores in the Smyrna. I would love to be able to shop local!

6 months ago

[39 Agree](#)

Smyrna needs to continue improving downtown with more restaurants, pubs, and shops to remain an attractive place to live.
 Reduce the number of new apartment complexes and townhouses to prevent overcrowding.
 Clean up run down buildings and strip malls

5 months ago

[35 Agree](#)

the city looks tired, most of the strip malls are dated / old, quality businesses are missing, i have a friend that is moving from a house he bought a little over a year ago in smyrna due to limited retail and dining options, there is no go-to destination, where is our downtown?,

6 months ago

[33 Agree](#)

Stop tearing down smaller, affordable homes to build big houses that barely fit on the lots. Starter homes are needed for lower income families.

6 months ago

[26 Agree](#)

Increase in traffic
 Need better schools
 Stick to one idea or image of what Smyrna is to be- wholesome family and green space or brewery, lively, adult activity area

6 months ago

[23 Agree](#)

Would love see more charm/aesthetic in the area - more Rev coffee-type of places for people to gather and enjoy. Non-chain.

5 months ago

[21 Agree](#)

We need transit to connect to ATL, Marietta, Medical Centers, etc. Smyrna keeps talking about being "close" to everything, but that's only if you have a car.

Redevelopment of S. Cobb and Atlanta Road Corridors. It's a pass through in many areas.

6 months ago

[21 Agree](#)

1) need better businesses and restaurant options in market village
 2) too many houses being built and crammed into tiny lots
 3) transportation

6 months ago

[21 Agree](#)

Need Trader Joe's / Whole Foods options like other city locations that have similar communities
 Stop clearing land for apartments and churches / traffic already bad
 Improve schools so that residents actually attend vs sending to private schools

6 months ago

[20 Agree](#)

Small businesses are facing challenges. Ken's Corner Grill, Porch Light among others have closed recently.

6 months ago

[16 Agree](#)

Dining options

6 months ago [16 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Lack of public transit/rail system
Aging strip malls/houses used for business
Quality of schools

6 months ago

[16 Agree](#)

Quality schools, lack of walkable/bikable paths to reach several areas of Smyrna.

6 months ago

[15 Agree](#)

1) Better Schools
2) Better Restaurants
3) Seriously, we need to get a Trader Joes!!!

6 months ago

[13 Agree](#)

Lack of rail transport into ATL
Schools struggling in comparison to other parts of the county
Need more local options: businesses, festivals, events, restaurants, etc.

6 months ago

[11 Agree](#)

Needs better infrastructure on the south side of City of Smyrna. It is being neglected vs the downtown area.

6 months ago

[10 Agree](#)

More and safer commuting options for pedestrians and cyclists

6 months ago

[10 Agree](#)

1. We need better retail and dining options downtown
2. We need to attract a younger population (Smyrna leans elderly)
3. South Cobb beautification needs to be a priority

6 months ago

[8 Agree](#)

Current downtown is lacking in local businesses / infrastructure design / social spaces
No efficient public transit (bring MARTA to Cobb!!)
Most restaurants lack options for vegans / dietary restrictions - have to drive out of our city to find good places to eat

6 months ago

[8 Agree](#)

Better schools
Less High Density housing
Bury power lines

6 months ago

[7 Agree](#)

Developing too fast. Do we have the infrastructure to accommodate the many new buildings?
Destroying trees and greenspaces to accommodate the housing boom: this leads to increased volume of runoff; possible flooding in future, reduction of wildlife. Trees, greenspaces, etc are crucial for our wellbeing; physical, emotional and psychologically. Numerous studies have proved this.

5 months ago

[5 Agree](#)

Traffic
Residential redevelopment
Increasing criminality

6 months ago

[6 Agree](#)

Lack of small business and locally owned restaurants, the city's downtown area has greater potential that is yet unrealized.

5 months ago

[5 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1. Old timers wanting to keep everything the same.
2. Not enough space for new businesses to locate/expand
3. Lack of the arts

5 months ago

[5 Agree](#)

Increase in taxes/home prices
 Increase in traffic and congestion
 Public schools - too many parents sending kids private

5 months ago

[5 Agree](#)

Too many apartments. Need more single family homes.
 Crime is getting out of hand.
 Urban blight.

6 months ago

[5 Agree](#)

Invest in historic property restoration/not tear down.
 More commercial/food options
 Beautify Spring Rd.

6 months ago

[5 Agree](#)

1. We are lacking 'charm' compared to Roswell, Alpharetta downtown areas. Need more restaurants/shops/green space
2. Please clean up the trash on the roads. It has gotten out of control
3. Too many apartments/townhouses and not enough roads/infrastructure to support the growth

5 months ago

[4 Agree](#)

Development moving too swiftly. Short term thinking on part of developers (infrastructure concerns, environmental concerns. Loss of small town feel. Smyrna is NOT a suburb of Atlanta.
 Traffic density. Loss of modest single family homes. Increased number of houses being built on lots that formerly supported one or two homes.

5 months ago

[4 Agree](#)

Stop cutting down trees for churches, isn't church attendance declining?
 Retirement community options for aging citizens

5 months ago

[4 Agree](#)

Traffic, schools, Cumberland mall

6 months ago

[4 Agree](#)

1, 2 & 3 Schools, Schools, Parks - As schools improve all other aspects of Smyrna will improve as people seek to move here. Besides schools, parks and public property improvements there is little else that we as a community can affect. We can't vote for a new restaurant to open up downtown. We have to entice new restaurants to open up by creating a positive business environment. New businesses will move in if they see opportunity (essentially lots of people willing to part with their hard earned money). This comes down to attracting more people to Smyrna with disposable income to spend. We already have the location. We need further improvement in our schools and parks and the rest will follow.

5 months ago

[3 Agree](#)

Public transportation (to and from the Battery)
 Diversity
 Trader Joe's

5 months ago

[3 Agree](#)

Restaurants are not good quality, need more family friendly options (ice cream shops, frozen yogurt) near downtown, parts of Smyrna need updating. Smyrna as a whole should be updated but it seems some parts are left out and desperately need updating. Clean up/update 30082 areas.

5 months ago

[3 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Agreeing with all the beautification comments - looking to see more public art. Where are the murals?
What makes Smyrna a destination vs. a pass-through?

5 months ago

[3 Agree](#)

1. Lack of affordable housing
2. Traffic/ lack of alternative transportation
3. Too much sprawl/ lack of density in corridors & downtown areas

5 months ago

[3 Agree](#)

Lack of teen engagement initiatives or youth community building activities

5 months ago

[3 Agree](#)

Lack of housing options. Single family starter homes and retirement downsizing desperately needed. If we want diversity in our city we need to build for it. Perhaps incentives to builders for affordable options.

5 months ago

[2 Agree](#)

1) Schools that are good not great, 2) traffic, 3) incentives to upgrade old properties than to clear cut new land

5 months ago

[2 Agree](#)

To much gun ownership and a major that represents the gun lobby. Don't want to become the next national tragedy.

5 months ago

[2 Agree](#)

Public transport both to Atlanta and around Smyrna. Game days at the battery make getting on/off the highway a nightmare bcoz there are no MARTA or bus or train options

5 months ago

[2 Agree](#)

limited food options, limited retail options, traffic

5 months ago

[1 Agree](#)

Need More Restaurants

5 months ago

[1 Agree](#)

1.) Get out of the Box. Our public spaces are not memorable. There is not a single park or amenity inside Smyrna anyone would go home and tell their friends about. Nothing has a unique or cutting edge element. From playgrounds to sport venues, we are just doing the minimum.

2.) Traffic is only going to get worse and we are located in the middle of growing populations in the burbs wanting access to I-285 and the Battery. Pass thru traffic at rush hour will become our biggest issue in the future.

3. Growing number of homeless people in the area and increasing crime.

5 months ago

[1 Agree](#)

STOP allowing builders to build homes that sit practically on top of each other with no yard space. They're ugly & look exactly the same, and it takes up so much space that could be used for parks, new restaurants and other ways for current residents to invest back into our community. In other words, Smyrna is full, stop building!!

5 months ago

[1 Agree](#)

Traffic is getting bad
no public transportation
not enough bars/restaurants available

5 months ago

[1 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

- 1) Infrastructure to support increased population density
- 2) High density housing
- 3) Loss of greenspace/trees/charm as new development is prioritized

5 months ago

 Agree

1. connectivity is lacking via pedestrian and bike friendly infrastructure, making it not feel safe nor convenient intuitively to walk to places. make it easier to walk and people will choose this rather than driving which will then liven up our city and help with traffic.

2. Investing more into our local public schools by making sure that the radius that is drawn indicating where children have to walk to school and cannot take the bus is safe and pedestrian friendly and around all our schools is visibly marked SCHOOL CROSSING with letters and/or bright paint and appropriately placed signage (not thoughtlessly placed signs that just create more visual pollution).- Have Keep Smyrna Beautiful team up with our schools more- I know they do a little- but honestly our local public schools need a lot of help in terms of curb appeal- better plantings and decorative exterior fences instead of chain linked fences.

3. The City of Smyrna needs to hire a professional City Planner/Urban Designer to help lead a comprehensive plan and re-write our zoning so that we have better development happening. Then the professional planner can set up Charettes with our community to hear input on plans, kind of like Atlanta's Urban Studio. This would in the end not only save us money but make us money. Right now it seems we are shooting in the dark and saying- if there is a mistake we can fix it. Well, yes- but that is costly. & When a city is well developed with professional planners and urban designers it thrives. Take a look at all the towns around us who have done so: Woodstock, Marietta, Roswell, Ball Ground, Canton, Alpharetta/Avalon. Developers should be knocking at our door to build well, instead it seems we gush as anyone that wants to build here. we need to hold the bar higher.

3 months ago

1. overbuilding high density residential by clearing land rather than using already developed parcels.
2. the only pool is unavailable to taxpayers for half of each summer day (due to swim team and lessons)
3. disgruntled residents beat every dead horse relentlessly on various forms of social media.

4 months ago

1. Affordable housing is a becoming a growing challenge. We need to be a place that is a landing spot for people of a variety of socio-economic statuses.
2. Our present trajectory is lacking a value based compass. We seem to be losing our North Star.
3. Well managed change is always a good thing. Yet, the change that is presently happening in our community seems to be frenetic.

4 months ago

Rent skyrocketing with no cap on the corporate landlords. Little options for cable/wifi service that's viable (my family basically rotate between the same 3 trash companies). I understand inflation but the GA natural gas need to be checked for how unbalanced bills have been since before the pandemic. The lack of walks paths are a bit annoying. Smyrna could yours more small business support. PLEASE GET THEM POWER LINES UP TO CODE!

4 months ago

1. Smyrna is losing its small town appeal
2. Traffic is taking over
3. Land is being leveled for high occupancy living and churches

4 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1. The tightly packed new houses, especially those in the old Belmont area are most unattractive. I'd like to see new houses With more space around them. Yards for children to have a playhouse or tree house and space to run. Each house should have its own driveway, at least.

2. The more houses are crammed onto every available lot the more that traffic increases. Isn't it bad enough already?!

2. I was appalled to see the huge space off Spring Rd. and Campbell Rd. that has been clear cut! All those green trees were releasing oxygen! It should be against the law to do that.

3. The selling of the community space for a brewery should have been on a ballot. I signed a petition that the council didn't even consider. Tearing up the perfectly nice area in front of the library is a waste of tax money. A little of that would be better spent widening the one lane bridge just before the covered bridge.

4 months ago

Not enough focus on transitioning to a net-zero future

4 months ago

1. Good Low to Mid-Scale Urban Development 2. Affordable Housing Options 3. Comprehensive Open Space & Trail Network - that's active & programmed

4 months ago

Nothing is constant except constant, positive change in Smyrna!

5 months ago

Traffic.

Affordable housing, small homes with cute yards will add to the charm of the area.

Maintaining green spaces, parks, and trees. Watching contractors and making sure they comply with the no cutting and replanting requirements.

5 months ago

Congested roads. Marta would be a great asset. Better overall planning, less townhouses and apartments. Demo or re-purpose old strip malls. Need better restaurants and grocery options like Trader Joes.

5 months ago

Developing too quickly without too much thought to the impact 5-10 years down the road. For example: can the infrastructure keep pace? Will there be increased flooding as green spaces are replaced by pavement, large houses, and apartments? Will we lose that small town, community feel that makes Smyrna special?

5 months ago

1. Car centric development.

2. People who think they should be the last ones to move here.

3. Need more density

5 months ago

Lack of integrated public transportation

Bad zoning laws enforcing giant homes on tiny lots and no ability to have small neighborhood businesses

Too many roads designed for speed making neighborhoods unsafe and no bike lanes or walkability on most roads

5 months ago

Keep the green spaces, keep a family safe place to live and better quality family restaurants.

5 months ago

More focus on the arts intertwined with new and existing development within the city with a dedicated arts center, need support for increase in local restaurants (non-chain), indoor (year-round) pool facility for families would be great

5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Retail & dining options is key to growing this area.
 A cohesive plan to incorporate better flow w/ the main areas (Spring St/Windy Hill/S Cobb etc.)
 Limit townhome development....enough already

5 months ago

Too much high density living

5 months ago

We need more focus on sustainability and recycling

Less development in already over developed spaces.

More focus on preserving parks, trails and undeveloped land

5 months ago

Not enough locally-owned businesses, restaurants, or public art.

5 months ago

1. Local government leaders who think they know what is best for the citizens. Ask the citizens, then listen, before setting off on major projects they don't support.
 2. Lack of dining opportunities other than fast food and chain restaurants. With very few exceptions, there is no place special to dine in Smyrna.
 3. The interstate highway exits to Smyrna (Windy Hill Road on I-75; Paces Ferry Road, Atlanta Road, South Cobb Drive on I-285) look awful. While they are not within the city limits, they are the gateways to Smyrna. Establish public private partnerships to beautify, landscape, and maintain the gateways. Ensure appropriate decorative signage directs motorists from the exit ramps to our city.

5 months ago

Taxes, Traffic, horrible maintenance planning (pave a road, rip it up immediately)

5 months ago

Panhandling

5 months ago

Need more local restaurants, shops, etc in market village area, some areas would be more pedestrian friendly if they were better kept (i.e. concord rd stretch between south Cobb and S Hurt Rd)
 Poor schools, not enough private school options

5 months ago

Need to focus on economic development. Residents should not have to leave Smyrna to get to restaurants, local retail and entertainment options.

5 months ago

1 Inefficient downtown layout
 2 Lack of retail options
 3 Housing affordability

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

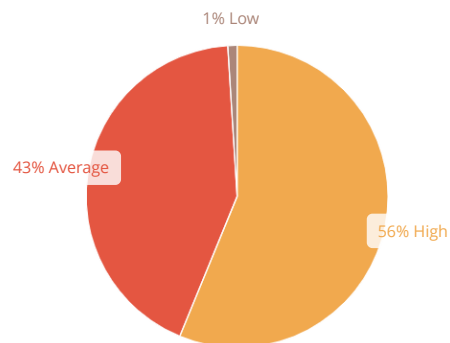
More diverse restaurants to choose from
Dedicated performing arts center would be great
Highlight our resources more (library, parks, pool, etc.) since we have so much at our disposal!

5 months ago

Public school ratings are terrible
Lack of retail shopping options and non chain restaurants
Make Smyrna Village more vibrant with businesses and entertainment past 5pm. Add a playground for the kids so we can combine adult & kids activities. Make it the center of the Smyrna Happenings

5 months ago

Quality of life can be defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the **quality of life** that you experience in Smyrna?



306 respondents

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What places in Smyrna are most important to you? (e.g., local businesses, parks, places of worship, community centers, buildings, etc.)

Local businesses and restaurants
Festivals, Smyrna Market, Food Truck Tuesdays
Green space, parks and community spaces (library, pool, community center, etc.)

6 months ago

[123 Agree](#)

Parks, restaurants, community spaces

6 months ago

[90 Agree](#)

Quality restaurants (less fast food, more mid/upper scale restaurants that draw people from all across Atlanta)

6 months ago

[76 Agree](#)

Outdoor gathering spaces (public parks / private eating & drinking places)

6 months ago

[73 Agree](#)

quality retail, quality restaurants (non-chain), public outdoor gathering spaces, we need something that will bring energy to smyrna so that we do not fall behind other OTP suburbs

6 months ago

[51 Agree](#)

Green spaces and local retail (I.e non franchise / non fast food restaurants)

6 months ago

[51 Agree](#)

Outdoor areas and places to meet friends for a drink

6 months ago

[37 Agree](#)

Dog parks / Hiking trails / Public parks
Food halls / breweries / restaurants with options for all diets
Outdoor gathering spaces
Walkable neighborhoods

6 months ago

[24 Agree](#)

Local businesses (Better dining options, more upscale grocery options,
Outdoor gathering spots and green space.
Community events and festivals

6 months ago

[12 Agree](#)

Parks
Schools
Shops
Healthy grocery stores

5 months ago [11 Agree](#)

Parks, restaurants, and community gathering places. We have ENOUGH churches and retirement facilities.

6 months ago

[11 Agree](#)

Parks, library, outdoor dining

6 months ago

[11 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Affordable Housing. Housing that does not drive out families with income of modest means!

6 months ago

[11 Agree](#)

Smyrna Market Village, parks, community center and library

5 months ago

[10 Agree](#)

Library, community center, parks, hiking trails.

5 months ago

[8 Agree](#)

Tennis courts

Parks/green spaces - especially Taylor-Brawner Park

Great, non-fast food/chain restaurants like Zeke's Kitchen & Bar and Himalayan Kitchen

Downtown festivals/markets like Jonquil Festival and weekly farmers markets

6 months ago

[8 Agree](#)

Locally owned dining and retail

Community events

5 months ago

[7 Agree](#)

Community spaces (indoor and outdoor)

Inclusivity/diversity

Affordability

6 months ago

[6 Agree](#)

Outdoor spaces, restaurants,

5 months ago

[4 Agree](#)

small businesses

parks and green space

middle income dining (not fast food or chains)

5 months ago

[4 Agree](#)

Quality restaurants (local chefs, farm to table, healthy options)

RETAIL - must have more retail shopping options (clothes, shoes, gifts, antiques, home furnishings etc. -

not just strip centers

Better schools

5 months ago

[3 Agree](#)

Local businesses that have served Smyrna for years and provide an alternative to homogeneous big box stores.

5 months ago

[3 Agree](#)

Preserve Natural green space. instead of a brewery. NOT fake turf in the new village green.

5 months ago

[3 Agree](#)

1. The Battery

2. Quality restaurants not chains.

3. Schools

4. Parks

5 months ago

[2 Agree](#)

Parks and trails, community events, shopping

5 months ago

[2 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Parks, local restaurants, arts center/events (concerts, theater, art galleries, etc...) both permanent and temporary

5 months ago

[1 Agree](#)

Parks and recreation

5 months ago

[1 Agree](#)

1. The Smyrna Market Village.
2. Taylor Brawner Park
3. American Legion Post 160.

5 months ago

[1 Agree](#)

Local business and places to gather

Parks

Walkable / Bikeable neighborhoods and pathways

5 months ago

[1 Agree](#)

Parks, green spaces, community centers. Good schools. Biking and hiking trails. Health centers, grocery stores.

5 months ago

[1 Agree](#)

Easily accessible public amenities for families and adults-only

6 months ago

[1 Agree](#)

my neighborhood

REV Coffee

Taylor Brawner Park

Proximity to Vinings Village & Marietta Square

what is also important for me is to see more:

1. outdoor and park cafes- that are walkable
2. upgrading infrastructure that we already have that has been left to fend for itself: a.) Tolleson Pool- please make it more like a resort/chastain park's pool b.) Spring Road Linear Park is overgrown, no lighting - and unsafe. this could be the perfect pedestrian and bike friendly connection between the Braves and Smyrna Market Village. C. a tennis center: provides tennis lessons, sells racquets and clothing
3. having the City of Smyrna more walkable beyond my neighborhood or up and down Atlanta Road. The whole city should be pedestrian friendly. Design from the pedestrian please instead of the car.

3 months ago

Rev Coffee, Chick-fil-A, library, silver comet, North Cooper Lake Park and mountain bike trails

4 months ago

Churches, parks, 3rd spaces, local shops

4 months ago

All the above - places of worship, downtown smyrna civic buildings, characteristic suburban ranch homes, and local businesses (I miss Ken's Corner Grill). I think the biggest opportunity is in the strip malls - how can we keep some of those affordable amenities that people need but establish more gathering spaces and create a sense of place for everyone.

4 months ago

parks and trails

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Smyrna Village Green, From the Community center to the restaurants. Youth athletic programs- Upward programs, Rhyne park and Brinkley park ball programs. Local businesses- Rev, Neighbors Feed and Seed, Village Green Flowers, McEntyers. Sliver Comet Trail

5 months ago

Smyrna Library. Hiking trails. Grocery stores: both discount and high end.

5 months ago

Parks
Local Businesses
Bike Trails

5 months ago

Parks
Festivals & events
The Village
Restaurants & dining options

5 months ago

Diversity, walkable city.
A few upscale restaurants would be great. Too many churches within a 2 mile radius of downtown Smyrna

5 months ago

- 1) Need more affordable homes for families who would like to transition from renting to home owners (cost of homes too high). Rent is also being raised to astronomical rates as well every year. There should be legal rent control.
- 2) More events that support the diverse cultures in Smyrna. For example, a Juneteenth Day Celebration, an event celebrating the disabled community.
- 3) More local boutiques
- 4) Trader Joe's, Whole Foods, Farmer's needed
- 5) More opportunities to see live music outdoors

5 months ago

Local businesses

5 months ago

Local businesses and restaurants, open and transparent government, churches, faith based mission groups

5 months ago

access to silver comet trail
access to interstate
proximity to braves stadium

5 months ago

Bars/Restaurants
Parks
Entertainment/The Battery

5 months ago

1. Local businesses
2. Corporate non-retail partners (quality jobs)
3. Oarks
- 3

5 months ago

Parks, outdoor venues for activities/dining

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What are **three (3) words or phrases** you would use to describe Smyrna to someone unfamiliar with the community?

Suburbs
Up and coming
Family friendly

6 months ago [92 Agree](#)

Convenient
Diverse
Family Friendly

6 months ago [67 Agree](#)

Up-and-coming suburban community with potential for smart growth and development opportunities

6 months ago [62 Agree](#)

Charming
Conveniently located
Great events, parks, festivals, amenities, fun for all ages

6 months ago [52 Agree](#)

City in transition (old vs new Smyrna)
Diverse/eclectic
Up and coming

6 months ago [51 Agree](#)

City at a crossroads: at risk of losing its green space and small town charm, it is culturally rich, convenient by car, but deficient in public transit.

6 months ago [44 Agree](#)

great growth potential, needs to find identity, needs smart forward looking development, need of quality infill

6 months ago [31 Agree](#)

Friendly, conveniently located, Near the Braves stadium

6 months ago [21 Agree](#)

Up and coming/growing
Suburbs
Potential

6 months ago [18 Agree](#)

well-run municipality
lots of parks
good location (close to Atlanta)

6 months ago [16 Agree](#)

Small community feel, great city services, close proximity to Atlanta and the Battery

5 months ago [10 Agree](#)

Quiet
Close to the city without paying ITP prices
Behind the times

6 months ago [10 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

1. Suburban
2. Diverse
3. Community Spirit

5 months ago [9 Agree](#)

Affordable, quiet/boring (not just in a bad way), falling behind in amenities compared to other OTP neighborhoods

6 months ago

[8 Agree](#)

Lossing the Whoville charm we had, too much traffic, local government not listening

6 months ago

[5 Agree](#)

Great location, lots of activity, family oriented.

5 months ago

[4 Agree](#)

Diverse in race, age and income levels, affordable, "ATP - At the Perimeter"

5 months ago

[4 Agree](#)

Diverse
Convenient
Small town vibes

5 months ago [4 Agree](#)

Community/small town feel
Family friendly
Lots of activity

5 months ago

[3 Agree](#)

Community
Diversity
Young

6 months ago [3 Agree](#)

Small town feel
Friendly
Diverse

5 months ago [2 Agree](#)

Rejuvenated, but retains its small town charm
Potential Potential Potential!
Densely built out and at risk of losing its charm

5 months ago

[2 Agree](#)

Cute
Convenient
Fun

5 months ago [2 Agree](#)

The Library.
The Parks.
The leafy neighborhoods.

5 months ago

[2 Agree](#)

quiet, convenient, diverse

5 months ago

[1 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Growing quickly, perhaps too quickly. A good place to raise a family. Diverse population.

5 months ago

[1 Agree](#)

People who write essays when asked for 3 words or phrases.

5 months ago

[1 Agree](#)

Friendly
Parks
Walkability

5 months ago

[1 Agree](#)

In transition. Family friendly. Not sure it will be as family friendly, nor as wonderful a place to live 15 years from now.

5 months ago

[1 Agree](#)

Homogenous
Potential
Charming

6 months ago

[1 Agree](#)

1. Great neighborly feel.
2. Destination
3. Enriching

4 months ago

Community
Diverse
Growing

5 months ago

Small-town city
Diverse (hopefully can stay this way! Needs to not just cater to white middle class)
Cute

5 months ago

Location
Diverse
Anti-growth

5 months ago

Unimaginative
Poor mobility
Neighborhoods designed only for rich people

5 months ago

Good amount of living space, good amenities and quiet neighborhoods

5 months ago

Small, diverse, has potential

5 months ago

Home of Glock and American Adventures. Ethnic Restaurant varieties are limited. Lovely new homes but very little low income or affordable housing. Out-door dining has not been encouraged.

5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

- 1. Great place to live.
- 2. Family friendly.
- 3. Low tax rate.

5 months ago

Ordinary, rapid growth, convenient.

5 months ago

Growing Community
Diverse Community
Future Focused Community

5 months ago

Home
Family Friendly
Updated, but still progressing

5 months ago

Convenient
Family-centric
Diverse

5 months ago

Housing prices, school quality scores, lack of unique restaurants

5 months ago

In transition. Growing rapidly, perhaps too much so. Great place so far for families and singles. Close to Atlanta. Easy access to hiking trails. Not a great place to travel by bike though. Most people are helpful and friendly. Excellent retail options within driving distance.

5 months ago

unique
suburban
community

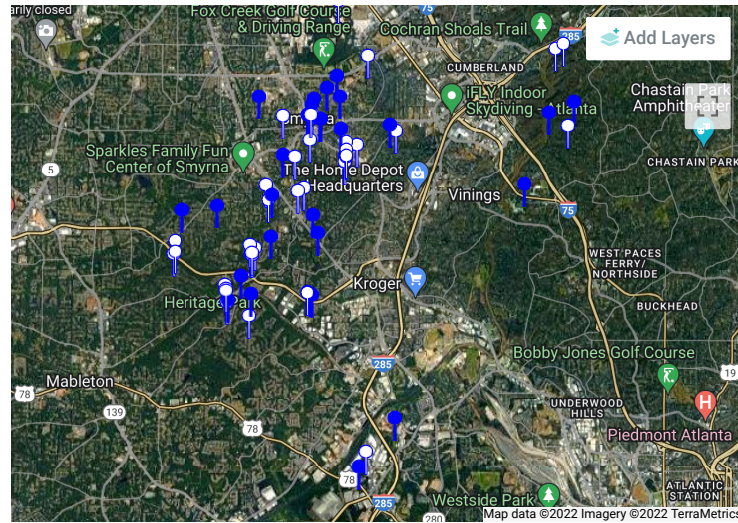
5 months ago



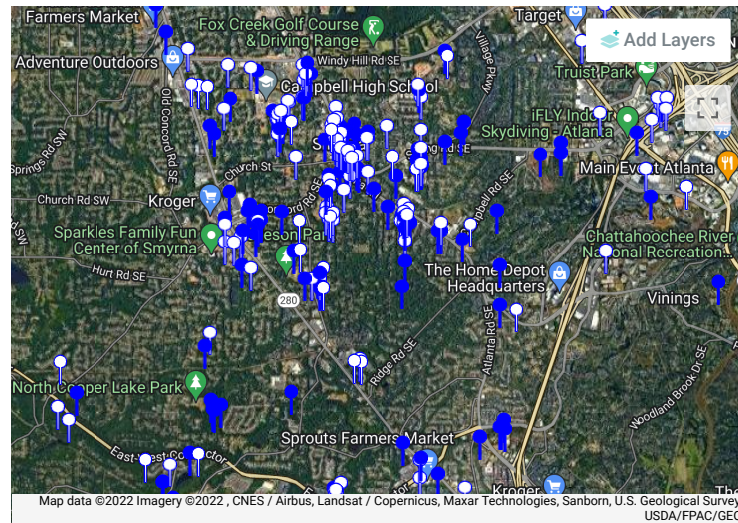
11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What are Smyrna's **most significant natural and environmental resources**? What role should the City play in helping to preserve and protect these? You may put down more than one pin and also add comments to pins that you place.



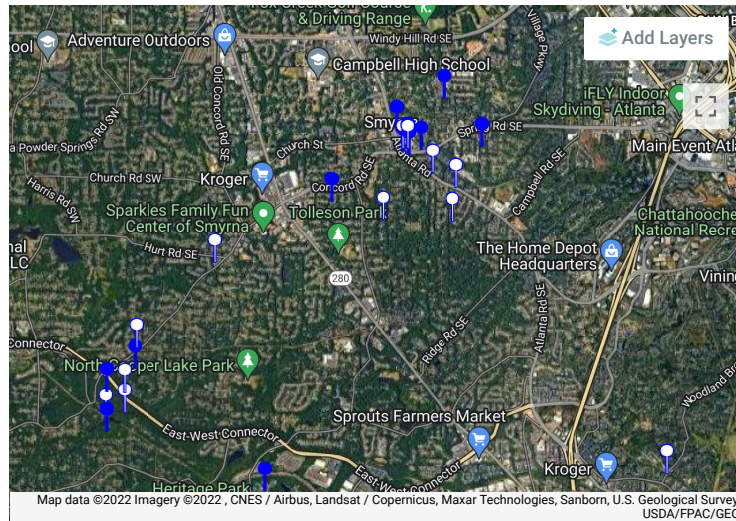
Use this map to point out the places in Smyrna that are most important to you. (e.g., local businesses, parks, places of worship, community centers, buildings, etc.) You may put down more than one pin and also add comments to pins that you place.



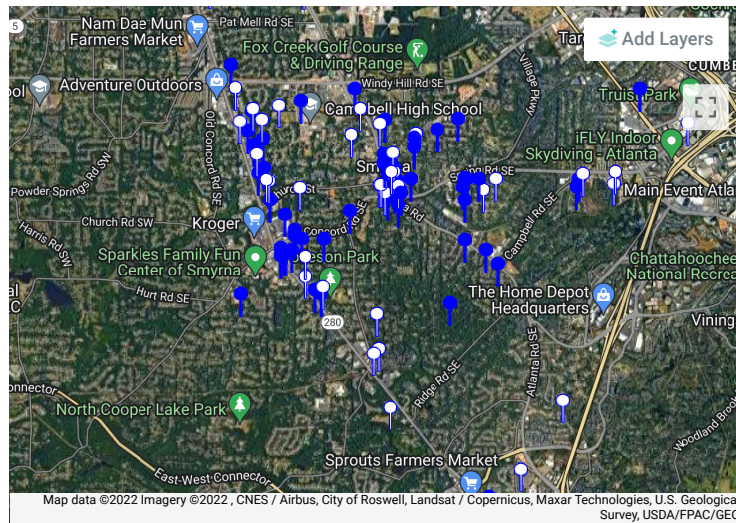
11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What are Smyrna's **most significant historic and cultural resources**? What role should the City play in helping to preserve and protect these? You may put down more than one pin and also add comments to pins that you place.



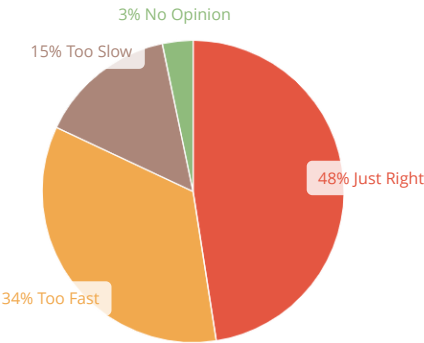
Where would you like to see **future development** focused? You may put down more than one pin and also add comments to pins that you place.



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

How would you characterize Smyrna's **pace of development** in recent years? For context, Smyrna's population grew by 8% to 55,663 between 2010-2020. The city added about 1,600 new housing units between 2010-2019, an increase of roughly 6.5% (see graphic below).



244 respondents

How would you rate Smyrna's housing needs?

	Need More	Right Amount	Need Less
Affordable Housing	45% Need More	43% Right Amount	13% Need Less
Senior Housing	24% Need More	56% Right Amount	21% Need Less
Density	13% Need More	40% Right Amount	47% Need Less
Mixed-Income Housing	30% Need More	51% Right Amount	19% Need Less

251 respondents

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What would you describe as Smyrna's **most important housing need**? What role should the City play in helping to address this need?

Fewer apartments
More QUALITY single-family homes and townhomes

6 months ago

[122 Agree](#)

More walkable neighborhoods - requires higher density / more affordable housing options with mixed used

6 months ago

[47 Agree](#)

More swim tennis neighborhoods that aren't 30 years old.

6 months ago

[46 Agree](#)

More thoughtful zoning: large houses are fine if that's your wish, but limit the number of houses per lot (ie only one house if only one was there before). Keep family feel; fewer apartments, Require new builders of multifamily structures to maintain greenspace, natural barriers (eg Trees), between housing and roads. Smaller more affordable housing for first time homebuyers. No highrise condos.

5 months ago

[30 Agree](#)

Reasonably priced high density like Vinings Forest/ Heights at Spring Road. Great way to bring in first time homebuyers.
No more high end townhouses.
Condo midrise (like Element/Foundry in Atlantic Station)
Senior midrise building since limited land avail

6 months ago

[30 Agree](#)

Not allow developers to tear down single level homes for McMansions. Save the trees.

6 months ago

[28 Agree](#)

Creating housing that is inclusive to all income groups. Creating apartment or townhomes built around a central courtyard with a fenced in enclosed playgrounds, play areas for safety, picnic tables and walkable paths to encourage community.

6 months ago

[24 Agree](#)

Do not allow Smyrna to be Sandy Springs, Roswell Rd. from 285 to Johnson Ferry Rd. Too much congestion, condos and apts., and traffic.

5 months ago

[19 Agree](#)

Keep home prices affordable

6 months ago

[19 Agree](#)

Rereached a level of peak single-family homes in the area and would like to see higher density and a mixture of affordability when it comes to household. Apartments are not a bad thing especially if they are tied with retail opportunities at the bottom

6 months ago

[16 Agree](#)

walkable neighborhoods, don't clear cut - protect the trees and green space , senior living options

5 months ago

[12 Agree](#)

preservation of unique historic housing, more affordable houses, less townhomes and apartment complexes

5 months ago

[11 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

we need density, quality townhomes / condos, etc with the infrastructure to support, i think apartments are ok as long as it's mixed use, solid materials are important if we do stick built (brick / stone /etc) a lot of newer stick build apartments in Atlanta will age horribly due to tacky use of cheap materials

6 months ago

11 Agree

More density as in closer and higher quality amenities, not just more people

6 months ago

2 Agree

Less density, less apartments.
More single family homes.
High end townhomes, four side brick.

6 months ago

8 Agree

Varied options for housing. Not everyone wants a single family home and yard. Variable mixed use structures to welcome ALL different families and budgets

5 months ago

7 Agree

We need affordable single family homes for first time home buyers.

5 months ago

6 Agree

Smyrna lacks affordable lower middle class housing. With all new homes topping 400K now and most older homes closing in on 300K there is nothing that someone who makes 50-60K a year can afford. The 175-250K homes we had loads of ten years ago are all now 280-350K. Not talking about section 8 housing here, we're talking basic affordable homes for the working class and families with single incomes.

5 months ago

5 Agree

More affordable single-family home communities. Let's stop making condos, apartments and townhomes the only option for first time home buyers. This brings in young families into the area.

5 months ago

6 Agree

Housing and new commercial development need architectural requirements. The city needs to decide the look and new houses being built need to meet those requirements.

5 months ago

3 Agree

Mandate that there needs to be a green space, for example trees, between roadways and apartment/condo complexes. There are excellent examples of this in the older developments. More thoughtful zoning: fewer houses per acre. Slow down the addition of multiunit/multiuse complexes.

5 months ago

2 Agree

I believe that the city should offer incentives to builders (or partnerships) to bring single family/senior detached housing within 1,000-2,000 square feet. This should allow either starting families or downsizing seniors to begin/remain in Smyrna. It would be wonderful if this were to be just north of Windy Hill with a pedestrian access to downtown.

5 months ago

2 Agree

Less apartments and townhomes and condos, more single family homes

5 months ago

2 Agree

No more townhomes and apartments until we can get more schools.

5 months ago

2 Agree

Definitely needs a tiny home village

5 months ago

2 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

The city should not be doing affordable housing. That is the role of the private and non-profit sectors.

5 months ago

[2 Agree](#)

55+ Adult Active Ranch Style Affordable Communities.

5 months ago

[1 Agree](#)

Preservation of our unique neighborhoods with smaller homes. Limited high density housing and preferably have housing paired with retail.

5 months ago

[1 Agree](#)

Single family homes (not townhomes)

5 months ago

[1 Agree](#)

The biggest need is for single family housing designed for active seniors.

5 months ago

[1 Agree](#)

walkable neighborhoods are key, that connect seamlessly with our infrastructure. Have developers work around old growth trees and/or plant to replace. What has happened in terms of clear cutting on either end of Campbell Road is an atrocity. Noise pollution is now flooding through the adjacent neighborhoods, heat index here is high and all the displaced animals from their habitat. If we can do more to mitigate such clear cutting, than we need to do it- starting with zoning and implementing our new Tree Ordinance.

3 months ago

its important to have several pricing brackets for housing. This allows for not just diversity of economics but also age- so our children have the ability to afford to live near us. It also just creates a richer fabric. We need to make sure that the younger generation can afford our area, the elderly have proper care available and the young up and coming professional too. We can do this with good zoning in place, incentives for developers, and having a master plan for our City of Smyrna that supports diversity of housing.

3 months ago

affordable residential housing that are owned properties.

4 months ago

55+ one level, modest, affordable senior housing. Retirees, especially single people, need lower priced housing in Smyrna.

4 months ago

More single-family and more missing middle housing. Too Many Townhomes - we need a mixture of these on development properties --- not just all Townhomes.

4 months ago

Higher-density affordable housing in more walk/bike-able neighborhoods to reduce traffic (people can get to work without using a car). It is possible to make housing affordable but nice. More housing co-operatives could give people a feeling of ownership and responsibility to their homes and apartments. Stop cutting down trees and making neighborhoods unwalkable by building McMansions that only house 3 people.

5 months ago

More walkable neighborhoods.

5 months ago

It's sad when a lot of the City employees cant afford to buy a home or live in the city limits!! You should be able to live where you work!!! Need affordable alternatives to high density apartments. Small homes or cottages affordable enough for City Employees.

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

- Fewer apartments
- More QUALITY single-family homes and townhomes
- 5 months ago
- Neighborhoods where homes have yards
- 5 months ago

How would you rank your satisfaction with Smyrna's **transportation system**?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Traffic Safety	9% Poor	24% Below Average	38% Adequate	21% Good	4% Excellent	4% No Opinion
Traffic Congestion	11% Poor	30% Below Average	41% Adequate	14% Good	3% Excellent	- No Opinion
Road Conditions	4% Poor	12% Below Average	44% Adequate	34% Good	6% Excellent	- No Opinion
Pedestrian & Bicycle Safety	15% Poor	35% Below Average	25% Adequate	18% Good	3% Excellent	4% No Opinion
Public Transportation	37% Poor	33% Below Average	12% Adequate	2% Good	2% Excellent	13% No Opinion
Parking	2% Poor	13% Below Average	47% Adequate	29% Good	8% Excellent	1% No Opinion

253 respondents



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Add any other comments you may have about **transportation in Smyrna**.

MARTA rail or leverage rail line that already runs thru Smyrna to create commuter line to/from downtown Atlanta

6 months ago

77 Agree

It would be nice to see the city of Smyrna create a on-demand micro shuttle or work directly with CobbLinc to create a circular that runs to the Braves stadium or the Cumberland Mall transfer center

6 months ago

63 Agree

Lack of Marta connection is the primary thing holding Smyrna back

6 months ago

46 Agree

we need Marta connectivity or light rail, particularly to the west side of the city, desperately

6 months ago

39 Agree

Better bike paths and slower traffic on south Cobb drive and east west connector

6 months ago

36 Agree

no Marta please

6 months ago

34 Agree

Need an easy public trans option going back and forth from the Battery

5 months ago

25 Agree

MARTA MARTA MARTA !!!!! Pleaseeee

6 months ago

21 Agree

Some of the smaller roads need improvements. More crosswalks and side walks. Need a public transportation system within the city

6 months ago

17 Agree

A transportation connection to the battery from downtown along spring road might bring in people who wouldn't normally visit downtown

5 months ago

16 Agree

public transport system, better sidewalks/bike lanes

5 months ago

13 Agree

Need more biking trails.

5 months ago

11 Agree

Creating/maintaining sidewalks and pedestrian crossings

Limited shuttle service between downtown and the Battery/Spring Rd corridor

5 months ago

7 Agree

Use planned new parking deck to support commute to a central downtown point or to existing Marta

6 months ago

7 Agree

Needs to be more pedestrian and bike friendly. Add protected bike lanes. Do a road diet on Atlanta Road to reduce cars and create space for bikes, people and strollers to feel safe. Add grass or tree barriers between the roads and sidewalks, not between lanes of traffic. The concrete traffic calming on Roswell in WPN just pushed cars closer to the people using the sidewalks.

5 months ago

6 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Marta! Need Marta!

5 months ago [4 Agree](#)

NO MARTA! Look what happened to Buckhead...

5 months ago [1 Agree](#)

Improved/widened sidewalks, more bike paths around Smyrna connecting to the Silver Comet, allow golf carts within city limits.

5 months ago [3 Agree](#)

Wide roads with bike lanes, nice sidewalks and crosswalks

5 months ago [2 Agree](#)

Yes to Marta connectivity

5 months ago [2 Agree](#)

No MARTA. A shuttle from 'downtown' Smyrna to Truist Park on game days.

5 months ago [1 Agree](#)

Just get MARTA, it would make life so much easier and it's far better run than CobbLinc. Require bicycle infrastructure for new road construction projects as a condition of starting construction.

5 months ago [1 Agree](#)

Everyone says they want transit but no one rides it. Don't fund something no one will use. Look at the Downtown Atlanta streetcar as a great example of millions of dollars of wasted infrastructure

5 months ago [1 Agree](#)

we need to start designing and writing our zoning from the pedestrian point of view. this will help create safer streets for our pedestrians, runners, bikers etc. - and thus creating a more multi-modal city along with better public transportation. I would love to see a trolley along Atlanta Road from Marietta Square to Smyrna and onto Huff Road/West Midtown.

3 months ago

Golf carts!!! I would love to see a city ordinance added for golf carts

4 months ago

Need MARTA, public transportation, and more walkability

5 months ago

City run transportation from new parking deck to Battery on Game days. Tied into restaurant entertainment in Smyrna.

5 months ago

Uber and ride shares have changed the landscape of transportation. No one is going to stand in the hot sun most of the year and wait for public transportation to loop the Battery when they can just call Uber. But we do need rail for access to downtown venues and the airport or future bullet service north to Blue Ridge or Chattanooga, etc.

5 months ago

Street cars or shuttles to Braves Stadium

No Marta

East West Connector - need more Cops on E/W Conn - to stop speeding, racing and very reckless driving
Silence the Norfolk/Amtrak train

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

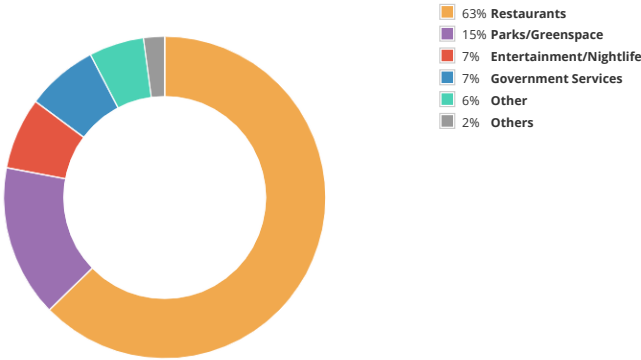
I don't currently use public transport but would if we had a train system like most major cities that included Smyrna and went into Atlanta

5 months ago

No MARTA, improve existing rapid/mass transit

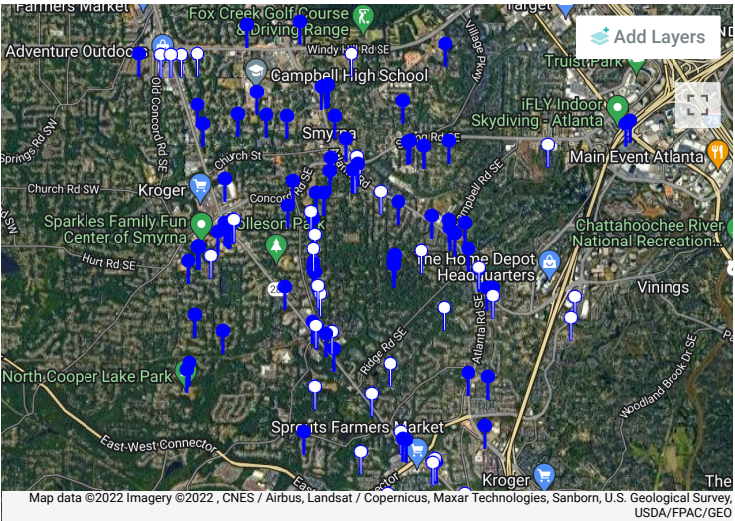
5 months ago

What is your primary reason for visiting **downtown Smyrna**?



236 respondents

Are there any areas in Smyrna you feel are particularly **dangerous for pedestrians or bicyclists**? You may put down more than one pin and also add comments to pins that you place.



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What concerns do you have regarding **parking**?

Not enough downtown parking, especially as that area continues to grow

3 months ago

I am a big fan of street parking it helps to slow down traffic and activate a street and it's businesses. I am not a fan of large open asphalt parking lots- it's visually unattractive, environmentally unsound due to the heat islands, and does nothing to enhance the urban design. If a parking lot will be needed, it should be placed behind the building (not in front).

3 months ago

We don't need any more parking. We should encourage walking, biking, etc.

4 months ago

too many parking lots taking up land that could better connect the downtown area

4 months ago

Cars parked on residential streets at all times. Weaving around the vehicles can be dangerous around turns.

4 months ago

Parking is fine

4 months ago

The street that I live on is narrow, just wide enough for two vehicles to pass. Because of the huge houses that have been built with parking for only one or two cars, many people and especially visitors park on the street. It's makes going about the neighborhood a matter of swerving right and left, waiting for another car to pass just to run errands. New houses should be required to provide enough parking to allow for a few visitors.

4 months ago

usually there's plenty of parking

5 months ago

There is too much space allocated to parking for businesses that don't need it. Removing minimum parking requirements means more greenspace in the places that don't need parking (eg. a small business that is mostly quick in and outs and that never has more than 3 people in their giant lot), and more turnover for businesses that need it. Other areas that do need it there's not enough, but you also can't bike there to reduce the parking requirement because there's no good bike paths. Build less parking and more bike paths to places that need lots of parking (eg. downtown) to increase turnover to local businesses and accessibility for those without a car.

5 months ago

Thank you for building the deck downtown. It will be a useful addition to help with parking in that area.

5 months ago

Too much parking, too many cars

5 months ago

Not enough parking for events such as Food Truck Tuesday, Jonquil Festival, concerts, etc. As a small business owner, it becomes an issue when we have people who are attending these events and park in our spots reserved for our customers. As a citizen attending these events, it becomes an extra cost because we normally have to take an Uber due to lack of parking availability.

5 months ago

Fine so far

5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Smyrna Market Village should be pedestrian only. All of the car parking around the fountain could be replaced with more outdoor tables for the surrounding restaurants. The green space in the middle between Stout and the cable company could be expanded if the parallel parking was removed. There will be enough car parking at the new garage. Make the rest of SMV people and bike friendly.

5 months ago

Too much surface parking in downtown Smyrna. Hopefully the new garage will help with that. Perhaps partner with one or more of the churches to put in additional multilevel parking. That would free up space for retail/commercial use and make our downtown community feel more walkable.

5 months ago

None. Make it hard for people to park so it encourages ride sharing and walking. We need to have a deck downtown which is in the works but it needs to be big enough to cover future growth for 15-20 years.

5 months ago

Too much parking. Land could be used for more productive uses.

5 months ago

Better public transit (rail, MARTA, etc.) means less parking is needed.

5 months ago

none

5 months ago

I think the City has ample parking.

5 months ago

There are always so many empty spaces around downtown? Maybe some of that land could be developed.

5 months ago

I don't want a big ugly parking deck in our small downtown area. We don't have the space and there are houses all around the downtown areas so anywhere they'd put it would add a parking deck near someone's home.

5 months ago

Nope. Do not restrict parking. We are the suburbs, you will kill your small businesses. Don't do what downtown Atlanta has done. In-line goes there now because you can't park anywhere.

5 months ago

Not enough commercial parking at Smyrna Market Village

5 months ago

Parking is not great but it is not extremely bad either.

5 months ago

Limited for food trucks, Ivy Walk, West Village, Smyrna Mkt Village events

5 months ago

Need more parking in the Publix shopping center near Smyrna Village

5 months ago

Need more commercial parking downtown

5 months ago

Need a train link to ATL but also to other communities in Cobb county

5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Parking shouldn't be an issue once the new parking deck is built on Atlanta road

5 months ago

Increasing public transport to and in Smyrna is preferable to increasing area wasted by increasing parking spots

5 months ago

Not enough parking downtown

6 months ago

Parking on residential streets ... many are too narrow for parking on both sides of street. One way isn't the answer .. the issue is parking on both sides.

6 months ago

I lived in West midtown before moving to Smyrna and I used to drive to Smyrna for activities because I knew parking would be easy to find.

6 months ago

If you make it possible for me to ride my bike or walk, I will.

6 months ago

need more handicap parking in Market Village

6 months ago

Some of the older strip malls have too much parking with no landscaping. I wish all parking lots were required to have trees.

6 months ago

None

6 months ago

Insufficient handicapped parking

6 months ago

Too much residential parking on streets

6 months ago

None

6 months ago

The parking garage near the police station is a poorly planned endeavor and location at a great cost to the taxpayers.

6 months ago

The whole battery area is pretty much saturated and with the housing and buildings going up near The Battery on Spring Road at and near Campbell Road, the situation is becoming dire. I am greatly concerned. This is a situation that needs addressed now and not after it becomes intolerable, creating road rage, accidents and anger.

6 months ago

Not enough parking for festivals, markets, downtown Smyrna restaurants, events. Limited parking at Brawner for events and food trucks so I just don't go

6 months ago

parking structures - don't want them

6 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

don't turn Smyrna into a parking structure

6 months ago

Parking is tight near the Community Center and is expected to get worse. The proposed parking deck is too far for disabled, elderly and parents with young children.

6 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What kind of improvements should be considered to **enhance Downtown Smyrna**?

The retail there now isn't right type that draws frequent traffic to keep area feeling lively

6 months ago

[109 Agree](#)

BETTER restaurants and shops, there is no energy downtown, have retail that people actually want to visit, it feels very closed on, how can we open up that area and modernize it, it feels dated and left behind

6 months ago

[94 Agree](#)

More restaurants and shops

6 months ago

[33 Agree](#)

High-end restaurants, make Smyrna a dining scene

6 months ago

[75 Agree](#)

Stop allowing mediocre chain restaurants

6 months ago

[54 Agree](#)

Breweries

6 months ago

[47 Agree](#)

The offices don't create any sense of community and they are usually empty. Things that would be great - bookstore, kids clothing/toy store, good coffee shop (Cafe Lucia is terrible), clothing boutiques, anything to bring people together! Maybe the city should buy the retail spaces in order to create a cohesive and enticing downtown area!

6 months ago

[35 Agree](#)

Better restaurants and playground

6 months ago

[33 Agree](#)

Look at downtown Roswell and Woodstock for ideas.

6 months ago

[25 Agree](#)

More local businesses - food and retail (get rid of Moe's and Spectrum)

More park space

Dog park bar ;)

Brewery

More events like summer concerts etc

6 months ago

[25 Agree](#)

Have shops in dt that people want to go to. Add ice cream, toy store, book store,

6 months ago

[25 Agree](#)

Make it an area that attracts families with children in the way of play areas, benches, parks, where parents can relax and talk with others without having to spend money to be there. The shops need to be non-chain, that appeal to needs, a rentable work-space area, chocolate shop, pharmacy, herbal shop ie bulk spices and herbal plants, tech repair (but rent would have to be reachable, intimate apparel, etc, it's not hard, go to any of the thriving small communities and look or go online.

6 months ago

[16 Agree](#)

Add nice restaurants, clothing stores, bookstore, ice cream shop etc. Remove parking along the central street in market village like it is on Sundays for farmers market. Run a city shuttle bus so it is easier to get to downtown from all parts of Smyrna

5 months ago

[14 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Some kind of dessert shop that is good for families and entices more people to come downtown.

6 months ago

[12 Agree](#)

Get rid of offices downtown, need more restaurant / specialty retail boutiques!

6 months ago

[11 Agree](#)

More retail opportunities such as a gym, specialty small business opportunities, etc.

6 months ago

[11 Agree](#)

After going to a restaurant downtown, there is nothing left to do because most of the shops are restaurants. Folks are in and out after dining. We need to choose attractions (theaters, retail, parks) that allow folks to stay the day or night downtown and make it more lively.

5 months ago

[9 Agree](#)

Different businesses and more restaurant options

6 months ago

[6 Agree](#)

Better selection of restaurants would be nice to entice unknown chef or entity into our market. More café style restaurants that have outdoor seating...

5 months ago

[5 Agree](#)

An expanded library. A more fluid traffic flow. More pedestrian friendly spaces. Larger playground for children.

5 months ago

[5 Agree](#)

Create an Avenue type feel (like in Avalon or in Peachtree city). Those are the perfect example of the right shops with the right retail and the right entertainment to keep things lively and appropriate for our demographic in Smyrna

5 months ago

[5 Agree](#)

More unique restaurants, pubs, and breweries

5 months ago

[5 Agree](#)

Excited about the brew pub! Way to go Mayor!

5 months ago

[4 Agree](#)

more restaurants and unique retail stores. additionally a place for teens to sit at

5 months ago

[4 Agree](#)

Have a variety of shops and restaurants and dessert places and play areas. So it's a one stop place where parents and kids can stay and enjoy. More parking is also needed. Larger, more modern feeling restaurants that can handle large crowds. Maybe a dining hall?

6 months ago

[4 Agree](#)

More shops.

6 months ago

[4 Agree](#)

Can we encourage incorporating art into the Market Village somehow? Not just galleries, but maybe some murals (not around activism but maybe the Jonquil City community vibes) on some underutilized walls? I liked the pianos that used to be around town, too. I think the arts need to be in the vibrancy conversation somehow here.

5 months ago

[3 Agree](#)

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

When leasing in the future do not allow prime corner locations in the Market Village to be leased by tenants like legal offices, dentists, cable companies, and other business that are not going to help keep the place lively throughout the day and evenings. We need more symbiotic businesses such as restaurants, late night dessert shops and cafe's with live music, unique boutique retail, and retail that is constantly bringing a lot of people in like salons, barbers, and retail with mass appeal, etc. You cant control it to specifics but we can turn down business that will be empty after 5 and have only a few people that will come and go each day.

5 months ago

3 Agree

Limit retail development. More restaurants are fine. Keep it green for families, children. Play spaces for young children. More facilities for the 12-18 set (a teen center?).

5 months ago

3 Agree

More retail/mixed residential. Publix should have their store right at sidewalk not away from the street. It was designed for cars not pedestrians.

6 months ago

3 Agree

need more restaurants and bars downtown

5 months ago

2 Agree

Keep the Sunday Market and increase other fun options.

5 months ago

2 Agree

It would be great to have a park or splash pad (or both) in the downtown area.

5 months ago

2 Agree

i love the idea of a bookstore but i love that we already have a library there - it would be fun to build out a coffee shop connected to the library - something non chain and charming that will draw people to sit and visit. I agree with everyone's comments about the office spaces in downtown smyrna - we hardly visit because very few things really draw us there.

5 months ago

2 Agree

Don't allow offices, business services, showrooms and things that require an appointment. Shops and food that can be browsed are the reason people go to a downtown area. It needs to be walkable and bikeable above all else. Parking on the outside with no thru traffic except a drop off lane would be nice. Also requiring bars to allow you to sit with your friends like the beltline developments do in Atlanta (ie. you can get a drink in any bar, walk to another one and get food there and they won't tell you not to bring in outside drinks as they all share glassware and the same customer base)

5 months ago

1 Agree

There needs to be more downtown to allow folks to want to stay longer (shops, playgrounds, etc....) in addition to more local restaurants. Arts are desperately needed! Not only do they contribute to economic development by increasing revenue of other businesses around them but they enhance our community's experience and quality of life.

5 months ago

1 Agree

Coworking Space to combine the commercial leases in to one big flex office space so more retail and restaurants can come in to downtown market village!

5 months ago

1 Agree

Stop the distillery / brewery! We need family friendly restaurants, not a Buckhead type night life scene with all the attendant shootings and crime and drunken driving. Put the Village Green back! What a terrible mistake to rip it out.

5 months ago

1 Agree

Better restaurants and shopping, more events to bring the community together in a safe green space.

5 months ago

1 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

You need business and employers in the area where their employees will frequent the shops and restaurants mid week.

5 months ago

[1 Agree](#)

Many posters must be new to the city. We had a cold stone creamery that could not stay in business, we have Bundt dessert place. The wedding store was a clothing boutique with gift shop in the carriage house, that could not make a go of it. I disagree that cafe Lucia is terrible. Retail is under pressure from amazon, and rent was high even before covid. So I am not encouraged.

5 months ago

[1 Agree](#)

More open areas with tables and outdoor games to attract families and youth

5 months ago

[1 Agree](#)

update the market village. it is so dated. It feels like a post property from the 1980's. No need for the pillars or the front marque sign - as if one is entering into a subdivision. The commercial spaces along Atlanta Road should open up to Atlanta Road- activating Atlanta Road and pedestrian activity along atlanta Road. The center green piece - between the main restaurants - is a waste. no one uses it. This all could be redesigned so that the commercial business have more front patio space. and/or the center green area has places to sit.

3 months ago

Sidewalks, specifically there are multiple areas that have a worn dirt path along the road, but no sidewalk. These areas seem like a great starting place to improve

4 months ago

bookstore, more restaurants, innovative office space, green spaces

4 months ago

More local shops like a candy store for kiddos, locally owned breakfast restaurant

4 months ago

We need more green space, with shade trees. Stop the brewery.

4 months ago

food, retail, and entertainment

5 months ago

Shared work spaces

5 months ago

Public art, murals and sculptures. Children's book store with daytime activities for families. Public restrooms. Grab and go sandwich or snack restaurant so families could pick up food and sit on the green. Ice cream parlor. Cafe/ coffee shop that brings in music. Breweries with outdoor seating. Art gallery with evening hours and events.

5 months ago

A large park. A playground designed for ALL children regardless of physical abilities; physical disabilities. A larger library. Facilities and activities for teenagers.

5 months ago

Expand downtown along Atlanta Rd and King Street, bring buildings closer to the street. Build parking decks the churches can use and develop more restaurants and shops, redevelop Wells Fargo property and make a true, multi-block downtown.

5 months ago

More retail, more & better restaurants

5 months ago

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

For everyone saying we need better restaurants and better retail and better everything, those businesses only appear when the market demands them. We don't have certain retail stores or high end restaurants because the local community isn't spending enough money to draw them here. We used to have several of the places you're asking for, and they went out of business because local people didn't support them enough.

5 months ago

Much more public art, gathering spaces, locally-owned retail, galleries, food.

5 months ago

Make it pedestrian friendly. Add safety measures for walking and biking. Close the downtown shop/restaurant area to cars. I agree that offices are not a great fit but keep businesses like dentists and hair salons that provide community/family services.

5 months ago

Agree that having offices in Market Village limits the energy and desirability of visiting downtown. Would love to see a private/public partnership that incentivizes bringing in restaurants and shops.

5 months ago

Massive subsidies (like giving away prime land to a brewery) will be needed to attract the type of businesses needed to grow downtown. I'd hope the council would involve citizens to determine whether or not they'd like to spend their tax dollars to do so.

5 months ago

More retail and destination attractions

5 months ago

Can't keep businesses in the Mkt Village, why?

5 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Smyrna that was not covered by the previous survey questions.

The specialness of Smyrna should not rely on bringing big city Atlanta to our doorstep. Let's stay as a separate city, not a suburb of Atlanta. People can go into Atlanta if they want that scene - make Smyrna a different type of destination with a focus on outdoor activities and keep it green with master gardens and walking trail, create a vibrant downtown life with concerts, turn us into a foodie town, encourage a local arts scene.

6 months ago

60 Agree

Buy back some of the Cumberland Mall parking lot to use for Cumberland Transfer Center CobbLinc connector. The mall is dead. No one ever takes up those parking spaces just to shop. There aren't any park and ride locations for CobbLinc in central Smyrna. We really need MARTA but any improvement to public transportation would be helpful.

Please go through with downtown improvements / brewery sale. Downtown is currently dead and needs revival.

Love the South Cobb improvement plan to make safer for pedestrians and bikers. Would love to see more mixed use developments along with it to have a complete walkable community.

Also love the restaurant district concept for the area across from Rev. Much needed

6 months ago

34 Agree

The better connected Smyrna is to Atlanta proper, the more diverse people and businesses we can attract. Smyrna is falling behind in amenities and school quality compared to the cities along 400

6 months ago

28 Agree

Bury power lines
Improve South Cobb Dr. (safety and appearance)
Manage signage (think Hilton Head)

6 months ago

21 Agree

Inadequate green space along all of Smyrna's main roads and lack of parks south of Hurt Road along Concord Road as well as inadequate parks along Windy Hill Road. Improve these things and quality of life will improve greatly.

6 months ago

17 Agree

We don't have the right local businesses. We have a horrible food scene, we leave town for date nights because of it, we must have better retail (again we leave down to shop), we need more pool/ swim options as many neighborhoods don't have it and Tolleson hours don't cut it, we need more side walks and paths for kids and their bikes to be safe. We need to stop over populating every single inch of dirt we have with developments, there need to be intentional green spaces. Too bad we don't have a river we could capitalize on turning into amazing outdoor areas for families and couples..

5 months ago

15 Agree

This city doesn't have its own bookstore nor does it have much in the way of large scale public art / murals. It might seem frivolous but culture is critical to placemaking. I love this city but it still feels a lot like a pass-through rather than a destination.

5 months ago

11 Agree

We don't have to be the biggest (number/quantity of dwelling units or number of persons) to be the best. Choose quality instead of quantity.

5 months ago

9 Agree

Better sidewalks connecting downtown.

6 months ago

8 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Think long term not short term. Listen more to the people in the communities who are affected by larger building projects (eg the one on South Cobb drive and Oakdale). Slow down on development of multiuse facilities: eg condos/apt/ retail outlets in one large project. Do not sacrifice neighborhoods, communities, for the sake of large developments.

5 months ago

6 Agree

Think long term in your development plans. Stricter rules regarding removal of trees for new large houses. Limit the number of houses than can be built on one lot.

5 months ago

5 Agree

Build more quality schools for infant to high school age children. The schools with the best ratings are maxed out on space. Create a plan to increase the school ratings in Smyrna. And add turning signal lights to any intersection on South Cobb drive that does not have one to decrease car accidents and pedestrians running across the walkway.

5 months ago

5 Agree

Housing opportunities created for the homeless and those with limited income

6 months ago

5 Agree

Offer more community classes during the evening. Noone with a 9-5 can participate in most of the current classes offer (specifically yoga).

Every other surrounding metro-ATL city has dedicated pickleball courts. Smyrna needs some, especially with how quickly the sport is taking off.

5 months ago

4 Agree

We need a designated art/cultural space, ie, an auditorium, theatre, concert hall.

5 months ago

4 Agree

Agree with the comment about lack of art. Even simple things like having local artists paint electrical boxes (as in Decatur, Upper Westside ATL and many other places) can give a dash of culture and sense of place without breaking the bank.

5 months ago

4 Agree

Walkways from the concord entrance of the SCT to the downtown area safer would be nice for those of us on the far west side of Smyrna.

6 months ago

4 Agree

We should make an opportunity to study other well-established locations such as historical Duluth and Norcross to see what successes they have had with vitalizing their city. See if that's a direction we want to go.

6 months ago

4 Agree

Make South Cobb development a priority please and do something to bring Cumberland mall back to life.

5 months ago

3 Agree

Youth engagement, particularly in high school

5 months ago

3 Agree

Smyrna is in a wonderful location, but needs to model its development after other successful small towns like Roswell, Alpharetta and Woodstock.....Beautiful, safe, good restaurants, great shopping options, fun entertainment and quality family life.

5 months ago

2 Agree

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Trees and listen to your residents when they clearly are against a development

5 months ago

[2 Agree](#)

Tear down Cumberland Mall

5 months ago

[2 Agree](#)

it would be nice to build another food hall like the one in Marietta square, smyrna is huge, that one doesn't service everyone

5 months ago

[1 Agree](#)

Find a way to discourage large chain businesses and make it easier to create small businesses in Smyrna.

5 months ago

[1 Agree](#)

Its critical that the downtown/village be developed with retail & dining. Its a mish mash of stuff now thats not desirable or attracting revenue

5 months ago

[1 Agree](#)

The Wells Fargo and it's parking seem like the biggest waste of prime real estate in the downtown area. Can at least the huge parking lot and the stand-alone ATM become something most people will be glad to have there on most days? If Rev or a competitor (non-chain local coffee and breakfast place or evening cafe) was located there instead of the bank and it's absurdly huge lot, I would be much happier about that.

5 months ago

[1 Agree](#)

I have noticed that most people leaving comments want our city government to work on Quality of life issues. Perhaps a change in our zoning laws could help with all of these issues. Builders tearing down single homes to increase density should have to pay more to help improve infrastructure -road improvements, green space requirements, sewer upgrades. A limit on size to conform with neighborhood standards. It is too late for the downtown area, but with the North side of the city we could ensure a cute neighborhood feel remains in Smyrna. ZONING is the answer. Setbacks from the road on all new construction. Any new townhomes must provide garage parking. The river park needs to have more public parking.

5 months ago

[1 Agree](#)

I would like to see the City of Smyrna start an "urban studio" and hire some urban planners and designers to run the studio and reach out to the community and create a comprehensive master plan of our city- that shows the stages of development: 2 year plan, 5 year plan, 15 year plan and how it will all connect together. We need to have city planners and designers developing our streets and town, not engineers. Engineers went to school for systems, not urban design. Gatech has one of the top Urban Planning Schools in the country, we should be hiring from their pool. It is important to get this right. I would like to see not just partial maps of 1 or 2 streets that are being developed- but how our whole city will be connected and improved and working together. City of Atlanta started their own Urban Studio that opens up a pop up shop in various neighborhoods to talk with residents and implement a comprehensive plan- it is run by certified/licensed Urban Planners. Please connect our city with wide street lined sidewalks, bike paths, out door cafes, bookstores.

3 months ago

Since yall dropped a baseball field on top of us without asking, we have all of the new development that we need. Redevelop the areas we already have. Put an ordinance in to stop cutting down our greenspaces for more and more new development. Improve what we have and keep our property values up by limiting additional housing developments. Respect our greenspaces. Smyrna is a suburban community of mixed races and ages. Let us live harmoniously in our beautiful community with improved roads and improved amenities...not more new housing developments. Smyrna doesn't need to be a big draw. We have The Battery / Atlanta/ Smyrna for that. People moved to Smyrna per location, good family oriented neighborhoods, major businesses, walkability, cleanliness, excellent city services and peace and quiet. Improve downtown Smyrna nightlife but there is Trust Park for that. Keep Smyrna a jewel. Its not hidden so no need to invite all of Atlanta to move here.

3 months ago



11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

Let's not lose our identity in an effort to be like other cities in Metro-Atlanta. Smyrna has a rich heritage and wonderful community feel. People want to live here. It's a real gift to be such a great place to live.

4 months ago

Make sure there is a cap on rent increases for corporate landlords!

4 months ago

A strong municipality is often defined by and grows by virtue of its partnership with The Arts. Smyrna has a long way to go in this area.

5 months ago

Strictly focusing on planning the city should do much more with South Cobb Drive corridor to force change and address the huge right of way. As for other planning focused changes we need to recognize that many of our lots are not in conformance with current zoning and create an ordinance that is more friendly to redeveloping larger lots to address growth. It should not be as difficult as it is to split a lot that is now much larger than the others in the same neighborhood. If we are allowing 6,000 to 7,000 sf lots in some places we have to be willing to allow it in others. People wont like this, but future growth is not sustainable with 1 and 1/2 acre lots any longer. Its too expensive to maintain our infrastructure without density and tax base to support it.

5 months ago

Activities that support a cohesive community

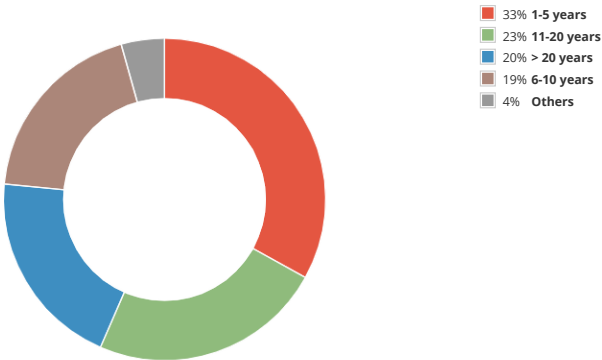
5 months ago

Which of the following statements apply to you (select all that apply)?

98%	I am a resident of Smyrna	220 ✓
13%	I work in Smyrna	29 ✓
7%	I own a business located in Smyrna	15 ✓
1%	Other	2 ✓

225 Respondents

How long have you lived in Smyrna?



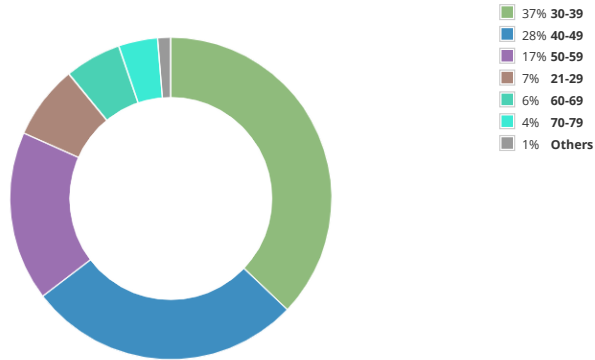
230 respondents



11/17/22, 7:08 PM

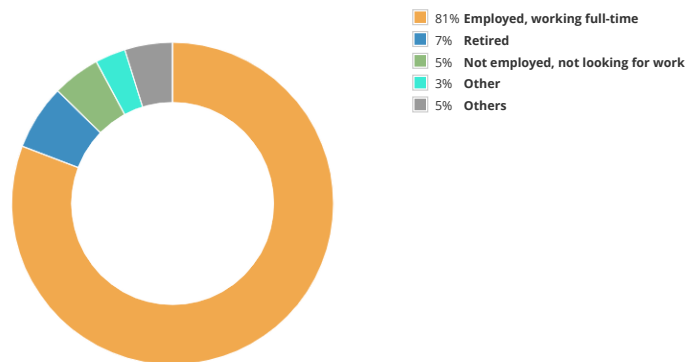
Atlanta Regional Commission - Report Creation

What is your age?



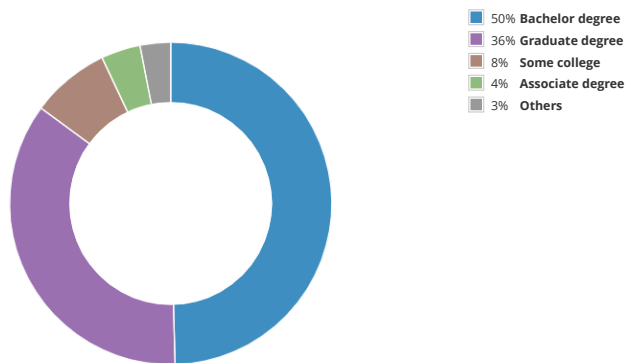
229 respondents

Which of the following categories best describes your employment status?



229 respondents

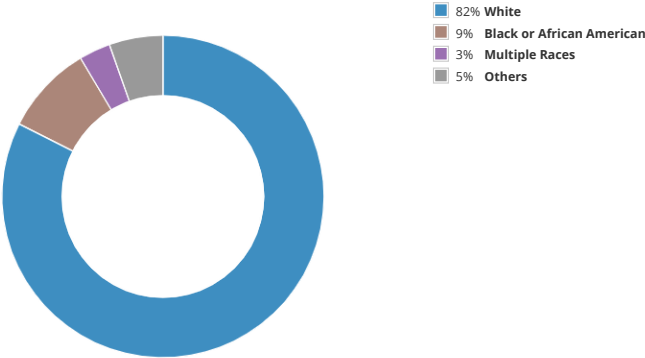
What is the highest level of school you have completed or the highest degree you have received?



228 respondents

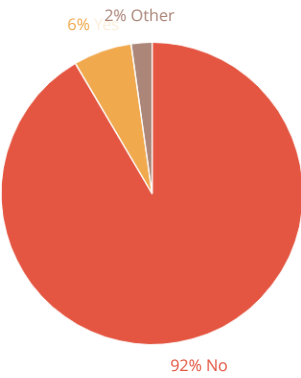
11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation
With which race do you identify?



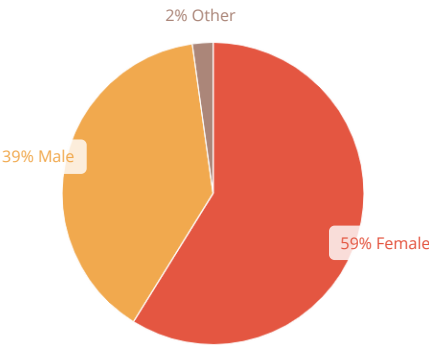
222 respondents

Do you identify as Hispanic, Latino, or Spanish?



224 respondents

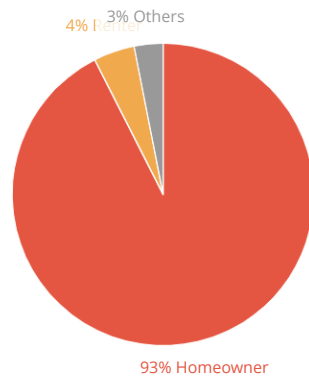
What is your gender identity?



226 respondents

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation
What best describes your housing status?



227 respondents

Subscribe now to get updates on upcoming engagement opportunities!

No data to display...

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What do you think is missing in the City's mix of **employment sectors**? You may select more than one choice. For context: Professional, Scientific and Technical Services is the largest industry sector in Smyrna, followed by Accommodation/Food Services and Retail Trade (see graphic below).



143 Respondents

What is your primary reason for visiting **downtown Smyrna**?

No data to display...

11/17/22, 7:08 PM

Atlanta Regional Commission - Report Creation

What do you think are the most important **City services** that Smyrna provides? You may select more than one choice.



210 Respondents

Comments: Public Open House for Guide Smyrna 2040 Comprehensive Plan - 2022 Update

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PUBLIC HEARING DOCUMENTATION

11/29/21, 12:10 PM

<https://www.georgiapublicnotice.com/DetailsPrint.aspx?SID=k3doiphwxzw45rxc100menut&ID=1389951>

Marietta Daily Journal



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[Back](#)

Notice Publish Date:

Friday, November 26, 2021

Notice Content

gpn13 MDJ-9822 GPN-13 MDJ-9822 GPN-13 CITY OF SMYRNA TO THE RESIDENTS AND CITIZENS OF SMYRNA COMPREHENSIVE PLAN UPDATE The City of Smyrnas Mayor and Council will hold an initial public hearing regarding the Citys 2022 Comprehensive Plan Update on Monday, December 20, 2021 at 7:00 p.m. The purpose of this hearing is to brief the community on the process to be used to develop the plan and opportunities for public participation in plan development, and to obtain input on the proposed planning process. All interested parties should attend. Questions should be directed to Joey Staubes at jstaubes@smyrnaga.gov or 678-631-5355. A hearing will be held before the Mayor and City Council of Smyrna at a regular meeting on Monday, December 20, 2021 at 7:00 p.m. in Council Chambers at City Hall, 2800 King Street, Smyrna, Georgia, 30080. PROPERTY DESCRIPTION: City Wide 11:26;12:3-2021

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City of Smyrna

Meeting Agenda - Final

City Council

A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA. 30080

Monday, December 20, 2021

7:00 PM

Council Chambers

Roll Call

Call to Order

1. Invocation and Pledge:

Rev. Jenna Strizak, St. Benedict's Episcopal Church (2160 Cooper Lake Rd)

2. Agenda Changes:

- A. [2021-627](#) Approval to remove item 8K from the Consent Agenda, regarding Aunt Fanny's Cabin and add the same as item 6K under Formal Business.

3. Mayoral Report:

4. Land Issues/Zonings/Annexations:

Speaking time for the public hearing related to the following land issues/zonings/annexations will be (5) five minutes.

- A. [2021-134](#) **Public Hearing** - Zoning Request - Z21-006 - Allow rezoning from NS to RDA-Conditional for the development of 12 single-family homes at a density of 5.9 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC.

Ward 1 / Councilmember Glenn Pickens

Attachments: [Issue Sheet 2021-134 Atlanta Road and Campbell Road 12 Homes.pdf](#)

[Issue Sheet](#)

[Staff Memo V4 Z21-006 M&C.pdf](#)

[Zoning Map Z21-006.pdf](#)

[Land Use Map Z21-006.pdf](#)

[Site Plan V5 Z21-006.pdf](#)

[Elevations Z21-006](#)

[Application Z21-006.pdf](#)

[Letter amending to RDA category Z21-006](#)

[Tree Protection Z21-006.pdf](#)

[Water Sewer Z21-006.pdf](#)

[City Tax Z21-006.pdf](#)

[County Tax Z21-006.pdf](#)

[Constitutional Challenge Z21-006.pdf](#)

[Legal Ad Z21-006.pdf](#)

- B. [2021-616](#) **Public Hearing** - Kick-off of the 5-Year Update to the City of Smyrna 2040 Comprehensive Plan - Community Development Department

Ward / City Wide

Attachments: [Issue Sheet 2021-616 Comp Plan Kick Off.pdf](#)

5. **Privilege Licenses:**

6. **Formal Business:**

- A. [2021-609](#) Approval of the Appointment of Ward 2 resident, Jonathan Howard, to the Planning and Zoning Board. This is a two-year term that will expire December 31, 2023.

Ward 2 / Councilmember Austin Wagner

Attachments: [Issue Sheet 2021-609 Jonathan Howard - P&Z.pdf](#)

- B. [2021-605](#) Approval to amend the budget for items not included in the FY 2022 budget adoption for a total amount of \$246,500.00.

Ward / City Wide

Attachments: [Issue Sheet 2021-605 Budget Amendment.pdf](#)

[Multiple budget amendment 122021.pdf](#)

- C. [2021-613](#) Approval of Amendment No. 5 to the Community Development Block Grant (CDBG) Sub Recipient Agreement No: CD20-C20SA-A and CD20-C20S8-F to extend the termination date for the agreement to June 30, 2022 and authorize the Mayor to sign and execute all related documents.

Ward / City Wide

Attachments: [Issue Sheet 2021-613 CDBG SubRecipient Grant Extension.pdf](#)

[City of Smyrna 2020 Amendment 5.pdf](#)

- D. [2021-614](#) Approval of contract with DHS for LIHWAP (Low-Income Household Water Assistance Program) to accept assistance payments from DHS on behalf of Smyrna utility customers with outstanding balances and authorize the Mayor to sign and execute all related documents.

Ward / City Wide

Attachments: [Issue Sheet 2021-614 DHS for LIHWAP.pdf](#)

[LIHWAP FAQ FY 2022 \(1\).pdf](#)

[FY22 LIHWAP Home Water Supplier Agreement Final.pdf](#)

- E. [2021-619](#) Approval of the agreement with Environmental Difference Staffing (2470 Windy Hill Road SE, Suite 442, Marietta, Georgia, 30067) for temporary, supplemental personnel for Public Works to assist in maintaining service



City of Smyrna

Action Summary - Final City Council

A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA. 30080

Monday, December 20, 2021

7:00 PM

Council Chambers

Rollcall

Councilmember Susan Wilkinson was present via telephone due to illness.

Present: 7 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Austin Wagner, Councilmember Travis Lindley, Councilmember Charles Welch, Councilmember Susan Wilkinson and Councilmember Tim Gould

Absent: 1 - Councilmember Lewis Wheaton

Also Present: 1 - Scott Cochran

Staff: 5 - Joe Bennett, Russell Martin, Heather Peacon-Corn, Jill Head and Dan Campbell

Call to Order

Mayor Derek Norton called to order the December 20, 2021 meeting of the Mayor and Council held in Council Chambers at A. Max Bacon City Hall at 7:01 PM.

1. Invocation and Pledge:

The invocation and Pledge of Allegiance were led by Councilmember Charles "Corkey" Welch.

2. Agenda Changes:

- A. [2021-627](#) Approval to remove item 8K from the Consent Agenda, regarding Aunt Fanny's Cabin and add the same as item 6K under Formal Business.

3. Mayoral Report:

4. Land Issues/Zonings/Annexations:

- A. [2021-134](#) **Public Hearing** - Zoning Request - Z21-006 - Allow rezoning from NS to RDA-Conditional for the development of 12 single-family homes at a density of 5.9 units per acre - 2.03 acres - Land Lot 700 - Atlanta Rd & Campbell Rd - Morgan Capital and Development, LLC.

Ward 1 / Councilmember Glenn Pickens

Councilmember Glenn Pickens made a motion to approve item 2021-134, a public hearing and zoning request to allow rezoning from NS to RDA-Conditional for the development of 12 single-family homes at a density of 5.9 units per acre on 2.03 acres

on land lot 700 located at Atlanta Road and Campbell Road by applicant Morgan Capital and Development, LLC; seconded by Councilmember/Mayor Pro Tem Tim Gould.

The motion carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson and Councilmember Gould

Absent: 1 - Councilmember Wheaton

B. [2021-616](#)

Public Hearing - Kick-off of the 5-Year Update to the City of Smyrna
2040 Comprehensive Plan - Community Development Department
Ward / City Wide

Councilmember Glenn Pickens made a motion to approve item 2021-616, a public hearing and kick-off of the 5-year update to the City of Smyrna 2040 Comprehensive Plan by the Community Development Department; seconded by Councilmember Travis Lindley.

The motion to approve carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson and Councilmember Gould

Absent: 1 - Councilmember Wheaton

5. Privilege Licenses:

6. Formal Business:

A. [2021-609](#)

Approval of the Appointment of Ward 2 resident, Jonathan Howard, to the Planning and Zoning Board. This is a two-year term that will expire December 31, 2023.

Ward 2 / Councilmember Austin Wagner

Councilmember Austin Wagner made a motion to approve item 2021-609, the appointment of Ward 2 resident, Jonathan Howard, to the Planning and Zoning Board with a two-year term that will expire December 31, 2023; seconded by Councilmember Glenn Pickens.

The motion to approve carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Wagner, Councilmember Lindley, Councilmember Welch, Councilmember Wilkinson and Councilmember Gould

Absent: 1 - Councilmember Wheaton

B. [2021-605](#)

Approval to amend the budget for items not included in the FY 2022 budget adoption for a total amount of \$246,500.00.

Ward / City Wide

12/7/22, 3:19 PM [https://www.georgiapublicnotice.com/\(S\(utyqunjkcspmedwj0tee0sl\)\)/DetailsPrint.aspx?SID=utyqunjkcspmedwj0tee0sl&ID=2655...](https://www.georgiapublicnotice.com/(S(utyqunjkcspmedwj0tee0sl))/DetailsPrint.aspx?SID=utyqunjkcspmedwj0tee0sl&ID=2655...)

Marietta Daily Journal



Publication Name:
Marietta Daily Journal

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Notice Keywords:
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2928476546

Notice URL:

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Notice Publish Date:
Friday, November 18, 2022

Notice Content

gpn13 MDJ-3577 MDJ-9042 GPN-13 CITY OF SMYRNA TO THE RESIDENTS AND CITIZENS OF SMYRNA COMPREHENSIVE PLAN UPDATE The City of Smyrnas Mayor and Council will hold a public hearing regarding the Citys 2022 Comprehensive Plan Update on Monday, December 5, 2022, at 7pm at Council Chambers at City Hall, 2800 King Street, Smyrna GA 30080. The purpose of this hearing is to brief the community on the contents of the draft plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review. All interested parties should attend. Questions should be directed to Joey Staubes at jstaubes@smyrnaga.gov or 678-631-5355. PROPERTY DESCRIPTION: City Wide 11:18-2022

[Back](#)



City of Smyrna

Meeting Agenda - Final

City Council

A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA. 30080

Monday, December 5, 2022

7:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Call to Order

1. Invocation and Pledge:

Pastor Shell Osbon, Life Church Assembly of God (4100 King Springs Rd)

2. Agenda Changes:

3. Mayoral Report:

- A. [2022-573](#) Smyrna Education Foundation Report and Check Presentation from JRM Management
Attachments: [2022-573 Smyrna Education Check Presentation.pdf](#)
- B. [2022-574](#) Recognition of Campbell High School JROTC Lady Spartan Raiders and Male Spartan Raiders
Attachments: [Spartan Raiders 2022 State Championship.docx](#)
[Lady and Male Spartan Raiders Grp Picture.jpg](#)
[Spartan Raiders Grp Picture Names Order.docx](#)

4. Land Issues/Zonings/Annexations:

Speaking time for the public hearing related to the following land issues/zonings/annexations will be (5) five minutes.

- A. [2022-481](#) Public Hearing - Appeal the denial by the License and Variance Board for Variance Request V22-055 - Allow encroachment into the 75-foot impervious surface area setback - Lot 696 - 1921 Sadler Drive - Eddie Karr by Wayne S. Melnick who resides at 1921 Sadler Drive SE, Smyrna, GA 30080 as filed with the City Clerk's office on September 1, 2022 at 4:12 PM via electronic email.

Ward 6 / Mayor Pro Tem/Councilmember Gould

Attachments: [Issue Sheet 2022-481 LVB Appeal.pdf](#)
[VarmemoV22-055 V3 Appeal.pdf](#)
[Appeal Letter V22-055.pdf](#)
[Application V22-055.pdf](#)
[City of Smyrna Variance Request Letter, Melnick, 1921 Sadler Drive, 8.22.22.pc](#)

[Elevation V22-055.pdf](#)

[Site Plan V22-055.pdf](#)

- B. [2022-544](#) Authorization to submit the Comprehensive Plan Update to Department of Community Affairs for review and authorize the Mayor to sign and execute all related documents.

Ward/ Citywide

Attachments: [Issue Sheet 2022-544 Comprehensive Plan.pdf](#)

[2040 Comp Plan Update Chapter 1.pdf](#)

[2040 Comp Plan Update Chapter 2.pdf](#)

[2040 Comp Plan Update Chapter 3.pdf](#)

[2040 Comp Plan Update Appendix A.pdf](#)

[2040 Comp Plan Update Appendix B Part 1.pdf](#)

[2040 Comp Plan Update Appendix B Part 2.pdf](#)

[2040 Comp Plan Update Appendix C.pdf](#)

- C. [Z22-011](#) **Public Hearing** - Zoning Request - Z22-011 - Allow a rezoning from R-15 to NS for an 8,000 sq. ft. retail business - 0.91 acres - Land Lot 700 - 3410 Atlanta Road - Grow Smyrna.

This item will be tabled to the January 17, 2023 Mayor and Council meeting at the request of staff.

Ward 6 / Mayor Pro Tem/Councilmember Gould

Attachments: [Issue Sheet Z22-011 - Neighbors Feed and Seed.pdf](#)

[Staff Memo Z22-011 M&C.pdf](#)

[Site Plan V4 Z22-011.pdf](#)

[Zoning Map Z22-011.pdf](#)

[Land Use Map Z22-011.pdf](#)

[Application Z22-011.pdf](#)

[Tree Plan Z22-011.pdf](#)

[City Tax Z22-011.pdf](#)

[County Tax Z22-011.pdf](#)

[Deed Z22-011.pdf](#)

[Hydrology Z22-011.pdf](#)

[Neighbors Feed and Seed.jpg](#)

[Owner Auth Z22-011.pdf](#)

[Owner Authorization Z22-011.pdf](#)

[Water Sewer Availability Letter Z22-011.pdf](#)

[Zoning Disclosure Z22-011.pdf](#)

[Zoning Disclosure2 Z22-011.pdf](#)

[Legal Ad.pdf](#)



City of Smyrna

Action Summary - Final

City Council

A. Max Bacon City Hall
Council Chambers
2800 King Street SE
Smyrna, GA. 30080

Monday, December 5, 2022

7:00 PM

A. Max Bacon City Hall - Council Chambers

Roll Call

Present: 7 - Mayor Derek Norton, Councilmember Glenn Pickens, Councilmember Latonia P. Hines, Councilmember Charles Welch, Councilmember Susan Wilkinson, Mayor Pro Tem / Councilmember Tim Gould and Councilmember Lewis Wheaton

Absent: 1 - Councilmember Travis Lindley

Also Present: 1 - Scott Cochran

Staff: 8 - Jennifer Bennett, Joe Bennett, Frank Carruba, Jill Head, Dat Luu, Russell Martin, Heather Peacon-Corn and Eric Randall

Call to Order

Mayor Derek Norton called to order the December 5, 2022 Mayor and Council Meeting held at A. Max Bacon City Hall in Council Chambers at 7:00 PM.

1. Invocation and Pledge:

The invocation and Pledge of Allegiance were led by Pastor Shell Osbon, Life Church Assembly of God (4100 King Springs Rd).

2. Agenda Changes:

3. Mayoral Report:

- A. [2022-573](#) Smyrna Education Foundation Report and Check Presentation from JRM Management
- B. [2022-574](#) Recognition of Campbell High School JROTC Lady Spartan Raiders and Male Spartan Raiders

4. Land Issues/Zonings/Annexations:

- A. [2022-481](#) Public Hearing - Appeal the denial by the License and Variance Board for Variance Request V22-055 - Allow encroachment into the 75-foot impervious surface area setback - Lot 696 - 1921 Sadler Drive - Eddie Karr by Wayne S. Melnick who resides at 1921 Sadler Drive SE, Smyrna, GA 30080 as filed with the City Clerk's office on September 1, 2022 at 4:12 PM via electronic email.

Ward 6 / Mayor Pro Tem/Councilmember Gould

Mayor Pro Tem/Councilmember Tim Gould made a motion to deny item 2022-481, a public hearing and appeal of the denial by the License and Variance Board for Variance Request V22-055 to allow encroachment into the 75-foot impervious surface area setback on lot 696 located at 1921 Sadler Drive by applicant Eddie Karr by Wayne S. Melnick who resides at 1921 Sadler Drive SE, Smyrna, GA 30080 as filed with the City Clerk's office on September 1, 2022 at 4:12 PM via electronic email; seconded by Councilmember Lewis Wheaton.

The motion to deny carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Hines, Councilmember Welch, Councilmember Wilkinson, Mayor Pro Tem / Councilmember Gould and Councilmember Wheaton

Absent: 1 - Councilmember Lindley

B. [2022-544](#)

Authorization to submit the Comprehensive Plan Update to Department of Community Affairs for review and authorize the Mayor to sign and execute all related documents.

Ward/ Citywide

Councilmember Latonia P. Hines made a motion to approve item 2022-544, an authorization to submit the Comprehensive Plan Update to the Department of Community Affairs for review and authorize the Mayor to sign and execute all related documents; seconded by Councilmember Glenn Pickens.

The motion to approve carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Hines, Councilmember Welch, Councilmember Wilkinson, Mayor Pro Tem / Councilmember Gould and Councilmember Wheaton

Absent: 1 - Councilmember Lindley

C. [Z22-011](#)

Public Hearing - Zoning Request - Z22-011 - Allow a rezoning from R-15 to NS for an 8,000 sq. ft. retail business - 0.91 acres - Land Lot 700 - 3410 Atlanta Road - Grow Smyrna.

This item will be tabled to the January 17, 2023 Mayor and Council meeting at the request of staff.

Ward 6 / Mayor Pro Tem/Councilmember Gould

Councilmember Latonia P. Hines made a motion to table to the January 17, 2023 Mayor and Council Meeting at the request of staff item Z22-011, a public hearing and zoning request (Z22-011) to allow rezoning from R-15 to NS for an 8,000 sq. ft. retail business on 0.91 acres on land lot 700 located at 3410 Atlanta Road by applicant Grow Smyrna; seconded by Councilmember Glenn Pickens.

The motion to table to the January 17, 2023 Mayor and Council Meeting carried with the following vote:

Aye: 6 - Councilmember Pickens, Councilmember Hines, Councilmember Welch, Councilmember Wilkinson, Mayor Pro Tem / Councilmember Gould and Councilmember Wheaton