

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

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

Date: August 9, 2023

CC: Joe Bennett, City Administrator  
Planning and Zoning Board

RE: **REZONING CASE Z23-007– 3265 Atlanta Road**

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**Applicant:** Atlantic Development Partners LLC

**Existing Zoning:** LI

**Titleholder:** Dennis A Burling & Kim E. Burling

**Proposed Zoning:** OD-Conditional  
**Size of Tract:** 1.88 acres

**Location:** 3265 Atlanta Road

**Land Lot:** 668

**Ward:** 1

**Access:** Atlanta Road

**Contiguous Zoning:**

North	R-15
South	LI
East	RTD
West	RTD

**Existing Improvements:** One building with an industrial use

**Hearing Dates:**  
P&Z August 14, 2023  
Mayor and Council November 20, 2023

**Proposed Use:**

The applicant is requesting a rezoning from LI to OD-Conditional for use as a self-storage facility. The future land is IMU and a land use change is not required.

**Staff Recommendation:**

**Approval** of the rezoning from LI (Light Industrial) to OD (Office-Distribution).

**Planning & Zoning Board Recommendation:** **Approve** by a vote of 5-0 at the August 14, 2023 meeting.



## **STAFF COMMENTS**

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics. Both the Applicant's response as well as Staff's analysis to each factor are listed. It is hoped that providing both responses results in a better understanding of what is actually being proposed.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*Applicant Response:*

*"The proposed rezoning will permit development of a climate-controlled self-storage facility. The Subject Property is currently zoned to the Light Industrial zoning category. Adjacent properties on the southerly side of the Subject Property are also zoned to the Light Industrial category. The Subject Property is bounded on the north by the CSX rail line. Properties on the east and west are zoned for residential; however, the required setback and buffers will provide adequate screening. Thus, the proposed development for the use sought is compatible with adjacent and nearby properties."*

*Staff Analysis:*

*The zoning proposal consists of one tract of land totaling 1.88 acres and is zoned Light Industrial (LI). Approval of the zoning proposal would allow for the construction of a climate controlled self-storage facility. The adjacent property to the north of the CSX rail right of way is zoned R-15. The adjacent property to the south is zoned LI (Light Industrial). The adjacent property to the east and west is zoned Residential-Townhome (RTD). The proposed zoning would be consistent with the land use of the subject property and surrounding properties along the east side of Atlanta Road.*

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

*Applicant Response:*

*"The proposal will not adversely affect nearby properties. The proposed development for low impact businesses, such as the proposed climate-controlled self-storage facility, will not cause disruption to or in any way adversely affect any nearby commercial, manufacturing, or industrial uses or communities or residences located in close proximity to the Subject Property."*

*Staff Analysis:*

*The zoning proposal would not have an adverse effect upon the existing use or usability of nearby properties. The proposed use is consistent with the adjoining industrial uses and should not adversely affect the usability of adjacent residential*

*uses. The subject property is currently accessed directly from Atlanta Road will not impact any additional local streets.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

*Applicant Response:*

*"The current Light Industrial zoning provides some economic viability. However, the proposed climate-controlled self-storage facility is far more compatible to adjacent residential properties than uses allowed under the Light Industrial category."*

*Staff Analysis:*

*The subject parcel has limited economic use as currently zoned.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

*Applicant Response:*

*"The proposed rezoning will not have an excessive or burdensome impact on existing facilities and infrastructure or schools."*

*Staff Analysis:*

*Based upon information from the City Engineer, the proposed use will not cause an excessive or burdensome use of the existing streets or transportation facilities.*

*The building will be serviced with water and sewer from the city from the Atlanta Road right-of-way.*

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

*Applicant Response:*

*"The proposed use is in conformity with the existing Industrial Mixed Use category."*

*Staff Analysis:*

*The subject property has a future land use designation of IMU (Industrial Mixed Use) on the city's 2040 Future Land Use Plan. The proposed rezoning to OD for use as a self-storage facility will not require a land use change as it is compatible with the IMU future land use.*

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Applicant Response:

*"Two residential communities are located on the east and west sides of the Subject Property. Rezoning of the property to the proposed zoning classification to allow for the climate-controlled self-storage facility would allow for a lesser intense use than the current business; as well as a more aesthetically pleasing appearance due to redevelopment of the Property to current standards and ordinances."*

Staff Analysis:

*The property is currently zoned LI (Light Industrial). The rezoning to OD (Office/Distribution) to allow a climate controlled self-storage facility will bring an improvement to the area in terms of use and architectural aesthetics.*

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

Applicant Response:

*"Architectural standards in the immediate vicinity will be upheld, and even enhanced, by the proposed development."*

Staff Analysis:

*The development of the property under the zoning proposal would enhance the architectural standards and aesthetics of the general area. The proposed elevations consist of brick, EIFS, and metal paneling.*

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

Applicant Response:

*"The proposed development is neither a nuisance nor incompatible considering the surrounding uses and developments. Additionally, the proposed climate-controlled self-storage facility would provide a convenient, needed use for community residents."*

Staff Analysis:

*The proposed use of the property as a self-storage facility will not create a nuisance for existing uses in the area. The self-storage facility is climate controlled with all storage units accessed internally.*

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Applicant Response:

*"The proposed development would positively affect the area and surrounding properties as it would be less intense than maximizing uses allowed in the current classification on the existing tract size. The proposed climate-controlled self-*

*storage facility will have less traffic than other uses allowed in either the existing or proposed categories. The architecture and design of the proposed structure will be aesthetically pleasing, complying with the City's development standards and guidelines. The overall effect will be virtually none on adjacent industrial and commercial businesses. Residential developments will have minimal impact due to setbacks and buffering, which would screen the structure and any parking from view of the adjacent residences."*

Staff Analysis:

*Factors associated with the size of the proposed use, in either land area or building height should have no negative effect upon all adjacent and nearby properties.*

## **PROJECT DESCRIPTION**

Atlantic Development Partners LLC is requesting a rezoning from LI (Light Industrial) to OD (Office-Distribution) for the ability to construct a climate controlled self-storage facility. The subject property is zoned LI and has been used for an industrial purpose as a business to move machinery. The existing building will be demolished for the construction of a new climate controlled self-storage building. The proposed building will be 113,596 sq. ft. The building will be three stories with a basement with a maximum height of 40 feet. The elevation visible from Atlanta Road will be three stories and the building will follow the contour of the property to have a basement level at the rear of the property adjacent to CSX rail right-of-way. The project consists of a 20 ft. landscape buffer along the sides of the property adjacent to residential.

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

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

## **Project Analysis**

### **Engineering Review**

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

### **Fire Marshal Review**

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

### Planning Review

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

The rezoning will require the following variance:

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

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

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

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

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### **STAFF RECOMMENDATION**

Community Development recommends **approval** of the rezoning from LI to OD-Conditional on 1.88 acres for a self-storage facility **with the following conditions**:

#### **Standard Conditions**

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

1. The composition of the building shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding.
2. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. All utilities within the development shall be underground.
4. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the

development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.

5. No debris may be buried on any lot or common area.
6. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
7. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
8. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
9. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

#### **Special Conditions**

10. The development shall maintain the following minimum building setbacks:  
  
Front – 50'  
Side – 20'  
Rear – 0'
11. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
12. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
13. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
14. The developer shall improve the access drive to meet city standards set forth in Appendix D.
15. The access drive will require an ingress and egress easement as well as a utility easement.
16. The access drive shall be stripped from the subject property and aligned with the emissions station driveway apron.
17. A 20' landscape buffer shall be planted between the development and adjacent residential properties.

18. The development will require a fire hydrant within the subject property.
19. Dumpsters shall be positioned so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction shall also be allowed and screened as appropriate in accordance with the City's regulations.
20. The dumpster will require a hose bibb for washdown within 50 of the pad and the pad shall have a drain that connects to sanitary sewer.
21. Allow building height of up to 55 feet.
22. Approval of the subject property for the OD-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted August 4, 2023 and created by Paradigm Engineering Services, Inc. and all zoning stipulations above.
23. The applicant shall be bound to the elevations submitted on July 13, 2023. Approval of any change to the elevations must be obtained from the Director of Community Development.

### Subject Property







**Adjacent Properties**



