



Rezoning Case: **Z23-007**

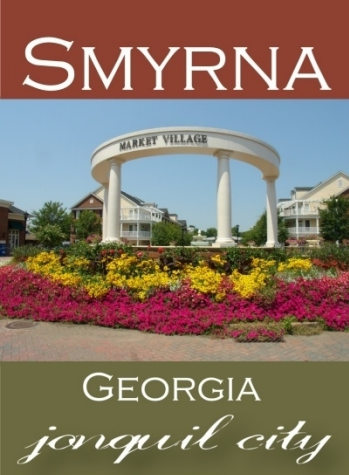
Applicant: Atlantic Development Partners LLC

Date Submitted: 7/13/2023

P&Z Hearing: 8/14/2023

P&Z Recommendation: ?

M&C Hearing: 9/18/2023



Location: 3265 Atlanta Road

Size: 1.88 Acres

Ward: 1

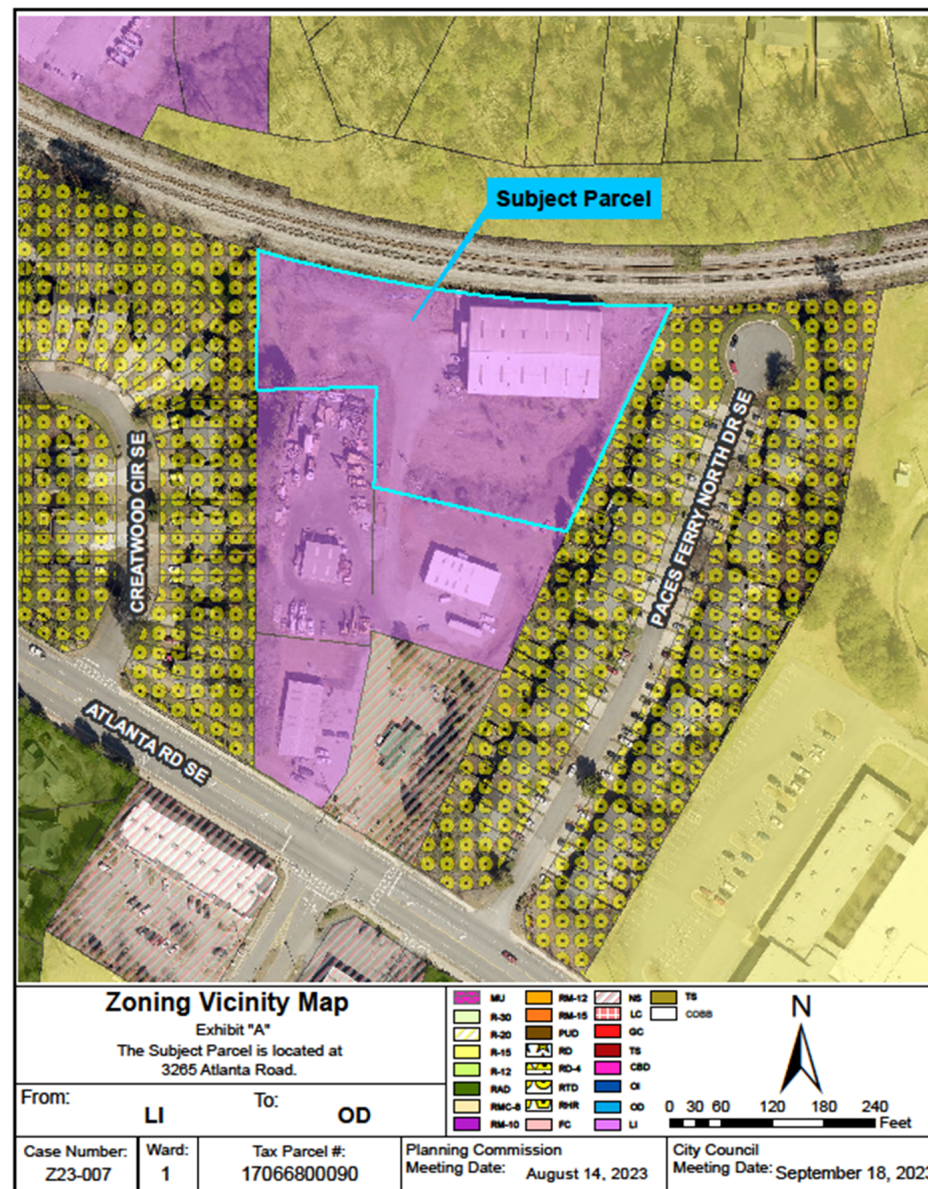
Existing Condition: Industrial Use

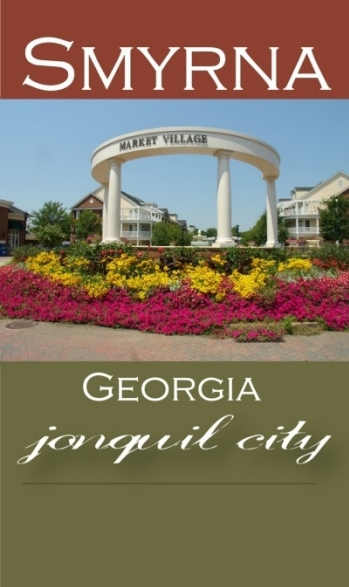
Proposed Use: Climate Controlled Self-Storage Facility

Existing Zoning: LI (Light Industrial)

Proposed Zoning: OD (Office/Distribution)

Zoning Map





Future Land Use Map

Existing Future Land Use:

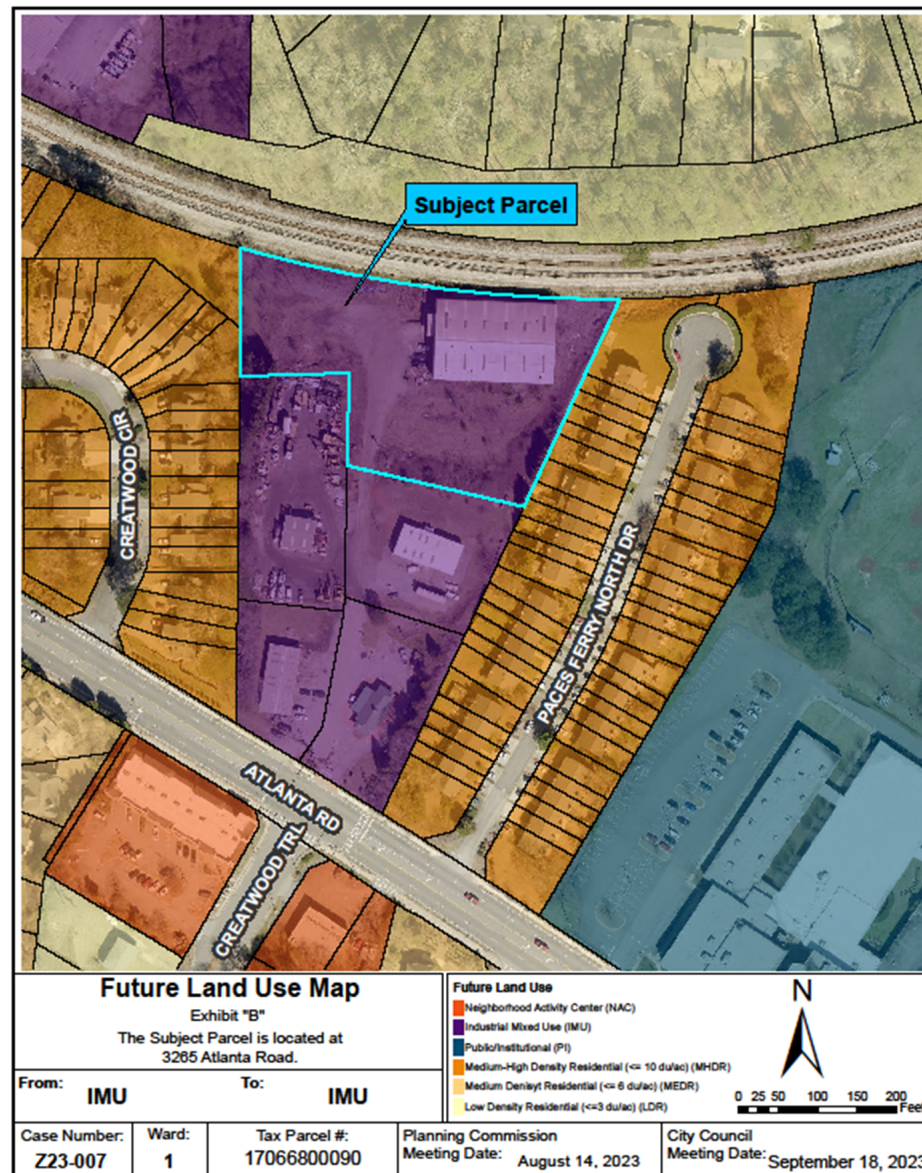
Industrial Mixed Use

Proposed Future Land Use:

Industrial Mixed Use

Adjoining Contiguous Future Land Uses:

- **North** – Low Density Residential
- **East** – Medium High Density Residential
- **South** – Industrial Mixed Use
- **West** – Medium High Density Residential





Proposed Site Plan

Office/Distribution Minimum Setbacks:

- Front – 50'
- Side – 20'
- Rear – 20'

20' Landscape Buffer

Stormwater Detention

Climate Controlled Self- Storage Facility:

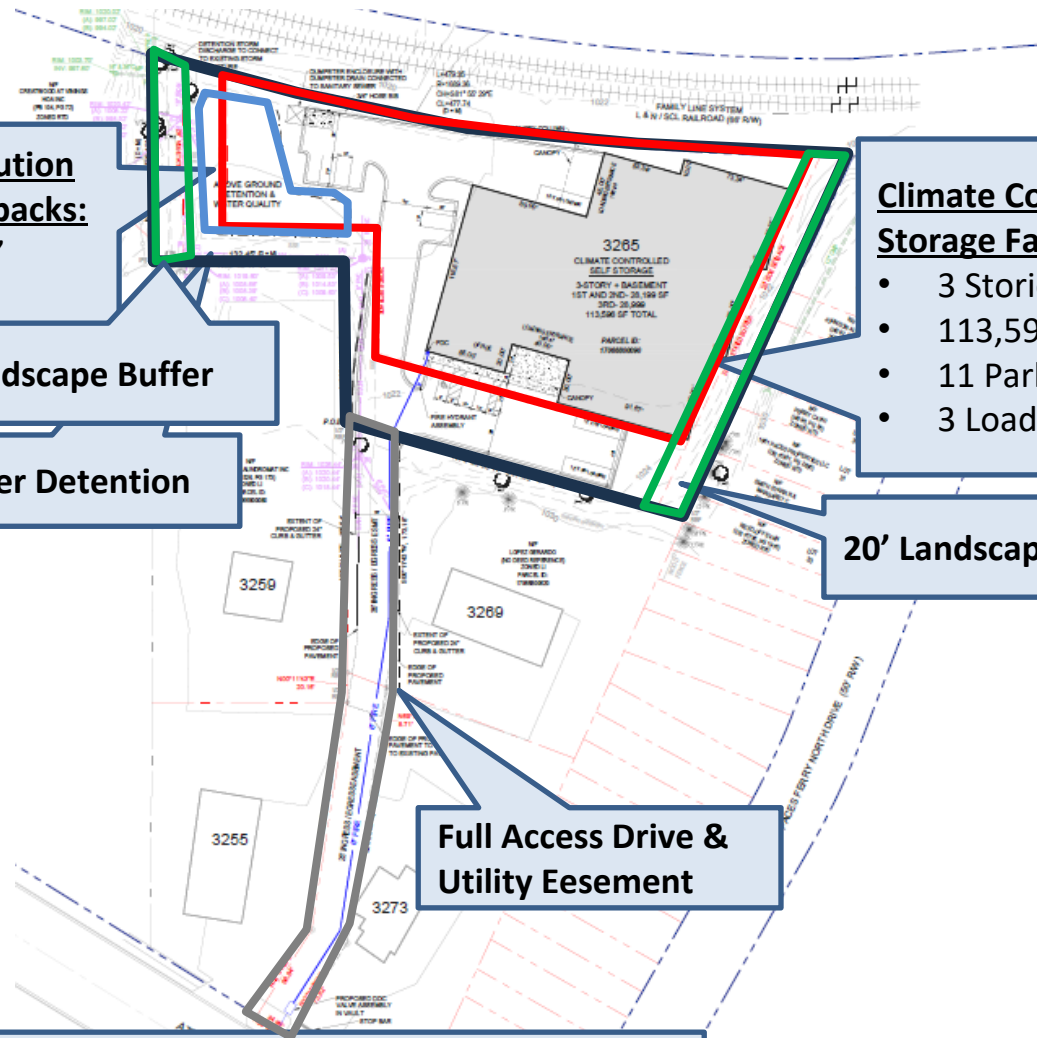
- 3 Stories w/ basement
- 113,596 sq. ft.
- 11 Parking Spaces
- 3 Loading Spaces

20' Landscape Buffer

**Full Access Drive &
Utility Easement**

Zoning Ordinance Variances:

- Reduce minimum side setback from 50' to 20'; **(Staff Supports)**

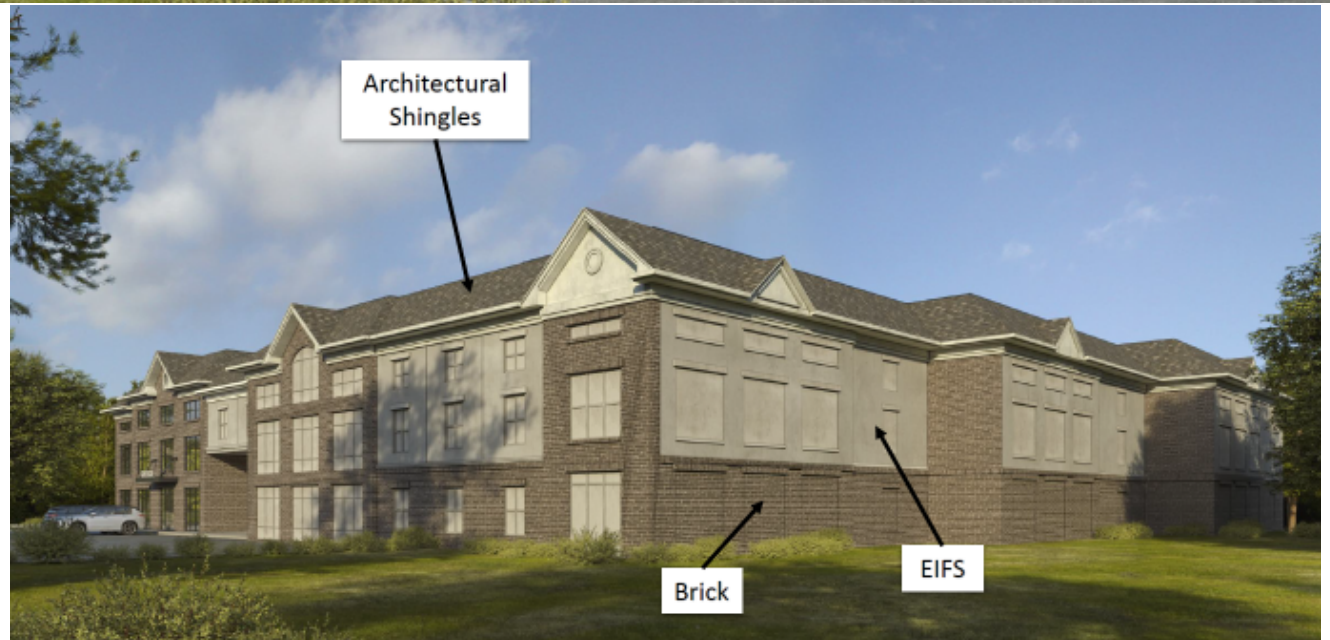
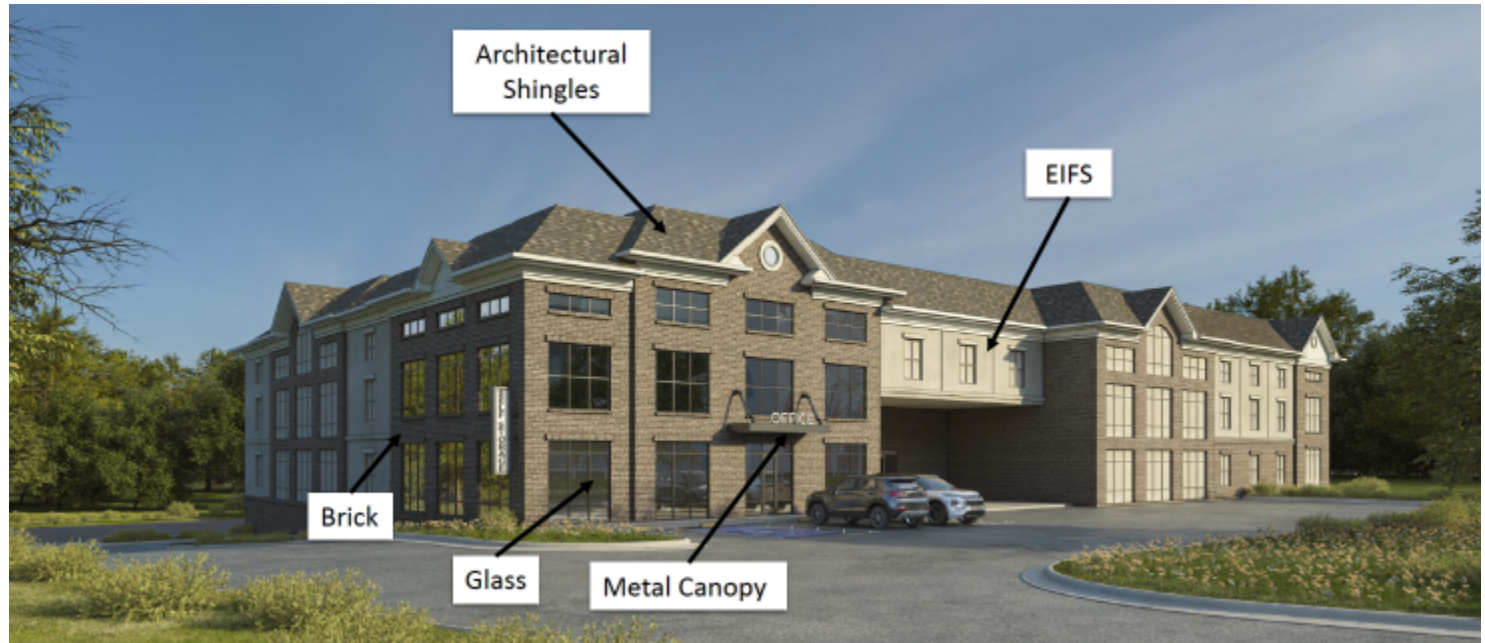


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Proposed Building Elevation

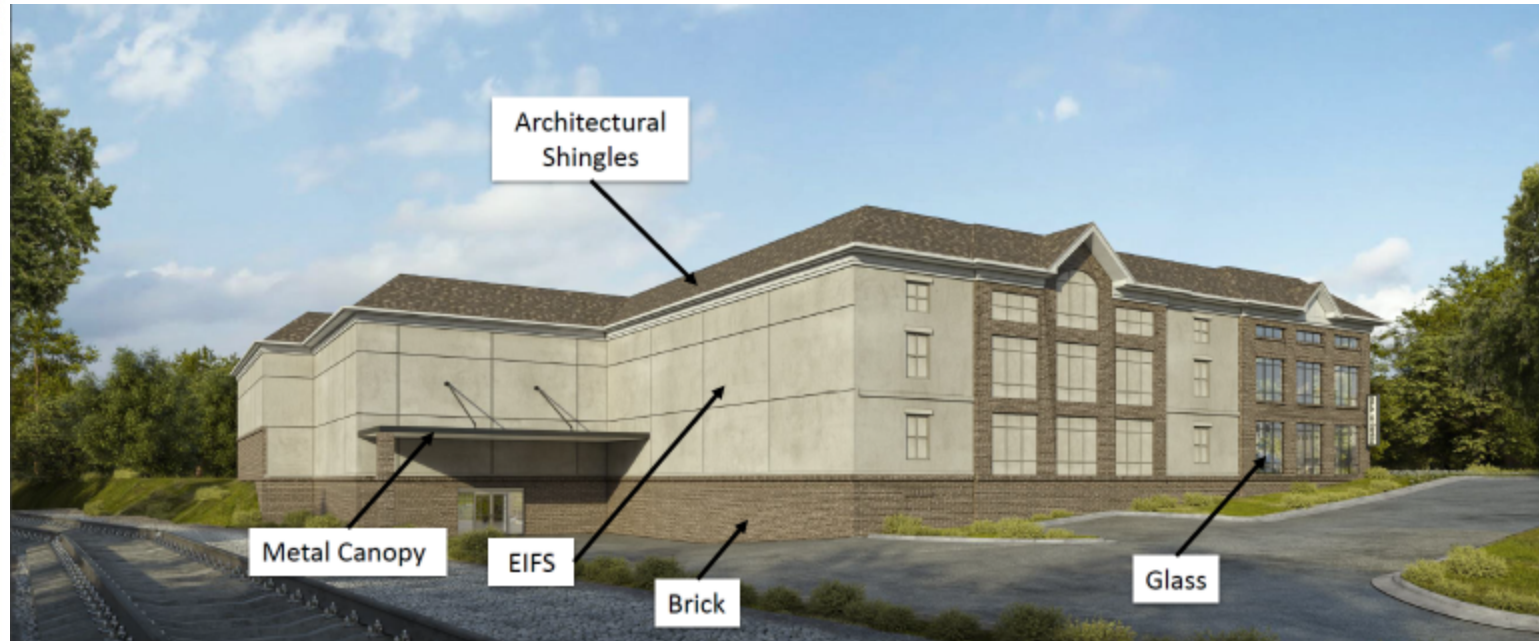


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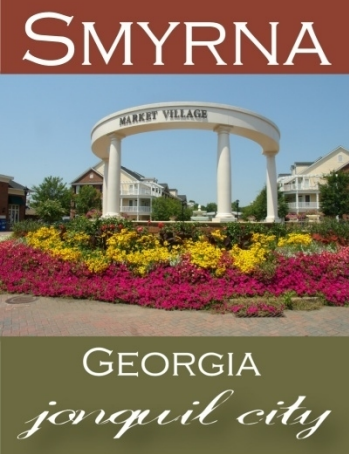
Proposed Building Elevation





Proposed Building Elevations





Pictures of Subject Property





Pictures of Adjacent Properties





Staff Recommendation

Community Development recommends **approval** of the rezoning from LI to OD – Conditional on 1.88 acres for the development of a climate controlled self-storage facility, including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions:

Requirements # 2, 3, 4, 8, 10, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. The **composition of the homes** in a residential subdivision 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.



Staff Recommendation

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 **setbacks**:

Minimum Setbacks:

Front – 50'

Side – 20'

Rear – 0"



Staff Recommendation

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.



Staff Recommendation

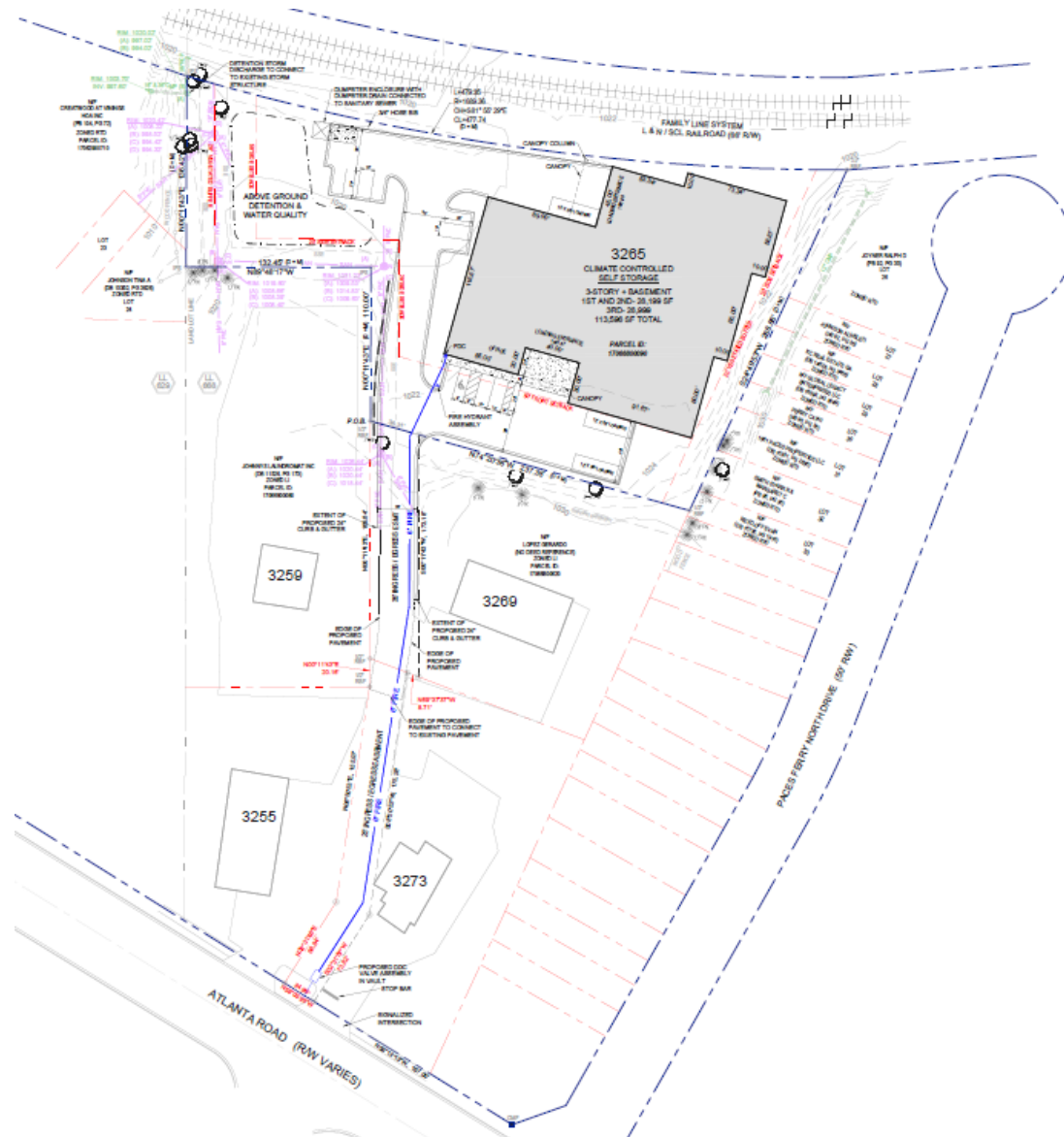
19. **Dumpsters shall be positioned** so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction 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.

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Proposed Site Plan

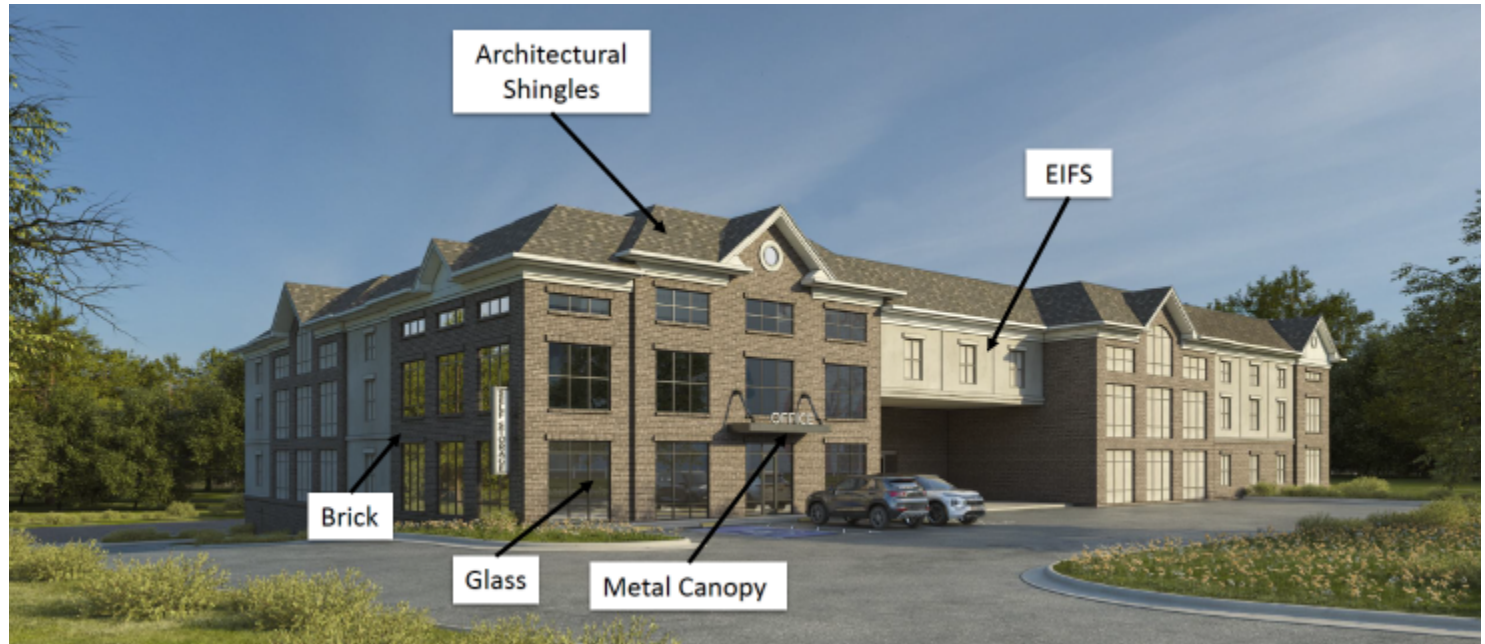


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Proposed Building Elevation



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Proposed Building Elevation

