



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: Z23-009

Agenda Date: 9/18/2023

In Control: .

File Type: Zoning Item

Agenda Section:
Formal Business

Agenda Number: **A.**

Department: Community Development

Agenda Title:

Public Hearing - Zoning Amendment - Z23-009 - Allow site plan modifications to a previously approved plan - Land Lot 379 - 4.41 acres - 661 Church Road - Rebecca Calbert

Ward 5 Councilmember - Susan Wilkinson

ISSUE AND BACKGROUND:

The subject property was rezoned from RAD-Conditional to LC-Conditional on December 15, 2008 (Rezoning Case Z08-007) for the development of a 10,699 sq. ft. daycare facility. The zoning of the property was conditioned upon the development of the property to a specific site plan and building elevations. A zoning amendment was approved November 19, 2012, (Zoning Amendment Case Z12-008) to allow construction of a 1,081 sq. ft. addition to the existing daycare facility. The current zoning amendment is proposed for a 3,027 sq. . addition to the daycare facility. The additional area is proposed to create three additional classrooms and support spaces. The building addition will match the existing building materials and colors.

RECOMMENDATION / REQUESTED ACTION:

Community Development recommends approval of the requested zoning amendment with the following conditions carried over from Z08-007& Z12-008 (with changes being highlighted):

Standard Conditions

(Requirement #1, 2, 3, 4, 9, and 17 from Section 1201 of the Zoning Code is not applicable)

1. The detention pond shall be placed and screened appropriately. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.
2. All utilities within the project shall be underground.
3. 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 applicant adjacent to any public right-of-way consistent with City's requirements for the extent of the project. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.



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4. The applicant shall install a deceleration lane at the entrance for the project. The deceleration lane shall have a minimum length of 150' with a 50' taper.

5. No debris may be buried on any lot or common area.

6. The applicant shall install decorative streetlights 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 applicant will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the applicant 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:

Front -40'
Rear - 50'
Side - 20'

11. 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% hardy plank siding. The elevations that face a roadway shall not be permitted to utilize hardy plank.

12. Any proposed dumpsters shall be surrounded by a three-sided brick, stone or stucco enclosure with an opaque gate in the front. The enclosure shall match the exterior façade of the principal building and the lid of the dumpster shall be made of rubber.

13. Any utility boxes, HVAC components, or accessory components to the proposed building shall be screened through the use of landscaping or architectural features from the public right-of-way and adjoining residential property owners.

14. The applicant shall install and maintain a 10' wide landscape buffer in accordance to Section 503 of the Zoning Ordinance along the western property line.

15. The applicant shall provide a right-of-way dedication of 5' along Church Road.



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16. The applicant shall provide a 6' decorative fence which meets the requirements of Section 501.10 of the Zoning Ordinance along Church Road and along the eastern fence line.

17. All State and County regulations for daycare facilities are complied with.

18. The applicant will comply with the City's current Sign Ordinance.

19. If an easement isn't already provided, the applicant shall provide a 20' drainage easement over the 48" CMP pipe from Church Road to the rear property line.

20. The parking lot shall provide landscape islands after every tenth parking space the design of which must be approved by the City of Smyrna. A landscape strip shall also be provided between all head-to-head parking spaces.

21. The applicant or business owner shall be required to provide additional parking at a ratio of 1 parking space per employee and 1 parking space for every 9 students if employment and/or enrollment numbers expand beyond the proposed 25 employees and 178 students. Additional parking may be in the form of green parking.

22. No land disturbance or land clearing shall take place on the subject property until a building permit has been issued.

23. Approval of the subject property for Limited Commercial shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 1/31/2023 created by Coffman Engineers Inc.

24. The applicant shall be bound to the elevations submitted and dated 2/28/2023 by Calbert Design Group. Approval of any change to the elevations must be obtained from the Director of Community Development.