



Planning and Zoning Commission Meeting - Final

May 12, 2025

6:00 PM

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- A. **ORD2025-004** ORD2024-004 - Public Hearing - Allow a code amendment to Section 712 of the zoning ordinance to allow coffee shops and coffee roasting facilities as a permitted use in the GC (General Commercial) Zoning District. Citywide



City of Smyrna

Issue Sheet

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

File Number:

Agenda Date: 5/12/2025

In Control: .

File Type: Ordinance

Agenda Section:

Formal Business

Department: Community Development

Agenda Title:

ORD2024-004 - Public Hearing - Allow a code amendment to Section 712 of the zoning ordinance to allow coffee shops and coffee roasting facilities as a permitted use in the GC (General Commercial) Zoning District. Citywide

Citywide

ISSUE AND BACKGROUND:

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

RECOMMENDATION / REQUESTED ACTION:

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

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

(712.12.3) Coffee shops and coffee roasting facilities.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: May 6, 2025

CC: Joe Bennett, City Administrator
Planning and Zoning Board

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

BACKGROUND

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

ANALYSIS

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

STAFF COMMENTS

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

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

(712.12.3) Coffee shops and coffee roasting facilities.

ORDINANCE 2025-004

AN ORDINANCE OF THE CITY OF SMYRNA, GEORGIA, PROVIDING FOR THE AMENDMENT OF THE CODE OF ORDINANCES OF THE CITY OF SMYRNA, APPENDIX A, ZONING, SECTION 712.

Section 712.12.3 of the Zoning Ordinance shall be amended to allow coffee shops and coffee roasting facilities under the General Commercial (GC) zoning district. The proposed section shall read as follows (the amended section is highlighted):

(712.12.3) Coffee shops and coffee roasting facilities

This ordinance shall take effect on July 1, 2025 and is passed and duly adopted this 2nd day of June, 2025.

CITY SEAL:

The Honorable Derek Norton
Mayor, City of Smyrna, Georgia

ATTEST:

Heather Peacon-Corn
City Clerk, City of Smyrna, Georgia

Approved as to form:

Scott A. Cochran, City Attorney