

- A.** Z22-011 Public Hearing - Zoning Request - Z22-011 - Allow a rezoning from R-15 to NS for an 6,675 sq. ft. retail business - 0.91 acres - Land Lot 700 - 3410 Atlanta Road - Grow Smyrna.



City of Smyrna

Issue Sheet

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

File Number: Z22-011

Agenda Date: 2/6/2023

In Control: City Council

File Type: Zoning Item

Agenda Section:
Community Development Items

Agenda Number: A.

Department: Community Development

Agenda Title:

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.

Ward 6 Mayor Pro Tem / Councilmember - Tim Gould

ISSUE AND BACKGROUND:

Grow Smyrna is requesting a rezoning from R-15 (Residential) to NS-Conditional (Neighborhood Shopping) for the ability to develop an 8,000 sq. ft. retail building for Neighborhood Feed & Seed. The subject property is zoned R-15 and is vacant, however it was formerly occupied with a single-family home. The applicant is requesting to rezone the property to NS-Conditional to allow a zoning district that permits small retail uses. The Planning & Zoning Board voted to approve the request by a vote of 6-1 at the November 14, 2022 meeting.

RECOMMENDATION / REQUESTED ACTION:

Community Development recommends approval of the rezoning from R-15 to NS-Conditional at 3410 Atlanta Road with the following conditions:

Standard Conditions

Requirements # 1, 2, 3, 4, 5, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. All utilities within the development shall be underground.
2. 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.
3. No debris may be buried on any lot or common area.
4. 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.
5. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
6. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.



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Special Conditions

7. The development shall maintain the following setbacks:
Front - 50'
Side - 10'
Rear - 30'
8. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
9. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director or Cobb County Water System during construction plan review.
10. The developer shall provide right-of-way dedication along both Atlanta Road if required for the sidewalk to be located on public property.
11. Additional easements may be required if any portion of private property is within the sight distance triangle.
12. Existing vegetation within the sight distance triangle shall be removed.
13. The development shall provide a 10' landscape buffer on all sides that adjoin single-family property, except the Atlanta Road frontage will shall provide a 15' landscape buffer.
14. A double row of trees shall be planted along the western property line.
15. Any wall visible from the right-of-way shall have decorative screening.
16. The access on Atlanta Road shall include crosswalk striping, ADA ramp, and stop bar at the entrance.
17. Any repair or replacement of the sidewalk on Atlanta Road shall be a minimum width of 10 feet.
18. There shall be no bells, whistles, or outdoor paging systems permitted on-site.
19. Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.
20. Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.
21. Deliveries and trash pick-up shall only be permitted between the hours of 7:00 a.m. and 9:00 p.m.
22. The commercial building shall have entry doors along Atlanta Road.
23. Signage shall be installed on the subject property to identify overflow parking locations.
24. Pedestrian safety signage shall be installed to make customers aware of pedestrians as they are leaving the business.
25. Provide a 5' sidewalk along the north side of Belridge Drive from the neighborhood entrance to the driveway of the pool parking area.
26. The following uses shall be prohibited on subject property:
Automobile service station



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- Emission and inspection station
- Package store
- Vape Sales or Smoke shop
- 27. Approval of the subject property for the NS zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 11/10/2022 and created by Paul Lee Consulting Engineering Associates, Inc. and all zoning stipulations above.
- 28. The applicant shall be bound to the elevations submitted on 9/27/2022. Approval of any change to the elevations must be obtained from the Director of Community Development.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: February 6, 2023

CC: Joe Bennett, City Administrator

RE: **REZONING CASE Z22-011– 3410 Atlanta Road**

Applicant: Grow Smyrna

Titleholder: Paul Iribe

Location: 3410 Atlanta Road

Land Lot: 700

Ward: 6

Access: Atlanta Road

Existing Improvements: Vacant Property

Existing Zoning: R-15
Proposed Zoning: NS-Conditional
Size of Tract: 0.91 acres

Contiguous Zoning:
North RDA
South RDA
East RDA
West OI & RM-12

Hearing Dates:
P&Z November 14, 2022
Mayor and Council February 6, 2023

Proposed Use:

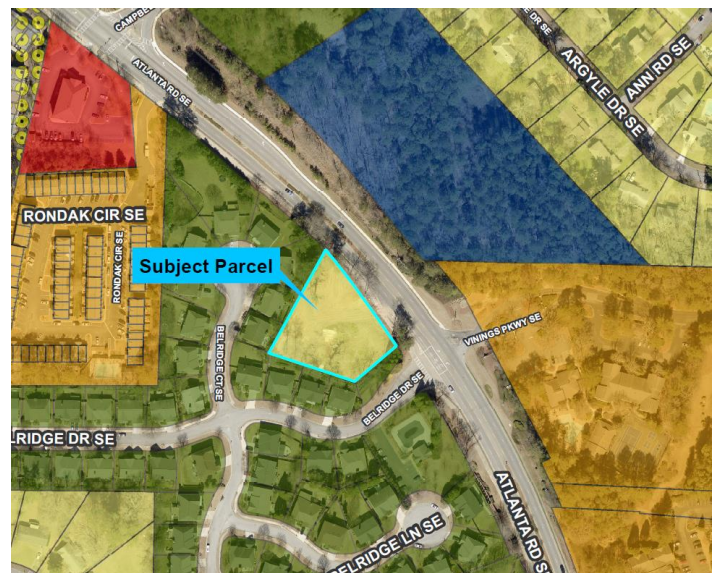
The applicant is requesting a rezoning from R-15 to NS-Conditional for use as a 6,675 sq. ft. retail business. The future land use is currently MEDR and will be required to change to NAC.

Staff Recommendation:

Approval of the rezoning from **R-15** (Residential) to **NS-Conditional** (Neighborhood Shopping) with conditions.

Planning & Zoning Board Recommendation:

Approval by a vote of 6-1 at the November 14, 2022 meeting.



PROJECT DESCRIPTION

Grow Smyrna is requesting a rezoning from R-15 (Residential) to NS-Conditional (Neighborhood Shopping) for the ability to develop a 6,675 sq. ft.* retail building for Neighborhood Feed & Seed. The subject property is zoned R-15 and is vacant, however it was formerly occupied with a single-family home. The applicant is requesting to rezone the property to NS-Conditional to allow a zoning district that permits small retail uses. *The original application has been amended to reduce the building size from 8,000 sq. ft. to 6,675 sq. ft. and to increase the parking from 20 spaces to 30 spaces.

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 zoning will permit development of a neighborhood feed and seed store. The property is less than one acre in size, and the low impact of the proposed business is a more suitable use for the property than the density of a residential development. Further, the proposed development for the use sought is compatible with the adjacent and nearby commercial areas and residential neighborhoods."

Staff Analysis:

The zoning proposal consists of one tract of land totaling 0.91 acres and is zoned R-15. Approval of the zoning proposal would allow a 6,675 sq. ft. retail business to occupy the property. The adjacent properties to the north, south, and west are zoned RDA (Residential) and occupied with residential uses. The adjacent properties to the east are zoned OI (Office/Institutional) and RM-12 (multi-family) and are occupied by a church and apartments. The proposed zoning would continue to be consistent with the use and development of adjacent and nearby properties along the Atlanta Road corridor. *The application was amended to reduce the building size from 8,000 sq. ft. to 6,675 sq. ft.*

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 property. The proposed development for a neighborhood oriented, low impact business, such as the proposed Neighborhood Feed and Seed store, will not cause disruption to or in any way adversely affect nearby neighborhoods or residences."

Staff Analysis:

The zoning proposal should not have an adverse affect upon the existing use or usability of nearby properties. The proposed development will have a 10 ft. landscape buffer around the perimeter of the property to screen it from the adjoining residential properties. The subject property is currently accessed directly from Atlanta Road and 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 R-15 zoning provides no economic viability; and, therefore, is not reasonably zoned."

Staff Analysis:

The subject parcel has limited reasonable 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."

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 not in conformity with the existing Medium Density Residential Land Use category; however, given the character and conditions of similarly situated properties on Atlanta Road, the proposed use provides a better use for the property, without causing burdening effects on infrastructure, such as roads, water, and sewer."

Staff Analysis:

The subject property has a future land use designation of MEDR (Medium Density Residential), which allows a density of 6 dwelling units per acre, on the city's 2040 Future Land Use Plan. The proposed rezoning to NS-Conditional for use as a retail business will require a land use change to NAC (Neighborhood Activity Center). The surrounding area's land use designation on the west side of Atlanta Road is comprised of MEDR (Medium Density Residential) for the Devonshire Court neighborhood, and MHDR (Medium High Density Residential) for the Vintage Square neighborhood. The surrounding area's land use designation on the east side of Atlanta Road is comprised of NAC (Neighborhood Activity Center) for the church and HDR (High Density Residential) for the multi-family development.

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:

"The expansion of retail, commercial, office, and institutional uses on smaller parcels along Atlanta Road supports the proposed development, which is less in intensity and impact than other similarly situated commercial uses."

Staff Analysis:

The property is zoned R-15 (Residential Single-Family) which is a zoning for single-family detached residential. The 0.91-acre site could potentially yield a total of 2 single-family detached residential units under the existing R-15 zoning. A rezoning to NS-Conditional would be required to allow a retail business to operate on the property. The zoning proposal would allow the proposed business to operate with a suitable zoning category that allows the retail business but restricts most other auto oriented commercial uses.

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 community will be upheld, and even enhanced, by the proposed development."

Staff Analysis:

The general area is comprised of commercial, institutional, and residential properties. The rezoning will allow the retail business to operate within an appropriate zoning district. The property will conform with the aesthetics of the general neighborhood and be sufficiently screened from adjacent properties.

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 commercial uses and neighborhoods. Additionally, the proposed neighborhood feed and seed store would provide a convenient, needed use for community residents."

Staff Analysis:

Community Development believes the proposed use of the property as a retail business will not create a nuisance for existing uses in the area. The proposed commercial use is consistent with other commercial and residential uses in the area along the Atlanta Road corridor.

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 residential density on a smaller tract. The proposed neighborhood feed and seed store will be located as shown and reflected on the submitted Site Plan, and within the setbacks required by the City Zoning Ordinance. The structure shall be a maximum of 6,675 square feet, one story in height, with exterior finishes enhancing the neighborhood. The natural berm on the property line would remain and be enhanced with a ten (10) foot landscape buffer along the perimeter, adjacent to residential properties. Additionally, there will be a fifteen (15) foot landscape buffer along the property frontage on Atlanta Road. Grading for the proposed development would be done on the level of Atlanta Road, which would screen the structure from view of the adjacent residences." *The application was amended to reduce the building size from 8,000 sq. ft. to 6,675 sq. ft.*

Staff Analysis:

Factors associated with the size of the proposed use, in either land area or building height should not have a negative effect upon all adjacent and nearby properties. The zoning proposal requires the following variances from the floor area and parking requirements:

1. Allow an increase in a retail building size from 5,000 sq. ft. to 6,675 sq. ft. (Section 711.13 of the Zoning Ordinance) **(Staff Supports)**;
2. Reduction of required parking spaces from 37 to 30 spaces. (Section 906.10 of the Zoning Ordinance) **(Staff Supports)**; and
3. Allow reduction of the building setback from residential property from 50 ft. to 27 ft. (Section 802 of the Zoning Ordinance) **(Staff Supports)**.

Project Analysis

Transportation Review

The City Engineer has reviewed the proposed rezoning and supports a full access drive for the site. A sight distance analysis was provided to ensure there is appropriate visibility for northbound and southbound turning movements at the full access drive. Additional easements may be required if any portion of private property is within the sight distance triangle and existing vegetation within the sight distance triangle will need to be removed. Based on historical sales data, the proposed business will generate approximately 40 trips per day. Given the current zoning of R-15, approximately 2 homes could be built on the subject property. The ITE manual estimates that a single-family home generates 9.52 trips per unit, which equates to 19.04 trips per day. If the property was developed to the 6 units per acre allowed by the Future Land Use Plan, the 6 units would create 57.12 vehicle trips per day. Therefore, the proposed rezoning would have no greater than impact to the road network than a residential use of the property that meets the City's Future Land Use designation of Medium Density Residential (6 units per acre). The zoning proposal should not change the current level of service for Atlanta Road based on the trip generation from the business.

There have been concerns raised regarding the proposed entrance and its impact to the Devonshire neighborhood and children using the Atlanta Road corridor for school. The proposed full access entrance will not impact the existing deceleration lane for the Devonshire neighborhood. In addition, the full access drive will have a fully striped crosswalk and stop bar for pedestrian crossing. Finally, the current design should not impact the school bus pick up and drop off because the stop shall remain in the deceleration lane and will stop all traffic on Atlanta Road due to no median in the roadway. Also, the opening for the business is at 9:30 am, which is after the bus pick up in the morning.

Stormwater Review

The City Engineer has reviewed the proposed rezoning with respect to stormwater management and stream buffer issues. Stormwater management will be provided by a detention facility at the front of the property. The stormwater from the site will be managed within the proposed detention facility and will then be discharged into the City's stormwater system in Atlanta Road. There are no stream buffers affecting the property.

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.

Economic Development Review

One of the main responsibilities of the City's Economic Development Department is business retention within the city. Neighbor's Feed and Seed is a successful home-grown business within the city. They were originally located off Roswell Street in the Williams Park neighborhood, surrounded by single-family homes. The property they operated from was sold, which left them looking for a new location. The City's Economic Development Department has assisted Neighbor's Feed and Seed with finding new locations within the City of Smyrna since January of

2022. The locations provided by staff were either too costly or did not meet the operational parameters for the business. In addition, the city currently has a low vacancy rate and there are not many commercial locations available. The applicant found the subject property on their own and proceeded through the rezoning process.

One of the main economic development goals of the City's Comprehensive Plan is the retention of successful businesses. A low intensity neighborhood orientated business that serves both the immediate neighborhood and the city as a whole is a benefit to the city. The Atlanta Road corridor has similar uses and zoning up and down the corridor. This zoning would develop one of the last remaining developable tracts in the Atlanta Road corridor.

Planning Review

The applicant is proposing a rezoning from R-15 to NS-Conditional for the construction of a 6,675 sq. ft. retail business. The development will include a full-access drive on Atlanta Road. A 10 ft. landscape buffer is provided along the north, south, and east perimeter, and a 15 ft. landscape buffer will be provided along Atlanta Road. The business will provide 30 parking spaces for the development. Based on the applicant's historical sales data the business is estimated to have less than 40 cars a day, with no peak period. Therefore, a reduction to 30 spaces is sufficient to provide ample off-street parking for the business for the operational hours of 9:30 am to 5:30 pm.

Community Development has reviewed the zoning proposal against the city's 2040 Comprehensive Plan and Future Land Use Plan. The zoning proposal to Neighborhood Shopping requires a Land Use change to NAC (Neighborhood Activity Center).

In addition, the proposed zoning meets the following goals and policies laid out in the City's Comprehensive Plan:

Housing:

Policy 1.1 - Ensure adequate buffering and screening in order to protect residential neighborhoods from negative impacts of adjacent incompatible development.

Economic Development:

Policy 4 - Attract and retain a diverse variety of businesses in order to provide quality employment opportunities for residents and maintain a healthy tax base.

Policy 4.5 - Focus some economic development activities on retention, expansion and support of existing businesses

Land Use:

Policy 13.1 – Provide for a reasonable accommodation of a broad range of land uses within the City.

Policy 13.2 - Encourage an appropriate transition of type and scale between established neighborhoods and activity centers

The Comprehensive Plan identifies Atlanta Road as a priority redevelopment corridor on the Policy Map and Priority Redevelopment Areas Map.

Community Development has reviewed the proposed development against the requirements of the Zoning Ordinance with respect to the use as a retail business in the NS Zoning District. The proposed development meets most of the zoning requirements for a retail business however, variances are required for the following:

1. Allow an increase in a retail building size from 5,000 sq. ft. to 6,675 sq. ft. (Section 711.13 of the Zoning Ordinance) **(Staff Supports)**;
2. Reduction of required parking spaces from 37 to 30 spaces. (Section 906.10 of the Zoning Ordinance) **(Staff Supports); and**
3. Allow reduction of the building setback from residential property from 50 ft. to 27 ft. (Section 802 of the Zoning Ordinance) **(Staff Supports)**.

A rezoning to GC (General Commercial) would eliminate the need for a variance for the size of the building. However, staff supports the variance for the NS zoning district given that GC allows all commercial and retail uses, while NS is much more restrictive regarding the allowable uses and eliminates the amount of uses that a potential owner would be entitled to if the zoning is approved. Rezoning the property to NS as opposed to GC would reduce the number of permitted uses from 105 permitted uses down to 17 permitted uses.

The proposed conditional zoning ties the zoning of the property to the site plan and building elevations approved during the rezoning process. Should the applicant decide not to move forward with the approved plan and decide to change the plan, they would be required to come back to the Mayor and City Council for approval of the change, which would require a formal public hearing on the proposed change.

Community Development staff is **supportive** of the change in zoning from R-15 to NS-Conditional.

STAFF RECOMMENDATION

Community Development recommends **approval** of the rezoning from R-15 to NS-Conditional at 3410 Atlanta Road with the following conditions:

Standard Conditions

Requirements # 1, 2, 3, 4, 5, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. All utilities within the development shall be underground.

2. 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.
3. No debris may be buried on any lot or common area.
4. 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.
5. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
6. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

7. The development shall maintain the following setbacks:
Front – 50'
Side – 10'
Rear – 30'
From Residential Property – 27'
8. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
9. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director or Cobb County Water System during construction plan review.
10. The developer shall provide right-of-way dedication along both Atlanta Road if required for the sidewalk to be located on public property.
11. Additional easements may be required if any portion of private property is within the sight distance triangle.
12. Existing vegetation within the sight distance triangle shall be removed.
13. The development shall provide a 10' landscape buffer on all sides that adjoin single-family property, except the Atlanta Road frontage will shall provide a 15' landscape buffer.
14. A double row of trees shall be planted along the western property line.
15. Any wall visible from the right-of-way shall have decorative screening.
16. The access on Atlanta Road shall include crosswalk striping, ADA ramp, and stop bar at the entrance.

17. Any repair or replacement of the sidewalk on Atlanta Road shall be a minimum width of 10 feet.
18. There shall be no bells, whistles, or outdoor paging systems permitted on-site.
19. Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.
20. Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.
21. Deliveries and trash pick-up shall only be permitted between the hours of 7:00 a.m. and 9:00 p.m.
22. The commercial building shall have entry doors along Atlanta Road.
23. Signage shall be installed on the subject property to identify overflow parking locations.
24. Pedestrian safety signage shall be installed to make customers aware of pedestrians as they are leaving the business.
25. Provide a 5' sidewalk along the north side of Belridge Drive from the neighborhood entrance to the driveway of the pool parking area.
26. The maximum building size shall be 6,675 sq. ft.
27. A minimum of 30 parking spaces shall be provided.
28. The following uses shall be prohibited on subject property:
 - Automobile service station
 - Emission and inspection station
 - Package store
 - Vape Sales or Smoke shop
29. Approval of the subject property for the NS zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 1/23/2023 and created by Paul Lee Consulting Engineering Associates, Inc. and all zoning stipulations above.
30. The applicant shall be bound to the elevations submitted on 9/27/2022. Approval of any change to the elevations must be obtained from the Director of Community Development.

31. The business owner shall coordinate any special events with the City of Smyrna, which will include evidence of a shared/overflow parking agreement acceptable to the City.

Subject Property



Adjacent Properties







City of Smyrna, GA

10/13/2022

RZ-22-4

Rezoning Application

Status: Active**Date Created:** Sep 23, 2022

Applicant

J. Kevin Moore
w7@mijs.com
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, GA 30060
(770) 795-5032

Primary Location

3410 ATLANTA RD SE
SMYRNA, GA 30080

Owner:

IRIBE PAUL &, HANNAN MICHAEL
PO BOX 471016 SMYRNA, GA 30080

Applicant Information

First Name:

Grow Smyrna

Last Name:

LLC

Street Address:

3069 Lee Street

City:

Smyrna

State:

GA

Zip Code:

30080

Email Address:

bill.lobe@gmail.com

Phone Number:

404-664-7853

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e. First and Last Name, or Name of Entity):

Paul J. Iribe

Street Address:**City:**

39 Rutland Street

Boston

State:

MA

Zip Code:

02118

Email Address:

paul.j.iriibe@gmail.com

Phone Number:

202-744-2547

Full Name (i.e. First and Last Name, or Name of Entity):

Michael Hannan

Street Address:

3350 Fieldwood Drive, S.E.

City:

Smyrna

State:

GA

Zip Code:

30080

Email Address:

mhannan7@gmail.com

Phone Number:

315-436-9242

Property Information**Parcel ID:**

17070000600

Property Address:

3410 Atlanta Rd

Present Zoning:

R-15

Present Future Land Use:

MEDR - Medium Density Residential

Development Information**Proposed Use of Property:**

Commercial

Floor Area in Sq Ft of Building(s):

8,000

Property Acreage:

0-5 acres

Proposed Zoning:

GC

Proposed Density:

Commercial or Mixed Use

Are you seeking a Future Land Use Change?

Yes

Proposed Future Land Use:

NAC - Neighborhood Activity Center

Is Rezoning a Development of Regional Impact?

No

Project Description:

Proposed Neighborhood Feed and Seed Store

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

The proposed zoning will permit development of a neighborhood feed and seed store. The Property is less than one acre in size, and the low impact of the proposed business is a more suitable use for the Property than the density of a residential development. Further, the proposed development for the use sought is compatible with the adjacent and nearby commercial areas and residential neighborhoods.

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

The proposal will not adversely affect nearby property. The proposed development for a neighborhood oriented, low impact business, such as the proposed neighborhood feed and seed store, will not cause disruption to or in any way adversely affect nearby neighborhoods or residences.

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

The current R-15 zoning provides no economic viability; and, therefore, is not reasonably zoned.

Number 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.

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

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

The proposed use is not in conformity with the existing Medium Density Residential Land Use category; however, given the character and conditions of similarly situated properties on Atlanta Road, the proposed use provides a better use for the Property, without causing burdening effects on infrastructure, such as roads, water, and sewer.

Number 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.

The expansion of retail, commercial, office, and institutional uses on smaller parcels along Atlanta Road supports the proposed development, which is less in intensity and impact than other similarly situated commercial uses.

Number 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.

Architectural standards in the community will be upheld, and even enhanced, by the proposed development.

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

The proposed development is neither a nuisance nor incompatible considering the surrounding commercial uses and neighborhoods. Additionally, the proposed neighborhood feed and seed store would provide a convenient, needed use for community residents.

Number 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.

The proposed development would positively affect the area and surrounding properties as it would be less intense than maximizing residential density on a smaller tract. The proposed neighborhood feed and seed store will be located as shown and reflected on the submitted Site Plan, and within the setbacks required by the City Zoning Ordinance. The structure shall be a maximum of 8,000 square feet, one story in height, with exterior finishes enhancing the neighborhood. The natural berm on the property line would remain, and be enhanced with a ten (10) foot landscape buffer along the perimeter, adjacent to residential properties. Additionally, there will be a fifteen (15) foot landscape buffer along the property frontage on Atlanta Road.

Grading for the proposed development would be done on the level of Atlanta Road, which would screen the structure from view of the adjacent residences.

Acknowledgement**Applicant Signature**

Grow Smyrna LLC BY: William H. Lobe,
Organizer/Manager
09/23/2022

HYDROLOGY & WATER QUALITY STUDY

FOR

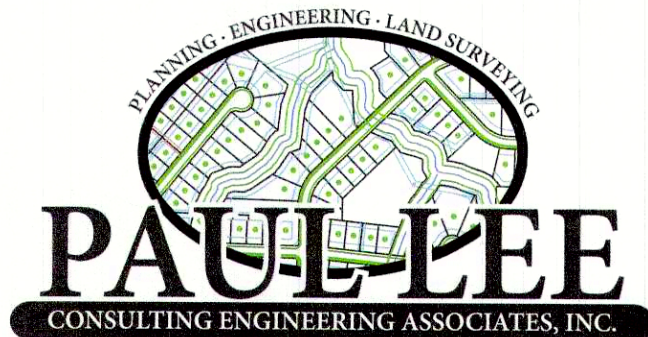
NEIGHBORS FEED & SEED

LAND LOT 700 - 17TH DISTRICT – 2ND SECTION

COBB COUNTY, GEORGIA

CITY OF SMYRNA

PREPARED BY



44 Darby's Crossing Drive, Suite 200
HIRAM, GEORGIA 30141
Ph. (770) 435-2576

August 15, 2022



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Runoff Reduction Pond	17
Detention Pond	18

SITE ANALYSIS

SITE LOCATION

The site to be developed consists of 0.954 acres located in Land Lot 700 of the 17th District, 2nd Section, Cobb County, Georgia, City of Smyrna and is located on the west side of Atlanta Road just north of Belridge Drive at 3410 Atlanta Road.

PRE DEVELOPMENT

The pre-developed surface condition is a former developed lot with the remains of an existing concrete slab and asphalt drive with mature trees along the side and rear property lines. In the southwest corner of the site, the property sits at a peak which causes all drainage to flow northwesterly to an existing drainage swale that carries the flow to an 18" corrugated metal pipe through the Devonshire Court Subdivision.

POST DEVELOPMENT

The proposed development will cause the site to be mass graded with a detention facility constructed in the northwest corner of the tract. Water quality will be addressed using the Runoff Reduction Method with detention for the 1 year – 100 year storm events being placed above the water quality pool.

This report is a preliminary analysis showing the site will use modular walls to provide sufficient volume to address both water quality and detention volume to reduce the site runoff after development to the mandatory 10% reduction of all Pre-Development flows as the site exists today.

FLOODPLAIN

The property is not in an area having flood hazards as per F.I.R.M. Map No 13067C0226 G dated 12/18/2008.

STORMWATER MANAGEMENT CRITERIA

All design is carried through a 100-year storm event. All hydrologic and hydraulic calculations are based on the latest standards and specifications of the SCS method to analyze the pre and post development runoffs. Rainfall intensity tables pertain to Atlanta; runoff coefficients and all other data used for calculations were obtained from the Georgia Storm Water Management Manual, Volume 2, and other related textbooks.

Erosion and sedimentation measures are based on "The Manual for Erosion and Sedimentation Control in Georgia".

PRE-DEVELOPMENT

DRAINAGE AREA: 0.954 Acres

0.12 Acres – Existing Concrete & Asphalt

0.834 Acres - Grass

RUNOFF CURVE NUMBER (CN):

$$\text{Onsite CN} = \frac{(1.2 \text{ Ac})(98) + (0.834 \text{ Ac})(55)}{0.954} = 60$$

TIME OF CONCENTRATION, T_c = 5 minutes

RUNOFFS (cfs) See Hydrograph Report #1

<u>1 YR</u>	<u>2 YR</u>	<u>5 YR</u>	<u>10 YR</u>	<u>25 YR</u>	<u>50 YR</u>	<u>100 YR</u>
0.63	1.21	1.87	2.59	3.62	4.44	5.28

10% Reduction Required by City Code

<u>1 YR</u>	<u>2 YR</u>	<u>5 YR</u>	<u>10 YR</u>	<u>25 YR</u>	<u>50 YR</u>	<u>100 YR</u>
0.57	1.09	1.68	2.33	3.26	4.00	4.75

Maximum Q from site after development.

POST DEVELOPMENT

PREDICTED BYPASS

TOTAL AREA: 0.06 Acres

RUNOFF CURVE NUMBER (CN): 61

TIME OF CONCENTRATION, T_c = 5 minutes

RUNOFFS (cfs) See Hydrograph Report #2

<u>1 YR</u>	<u>2 YR</u>	<u>5 YR</u>	<u>10 YR</u>	<u>25 YR</u>	<u>50 YR</u>	<u>100 YR</u>
0.05	0.08	0.13	0.17	0.24	0.29	0.34

ALLOWABLE FLOW SUMMARY

Runoff Flows (cfs)

	<u>1 YR</u>	<u>2 YR</u>	<u>5 YR</u>	<u>10 YR</u>	<u>25 YR</u>	<u>50 YR</u>	<u>100 YR</u>
Q pre	0.57	1.09	1.68	2.33	3.26	4.00	4.75
Q post	0.05	0.08	0.13	0.17	0.24	0.29	0.34
	0.52	1.01	1.55	2.16	3.02	3.71	4.41

INTO POND

TOTAL TRACT AREA: 0.894 Acres

RUNOFF CURVE NUMBER (CN): 61

$$\text{Onsite CN} = \frac{(0.56 \text{ Ac})(98) + (0.334 \text{ Ac})(61)}{0.894} = 84$$

TIME OF CONCENTRATION, T_c = 5 minutes

RUNOFFS (cfs) See Hydrograph Report #3

<u>1 YR</u>	<u>2 YR</u>	<u>5 YR</u>	<u>10 YR</u>	<u>25 YR</u>	<u>50 YR</u>	<u>100 YR</u>
2.72	3.63	4.54	5.47	6.70	7.63	8.55

See Routing and Combined Hydrographs for detention control.

RUNOFF REDUCTION

$$\text{RRv} = \frac{(1.0)[(0.05 + 0.009(59)](0.954 \text{ Ac})(43560)}{12}$$

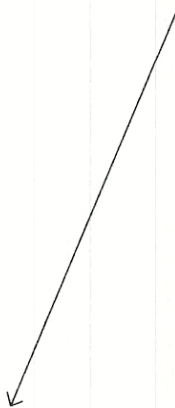
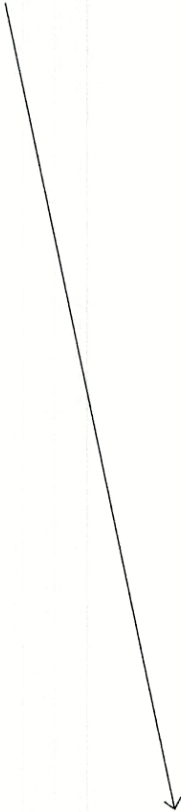
= 2012 C.F. Required

See Pond Report for Volume Provided.

APPENDIX

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



Legend

Hyd.	Origin	Description
1	SCS Runoff	Pre Development
2	SCS Runoff	Post Bypass
3	SCS Runoff	Into Pond
4	Reservoir	Routing
5	Combine	Combined

Hydroware Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Monday, 08 / 15 / 2022

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.632	2	718	1,527	----	----	----	Pre Development
2	SCS Runoff	0.045	2	718	104	----	----	----	Post Bypass
3	SCS Runoff	2.718	2	716	5,504	----	----	----	Into Pond
4	Reservoir	0.018	2	1442	1,782	3	1043.52	4,945	Routing
5	Combine	0.045	2	718	1,887	2, 4	----	----	Combined

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.212	2	718	2,591	-----	-----	-----	Pre Development
2	SCS Runoff	0.083	2	718	174	-----	-----	-----	Post Bypass
3	SCS Runoff	3.625	2	716	7,395	-----	-----	-----	Into Pond
4	Reservoir	0.027	2	1442	3,674	3	1044.10	6,363	Routing
5	Combine	0.083	2	718	3,848	2, 4	-----	-----	Combined
Z:\Hydrographs\2022\2022069-8-15-22.gpw						Return Period: 2 Year		Monday, 08 / 15 / 2022	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.870	2	718	3,834	-----	-----	-----	Pre Development
2	SCS Runoff	0.125	2	718	255	-----	-----	-----	Post Bypass
3	SCS Runoff	4.544	2	716	9,353	-----	-----	-----	Into Pond
4	Reservoir	0.034	2	1442	5,604	3	1044.75	7,973	Routing
5	Combine	0.132	2	718	5,859	2, 4	-----	-----	Combined
Z:\Hydrographs\2022\2022069-8-15-22.gpw Return Period: 5 Year								Monday, 08 / 15 / 2022	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.591	2	718	5,221	----	----	----	Pre Development
2	SCS Runoff	0.172	2	718	345	----	----	----	Post Bypass
3	SCS Runoff	5.468	2	716	11,356	----	----	----	Into Pond
4	Reservoir	0.098	2	964	7,572	3	1045.08	8,773	Routing
5	Combine	0.190	2	718	7,917	2, 4	----	----	Combined
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Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.623	2	718	7,249	-----	-----	-----	Pre Development
2	SCS Runoff	0.238	2	718	476	-----	-----	-----	Post Bypass
3	SCS Runoff	6.703	2	716	14,077	-----	-----	-----	Into Pond
4	Reservoir	0.297	2	786	10,291	3	1045.28	9,261	Routing
5	Combine	0.311	2	786	10,768	2, 4	-----	-----	Combined
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Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.439	2	718	8,878	-----	-----	-----	Pre Development
2	SCS Runoff	0.291	2	718	581	-----	-----	-----	Post Bypass
3	SCS Runoff	7.627	2	716	16,144	-----	-----	-----	Into Pond
4	Reservoir	0.609	2	748	12,358	3	1045.48	9,758	Routing
5	Combine	0.636	2	746	12,939	2, 4	-----	-----	Combined
Z:\Hydrographs\2022\2022069-8-15-22.gpw						Return Period: 50 Year		Monday, 08 / 15 / 2022	

[illegible]

17

Monday, 08 / 15 / 2022

Pond Data

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1040.00	00	0	0
1.00	1041.00	2,450	817	817
1.50	1041.50	2,450	1,225	2,041

Weir Structures

	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 0.00	0.00	0.00	0.00	Crest Len (ft)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00	Crest El. (ft)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0	Weir Coeff.	= 0.00	0.00	0.00	0.00
Invert El. (ft)	= 0.00	0.00	0.00	0.00	Weir Type	= ---	---	---	---
Length (ft)	= 0.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 0.00	0.00	0.00	n/a					
N-Value	= .000	.000	.000	n/a					
Orifice Coeff.	= 0.00	0.00	0.00	0.00	Exfil.(in/hr)	= 0.000 (by Contour)			
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 0.00			

Stage / Storage / Discharge Table

[illegible]

Pond Report

18

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Monday, 08 / 15 / 2022

Pond No. 2 - Pond

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 1041.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1041.50	2,450	0	0
0.50	1042.00	2,450	1,225	1,225
2.50	1044.00	2,450	4,900	6,124
4.50	1046.00	2,450	4,900	11,024
6.50	1048.00	2,450	4,900	15,923

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	1.00	0.00	0.00
Span (in)	= 24.00	1.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1041.50	1043.00	0.00	0.00
Length (ft)	= 5.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 12.00	0.50	0.00	0.00
Crest El. (ft)	= 1047.00	1045.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	1041.50	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.50	1,225	1042.00	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
2.50	6,124	1044.00	0.03 ic	0.03 ic	---	---	0.00	0.00	---	---	---	---	0.026
4.50	11,024	1046.00	1.71 oc	0.05 ic	---	---	0.00	1.66	---	---	---	---	1.710
6.50	15,923	1048.00	34.33 ic	0.02 ic	---	---	29.95 s	4.36 s	---	---	---	---	34.33

PROJECT:

NEIGHBOR'S
FEED & SEED
REZONING TREE
PLAN

LOCATION:

3410 ATLANTA ROAD
LAND LOT
DISTRICT
SMYRNA, GA

OWNER/DEVELOPER:

BILL LOBE
404.664.7853

PLCA

MARK LEE, PE
770-455-2576
MARK.LEE@PLCA.COM

CONSULTANT:



TJ SCHELL, LLC

Landscape Architect • Consulting Arborist

770.361.2319
teresa@tjschell.com

2985 Gordy Pkwy, Ste. 422, Marietta, GA 30066

SEAL:



TERESA H. ELDRIDGE
ISA - 50-5442A

SCALE 1" = 20'



REVISIONS DATE

REVISIONS	DATE

DRAWN BY:

JURISDICTION:

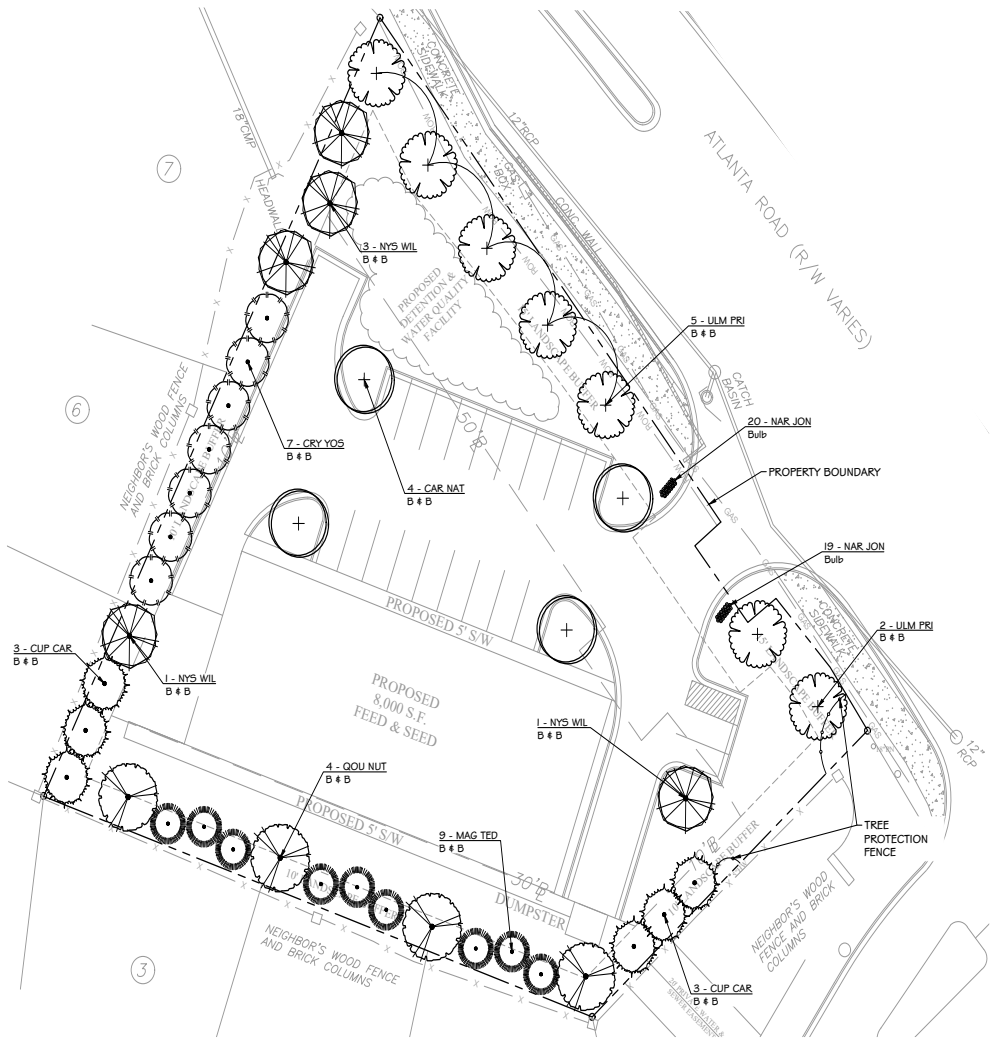
DATE:

SHEET TITLE:

TREE PLAN

SHEET NUMBER:

T.2

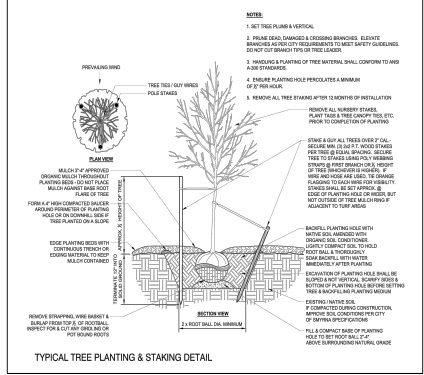


EXISTING DENSITY FACTOR

95 INCHES REQUIRED
118 INCHES PROVIDED
THEREFORE: DENSITY FACTOR REQUIREMENT MET

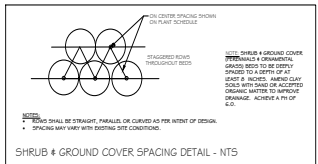
ATLANTA ROAD CORRIDOR

ATLANTA ROAD
230 LF / 35 LF = 7 TREES REQUIRED
7 TREES PROVIDED
NARCISSUS JONQUIL BED PROVIDED
NO EXISTING FLOWERING TREES OR SHRUBS TO REPLACE
THEREFORE: OVERLAY REQUIREMENTS MET







PROPOSED VEGETATION NOTES:

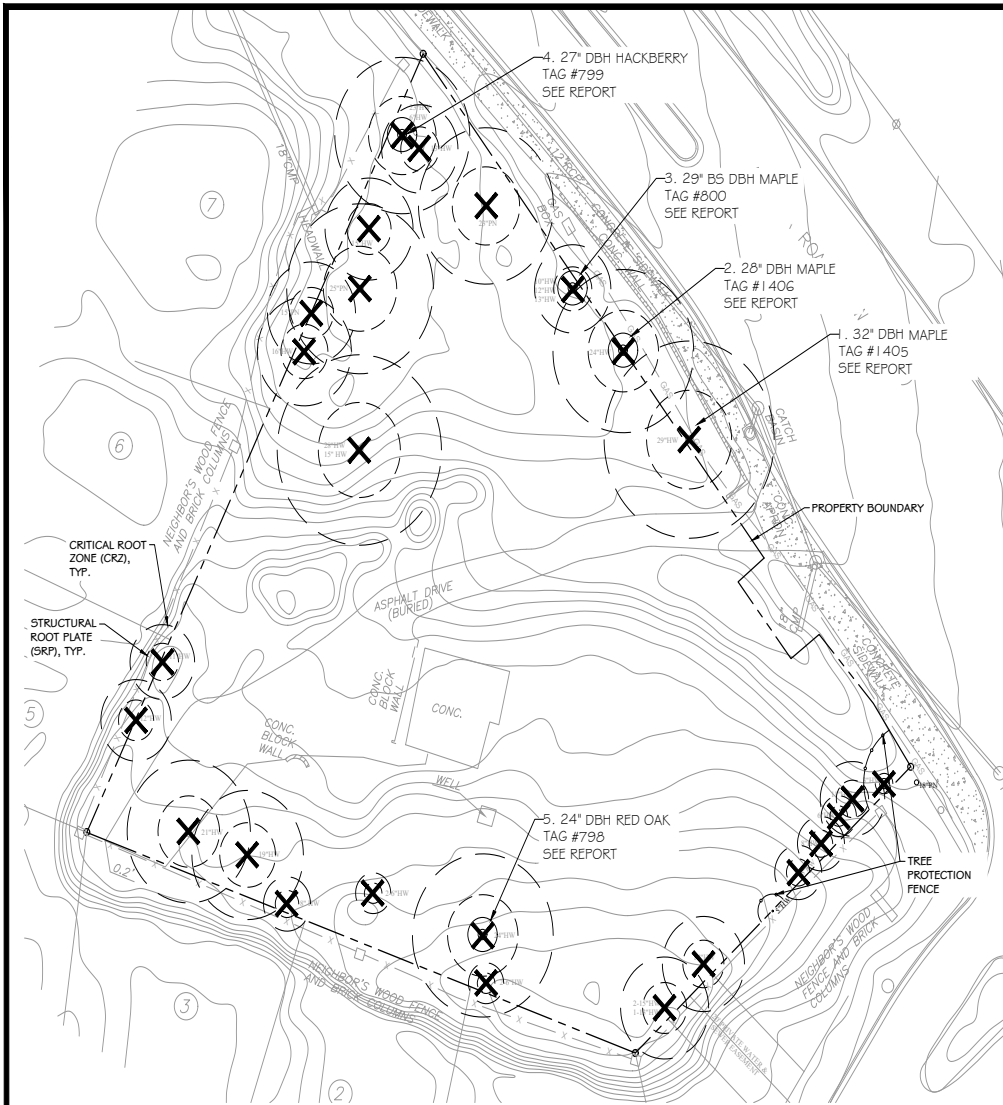
1. VERIFY ALL SITE DISTANCES FOR TREES & SHRUBS PRIOR TO INSTALLATION.
2. ALL GRASSED AREAS TO BE BERMUDA SOD.
3. ALL PLANTED MATERIALS TO BE MULCHED AND WATERED IMMEDIATELY UPON INSTALLATION.
4. TREES MUST BE IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. STREET TREES SHALL BE CANOPY TREES, 4\"/>



Know what's below.
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS	TOTAL INCHES	%
	CAR NAT	4	Carpinus caroliniana 'Native Flame'	Native Flame Hornbeam	B & B	3"	10-12' Ht.	Single Straight Leader, Good Form, Healthy	12	9.5
	CRY YOS	7	Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	B & B	2'cal.	6'	Full to Ground, Good Form, Healthy	14	16.5
	CUP CAR	6	Cupressus arizonica 'Carolina Sapphire'	Carolina Sapphire Cypress	B & B	2'cal.	6'	Full to Ground, Good Form, Healthy	12	14
	MAG TED	9	Magnolia grandiflora 'Teddy Bear'	Teddy Bear Magnolia	B & B	2"	6'	Full to Ground, Good Form, Healthy	18	22
	NYS WIL	5	Nyssa sylvatica 'Wildfire'	Black Gum	B & B	3"	10-12' Ht.	Single straight Leader, Healthy, Good Form	15	12
	QOU NUT	4	Quercus nuttallii	Nuttall Oak	B & B	3"	10-12' Ht.	Single Straight Leader, Healthy, Good Form	12	9.5
	ULM PRI	7	Ulmus americana 'Princeton'	American Elm	B & B	3"	10-12' Ht.	Single Straight Leader, Healthy, Good Form	21	16.5
42 TREES									104 INCHES	100
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT					
	NAR JON	39	Narcissus jonquilla	Jonquil Daffodi	Bulb	12" o.c.				



LEGEND:

✕ EXISTING TREE TO BE REMOVED

EXISTING DENSITY FACTOR

.95 AC. X 100 INCHES = 95 INCHES REQUIRED
0 INCHES TO REMAIN UNDISTURBED, SEE TABLE BELOW
0 INCHES REMAINING < 95 INCHES REQUIRED
104 INCHES PROVIDED, SEE SHEET T.2 TREE PLAN

NO SPECIMEN TREES ON SITE

MODIFIED ARBORIST REPORT FOR:
#3410 Atlanta Road, Smyrna, GA
City of Smyrna, Georgia

Prepared for:
Bill Lobe
Visual Inspection only



Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
tj@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, P.L.A. ISA
Certified Arborist
ISA SO-5442A
August 9th, 2022

Previously cleared site with perimeter trees remaining.

PROJECT:

NEIGHBOR'S FEED & SEED REZONING TREE PLAN

LOCATION:

3410 ATLANTA ROAD
LAND LOT
DISTRICT
SMYRNA, GA

OWNER/DEVELOPER:

BILL LOBE
404.664.7853

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SEAL:



TERESA H. ELDREDGE
ISA - SO-5442A

SCALE 1" = 20'



REVISIONS DATE

DRAWN BY:

JURISDICTION:

DATE:

SHEET TITLE:

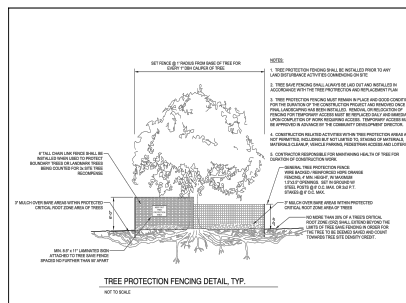
EXISTING
CONDITIONS

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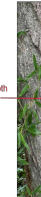


EXISTING VEGETATION NOTES:

1. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIFLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED) WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).
2. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
3. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
4. TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.
5. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. ALL GRASSED AREAS TO BE SODED.
7. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
8. PLANNER TO VERIFY THAT TREE PROTECTION FENCE IS UP AROUND SPECIMEN TREES PRIOR TO PERMIT ISSUANCE.
9. TREE PROTECTION FENCES MUST HAVE SIGNAGE IN BOTH ENGLISH AND SPANISH LANGUAGE THAT READS "STAY OUT, "NO ENTRADA", AND "TREE SAVE", "SALVE UN ARBOL", POSTED ON FENCE EVERY 20 FEET WITH A MINIMUM OF FOUR SIGNS.



1. Maple - 32\"/>



50% depth hollow



Cavities with obvious decay



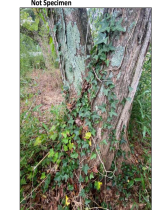
2. Maple - 28\"/>



Target sidewalk

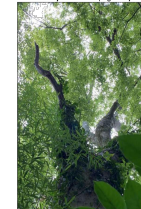


3. Maple - 28\"/>



Fused trunks

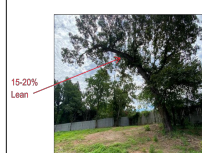
4. Hackberry - 27\"/>



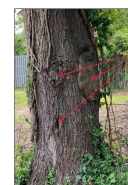
Vertical cavity hollow



5. Red Oak - 24\"/>

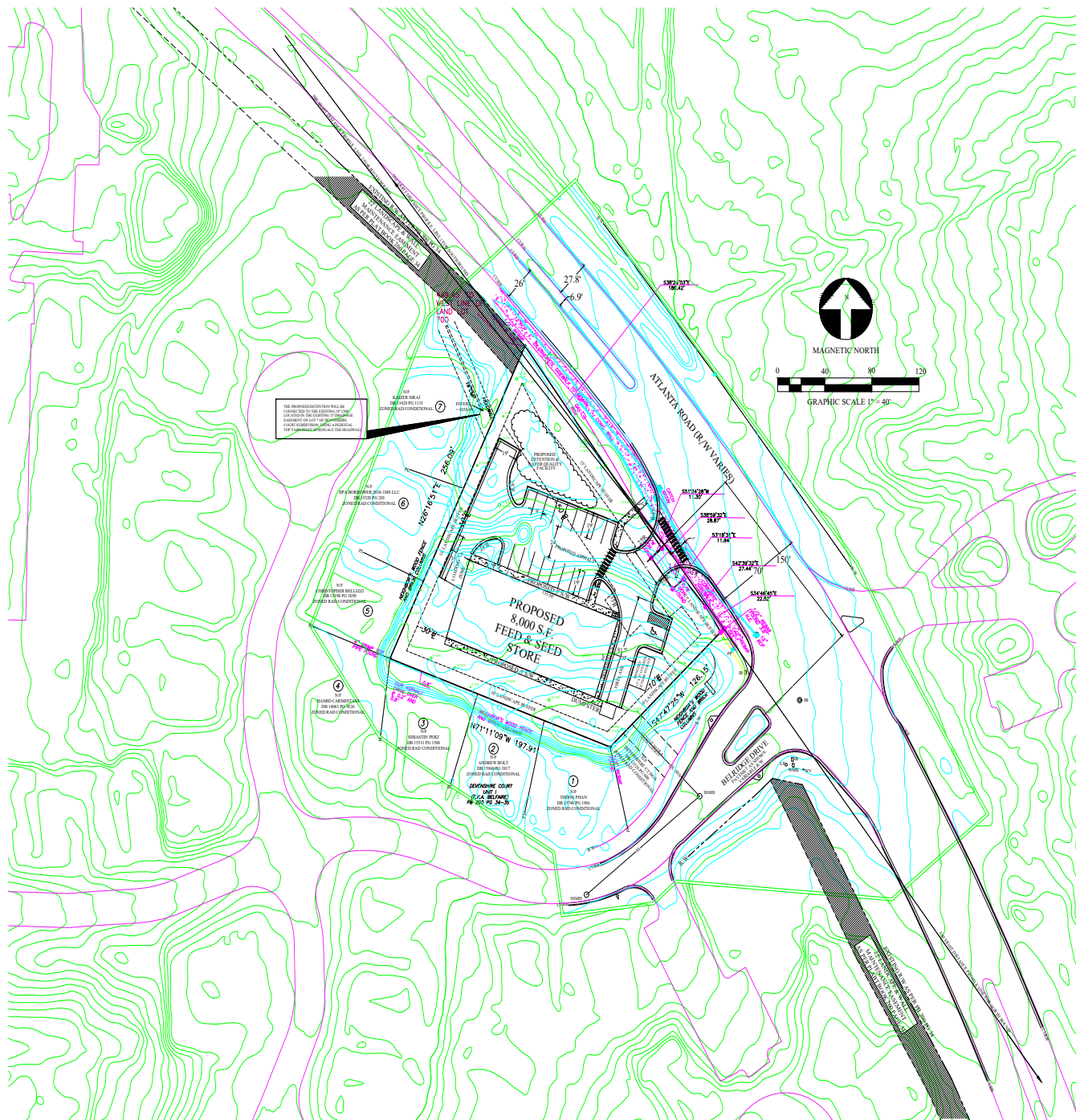


15-20% Lean

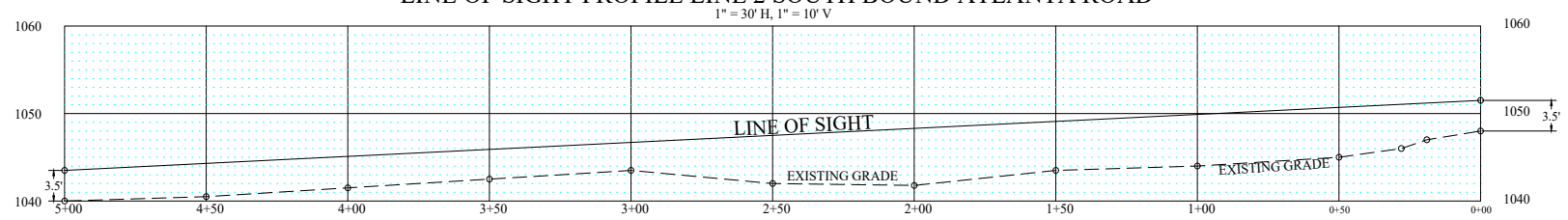


Old wounds on rear base

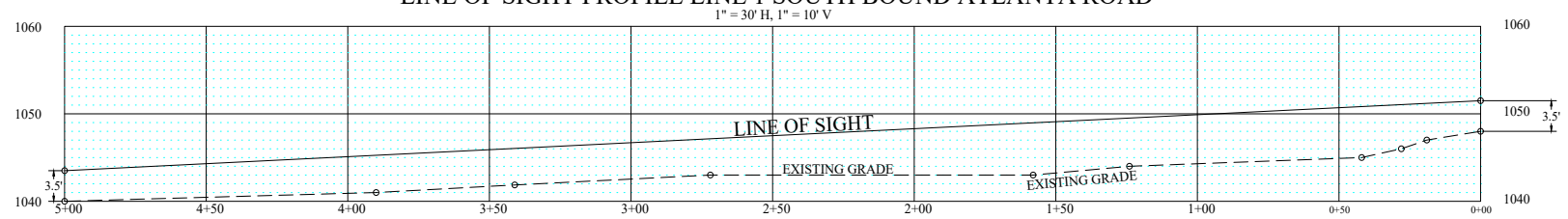




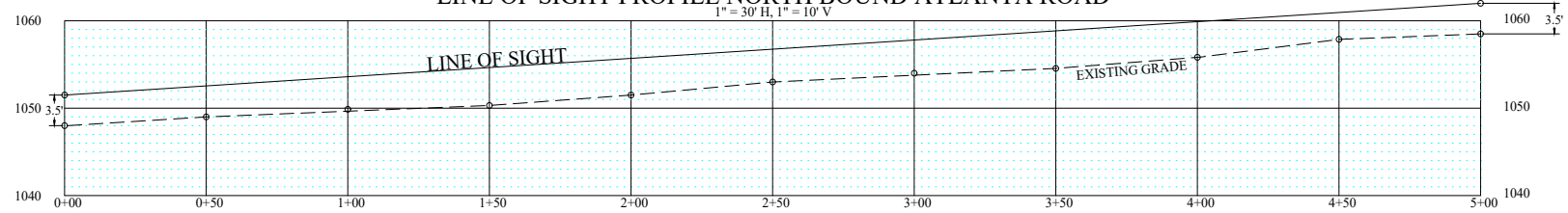
LINE OF SIGHT PROFILE LINE 2 SOUTH BOUND ATLANTA ROAD



LINE OF SIGHT PROFILE LINE 1 SOUTH BOUND ATLANTA ROAD



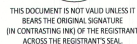
LINE OF SIGHT PROFILE NORTH BOUND ATLANTA ROAD





SITE ADDRESS:
3410 ATLANTA ROAD
SMYRNA, GA. 30080
DB 15716 PG 2505
TAX ID# 17070000600

1. PROPERTY ZONED: R-15
2. PROPOSED ZONING: NS - NEIGHBORHOOD SHOPPING
3. SETBACKS REQUIRED:
 - FRONT: 50'
 - MINOR SIDE: 15'
 - REAR: 30'
4. PROPOSED USE: NEIGHBORHOOD FEED & SEED STORE
5. PARKING REQUIRED: 5-5 SPACES PER 1000 S.F.
6. VARIANCES REQUESTED:
 - 6.1. TO REDUCE PARKING FROM REQUIRED 37 SPACES TO 30 SPACES AS SHOWN.
 - 6.2. TO REDUCE THE MINIMUM ONE ACRE REQUIRED FOR THE ATLANTA ROAD CORRIDOR TO 0.954 ACRES AS SHOWN.
7. PROPERTY SERVED BY CITY OF SMYRNA WATER & SEWER.
8. EXISTING IMPERVIOUS COVERAGE: 12.97 % (5,377 S.F. COVERAGE)
9. PROPOSED IMPERVIOUS COVERAGE: 63.75% (26,427 S.F. COVERAGE)
10. PROPOSED DISTURBED AREA: DETENTION & WATER QUALITY IMPROVEMENTS
PROPOSED IN AREA SHOWN.
11. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13067C0226 G DATED 12-16-08, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
12. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
13. ALL BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR MICHAEL T. HANNAN & PAUL RIRVE PREPARED BY McCLUNG SURVEYING SERVICES, INC. DATED 4-26-21. ALL TOPOGRAPHIC DATA TAKEN FROM COBB COUNTY TOPO TILE 192405 AND IS ONE FOOT CONTOURS IN NAVD88. TREE SURVEY PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ON 08/02/22.



LEGEND			
AC	AIR COMPRESSOR	LS	LANDSCAPE AREA
BC	BACKS OF CURB	MON	MONUMENT
BU	BUILDING SETBACK LINE	NP	NOT PREVIOUSLY
BW	BACK WALL	OH	OVERHEAD LINE
CB	CITY UNIMPROVED BUFFER	OR	ORIGINALLY
CL	CENTERLINE	PL	PLAY BOOK
CMC	CORROGATED METAL PIPE	PG	PAGE
CP	CLEANOUT	PI	PROPERTY LINE
CONC	CONCRETE	PN	PIPE
CO	CONCRETE PAD	PP	POWER POLE
DB	DEED	RP	REINFORCED CONCRETE PIPE
DR	DRIVE	RI	REBAR IRON PIPE FOUND
EA	EARTH RETAINMENT	RI	REBAR IRON PIPE IN PLACE
EC	EDGE OF CURB	RMF	RIGHT-OF-WAY MARKER POINT
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
EW	EDGE OF WATER	SRT	SANITARY SEWER
FI	FIRE HYDRANT	SSE	SANITARY SEWER EXISTENCE
GM	GAS METER	SN	SANITARY SEWER
GP	GRAVEL PAD	SMHI	SANITARY SEWER MANHOLE
GW	GW PIT	S.U.B.	STAIR UNIMPROVED
IB	IRREGULAR	S.W.	SIDE WALK
IR	IRREGATION HOSE	U	UTILITY BOX
J	JUNCTION	W	WATER METER BOX
JB	JUNCTION BOX	WSB	WATER SPOUT BOX
LL	LAND LOT	WV	WATER VALVE
LL	LAND LOT LINE		— FENCE —
LP	LIGHT POLE		

NOTE: ALL RIPS & RIPS ARE #4 REBAR EXCEPT OTHERWISE NOTED.

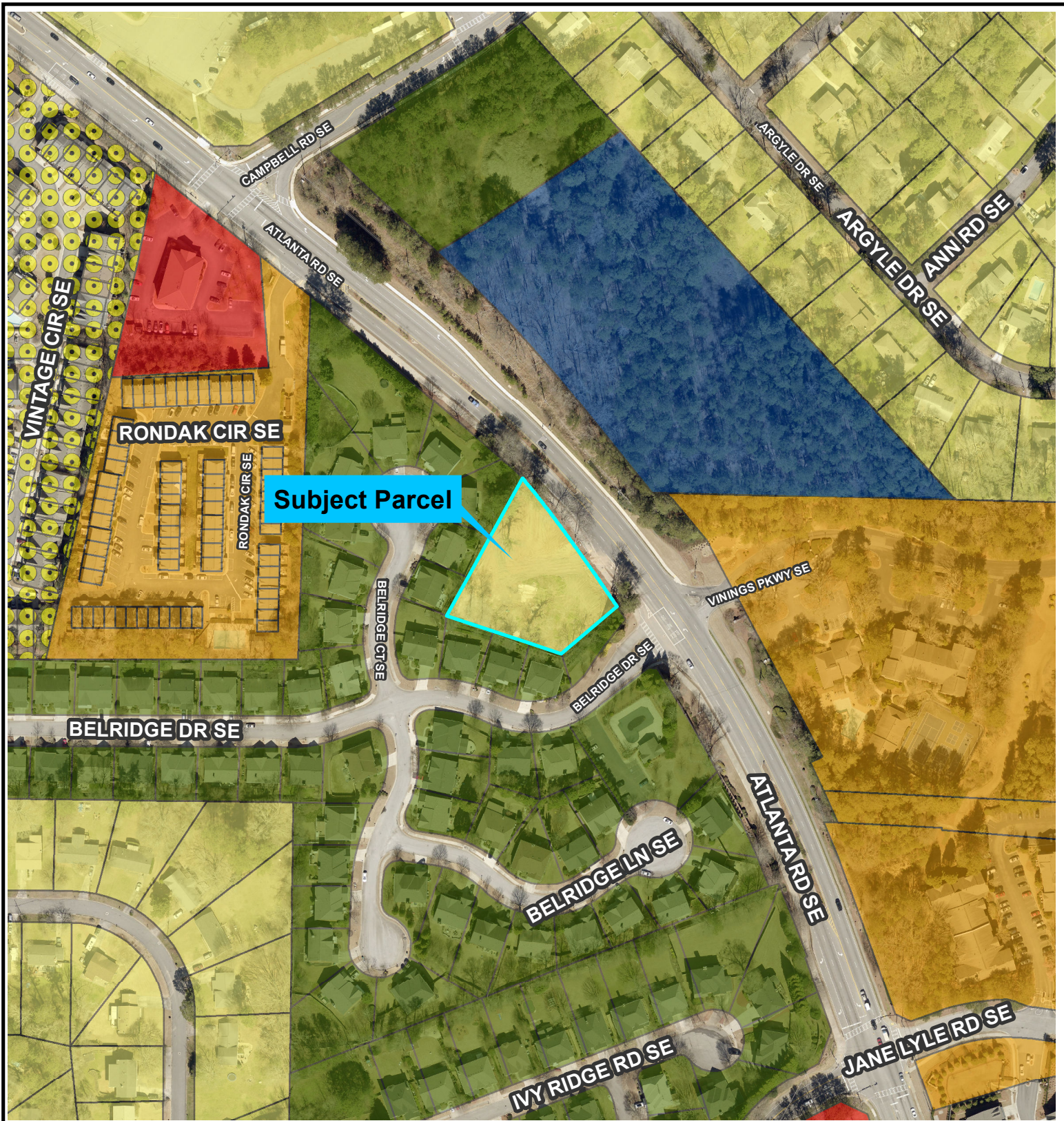
PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING • ENGINEERING • LAND SURVEYING
44 DARBY'S CROSSING DRIVE, HIRAM, GEORGIA 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plea.com

REZONING PLAN FOR GROW SMYRNA, LLC & NEIGHBORS FEED & SEED

LOCATION: 700
 LAND LOT: 700
 DISTRICT: 17TH
 SECTION: 22
 COUNTY: COBB
 GEORGIA
 CITY: SMYRNA

REVISIONS
 1) REVISION D-18-22: ADDED
 S/V 25 COVERED OUTSIDE
 2) REVISION 10-19-22: ADDED
 SIGHT DISTANCE PROFILE,
 SIGHT DISTANCE CHANGES
 ADJUSTED S/W FROM NEW 10'
 S/W IN R/W TO THE BUILDING
 ADJUSTED S/W FROM NEW 10'
 CROSSWALK STRIPES IN R/W
 TO THE BUILDING ADJUSTED
 TO SHOW THE INTENT OF THE
 STORMWATER OUTFALL FROM
 THE BUILDING
 3) REVISION 11-02-22: ADDED
 SIGHT DISTANCE PROFILE FOR
 THE NEWLY CHANGED TRAFFIC
 REMOVED DECEL LANE
 ADJUSTED S/W FROM NEW 10'
 ADJUSTED CROSSWALK
 4) REVISION 11-29-22: ADDED
 SIGHT DISTANCE PROFILE FOR
 LANDSCAPE & WALL FENCES
 AS PER PLAT BOOK 200 PAGE,
 CHANGED THE CHANGED
 TRAFFIC TO ADD AN ADDITIONAL
 PARKING SPACES, EDITED NEW
 SIGHT DISTANCE PROFILE
 5) REVISION 12-29-22: CHANGED
 DRAINING REQUEST TO S&S AND
 OUTBACK TO S&B
 DESIGNED BY: MCL
 CHECKED BY: MCL
 SCALE: 1" = 20'
 DATE: 01/03/2023
 JOB#: 20230620R

SHEET:



Zoning Vicinity Map

Exhibit "A"

The Subject Parcel is located at
3410 Atlanta Road.

From: **R-15** To: **NS**

	MU		RM-12		NS		TS
	R-30		RM-15		LC		COBB
	R-20		PUD		GC		
	R-15		RD		TS		
	R-12		RD-4		CBD		
	RAD		RTD		OI		
	RMC-8		RHR		OD		
	RM-10		FC		LI		

N

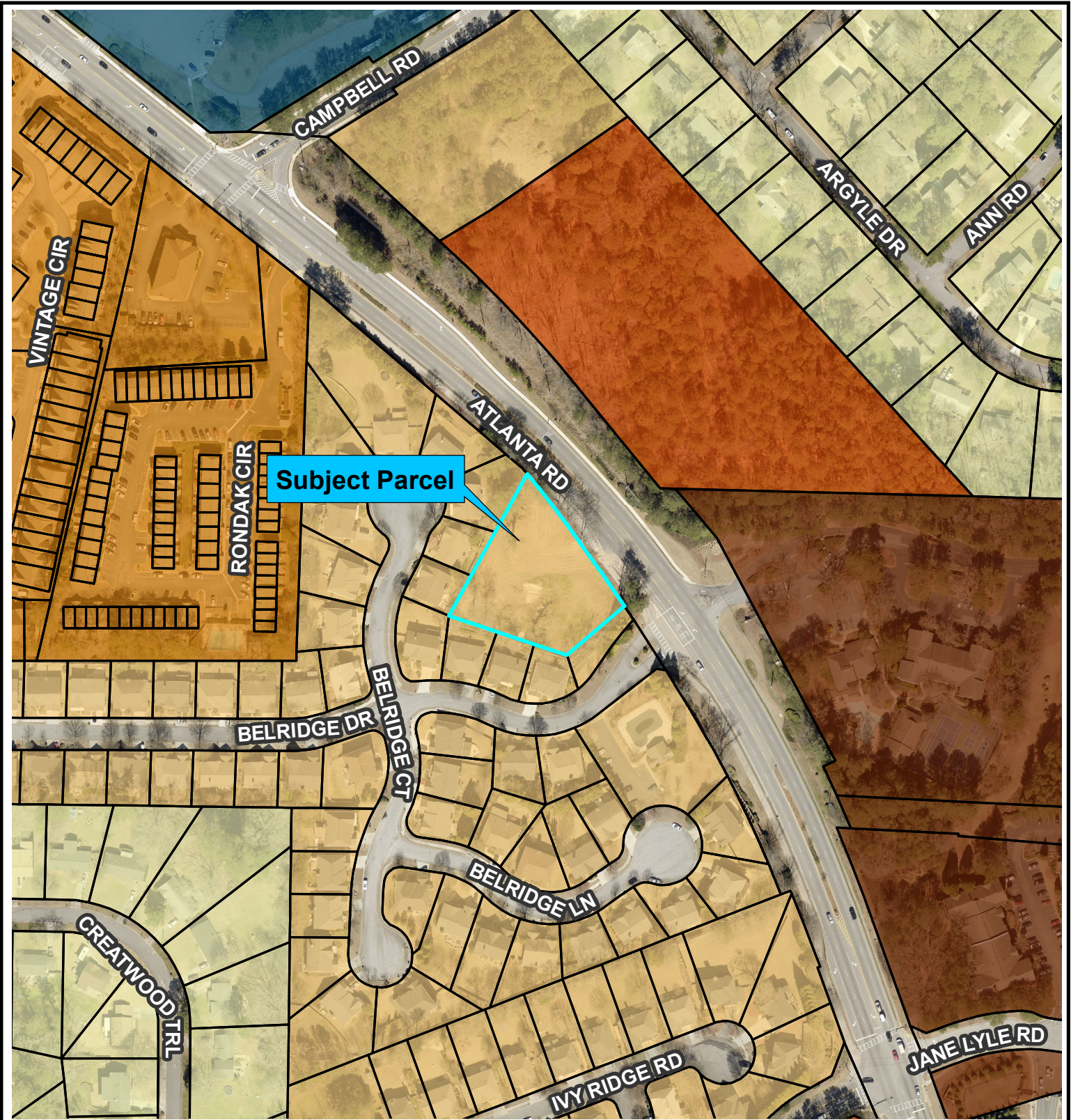


0 50 100 200 300 400 Feet

Case Number: Z22-011 Ward: 6 Tax Parcel #: 17070000600

Planning Commission Meeting Date: November 14, 2022

City Council Meeting Date: December 5, 2022



Future Land Use Map

Exhibit "B"

The Subject Parcel is located at
3410 Atlanta Road.

From:

MEDR

To:

NAC

Future Land Use

- Neighborhood Activity Center (NAC)
- Public/Institutional (PI)
- High Density Residential (> 10 du/ac) (HDR)
- Medium-High Density Residential (<= 10 du/ac) (MHDR)
- Medium Density Residential (<= 6 du/ac) (MEDR)
- Low Density Residential (<= 3 du/ac) (LDR)

N



0 35 70 140 210 280
Feet

Case Number:

Z22-011

Ward:

6

Tax Parcel #:

17070000600

Planning Commission

Meeting Date: **November 14, 2022**

City Council

Meeting Date: **December 5, 2022**