

ORDINANCE 2018-14

**AN ORDINANCE BY THE CITY OF SMYRNA, GEORGIA, PROVIDING FOR THE
AMENDMENT OF THE CODE OF ORDINANCES (ZONING), ARTICLE XV
SECTION 1502 FOR THE ADDITION OF 1502.7 THROUGH 1502.13 OF THE CODE
OF ORDINANCES OF THE CITY OF SMYRNA**

**BE IT ORDANINED BY THE MAYOR AND COUNCIL OF THE
CITY OF SMYRNA, GEORGIA**

WHEREAS, State law provides that the governing authority of each municipal corporation shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law; and

WHEREAS, the Mayor and Council of the City of Smyrna are charged with the protection of the public health, safety, and welfare; and

WHEREAS, the Mayor and Council now wish to update the City of Smyrna Code of Ordinances regarding Section 1502 of the City's Zoning Ordinances

NOW, THEREFORE, the Mayor and Council of the City of Smyrna, pursuant to their authority, do hereby adopt the following amendments.

ARTICLE XV. – AMENDMENTS

Sec. 1502. - Application for map amendments.

Each application to amend the official zoning map shall be filed with the city clerk.

Each application shall include the following information:

- (1502.1) A legal description of the tract(s) proposed to be rezoned.
- (1502.2) A plat showing the dimensions, acreage and location of the tract(s) prepared by an architect, engineer or land surveyor whose state registration is current and valid. An appropriate seal shall be affixed to the plat.
- (1502.3) The present and proposed zoning classification for the tract(s).
- (1502.4) The name and address of the owner of the tract and his[/her] agent, if any.

CITY OF SMYRNA
ZONING AMENDMENT
ORDINANCE 2018-14

(1502.5) A site plan at an appropriate scale showing the proposed use, location and dimensions of any existing and/or proposed buildings, including off-street parking areas, located on or to be located on the property to be rezoned.

(1502.6) Any other information which may be required by the city to ensure compliance with the provisions of this ordinance.

(1502.7) Any development that exceeds 100,000 net square feet or 75 dwelling units will be required to submit a traffic, water, sewer, and school impact statement. A development that is less than 100,000 net square feet or 75 dwelling units may be required to submit one or all of the above statements upon request.

(1502.8) A preliminary hydrology study for the proposed tract(s).

(1502.9) A water and sewer availability letter from the Public Works Department or Cobb County Water System.

(1502.10) A copy of the deed that reflects the current owner(s) of the property.

(1502.11) A copy of the paid tax receipts for the subject property or a signed statement by an official in the Tax Commissioner's Office.

(1502.12) A set of building elevations and floor plans, along with a description of exterior wall coverings and finishes to be used.

(1502.13) A Tree Protection Plan in accordance with Section 106-36 of the City's Code of Ordinances.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Smyrna, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

CITY OF SMYRNA
ZONING AMENDMENT
ORDINANCE 2018-14

This Ordinance shall take effect and be in force from and after the day of its adoption, the public welfare demanding it.

The above Ordinance was read and approved by the Mayor and Council of the City of Smyrna, Georgia, on the 1st day of October, 2018.

Max Bacon, Mayor

Attest:

Terri Graham, City Clerk

SEAL

As to form:

Scott Cochran, City Attorney