

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

From: Ken Suddreth, Community Development Director  
Russell Martin, AICP, Senior Planner

Date: May 5, 2016

CC: Michael Jones, City Administrator  
Planning and Zoning Board

**RE: SPECIAL LAND USE PERMIT – Modular Building at Whitefield Academy**

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#### **BACKGROUND**

Whitefield Academy was approved by the Mayor and Council on May 19, 2014 to place a temporary modular classroom building on school property at 1 Whitefield Drive. Whitefield Academy requested that Mayor and Council allow the temporary modular classroom building, as additional classroom space for the 2014 - 2016 school years, while it's actively seeking funding for a permanent building for their lower school (K through 5<sup>th</sup>) through its capital campaign.

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#### **ANALYSIS**

The subject property is 51.54 acres in size and is zoned R-15 and RAD (Single-Family Residential). The Whitefield Academy, a single-family home and sports fields occupy the subject property (See Figure 1). The adjacent properties to the west are zoned RAD and are occupied by single-family residences. The adjoining properties to the north, east and south are located in unincorporated Cobb County and are occupied by single-family residences and industrial uses.

Whitefield Academy is a classical Christian school for grades K through 12. The school is requesting re-approval of the existing modular building used as classroom space in their lower campus. Whitefield Academy was initially approved for the use of the modular classroom building by the Mayor and Council by a vote of 7-0 on May 19, 2014. As part of the initial approval, the Mayor and Council placed a stipulation on the use of the modular building. The stipulation only allowed the use of the modular building for a 24 month period from the date of approval and required the applicant to reapply for approval of modular building should use of the building exceed the 24 month period.

Whitefield Academy originally planned to construct a new lower school as the next phase of construction for the campus. Since then, the school has acquired additional property, hired new architects and developed a new master plan for the campus facilities. The new master plan for the campus was presented to and approved by the City Council on December 21, 2015. During

the past two years, the school has completed feasibility studies for both school facilities and funding. The result of those studies has shifted the school's priority from building a new lower school building to constructing a learning commons, which will include a dining facility and additional classroom space. Therefore, Whitefield Academy needs to extend the approval for use of the modular building out another two years.

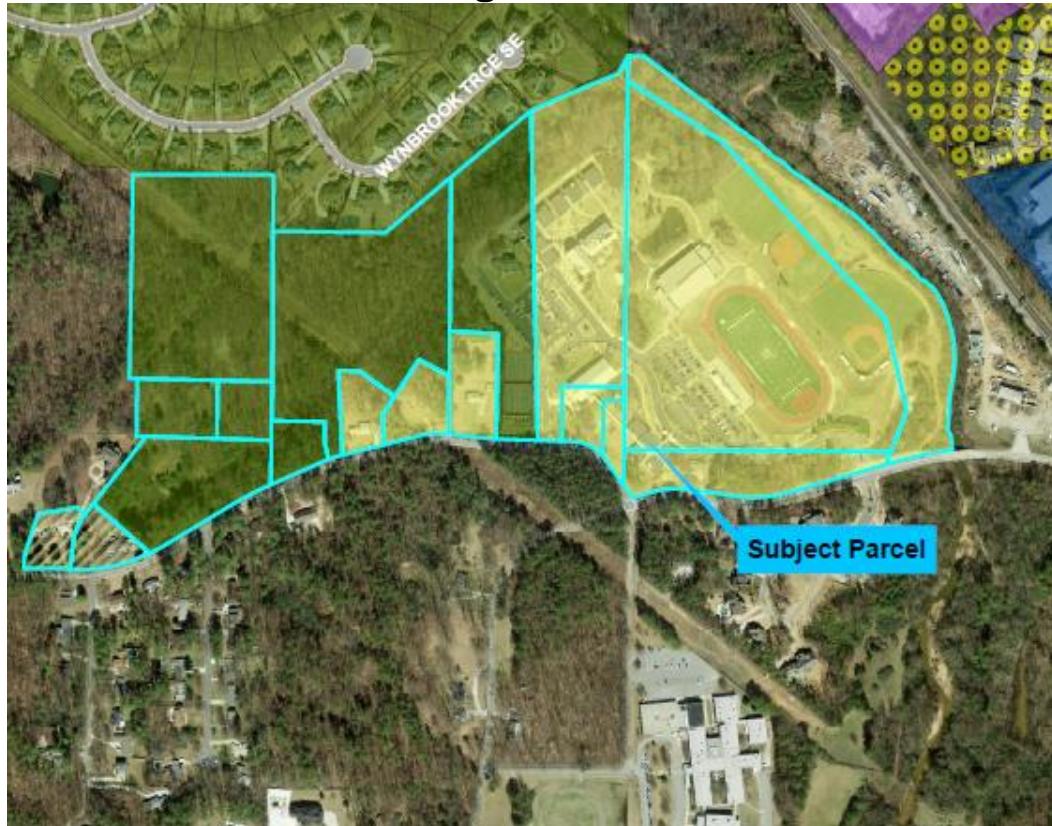
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#### STAFF COMMENTS

Whitefield Academy is seeking re-approval for the modular building at 1 Whitefield Drive. The modular building will allow for additional classrooms until a permanent facility is constructed. Community Development recommends approval of the requested modular building with the following condition:

1. The modular building shall only be allowed for a period 24 months after the date of approval. If the applicant shall need the modular building for a longer period of time, the applicant shall reapply for approval of the modular building.

**Figure – 1**



**Figure – 2**

