



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

File Number: 2016-469

Agenda Date: 12/19/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Authorization

Agenda Number: E.

WARD: 6

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-020 - Rezoning from FC to GC-Conditional for the development of a 5,500 sq. ft. commercial building - 0.535 Acres - Land Lot 523 - 1270 Concord Road - Super Tax, Inc.

ISSUE: Super Tax, Inc. is requesting to rezone the property from Future Commercial (FC) to General Commercial (GC)-Conditional for the development of a two-story, 5,500 sq. ft. commercial building.

BACKGROUND: The Planning and Zoning Board heard the rezoning request at the November 14, 2016 meeting and recommended approval of the rezoning from FC to LC-Conditional with staff conditions by vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** rezoning the subject property from **FC to LC-Conditional** for the development of a 5,500 sq. ft. commercial building with the following conditions:

Standard Conditions

(Requirement #1, 2, 3, 4, 8, 9, 10, 12,16 and 17 from Section 1201 of the Zoning Code is not applicable)

1. The stormwater management facility shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. 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 development shall be underground.
3. The developer shall be responsible for any traffic improvements (including additional right-of-way dedication) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside

the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

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

Special Conditions

8. The development shall maintain the following minimum setbacks:

Front - 25'
Side - 10'
Rear - 30'
9. 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.
10. 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.
11. The commercial building shall have entry doors along Concord Road.
12. Approval of the subject property for the Limited Commercial (LC) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 10/14/2016 created by Acme American.
13. The applicant shall be bound to the building material and architectural features illustrated on the elevations titled "Super Tax" and submitted 12/5/2016. If there is any change to the elevations, it must be approved by the Director of Community Development.