

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: May 29, 2014

CC: Eric Taylor, City Administrator
Planning and Zoning Board

RE: **SPECIAL LAND USE PERMIT – Modular Building at 3130 Atlanta Road**

BACKGROUND

Covenant Christian School was approved by the Mayor and Council on March 3, 2008 to place a temporary prefabricated modular building on church property at 3130 Atlanta Road. The Covenant Christian School requested that Mayor and Council allow the temporary modular building, as additional classroom space for the 2008 – 2010 school years, while it's actively seeking funding for a permanent building through its capital campaign. Covenant Christian School was reapproved for the use of the modular classroom building form 2010 to 2012 by the Mayor and Council on May 17, 2010 (Z10-010). Covenant Christian School was subsequently reapproved for the use of the modular classroom building form 2012 to 2014 by the Mayor and Council on July 16, 2012 (Z12-004).

ANALYSIS

The subject property is 8.831 acres in size and is zoned R-20 (Single-Family Residential). The Smyrna Presbyterian Church, The Covenant Christian School, a single-family home and a sports field occupy the subject property (See Figure 1). The adjacent properties to the west are zoned RAD and R-20 and occupied by single-family residences. The adjoining properties to the south are zoned RAD and occupied by single-family residences. The adjoining property to the east is zoned Office/Institutional (OI) and is the City of Smyrna's Brawner Park. The adjacent properties to the north across Atlanta Road are zoned RAD and occupied by a single-family residences.

The Covenant Christian School is a classical Christian school for grades Pre-K through 8th grade. The school is requesting reapproval of the existing modular building used as classroom space. The Covenant Christian School was initially approved for the use of the modular building by the Mayor and Council by a vote of 4-0 on March 3, 2008 and was reapproved by a vote of 7-0 on May 17, 2010 and July 16, 2012. As part of the initial approval and reapprovals, 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. With the economic recession a few years back, the capital campaign has not raised enough funding to begin construction on the permanent building. The school has set a goal of \$500,000 for the construction of the permanent building. The school has been able to raise approximately \$200,000 for the permanent building.

The modular building will allow Covenant Christian School to provide additional classroom space while the school constructs a permanent school building on-site. The modular building is located along Collier Drive next to several existing buildings (See Figures 3 & 4). The building is 56' x 68' with a total area of 3,808 sq. ft. and provides four (4) additional classrooms for the school.

STAFF COMMENTS

Covenant Christian School is seeking reapproval for the modular building at 3130 Atlanta Road. 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

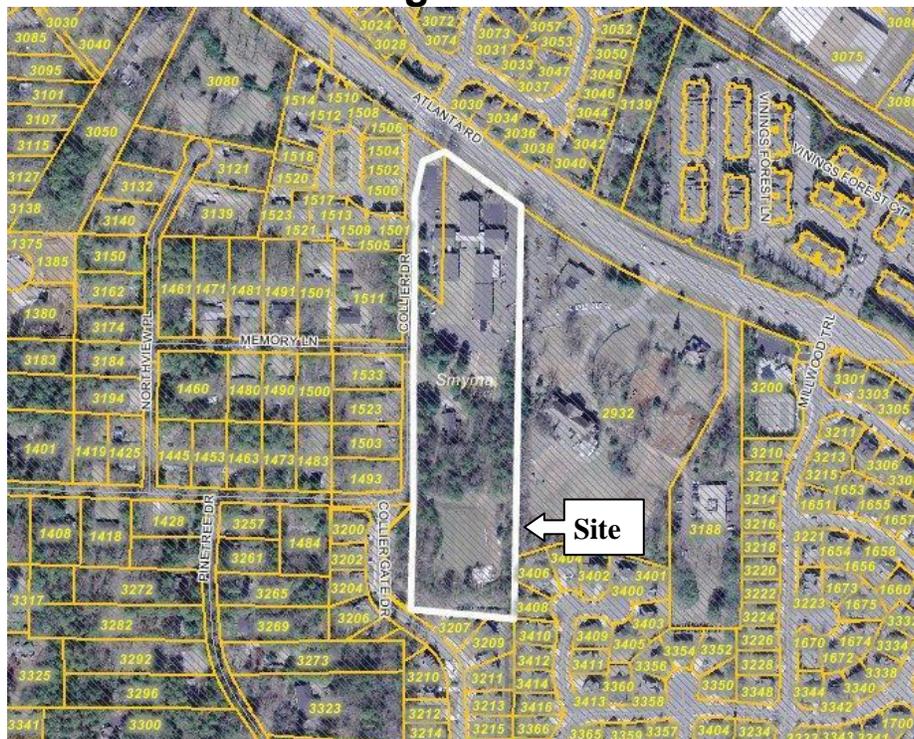
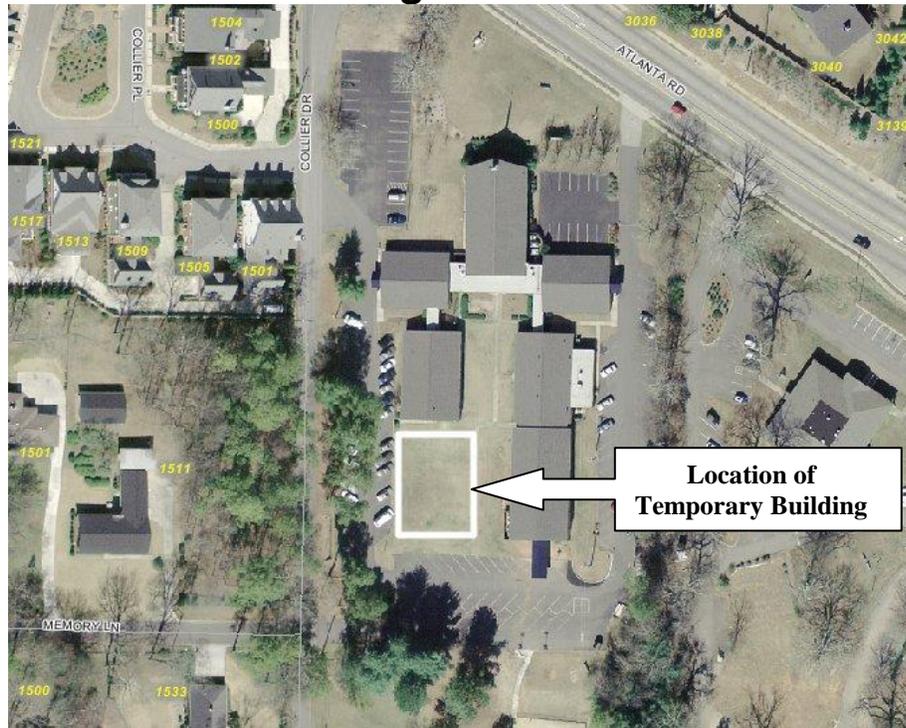


Figure – 2



**Figure – 3
Modular Building**



Figure – 4
Modular Building

