



City of Smyrna

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

Issue Sheet

File Number: 2018-116

Agenda Date: 4/16/2018

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Authorization

Agenda Number: B.

WARD: 5

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z18-005 - Rezoning from GC to OI for use of the building as a dormitory for Atlanta Dream Center - 1.84 Acres - Land Lot 346 - 460 Bourne Drive - Atlanta Dream Center. **This Zoning Request will be tabled to the May 7, 2018 City Council meeting.**

ISSUE: Atlanta Dream Center is proposing to rezone the property at 460 Bourne Drive from GC to OI-Conditional for the use of the existing church buildings as a dormitory for students attending the Atlanta School of Ministry. The Atlanta Dream Center works in partnership the Atlanta School of Ministry to house and train students for missionary work (approximately an 18 month program). The school is located in downtown Atlanta in the midtown area. Students will live in the Smyrna dorms and either drive downtown to school in their personal vehicles, or use the transportation provided by the school. The applicant is proposing to house 120 students at maximum occupancy. The students will be housed in two buildings on-site. Building #1 is the existing 14,000 sq. ft. church building and it will be renovated for ten dorm rooms with six beds per room and four full bathrooms (with showers). Building #2 is an existing 5,400 sq. ft. building and it will be renovated for ten dorm rooms with six beds per room and 5 full bathrooms (with showers). There will be no kitchen facilities provided on site. The students will be separated by gender with one building housing males and the other building housing females.

BACKGROUND: This zoning request was heard by the Planning and Zoning Board at the April 9, 2018 meeting and was recommended for denial by vote of 5-1.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed rezoning from GC to OI-Conditional for use as a dormitory with the following conditions:

- 1.The applicant must provide parking for the dormitory use at a ratio of 1.5 spaces per dorm room and 1 space for every 100 sq. ft. of common space.
- 2.The facility shall be limited to a maximum of 20 student dorm rooms with 120 student beds. Any increase in the number of rooms or beds shall be brought back to the City

Council for review and approval.

3.The applicant shall remove the existing concrete foundation at the northwest corner of the site.

4.The applicant shall remove the existing concrete sidewalk/parking area along Old Concord Road.

5.The applicant shall replace the curb and gutter along Old Concord Road for the length of the property and provide a new 5' sidewalk with a 2' grass buffer.

6.The applicant shall provide 6" caliper street trees along Old Concord Road for the length of the property. There shall be one tree for every 40 linear feet of frontage along Old Concord Road.

7.The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

8.The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.

9.Any proposed dumpsters shall be surrounded by a three-sided brick enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.

10.The following uses shall be prohibited:

- Homeless shelters
- Group homes
- Halfway houses