

# 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: June 2, 2016

CC: Michael Jones, City Administrator  
Planning and Zoning Board

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

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#### **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 from 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 from 2012 to 2014 by the Mayor and Council on July 16, 2012 (Z12-004). Covenant Christian School was subsequently reapproved for the use of the modular classroom building from 2014 to 2016 by the Mayor and Council on July 21, 2014 (Z14-016).

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#### **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 single-family residences.

The Covenant Christian School is a classical Christian school for grades Pre-K through 8<sup>th</sup> grade. The school is requesting re-approval 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 unanimously reapproved on May 17, 2010, July 16, 2012 and July 21, 2014. As part of the initial approval and re-approvals, 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.

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.

Since the last reapproval, the Board of Trustees for the school has taken three direct actions toward building the permanent building. These actions include: (1) the creation of a school master plan by the facility expansion committee; (2) the hiring of a full time Director of Development; and (3) the execution of a preliminary renovation project in anticipation of the master plan. The school has hired Mrs. Mary Denson as the Director of Development and Mr. Brian Dempsey with Freespace Architecture for the design and analysis of the school's master plan.

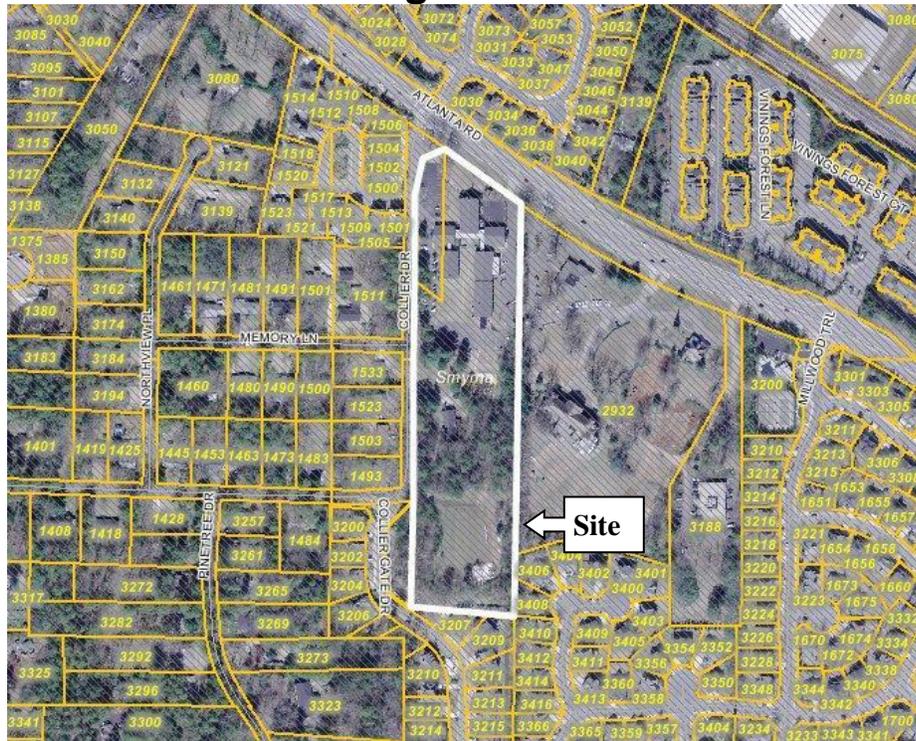
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#### **STAFF COMMENTS**

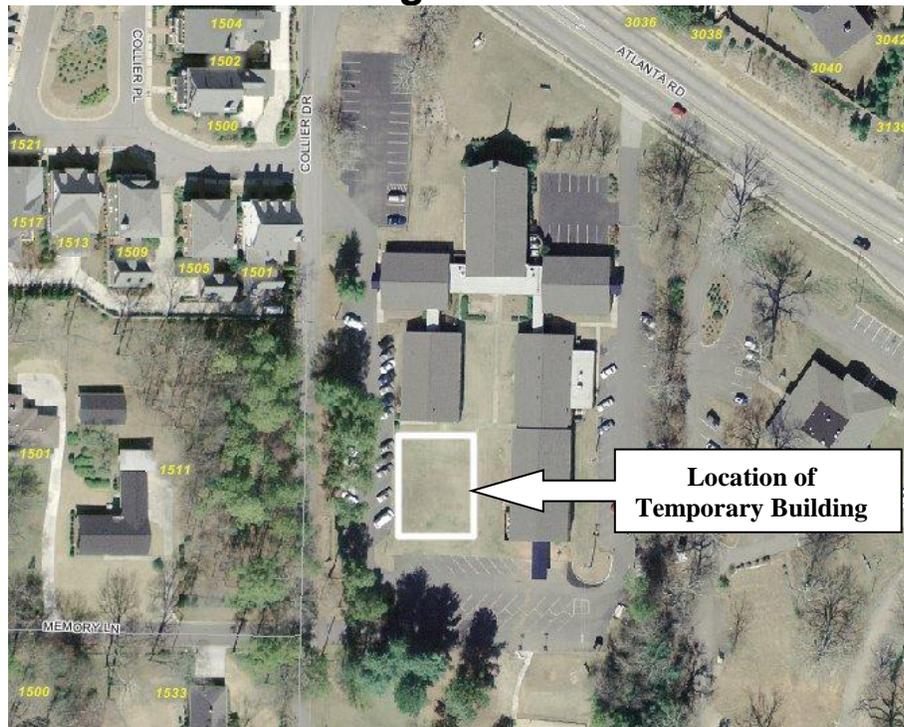
Covenant Christian School is seeking reapproval for the modular building at 3130 Atlanta Road. The modular building will allow for additional classrooms until a permanent facility is constructed. Community Development recommends **approval** of the requested modular building with the following condition:

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**

