



City of Smyrna

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

Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-022 - Rezoning from LC & CBD to GC - 0.86 Acres - Land Lots 486 & 523 - 1239 Concord Road and 1200 & 1204 Medlin Street - DDP Concord, LLC

ISSUE: DDP Yoga is requesting a rezoning of subject property from LC & CBD to GC for a more intensive use of the property beyond a video production studio. The rezoning would allow the property to be used for additional uses currently not covered under the LC zoning district. The additional uses would include: retail sales, instructional yoga and cooking classes and the rental of the facility for special events.

BACKGROUND: DDP Yoga redeveloped the site in 2014 for a new video production studio. The redevelopment included renovation of the existing office building and the construction of a 2,300 sq. ft. addition to the building for the production studio. As part of the redevelopment, the City granted a variance (Variance Case V14-024) for a front setback reduction from 50' to 25' for the new addition. While renovating the building, DDP Yoga acquired 1200 & 1204 Medlin Street to provide additional parking for staff and the public. The lots on Medlin Street had a CBD-Conditional zoning designation and were specifically zoned for a parking area back in 2008 (Zoning Case Z08-001) to support a mixed use building along Concord Road. The development associated with Zoning Case Z08-001 never came to fruition and DDP Yoga purchased the lots in 2014. The two homes that were on the lots were demolished and the parking area was constructed to serve the studio building.

The rezoning request was heard by the Planning and Zoning Board at the December 19, 2016 meeting and was recommended for approval by vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed rezoning from LC & CBD to GC with the following condition:

- (1) The following uses shall be prohibited:

- ☐ Automotive sales/repair
- ☐ Automobile wash service
- ☐ Boarding and breeding kennels
- ☐ Dry cleaning plants
- ☐ Adult Novelty Stores & Adult Entertainment
- ☐ Pawnshops
- ☐ Check Cashing Stores
- ☐ Pool Hall or Arcade
- ☐ Service stations
- ☐ Coin Operated Laundry
- ☐ Composting Facility
- ☐ Funeral Homes
- ☐ Group Homes
- ☐ Shelter for the Homeless
- ☐ Package Store
- ☐ Tattoo Parlor
- ☐ Truck Rental, Sales, Service or Repairs
- ☐ Motorcycle Sales, Service or Repairs
- ☐ Tire Sales or Services
- ☐ Taxi Stands (including storage and repair of vehicles)
- ☐ Self-Storage Facilities
- ☐ Massage Parlor