



City of Smyrna

City of Smyrna
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Issue Sheet

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In Control: City Council

File Type: Zoning

Agenda Number: A.

WARD / COUNCILMEMBER: Ward 2

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z22-001 - Allow rezoning from R-15 to GC - 0.66 acres - Land Lot 631 - 2979 & 2989 Jonquil Drive - The Woodberry Group LLC.

Ward 2

ISSUE AND BACKGROUND:

David Woodberry LLC is requesting a rezoning of two lots from R-15 (Residential) to GC (General Commercial) for the ability to use the existing structures for commercial and office purposes. The Planning & Zoning Board recommended approval by a vote of 6-0 at the February 14, 2022 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-15 to GC at 2979 & 2989 Jonquil Drive with the following condition:

1. The subject properties shall meet all ADA and parking requirements for commercial occupancy.
2. The following uses shall not be permitted on the subject parcels:
 - ☐ Adult Entertainment and Adult Novelty Shops as defined by the City of Smyrna's Code of Ordinances
 - ☐ Carnivals, Circuses and other similar transient activities
 - ☐ Automobile Leasing
 - ☐ Automobile Parts - wholesale
 - ☐ Automobile Sales
 - ☐ Automobile Major Repair
 - Automobile major repair is defined as an establishment wherein engines, transmission, drive shafts, bodies fenders are dismantled, repaired, replaced or painted.
 - ☐ Billiard Parlor (Shall not preclude a restaurant/brew pub from having billiard tables. However, the billiard tables shall not exceed 35% of the gross floor area of the establishment)
 - ☐ Boarding and Breeding Kennels. However, this stipulation shall not preclude the opportunity to lease retail space to a doggie day-care or dog obedience

school with the

added stipulation that no dogs shall be allowed outside, boarded or bred.

- ☐ Boat Sales and Repairs. However, this stipulation shall not preclude retail stores such as a Dick's Sporting Goods which sells bass boats, kayaks, rafts, etc. There shall be no outside display of boats.
- ☐ Bowling Alley
- ☐ Self Service Automobile Wash Facilities. However, self-contained automated car washes shall not be prohibited provided that they are consistent with the architectural style and composition as aforementioned.
- ☐ Drive-in Restaurants such as Sonic. However, drive-thru restaurants such as Chick-fil-a, Zaxby's, etc., shall be allowed provided that they are consistent with the architectural style and composition as aforementioned.
- ☐ Drive-in Theater
- ☐ Farm Equipment Sales and Service - Outparcel only
- ☐ Full Service Gasoline Stations. However, grocery stores and convenience stores with gas sales shall be allowed.
- ☐ Game Arcades. However, this stipulation shall not preclude recreational facilities or restaurant/brew pubs from having accessory game arcades which do not exceed 15% of the gross floor area of the establishment.
- ☐ Gun Shops
- ☐ House of Worship
- ☐ Linen and Diaper Services (Plant only)
- ☐ Massage Parlor (This requirement shall not prohibit the operation of Health Spas)
 - Health Spa is defined as an establishment which provides as one (1) of its primary purposes, services or facilities which are purported to assist patrons improve their physical condition or appearance through change in weight, weight control, treatment, dieting, or exercise. Treatment shall include, but not limited to, personal services such as body wraps, hydromineral wraps, body polish, body wash, baths and hydrotub soak. Massages may be an accessory service provided by the health spa.
- ☐ Mobile Home and Travel Trailer Sales
- ☐ Motorcycle Sales and Service with outside display of motorcycles.
- ☐ Pawnshops and Check Cashing Establishments
- ☐ Printing Plant. However, said prohibition shall not apply to establishments such as FedEx, Kinkos, Blueprinters, etc.
- ☐ Skating Rinks
- ☐ Stations and Terminals for Bus and Rail Passenger Service
- ☐ Target Ranges
- ☐ Tattoo and Body Piercing Parlors
- ☐ Taxi Stands
- ☐ Movie Theaters
- ☐ Wholesale Establishments which sell only to businesses and not to customers