

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

SUMMARY

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Walsh, Planner I

Date: August 9, 2018

CC: Planning and Zoning Board
Tammi Saddler-Jones – City Administrator

RE: Zoning Code Amendment – Section 720- Mixed Use District

Community Development has reviewed the City's Zoning Ordinance with respect to mixed use and has made several code amendments. The proposed amendments are:

- Article VII- Use Provisions
 - o Section 720.- [MU], mixed use district.
 - Adding a permissible location in 720.1: “This is intended to encourage compatible mixed uses within the boundaries of properties delineated within or on the edge of a central business district, mixed use, ~~or~~ community activity center or regional activity center as define and shown on the most recently adopted version of the City of Smyrna Comprehensive Plan.”
 - Fixing a typo in 720.9 1: “For the purpose of this section, affordable shall mean units built for and initially sold to households earning no more than 80 percent of the Atlanta Metropolitan Statistical Area's (MSA) median household income, as may be adjusted from time to time.”
 - Deleting a repeated word in 720.9 11: “Furthermore, ~~said~~ when said facility is within 50 feet of an existing or proposed public sidewalk, and when queuing lanes and service windows, bays or lanes would otherwise be visible from the major pedestrian route, then landscaping shall be installed to screen the service windows, bays or lanes from view to the maximum extent practicable.”
 - Fixing a typo in 720.9 13: “Fifteen percent of the total number of proposed residential units may be rentals if connected and integrated with the proposed non-residential uses.”
 - Fixing the grammar in 720.9 14b: “In addition, a landscape strip having a minimum continuous depth of ten feet shall be provided between said new street and the existing street; shade trees with a minimum mature height of 40 feet shall be planted ~~a maximum~~ within said strip with a maximum of 50 feet on-center.”