

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

SUMMARY

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Caitlin Walsh, Planner I
Russell Martin, AICP, Senior Planner

Date: August 9, 2018

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

RE: Zoning Code Amendment – Section 1502- Application for Map Amendments Review

Community Development has reviewed the City's Zoning Ordinance with respect to application for map amendments and has made seven code amendments. The proposed amendments include:

- Article XV- Amendments
 - o Section 1502- RDA- Application for map amendments:
 - Adding a requirement: “(1502.7) Any development that exceeds 100,000 net square feet or 75 dwelling units will be required to submit a traffic, water, sewer, and school impact statement. A development that is less than 100,000 net square feet or 75 dwelling units may be required to submit one or all of the above statements upon request.”
 - Adding a requirement: “(1502.8) A preliminary hydrology study for the proposed tract(s).”
 - Adding a requirement: “(1502.9) A water and sewer availability letter from the Public Works Department or Cobb County Water System.”
 - Adding a requirement: “(1502.10) A copy of the deed that reflects the current owner(s) of the property.”
 - Adding a requirement: “(1502.11) A copy of the paid tax receipts for the subject property or a signed statement by an official in the Tax Commissioner’s Office.”
 - Adding a requirement: “(1502.12) A set of building elevations and floor plans, along with a description of exterior wall coverings and finishes to be used.”
 - Adding a requirement: “(1502.13) A Tree Protection Plan in accordance with Section 106-36 of the City’s Code of Ordinances.”