



City of Smyrna

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Issue Sheet

File Number: 2021-005

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Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: G.

WARD / COUNCIL MEMBER: Ward 5 / Council Member Wilkinson

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z21-001 - Allow rezoning from GC to OD-Conditional for use as a self-storage facility - 3.29 acres - Land Lot 444 - 912 Daniel Drive - GFAC Real Estate

ISSUE AND BACKGROUND:

GFAC Real Estate is requesting a rezoning from GC (General Commercial) to OD-Conditional (Office-Distribution) for the ability to construct a 68,400 sq. ft. self-storage facility. The future land is currently CAC (Community Activity Center) thus a land use change to I (Industrial) is required to permit the requested zoning change. Community Development is not supportive of the change in zoning from GC to OD-Conditional and accompanying land use change. No changes have occurred to the Future Land Use Map in the surrounding area since the adoption of the 2040 Comprehensive Future Land Use Plan, thus, there are no changing conditions to support the proposed zoning change. A rezoning to OD is incompatible with the surrounding area and the OD zoning district does not provide greater benefit to the city compared to the current GC zoning district. The Planning Board voted to deny the request by a vote of 6-0 at the January 11, 2021 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **denial** of the rezoning from GC to OD-Conditional at 912 Daniel Drive.