



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2022-145

Agenda Date: 10/17/2022

Version: 6

Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: A.

**WARD / COUNCILMEMBER:** Ward 1 / Councilmember Glenn Pickens

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - Zoning Request - Z22-005 - Allow rezoning from GC & OI to TS-Conditional for the development of a 107 room hotel and rebranding of a 135 room hotel - 3.115 acres - Land Lots 846, 880 & 881 - Mogar Farms Funding LLC - 2855 Spring Hill Pkwy & 2685 Spring Rd. ***This item will be tabled indefinitely.***

***Ward 1 / Councilmember Pickens***

### **ISSUE AND BACKGROUND:**

The applicant is requesting to rezone the property at 2855 Spring Hill Parkway & 2685 Spring Road from Office/Institutional (OI) and General Commercial (GC) to Tourist Services (TS) - Conditional for the development of a seven-story, 107 room boutique hotel and rebranding of an existing six-story 135 room hotel with surface parking. The new hotel will connect to the existing six-story hotel with a courtyard and shared lobby. There are 194 parking spaces proposed for the development which exceeds the minimum requirement of 121 parking spaces for the combined 242 rooms. The Planning & Zoning Commission recommended approval by a vote of 6-0 at the April 11, 2022 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development recommends approval of the rezoning from GC & OI to TS-Conditional for a proposed seven-story, 107 room boutique hotel and rebranding the existing six-story, 135 room hotel with the following conditions:

### **Standard Conditions**

**(Requirement #2, 3, 4, 8, 9, 10, 11, 16 and 17 from Section 1201 of the Zoning Code is not applicable)**

1. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
2. All utilities within the development shall be underground.
3. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the city or the county during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with city's requirements for the extent of

the development. A grass buffer with a minimum width of two inches shall be provided between the back of curb and sidewalk.

4. No debris may be buried on any lot or common area.

5. The developer will comply with the city's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances. There shall be a landscaped front entrance, with monument, indicating the name of the development.

7. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

**Special Conditions**

8. The development shall maintain the following setbacks:

Front - 25'

Side - 5'

Rear - 100'

9. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director or Cobb County Water System during construction plan review.

10. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.

11. The developer shall provide a 5' sidewalk and 2' grass strip along Spring Hill Parkway.

12. The developer shall provide 3' of right-of-way dedication along Spring Hill Parkway.

13. The entrance on Spring Road shall meet the geometry specifications required by the City Engineer; or provide a shared drive with the adjacent property to the north.

14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

15. The proposed dumpster shall be located at the rear of the property and screened from the public right-of-way with a 3-sided brick enclosure that matches the façade of the principal building.

16. The development shall be limited to one access point on Spring Hill Parkway.

17. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

18. Approval of the subject property for the TS-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/18/2022 created by Kimley Horn and all zoning stipulations above.

19. The applicant shall be bound to the elevations submitted and dated 3/18/2022. Approval of any change to the elevations must be obtained from the Director of Community Development.

20. The additional stipulations agreed upon by the applicant in the letter submitted and dated on March 18, 2022. If there should be a discrepancy between the stipulations in the March 18, 2022, letter and the stipulations stated above, the stipulations stated above shall apply.