

# **CITY OF SMYRNA**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **MEMORANDUM**

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To: Mayor and Council

From: Russell Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner II

Date: December 8, 2022

CC: Joe Bennett, City Administrator  
Planning and Zoning Board

**RE: SPECIAL LAND USE PERMIT – Z22-012 - Modular Office Building at 1845 Freeman Parkway**

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#### **BACKGROUND**

Vector Force Development has applied for a special land use permit to allow a modular office building at 1845 Freeman Parkway. The proposed modular office building is 48 feet by 60 feet and consists of 8 (eight) individual offices and a total of 2,880 sq. ft.

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#### **ANALYSIS**

The subject property is 14.82 acres in size and is zoned LI (Light Industrial). The subject property recently completed a land disturbance permit to add gravel and install a stormwater detention area (See Figure 1). The adjacent properties to the north, south, and west are zoned LI and are occupied by business providing industrial services. The subject property is adjacent to I-285 along the eastern property line.

Vector Force Development is an energy and infrastructure service business that provides water and sewer line construction, inspection, and traffic control. The business is requesting approval of a 48' by 60' modular office building. The building will be a metal sided building with a flat roof and a metal skirt around the base of the building to conceal the block supports. The layout of the modular building will be broken into several parts, which includes: eight (8) offices, open area, and restroom and a total area of 2,880 sq. ft. The floor plan and partition plan were provided as part of the Special Land Use Permit application.

A stream buffer exists along the southern property as well as on the eastern side of the property. A land disturbance permit was completed in November 2022. The proposed modular office building is proposed to be contained within the confines of the limits of disturbance shown on the completed land disturbance permit and will not have any impact on the stream buffer.

The Community Development Department, Fire Marshal, and City Engineer has not received sufficient information to complete a detailed review of the application. The applicant has not provided a site plan that demonstrates how the site will be accessible for the Fire Marshal. Also,

the subject property has no water and sanitary sewer service available. The Fire Marshal will require the modular building provide fire suppression. However, since the property does not have water infrastructure the building has no means to support a fire suppression system. The Fire Marshal has discussed alternatives, however no sufficient alternatives for fire suppression have been approved. Additionally, since there is no sanitary sewer infrastructure available, there is no service available for the bathrooms in the modular building. Additionally, a site plan has not been submitted to determine the impacts on the existing stormwater management area.

The applicant is requesting a special land use permit to allow a 48' by 60' modular office building, with eight (8) offices and total area of 2,880 sq. ft. Community Development recommends **denial** of the requested modular office building since there is no water and sanitary sewer service available, staff have not received details of how the Fire Marshal can provide emergency services, and there is incomplete information to provide a detailed review of the application.

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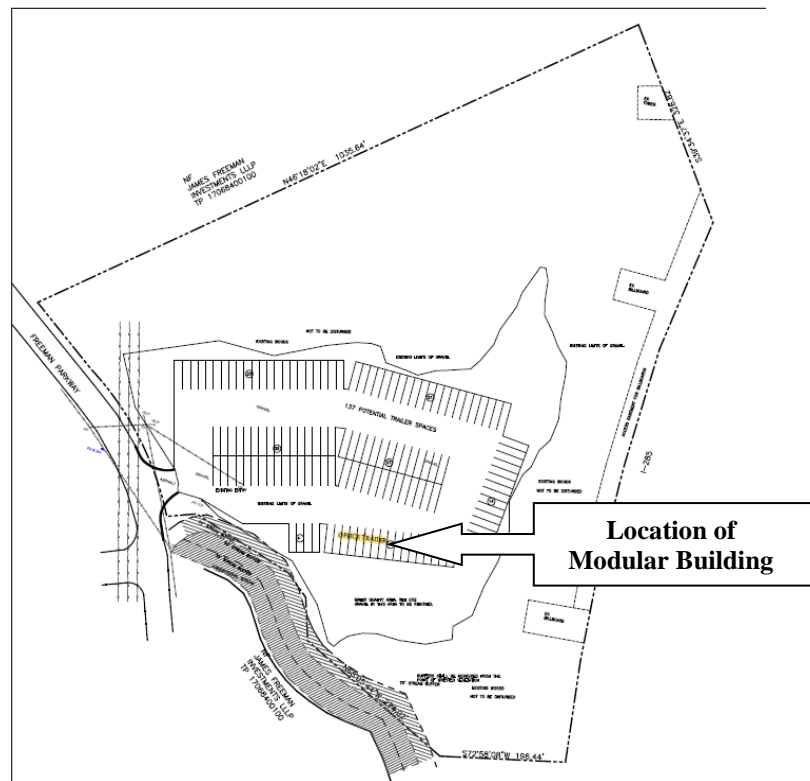
## STAFF COMMENTS

Vector Force Development is seeking approval for the modular office building at 1845 Freeman Parkway. Community Development recommends **denial** of the requested modular office building.


**Figure – 1**




**Figure – 2**



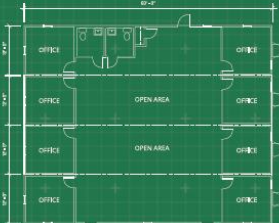
**Figure – 3**  
**Modular Building**



## 64' x 48' SECTION MODULAR OFFICE



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



### CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

**Figure – 4**  
**Subject Property**

