

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

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

Date: June 12, 2018

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

**RE: REZONING CASE Z18-009 – 2520 Spring Road**

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**Applicant:** 2520 Spring Road, LLC

**Existing Zoning:** GC

**Titleholder:** 2520 Spring Road, LLC

**Proposed Zoning:** OD-Conditional

**Size of Tract:** 2.71 acres

**Location:** 2520 Spring Road

**Contiguous Zoning:**

**Land Lot:** 810

North GC

South RM-12

East GC & RM-12

**Ward:** 1

West GC

**Access:** Spring Road

**Hearing Dates:**

**Existing Improvements** Vacant Retail Center

P&Z Board June 11, 2018

Mayor and Council June 18, 2018

**Proposed Use:**

The applicant is seeking approval to rezone the 2.71 acre property from GC to OD-Conditional to redevelop the site with an 113,895 sq. ft. climate controlled self-storage facility. A land use change from Regional Activity Center is not required for the rezoning.

**Planning & Zoning Board Recommendation:**

**Approval** by vote of 6-1 with staff conditions.

**Staff Recommendation:**

Community Development recommends **approval** of the rezoning with conditions.



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## STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors that must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*The proposed rezoning would result in the redevelopment of a vacant retail center into a 113,895 sq. ft. climate controlled self-storage facility. The adjacent property to the north across Spring Road is zoned GC and occupied with a small retail center. The adjoining properties to the east are zoned GC and RM-12 and are occupied by a convenience store/gas station and an apartment complex. The adjoining property to the south is zoned RM-12 and is occupied by an apartment complex. The adjoining properties to the west are zoned GC and are occupied by a carwash and a laundry facility. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.*

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

*The zoning proposal will result in the development of a three-story, 113,895 sq. ft. climate controlled self-storage facility. The proposed use is a low intensive use that generates very little traffic. The proposed use will not adversely affect the existing use or usability of adjacent or nearby property.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

*The subject parcel has a reasonable economic use as currently zoned.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

*Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities.*

*Based upon information from the Public Works Director, water and sanitary sewer are available to the proposed development. Water and sanitary sewer are both located within the right-of-way of Spring Road. Water flow tests, pressures and elevations are the responsibility of the developer. This information is based upon the concept plan titled 2520 Spring Road Storage, by Travis Pruitt and Associates dated 1/27/2017 with a revised date 4/3/2018.*

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

*The Office Distribution (OD) zoning district is not listed as a corresponding zoning district under the Regional Activity Center land use designation. The zoning proposal does not require a future land use change due the proposed use and due to the Regional Activity Center being the most intensive future land use designation in the city.*

6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

*The subject property has been an underutilized and blighted property for a very long time. The zoning proposal provides the opportunity to redevelop the site with a use that will have very little vehicular impact on Spring Road and a building that will bring up the general aesthetics of the general area.*

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

*The proposed development employs architectural designs similar to designs utilized for commercial developments along the Spring Road corridor. The subject parcel lies within the Corridor Design District – 2 for Spring Road. The proposed development is held to the design standards established in the City's Zoning Ordinance for this corridor design district.*

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

*The proposed use of a climate controlled self-storage facility should not create a nuisance to existing uses in the area. The climate controlled self-storage facility will have minimal impact with respect to the traffic on the Spring Road Corridor and the immediate area.*

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

*Factors associated with the size of the proposed use, in either land area or building height, should not negatively affect adjoining properties. The proposed development will require variances from the following requirements: 1) Allow a freestanding sign within 15' of the right-of-way; 2) A reduction in required parking from 88 spaces to 30 spaces; 3) Allow parking to be parallel to the building entrance; 4) Allow building to exceed 75% of the minimum frontage of the lot; 5) A reduction in the required setback from residential property from 50' to 35'; 6) A*

*reduction of the required side setback from 35' to 30'; and 7) A reduction of the required rear setback from 100' to 90'.*

2520 Spring Road, LLC is requesting to rezone the subject property from GC to OD-Conditional for the development of a 113,895 sq. ft. climate controlled self-storage facility. The applicant will demolish the existing blighted retail center and construct a new three-story climate controlled self-storage facility. The proposed three-story building will provide 109,635 sq. ft. of storage space and 4,260 sq. ft. of commercial/office space (includes the leasing office). The building will be setback from Spring Road and tucked behind the RaceTrac on Spring Road. The parking for the facility will be located at the front of the site and in front of the building. The zoning plan reflects thirty (30) parking spaces and three (3) loading spaces for the facility. The zoning plan reflects a total lot coverage for the site of 59% with adequate landscape buffering from the adjoining multi-family residential to the east and south. In addition, the zoning plan is designed in a way to provide future connectivity in the area in accordance to the Spring Road LCI Study. The zoning plan reflects a 26' wide drive into the site and leaves a 25' strip of open space across the rear of the property for a new road as show in the LCI Study.

The proposed three-story building will have a modern architecture design with the use of brick, stucco, and metal paneling for exterior façade material. The front of the building will provide store/office fronts on the first floor. The applicant has provided architectural renders with the zoning application for reference.

The zoning proposal has been reviewed by the City Engineer for stormwater management requirements. The City Engineer believes the developer can meet the city requirements for stormwater management for the site. The applicant has set aside plenty of property for the stormwater management facility, which shall maintained by the property owner.

The zoning proposal has been reviewed by the Fire Marshal's office for compliance with access requirements. The Fire Marshal believes the Fire Department will be able to serve the propose development as currently designed.

The proposed development will require several variances from the requirements of the City's Code of Ordinances. These variances include the following:

- 1) Allow a freestanding sign within 15' of the right-of-way (CDD-2) – **(Staff Support)**;
- 2) A reduction in required parking from 88 spaces to 30 spaces – **(Staff Support)**;
- 3) Allow parking to be parallel to the building entrance (CDD-2) – **(Staff Support)**;
- 4) Allow building to exceed 75% of the minimum frontage of the lot (CDD-2) – **(Staff Support)**;
- 5) A reduction in the required setback from residential property from 50' to 35' – **(Staff Support)**;
- 6) A reduction of the required side setback from 35' to 30' – **(Staff Support)**; and
- 7) A reduction of the required rear setback from 100' to 90' (CDD-2)– **(Staff Support)**.

Community Development is **supportive** of the requested variances due to the geometry of the lot, which creates the setback and building width issues. In addition, the traffic generated by the site warrants the reduction in parking for the site. The applicant provided a traffic count for a similarly sized facility they owned elsewhere in the metro area and the traffic counts ranged

between 6 to 26 trips per day. The applicant has worked with staff to design a site plan that provides future opportunity to provide connectivity along the Spring Road Corridor in accordance with the LCI study. To achieve the future connectivity, staff is supportive of the requested reductions in some of the setbacks.

The zoning request was heard by the **Planning and Zoning Board** at the June 11, 2018 meeting and was recommended for **approval by a vote of 6-1** with staff conditions. During the meeting the applicant suggested some revisions to the staff conditions with respect to the screening of the HVAC units, dedication of right-of-way and the building elevations. Community Development was supportive of the proposed revisions and the revisions were accepted by the P&Z Board. The zoning conditions below have been modified to include the revisions proposed by the applicant.

Community Development recommends the **approval** of the rezoning request for 2520 Spring Road from GC to OD-Conditional for the development of 113,895 sq. ft. climate controlled self-storage facility with conditions:

**Standard Conditions (items 1, 2, 3, 4, 8, 9, 10, 16 and 17 from Section 1201 of the Zoning Ordinance are not applicable)**

1. The retention or detention 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 install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
6. 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.
7. 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.
8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

## Special Conditions

9. The development shall maintain the following setbacks:
  - Front – 50'
  - Side – 20'
  - Rear – 90'
10. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".
11. Any proposed dumpsters shall be surrounded by a three-sided brick enclosure with an opaque gate in the front. The brick shall match the color and material used for the commercial buildings.
12. All dumpsters shall contain rubber lids so as to minimize sounds.
13. There shall be a 10', heavily-landscaped and maintained evergreen buffer adjacent to the property line that adjoins residential property. The developer shall plant trees in accordance with Section 503 of the Zoning Ordinance.
14. All HVAC units shall be screened from view from any public right-of-way (Spring Road) and the adjoining residential properties. **(Revised during the P&Z Meeting)**
15. There shall be no neon signs allowed on the property except for "open/closed" signs.
16. The use of metal paneling siding shall be prohibited for use on any building elevation.
17. The proposed building shall have a fire sprinkler system approved by the City's Fire Marshal.
18. The rental of U-Haul trucks or trailers or similar moving trucks shall be prohibited on this site.
19. There shall be no outside storage of any type permitted on site, including but not limited to vehicles, semi-trucks, boats, RV's, trailers and buses.
20. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.
21. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.
22. Trees shall be planted the entire length of Spring Road at an average spacing of no more than 40'.

23. The developer shall dedicate a 25' right-of-way along the rear property line for a future public road. The dedication shall be completed simultaneously with the issuance of the Certificate of Occupancy for the building. **(Revised during the P&Z meeting)**
24. Approval of the subject property for the OD-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/7/2018 created by Travis Pruitt and Associates, Inc. and all zoning stipulations above.
25. The applicant shall be bound to the elevations submitted and dated 6/4/2018. Approval of any change to the elevations must be obtained from the Director of Community Development. **(Revised during the P&Z meeting)**
26. The additional stipulations agreed upon by the applicant in the rezoning application submitted and dated on April 11, 2018. If there should be a discrepancy between the stipulations in the April 11, 2017 zoning application and the stipulations stated above, the stipulations stated above shall apply.

**Figure – 1**  
**Subject Property**





**Figure – 2**  
**Adjacent Properties**





