



City of Smyrna

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Issue Sheet

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In Control: City Council

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Agenda Number: F.

WARD: Citywide

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Code Amendment to the Zoning Ordinance to update the building permit requirements - City of Smyrna

ISSUE: While reviewing the Zoning Ordinance, Community Development found several discrepancies between how the Ordinance currently reads and what is being implemented through the Community Development Department.

Section 1304 of the Zoning Ordinance requires all building permits to be submitted to the Building Inspector, as well as provides what information should be included with a building permit applications. Section 1304 does not delineate between building permits and stand-alone permits (plumbing, electrical and mechanical). The proposed amendment to Section 1304 delineates between building permits and stand-alone permits, as well as provides the Chief Building Official the opportunity to waive any plan requirements should plans not be needed to gain compliance with the current building code.

Section 1305 of the Zoning Ordinance calls for the expiration of a residential building permit if the work is not substantially completed within six month of issuance. Community Development is proposing to amend the section to have the building permit expire if an inspection is not completed within six months of issuance as opposed to the work being substantially completed within the six months of issuance.

Section 1306 of the Zoning Ordinance deals with the issuance of Certificate of Occupancies for the completion of building projects, Community Development is proposing to amend this section to bring it up to current practices. Community Development does not provide Certificate of Occupancies for non-conforming uses. Any non-conforming issue is typically resolved either through zoning or variances processes prior to the issuance of a building permit.

BACKGROUND: The Community Development Department recently reviewed Article XIII of the Zoning Ordinance related to the building permit process. There are a few discrepancies between how the Ordinance currently reads and what is being implemented through the Community Development Department. To improve the permitting process and eliminate any inconsistencies, Community

Development is proposing to amend Sections 1304, 1305, and 1306 of the Zoning Ordinance, which relate to the permitting requirements, the duration of permits and the issuance of Certificate of Occupancies. The Zoning Ordinance amendment was heard by the Planning and Zoning Board on December 10, 2018. It was recommended for approval by a vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Community Development has reviewed the City's Zoning Ordinance and has made several code amendments regarding building permits. The proposed amendments include:

1)Updating language to reflect current standards.

Community Development recommends **approval** of the following code amendments to Sections 1304, 1305, and 1306 of the City's Zoning Ordinance .