

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Planning and Zoning Board

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

Date: May 8, 2014

CC: Mayor and Council
Eric Taylor, City Administrator

RE: SPECIAL LAND USE PERMIT – Z14-010 - Modular Classroom Building at 1 Whitefield Drive

BACKGROUND

Whitefield Academy is requesting a Special Land Use Permit for the installation of a new modular classroom building on their campus to accommodate increased enrollment. The existing playground on the lower campus will be relocated to accommodate the new modular classroom building (See Figure 2).

ANALYSIS

The subject property is 51.54 acres in size and is zoned R-15 and RAD (Single-Family Residential). The Whitefield Academy, a single-family home and sports fields occupy the subject property (See Figure 1). The adjacent properties to the west are zoned RAD and are occupied by single-family residences. The adjoining properties to the north, east and south are located in unincorporated Cobb County and are occupied by single-family residences and industrial uses.

Whitefield Academy is a private Christian school that serves K through 12. Whitefield is proposing to install a new modular class room on the lower campus to accommodate increased enrollment. The proposed building will be located where the existing playground is currently located on the lower campus. The playground will be relocated just north of its current location in an area that is currently grassed and wooded. The proposed new modular classroom building is 54' x 60' with a total area of 3,240 square feet. The temporary building provides four (4) additional classrooms and two (2) bathrooms. This building will accommodate up to 80 students and will include a fourth grade classes and tutoring/counseling areas. The enrollment for the school is expected to be 740 students next year. The proposed modular building will be the same style building that currently exists today on campus. Whitefield has provided pictures of the existing buildings on-site. Finally, the modular buildings on campus are intended to be temporary buildings until a new permanent building is constructed on the lower campus within the next several years. Construction of the permanent building is dependent upon the fundraising campaign.

Community Development has reviewed the request and the modular building meets all zoning requirements. The Public Work Director and City Engineer have no comments or issues with respect to the modular building. The Fire Marshal's office also reviewed the request and stated there may be some access concerns, but the building will be sprinkled which will resolve those concerns. In addition, the Fire Marshal's office will require a fire alarm for the building and that fire alarm must be fully accessible. If this permit is approved, the applicant will be required to submit development and building plans to all reviewing departments will complete a full review prior to the issuance of development and building permits.

STAFF COMMENTS

Whitefield Academy is seeking approval for the installation of a new modular classroom building at 1 Whitefield Drive. Community Development recommends **approval** of the requested modular classroom building with the following conditions:

1. The modular building shall only be allowed for a period 24 months after the date of approval. If the applicant shall need the modular building for a longer period of time, the applicant shall reapply for approval of the temporary building. (Per Section 1510(4) of the Zoning Ordinance)
2. The location of the modular building shall be in substantial compliance with the site plan submitted for approval.
3. The exterior façade of the modular building shall be significantly similar to the renderings of the elevations submitted with the Special Land Use Permit application.

Figure – 1

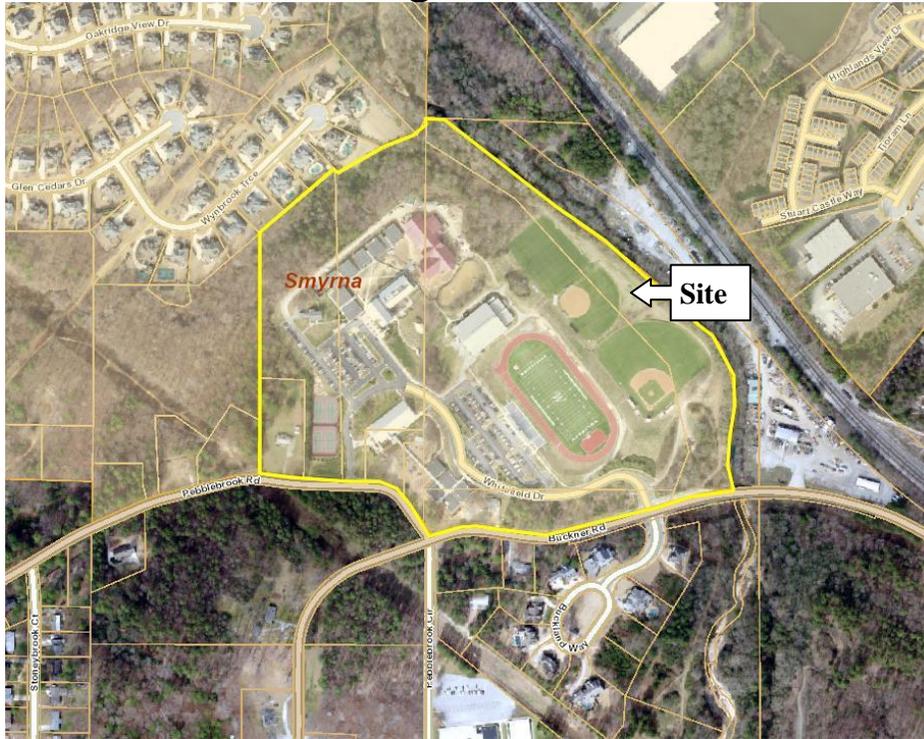


Figure – 2

