

8 GUIDE SMYRNA

City Council Briefing

June 29, 2017

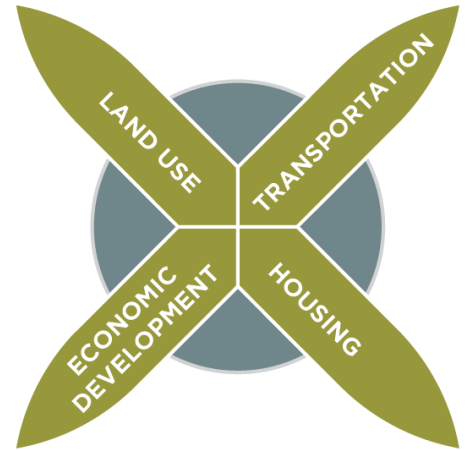


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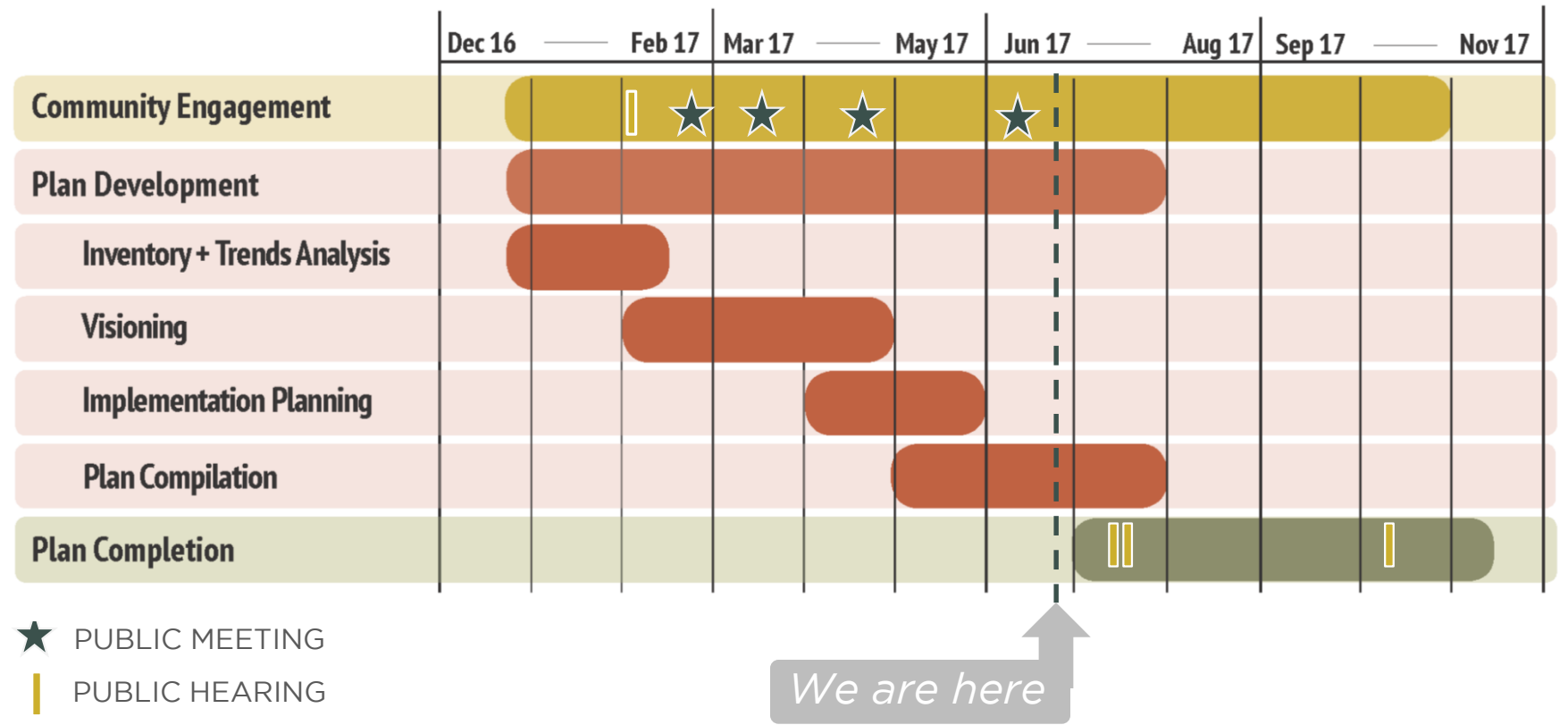
MARKET ST

GUIDE SMYRNA: THE BASICS

- 10-Year Update of the City's Comprehensive Plan
- Update required by DCA to maintain eligibility for selected state funding and permitting programs
- Key aspects of planning process include:
 - **Plan elements: Focus on future land use** but also address transportation, housing, and economic development
 - **Build upon the overall vision set by the Smyrna Strategic Vision Plan** as well as land use policy established in Comprehensive Plan 2030
 - **Incorporate other related efforts:** Spring Road LCI, South Cobb Drive Study, Cobb County Comprehensive Transportation, . . .



PLAN UPDATE PROCESS



PUBLIC MEETINGS & EVENTS

- Stakeholder Interviews
- Held Two Public Workshops
- Conducted Community Survey
- Jonquil Festival Booth, April 29-30th
- Open House, June 8th
- Up coming Public Hearings
 - Pre-transmittal Hearing with Planning and Zoning Board – **Monday, July 10th**
 - Pre-transmittal Hearing with Mayor and City Council – **Monday, July 17th**
 - Adoption Hearing with Mayor and City Council – **Monday, October 2nd**



PLAN FRAMEWORK

1

COMMUNITY GOALS

Vision Statement
Goals

Future Land Use

2

PRIORITIES

Needs & Opportunities,
prioritized for next 5 years

3

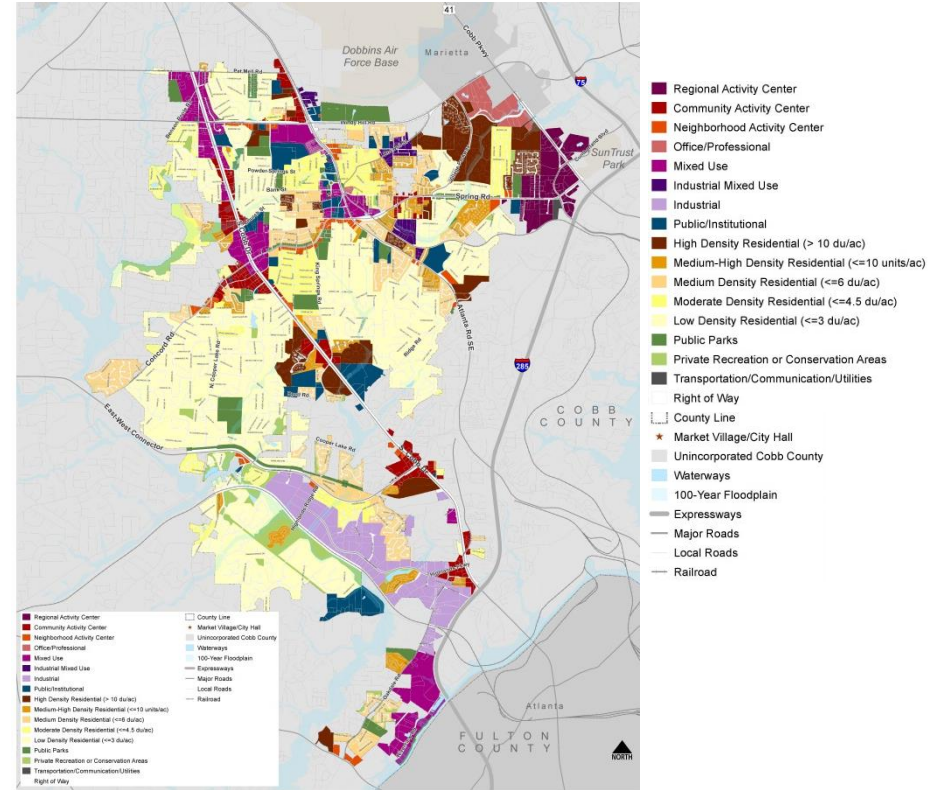
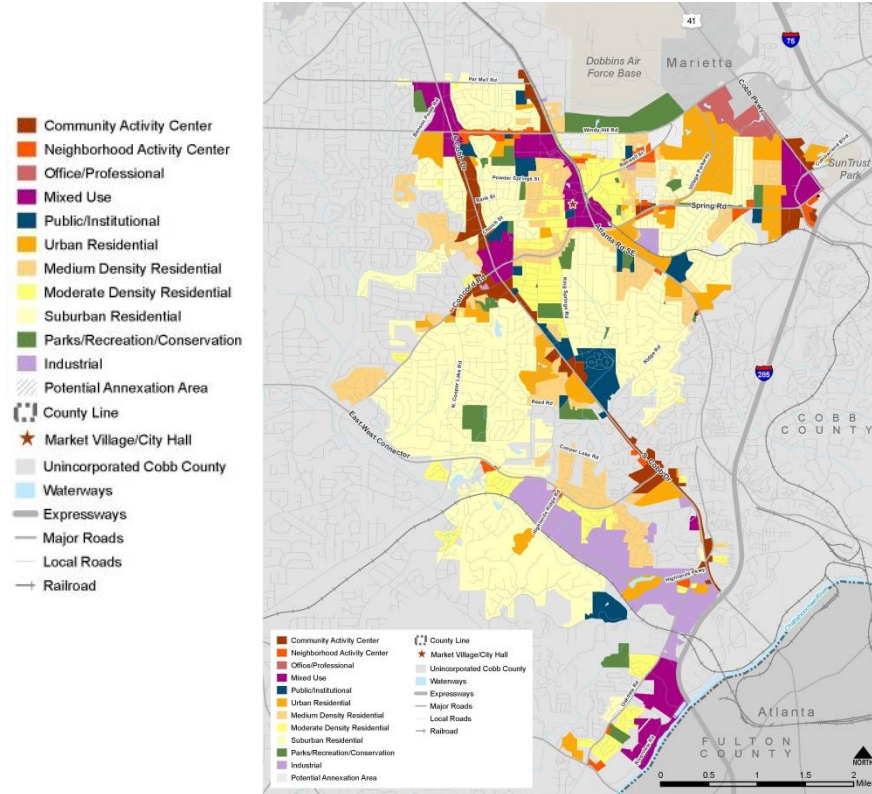
ACTIONS

2018-2022 work program

CHANGES TO FUTURE LAND USE MAP

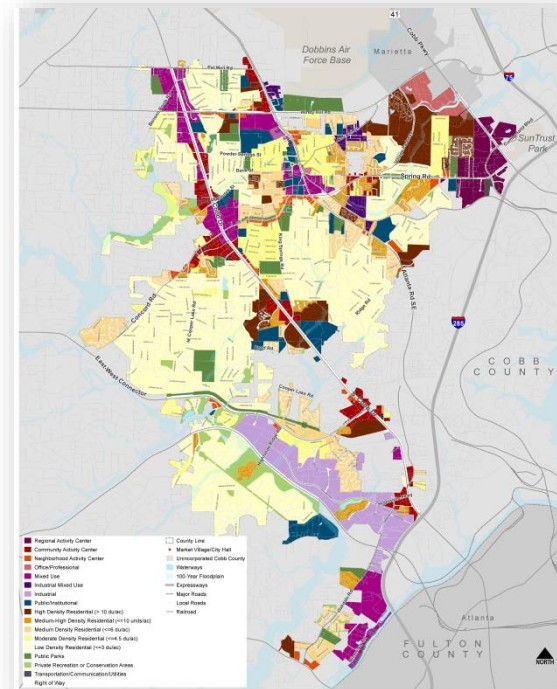
2030 Future Development Map

Draft 2040 Future Land Use Map



NEW DEFINITIONS AND FEATURES

- **Five categories of residential** instead of four
- New **Regional Activity Center** around SunTrust Park
- New **Industrial Mixed Use** to encourage conversion of underutilized industrial areas
- **Private Recreation and Conservation** shown separate from Public Parks
- Transportation/Communication/Utilities and 100-year Floodplain shown as features
- Separate feature of the Policy Map to be used in conjunction with the Future Land Use Map includes showing **potential annexation areas**



Draft 2040 Future Land Use Map

CONSISTENCY CHANGES

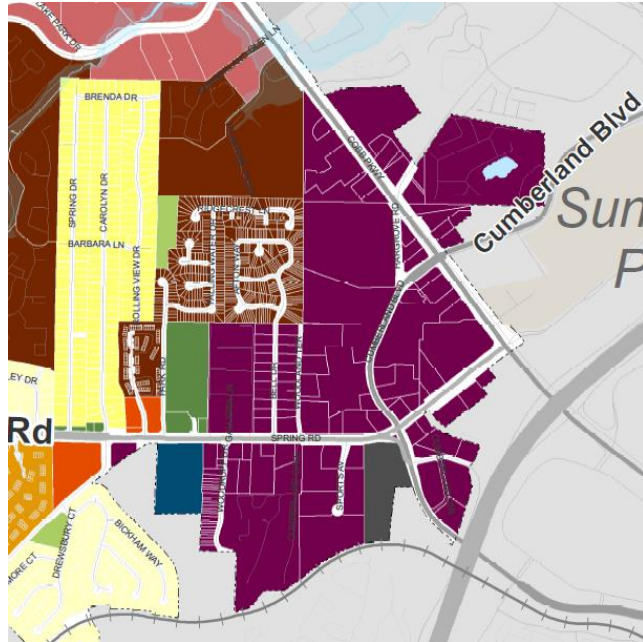
- New map is **parcel-based**, which allowed us to more accurately reflect new developments, such as Belmont, and align more closely with existing zoning
- **Reflected existing allowed** residential densities
- Industrial and commercially zoned properties are now **more accurately reflected**
- Many public and **institutional uses** were **updated**, including schools, city hall, and some large, private institutions



CHANGES TO FUTURE LAND USE MAP

1. Spring Road and SunTrust Field Area

2040 FLU



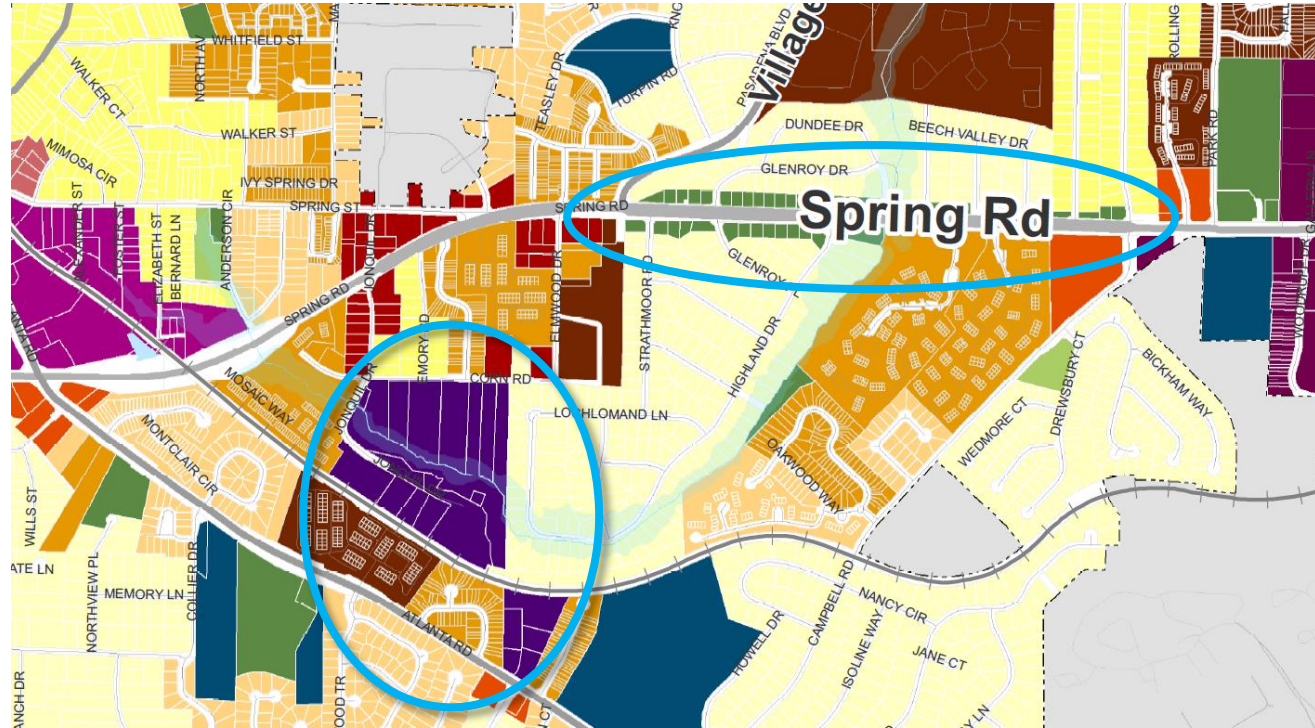
Spring Road Study



CHANGES TO FUTURE LAND USE MAP

2. Jonquil Drive Industrial Area Redevelopment

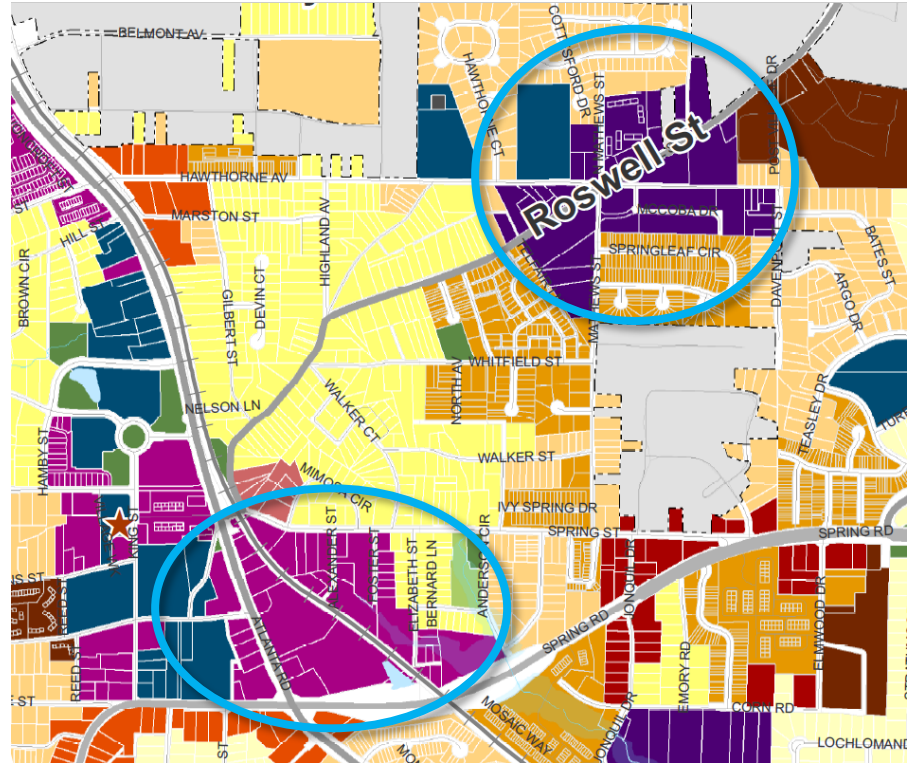
- New Industrial Mixed Use designation
- Linear park shown on southern portion of Spring



CHANGES TO FUTURE LAND USE MAP

3. Roswell Street Area

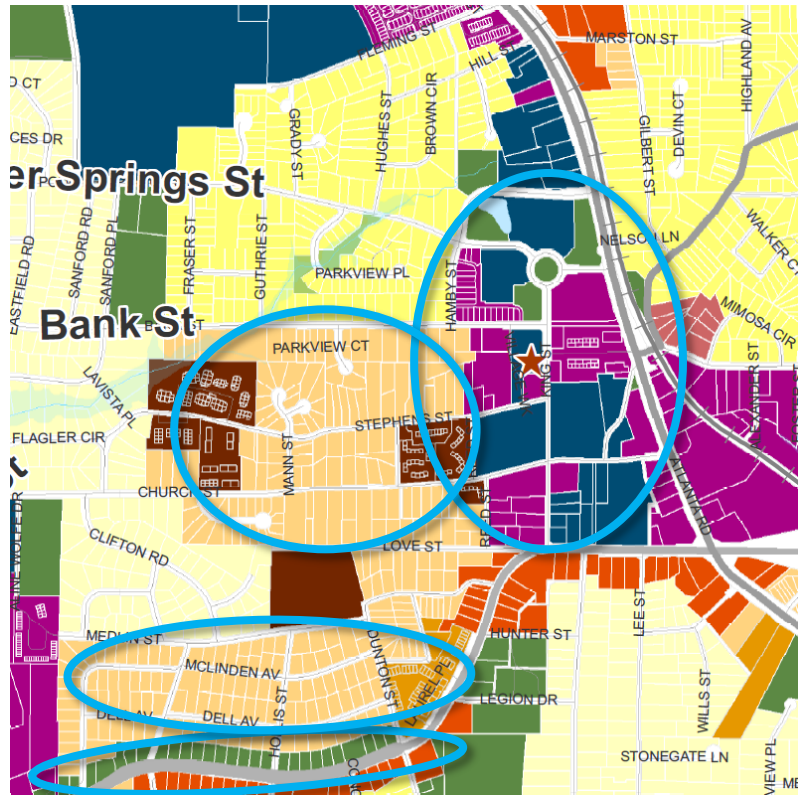
- New Industrial Mixed Use Area
- Higher residential densities
- Expansion of Mixed Use area east of railroad



CHANGES TO FUTURE LAND USE MAP

4. Market Village Area

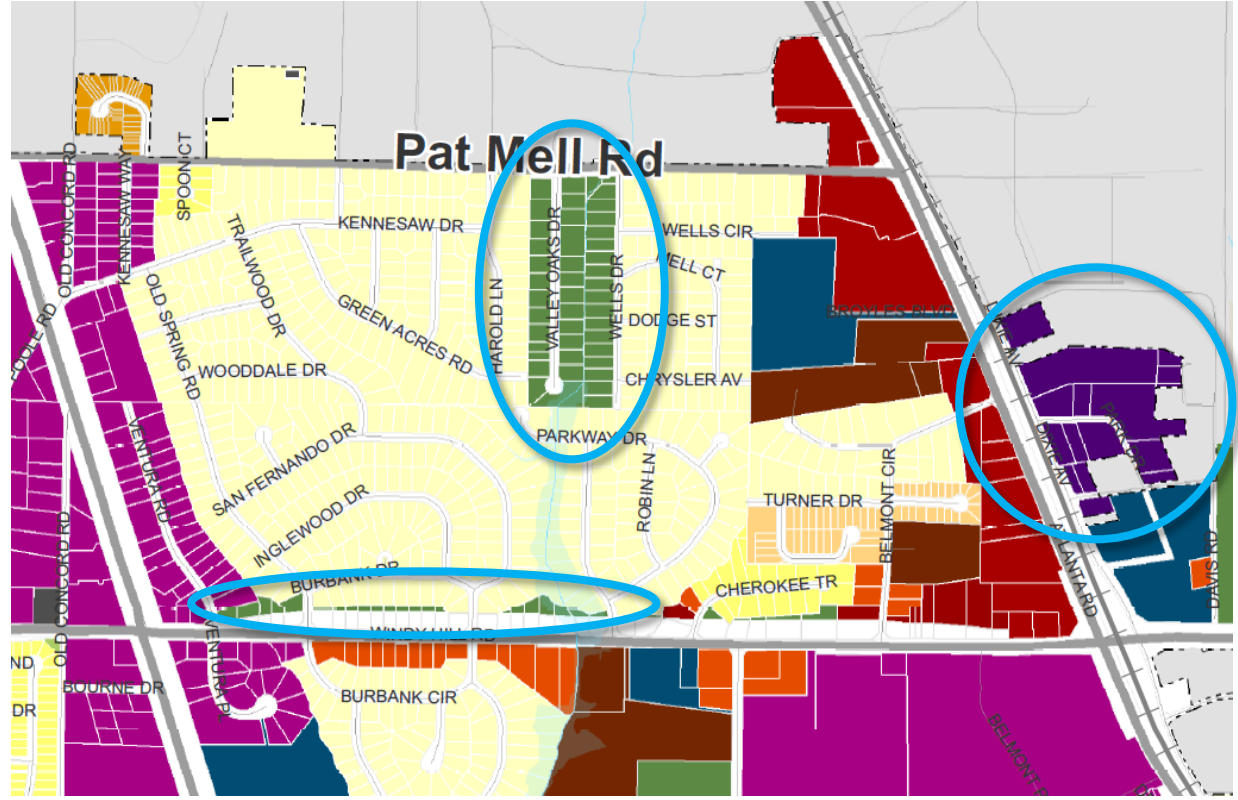
- Public Institutional Consistency Changes
- Higher residential densities reflective of zoning trends
- Additions of existing parks including Linear Park along Concord Road



CHANGES TO FUTURE LAND USE MAP

5. Windy Hill Road

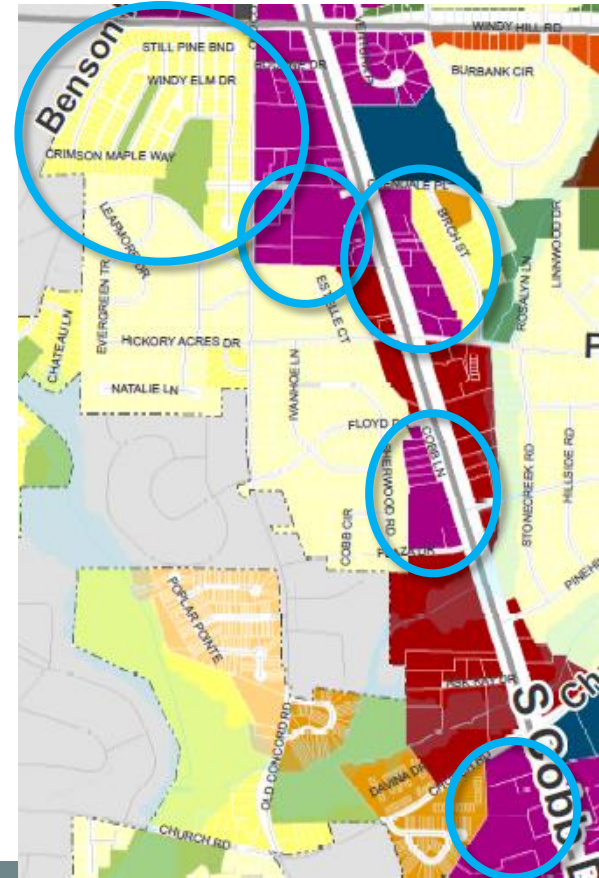
- Linear Park along northern side of the road
- Industrial area off of Atlanta Road
- Future Park along Valley Oaks Drive



CHANGES TO FUTURE LAND USE MAP

6. South Cobb Drive

- Smyrna Grove reflected
- Extension of Mixed Use area south of Glendale Place and west of S. Cobb Drive
- New mixed use areas in line with the recommendations of the South Cobb Drive Study



CONTACTS AND DRAFT INFORMATION

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The Latest

Public Workshop #1

Thursday, February 16, 2017

[> Read More](#)

Public Workshop #2

Tuesday, March 21, 2017

[> Read More](#)

Jonquil Festival

Saturday, April 29, 2017 and
Sunday, April 30, 2017

[> Read More](#)

What is Guide Smyrna?

Guide Smyrna is the community-based planning process for updating the City of Smyrna's Comprehensive Plan, the **overarching policy and implementation guide for Smyrna's future growth and development**. Guide Smyrna will focus on future land use and also address transportation, housing, and economic development, core issues that shape our collective future and require open dialogue and strategic thinking to affect change over the next 20 years. Guide Smyrna will build upon the overall vision set by the 2014 Vision Plan as well as land use policy established in our existing 2030 Comprehensive Plan (adopted in 2007) and other City planning efforts.

[> Learn More](#)

How can I have an impact?

Bright ideas, honest questions, candid concerns—we want it all. Join us in person for one of our [events](#), look out for the upcoming online community survey, or [contact](#) the planning team.