



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2020-521      **Version:** 3      **Name:** Zoning Request - 1298 Concord Rd  
**Type:** Rezoning      **Status:** Passed  
**File created:** 12/9/2020      **In control:** City Council  
**On agenda:** 2/1/2021      **Final action:** 2/1/2021

**Title:** Public Hearing - Zoning Request - Z20-015 - Allow rezoning from NS to GC for the use as a corporate office - 1.5 acres - Land Lot 523 - 1298 Concord Road - Shamrock Building Systems Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2020-521 Shamrock Buildings.pdf, 2. Staff Memo\_Z20-015\_M&C\_V4.pdf, 3. Land Use Map\_Z20-015.pdf, 4. Zoning Map\_Z20-015.pdf, 5. Survey\_Z20-015.pdf, 6. Stipulation Letter\_Z20-015.pdf, 7. Rezoning Application\_Z20-015.pdf, 8. Const Challenge\_Z20-015.pdf, 9. Cover Letter 2-Z20-015.pdf

Date	Ver.	Action By	Action	Result
2/1/2021	3	City Council	Approved Item	Pass
1/19/2021	2	City Council	Tabled	Pass
12/14/2020	1	Planning and Zoning Commission	Approved for Submission to Mayor and Council	Pass

**WARD / COUNCILMEMBER:** Ward 6 / Councilmember Gould

**\$ IMPACT:** N/A

**Public Hearing** - Zoning Request - Z20-015 - Allow rezoning from NS to GC for the use as a corporate office - 1.5 acres - Land Lot 523 - 1298 Concord Road - Shamrock Building Systems Inc.

### ISSUE AND BACKGROUND:

Shamrock Building Systems LLC is requesting a rezoning from NS (Neighborhood Shopping) to GC (General Commercial) for the ability to use the existing building as a corporate office. The subject property is zoned NS and has been used commercially as a bank. The property is occupied by an existing structure that will remain.

The Planning Board recommended approval by a vote of 7-0 at the December 14, 2020 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development recommends approval of the rezoning from NS to GC at 1298 Concord Road with the following conditions:

The applicant shall remove vegetation and accumulated silt/sediment from the existing detention pond and fresh rip rap around the outlet control structure.

The following uses shall be prohibited:  
a. Adult themed book and novelty stores;  
b. Archery and gun range;

- c. Automobile parts and tire stores;
- d. Automobile, truck, and trailer leasing;
- e. Automotive sales, repair, or service facilities;
- f. Automotive wash services;
- g. Boarding and breeding kennels;
- h. Boat sales and repairs;
- i. Bowling alleys;
- j. Carnival and/or circuses; and
- k. Check cashing establishments;
- l. Dry cleaning plants;
- m. Farm equipment sales and service;
- n. Fast-food establishments;
- o. Gas stations and convenience stores with gas sales;
- p. Landscape contractors;
- q. Lumber, hardware, and other building material establishments;
- r. Massage parlors;
- s. Mobile homes and travel trailer sales;
- t. Motorcycle sales and service;
- u. Movie theaters;
- v. Newspaper offices and printing plants.
- w. Package stores;
- x. Pawn shops;
- y. Pool or billiard halls;
- z. Tattoo parlors;
- aa. Taxi stands and/or station terminals for bus and/or passengers services;
- bb. Video arcade and game parlors;

There shall be no outdoor storage of equipment, supplies, or construction vehicles.

Additional stipulations agreed upon by the applicant in the letter submitted and dated on December 4, 2020. If there should be a discrepancy between the stipulations in the December 4, 2020 letter and the stipulations stated above, the stipulations stated above shall apply.