



City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Text

File #: 2017-70, Version: 1

WARD: 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z17-002 - Rezoning from NS to OI-Conditional for the development of a 17,500 sq. ft. church - 5.5 Acres - Land Lot 700 - Southeast corner of the intersection of Atlanta Road & Campbell Road - Covenant United Methodist Church, Inc.

ISSUE: Covenant United Methodist Church is requesting to rezone 5.5 acres of a 7.53 acre site from NS to OI-Conditional for the development of a new church. The remaining 2.034 acres will remain zoned NS and will be developed in the future. The subject property under consideration for rezoning is currently zoned NS and undeveloped. The applicant is proposing to construct a 17,500 sq. building with a 350 seat sanctuary, a kitchen, administrative offices and adult education classrooms. The building will be orientated towards Atlanta Road with a majority of the parking located behind the building.

BACKGROUND: The Planning and Zoning Board heard the zoning request at the February 13, 2017 meeting and made a recommendation for approval with staff conditions by a vote of 5-1.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** rezoning the property from **NS to OI-Conditional** for the development of a 17,500 sq. ft. church with the following conditions:

Standard Conditions

Ordinance #2, 3, 4, 9, 10, 12 and 16 from Section 1201 of the Zoning Code is not applicable)

1. The composition of the building in the development shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding. The building elevations along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads
2. The retention 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.
3. All utilities within the development shall be underground.
4. 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 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

5. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
6. No debris may be buried on any lot or common area.
7. 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.
8. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
9. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
10. A Level I Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

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11. The development shall maintain the following minimum setbacks:
 - Front - 50'
 - Side - 15'
 - Rear - 50'
12. Any proposed dumpsters shall be surrounded by a three-sided brick or stucco enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.
13. Any utility boxes, HVAC components, or accessory components to the commercial building shall be screened from the public right-of-ways and adjoining property owners.
14. The building shall have entry doors along Atlanta Road.
15. The subject property shall be limited to one right-in/right-out driveway on Atlanta Road. The developer shall provide inter-parcel access from the proposed driveway to the property at the intersection of Atlanta Road and Campbell Road.
16. The developer shall provide signage directing south bound Atlanta Road traffic to use the Campbell Road entrance to access the traffic light to head south on Atlanta Road.
17. The developer shall be responsible for any water and sanitary sewer improvements deemed

necessary by the Public Works Director during construction plan review.

18. The developer shall provide a straight access from the Campbell Road entrance to the site. The proposed dog-leg in the access drive reflected on the zoning plan shall be removed during the plan review and permitting process.
19. The developer shall provide stormwater management for the entire 7.53 acres on-site in one detention facility in accordance with the requirements of the City's Stormwater Management Ordinance.
20. The developer shall provide a 50' landscape buffer in accordance with Section 503 of the Zoning Ordinance along eastern property line that abuts single-family residential.
21. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along southern property line that abuts multi-family residential.
22. Approval of the subject property for the Office Institutional (OI) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 1/13/2017 created by Acme American. All listed recommendations above shall be addressed during the plan review process.
23. The applicant shall be bound to the building material and architectural features illustrated on the elevations submitted 1/13/2017. If there is any change to the elevations, it must be approved by the Director of Community Development.