



3180 Atlanta Road / P.O. Box 1226, Smyrna, Georgia 30081 / (770) 319-5387

City of Smyrna Department of Community Development

Rezoning Request Decision

Dear Mr. Landers:

This letter is to certify that your application for a zoning request was received November 9, 2007. The rezoning request was heard on January 22, 2008, at the Mayor and Council meeting. You, presenting Integrity Development Group, Inc., requested the following rezoning for a parcel located on King Springs Road adjacent to Wexford Hills and QuikTrip:

Zoning Request / Z07-028 – RAD-Conditional to OI with no Land Use change from Community Activity Center

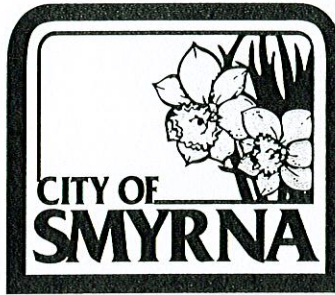
The Mayor and Council approved the requested zoning by a vote of 7-0. The following stipulations were added as a condition of the approval:

Standard Conditions (Requirements #1, 2, 3, 4, 8, 9, 16 and 17 from Section 1201 of the Zoning Code are not applicable)

1. The detention 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 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.
2. All utilities within the development shall be underground.

MAYOR
A. MAX BACON

CITY COUNCIL	WARD 1 MELLENY PRITCHETT	WARD 2 RON NEWCOMB	WARD 3 BILL SCOGGINS	WARD 4 MIKE McNABB	WARD 5 JIMMY SMITH	WARD 6 WADE LLENICKA	WARD 7 CHARLES "PETE" WOOD
	CITY ADMINISTRATOR WAYNE P. WRIGHT		CITY CLERK SUSAN D. HIOTT, C.M.C.	CITY ATTORNEY SCOTT A. COCHRAN		MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.	

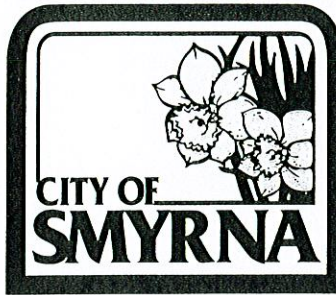


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3. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside 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.
4. The development of any streets (including private) shall conform to the City's standards for public right-of-ways.
5. No debris may be buried on any lot or common area.
6. The developer will install decorative streetlights within the development, subject to approval by the City Engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
7. The developer will comply with the City's current tree ordinance (unless noted elsewhere). 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.

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Special Conditions

10. The development shall maintain the following setbacks:

Front – 40’
Side – 15’
Rear – 40’

11. The proposed development shall conform in substantial compliance to the site plan dated 1-3-08 detailing a 48,000 s.f. medical office building. Slight deviations to the site plan may be approved by the Community Development Director. Any significant changes to the site plan will require an amendment to this rezoning.

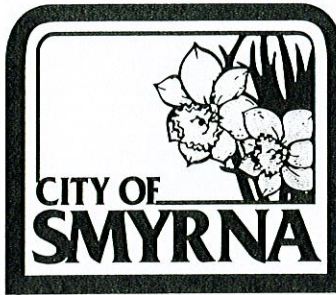
12. The proposed development shall conform to the elevations submitted on 11-09-07 in the rezoning application detailing a 48,000 s.f. medical office building. The proposed building must be constructed of four-sided architecture. Slight deviations to the elevations may be approved by the Community Development Director. However, any significant changes to the elevations will require an amendment to this rezoning.

13. The applicant shall provide a covered entrance way over the passenger drop off zone.

14. A 10’ landscape strip shall be provided and maintained along the eastern and northern property lines.

15. The parking lot shall provide landscape islands after every tenth parking space, the design of which must be approved by the City of Smyrna.

16. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three sided brick enclosure per the City’s code.



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17. Deliveries and trash collection within the proposed office development shall be limited to between the hours of 7:00 am and 7:00 pm.
18. The applicant shall work with the property owner of the adjoining commercial property to the west to provide traffic improvements deemed necessary by the City Engineer to improve inter-parcel access and ingress/egress concerns created by two access easements.
19. The applicant shall provide inter-parcel access to Emory Adventist Hospital. A minimum 5' paved pedestrian pathway between the subject property and Emory Adventist Hospital is required, but at least a 12' paved access way which could be used for vehicular traffic is desired.
20. If the applicant is unable to provide inter-parcel access to Emory Adventist Hospital within 12 months of mayor and council approval, the property shall revert to its original zoning status prior to such zoning.

If you have any questions regarding the rezoning process, please contact Rusty Martin at (678) 631-5354.

Date: January 25, 2008

Russell Martin
City of Smyrna, Planner- I