

COMMUNITY AGENDA
CITY OF SMYRNA COMPREHENSIVE PLAN 2005 – 2030



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FUTURE DEVELOPMENT NARRATIVE

The Future Development Narrative provides a vision for development patterns and land use throughout the City's distinct character areas. The narrative provides a detailed description of each future development category found on the Future Development Map (See Figure 1). The Future Development Map will now replace the existing Future Land Use Map as a guide for future growth and development in the City of Smyrna. Future Development Areas, like the character areas identified in the Community Assessment, represent distinct neighborhoods and activity centers. These areas each contain a distinct combination of appropriate land uses.

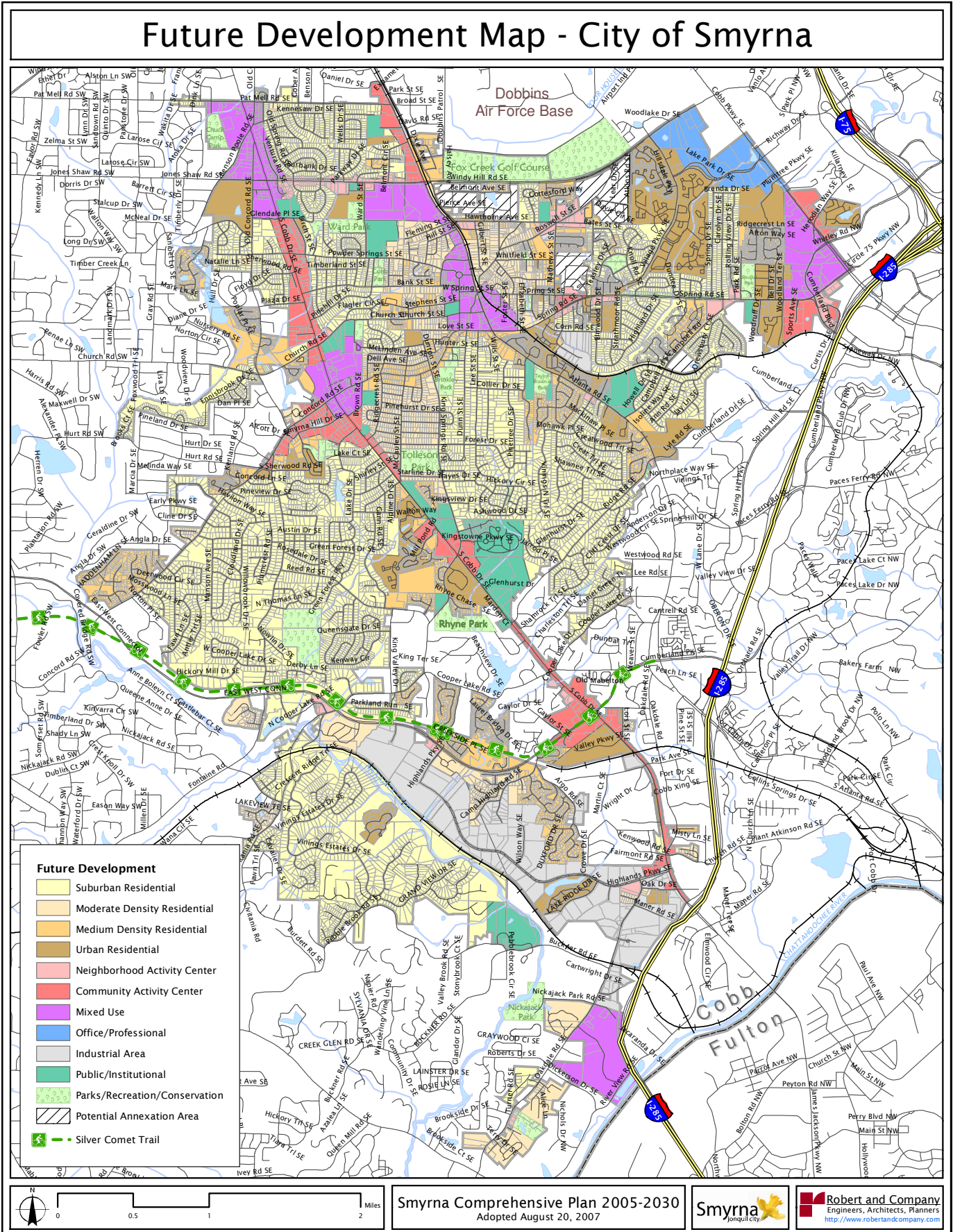
The Future Development Narrative provides a description of the general vision and intent of each future development area. Additionally, the Future Development Narrative includes pictures to provide a readily-accessible visual representation of desired types of future development. While these pictures are not intended to represent specific developments, each picture serves as an example of preferred land use patterns.

Recommended land uses are listed for each future development area. These uses represent the range of possible activities that are compatible with the intent of each area. While providing for a flexible list of potential uses, the Smyrna Community Development Department will review specific development proposals against the allowable appropriate range of uses. Elected officials have the authority to permit the least intensive uses listed within each area as deemed appropriate on a case-by-case basis.

Next, the Future Development Narrative contains a review of Georgia's Quality Community Objectives. Each future development area discussion includes a listing of those Quality Community Objectives addressed within the area. A more detailed review of state Quality Community Objectives as related to the city as a whole is provided in the introductory portion of the Community Assessment document.

Finally, the Future Development Narrative includes recommended implementation measures which can be applied in order to achieve the desired vision for each area. As with the recommended land uses, implementation policies listed for each future development area represent a toolbox of possible strategies.

Figure 1 - Future Development Map, City of Smyrna



FUTURE DEVELOPMENT AREAS

Refer to the Future Development Map on Page 2.

Suburban Residential

(Less than 3 units/acre)

Suburban Residential neighborhoods form the backbone of Smyrna. While growth and redevelopment increase the density of activity centers in Smyrna, Suburban Residential areas should be limited to less than 3 units per acre. As the lowest density residential category, these neighborhoods feature a high degree of building separation, with the majority of dedicated open space held privately. The collective ownership of open space is often managed by homeowners associations within these areas.

Suburban Residential areas are composed of almost exclusively residential land uses. As the City grows and develops, Suburban Residential neighborhoods must be protected from the encroachment of traffic and incompatible uses. On the other hand, small civic and public buildings such as neighborhood churches and schools may be compatible with Suburban Residential neighborhoods. Civic uses provide areas for assembly, religious services, education, and public services which are supportive of a cohesive residential community. Likewise, parks and recreational facilities provide an amenity compatible with the residential character of suburban neighborhoods. However, large churches and public facilities which generate a high level of traffic are not compatible with suburban neighborhoods.

Infill development in Suburban Residential areas must be carefully



Single-Family Home



Suburban Cul-de-Sac Neighborhood



Single-Family Homes on Large Lots

regulated in order to ensure that redevelopment is compatible with existing neighborhood patterns.

Suburban Residential neighborhoods are often characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic. Additional traffic calming devices, such as speed humps, bulb-out curbs, and

crosswalks may also be implemented in order to minimize the adverse impacts of auto traffic. Additional pedestrian amenities, such as sidewalks, trails, and street lighting should be encouraged in all new development in order to promote physical activity and decrease the reliance on automotive travel. Likewise, linkages should be provided between Suburban Residential areas and the City's network of bicycle/pedestrian trails.

- Overlay Zoning
- Tree Conservation and Replanting

Appropriate Land Uses

- Single-Family Detached Residential
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives Addressed

- Traditional Neighborhood
- Sense of Place
- Heritage Preservation
- Open Space Preservation
- Infill Development
- Housing Opportunities

Implementation Measures

- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- Strict Code Enforcement
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Conservation Subdivisions

Moderate Density Residential

(Under 4.5 units/acre)

Moderate Density Residential neighborhoods primarily consist of single-family detached housing at a slightly higher density than Suburban Residential neighborhoods. Moderate Density Residential areas should be limited to a density under 4.5 housing units per acre. While maintaining a slightly higher density than suburban neighborhoods, moderate density areas are primarily single-family detached residential in character. Like suburban areas, moderate density neighborhoods may include small churches and public buildings as conditional land uses.

Moderate Density Residential areas are often characterized by a high level of pedestrian orientation and a low amount of building separation. Street layouts in these neighborhoods often feature traditional grid networks as opposed to suburban cul-de-sacs. Street patterns in Moderate Density Residential neighborhoods should also include a greater degree of connectivity than Suburban Residential areas. While connectivity allows for greater access; it may also necessitate traffic calming measures.

Because of its pedestrian oriented design, Moderate Density Residential development is supportive of nearby “Main Street” retail opportunities and Neighborhood Activity Centers. Moderate Density Residential is encouraged within one half mile of the Smyrna Market Village. Studies suggest that the comfortable walking range for pedestrian amenities and services is between $\frac{1}{4}$ to $\frac{1}{2}$ mile in distance.



Moderate Density Residential Under 4.5 Units per Acre



Traditional Neighborhood Development: Small Setbacks, Sidewalks, and On-Street Parking



Some Forms of Attached Housing (ie. Duplexes)

Moderate Density Residential neighborhoods can also serve as a transition area between established Suburban Residential neighborhoods and Neighborhood Activity Centers. Thus, moderate density areas provide customers for pedestrian oriented retail and services while also creating a buffer between activity centers and low density Suburban Residential neighborhoods.

Traditional Neighborhood Development (TND) principles should be applied throughout Moderate Density Residential neighborhoods. TND principles include houses oriented towards the street with relatively small setbacks. Features such as sidewalks, lamps, street trees, and on-street parking should also be provided in order to encourage pedestrian activity. Likewise, linkages should be provided between Moderate Density Residential areas and the City's network of bicycle/pedestrian trails.

- Buyer Education and Counseling
- Strict Code Enforcement
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Design and Construction Standards
- Conservation Subdivisions
- Overlay Zoning
- Tree Conservation and Replanting

Appropriate Land Uses

- Traditional Neighborhood Development
- Single-Family Detached Housing
- Duplexes
- Quadriplexes
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Home Ownership and Maintenance Programs

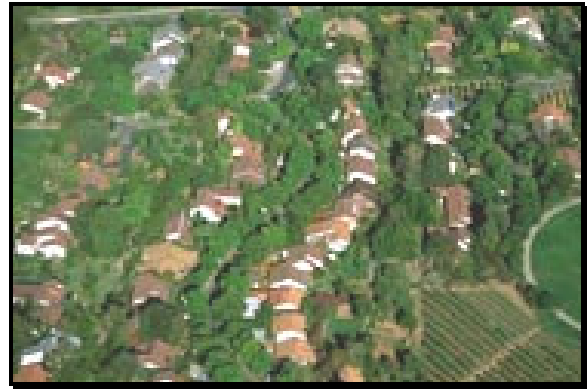
Medium Density Residential

(Under 6 units/acre)

Medium Density Residential areas provide for both small attached and detached housing at a greater density than both Suburban and Moderate Density Residential neighborhoods. Medium Density Residential areas may range up to 5.99 units per acre. Medium Density neighborhoods may include a mixture of owner and renter occupied housing. Like Suburban Residential areas, Medium Density Residential neighborhoods may include small churches, public buildings, and parks as conditional land uses.

Medium Density Residential areas also provide opportunities for innovative master-planned communities such as Planned-Unit Developments (PUDs) and Conservation Subdivisions. Planned Unit Developments (PUDs) are master planned communities that may include a mixture of housing types and sizes all within one development or subdivision. PUDs may also include a Neighborhood Activity Center component of convenience shopping, recreational facilities, or open space. Buildings are often clustered within PUDs in order to provide for collectively owned parks, trails, and open space. PUDs allow for greater development flexibility while increasing administrative discretion and negotiating power.

Like Moderate Density and Urban Residential, Medium Density Residential areas may provide a transition between low-density neighborhoods and activity centers. Medium Density Residential may be appropriate in the area surrounding the Market Village as well as surrounding activity centers and major corridors.



Medium Density Residential Under 6 Units per Acre



Cluster homes



Attached Housing

Appropriate Land Uses

- Traditional Neighborhood Development
- Single-Family Detached Housing
- Duplexes
- Quadriplexes
- Townhomes
- Senior Housing
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Strict Code Enforcement
- Home Ownership and Maintenance Programs
- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Buyer Education and Counseling
- Cluster Development (e.g. DCA Model Code 4-7)
- Sidewalks and Pedestrian Linkages to Trail System
- Roadway Safety Improvements
- Traffic Calming
- Historic Preservation (e.g. DCA Model Code 2-7)
- Planned-Unit Development
- On-Street Parking
- Overlay Zoning
- Design and Construction Standards
- Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods (e.g. DCA Model Code 3-10)
- Traditional Neighborhood Development - Comprehensive TND Ordinance
- Conservation Subdivisions
- Tree Conservation and Replanting

Urban Residential

(6 units/acre and over)

Urban Residential areas provide opportunities for high density attached housing of both owner-occupied and rental tenure. Thus, Urban Residential includes townhomes, condominiums, as well as apartment developments of 6 units per acre and over. The provision of both owner and renter occupied housing is one key to maintaining neighborhood viability in Urban Residential areas.

Urban Residential communities often provide a transitional area between Community Activity Centers and surrounding lower density residential neighborhoods. Urban Residential areas are also compatible with adjacent mixed-use development. Pedestrian accessibility to nearby Activity Centers and Mixed Use districts should be encouraged. Redevelopment of older multi-family housing into condominiums and townhomes should also be encouraged.

Many of the City's existing Urban Residential communities are located along high-volume corridors such as Cobb Parkway and South Cobb Drive. Both of these corridors have been identified as areas for targeted redevelopment and improvement. In many ways, the fate of these Urban Residential communities is intertwined with their adjacent commercial corridors. Redevelopment proposals should allow for mixed-use redevelopment of older shopping centers along with surrounding apartments. Both pedestrian and automobile connectivity should be encouraged between Urban Residential communities and adjacent activity centers.



Townhomes



Condominiums



Apartments

Appropriate Land Uses

- Townhomes
- Condominiums
- Apartments
- Senior Housing
- Civic / Public / Church
- Parks / Recreation / Greenspace

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Housing Choices
- Sense of Place

Implementation Measures

- Strict Code Enforcement
- Home Ownership and Maintenance Programs
- Buyer Education and Counseling
- On-Street Parking
- Overlay Zoning
- Conservation Subdivisions
- Design and Construction Standards
- Level of Service Standards for Development Permitting
- Redevelop Declining Apartments into Townhomes
- Encourage Ownership over Rental.
- Pedestrian connectivity to Activity Centers and Mixed Use Districts.
- Roadway Safety Improvements
- Traffic Calming
- Coordination with Transit Stop Locations
- Encourage Access management and Inter-parcel Connectivity
- Promote Trail Connectivity to other City or County Facilities
- Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial/Industrial Uses
- Tree Conservation and Replanting

Neighborhood Activity Center

Neighborhood Activity Centers are neighborhood focal points with a concentration of small commercial, civic, and public activities. Retail and services within Neighborhood Activity Centers are intended to be local-serving. Development within these areas is encouraged to be pedestrian-oriented and compatible with surrounding single-family residential areas. Auto-oriented land uses, such as gas stations, car washes, and drive-through windows should be prohibited within Neighborhood Activity Centers.

Neighborhood Activity Centers represent a smaller scale of intensity than Community Activity Centers. These areas are of limited scale in order to control adverse impacts on surrounding neighborhoods. Neighborhood Activity Centers are typically less than 10 acres in total area, with small-scale commercial establishments each less than 5,000 square feet in size. Office and retail uses within Neighborhood Activity Centers should be limited to a maximum of two stories. Transitional land uses, such as small office or higher density housing, should be provided between Neighborhood Activity Centers and surrounding residential neighborhoods.

Neighborhood Activity Centers are normally found at the intersection of collector streets which serve residential areas. Limiting such uses to collectors minimizes traffic on local streets. Small offices will also play an important role in the city's future development. Residential houses located along busy corridors may benefit from adaptive reuse as small offices and neighborhood commercial.



Neighborhood Café Adjacent to Residential Land Uses



Neighborhood Drug Store



Neighborhood Commercial Oriented Towards the Street with Parking in the Rear.

Commercial buildings within Neighborhood Activity Centers should be oriented to streets that are easily accessible from adjacent neighborhoods. Buildings should have minimal front setbacks for easy accessibility by pedestrians. Building entrances should be oriented toward streets; corner buildings should have

corner entrances whenever possible. When it is not practical or reasonable to orient building entrances toward existing streets, a new “shopping street” with sidewalks and pedestrian amenities can be created within the retail center. Developments should include sidewalks with a street furniture zone. Parking and vehicle drives should be located away from building entrances, and not allowed between a building entrance and the street. Surface parking should be oriented behind or to the side of buildings. Landscaped buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential land uses.

- ❑ Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial

Appropriate Land Uses

- ❑ Neighborhood Commercial
- ❑ Small Mixed Use Development
- ❑ Low Rise Office/Professional
- ❑ Civic / Public / Church
- ❑ Parks / Public Plazas

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Infill Development
- ❑ Employment Options
- ❑ Regional Identity
- ❑ Sense of Place

Implementation Measures

- ❑ Design Guidelines
- ❑ Signage Regulations
- ❑ Limited Development Intensity
- ❑ Reduced Building Setbacks
- ❑ Restrict Automobile-Dependent Land Uses
- ❑ Redesign Off-Street Parking Facilities for Interparcel Connectivity
- ❑ Negotiate Shared Parking Agreements
- ❑ Set Maximum Parking Limits
- ❑ On-Street Parking
- ❑ Traffic Calming
- ❑ Tree Conservation and Replanting

Community Activity Center

Community Activity Centers are regional focal points containing a mix of commercial, professional, civic, and public uses. Community Activity Centers are designed to accommodate commercial uses serving several adjacent neighborhoods. Community Activity Centers have been established along major arterials and at key intersections where development nodes can be supported by the regional transportation network. While Community Activity Centers are more automobile-oriented than Neighborhood Activity Centers, basic access and safety should be provided for pedestrians.

A transition in building scale and land use type should be provided between higher intensity uses and adjacent residential areas. Urban Residential areas may serve as a transition between Community Activity Centers and lower-density Suburban areas. This transition in uses removes such high intensity centers from single family neighborhoods and serves to buffer nearby neighborhoods. In addition, more intense uses should be focused on those properties in the center of the Community Activity Center and away from existing residential development.



Auto-Oriented Commercial Development in a Shopping Center



Commercial Strip Development Providing Pedestrian Access



Auto-Oriented Development as a Free Standing Structure

Appropriate Land Uses

- Mixed Use Development
- General Commercial
- Office / Professional
- Civic / Public / Church

Quality Community Objectives Addressed

- Appropriate Business
- Infill Development
- Employment Options
- Regional Identity
- Sense of Place

Implementation Measures

- Encourage Alternatives to or Reuse of Big Box Retail Development
- Corridor Design Guidelines
- Buffering between Commercial Uses and Surrounding Neighborhoods
- Signage Regulations
- Parking Design Standards
- Negotiate Shared Parking Agreements
- Redesigning Off-Street Parking Facilities for Interparcel Connectivity
- Access Management
- Pedestrian Safety Improvements
- Provide More Public Transit Opportunities
- Connect Commercial Centers with Surrounding Residential Neighborhoods Through Pedestrian Connectivity.
- Promote Nodal Development of Commercial Centers
- Tree Conservation and Replanting

Mixed Use

The Smyrna Market Village serves as the symbolic heart of the City as a Mixed Use live/work/play district. The Market Village provides a unique sense of place and identity for Smyrna. The Market Village provides a vibrant mix of uses within easy walking distance. The town center also provides a venue for gatherings, events, and civic activities.

The success of Market Village town center provides focal points for civic activities and traditional main street retail. Mixed Use areas will be designed as pedestrian oriented nodes, rather than auto-oriented strip corridors.

Mixed Use redevelopment of key Community Activity Centers will help revitalize aging commercial areas and serve as a positive amenity for surrounding residential areas. Mixed Use redevelopment may also allow for the simultaneous redevelopment of strip commercial shopping centers and adjacent multi-family housing. Two key redevelopment areas adjacent to the Market Village are the Belmont Hills and the Jonquil Plaza shopping centers. Because of their close proximity to the Market Village, each of these centers should be redeveloped as mixed-use areas that are compatible and integrated with the City's existing downtown area. Each of these Mixed Use centers should contain higher density housing supportive of "Main Street" retail.

Additional Mixed Use redevelopment areas are also encouraged at key intersections along major corridors such as South Cobb Drive and Cobb Parkway. South Cobb Drive has been identified as a redevelopment corridor



Mixed Use - Smyrna Market Village



Downtown Streetscape with Pedestrian Amenities



Public Plazas

in both the Cobb County Comprehensive Plan and the City of Smyrna Livable Centers Initiative (LCI) Study. Mixed Use redevelopment will be encouraged along South Cobb Drive at its intersections with Windy Hill Road and Concord Road. For example, the Smyrna LCI Study included a proposal for Mixed Use redevelopment at the "Four Corners" intersection of South Cobb Drive and Concord Road.

Finally, Mixed Use redevelopment will be encouraged at the intersection of Cobb Parkway and Spring Road. Because of the proximity to the Cumberland-Galleria regional activity center, this redevelopment area should include a mix of office and residential development.

- Tax Allocation District (TAD) Funding for Infrastructure Improvements in Redevelopment Areas
- Provision of Workforce Housing
- Tree Conservation and Replanting

Appropriate Land Uses

- "Main Street" Retail
- Office/Professional
- Loft Housing
- Townhomes/Condominiums
- Civic / Government / Church
- Parks / Plazas / Gathering Spaces

Quality Community Objectives Addressed

- Heritage Preservation
- Appropriate Business
- Infill Development
- Employment Options
- Regional Identity
- Sense of Place

Implementation Measures

- Redevelopment Overlay Districts
- Design Guidelines
- Festival Events at Market Village
- Pedestrian Linkages to Parks, Neighborhoods, and Silver Comet Trail
- Sidewalk and Pedestrian Network Design
- Gateway Signage
- Maximize Use of Existing Parking
- Provide Additional Downtown Parking
- Negotiate Shared Parking Agreements
- Marketing Publication Promoting Existing Businesses
- Downtown Business Improvement District
- Density or Floor-Area-Ratio Bonuses for Mixed-Use Development.

Office / Professional

Office and professional employment are needed in order to diversify and strengthen the City's economic base. High quality employment opportunities will allow more residents to work in the city and enhance the city's tax base. Supportive commercial retail and services are also appropriate within Professional Employment Centers. The City of Smyrna continues to seek out and encourage office park development in appropriate locations. Opportunities for office uses around the Cumberland/Galleria regional activity center will be encouraged.

Appropriate Land Uses

- Office / Professional Campus
- Commercial
- Civic / Government

Quality Community Objectives Addressed

- Appropriate Business
- Infill Development
- Employment Options
- Transportation Alternatives
- Social and Economic Development

Implementation Measures

- Marketing Strategy
- Business Incentives
- Overlay Zoning
- Buffering and Screening between Office/Commercial Uses and Surrounding Neighborhoods
- Business Retention, Expansion and Recruitment
- Tree Conservation and Replanting



Office Building - Four Story



Office park - Two Story



Office Park with Pedestrian Enhancements and Commercial Component

Industrial Area

It is important for the City of Smyrna to provide locations for the development of industrial properties. Industrial development contributes to a diverse economic base, employment opportunities, and a healthy jobs/housing balance. Industrial development also allows for the maintenance of a healthy tax base.

The City of Smyrna provides suitable locations for industrial employment which do not conflict with residential areas. Clean light industrial uses that are compatible with the residential nature of the City will be encouraged. Transportation/warehousing/distribution uses must be carefully planned to avoid freight traffic impacts on residential areas.

In addition to industrial uses, some supportive commercial development is also appropriate within industrial areas. Office uses may also be integrated into some light industrial, distribution, and warehousing developments. For example, the Highlands Parkway corridor includes office parks along with some light industrial distribution uses.

Appropriate Land Uses

- Light Industrial
- Office / Distribution Centers
- Transportation and Warehousing
- Utilities
- Commercial

Quality Community Objectives Addressed

- Appropriate Business
- Environmental Protection
- Social and Economic Development
- Employment Options



Light Industrial Office Park and Distribution Center



Industrial Park with Landscaping



Heavy Industrial



Distribution Center/ Warehousing

Implementation Measures

- Marketing Strategy
- Business Incentives for Clean Industry
- Level of Service Standards for Development Permitting
- Buffering and Screening between Industrial/Commercial/Office Uses and Surrounding Neighborhoods
- Enforce Designated Freight Routes
- Business Retention, Expansion and Recruitment
- Tree Conservation and Replanting

Public / Institutional

Public / Institutional areas consist of government and civic nodes that provide services to surrounding neighborhoods. Public / Institutional buildings often serve as the anchor for Neighborhood Activity Centers. Public / Institutional areas are compatible with both residential neighborhoods and activity centers. Schools and churches are often located within neighborhoods in order to isolate children from high-traffic areas. However, intensive public uses, such as “mega-churches” and city halls should be located within Community Activity Centers and Mixed Use districts.

Appropriate Land Uses

- Public Buildings
- Government
- Schools
- Churches
- Public Safety Facilities

Quality Community Objectives Addressed

- Traditional Neighborhoods
- Sense of Place
- Regional Identity
- Heritage Preservation
- Local Self-Determination

Implementation Measures

- Limit Size of Public Buildings within Residential Neighborhoods
- Pedestrian Linkages to Schools
- Tree Conservation and Replanting



Smyrna Public Library



Campbell High School



First Baptist Church of Smyrna

Parks / Recreation / Conservation

Parks and recreational facilities form an important neighborhood asset and contribute to the overall health and quality of life of the community. Multi-use paths and greenways such as the Silver Comet Trail can also serve as the anchor for redevelopment efforts. The City of Smyrna is committed to the expansion and enhancement of its system of greenways, parks, and the development of new linear park facilities. New greenways will be created connecting parks, public facilities, and activity centers. Linkages and trailside amenities will also be created between the city's trail system, pedestrian network, and residential neighborhoods.

It is also important to identify natural resources such as streams and floodplains that should be preserved from development. Floodplains and waterways can also serve as greenway/trail opportunities. For example, a multi-use trail is proposed along Nickajack Creek in the southern portion of the City. The City will continue to explore possible greenspace acquisition opportunities along these corridors. Thus, the interests of environmental preservation and recreational needs can be addressed concurrently.

Appropriate Land Uses

- Parks and Recreational Facilities
- Bicycle / Pedestrian Greenways
- Conservation Areas

Quality Community Objectives Addressed

- Sense of Place
- Transportation Alternatives
- Open Space Preservation
- Environmental Protection



Parks and Recreation Areas: Fox Creek Golf Club



Silver Comet Trail



Conservation Areas - Floodplains and Wetlands

Implementation Measures

- Set Goal of 15% for Greenspace Preservation
- Greenspace Requirements for New Development
- Greenway/Trail Expansion
- Natural Resource Inventory
- Tree Conservation

Table 1 – Future Development Area and Zoning Comparison

Future Development Area	Corresponding Zoning District
Suburban Residential	R-30, R-20, R-15, OI
Moderate Density Residential	R-15, OI
Medium Density Residential	R-12, RAD, PUD, OI
Urban Residential	RAD, RMC-8, RM-10, RM-12, RD, RD-4, RTD, OI
Neighborhood Activity Center	LC, NS, FC
Community Activity Center	GC, MU, NS, TS
Mixed Use	CBD, MU
Office / Professional	OI, OD
Industrial Area	LI, OD
Public / Institutional	OI
Parks / Recreation / Conservation	R-15

Source: Robert and Company, 2007

Table 2 – Zoning Categories

Zoning Code	Description
R-30	Single-family residential, 30,000 square feet, 1.3 dwelling units per acre.
R-20	Single-family residential, 20,000 square feet, 2 dwelling units per acre.
R-15	Single-family residential, 15,000 square feet, 2.7 dwelling units per acre.
R-12	Single-family residential, 12,000 square feet, 3.4 dwelling units per acre.
RAD	Residential attached and/or detached, 6 dwelling units per acre.
RMC-8	Multifamily residential condominium ownership, 8 dwelling units per acre.
RM-10	Multifamily residential, 10 dwelling units per acre.
RM-12	Multifamily residential, 12 dwelling units per acre.
RD	Multifamily residential, maximum 2 units per 12,500-square-foot lot.
RD-4	Multifamily residential, maximum 4 units per 17,000-square-foot lot.
TD	Multifamily residential, maximum 10 units per acre.
RHR	Residential high-rise, 12 dwelling units per acre, or as provided in article X.
FC	Future commercial
LC	Limited commercial
OI	Office-institutional
NS	Neighborhood shopping
CBD	Central business district
MU	Mixed Use
GC	General commercial
OD	Office-distribution
LI	Light industrial
TS	Tourist services

Source: Smyrna Code of Ordinances

Table 3 – Future Development Area Acreage Totals

Future Development Areas	Acres	%
Suburban Residential	4,285.2	44.4%
Moderate Density Residential	798.7	8.3%
Medium Density Residential	1,056.5	10.9%
Urban Residential	879.9	9.1%
Neighborhood Activity Center	146.0	1.5%
Community Activity Center	442.6	4.6%
Mixed Use	631.4	6.5%
Office / Professional	133.5	1.4%
Industrial Area	620.5	6.4%
Public / Institutional	348.8	3.6%
Parks / Recreation / Conservation	316.3	3.3%
Potential Annexation Areas	189.5	NA
TOTAL (Excluding Annexation Areas)	9,659.2	100.0%

Source: Robert and Company, 2007

ISSUES AND OPPORTUNITIES

Purpose

The purpose of the issues and opportunities list is to provide a list of problems and concerns that is specific to the community. The identification of issues and opportunities serves as a starting point for further community study and planning. City staff reviewed typical issues and opportunities provided in the State Planning Recommendations and compiled the items that were applicable for Smyrna. The list of identified issues and opportunities was then refined through the public participation process. Goal setting surveys were conducted and stakeholder discussion groups were held in order to establish priorities and an agenda for action.

Population

- Rapid population growth is expected in the next 20 years.
- The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.
- Increasing ethnic diversity will require the city to adapt public services to accommodate immigrant communities.
- Increasing numbers of highly-educated, affluent residents may enable the city to attract professional employment and targeted industries.

Economic Development

Existing

- Economic development programs should focus on retention, expansion and support of existing businesses (entrepreneur and small business assistance, business retention programs, etc.).
- Our community has an overabundance of commercial and retail space, but lack professional office space.
- Some existing businesses are struggling with rising rents and the changing retail market in Smyrna.
- Vacant “Big Box” stores represent a challenge for our major corridors.
- Neighborhood-serving retail, restaurants, arts, and entertainment establishments are desired.

Tools/Methods

- The city could benefit from a coordinated economic development strategy formulated with public input on the types of businesses and services needed within the community.
- Community efforts at recruiting targeted industries need to be improved.
- Business recruitment efforts should target growing industries that are underrepresented in the local economy, such as health care and social services.
- Our community economic development programs:
 - Should utilize multiple innovative tools, methods, and funding sources for encouraging growth (incubators, tax abatements, and infrastructure).
 - Should identify, acquire, assemble and/or stabilize property for redevelopment.

- Should analyze the types of enterprises that would fit effectively into the local economy, including those that could be accommodated immediately.
- Should identify compatible sites for targeted industries.

Economic Development & Land Use Interaction

- ❑ There are perceived additional and high costs for site assessment, underwriting, site development, rate of return, cleanup plan and cleanup.

Housing

Housing Mix & Future Demand

- ❑ The city should continue to provide a variety of housing options to meet resident's needs at all stages of life.
- ❑ There is a lack of special needs housing (elderly, handicapped, etc.) in our community.
- ❑ There is no inventory of public and private land available for the development of future housing.
- ❑ Continued townhome and condominium development will cause some areas of Smyrna to transition from a suburban to urban character.
- ❑ Conversion of apartments to townhomes may allow the city to upgrade older multi-family structures and increase the rate of ownership.

Workforce/Affordable Housing

- ❑ The increase in high-end housing in the City of Smyrna may create affordability issues for low income residents and seniors.
- ❑ Our community does not have a Workforce Housing Master Plan.
- ❑ The incentives and barriers to maintenance and/or development of affordable/workforce housing in the community have not been inventoried.

Housing & Land Use Interaction

- ❑ Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.

Natural & Cultural Resources

Resource Awareness

- ❑ The community's historic, and cultural resources worthy of protection have not been identified—there is no inventory of resources.
- ❑ Community resources have not been mapped or compared to areas of future development.
- ❑ There are erosion, sedimentation, and storm water runoff problems.

Implementation/Enforcement

- ❑ Our community has not developed means of protecting significant resources.
- ❑ Our community's resources do not play a significant role in decision-making.

- Tree Protection should be implemented in sited development planning.
- Adequate landscaping and buffering should be provided between developments.

Facilities and Services

Fiscal

- The city's park system could be expanded with linkages to bicycle/pedestrian trails.
- South Smyrna lacks adequate parks and recreational opportunities
- The city should consider the relative costs of community services in development planning in order to maintain an adequate tax base.
- The future costs of providing services should be considered for all major developments.
- The impacts on schools and educational facilities should be considered in development permitting.

Land Use

Development Process

- Our community's land use/development regulations and Future Land Use map do not match.
- The development regulations for the community are not illustrated where appropriate.
- Design guidelines are needed in order to maintain aesthetics and provide a unified architectural style along key corridors.
- There are subjective aspects to development regulations that leave too much discretion in the hands of staff.
- There is no expedited plan approval process for quality growth projects.

Transportation

Current & future conditions

- Our community's current transportation systems contribute to pollution, and waste energy.
- Our community's current transportation systems limit people's choices.
- There is little connectivity between pedestrian, bike, transit, and road facilities.
- The community's roadway designs are not sensitive to roadway uses or local concerns.
- Citizens are experiencing increasing commute times and distances--more people driving longer distances in traffic to reach home, school, shopping, or work.
- Our community does not have an effective public transportation system that is appealing as an alternative to driving.
- Transit services should be coordinated with regional transit agencies.
- There is little or no flexibility to adjust the design or operation of roadways in case of future changed conditions.
- Our community's subdivision regulations do not allow or require new subdivision streets to connect to existing streets to connect to future subdivision developments.

- ❑ Inter-parcel connections between individual developments, where compatible, are encouraged in the community.
- ❑ Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.
- ❑ Our community right-of-way pavement standards do not allow for flexible street widths to accommodate different usage patterns or to promote walkability.
- ❑ Our community's major corridors suffer from congestion, clutter, signage and sprawl.
- ❑ Our community does not have any incentive-based programs that encourage walking, biking, or car-pooling or sustainable transportation choices.

Parking

- ❑ The community does not offer a variety of potential parking solutions, including alternate, attended, shared, paid parking locations, such as industrial areas (off hrs. and weekends), church and school lots, etc. or alternative parking arrangements for commercial development.

Alternatives/Amenities

- ❑ Our community has few alternatives to using a car to get places and eliminating traffic congestion.
- ❑ There is an imbalance between auto-dependent transportation projects and alternative transportation projects.
- ❑ Community streets, pedestrian paths, and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.
- ❑ Community streets, pedestrian paths and bike paths do not encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
- ❑ Housing, jobs, daily needs and other activities are not within easy walking distance of one another in the community.
- ❑ There is a lack of activities located within easy walking distance of transit stops.

GOALS AND POLICIES

Housing

- Goal 1 Protect and preserve established residential neighborhoods.
- Policy 1.1 Ensure adequate buffering and screening in order to protect residential neighborhoods from negative impacts of adjacent development.
 - Policy 1.2 Ensure that infill housing development is compatible with surrounding established neighborhoods.
 - Policy 1.2 Maintain a strict code inspection and compliance program to promote the maintenance and preservation of existing housing.
- Goal 2 Encourage redevelopment of older declining neighborhoods and apartment communities.
- Policy 2.1 Identify declining neighborhoods within planning studies and target these areas for revitalization efforts.
 - Policy 2.2 Strictly enforce building code regulations in order to eliminate substandard or dilapidated housing.
 - Policy 2.3 Encourage the redevelopment of older apartment complexes into townhomes and condominiums in order to increase home ownership rates.
 - Policy 2.4 Create an inventory of vacant properties, properties owned by the City or other government agencies, and tax delinquent properties suitable for infill development.
 - Policy 2.5 Encourage adequate amounts, types, and densities of housing needed to support desired mixed use redevelopment.
- Goal 3 Provide for a range of housing choices in order to meet market demand and allow residents to remain in Smyrna across different life-cycle stages.
- Policy 3.1 Encourage the construction of affordable senior housing in order to accommodate the growing senior population.
 - Policy 3.2 Provide housing opportunities for young families as well as “empty nester” households.
 - Policy 3.3 Encourage housing opportunities to ensure that those who work within Smyrna have the option of living within the City.
 - Policy 3.4 Provide housing opportunities for special needs populations such as the disabled.
 - Policy 3.5 Provide opportunities for mixed-use, live/work housing.

Policy 3.6 Work with nonprofit housing agencies to ensure an adequate supply of affordable housing.

Policy 3.7 Support equal housing opportunities for all persons.

Economic Development

Goal 4 Attract and retain a diverse variety of businesses in order to provide quality employment opportunities for residents and maintain a healthy tax base.

Policy 4.1 Promote opportunities for additional office professional development around the Cumberland/Galleria employment center.

Policy 4.2 Provide opportunities for light industrial employment that is compatible with the residential nature of the City.

Policy 4.3 Pursue growth industries such as education, health care, and transportation to locate within the City.

Policy 4.4 Continue to work with the Cobb Chamber of Commerce to conduct business recruitment, retention and expansion programs.

Policy 4.5 Focus some economic development activities on retention, expansion and support of existing businesses (entrepreneur and small business assistance, business retention programs, etc.).

Policy 4.6 Develop a mechanism to market the City and its assets. Network and coordinate with agencies which compile data and carry out promotional and marketing efforts, to assist in stimulating business location and development that serves the region.

Goal 5 Promote revitalization of declining commercial areas.

Policy 5.1 Promote adaptive reuse and mixed-use redevelopment of declining strip commercial centers.

Policy 5.2 Continue to utilize innovative economic development tools to revitalize declining commercial areas.

Policy 5.3 Compile and maintain a database of key parcels with development and redevelopment potential.

Goal 6 Promote continued economic development within the downtown Smyrna as a vibrant mixed-use center for residential, government, office, retail and entertainment activities.

Policy 6.1 Higher-intensity housing should occur within and adjacent to Smyrna Market Village.

- Policy 6.2 Development regulations should generally allow for more dense development in the Market Village area than in other parts of the City.
 - Policy 6.3 Pursue cultural institutions, entertainment, and recreational businesses to locate in and around Smyrna Market Village in order to draw people to the district after business hours.
 - Policy 6.4 Maintain a strategy to promote special events in Smyrna Market Village.
 - Policy 6.5 Encourage new businesses to locate in Smyrna Market Village, such as specialty retail, office, and services.
 - Policy 6.6 Maintain architectural design standards in the Smyrna downtown area.
- Goal 7 Improve the job skills and educational attainment of residents in order to attract professional employment opportunities.
- Policy 7.1 Encourage continued excellence in the public educational system, making sure we are providing training in the work skills needed by local businesses and industry.
 - Policy 7.2 Explore possible job training programs and tax credits for company training.
 - Policy 7.3 Collaborate with Cobb County through its Cobb Works job training program to enhance workforce skills and education.

Natural and Cultural Resources

- Goal 8 Protect natural resources and sensitive environmental features from encroachment by development.
- Policy 8.1 Develop a greenspace plan as part of a comprehensive natural resources strategy.
 - Policy 8.2 Target environmentally sensitive areas such as floodplains and wetlands for greenspace acquisition.
 - Policy 8.3 Encourage use of conservation subdivision designation for the protection of sensitive natural resources and provision of community open space.
 - Policy 8.4 Consider environmental sensitivity of steep slopes and ridgelines when making land use and site plan decisions.
 - Policy 8.5 Develop and manage land use and transportation networks in order to promote air and water quality.
 - Policy 8.6 Provide opportunities for compact development supportive of open space preservation.

Policy 8.7 Maintain development regulations that protect and preserve environmentally sensitive features.

Goal 9 Provide for community open space, parks, and recreational opportunities.

Policy 9.1 Continue development of bicycle / pedestrian trail network throughout Smyrna with linkages to parks, schools, and residential areas.

Policy 9.2 Preserve scenic views and natural environment along the Silver Comet Trail.

Policy 9.3 Maintain the City's parks master plan in coordination with greenspace preservation efforts.

Policy 9.4 Incorporate the connection, maintenance, and enhancement of greenspace in all new development.

Goal 10 Protect the unique historic and cultural assets of the City of Smyrna.

Policy 10.1 Identify historic resources and apply them for national register historic designation.

Policy 10.2 Enlist the resources of a civic or community organization to perform an inventory of all historic structures in the City.

Policy 10.3 Maintain certificate of approval process for historic structures in designated urban design districts.

Goal 11 Maintain compliance with state environmental planning regulations.

Policy 11.1 Implement and enforce the City's stormwater management ordinance.

Policy 11.2 Maintain a stormwater management plan.

Policy 11.3 Implement and enforce the City's erosion and sedimentation control ordinance.

Policy 11.4 Maintain a solid waste management plan.

Policy 11.5 Support solid waste reduction and recycling initiatives.

Policy 11.6 Work with state and federal agencies to identify and clean up brownfields and hazardous waste sites.

Policy 11.7 Implement and Enforce the City's Stream Buffer Ordinance.

Community Facilities and Services

Goal 12 Provide for efficient, high-quality, cost-effective public services.

Policy 12.1 Maximize the use of existing community facilities and services.

- Policy 12.2 Encourage infill development in areas with existing infrastructure capacity.
 - Policy 12.3 Consider impact fees in order to balance the need for new development and public services.
 - Policy 12.4 Ensure that service levels are maintained whether to existing residents or new development.
 - Policy 12.5 Use planned infrastructure investments and capital improvements to support desired development patterns.
 - Policy 12.6 Examine the need for a Community Facilities Master Plan to coordinate new facility development for fire, police, parks and recreation, water, sewer, solid waste, schools, libraries, health, arts, senior services, emergency operations and general government.
 - Policy 12.7 Coordinate public facilities and services with land use planning.
 - Policy 12.8 Promote the annexation of unincorporated islands within the City in order to streamline and simplify the provision of public services.
 - Policy 12.9 Consider fiscal impacts of proposed new developments and annexations.
 - Policy 12.10 Provide for vital public safety and emergency services within Smyrna.
 - Policy 12.11 Encourage quality schools and diverse educational opportunities, such as charter schools.
- Goal 13 Provide for lifestyle amenities that improve the “quality of life” in Smyrna.
- Policy 13.1 Continue support for pedestrian oriented, mixed-use development in and around Smyrna Market Village.
 - Policy 13.2 Provide pedestrian linkages from existing neighborhoods to the City’s multi-use trail system.
 - Policy 13.3 Provide for outdoor gathering areas, such as plazas, public squares, and amphitheaters.
 - Policy 13.4 Provide a variety of recreational opportunities including both active, organized recreation (e.g. sports fields), as well as areas for passive recreation (e.g. nature preserves, walking trails).
- Goal 14 Ensure that community facilities and services are adapted to meet the changing needs of Smyrna’s diverse population.
- Policy 14.1 Provide facilities and services for the growing population of senior citizens.
 - Policy 14.2 Adapt public services and facilities to meet the needs of growing immigrant and Hispanic communities in Smyrna.

- Policy 14.3 Adapt public services and facilities to serve special client groups such as the handicapped, homebound, and institutionalized.

Land Use

Goal 15 Expand on the success of Smyrna's Downtown Market Village

- Policy 15.1 Promote mixed-use redevelopment of older strip commercial shopping centers and apartments at key intersections around Smyrna Market Village.
- Policy 15.2 Encourage infill residential development and redevelopment surrounding the downtown area that is supportive of "Main Street" retail.
- Policy 15.3 Promote walkable, pedestrian-oriented development in and around Smyrna Market Village.
- Policy 15.4 Encourage commercial buildings to be oriented toward the street with parking in the rear in order to enhance pedestrian appeal and mitigate the impact of automobiles.

Goal 16 Provide for an efficient, equitable, and compatible distribution of land uses.

- Policy 16.1 Provide for a reasonable accommodation of a broad range of land uses within the City.
- Policy 16.2 Encourage an appropriate transition of type and scale between established neighborhoods and activity centers.
- Policy 16.3 Designate areas for industrial, warehousing, distribution, and transportation uses with direct access to major transportation systems.
- Policy 16.4 Protect established single-family residential neighborhoods from the encroachment of unwanted land uses.
- Policy 16.5 Provide the use of density bonuses to encourage greenspace creation or preservation.
- Policy 16.6 Coordinate land use planning with transportation improvement programs.

Goal 17 Establish a visually attractive environment.

- Policy 17.1 Update, implement and enforce the City's tree ordinance to preserve and re-establish the City's tree canopy.
- Policy 17.2 Update, implement and enforce the City's sign ordinance.
- Policy 17.3 Update, implement and enforce the City's design guidelines for development along major corridors.

- Policy 17.4 Screening of service yards and other places that tend to be unsightly should be encouraged by the use of walls, fencing, planting, or combinations of these. Screening should be equally effective year round.
 - Policy 17.5 Newly installed utility services, and service revisions necessitated by exterior alterations should be placed under ground, where economically feasible.
 - Policy 17.6 Monotony of design in single or multiple building projects should be avoided. Variations in detail, form, and siting should be used to promote visual interest. Harmony in texture, lines, and mass is encouraged.
 - Policy 17.7 Reduce the visual impact of the automobile in both commercial and residential areas of Smyrna.
 - Policy 17.8 Maintain and utilize gateway signage and landscaping in order to foster a sense of place within the community.
- Goal 18 Encourage infill development and redevelopment that has a positive impact on existing neighborhoods and activity centers.
- Policy 18.1 Prioritize redevelopment and revitalization of existing underutilized commercial and industrial areas over development of new land for commercial purposes.
 - Policy 18.2 Ensure that infill development is compatible with surrounding neighborhoods and activity centers.
 - Policy 18.3 Where appropriate, the City should assist in site assemblage for redevelopment initiatives, without the use of eminent domain.

Transportation

- Goal 19 The transportation system of Smyrna will be safe, efficient, financially supportable, and connected to the county and regional transport networks in a seamless manner. The transportation network of Smyrna will be multi-modal in nature to maximize access and connectivity for all residents. It will be maintained and developed in coordination with regional and local plans to support multiple goals wherever possible.
- Policy 19.1 Continue the participation in and development of the Cobb County Comprehensive Transportation Plan to address congestion, pollution, transit, land use and redevelopment issues.
 - Policy 19.2 Concentrate development in areas with existing infrastructure such as the downtown to avoid sprawl along the major arterials, reduce congestion, encourage transit, and foster redevelopment.

- Policy 19.3 Protect the identity and unique character of Smyrna through context sensitive design in all transportation projects.
- Policy 19.4 Work to provide more transit service where cost effective in order to allow more residential areas direct access to transit.
- Policy 19.5 Design better pedestrian facilities such as sidewalks, traffic calming measures, and crossings in high traffic areas, as recommended in the LCI study, throughout the city.
- Policy 19.6 Refine and use the subdivision and development process in order to provide transportation improvements needed such as pedestrian facilities, safety improvements, interparcel access, and transit supportive street design within a specific timeframe as a condition of development approval.
- Policy 19.7 Promote transportation alternatives such as transit, bicycle facilities, pedestrian infrastructure, car pooling, and other forms of alternative modes of travel by mixing land uses and making more areas pedestrian accessible.
- Policy 19.8 Encourage a safe and efficient transportation network for all modes of travel.
- Policy 19.9 Coordinate with Cobb County and GDOT to maximize the effectiveness of all transportation investments.
- Policy 19.10 Require a Traffic Analysis as a condition of development to review the potential traffic impacts related to proposed developments, assign appropriate mitigation requirements as a condition of development approval, and discusses opportunities for multimodal travel.
- Policy 19.11 Any development that generates more than 500 PM peak hour trips should prepare a traffic impact study and define how they plan to mitigate their impacts.
- Policy 19.12 Developments that generate more than 100 PM peak hour trips and have direct access to a roadway that currently operate at Level of Service (LOS) E or F, which reflects conditions where a roadway is operating at or above its design capacity, should prepare a traffic impact study and define actions to mitigate their impacts.
- Policy 19.13 Strive to achieve a minimum LOS D, which reflects conditions where roadways are functioning within their design capacity, for all roadway classifications.
- Policy 19.14 Coordinate transit planning and services with CCT and GRTA to ensure existing bus routes and stops are appropriately planned for and incorporated into the transportation network and land use plan.
- Policy 19.15 Work with PATH, ABC and PEDS to assist with the provision of safe and convenient bike and pedestrian facilities to and throughout the City.

- Policy 19.16 Consider opportunities for a Safe Routes to School Program.
- Policy 19.17 Consider policies and recommendations from the Regional Freight Mobility Plan and Regional Bicycle and Pedestrian Plan.
- Policy 19.18 Encourage street connectivity and/or pedestrian connectivity between subdivisions for suburban residential and moderate density residential.

Intergovernmental Coordination

- Goal 20 Establish mechanisms for the coordination of public services between different governmental entities.
 - Policy 20.1 Continue to work with Cobb County in providing vital emergency services such as fire protection and emergency medical service.
 - Policy 20.2 Maintain required Service Delivery Strategy document that formalizes intergovernmental service provision agreements.
 - Policy 20.3 Work collaboratively with Cobb County and the Cobb County School Board in order to improve local schools.
 - Policy 20.4 Provide communication mechanisms that facilitate the exchange of information and ideas between adjacent local governments and Cobb County.

- Goal 21 Coordinate planning efforts of the City with surrounding jurisdictions.
 - Policy 21.1 Ensure that land use plans are consistent with surrounding jurisdictions and regional goals.
 - Policy 21.2 Foster strong relationships with the surrounding county and regional agencies to ensure that infrastructure improvements within the City's surrounding area are supportive of local needs and compatible with the City's future development plans.
 - Policy 21.3 Pursue joint processes for collaborative planning and decision-making.
 - Policy 21.4 Provide City representation on ARC task forces or committees and maintain close staff relationships with ARC in efforts to address regional issues.
 - Policy 21.5 Coordinate planning with bordering cities, Cobb County and Cumberland CID.

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Replace existing vehicle, 2005	13200 Administration				x	Not needed.
Purchase cargo van, 2002	15350 Information Systems	2003				
Replace existing vehicle, Court Services, 2005	25000 Court Services			x		Vehicle will be replaced in 2007.
Replace five vehicles for meter readers, 2002, 2003, 2005 (2x), 2006	44100 Utility Services				x	Purchased two vehicles of the five vehicles requested.
Purchase mobile data system computers for patrol vehicles, 2002, 03, 2004, 2005	32100 Police Administration	2005				
Replace four Special Operations vehicles 2002, 03, 04, 05	32100 Police Administration	2005				
Replace main air-conditioning unit and dehumidifier, 2002	32100 Police Administration				x	One unit replaced as needed. Dehumidifier not replaced.
Replace various existing Patrol vehicles. Ten vehicles each in 2002-04. Twelve in 2005-07	32100 Police Administration	2007				
Replace 13 existing Detective vehicles. 2 each in 2002 & 2004, 3 each in 2003, 05, 06	32100 Police Administration	2006				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity			Explanation for Postponed or Not Accomplished Project or Activity	
		Date Complete	Currently Underway	Postponed		Not Accomplished
Replace the pick-up truck for the Jail Division in 2002, 2003	32100 Police Administration	2003				
Replace the Admin vehicle for the Chief, 2003	32100 Police Administration	2003				
Computer Systems, 2003	32100 Police Administration				x	This project was not necessary.
Replace Animal Control vehicle, 2005	32100 Police Administration	2005				Truck was replaced however was paid with Cobb County funds
Replace and upgrade the existing copy machine, 2005	32100 Police Administration	2005				
Replace existing worn carpet, 2006	32100 Police Administration				x	Will be budgeted in 2008 fiscal year.
Purchase mobile data system computers to replace units, 2006	32100 Police Administration	2006				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Fire Ladder Truck, 2002, 03, 04	35100 Emergency Services		x			Currently leased.
Replace three Fire / Rescue Trucks 2002-06	35100 Emergency Services		x			Currently leased.
Fire / Rescue Truck 2002-06,	35100 Emergency Services		x			Currently leased.
Replace four existing staff vehicles 2002, 03, 04, 06	35100 Emergency Services				x	Purchased three of the four vehicles requested.
Cell-Phone computer equipment 2002, 03, 04, 05	38000 Communications	2005				
Computer equipment upgrade E-911 console 2004, 06	38000 Communications	2004				Computers upgraded in 2004, Console not replaced or planned at this time.
Replace existing vehicle 2003	15700 Community relations	2003				
Replace existing vehicle, 2003	45800 Keep Smyrna Beautiful		x			Purchase of vehicle currently underway.
Replace existing staff vehicle 2002, 2004	61100 Parks Administration	2004		x		One postponed; both vehicles replaced in 2004.
Add electrical phase protection to Community Ctr. 2003	61100 Parks Administration	2004				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Dept.	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Replace heat pump, 2003	61100 Parks Administration	2003				
Repair, strip, repaint, 2004	61100 Parks Administration	2003				
Replace worn carpet, 2004	61100 Parks Administration	2004				
Resurface Asphalt, 2004	61100 Parks Administration	2004				
Buy mobile sound stage, 2003	61200 Parks Program				x	Rejected.
Replace Sr. Citizen van, 2004	61200 Parks Program	2007				
Replace Church St. bldg, 2004	61200 Parks Program		x			Projected for 2008.
Replace return equipment at pool, 2003	61200 Parks Program	2003				
Add water slide at pool, 2003	61200 Parks Program				x	Rejected.
10' shell pumps; glass bldg retractable roof, 2003	61220 Parks Athletics	2005				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Replace pool liner, 2006	61220 Parks Athletics				x	Opted for different approach.
Resurface Asphalt tennis courts, 2002	62200 Parks Facilities	2002				
Replace tractor, 2002	62200 Parks Facilities	2002				
Replace mowers, 2002	62200 Parks Facilities	2002				
Replace playground equipment, 2002	62200 Parks Facilities	2002/2003				
Replace trucks, 2002-06	62200 Parks Facilities	2002/2006				
Resurface asphalt various parks, 2003-04	62200 Parks Facilities	2003/2004				
Purchase 80' bucket truck, 2003	62200 Parks Facilities				x	Rejected.
Replace poles in 2 parks, 2004	62200 Parks Facilities	2004				
Replace restroom bldg, 2005	62200 Parks Facilities				x	Repaired existing.
Replace press box, 2005	62200 Parks Facilities				x	Repaired existing.
Add tennis courts, clubhouse, lighting, utilities, 2005	62200 Parks Facilities	2005/2006			x	Completed. Tennis rejected.
Add electrical phase to library, 2003	65100 Library	2003				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Replace sofas/chairs, 2003	65100 Library	2003				
Replace carpet upstairs, 2003	65100 Library	2003				
Purchase Bookmobile, 2003	65100 Library			x		Not Funded.
Paint ext. Library, 2004	65100 Library	2004				
Replace five vehicles, 1 each 2002-2006.	72100 Community Development				x	Replaced three out of the five vehicles Requested.
Buy tractor w/cutting boom, 2002-2006.	42100 Streets			x		Not ready to replace.
Replace Dump Truck #6, 2002-2003.	42100 Streets			x		Scheduled for 2008.
Replace Dump Trucks #12 and #21, 2002-2004.	42100 Streets	2002				
Improve rock creeks, culverts; install pipes, 2002-2006.	42100 Streets	2002/2006				
Resurface asphalt at Public Works Complex, 2002.	42100 Streets	2002				
Replace GMC Suburban, 2002.	42100 Streets	2003				
Replace 3 trucks #5, #16, #33, 2 in 2002, 1 in 2006.	42100 Streets	2002				

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Purchase air compressor, 2003.	42100 Streets	2003				
Replace trucks #1, 2,9,55, in 2003.	42100 Streets	2004				#1, 9, 55 and 4 are complete. #2 Not replaced.
Replace tractor unit #7 and #25, 2004 & 2006	42100 Streets	2005				#25. Not ready for replacement.
Replace backhoe #54 and #93, 2004, 2005.	42100 Streets	2005				
Buy scat tractor trailer, 2004.	42100 Streets	2004				
Replace asphalt roller, 2006.	42100 Streets	2006				
Replace bucket truck, 2006.	42100 Streets	2006				
Leaf collector truck, 2002-2003.	43100 Sanitation	2003				
Replace garbage truck #69, 2002-2004.	43100 Sanitation	2003				
Read-load garbage truck, 2002-2005.	43100 Sanitation	2002				
Replace truck #22, 2002-2004.	43100 Sanitation	2004				
Buy knuckle-boom tractor, 2002-2005.	43100 Sanitation	2005				
Buy grinder, 2003.	43100 Sanitation				x	Not funded.

REPORT OF ACCOMPLISHMENTS, CITY OF SMYRNA SHORT TERM WORK PROGRAM 2002-2006

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Replace truck #8, 2003	43100 Sanitation	2006				
Replace 4 garbage trucks #52, 68, 67, 73, 69, 2 in 2003, 2 in 2005.	43100 Sanitation	2002/2006				#69 Scheduled 2007-2008
Replace leaf vacuum, 2005.	43100 Sanitation	2005				
Replace brush chipper, 2006.	43100 Sanitation				x	Program replaced by Knuckle boom Truck.
Replace chipper truck #17, 2006.	43100 Sanitation			x		2007-2008 Budget year due to funds.
Rehab/expansion of water and sewer system, 2002-2006.	44400 Water / Sewer	2002,2003, 2004, 2005, & 2006				
Replace crawler camera, 2002.	44400 Water / Sewer	2002				
Replace Vac-Con, 2002.	44400 Water / Sewer	2002				
Replace PU trucks #18, 23 2003.	44400 Water / Sewer	2003/2006				# 18 Replaced 2003, #23 replaced 2006
Replace #66, 2003.	44400 Water / Sewer	2003				
Replace sewer-Jet truck, #19, 2004.	44400 Water / Sewer	2004				
Replace service truck, #28, 2006.	44400 Water / Sewer	2006				

SHORT TERM WORK PROGRAM 2007-2011, CITY OF SMYRNA

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Replace existing vehicle		X				Chief Executive	\$25,000	General Fund
Community Facilities	Run a network fiber from the Brawner facility to City Hall	X					15350 Information Systems	25,000	General Fund
Community Facilities	Purchase replacement software for the Police, Fire and Court Services departments		X				15350 Information systems	700,000	General Fund
Community Facilities	Replace existing vehicle			X			15350 Information systems	20,000	General Fund
Community Facilities	Seal and coat the roof on the public works building		X				15650 Gen. Govt. Buildings & Plant	35,000	General fund
Community Facilities	Replace carpet in the police department and in the library		X				15650 Gen Govt. Buildings & Plant	40,000	General Fund
Community Facilities	Replace obsolete heat/air units at Community Room, Banquet Hall and add air to the kitchen		X				15650 General Govt. Buildings & Plant	45,000	General fund
Community Facilities	Replace existing vehicles #24, 56 &57			X			15650 General Govt. Buildings & Plant	100,000	General Fund
Community Facilities	Replace existing vehicles #4701 and a building and grounds van				X		15650 - general Govt. Buildings & Plant	55,000	General Fund
Community Facilities	Replace existing vehicle		X				25000 Recorder's Court	22,000	General Fund
Community Facilities	Replace the motorcycles in the department. Four vehicles for each year indicated	X			X		32100 Police Administration	120,000	General Fund
Community Facilities	Replace ten Special Operations & STEP vehicles: 2 per year for each year indicated	X	X	X		X	32100 Police Administration	196,000	General Fund
Community Facilities	Replace various existing uniform vehicles. Ten vehicles in each fiscal year	X	X	X	X	X	32100 Police Administration	1,470,000	General Fund
Community Facilities	Replace fifteen existing CID vehicles	X		X	X	X	32100 Police Administration	252,000	Genera Fund
Community Facilities	Replace 16 current in-car cameras with digital systems	X					32100 Police Administration	105,000	General Fund
Community Facilities	Replace older analog modems in patrol vehicles		X				32100 Police Administration	83,000	General Fund
Community Facilities	Purchase Sokia system.		X				32100 Police Administration	22,000	General Fund
Community Facilities	Replace the Admin vehicle for the Chief		X				32100 Police Administration	25,000	General Fund

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Replace roof on Police Building		X				32100 Police Administration	35,000	General Fund
Community Facilities	Add 2 new motorcycle units		X				32100 Police Administration	36,000	General Fund
Community Facilities	Replace vehicle for the Jail Division			X			32100 Police Administration	25,000	General Fund
Community Facilities	Replace mobile data system computers in vehicles					X	32100 Police Administration	225,000	General Fund
Community Facilities	Fire / Rescue Truck	X	X	X			35100 Fire Administration	384,000	General Fund
Community Facilities	Three Fire / Rescue Trucks	X					35100 Fire Administration	896,000	General Fund
Community Facilities	Replace the Command Unit #600	X					35100 Fire Administration	55,000	General Fund
Community Facilities	Purchase land for future expansion		X				35100 Fire Administration	450,000	General Fund
Community Facilities	Replace three fire engines #1, #2, & #3		X				35100 Fire Administration	1,300,000	General Fund
Community Facilities	Replace six staff vehicles. One per year	X	X	X	X	X	35100 Fire Administration	143,000	General Fund
Community Facilities	Replace #4 ladder truck			X			35100 Fire Administration	800,000	General Fund
Community Facilities	Build Station #5				X		35100 Fire Administration	2,000,000	General Fund
Community Facilities	Replace engine #4					X	35100 Fire Administration	400,000	General Fund
Community Facilities	Purchase Fire engine for station #5					X	35100 Fire Administration	425,000	General Fund
Community Facilities	Digital voice recorder	X					38000 E911 Communications	60,000	General Fund
Community Facilities	Replace and upgrade three radio consoles		X				38000 E911 Communications	60,000	General Fund
Community Facilities	Replace and upgrade the existing copy machine		X				38000 E911 Communications	15,000	General Fund
Community Facilities	Replace Pick up trucks #0603 & #2		X				42100 Highway & Streets Admin	45,000	General Fund
Community Facilities	Replace a boom mower tractor and tractor #25, backhoe and trac backhoe, 710 backhoe #54 and front end loader #7		X			X	42100 Highway & Streets Admin	344,000	General Fund

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Replace dump trucks: #6, 11, 15, 16, 85, 95 & #5		X	X	X		42100 Highway & streets Admin	425,000	General Fund
Community Facilities	Purchase portable loading truck		X				42100 Highway & Streets Admin	25,000	General Fund
Community Facilities	Purchase message board		X				42100 Highway & Streets Admin	33,000	General Fund
Community Facilities	Purchase tandem dump truck		X				42100 Highway & Streets Admin	180,000	General Fund
Community Facilities	Purchase land to increase the Public Works grounds		X				42100 Highway & Streets Admin	807,000	General Fund
Community Facilities	Replace existing forklift			X			42100 Highway & Streets Admin	25,000	General Fund
Community Facilities	Replace existing sand spreader			X			42100 Highway & Streets Admin	62,000	General Fund
Community Facilities	Purchase small vac-con truck			X			42100 Highway & Streets Admin	170,000	General Fund
Community Facilities	Purchase concrete truck			X			42100 Highway & Streets Admin	180,000	General Fund
Community Facilities	Purchase cab and chassis for asphalt patching				X		42100 Highway & Streets Admin	103,000	General Fund
Community Facilities	Construct an extension to the equipment shed					X	42100 Highway & Streets Admin	40,000	General Fund
Community Facilities	Replace pick up truck #8	X					43100 Sanitary Administration	15,000	General Fund
Community Facilities	Replace 5 garbage trucks, #69, 70, 71, 14, 52, and 3		X	X	X		43100 Sanitary Administration	795,000	General Fund
Community Facilities	Purchase new grinder		X				43100 Sanitary Administration	240,000	General Fund
Community Facilities	Replace can truck #22		X				43100 Sanitary Administration	40,000	General Fund
Community Facilities	Replace knuckle boom truck		X				43100 Sanitary Administration	110,000	General Fund
Community Facilities	Replace model leaf vacuum		X				43100 Sanitary Administration	115,000	General Fund
Community Facilities	Purchase additional garbage truck					X	43100 Sanitary Administration	150,000	General Fund
Community Facilities	Replace 5 meter reader vehicles: #4469, 6279, 6278, & two pick up trucks		X	X	X	X	44100 Water Administration	78,000	Water/Sewer Fund

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Rehabilitation and expansion of the water and sewer system	X	X	X	X	X	4440 Distribution Water	2,500,00	Water/Sewer Fund
Community Facilities	Improve appearance - rock creeks, replace culverts, install pipes	X	X	X	X	X	44400 Distribution Water	1,000,000	Water/Sewer Fund
Community Facilities	Replacement of nine Truck		X				44400 Distribution	270,000	Water/Sewer Fund
Community Facilities	Purchase 6" sewer pump		X				44400 Distribution Water	40,000	Water/Sewer Fund
Community Facilities	Enclosure/expansion of existing shed		X				44400 Distribution Water	60,000	Water/Sewer Fund
Community Facilities	Trailer mounted sewer-jet			X			44400 Distribution Water	40,000	Water/Sewer Fund
Community Facilities	Camera Truck Chassis			X			44400 Distribution Water	45,000	Water/Sewer Fund
Community Facilities	Replacement of 510 backhoe #66			X			44400 Distribution Water	110,000	Water/Sewer Fund
Community Facilities	Replace two vac-con units and add additional unit			X	X		44400 Distribution Water	715,000	Water/Sewer Fund
Community Facilities	Purchase a small excavator			X			44400 Distribution Water	55,000	Water/Sewer Fund
Community Facilities	Total Sewer Camera Package and Truck				X		44400 Distribution Water	226,000	Water/Sewer Fund
Community Facilities	Purchase Pipe Hunter & Jetter/Vac					X	44400 Distribution Water	185,000	Water/Sewer Fund
Community Facilities	Replace vehicle	X					45800 Public Education	28,000	General Fund
Community Facilities	Replace gasoline dispensers at Public Works	X					49000 Maintenance & Shop	25,000	General Fund
Community Facilities	Purchase replacement air compressor		X				49000 Maintenance & Shop	15,000	General Fund
Community Facilities	Enclose back of garage, extend front of garage, enclose front of garage		X	X	X		49000 Maintenance & Shop	160,000	General Fund
Community Facilities	Install a track and crane			X			49000 Maintenance & Shop	33,000	General Fund
Community Facilities	Purchase a 20,000 pound drive-on rack				X		49000 Maintenance & Shop	25,000	General Fund
Community Facilities	Purchase a 26,000 pound truck lift				X		49000 Maintenance & Shop	80,000	General Fund

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Replace carpet in rooms at the Community Center			X			61100 Culture/Recreation Administration	20,000	General Fund
Community Facilities	Replace van			X			61100 Culture/Recreation Administration	25,000	General Fund
Community Facilities	Replace Ranger vehicle					X	61100 Culture/Rec Administration	26,000	General Fund
Community Facilities	Replace 22 passenger van with wheelchair lift			X			61200 Participant Recreation	70,000	General Fund
Community Facilities	Remodel concessions area and replace fence		X				61220 Recreation Ctr	19,000	General Fund
Community Facilities	Replace underwater treadmill		X				61220 Recreation Ctr	20,000	General Fund
Community Facilities	Repair mechanical equipment					X	61220 Recreation Ctr	15,000	General Fund
Community Facilities	Four scag 61" mowers. - 2 replacements and 2 additional	X					62200 Park Areas	33,000	General Fund
Community Facilities	UD 1400 Landscape Truck	X					62200 Park Areas	40,000	General Fund
Community Facilities	Replace various athletic field light poles	X	X				61220 Recreation Ctr	83,000	General Fund
Community Facilities	Replace trucks - #44, #47, #48, #40, #41, #43, #46		X	X	X		62200 Park Areas	225,000	General Fund
Community Facilities	Replace aging playground equipment in various City parks as needed		X	X			62200 Parks Areas	175,000	General Fund
Community Facilities	Self-service check-out stations with automatic security activation and deactivation		X				65100 Library Administration	34,000	General Fund
Community Facilities	Resurface asphalt at Library		X				65100 Library Administration	83,000	General Fund
Community Facilities	Purchase a bookmobile			X			65100 Library Administration	145,000	General Fund
Community Facilities	Replace 5 staff vehicles		X	X	X	X	72100 Protective Inspection Admin	102,000	General Fund
Community Facilities	Replace City Marshal vehicle		X				72100 Protective Inspection Admin	24,000	General Fund

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Economic Development	Hire Economic Development Coordinator	X					Community Development	45,000 - 50,000	General Fund
Land Use	Hire Planner II Position	X					Community Development	45,000 - 50,000	General Fund
Housing; Land Use	Hire Code Compliance Lead Marshall	X					Community Development	45,000 - 50,000	General Fund
Housing; Land Use	Purchase Three (3) Laptops for Code Enforcement Marshalls	X					Community Development	9,000	General Fund
Housing; Land Use	Purchase Four (4) Laptops for Building and Site Inspectors		X				Community Development	12,000	General Fund
Natural Resources	Update Tree Ordinance		X				Community Development	Staff Function	General Fund
Natural Resources	Conduct Specimen Tree Inventory Along Major Corridors		X				Community Development; Georgia Forestry Div.	20,000	10,000 General Fund; 20,000 Grant
Land Use	Update Sign Ordinance		X				Community Development	Staff Function	General Fund
Land Use	Update Design Guidelines	X	X				Community Development	Staff Function	General Fund
Housing; Land Use	Conduct a Study of Infill Development Guidelines [See DCA Model Code 3-10, Dekalb Infill Task Force]			X			Community Development	Staff Function	General Fund
Housing; Land Use	Adopt Infill Development Guidelines				X		Community Development	Staff Function	General Fund
Land Use; Economic Development	Create an Inventory of Vacant Properties, Tax Delinquent Properties, and Properties owned by the City or other governmental agencies suitable for redevelopment			X			Community Development	Staff Function	General Fund
Community Facilities	Create a Community Facilities Master Plan in order to coordinate new facility development parks, libraries, senior services, health, fire, police, and emergency operations				X		Community Development	Staff Function	General Fund
Land Use	Conduct an Annexation Study in order to establish future city expansion areas based on fiscal impacts and community facilities					X	Community Development, Consultant	10,000 - 20,000	General Fund
Transportation	Update Transportation Plans based on Cobb Comprehensive Transportation Plan		X				Public Works	Staff Function	General Fund
Transportation	Atlanta Road Streetscape Improvements		X				Public Works	5,655,750	80% LCI Implementation Funds; 20% Local Match

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Transportation	Atlanta Road Trail Extension						Public Works	1,275,000	SPLOST Funds
Transportation	Spring Road Trail Extension	X					Public Works	250,000	SPLOST Funds
Transportation	Spring Road Trail West						Public Works	1,200,000	SPLOST Funds
Transportation	Poplar Creek Trail	X					Public Works	420,000	SPLOST Funds
Transportation	Glendale Place Trail						Public Works	198,000	SPLOST Funds
Transportation	Hawthorne Avenue Trail						Public Works	261,360	SPLOST Funds
Transportation	Village Parkway Trail						Public Works	143,660	SPLOST Funds
Transportation	Ward Street Trail						Public Works	629,600	SPLOST Funds
Transportation	Concord Road Improvements						Public Works	8,165,000	SPLOST Funds
Transportation	South Cobb Drive Widening					X	Public Works	425,000	SPLOST Funds
Transportation	Oak Drive Improvements	X					Public Works	635,000	SPLOST Funds
Transportation	Windy Hill Road Median						Public Works	2,455,000	SPLOST Funds
Transportation	Atlanta Road Median						Public Works	3,425,000	SPLOST Funds
Transportation	Campbell Road Bridge						Public Works	732,000	SPLOST Funds
Transportation	Traffic Signal Timing						Public Works	175,000	SPLOST Funds
Transportation	Traffic Signal Interconnect						Public Works	800,000	SPLOST Funds

Plan Element	Project or Activity	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
Transportation	Light Rail Feasibility Study	X					Public Works	150,000	SPLOST Funds
Transportation	Collector/Distributor Feasibility Study						Public Works	100,000	SPLOST Funds
Transportation	CSX Pedestrian Bridge						Public Works	1,400,000	SPLOST Funds
Transportation	E/W Connector @ Cooper Lake Road	X					Public Works	300,000	SPLOST Funds
Transportation	Argo Road Improvements	X					Public Works	280,000	SPLOST Funds

Resolution No. R2007 - 5

**A Resolution by the Mayor and Council of the City of Smyrna, Georgia,
Transmitting the City of Smyrna 2005-2030 Comprehensive Plan to the Atlanta
Regional Commission and the Georgia Department of Community Affairs**

Whereas: To retain its "Qualified Local Government Status" pursuant to the Georgia Planning Act of 1989, the City of Smyrna must remain in compliance with the requirements of the State of Georgia's Minimum Planning Standards and Procedures for Local Comprehensive Planning; and,

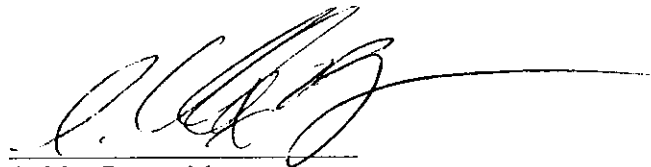
Whereas: The City of Smyrna has prepared the City of Smyrna 2005-2030 Comprehensive Plan as outlined in such Standards and Procedures; and,

Whereas: Appropriate notice has been provided and a Public Hearing was held on August 6, 2007 at Smyrna City Hall; and

Whereas: The City of Smyrna's 2005-2030 Comprehensive Plan requires adoption and transmittal to the Atlanta Regional Commission and the Georgia Department Community Affairs;

Therefore: Be it resolved that the Mayor and City Council of the City of Smyrna does hereby transmit the adoption of the City of Smyrna 2005-2030 Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs.

IN WITNESS THEREOF, this Resolution has been duly adopted by the governing authority of the City of Smyrna, Georgia on the 20th day of August 2007.



A. Max Bacon, Mayor

ATTEST: 
Susan D. Hiott, City Clerk

