



GLPC AGENDA ITEM # 5

OCTOBER 27, 2025

Rezoning Request by Smyrna Ready Mix Concrete LLC File #: VA-2025-12

Smyrna Ready Mix Concrete LLC (SRM) is requesting to rezone a total of 75.44 acres from Single-Family Residential (R-6) and Environmental Resource (E-R) to Heavy Industrial (M-2). The subject property is located along the south side of East Savannah Road, approximately 2,100 feet west of Clay Road and also about 1,000 feet west of Stokes Drive. The subject property is currently an undeveloped cleared tract of land, bordered by a substantial tree buffer along most of its boundaries. The applicant is proposing to construct a concrete mixing facility (batch plant) on the property.

The subject properties is located within an **Industrial Activity Center** (IAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of M-2 zoning. It should also be noted that the current R-6 zoning is non-compliant within the IAC Character Area.

The applicant has these two entire parcels of land (nearly 95 acres) under contract for purchase -- pending rezoning approval. These parcels are currently split-zoned, with 19.50 of the acres already zoned M-2. The applicant is simply requesting rezoning of the remaining 75.44 acres so that the entire property will be M-2, and allow the proposed usage as a concrete mixing facility, in the form of a batch plant with yard storage. The applicant selected this property because of its access to two (2) major rail lines, and its isolated/protected location within an overall industrial area with some industrial zoning already in place. The only major concerns with the proposed use are related to the needed truck access to Clay as raised by the City Engineer (see comments on page 5). The applicant is already aware of these concerns and is exploring several options to gain an acceptable truck access for their facility. Details of this will be fully resolved during the Plan Review stage of the development process.

The subject properties are located within a relatively large but isolated area that is bounded on 3 sides by railroads and only limited access to the public road system. The properties have never been developed, were previously used for agricultural purposes (mainly forest) and were part of the "islands annexation" process in 2006. Surrounding patterns are dominated by industrial zoning and mixed industrial uses, which are typical in the Industrial Activity Center character area. However, there are some residential uses located more than 1,000 feet to the east, which together form their own pocket of lands that are surrounded by industrial usage. These patterns reflect ongoing industrial activity in the area supported by access to highways and railroad infrastructure. This proposal is for a form of infill development on a site that is ideally located for industrial land use.

Staff Recommendation: Find **consistent** with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend **approval** to the City Council.