

Planning Analysis & Property Information

Applicant:	Smyrna Ready Mix Concrete LLC (SRM)																		
Owner:	J.N. Bray Company																		
Request:	Rezone from Single-Family Residential (R-6) and Environmental Resource (E-R) to Heavy Industrial (M-2)																		
Property General Information																			
Size & Location:	Two (2) parcels of land totaling 94.94 acres, located along the south side of Savannah Road, about 2,100 feet west of Clay Road and about 1,000 feet west of Stokes Drive. Each parcel is currently split-zoned, and the total portions of each parcel to be rezoned = 75.44 acres. <u>REZONING acreage summary:</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">West parcel</td> <td style="width: 30%;">current zoning</td> <td style="width: 20%;">M-2</td> <td style="width: 20%;">16.74 acres</td> </tr> <tr> <td></td> <td>current zoning</td> <td>R-6</td> <td>44.15 acres</td> </tr> <tr> <td>East parcel</td> <td>current zoning</td> <td>E-R</td> <td>31.29 acres</td> </tr> <tr> <td></td> <td>current zoning</td> <td>M-2</td> <td>2.76 acres</td> </tr> </table> ** 44.15 acres + 31.29 acres = 75.44 acres to be rezoned.			West parcel	current zoning	M-2	16.74 acres		current zoning	R-6	44.15 acres	East parcel	current zoning	E-R	31.29 acres		current zoning	M-2	2.76 acres
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Street Address:	1100 Savannah Road (unassigned street address)																		
Tax Parcel ID:	Map # 0157A Parcel: 040A Map # 0157C Parcel: 011	City Council District:	1 Councilwoman Miller-Cody																
Zoning & Land Use Patterns																			
		Zoning	Land Use																
Subject Property:	Existing:	R-6, E-R	Vacant, partially cleared																
	Proposed:	M-2	Concrete batch plant																
Adjacent Property:	North:	M-2	Mixed Industrial																
	South:	R-6, M-2	Undeveloped (wooded), railroad yard																
	East:	M-1, M-2	Vacant industrial																
	West:	M-2	Railroad property																
Zoning & Land Use History	The subject properties were part of the "Islands Annexation" (island #76) in 2006. They were previously zoned R-C and A-U in the county, and was given R-6 and E-R zonings in the City upon annexation. They were previously used for agricultural purposes, and have never been developed.																		