COMMUNITY AGENDA
CITY OF SMYRNA COMPREHENSIVE PLAN 2005 – 2030

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Engineers, Architects, and Planners
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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.