



SMYRNA 2015 SUMMER



HAPPENINGS IN AND AROUND SMYRNA

VILLAGE NEWS

- Development and Project Updates
- Residential Market Update
- Upcoming Events
- Smyrna Vision Process
- We Recommend
- Coming Soon
- Your Government / Contact Information

DID YOU KNOW?

Smyrna Ranks Top of List of Nine Atlanta Communities for Young Couples

Recently, Smyrna appeared in an online article on movoto.com about the best places near Atlanta for young couples, ranking first among nine locations. The section on Smyrna reads “It’s a trendy location that’s continuing to grow,” said Gudlauskis, who mentioned Smyrna’s close proximity to the Cobb Galleria Centre, restaurants, and shopping.”

Smyrna’s median house value and wide selection of housing options are mentioned and the article goes on to say that “You’ll have plenty to do with events like Food Truck Tuesdays and live shows at the Summer Concert Series. The Smyrna



Market Village, the pedestrian oriented downtown area, is a great place to shop, grab a bite to eat at Village Sushi, or just enjoy beautiful Georgia weather.”

Downtown Smyrna shops

Find the article at:

<http://www.movoto.com/atlanta-ga/best-places-near-atlanta-for-young-couples/> 

SMYRNA NOW

Where We Are & Where We Go From Here

This new edition of the Smyrna Newsletter offers information on what has happened and is now happening in Smyrna, helping us set our thoughts on the future and look forward to wonderful things in future issues.

Serving to position the City of Smyrna well into 2015 and beyond, the last fiscal year and the 2014 calendar year produced remarkable advancements in the appeal of Smyrna with activities taking place that put more power of growth and community movement in the hands of citizens through the Vision Process (highlighted in this edition).

A notable highlight is that Google Fiber announced in 2014 intention to consider Smyrna as one of nine cities in the region to receive installation of ultra-high-speed internet infrastructure and service. Earlier this year, Google Fiber announced that they will be coming to Smyrna.

Changes on the ground continued and have gained speed with streetscape enhancements nearing completion along the Concord Road corridor. During 2014 and into 2015, all development projects that had begun before, but were halted by, the recession that began in August of 2008 have been restored with most completed. The property owner of the Belmont Hills redevelopment site, Halpern Enterprises, Inc. broke ground on the approved mixed-use development that is considered an extension of downtown redevelopment—made up of approximately 50 acres that includes a variety of housing options. This development is ongoing with first tenants for the expected retail space secured and scheduled to occupy space toward the end of this year. Smyrna opened a new Recycling Center in April. The new facility accommodates both the Recycling Center staff and the award-winning Keep Smyrna Beautiful Program staff in addition to offering enhanced and expanded recycling

continued on page 4 (back)

GOOGLE FIBER IS COMING TO SMYRNA

The announcement was made earlier this year that Google Fiber is coming to Smyrna as one of nine cities in the Metro Atlanta area selected as an installation site for ultra-high-speed internet service. An internal team of City staff worked closely with Google throughout 2014 to secure the service for Smyrna which will bring Smyrna access to connections up to 100 times faster than basic broadband. What’s next? We are in the design phase for the Smyrna infrastructure which will be followed by construction and then it will be time for residents to

continued on page 3

DEVELOPMENT & PROJECT UPDATES



Smyrna Grove

The former Hickory Lake apartments site sold and is being developed into 194 single family detached units—replacing 726 old apartment units. This development is near the intersection of Windy Hill Road and South Cobb Drive in Ward 5.

Belmont Hills

This private development by Halpern broke ground and is in development now. The total development site is planned and approved for a 48-acre mixed-use development at the intersection of Windy Hill Road and Atlanta Road. Considered an extension of our popular downtown, the development will feature lush landscapes, a community green space with walking path, pavilion, and pond, plus a variety of housing options and a unique collection of restaurants and shops. The “Shops at Belmont” will be a great addition to shopping and dining options in Smyrna, too.

Jonquil Village

This 12-acre redevelopment project located at the intersection of Atlanta Road and Spring Road is expected to attract new investment to North Smyrna, particularly in the downtown area. The property, containing two city-owned parcels totaling .8 acres, and the remaining 12 acres—held by a single owner which saw a change in ownership in 2014 to Halpern Enterprises (owner and developer of Belmont Hills)—is expected to see plans developed and submitted soon for redevelopment. Like Belmont Hills, Jonquil Village will also be an upscale development with a mixture of housing, retail and office uses.

Concord Road

Work continued on the Concord Road project through 2014 and we thank you for your patience as the various stages progressed. The project is now drawing to a close with completion in early summer. A concept plan for the residual right of way from the Concord Road project has been



Relax and enjoy Smyrna Food Truck Tuesday.



The living is easy at Taylor-Brawner Park.

in development and discussion. Among the items explored have been a mix of park space and features and light commercial use which could include walking paths, and special landscape features.

Olde Ivy Village

The Sprouts Farmers Market, in the Old Ivy Village Shopping Center at the intersection of East/West Connector and South Cobb Drive, began construction in 2014 and opened in June. Other shops in the center have been leased and opened in conjunction with Sprouts or will open very soon. Sprouts Farmers Market is a grocery store offering fresh, natural and organic foods at great prices. The store is located at 4330 East-West Connector.

Emory-Adventist Hospital

The former Emory-Adventist Hospital at Smyrna was purchased by Emory Hospital at the end of March, bringing to close the question of ownership of the former Emory-Adventist Hospital at Smyrna property which proceeded through the process of closure throughout 2014. Emory is in the process of determining uses of the site. Many of the physicians and the pharmacy still occupy the two medical office buildings on the campus and a new imaging center recently opened in the former hospital building. ♡

RESIDENTIAL MARKET UPDATE

Smyrna is currently home to 54,490 residents. The population is projected to be just over 58,000 by the 2020 Census which will likely set Smyrna apart as the largest city in Cobb County. From 2000 to 2015, the total number of housing units in Smyrna increased by 30 percent, growing from 19,633 units to 25,273 units. Over half (56 percent) of Smyrna’s housing is valued at \$150,000 or higher. The 2015 median house value in Smyrna has been \$215,519. This represents an increase of approximately 75 percent since 2000. By comparison, the median house value in the metro Atlanta region is \$168,100, up 27 percent in approximately 15 years. Both the number of building permits and permit values improved over the last five years. Permits for residential remodels peaked during the recession as more

people opted to invest in their existing homes rather than relocate. As the economy has improved over the last two years, remodels have leveled out and new residential construction has increased dramatically. As the number and value of residential units increased, the number of commercial permits and activity has also begun to realize an increase proving the real estate adage that “retail follows rooftops.” ♡



Brawner Hall, adaptive reuse of former psychiatric facility—now Taylor-Brawner Park on Atlanta Road; listed on the National Register of Historic Places.

GOOGLE FIBER

continued from page 1

sign up before installation. We anticipate announcement on our social media channels for residents to respond—in the near or approaching future—to let Google know that you want them in your neighborhood (“Fiberhood”). Stay tuned to [www.Facebook.com/CityofSmyrnaGa/](http://www.Facebook.com/CityofSmyrnaGa) www.Twitter.com/SmyrnaNews and the website at www.SmyrnaCity.com. Until then, sign up for updates from Google Fiber at <https://fiber.google.com/cities/atlanta/> 🍀

COMING UP

Bike Sharing – Smyrna

will begin a Bike Sharing program. Look for announcements and details in coming months at www.Facebook.com/CityofSmyrnaGa, www.Twitter.com/SmyrnaNews and www.SmyrnaCity.com. 🍀

WE RECOMMEND

Looking for information on education and public schools in Smyrna?

We recommend two sources for information on social media. The Facebook group “Wave of Excellence – Smyrna Public Schools” is a great resource if you are looking to interact with residents who have their children enrolled in Smyrna area public schools. Also, follow “Smyrna Education Foundation” on Facebook, too, for an insider’s share of information and happenings going on in education and Smyrna area public schools. 🍀

COMING SOON

City Website Look is Changing

All of the content you need but with a fresh, new face is coming soon. Expect a graphic refresh to the website that you count on for citizen information. Look for announcements at www.SmyrnaCity.com and on social media at www.Facebook.com/CityofSmyrnaGa and www.Twitter.com/SmyrnaNews. 🍀

SMYRNA VISION PROCESS

The City of Smyrna initiated a vision planning process in April 2014. The seven-month process was led by a diverse 28-person Steering Committee, and resulted in the creation of a 10-year Vision Plan for Smyrna. The first phase of this process began in October 2014 with the publication of the final copy of the Smyrna Vision Plan. Lots of hard work was done by Smyrna citizens, each doing their part to create the Smyrna Vision Plan. The next phase, implementation, has begun, led by the Implementation Executive Committee that includes residents and business stakeholders from across Smyrna. There are five areas of focus: Involvement & Leadership, Quality of Place, Image and Identity, Smyrna’s Schools, and Community and Economic Development. If you are interested in volunteering your time to this very important process, send an email to smyrnvision@smyrnaga.gov. To view the materials and documents of the entire process, visit www.SmyrnaVision.com. 🍀

UPCOMING CITY OF SMYRNA EVENTS

Smyrna Food Truck Tuesday

Tuesdays, May 5 thru September 29

5:00 p.m. until 9:00 p.m.

Taylor-Brawner Park

(3180 Atlanta Road, Smyrna Ga, 30080)

July Concert

Saturday, July 11

7:00 p.m. until 10:00 p.m.

Band: Faithless Town

(Roots Rock/American/Rock ‘n Roll)

Smyrna Birthday Celebration

Saturday, August 1

6:00 p.m. until 10:00 p.m.

Fireworks at the end! Celebrate with a giant cake, food, fun, fireworks and Banks & Shane

Smyrna Fresh Produce Market

Saturdays, May 2 thru September 26

8:00 a.m. to 12:00 p.m.

Visit our local farmers market on Saturdays and stock up on all your fresh fruits and veggies at the Fresh Produce Market in the parking lot between Smyrna First Baptist and the Market Village (1275 Church Street SE Smyrna, GA 30080) Enjoy and be healthy!

July and August Dates for Movies by Moonlight

July 18, August 15

8:00 p.m.

A full-length feature film on a 16’ inflatable movie screen at Taylor-Brawner Park (3180 Atlanta Road, Smyrna, GA 30080)

For additional information, call (678) 631-5541

Taste of Smyrna (coming up in September)

Saturday, September 19

11:00 a.m. until 8:00 p.m.

In our downtown 🍀



Food Truck Fun!

Find out more about these events and more at www.SmyrnaCity.com and on social media

at www.Facebook.com/CityofSmyrnaGa and www.Twitter.com/SmyrnaNews.

CURIOUS About the Budget and Smyrna’s Financial Status?

Did you know that Smyrna has a AAA bond rating? Find out more at www.SmyrnaCity.com and look for the financial information under the Finance & Accounting section. 🍀

NEW RECYCLING CENTER

Work Continued on The New Recycling Center in 2014 with Opening in April 2015. The Recycling Center is located on a one-acre site at 3475 Lake Drive and includes offices to accommodate both the Recycling Center staff and Keep Smyrna Beautiful staff. The design is greatly improved from the former recycling center with improved access and ease of access, with a larger lot than the old facility yet is still centrally located for the convenience of our citizens. ♻️



continued from page 1 (front)

options. In case you missed it, notable progress was made on the Braves relocation to Cobb County, at the border of Smyrna, beginning with groundbreaking in 2014. And, Smyrna's residential market continues to show strength and appeal, having reached a point that reflects an approximate 48 percent gain in median home values over the metro area within a fifteen year period, illustrating the totality of Smyrna's vision and work over the last 15 years (see Residential Market Update on page 2).

During 2014, Smyrna initiated a new Vision process that is designed to be a citizen driven 10-year process to propel and guide Smyrna into the next phase of success beginning in 2015. You can join that process and be part of the future of Smyrna. Information on how to get involved and where to look for background information, including documents produced during the process may be found in this edition of the new Smyrna newsletter (see page 3). Take some time to review the things going on in Smyrna today and stay up to date at www.SmyrnaCity.com (with a new look to the City website coming soon) and on social media at www.Facebook.com/CityofSmyrnaGa and www.Twitter.com/SmyrnaNews. ♻️

UPCOMING ELECTIONS

Where to Vote | Date of Elections | Qualifying Information

Smyrna elects a mayor and seven council members. The mayor and council appoint the City Administrator, City Clerk, City Attorney, and the municipal court judges and solicitors.

Find out what Ward you live in (along with your Sanitation Schedule)

<http://www.smyrnacity.com/index.aspx?page=931>

View the Ward Map

<http://www.smyrnacity.com/index.aspx?page=60>

Find information on the City website regarding elections, polling locations and voter registration at <http://www.smyrnacity.com/index.aspx?page=74>.

You may find qualifying information for upcoming elections listed below and on the City website (www.SmyrnaCity.com under "Your Government"). ♻️

CITY	OFFICES / QUALIFYING FEES	QUALIFYING DATES / TIMES	QUALIFYING LOCATION	QUALIFICATIONS
Smyrna Majority - Runoff Dec 1	Mayor - \$756 Council Ward 1 - \$567 Council Ward 2 - \$567 Council Ward 3 - \$567 Council Ward 4 - \$567 Council Ward 5 - \$567 Council Ward 6 - \$567 Council Ward 7 - \$567 Four year terms begin the first Monday in January 2016.	August 31 September 1 September 2 Open 8:30 a.m. - 4:30 p.m. Closed 12:30 p.m. - 1:30 p.m.	Human Resources Conference Room 2800 King St, SE Smyrna, GA 30080	Candidates must: - be at least 21 years of age, - be a registered voter of the city of Smyrna, - be a resident of the city of Smyrna for one (1) year prior to qualification, - a candidate for council shall be a resident of the ward from which the candidate offers for election.

POLLING LOCATIONS

<http://www.smyrnacity.com/index.aspx?page=65>

VOTER REGISTRATION

<http://www.smyrnacity.com/index.aspx?page=66>

YOUR GOVERNMENT

Mayor	A. Max Bacon	770 319 5302	mbacon@SmyrnaGa.gov
Ward 1 Councilwoman (Mayor Pro-Tem)	Melleny C. Pritchett	770 319 5306	mpritchett@SmyrnaGa.gov
Ward 2 Councilwoman	Andrea Blustein	770 319 5307	ablustein@SmyrnaGa.gov
Ward 3 Councilwoman	Teri Anulewicz	770 319 5308	tanulewicz@SmyrnaGa.gov
Ward 4 Councilman	Charles Welch	770 319 5309	cwelch@SmyrnaGa.gov
Ward 5 Councilwoman	Susan Wilkinson	770 319 5310	swilkinson@SmyrnaGa.gov
Ward 6 Councilman	Wade Lnenicka	770 319 5311	wlnenicka@SmyrnaGa.gov
Ward 7 Councilman	Ron Fennel	770 319 5312	rfennel@SmyrnaGa.gov

Learn more about your elected officials at www.SmyrnaCity.com. View meetings live or on demand at www.SmyrnaCity.Legistar.com or look for links under "Your Government" on the City of Smyrna website (www.SmyrnaCity.com).