



City of Smyrna

City of Smyrna
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Issue Sheet

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In Control: City Council

File Type: Authorization

Agenda Number: E.

WARD / COUNCILMEMBER: Ward / Citywide

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Approval of ORD2022-21 for code amendments to Appendix A of the Zoning Ordinance pertaining to townhome design standards with an effective date of October 1, 2022 and authorize the Mayor to review and sign all documents related thereto.

Ward / Citywide

ISSUE AND BACKGROUND:

Mayor & Council adopted a moratorium on townhome development on March 15, 2021, to provide an opportunity for the city to review the current standards for townhomes and determine if additional standards are required. The Committee on Townhome Development was created in Spring of 2021 and met six times over the past 18 months. The Committee has researched and reviewed townhome standards for many cities and counties in the Metro Atlanta area. The Committee developed the proposed townhome design standards to raise the architectural quality and development of townhomes in the city. The proposed ordinance has been posted for the public to review, and a townhall meeting was held on August 23, 2022. The Planning & Zoning Board recommended approval by at vote of 7-0 at the September 12, 2022 meeting.

The committee has reviewed the city's existing townhome regulations and proposed the following code amendments: (1) adding definitions in Article IV, (2) townhome design standards in Article V, (3) amending Article VII so the townhome standards apply for any townhome use, (4) amending the townhome setbacks in Article VIII and (5) amending parking ratios for townhome developments in Article IX. The purpose and intent is to regulate the siting and design of townhomes in pursuit of cohesive and walkable development patterns.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends adoption of the proposed text amendments.