

9/13/2019

City of Smyrna – Community Development Office
3180 Atlanta Road
Smyrna, GA 30080

Re: **Letter of Intent**
Pebblebrook Road @ Buckner Road
Planners and Engineers Collaborative, Inc. Project No. 19102.00A

Dear Community Development Staff,

This rezoning application is being submitted on behalf of the developer and builder, Beazer Homes. This application package proposes to annex an approximately 12.7-acre parcel from unincorporated Cobb County into the City Limits of Smyrna, and subsequently rezone that site from R-20 (Cobb County) to RDA (Smyrna). This annexation and rezoning would facilitate the development of a new, 43-lot single-family detached community.

The surrounding uses are as follows:

- East: Vacant land
- West: A small single-family subdivision consisting of half-acre lots.
- North: The Whitefield School complex
- South: Vacant land

Zoning Rationale

As mentioned above, the proposal includes 43 single-family detached lots on an approximately 12.7-acre lot. The proposed density of this development would be 3.38 units per acre, despite that the proposed zoning designation (RDA) would permit up to 6 units per acre. The density is so low, relative to the size of the parcel and the density that would be permitted because there are numerous factors outside of the applicant’s control that limit the usability of nearly 30 percent of the parcel. There is a 150-foot wide utility easement that crosses the northeastern side of the property, isolating a significant area of the site on the corner of Pebblebrook and Buckner Road. There is also a stream on the southwestern side of the property, whose buffers limit the development in that area. As a result, development is limited to the center of the parcel. The proposed annexation and zoning would enable the developer and builder to construct an insular, tight-knit subdivision within the buildable area of the site. The site design features copious open space (approximately 3.75 acres, or nearly 30 percent of the site) and significant buffers that cushion the proposed lots and adjacent parcels from one another.

Due to the shape, topography, and aforementioned limitations on the site, the proposed site plan would deviate from the specific development standards of the RDA as it relates to certain setbacks and minimum lot size. Reducing the minimum lot size and setbacks enables the development of enough lots to make this project financially feasible. Still, existing neighbors on adjacent parcels to the west would be left virtually unaffected by the proposal due to the location of the stream buffer, proposed stormwater management area, and self-imposed exterior buffers. In terms of traffic, the applicant is of the opinion that the two means of ingress and egress onto different streets should mitigate potential issues caused by additional homes.

The current future land use designation for this parcel is Low Density Residential, as it is within the jurisdiction of unincorporated Cobb County. The property is proposed to be annexed into the City Limits of Smyrna, and utilize the relatively new RDA zoning district, whose predecessor, RAD, is mapped across Pebblebrook to the northwest. If these applications are approved, the future land use designation would be Smyrna’s MODR—Moderate Density



Residential, with a max permitted density of 4.5 units per acre. The applicant is of the opinion that this is an appropriate location for not only this proposed zoning district, given the proximity to a broad area of similarly-zoned land, but also the proposed future land use designation. The applicant team believes that the proposed density and use is appropriate at this location, as the site is situated close to major thoroughfares such as South Cobb Drive and Veteran's Memorial Highway, which serve as direct links to I-285.

The applicant respectfully submits this proposal as the most appropriate use of the site. As previously explained, extenuating site conditions inhibit the use of nearly one third of this site—annexation into the City of Smyrna, and rezoning to a residential district similar to others in this area, would promote the development of a new community that could not exist under the standards prescribed in the Cobb County R-20 zoning district. In addition to adding new, high quality housing in this area, this proposal will add to the low-density residential fabric of this area by creating a community of single-family homes with a tight-knit feel, and ample green space.

Conclusion

The applicant and developer respectfully request the approval and support of the City of Smyrna's Mayor and Council, and Planning Staff of the applicant's rezoning request to change the project site's zoning from R-20 (Cobb County) to RDA (City of Smyrna). The applicant and developer believe that this rezoning would ensure the optimal use of the site—a new, 43-lot single-family detached community.

The applicant and developer welcome the opportunity to meet with all interested parties and representatives.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

For the Firm

kjw/ht/dp