



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing Only - Zoning Request Z18-004 - Rezoning from R-20 to RAD-Conditional for two residential lots at 4.69 units per acre - 0.426 Acres - Land Lot 519 - 2451 Adams Drive - Ronald S. Dickinson

ISSUE: This is a Public Hearing with no vote. The applicant is requesting to rezone the property from R-20 to RAD-Conditional for the subdivision of the subject property into two lots. The applicant is proposing to leave the existing home on one lot (closest to Belmont Avenue) and construct a new detached single family home on the second lot. The zoning proposal would provide for lot sizes of 9,493 sq. ft. (existing home) and 9,085 sq. ft. (new home). The existing home will keep access off Adams Drive and the new home will have access off Adams Drive. The conceptual building plans submitted with the rezoning, indicate residential elevations will employ a variety of building materials and architectural features that will enhance the architectural standards of the general neighborhood.

BACKGROUND: This zoning request was heard by the Planning and Zoning Board at the March 12, 2018 meeting and was recommended for approval by vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** rezoning the subject property from R-20 to RAD-Conditional for two detached single-family units at a density of 4.69 units per acre with the following conditions:

Standard Conditions

(Requirement #1, 2, 3, 4, 8, 9, 10 and 17 from Section 1201 of the Zoning Code is not applicable)

1.The stormwater management facility shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

2.All utilities within the development shall be underground.

3.The developer shall be responsible for any traffic improvements(including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

4.No debris may be buried on any lot or common area.

5.The developer will comply with the City current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

6.All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

7.All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

8.All single family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

Special Conditions

9.The development shall maintain the following minimum setbacks:

Front - 20'
Side - 10'
Rear - 15'

10.Driveway - 22' minimum length from building face to back of sidewalk.

11.Each home will be a minimum of 1,800 square feet in floor area.

12.The minimum allowable lot size shall be 9,085 sq. ft..

13.The minimum allowable lot width shall be 100'.

14.Curb Cuts shall be prohibited on Belmont Avenue.

15.The final plat for the development shall include a right-way dedication of 5' along Adam Drive. Setbacks shall be taken from the existing right-of-way.

16.The final plat for the development shall include a right-way dedication of 10' along Belmont Avenue. Setbacks shall be taken from the existing right-of-way.

17.The developer or property owner will need to remove the existing fence where the fence encroaches within the right-of-way.

18.Approval of the subject property for the Residential Attached Detached (RAD) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 2/9/2018 created by DGM Land Planning Consultants.

19.The home shall be constructed in substantial compliance with the architectural elevations submitted and dated 2/9/2018. The home shall meet the façade requirements established in stipulation #20 below. Approval of any change to the elevations must be obtained from the Director of Community Development.

20.The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding.

21.The additional stipulations agreed upon by the applicant in the letter by Garvis Saunders submitted and dated on March 2, 2018. If there should be a discrepancy between the stipulations in the March 2, 2018 letter and the stipulations stated above, the stipulations stated above shall apply.