



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Final Vote - Zoning Request Z18-014 - Rezoning from R-20 to RAD-Conditional for the construction of two single-family homes at a density of 3.84 units per acre - 0.52 Acres - Land Lots 341 and 381 - 3381 Old Concord Road - Angel Oak Homes, LLC

ISSUE: Angel Oak Homes, LLC is requesting rezoning from R-20 to RAD-Conditional for the construction of two new single-family residences at a density of 3.84 units per acre at the northeast corner of Old Concord Road and Concord Road. The proposed homes will front on Old Concord Road and will have a rear-entry garages that will be served by a shared drive from either Old Concord Road or the existing shared drive from the Concord Lake Village subdivision. The applicant has submitted building elevations and floor plans in the rezoning application. The submitted elevations reflect a more traditional style two-story home with a mixture of exterior façade materials and architectural elements. The new homes will enhance the architectural standards of the general neighborhood.

BACKGROUND: The Planning and Zoning Board heard the zoning request at the August 13, 2018 meeting and recommended approval with staff conditions by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request rezoning from R-20 to RAD-Conditional for the construction of two new single-family residences at a density of 3.84 units per acre with the following conditions:

Standard Conditions

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

1.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. The residences whose lots abut external roadways shall not be permitted to utilize hardy plank siding for any elevation facing these roads.

2.The detention pond 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.

3.All utilities within the development shall be underground.

4.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.

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

6.The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.

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

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

9.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, unless otherwise approved by the City's Arborist. 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

10.The development shall maintain the following setbacks:

Front - 25'

Side - 5'

Street Side - 25'

Rear - 25'

11.The development shall be developed with a minimum lot size of 10,000 square feet.

12.The lots shall be developed with a minimum lot width at the setback line of 50'.

13.The homes shall have a minimum floor area of 1,800 sq. ft.

14.The developer shall be responsible for the installation of all water and sewer lines

accordance with the requirements of the City of Smyrna Public Works Director and Cobb County Water System.

15.The proposed shared drive off Old Concord Road shall have a minimum width of 18'.

16.All trees within the limits of disturbance and not located within a tree protection area may be removed during the land clearing and grading phase of the development.

17.Approval of the subject property for the RAD zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plans dated 7/30/2018 & 8/9/2018 created by Survey Land Express, Inc. All listed stipulations above shall be addressed during the plan review process.

18.The homes shall be built in substantial compliance with the elevations submitted and dated 6/8/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.