



City of Smyrna

2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Issue Sheet

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In Control: City Council

File Type: Rezoning

Agenda Number: C.

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z20-012 - Rezoning from R-12 to R-8 for the development of two new single-family homes at a density of 4.84 units per acre - 0.413 acres - Land Lot 664 - 2588 Bates Street - Bakari Brooks

ISSUE AND BACKGROUND: Bakari Brooks is seeking approval of a rezoning for 2588 Bates Street from R-12 to R-8 for the development of two (2) single-family detached residences at a density of 4.84 units per acre. The applicant is proposing to subdivide the parcel into two lots to construct two individual single-family detached residences. The proposed lots will be 8,954 & 9,031 sq. ft. The homes will face Bates Street and have individual driveways with front entry homes. The Planning Board recommended approval by a vote of 6-0 at the October 12, 2020 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-12 to R-8 for the development of two single-family units at a density of 4.84 units per acre with the following conditions:

Standard Conditions

Requirements # 2, 3, 4, 5, 8, 9, 10, 12, and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain 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 for any elevation facing these roads.

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 two feet shall be provided between the back of curb and sidewalk.

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 setbacks:

Front - 25' (from existing right-of-way)

Side - 5'

Rear - 20'

10.Driveway - 20' minimum length from building face to private driveway.

11.The developer shall dedicate right-of-way along Bates Street to achieve 25 feet from the property line to centerline of the road.

12.The developer shall install curb, gutter, and sidewalk at the frontage of property along Bates Street.

13.All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.

14.The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

15.The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

16. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

17. Approval of the subject property for the R-8 zoning district shall be conditioned upon the

development of the property in substantial compliance with the site plan submitted 9/11/2020 and created by Paramount Surveys and all zoning stipulations above.