

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3  
Application No: 174-019  
Hearing Date: 6/11/14

APPLICANT: Traton Homes, LLC  
Business Phone: (770) 427-9064 Cell Phone: 770-527-4236 Home Phone: \_\_\_\_\_  
Representative's Name (print): Chris Devotie  
Address: 1210 Hill Street Smyrna, GA 30080  
Business Phone: 770-427-9064 Cell Phone: 770-527-4236 Home Phone: \_\_\_\_\_  
E-Mail Address: Cdevotie@tratonhomes.com  
Signature of Representative: Chris Devotie

TITLEHOLDER: Traton Homes, LLC  
Business Phone: (770) 427-9064 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
Address: 720 Kennesaw Ave Marietta, GA 30060  
Signature: William C. Gant

VARIANCE:  
Present Zoning: \_\_\_\_\_ Type of Variance: 6' Fence

Explain Intended Use: \_\_\_\_\_

Location: Hill Street + Hickory Hill Drive  
Land Lot(s): 520 District: 17th Size of Tract: \_\_\_\_\_ Acres

(To be completed by City)  
Received: 5/19/14  
Posted: 5/23/14  
Approved/Denied: \_\_\_\_\_

**CONTIGUOUS ZONING**

**North:** \_\_\_\_\_

**East:** \_\_\_\_\_

**South:** \_\_\_\_\_

**West:** \_\_\_\_\_

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO  
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that Traeton Homes

Intends to make an application for a variance for the purpose of 6' Fence on  
right side of 1210 Hill St.

on the premises described in the application.

NAME	ADDRESS
<u>JAMES PROCTOR</u>	<u>2620 HICKORY HILL DR SMYRNA</u>
<u>DEANNA DIXON</u>	<u>1207 Hill St Smyrna</u>
<u>Jehan Wade Williams</u>	<u>1214 Hill St Smyrna</u>

**DGM**  
LAND PLANNING  
CONSULTANTS



1815 Old 41  
Hwy. Suite 330  
KENNESAW  
GA 30152  
770 514-9006  
FAX 514-9491

# City of Smyrna Site Plan

TRATON CORPORATION

120 KENNESAW AVE, MARIETTA, GA 30060

Date: 10-29-13 Scale: 1" = 20'

24HR CONTACT RICK FOSTER (770-421-9064)

Subdivision: Village Walk Lot #: 27

Address: 1210 Hill Street

County: COBB Land Lot: 520

Section: 2nd Phase: III

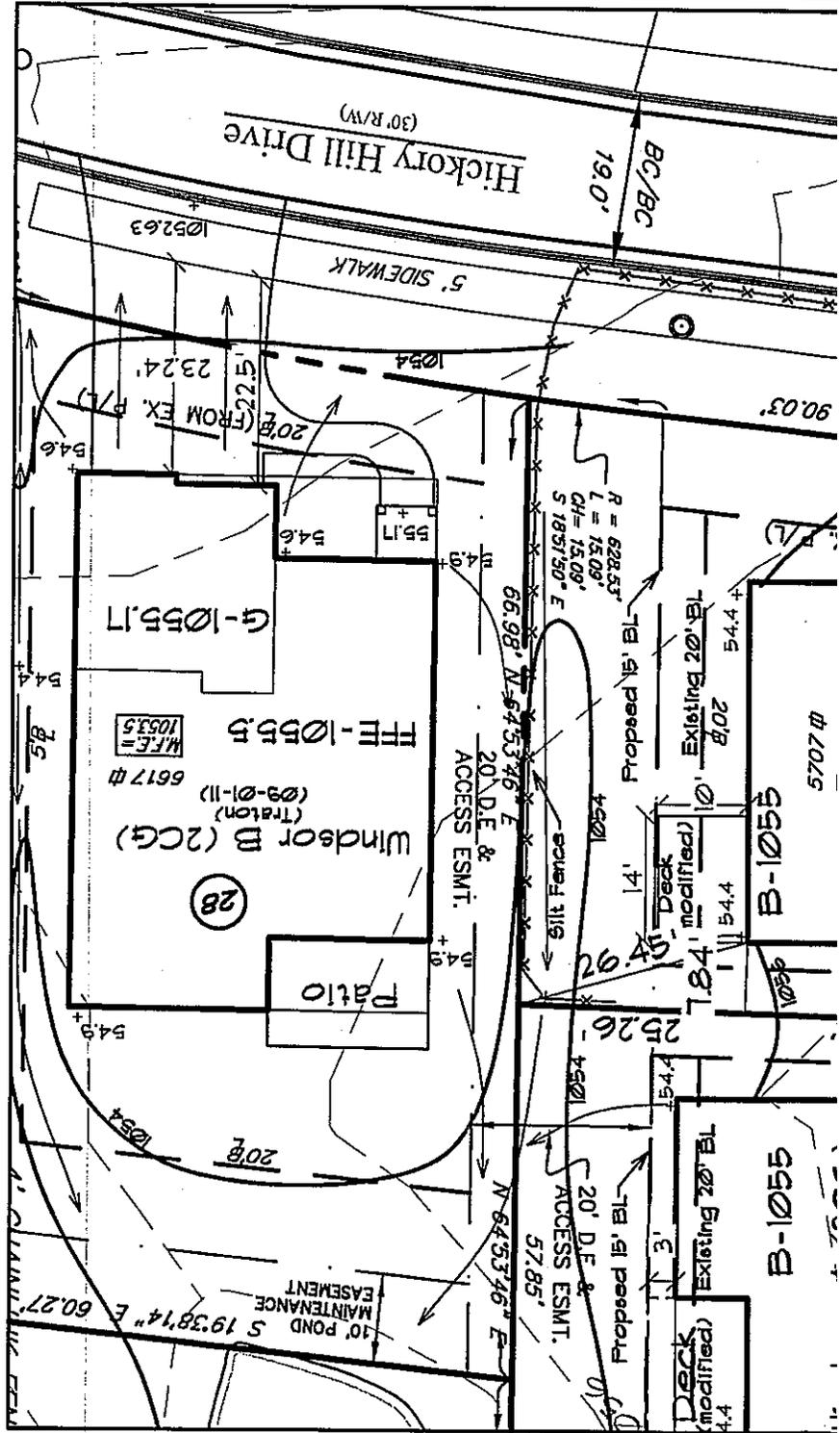
Concrete Required:

Public Sidewalk: 149 (SF/18) = 96 CY  
Driveway: 615 (SF/18) = 19 CY  
Walkway: 62 (SF/18) = 0.83 CY  
Silt Fence: 251' Total: 183 CY  
Sod Required: 4000 ± SF



Cut/Fill Estimate:  
Fill Required: 399 CY  
(15%) 60 CY  
Total: 459 CY  
-Cut Generated: 182 CY  
Net Surplus (Deficit): 276 CY

**Note:** This lot has a 100yr Flood Elevation of: 1050.5  
The Minimum Floor Elevation for this lot is: 1053.5  
An Elevation Certification, prepared by a registered  
Land Surveyor, is required prior to the footing inspection.



**City of Smyrna  
Department of Community Development**

**Decision Letter for Rezoning**

Dear Mr. Foster:

This letter is to certify that your application for a rezoning and zoning was received on February 8, 2013. The rezoning request was based on April 15, 2013, at the Mayor and Council meeting. You, as the applicant, requested the following rezoning for the property located at 1226 Hill Street, Smyrna, GA, 30080:

**Zoning Request Z13-014** - Rezoning of the subject property from Limited Commercial (LC) to RAD-Conditional.

The Mayor and Council approved the requested rezoning from LC to RAD-Conditional by a vote of 7-0 with the following stipulations:

**Standard Conditions**  
(Requirement #2, 3, 4, 5, 8, 9, 10, 12, 16 and 17 from Section 1201 of the Zoning Code is not applicable)

- The composition of the frames 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 arterial roadways shall not be permitted to utilize hardy plank for any elevation facing these roads (i.e. Hill Street & Hickory Hill Drive).
- There shall be protective covenants with a mandatory homeowners association on all lots. These protective covenants shall be supplied to the City prior to the issuance of a building permit.
- The detention pond shall be placed and screened appropriately to be unobtrusive to houses 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 10-year storm event. The City Engineer shall approve all plans.
- All utilities within the development shall be underground.

- 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.
- No debris may be buried on any lot or common area.
- The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
- All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrance.
- All yards and common areas are to be sodded, and landscaped, irrigated as appropriate.

**Special Conditions**

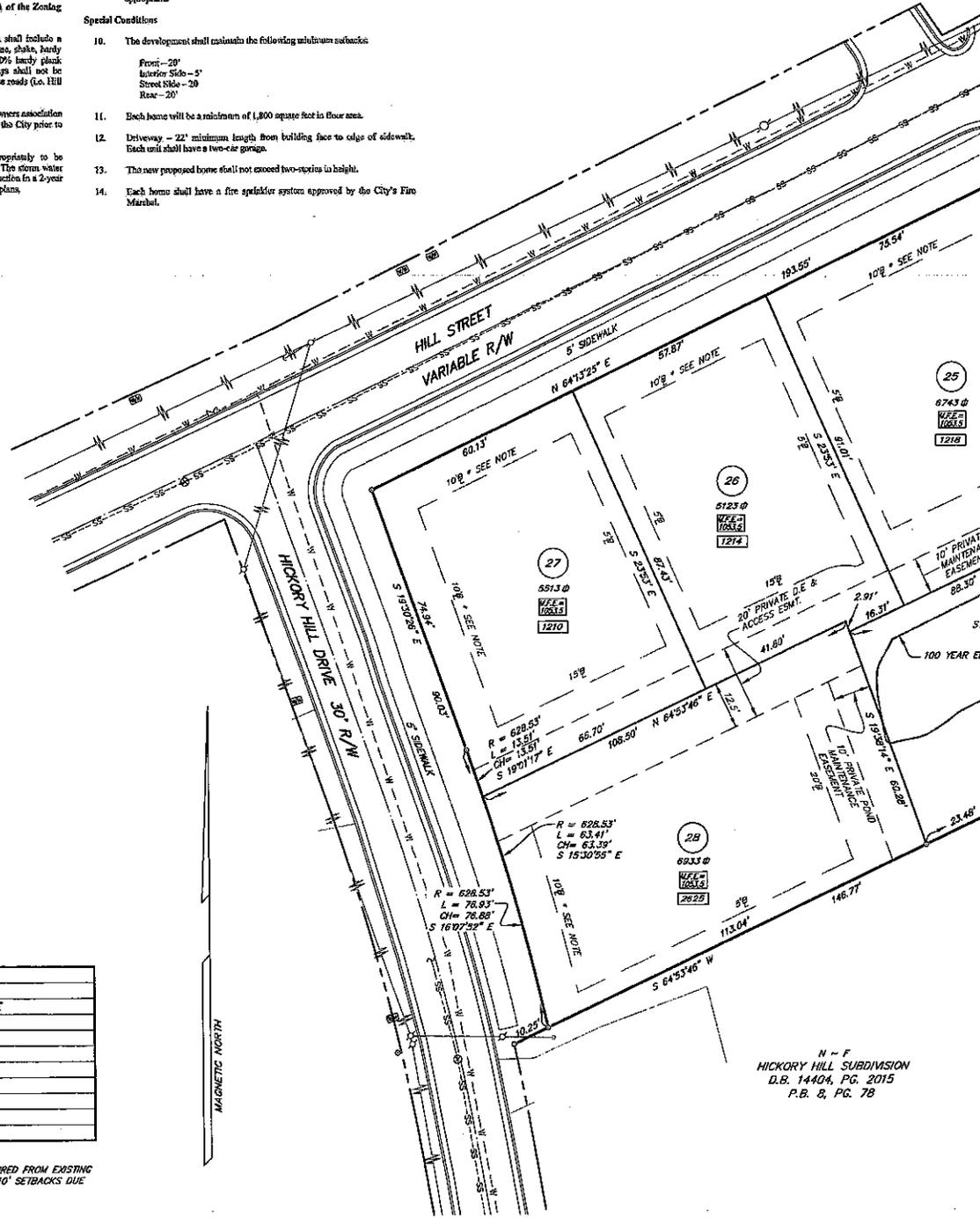
- The development shall maintain the following minimum setbacks:  
Front - 20'  
Rear - 20'  
Street Side - 5'  
Street Side - 20'
- Each home will be a minimum of 1,800 square feet in floor area.
- Driveway - 22' minimum length from building face to edge of sidewalk. Back yard shall have a two-car garage.
- The new proposed home shall not exceed two stories in height.
- Each home shall have a fire sprinkler system approved by the City's Fire Marshal.

- 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 2/8/2013 created by Gaskins.
- The applicant shall be bound to the elevations submitted and dated 2/8/2013. Approval of any change to the elevations must be obtained from the Director of Community Development.

If you have any questions regarding this zoning amendment, please contact Rusty Martin at (770) 631-3334.

Date: April 17, 2013

*Russell Martin*  
Russell Martin, AICP  
City of Smyrna, Planner-II



**ABBREVIATIONS LEGEND**

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
F.F.E.	FINISHED FLOOR ELEVATION
WV	WATER VALVE
FH	FIRE HYDRANT

**UTILITIES:**

WATER - CITY OF SMYRNA  
SEWER - CITY OF SMYRNA  
ELECTRICITY - GEORGIA POWER  
SOLID WASTE - ADVANCE DISPOSAL  
NATURAL GAS - ATLANTA GASLIGHT

TOTAL AREA = 0.69 ACRES
TOTAL NO. OF LOTS = 4
DENSITY / YIELD = 5.9 LOTS PER ACRE
PRESENT ZONING = RAD CONDITIONAL
MIN. FRONT YARD:
MAJOR - 10' *
MINOR - 10' *
MIN. SIDE YARD = 5'
MIN. REAR YARD = 20'
MIN. FIRST FLOOR = 1800 sq ft

\* NOTE:  
ZONING CONDITIONS REQUIRED 20' SETBACKS MEASURED FROM EXISTING PROPERTY LINE. 20' SETBACKS WERE AMENDED TO 10' SETBACKS DUE TO 10' RIGHT OF WAY DEDICATION.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE = 1/10,000 + ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/118,161. MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130067, MAP NUMBER # 13067 0 0119 G, DATED DECEMBER 16, 2008.

**GPS NOTES:**

1.) HORIZONTAL DATUM IS NAD 83.  
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

**OWNER/DEVELOPER:**  
TRATON HOMES  
120 KENNESAW AVENUE  
MARIETTA, GEORGIA 30060  
PHONE: (770) 427-9064

THIS SURVEY WITH THE PROPERTY IN CHARGE, GEORGIA PROFESSIONAL SURVEYOR GEORGIA

