



# City of Smyrna

2800 King Street  
Smyrna, GA 30080  
www.smyrnacity.com

## Meeting Minutes - Final Planning and Zoning Commission

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Monday, August 8, 2016

6:00 PM

Council Chambers

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### 1. Roll Call

**Present:** 7 - Joel Powell, Denny Campo, Ron Roberts, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

**Absent:** 1 - Leslie Lightfoot

**Also Present:** 5 - Ken Suddreth, Russell Martin, Eric Randall, Joey Staubes and Heather Corn

### 2. Call to Order

Chairman Joel Powell called the August 8, 2016 meeting of the Planning and Zoning Commission to order at 6:00pm.

### 3. Business

- A.** Public Hearing - Zoning Request Z16-009 - Rezoning from R-20 to RMC-8 for the development of 32 townhome units - 4.19 Acres - Land Lot 332 & 333 - Southwest Corner of Fontaine Road & East/West Connector - Ashton Atlanta Residential, LLC - This item is to be withdrawn at the request of the applicant.

**Sponsors:** Fennel and Monroe

A motion was made by Boardmember David Monroe to table at the request of the applicant, until the September 12, 2016 Planning and Zoning Board meeting, item 2016-264 a zoning request (Z16-009) for the rezoning from R-20 to RMC-8 for the development of 32 townhome units, on 4.19 Acres, Land Lot 332 & 333 locate in the southwest corner of Fontaine Road & East/West Connector by the applicant Ashton Atlanta Residential, LLC.; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

**Absent:** 1 - Leslie Lightfoot

- B.** Public Hearing - Zoning Request Z16-014 - Rezoning from R-15 to RM-12-Conditional for 13 townhome units at 10.92 units per acre - 1.19 Acres - Land Lot 595 - 3139 Atlanta Road - Traton Homes, LLC - This item is to be withdrawn at the request of the applicant.

**Sponsors:** Campo and Stoner

A motion was made by Boardmember Denny Campo to table at the request of the applicant, until the September 12, 2016 Planning and Zoning Board meeting, item 2016-324 a zoning request (Z16-014) for the rezoning from R-15 to

RM-12-Conditional for 13 townhome units at 10.92 units per acre, 1.19 Acres, Land Lot 595 located at 3139 Atlanta Road by the applicant Traton Homes, LLC.; seconded by Boardmember Cheri Harrington.  
The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

**Absent:** 1 - Leslie Lightfoot

**C.**

Public Hearing - Zoning Request Z16-012 - Rezoning from R-15 to RM-15-Conditional for the development of 49 townhome units - 3.9 Acres - Land Lots 809 & 847 - Woodland Terrace & Bell Drive - The Woodberry Group, LLC

**Sponsors:** Norton

*Ken Suddreth, Community Development Director gave the following background: This item will go before the Mayor and Council on September 19, 2016 at 7:00pm if approved at this meeting.*

*This development is located just off of Spring Road where the City is conducting a study in the near future.*

*The Woodberry Group is requesting the rezoning of several properties on Bell Drive and Woodland Terrace from R-15 to RM-15-Conditional for the development of a 49 unit townhome subdivision at a density of 12.56 units per acre.*

*This zoning request was tabled from the July 11, 2016 Planning and Zoning Board meeting to the August 8, 2016 meeting.*

*Community Development recommends approval of the request rezoning from R-15 to RM-15-Conditional with the following conditions:*

*Standard Conditions*

*(Requirement #2, 8, 16 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 for any elevation facing these roads.*

*2. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.*

*3. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.*

*4. 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.*

*5. All utilities within the development shall be underground.*

*6. 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.*

*7. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.*

*8. The development of any streets (including private) shall conform to the city's*

standards for public right-of-ways.

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

10. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".

11. 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.

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

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

*Special Conditions*

14. The development shall maintain the following setbacks:

*Development Pod A*

*Front - 15' (from the existing Right-of-way)*

*Side - 10'*

*Rear - 40'*

*Development Pod B*

*Front - 15'*

*South Side - 10'*

*North Side - 20'*

15. The buildings within the development shall maintain the following building separations:

*Front to Front- 50'*

*Rear to Rear - 40'*

*Side to Side - 30'*

16. Each townhome building shall be limited to no more than six units per building.

17. Driveway - 22' minimum length from building face to back of sidewalk or back of curb if no sidewalk is present.

18. Each home shall have a fire sprinkler system approved by the City's Fire Marshal.

19. The right-of-ways along Bell Drive and Woodland Terrace shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along both right-of-ways.

20. The developer shall provide a 5' sidewalk with a 2' grass buffer along Bell Drive and Woodland Terrace for the length of the development and a 5' sidewalk within Development Pod A.

21. The developer shall provide a 10' landscape buffer per Section 503 of the Zoning Ordinance along the northern property line.

22. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.

23. Trees shall be planted the entire length of Bell Drive and Woodland Terrace at an average spacing of no more than 40'.

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

25. The developer will be required to install a sanitary sewer main extension in both Bell Drive and Woodland Terrace to serve all lots in the development. Elevations are the responsibility of the developer.

26. The developer shall widen Woodland Terrace to 26' for the length of the development.

27. Approval of the subject property for the RM-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 8/4/2016 created by DGM Land Planning Consultants and all zoning

stipulations above.

28. The applicant shall be bound to the elevations submitted and dated 7/21/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

29. The additional stipulations agreed upon by the applicant in the letter submitted and dated on July 21, 2016. If there should be a discrepancy between the stipulations in the July 21, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

The developer was encouraged to provide additional guest parking in the form of parallel parking on Bell Drive as well as Woodland Terrace.

There were no questions at the time for Mr. Suddreth from the Board.

Mr. Garvis Sams is present and representing the applicant, however, they too are here to answer any questions if need be.

Mr. Sams was invited forward and he noted the packages of information handed out to the Board that included renderings and elevations. He reviewed some of what Mr. Suddreth touched on.

This is a 3.9 acre tract of land located on the eastern side of Bell Drive. This is in an area that is part of our Urban Residential Land Use Plan. The location is close to Cobb Parkway and the Braves Stadium just off of Spring Road.

While this application has been pending, the applicants have received phone calls from residents as well as business owners with questions and comments. In respect to the outstanding study's being completed, they are willing to take into consideration the preliminary findings. Additionally, based on conversations with Eric Randall, Scott Stokes, Ken Suddreth as well as Tim Grubaugh they submitted a letter on July 15th with the current information for approval.

Some specific HOA requirements will be that all garages are built to accommodate two cars at all times and will not be able to be used for storage. Guest parking will be provided as shown in parallel spaces as well as in the 22' long driveways.

The townhomes will be constructed with varying face fronts so as not to be repetitive. There will be a maximum of 10% of the units for sale at any given time and lease terms will be for no less than one year. This will be monitored by the HOA and code enforcement.

The HOA will be responsible for all common areas, alleyways as well as amenities, mail kiosks, landscape buffers and entrance signage and landscaping. A third party management company will manage the HOA.

All HVAC will be screened by fencing or landscaping.

All yards will be sodded and irrigated as well as all common areas.

Stormwater management will be underground retention.

The Fire Department turnaround will accommodate Ladder Truck number 4.

The mail kiosk will be ADA accessible as will the common areas.

A third party management company will be hired to manage the HOA and to maintain all the areas that are the responsibility of the HOA.

David Woodbury with the Woodbury Group introduced himself and answered a question from Boardmember David Monroe regarding the other properties on the street as noted in the handout. There is a planned additional project to the north of the current development. There are future phases planned.

Boardmember Emily Hein-Warren asked about the communication with the Cobb County school board regarding any future incoming families with children and Mr. Sans responded that there is conversation with the school board planners but there is nothing specific at this time.

The price points of these units will be \$360,000 - \$450,000.

Chairman Joel Powell announced the Public Hearing and several comments were made by the public regarding guest parking, traffic impact to the area, local schools as well as the underground retention.

City Engineer Eric Randall came forward after being called upon by Chairman Powell and reviewed some of the questions asked by citizens regarding the traffic signal at

*Bell Drive, Parking on Bell Drive as well as storm water management.*

*There was additional questions about parking and it was stated that there will be signs that are specific to parking regarding illegal parking especially on game days will be enforced and cars will be towed.*

*There were no additional questions from the board.*

A motion was made by Boardmember Ron Roberts to table item 2016-265 until the September 12, 2016 Planning and Zoning Board meeting, (Z16-012) for the rezoning from R-15 to RM-15-Conditional for the development of 49 townhome units, 3.9 Acres on Land Lots 809 & 847 located at Woodland Terrace & Bell Drive by the applicant, The Woodberry Group, LLC.; seconded by Boardmember Cheri Boardmember.

The motion carried by the following vote:

**Aye:** 6 - Denny Campo, Ron Roberts, Earl Rice, David Monroe, Emily Hein Warren and Cheri Harrington

**Absent:** 1 - Leslie Lightfoot

#### **4. Approval of Minutes:**

##### **A. Approval of the July 11, 2016 Planning and Zoning Board Meeting Minutes**

*Boardmember Emily Hein Warren abstained from a vote for the minutes as she was absent from the previous meeting.*

A motion was made by Boardmember Denny Campo to approve item 2016-317 for the approval of the July 11, 2016 Planning and Zoning Board Meeting Minutes; seconded by Boardmember Earl Rice.

The motion carried by the following vote:

**Aye:** 5 - Denny Campo, Ron Roberts, Earl Rice, David Monroe and Cheri Harrington

**Absent:** 1 - Leslie Lightfoot

**Abstain:** 1 - Emily Hein Warren

#### **5. Adjournment**

7:26PM

Chairman Joel Powell adjourned the August 8, 2016 meeting of the Planning and Zoning Board at 7:26PM.