



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, October 10, 2016

6:00 PM

Council Chambers

1. Rollcall

Present: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington
Absent: 1 - Emily Hein Warren
Also Present: 5 - Ken Suddreth, Russell Martin, Eric Randall, Joey Staubes and Heather Corn

2. Call to Order

Chairman Joel Powell called the meeting of the Planning and Zoning Commission to order at 6:00PM.

3. Business

A. 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units at 10.92 units per acre - 1.19 Acres - Land Lot 595 - 3139 Atlanta Road - Traton Homes, LLC - This item is to be withdrawn at the request of the applicant.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 Ron Roberts to withdraw at the request of the applicant item 2016-324 for 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 on 1.19 Acres on Land Lot 595 located at 3139 Atlanta Road by the applicant Traton Homes, LLC.; seconded by Boardmember Leslie Lightfoot.

This item carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

B. 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& 333 - Southwest Corner of Fontaine Road & East/West Connector - Ashton Atlanta Residential, LLC - This item is to be withdrawn at the request of the applicant.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 withdraw at the request of the applicant 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 on Land Lot 332 & 333 located at the Southwest Corner of Fontaine Road & East/West Connector by

the applicant Ashton Atlanta Residential, LLC.; seconded by Boardmember Cheri Harrington.

This motion carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

C. Public Hearing - Zoning Request Z16-016 - Rezoning from R-20 to RAD-Conditional for two single-family homes - 0.39 Acres - Land Lot 632 - 2731 Mathews Street - Matthew Junger. Public hearing only No Vote.

Sponsors: Anulewicz

Community Development Senior Planner Russell Martin gave the following background for this item:

Applicant Matthew Junger is seeking approval of an annexation and rezoning for 2731 Mathews Street from R-20 (Cobb County) to RAD-Conditional for the development of two single-family detached residences at a density of 5.13 units per acre. The applicant is proposing to subdivide the parcel into two lots and construct two detached single-family residences.

This item is an annexation and rezoning case and the applicant was present to answer questions. This will go forward to the Mayor and Council on Monday, November 21, 2016.

The property is currently R20-Cobb County and would be rezoned to RAD-Smyrna. The proposed site plan was shown as well as the proposed shared driveway for detached the garages. Elevations were also shown as well as the street view of the property. The site is vacant today. Pictures of the adjacent properties were shown. Community Development recommends approval of the rezoning from R-20 to RAD-Conditional for the development of two single-family units at a density of 5.13 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 5, 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 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 2' 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 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".*
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. 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' (with a minimum of 15' between buildings)

Rear - 25'

11. Driveway - 22' minimum length from building face to private driveway.

12. The right-of-ways along Walker Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Mathews Street.

13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Mathews Street for the length of the development.

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

15. The maximum allowable lot coverage for the property shall be limited to 45%.

16. 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.

17. 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 10/4/2016 created by Crescent View Engineering, LLC.

18. The applicant shall be build the homes in substantial compliance with the building elevations submitted and dated 9/9/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

The applicant was called forward and Mr. Junger stated he had purchased this property from another builder and has been renovating properties in the area himself since 2008.

Boardmember Roberts asked what the asking price would be for the homes and Mr. Junger replied high \$400,000 - low \$500,00.

Boardmember Monroe asked if Mr. Junger had any problems with the required conditions and he replied no he did not have any objections to the conditions.

Chairman Joel Powell called the public hearing for this item and no one came forward to speak in opposition to or in favor of this item.

A motion was made by Boardmember Ron Roberts to approve item 2016-413, a zoning request (Z16-016) for the rezoning from R-20 to RAD-Conditional for two single-family homes on 0.39 Acres on Land Lot 632 located at 2731 Mathews Street by the applicant Matthew Junger; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

D. Approval of subdivision plat for 3621 Ridge Road - 1.1 Acres - Land Lot 698 - 3621 Ridge Road - Magnolia Homes of Georgia

Sponsors: Stoner

Community Development Senior Planner Russell Martin gave the following background for this item:

Magnolia Homes of Georgia is requesting approval to subdivide their property at 3621 Ridge Road into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-20 zoning district, so no rezoning is required. The subject property is 1.1 acres in size and is zoned R-20 (single-family residential). The proposed subdivision will result in two new lots being 24,158 sq. ft. and 23,932 sq. ft. in size.

Community Development has reviewed the proposed subdivision against the requirements of the R-20 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-20 zoning district. Community Development recommends approval of the requested subdivision.

This plan meets the minimum requirements for R20.

Applicant Mike Adams of Magnolia Homes of Georgia came forward and state that the lots would be approximately 100' W x 294' D and priced between \$575,000 and \$625,000. They would also have side loaded garages and a 40 ft. setback.

Chairman Joel Powell called the public hearing and no one came forward to speak in opposition to or in favor of this item.

A motion was made by Boardmember Denny Campo to approve item 2016-414 for the approval of subdivision plat for 3621 Ridge Road on 1.1 Acres on Land Lot 698 located at 3621 Ridge Road by the applicant Magnolia Homes of Georgia; seconded by Boardmember David Monroe.

The motion carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

E.

Public Hearing - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc. - This zoning item is to be tabled to the Tuesday, January 17, 2017 City Council Meeting at the request of the applicant.

Sponsors: Fennel

Senior Planner Russell Martin gave the following background for this item: Prime Interest, Inc. is requesting the rezoning of the subject property from GC to RTD-Conditional for the development of a 68-unit townhome subdivision at a density of 9.37 units per acre.

This zoning request has been tabled at every Planning and Zoning Board meeting since the January 11, 2016 meeting.

Some of the confusion came in the original request was 72 units, but the new total number of units is 68. The property is currently zoned GC and would be downzoned to RTD-Conditional. The proposed site plan was shown. there was a proposal for a lift station for sewer for the site if an agreement could not be reached with the neighboring community for tap in of the existing Cobb County system. There was also a proposed deceleration lane for the site as well.

A recent town hall with residents was reviewed and the main concern of citizens was traffic to and from the homes as well as traffic safety. A four way stop was recommended for the area. Mr. Martin reviewed and showed the proposed home elevations shown and front home elevations. Pictures of the site were shown as well as the adjacent properties.

Community Development recommends approval of the request rezoning from GC to RTD-Conditional with the following conditions:

Standard Conditions

(Requirement #16 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. *The developer shall provide an undisturbed buffer with a minimum width of 20 feet parallel to any right-of-way external to the development (except Camp Highland Road).*
3. *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.*
4. *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.*
5. *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.*
6. *All utilities within the development shall be underground.*
7. *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.*
8. *The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.*
9. *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.*
10. *The development of any streets (including private) shall conform to the city's standards for public right-of-ways.*
11. *No debris may be buried on any lot or common area.*
12. *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".*
13. *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.*
14. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*
15. *All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.*
16. *A Level I Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.*

Special Conditions

17. *The development shall maintain the following setbacks:*

Exterior Setbacks

Front - 15'

Side - 25'

Rear - 40'

Interior Setbacks

Front - 10'

Street Side - 0'

Rear - 10'

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

Front to Front- 50'

Rear to Rear - 40'

Side to Rear - 30'

Side to Side - 30'

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

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

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

22. The right-of-way along Camp Highland Road shall be increased to 50 feet.

Therefore, a small dedication is required along the right-of-way.

23. The developer shall provide a 5' sidewalk with a 2' grass buffer along Camp Highland Road for the length of the development and a 5' sidewalk within the subdivision.

24. The developer shall provide a four-way stop at the entrance of the subdivision and the intersection with Camp Highland Road and Claybrooke Drive. The City Engineer must review and approve all plans.

25. The developer shall provide a crosswalk (with associated signage and notification devices) across Camp Highland Road at the bridge. High intensity LED's shall be incorporated in the crosswalk signage. The City Engineer must review and approve all plans.

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

27. 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.

28. 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.

29. Approval of the subject property for the RTD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 9/30/2016 created by Planners and Engineers Collaborative and all zoning stipulations above.

30. The applicant shall build the townhomes in substantial compliance to the building elevations submitted and dated 9/30/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

31. The additional stipulations agreed upon by the applicant in the letter submitted and dated on September 30, 2016 by Kevin Moore. If there should be a discrepancy between the stipulations in the September 30, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

The applicant was present and provided staff with an agreeable list of zoning stipulations. Mr. Martin stated that any conflict between the City's conditions and the letter received with stipulations and the City's would override.

Boardmember Ron Roberts asked about a roundabout option instead of a 4 way stop and Mr. Martin replied there was not enough ROW.

Chairman Joel Powell asked about the lift station and City Engineer, Eric Randall responded. In the event the an agreement cannot be reached with the adjacent development, Weatherbrook, then a lift station will be installed to remove the sewer water to get it to Cobb County's pipes. The entire collection system will all be privately owned and maintained.

Mr. Kenneth Wood came forward to speak on behalf of the applicant. He showed the

original 72 lot townhome plan vs. the new 68 lot plan and reviewed the differences. Everything had been pulled back from the East/West Connector. Additionally the homes were all turned sideways from the connector. Along the front at the entrance there would be much more room.

They took everything to a public standard on the street from parallel parking to the adding of the mail kiosk, 26 foot wide roads, and fire dept. turning radius accommodations. The homes that front Camp Highland would have English basements. Additionally newer crosswalk technologies would be utilized.

They wanted to clarify a few of the stipulations:

#7 - Shall be responsible for ANY traffic improvements by County or City. Wants clarification to isolate it to the City.

#15 - Regarding front yards to be sodded. All common areas will use decorative mulch and the applicant wants the flexibility.

Chairman Joel Powell called the public hearing and no one came forward to speak in opposition to or in favor of this development.

After the vote was taken, Community Development Director Ken Suddreth replied to the clarification issues:

The decel lane language would be limited to the City. He also stated the sod issue had already been covered and the City Engineer is fine with currently stormwater plan as well.

A motion was made by Boardmember David Monroe to approve item 2016-40 for a zoning request (Z16-002) for the rezoning from GC to RTD-Conditional for the construction of 68 townhome units on 7.25 Acre Tract on Land Lot 606 located at 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road by the applicant Prime Interest, Inc.; seconded by Boardmember Earl Rice.

The motion carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

4. Approval of Minutes:

A. Approval of the September 12, 2016 Planning and Zoning Meeting Minutes

A motion was made by Boardmember Leslie Lightfoot to approve item 2016-417 for the approval of the September 12, 2016 Planning and Zoning Meeting Minutes; seconded by Boardmember Ron Roberts.

The motion carried by the following vote:

Aye: 6 - Denny Campo, Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe and Cheri Harrington

Absent: 1 - Emily Hein Warren

5. Adjournment

6:45PM

The meeting of the Planning and Zoning Commission was adjourned by Chairman Joel Powell at 6:42PM.