



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2022-408

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Version: 2

Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: B.

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - Z22-008 - Rezoning from R-15 to R-10 for a two lot single-family subdivision at a density of 3.6 units per acre - 0.548 acres - Land Lot 561 - 2625 Highland Avenue - Joe Callahan  
***Ward 3 / Councilmember Lindley***

### **ISSUE AND BACKGROUND:**

Joe Callahan is requesting a rezoning from R-15 (Residential) to R-10 (Residential) for a two-lot single-family detached subdivision. The subject property is zoned R-15 and is occupied with a single-family home. The applicant plans to retain the existing home and build one new single-family detached home on the new lot. The Planning & Zoning Board recommended approval by a vote of 6-0 at the August 8, 2022 meeting.

**RECOMMENDATION / REQUESTED ACTION:** The zoning proposal is consistent with the City's Comprehensive Plan and the Future Land Use Plan. Therefore, Community Development recommends **approval** of the rezoning from R-15 to R-10 with a density of 3.6 units per acre at 2625 Highland Avenue 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 element 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's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

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

7.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**

8.The development shall maintain the R-10 setbacks:

Front - 25'

Side - 7.5'

Rear - 25'

9.The minimum lot size shall be 10,000 sq. ft.

10.The minimum lot width shall be 50 feet.

11.Driveway - 22' minimum length from building face to back of sidewalk.

12.The developer shall provide 5' of right-of-way dedication on Highland Avenue.

13.The developer shall provide 5' of right-of-way dedication on Old Roswell Road.

14.A 5-foot sidewalk and 2-foot grass strip shall be required for the length of the property along Highland Avenue.

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

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

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

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

19.Approval of the subject property for the R-10 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 7/31/22 and created by SJMurphy, LLC. and all zoning stipulations above.

20.Approval of the subject property shall be conditioned upon substantial compliance with all elevations submitted on 7/8/22.

