



City of Smyrna

City of Smyrna
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Issue Sheet

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In Control: City Council

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Agenda Number: A.

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z22-004 - Allow rezoning from R-15 to RDA-Conditional for the development of two-single family homes - 0.35 acres - Land Lot 632 - 2761 Mathews St - McBev One LLC
Ward 3 / Councilmember Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a rezoning from R-15 (Residential) to RDA-Conditional (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 demolish the existing structure and build two new single-family detached homes on the two lots. The Planning & Zoning Board recommended approval by a vote of 6-1 at the March 14, 2022 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-15 to RDA-Conditional with a density of 5.7 units per acre at 2761 Mathews Street 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'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 RDA setbacks:

Front - 25'

Side - 5'

Rear - 30'

9.The minimum lot size shall be 7,560 sq. ft.

10.The minimum lot width shall be 40 feet.

11.The developer shall obtain a shared access easement for the rear access drive.

12.The developer shall dedicate 10 ft. of right-of-way dedication along Mathews Street.

13.Mathews Street shall be widened, and new curb and gutter installed to match the Villa of Williams Park to the south.

14.The developer shall install 5 ft. sidewalk and 2 ft. grass strip at the frontage of property along Mathews Street.

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.The stormwater management solution for the entire site shall meet current cc requirements.

20.Approval of the subject property for the RDA Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 2/11/22 and created by Vaughn & Melton Consulting Engineers, Inc. and all zoning stipulations above.

21.Approval of the subject property shall be conditioned upon substantial compliance w the elevations submitted on 2/11/22.

22.The fence between the subject property and adjoining property to the south shall remain installed until final grading is complete.

23.Construction vehicles shall be prohibited on the shared driveway.

24.The developer shall install or preserve a 10' landscape buffer along the rear property line.