



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z18-008 - Rezoning from R-15 to RAD-Conditional for four single-family homes at a density of 4.08 units per acre - 0.98 Acres - Land Lot 488 - 2664, 2670 & 2680 Grady Street - Pritchard Builders, Inc.

ISSUE: The proposed rezoning would result in the development of four single-family lots. The existing home at 2670 Grady Street will remain and be replatted onto a new smaller lot of record. The existing home at 2664 Grady Street will be demolished and the property will be combined with the property at 2680 Grady Street to create three new lots and homes. The new homes will be front-entry and have individual driveways accessed from Grady Street.

BACKGROUND: The zoning request was heard by the Planning and Zoning Board at the May 14, 2018 meeting and was recommended for approval with staff conditions by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed rezoning for 2664, 2670 & 2680 Grady Street with the following conditions:

Standard Conditions

(Requirements #2, 3, 4, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are 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 detention pond shall be placed and screened appropriately to be unobtrusive to the surrounding area.

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.

3.All utilities within the development shall be underground.

4.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.

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

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, unless otherwise approved by the City's Arborist. 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 - 20' (from existing right-of-way)

Side - 5'

Rear - 30' (not as requested by the applicant)

11.The development shall be developed with a minimum lot size of 9,442 square feet.

12.The proposed homes shall have a minimum floor area of 1,800 sq. ft.

13.The driveways shall have a minimum length of 22' from building face to edge of Private Street. Each unit shall have a two-car garage.

14.The final plat for the development shall include a right-of-way dedication of 10' along Grady Street.

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

16. All trees within the limits of disturbance and not located within a tree protection area may 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 site plan submitted 3/9/2018 created by Frontline Surveying and Mapping, Inc.. The Community Development Director shall review and approve all minor changes and revision to the site plan during the plan review process.

18. The applicant shall be bound to the elevations submitted and dated 3/9/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.