



# City of Smyrna

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## Issue Sheet

File Number: 2018-242

**Agenda Date:** 5/21/2018

**Version:** 1

**Status:** ATS Review

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** G.

**WARD:** 3

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Final Vote** - Zoning Request Z18-003 - Rezoning from R-20 to RAD-Conditional for the development of 33 single-family homes at a density of 2.92 units per acre - 11.32 Acres - Land Lots 340, 341 & 380 - 3305 & 3311 Old Concord Road - CS Realty Group, LLC

**ISSUE:** CS Realty Group, LLC is requesting an annexation and rezoning from R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of thirty-three (33) new single-family homes at a density of 2.92 units per acre. The proposed subdivision will be accessed from Old Concord Road via a new public street. The proposed homes within the development will front on the new public street. Each home will have a front-entry garage and a minimum 22' driveway. The proposed homes will employ traditional architecture. The building elevations and floor plans have been provided in the rezoning application.

**BACKGROUND:** The zoning request was heard by the Planning and Zoning Board at the April 9, 2018 meeting and was recommended for **approval by a vote of 6-0** with staff conditions.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends **approval** of the rezoning from R-20 to RAD-Conditional for the development of thirty-three (33) single-family homes at a density of 2.92 units per acre with the following conditions:

**Standard Conditions**

**(Requirements #2 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. There shall be protective covenants with a mandatory homeowners association 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. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

7. 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.

8. 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.

9. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.

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

11. 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".

12. 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.

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

14. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
15. 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**

16. The development shall maintain the following setbacks:  
Front - 20'  
Exterior Side - 20' (Along Old Concord Road)  
Interior Side - 5'  
Rear - 15' and 5' for lots #14 & #33
17. The development shall be developed with a minimum lot size of 4,955 square feet.
18. The lots shall be developed with a minimum lot width at the setback line of 50'.
19. The homes shall have a minimum floor area of 1,800 sq. ft.
20. The maximum allowable lot coverage for the property shall be limited to 45%.
21. Driveway - 22' minimum length from building face to edge of sidewalk. Each unit shall have a two-car garage with decorative garage doors.
22. The developer shall be responsible for the installation of all water and sewer lines in accordance with the requirements of the City of Smyrna Public Works Director and Cobb County Water System.
23. The developer shall install a sidewalk with a 2' grass buffer along Old Concord Road for the length of the property. This sidewalk shall be connected to the existing sidewalk to the south in front of the Concord Lake Village subdivision.
24. The developer shall install curb and gutter along Old Concord Road.
25. The developer shall provide a right-of-way dedication along Old Concord Road for the installation of a deceleration lane and sidewalk.
26. The developer shall provide a 30' Drainage, Access & Maintenance Easement along the dam on the adjoining property to the south as reflected on the site plan.
27. All trees within the limits of disturbance that are scheduled to be preserve shall protected according to the City's Tree Ordinance. All other trees within the limits of disturbance shall be removed.

28.No stormwater management facility or portion thereof shall be located on any portion the proposed lots. The stormwater management facility shall be solely located on the HOA's property and shall be maintained by the HOA.

29. Mitigation of the ±1,941 square foot encroachment into the 75' impervious surface area stream buffer setback must be provided at a rate of 1:1 elsewhere on site along the same stream. A separate mitigation site plan must be submitted for approval prior to issuance of a land disturbance permit.

30. 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 3/6/2018 created by Dovetail Civil Design, Inc..

31. The applicant shall be bound to the elevations submitted and dated 3/6/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.