



# City of Smyrna

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## Issue Sheet

File Number: 2020-403

Agenda Date: 11/16/2020

Version: 2

Status: ATS Review

In Control: City Council

File Type: Rezoning

Agenda Number: B.

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

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - Zoning Request - Z20-011 - Rezoning from GC to R-15 for the development of one single-family home at a density of 1.64 units per acre - 0.61 acres - Land Lot 592 - 1529 Roswell Street - Thomas Trebus

### **ISSUE AND BACKGROUND:**

Thomas Trebus is seeking approval of a rezoning for 1529 Roswell Street from GC (General Commercial) to R-15 for the development of one (1) single-family detached residence at a density of 1.64 units per acre. The applicant is proposing to demolish the existing single-family structure to construct one (1) new single-family residence. The existing lot is 26,708 sq. ft. in area. The Planning Board recommended approval by a vote of 6-0 at the October 12, 2020 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development recommends **approval** of the rezoning from GC (General Commercial) to R-15 for the development of one single-family unit at a density of 1.64 units per acre 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 current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

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

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

8.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**

9.The development shall maintain the following setbacks:

Front - 35'

Side - 10'

Rear - 30'

10.The development shall have a maximum 50% impervious lot coverage, and provide a water quality program.

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

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

13. Approval of the subject property for the R-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 9/11/2020 and created by Barclift Associates and all zoning stipulations above.

14. The applicant shall be bound to the elevations submitted on 9/21/2020 and created by Caldwell Cline. Approval of any change to the elevations must be obtained from the Director of Community Development.