



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing Only - Zoning Request Z17-023 - Rezoning from R-15 & R-20 to RAD-Conditional for the development of fifteen single-family residences at a density of 3.57 units per acre - 4.2 Acres - Land Lot 340 - 3328 & 3366 Old Concord Road - Epic Homes, LLC

ISSUE: Epic Homes, LLC is requesting an annexation and rezoning from R-15 & R-20 (Cobb County) to RAD-Conditional (Smyrna) for the development of fifteen (15) new single-family homes at a density of 3.57 units per acre. The proposed homes will front on Old Concord Road with rear-entry garages that will be served by a shared driveway off Charlotte Circle. The applicant will provide nine (9) guest parking spaces along the shared driveway. The proposed homes will employ traditional architecture. The building elevations and floor plans have been provided in the rezoning application. Per the applicant, the floor area of the proposed homes will range from 2,600 sq. ft. to 3,000 sq. ft..

BACKGROUND: The zoning request was heard by the Planning and Zoning Board at the January 8, 2018 meeting and was recommended for approval with staff conditions by vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-15 & R-20 to RAD-Conditional for the development of fifteen single-family homes at a density of 3.57 units per acre with the following conditions:

Standard Conditions

(Requirements #2, 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. 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. No debris may be buried on any lot or common area.

8. 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".

9. 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.

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

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

12. 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

13. The development shall maintain the following setbacks:

Front - 25'

Exterior Side - 25' (Along Charlotte Circle)

Interior Side - 5'

Rear - 25'

14. The development shall be developed with a minimum lot size of 7,365 square feet.

15. The lots shall be developed with a minimum lot width at the setback line of 50'.

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

17. The maximum allowable lot coverage for the property shall be limited to 45%.

18. The developer shall be responsible for the installation of all water and sewer lines accordance with the requirements of the City of Smyrna Public Works Director and Cobb County Water System.

19. Driveway 22' minimum length from building face to edge of sidewalk. Each unit shall have a two-car garage with decorative garage doors.

20. The developer shall install ~~5~~ sidewalk with a 2' grass buffer along Old Concord Road, Concord Road and Charlotte Circle for the length of the property.

21. The developer shall install curb and gutter along Old Concord Road, Concord Road and Charlotte Circle.

22. The developer shall install a right turn lane on Old Concord Road at the intersection Concord Road.

23. The private shared drive shall have a minimum width of 20'.

24. The developer shall provide ~~10~~' landscape buffer along the western property boundary in accordance with Section 503 of the Zoning Ordinance.

25. 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.

26. 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.

27. 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 12/19/2017 created by Terra BuildUsa, Inc..

28.The applicant shall be bound to the elevations submitted and dated 10/24/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.

29.The additional stipulations agreed upon by the applicant in the letter by Garvis Sa submitted and dated on February 9, 2018. If there should be a discrepancy between the stipulations in the February 9, 2018 letter and the stipulations stated above, the stipulations stated above shall apply.

30.There shall be substantial architectural differentiation between the proposed homes. No two homes shall have the same building elevations.