



City of Smyrna

2800 King Street
Smyrna, GA 30080
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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-006 - Approval of a zoning amendment to modify the currently approved site plan and building elevations from Zoning Case Z15-010 - 0.53 Acres - Land Lot 488 - 1068 Bank Street - Pritchard Builders, Inc.

ISSUE: Pritchard Builders, Inc. is requesting a zoning amendment to modify the currently approved site plan and building elevations for 1068 Bank Street. The applicant is requesting to change the approved homes to allow front-entry garages and individual driveways. The currently approved plans from Zoning Case Z15-010 allowed for rear-entry garages serviced by a shared driveway.

BACKGROUND: The subject property of originally rezoned from R-15 to RAD-Conditional on June 15, 2015 by the City Council by a vote of 4-2 (Zoning Case Z15-010).

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the requested zoning amendment with the following conditions carried over from Zoning Case Z15-010 (changes are highlighted in yellow):

Standard Conditions

(Requirement #2, 3, 4, 8, 9, 10 and 17 from Section 1201 of the Zoning Code is 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 stormwater management facility 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.

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.

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. 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 - 30'
Side - 5'
Rear - 30'

11. Driveway - 22' minimum length from building face to back of sidewalk.

12. The right-of-ways along Bank Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Bank Street.

13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Bank Street for the length of the development.

14. The developer shall provide a 5' right-of-way dedication along Bank Street for the length of the development.

~~15. The developer shall provide an access easement for the length of the shared~~

~~driveway.~~

16. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

17. Approval of the rezoning 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 submitted site plan dated ~~5/7/2015~~5/13/2016 created by ~~DGM Land Planning Consultants~~Frontline Surveying and Mapping, Inc.

18. The applicant shall be bound to the elevations submitted and dated ~~4/9/2015~~5/13/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

19. The developer shall install decorative wrought iron fencing and brick columns along Bank Street similar to the existing fence of Cottages at Parkview Village.