



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 Z19-001 - Modification of approved zoning conditions and building elevations - 17.77 Acres - Land Lots 168 & 178 - 1365 Veterans Memorial Highway (Brookside Lake Manor) - Taylor Morrison of Georgia, LLC

ISSUE: The applicant would like to amend this stipulation to remove the requirement for a two-car garage and replace it with a one-car garage. The applicant is proposing to provide two-car garages with two-car driveways on the end units of the building with the interior units having one-car garages with two-car driveways . In addition, to the changes in the garage type, the applicant is proposing to lower the building heights from three story buildings to two and half story buildings. The proposed changes will also allow the main entrance of the homes to move from the second floor to the first floor, as well as move the second bedroom from the third floor to the first floor on the one-car garage units. The townhome units will remain the unchanged with respect to unit width. The applicant has stated the proposed changes will allow them to provide product flexibility to meet the different household types in the market.

BACKGROUND: The subject property was originally rezoned in Cobb County from RM-12 & PSC to RM-12-Conditional (Z-149) for the demolition of an existing apartment complex and the development 156 townhome units. In 2007, the developer received a land disturbance permit from Cobb County and demolished the existing apartment complex. The developer did not proceed with any other work due to the downturn in the economy. The subject property remained idle and vacant from 2007 to 2015. The applicant approached the city at the end of 2015 to annex the subject property into the city with the same zoning conditions approved by Cobb County. In December of 2015, the city annexed the subject property with the same zoning conditions approved by Cobb County. The site has been developed and all infrastructure has been installed. The homebuilder has completed one building and is currently under construction on two other buildings within the community.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of proposed zoning amendment with the following modification to zoning condition #5 from Cobb County Zoning Case Z-149 (2006) (highlighted in yellow):

5. The size of the homes shall range from 1,800 sq. ft. up to 2,400 sq. ft. with each home having at a minimum an attached ~~two~~ one-car garage. The architectural style of the home shall be traditional and the composition of the homes shall consist of a mixture of brick, stone, hardy shake, or hardy plank on at least three (3) sides consistent with the elevations/renderings, which were submitted under separate cover on September 20, 2006.