



City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Issue Sheet

File Number: 2021-344

Agenda Date: 9/20/2021

Version: 2

Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: B.

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Case Z21-011 - Allow rezoning from R-15 to RDA Conditional for the development of six single-family detached homes at a density of 2.26 units per acre - Land Lots 339 & 382 - 2.654 acres - 3562 & 3572 S Sherwood Road - Midtown Builders Group

ISSUE AND BACKGROUND:

Midtown Builders Group is seeking approval of a rezoning for 3562 & 3572 S Sherwood Rd from R-15 to RDA-Conditional for the development of six (6) single-family detached residences at a density of 2.26 units per acre. The proposed lots will be between 10,005 and 11,146 sq. ft. The homes will face S Sherwood Rd and have front-entry garages. The Planning & Zoning Board recommended approval by a vote of 6-0 at the August 9, 2021 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-15 to RDA-Conditional for the development of six (6) single-family units at a density of 2.26 units per acre with the following conditions:

Standard Conditions

Requirements # 2, 3, 4, 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 element 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 retention pond shall be placed and screened appropriately to be unobtrusive to home inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 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 two feet 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. All required tree protection measures shall be adhered to by the developer during construction.
- 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 RDA setbacks:
 - Front - 25'
 - Side - 5'
 - Rear - 30'
- 10.The minimum lot size shall be 10,005 sq. ft.
- 11.The minimum lot width shall be 50 feet.
- 12.Driveway - 22' minimum length from building face to back of sidewalk.
- 13.The developer shall dedicate 5 ft. of right-of-way dedication along S Sherwood Rd.
- 14.The developer shall install 5 ft. sidewalk and 2 ft. grass strip at the frontage of property along S Sherwood Rd.
- 15.All structures will be built to a maximum height 35' as measured from the sidewalk along the front elevation.
- 16.The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
- 17.The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
- 18.The developer shall be responsible for any stormwater improvements deemed necessary

the City Engineer.

19. Approval of the subject property for the ~~RD~~ Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 7/9/2021 and created by Crescent View Engineering LLC and all zoning stipulations above.

20. Approval of the subject property shall be conditioned upon substantial compliance with 1 elevations submitted on 7/9/2021.