



City of Smyrna

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Issue Sheet

File Number: 2015-125

Agenda Date: 8/15/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: A.

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z15-003 - Rezoning of the subject property from R-15 to RAD-Conditional for the development of two (2) single-family homes - 1.31 Acres - Land Lot 592 - 1514 Hawthorne Avenue - Tuley & Tuley, Inc. This zoning request was tabled from the June 13, 2016 Planning and Zoning Board Meeting at the request of staff.

ISSUE: The applicant is proposing the development of two (2) new detached single-family residence. The density for the site will be 1.52 units per acre. No land use change from Moderate Density Residential will be required for this rezoning.

BACKGROUND: This zoning request has been tabled numerous times since the original Planning and Zoning Board meeting on March 11, 2015. The applicant originally submitted a development plan that proposed the construction five (5) townhome units and one (1) single-family home at a density of 4.58 units per acre. The original zoning request also, included a land use change from Moderate Density Residential to Medium Density Residential. Community Development staff reviewed the request and made a recommendation for denial due to the proposed density and variances. The applicant has redesigned the site, as well as worked through concerns regarding the cemetery. At this point, the applicant has revised the site plan to reflect two (2) single-family homes with the potential dedication of the cemetery to the City.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed zoning from R-15 to R-12-Conditional for the development of two (2) new single-family residences at a density of 1.52 units per acre with the following conditions:

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:

Lot #1

Front - 12'

Interior Side - 5"

Exterior Side - 10'

Rear - 30'

Lot #2

Front - 12'

Interior Side - 5"

Exterior Side - 10'

Rear - 10'

11. Driveway - 22' minimum length from building face to back of sidewalk.
12. The right-of-ways along Hawthorne Avenue shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Hawthorne Avenue.
13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Hawthorne Avenue for the length of the development. This sidewalk shall connect to the existing sidewalks on either end of the development.
14. If there is to be a common detention facility for the two homes, the developer shall provide protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.
15. If an above ground detention facility is located near the public right-of-way, any visible portion of the wall of the detention facility shall be clad in either brick or stone.
16. Approval of the subject property for the R-12 zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 6/30/2016 created by Paul Lee Consulting Engineering Associates, Inc..
17. The applicant shall be bound to the elevations submitted and dated 6/30/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.