

Aye: 6 - Board Member Kemp, Board Member Whittington, Board Member Campo, Board Member Roberts, Board Member Rice and Board Member Seagraves

Absent: 1 - Board Member Lightfoot

F. Public Hearing - Zoning Request Z15-010 - Rezoning from R-15 to RAD-Conditional for the development of two single-family homes - 0.53 Acres - Land Lot 488 - 1068 Bank Street - Frank L. Pritchard

Sponsors: Anulewicz and Kemp

Attachments: [Staff Memo V.2 Z15-010](#)

[Zoning Vicinity Map Z15-010](#)

[Land Use Vicinity Map Z15-010](#)

[Rezoning Application Z15-010](#)

[Proposed Site Plan V.2 Z15-010](#)

[Proposed Tree Plan V.2 Z15-010](#)

[Building Elevations Z15-010](#)

Rusty Martin presented Community Developments recommendation of approval. The subject property, 1068 Bank Street is proposed to be split into two lots approximately 11,000 square feet in area. There is a stream buffer at rear of property. The proposed density is 3.77 units per acre which is consistent with Moderate Density Residential land use. The proposed site plan has a shared driveway with detached garage in rear. The city has requested a 5' Right of Way dedication. The applicant is requesting reduction in lot width and side setbacks.

The applicant, Mr. Frank Pritchard commented that they are considering an attached garage. They will not use the same elevation on both homes. He anticipates listing the homes around \$500,000.

Chairman Powell inquired whether the applicant communicated with the Cottages at Parkview Village and if the two developments could be connected. The applicant stated he had not, and would need 100% approval from the HOA to connect the two developments, which would be unlikely.

Chairman Powell opened the floor for Public Hearing:

Jules Wright lives across from the proposed development and has density concerns and does not believe the price point is feasible.

Dustin Sloan stated that he has density and streetscape concerns.

There was no further discussion. Chairman Powell asked for a motion.

A motion was made by Boardmember Steve Kemp to approve item 2015-167, a zoning request Z15-010 for a rezoning from R-15 to RAD-Conditional for the development of two single-family homes on 0.53 Acres on Land Lot 488 located at 1068 Bank Street, by the applicant Frank L. Pritchard; seconded by Boardmember Denny Campo. The motion carried by the following vote:

Aye: 4 - Board Member Kemp, Board Member Campo, Board Member Roberts and Board Member Seagraves

Nay: 2 - Board Member Whittington and Board Member Rice

Absent: 1 - Board Member Lightfoot

3. Approval of Minutes:

Attachments: [Z15-009 Memo](#)
 [Zoning Vicinity Map Z15-009](#)
 [Land Use Vicinity Map Z15-009](#)
 [Rezoning Application Z15-009](#)
 [Proposed Site Plan V.2 Z15-009](#)
 [Proposed Tree Plan Z15-009](#)
 [Building Elevations & Floor Plans Z15-009](#)

Rusty Martin presented the staff analysis and recommendation. The applicant proposes to split one lot into two lots and rezone the property from R-15 to RAD. A land use change is required as the current Future Land Use is exceeded by the proposed development with a density of 5.71 units per acre. The surrounding properties also have Moderate Density land use, which has a density maximum of 4.6 units per acre. The applicant is requesting five variances to go along with zoning request related to lot size, lot width, and setback reductions. Community Development recommends denial due to the density, variances needed to accomplish the site plan, and believes it will set a negative density precedent in the area.

Board Member Kemp inquired about the lot width for the two lots, which was determined to be 42 feet, with homes across the street being approximately 50 feet wide.

The applicant, Mr. Frank Pritchard, and Steve Pritchard commented that there are similarly sized lots in the area. Believes the development is appropriately scaled being adjacent to a quad-plex. The applicant referenced 1201 Viewpoint Drive, as the same style of house as the one proposed. With the lots being narrow and deep, the applicant proposes one house to be further back and still have large rear yard, which will add variety to the streetscape.

Board Member Campo asked about the structure on the subject property. The applicant explained that a home was destroyed by a tree and all that exists now is a shed with a power meter.

Board Member Kemp asked if there is viability of building a single family home on the property. The applicant stated that it would not be feasible.

Board Member Roberts asked if there was any time spent with staff before submitting the application. The applicant stated the plan was briefly discussed and knew that density concerns would be a challenge.

Chairman Powell inquired about the maintenance of the flow well systems used for stormwater management. The applicant commented that some maintenance is required, such as clearing out leaves and debris as well as maintaining gutter system and downspouts.

Board Member Seagraves has some experience with the flow well systems. Mr. Pritchard said he can give directions to the home buyers so that they are aware of the issues and maintenance. The final plat and inspection and maintenance agreement are also recorded documents that inform potential buyers of the location of the wells on the property. Price point is going to be about \$450,000.

Chairman Powell opened the floor for Public Hearing. No one came forward to speak, and a motion was requested.

A motion was made by Boardmember Steve Kemp to deny item 2015-165, A zoning request Z15-009 for a rezoning from R-15 to RAD-Conditional for the development of two single-family homes on 0.35 Acres, Land Lot 489, located at 2680 Grady Street by Pritchard Builders, Inc., applicant; seconded by Boardmember Ron Roberts. The motion carried by the following vote:

seconded by Councilmember Ron Fennel. The motion carried by the following vote.

Aye: 7 - Mayor pro tem/Councilmember Pritchett, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Lnenicka and Councilmember Fennel

C.

Public Hearing - Zoning Request Z15-010 - Rezoning from R-15 to RAD-Conditional for the development of two single-family homes - 0.53 Acres - Land Lot 488 - 1068 Bank Street - Frank L. Pritchard

Sponsors: Anulewicz

Mayor Bacon asked Interim City Administrator Toni Jo Howard. She stated applicant Frank L. Pritchard was requesting a rezoning for 1068 Bank Street from R-15 to RAD-Conditional the development of two new detached single-family residences at a density of 3.77 units per acre. No land use change from Moderate Density Residential will be required for this rezoning. The Planning and Zoning Board recommended approval of the rezoning request by a vote of 4-2 at the May 11, 2015 meeting. Community Development recommends approval.

The public hearing was called and additional residents were sworn by Assistant City Attorney, Jeffrey Tucker.

Councilmember Teri Anulewicz called upon Senior Planner Rusty Martin who came forward and gave additional background for this rezoning. He showed the proposed site plan that indicated a shared driveway for the two homes. Pictures of the subject property as well as the adjacent properties were also shown. The request was for rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 3.77 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 storm water 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 Fleming 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 5/7/2014 created by DGM Land Planning Consultants.

18. The applicant shall be bound to the elevations submitted and dated 4/9/2015. 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. Councilmember Blustein asked for confirmation of a shared driveway and wanted to know where else in the City were there properties that shared driveways. Mr. Martin noted Williams Park and Medlin Park, built by David Weekly.

Councilmember Wilkinson stated when you have a shared driveway no one gets to park in the driveway and Councilmember Anulewicz interjected that there were several examples of shared driveways that work because the driveways fork out towards the homes so there was independent parking available for the homeowners. Mr. Frank Pritchard came forward again to speak and noted that there were no storm water issues for this item. There would be extra parking for vehicles off street. He wanted to clarify that he met with resident living next to Lot 2 and those homeowners would be meeting with the architect to insure that there was adequate screening and coverage front their home and the new home to be built on Lot 2.

The following residents came forward to speak in opposition to this rezoning:

1159 Banks Street, 1079 Banks Street, 1071 Banks Street and 1071 Banks Street
Their concerns were the shared driveway, storm water runoff, large homes on small lots, and tree loss.

Councilmember Anulewicz noted the future land use plan has been in existence since about 10 years and Mr. Suddreth commented that this area's plan came into effect since 2008. We need to find balance and not cross the line of dictating what goes onto a property. We need to respect property rights.

It was the opinion of Councilmember Blustein that a land use plan is just that, a plan and not set in stone. She felt if many people come out and voice concerns then changes should be made and the development reevaluated.

Mayor Bacon remarked that the Council needed to make a decision based on the facts and not what was in the best interest of the speakers.

Some of the issues raised were also discussions had by Councilmember Fennel regarding his own home purchase. He stated that Smyrna was a great community and an attractive community.

Councilmember Welch asked Mr. Martin to show the zoning map again and asked

inquired what the widths of neighboring lots were. It was noted they were between 50' and 53' feet. He talked about not being a fan of a shared driveway but it was hard to look at this variance and turn it down.

Councilmember Wilkinson voiced concerns about setting precedence for shared driveways as far as overloading onto the streets for parking.

The residents that came forward were thanked by Councilmember Lnenicka. He opined that there was too much uncertainty, too many concerns and too many unanswered questions. This was a different animal and he remarked this should be fair to everyone. What we do for one we do for another. He questioned how dense was too dense. He asked the question that if we cannot have density in a downtown than where could we have it. He said somewhere between Manhattan and Iowa there was a balance. He was not afraid of 3.5 units per acre downtown and builders do not build homes they cannot sell. He closed by saying that we all want good neighbors and he would will support this motion.

A motion was made by Councilmember Teri Anulewicz to approve item 2015-167, a zoning request, Z15-010 for a rezoning from R-15 to RAD-Conditional for the development of two single-family homes on 0.53 Acres on Land Lot 488 located at 1068 Bank Street, Frank L. Pritchard, applicant; seconded by Councilmember Ron Fennel. The motion carried by the following vote:

Aye: 5 - Mayor pro tem/Councilmember Pritchett, Councilmember Anulewicz, Councilmember Welch, Councilmember Lnenicka and Councilmember Fennel

Nay: 2 - Councilmember Blustein and Councilmember Wilkinson

D.

Public Hearing - Zoning Request Z15-002 - Rezoning of the subject property from Residential Townhouse District (RTD) to General Commercial (GC) for use of the property for commercial purposes - 5.039 Acres - Land Lot 342 - Vacant landlocked property off South Cobb Drive at the terminus of Ask-Kay Drive - William L. Askea.

Sponsors: Wilkinson

Mayor Bacon noted there was no discussion regarding this item as it would be tabled.

A motion was made by Councilmember Susan Wilkinson to table until July 6, 2015 item 2015-124, a zoning request, Z15-002 for a rezoning of the subject property from Residential Townhouse District (RTD) to General Commercial (GC) for use of the property for commercial purposes on 5.039 Acres located on Land Lot 342 located at the vacant landlocked property off South Cobb Drive at the terminus of Ask-Kay Drive with William L. Askea as applicant; seconded by Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 7 - Mayor pro tem/Councilmember Pritchett, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Lnenicka and Councilmember Fennel

5. Privilege Licenses:

There were no Privilege Licenses.

6. Formal business:

A.

Approve the amendment to the City of Smyrna's Code of Ordinances,

Chapter 6 entitled Alcoholic Beverages, Article II, Division 2, Applications, Section 118, entitled Distance from certain locations

Sponsors: Blustein

Mayor Bacon called upon Interim City Administrator Toni Jo Howard who read the background as follows:

This proposal would give the city the ability to waive distance requirements for beer and wine sales by the drink. As it stands today the city does not have any waiver provisions in the ordinance to address unique circumstances. Approval of this amendment would have no impact on package stores. State law leaves distance requirements as to sales by the drink to local jurisdictions. Staff feels the best way to handle this is to add the waiver language to the ordinance dealing with distance requirements on pouring licenses.

A motion was made by Councilmember Andrea Blustein to approve item ORD2015-10, the amendment to the City of Smyrna's Code of Ordinances, Chapter 6 entitled Alcoholic Beverages, Article II, Division 2, Applications, Section 118, entitled Distance from certain locations; seconded by Councilmember Teri Anulewicz. The motion carried by the following vote:

Aye: 7 - Mayor pro tem/Councilmember Pritchett, Councilmember Blustein, Councilmember Anulewicz, Councilmember Welch, Councilmember Wilkinson, Councilmember Lnenicka and Councilmember Fennel

B.

Public Hearing - Variance Request - V15-022 - Allow pouring of wine and malt beverages at a restaurant within 600 feet from a public school and 200 feet from residential property - Land Lot 634 - 0.55 Acres - 1651 Roswell Street - Gursha Ethiopian Cuisine.

Sponsors: Anulewicz

Toni Jo Howard, the Interim City Administrator read the background for this item. She stated this variance was to allow pouring of beer and wine at a restaurant within 600 feet of a public school and 200 feet from residential property. The applicant was requesting a variance to allow pouring of beer and wine at a restaurant within 600 feet of a public school. The restaurant would be located at 1651 Roswell Street Suite C, and the school within 600 feet is Haven Academy, located at 1595 Hawthorne Avenue, as well as Morgan's Point Apartments within 200 feet. Chapter 6 - Alcoholic Beverages, Section 6-118 (b)(4) states:

For a license for pouring wine and malt beverages, a suitable distance is 600 feet from a school, and 200 feet from a church, park, public building, library or residence; provided, however, in no event shall the primary customer entrance of the proposed premises be located closer than 75 feet from the property line of the school, church, park, public building, library, or residence.

The applicants, Gursha Ethiopian Cuisine were recognized and the public hearing was called with no one coming forward to make comments or speak in opposition to this variance.

Councilmember Anulewicz clarified that this was the variance only and they will have to return for the privilege license at a later date.

She thanked the owners for wanting to open their business in Smyrna in particular, Ward 3.

They stated they just opened and have lived here for 10 years their children go to Campbell and they want to introduce Ethiopian food to the community.

Councilmember Welch asked about Ethiopian food and was told that it was delicious and spicy as needed. Councilmember Anulewicz commented that her children liked it because it can be eaten with their fingers.

HPR-1134
30'-0" x 64'-8"



APPROVED
6/15/15



RECEIVED
4/9/15

2722
HPR-7890

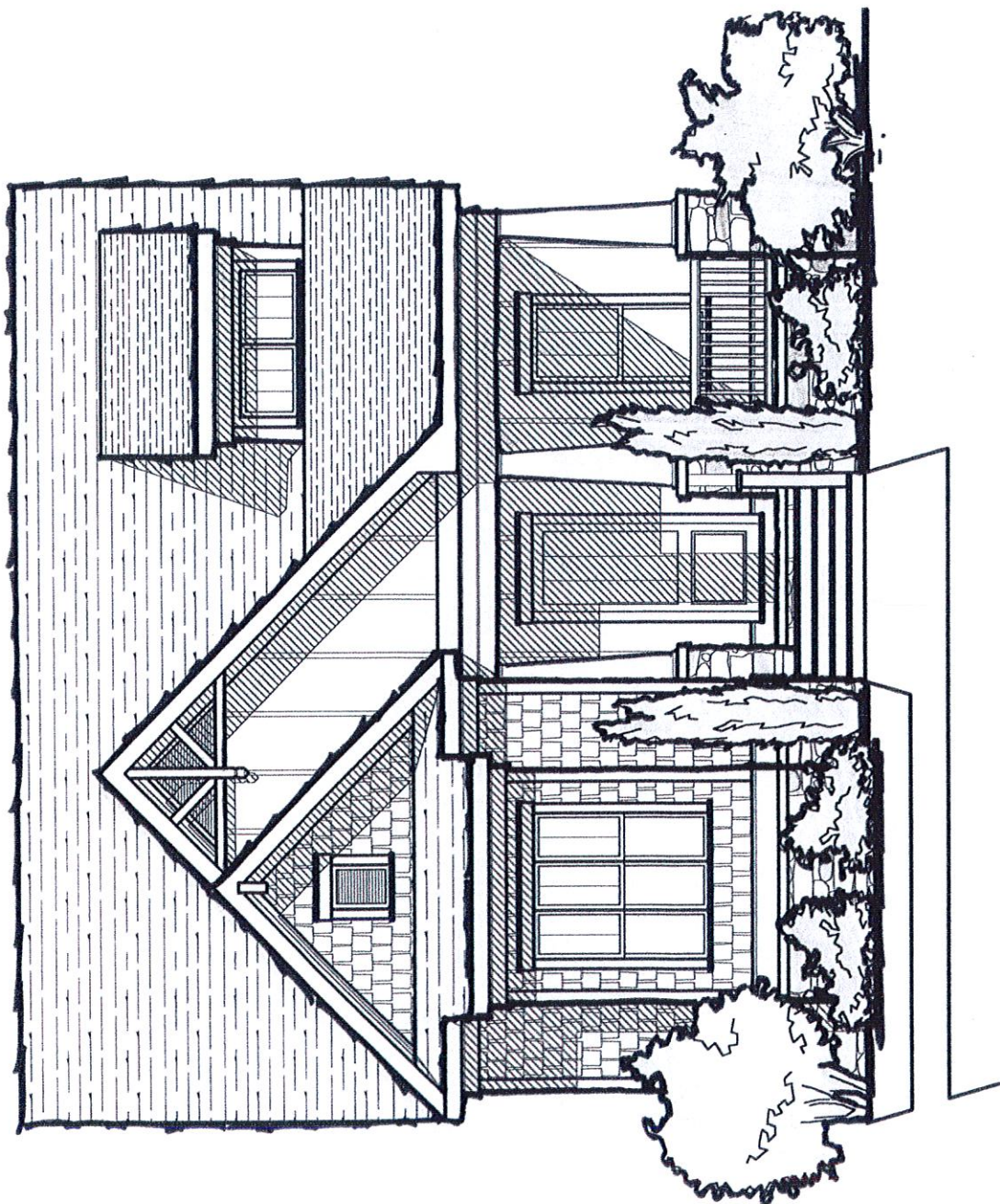
33-0-X 76-2



RECEIVED

4/2/88

~~2505~~
2404 HPR-1138
30x60



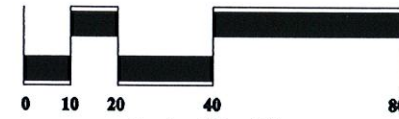
RECEIVED
4/9/15

1068 Banks Street

City of Smyrna, Georgia Land Lot 488, 17th District, 2nd Section

property owner:

Frank Pritchard
Pritchard Brothers, Inc.
3165 Greenfield Drive
Marietta, Georgia 30068
404-597-4120



Scale: 1" = 20'

May 5, 2015



DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
BLVD SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .53 AC

Present Zoning: R-15

Proposed Zoning: RAD-Conditional

Proposed Lot Sizes Shown:

1) 11,469 SF

2) 11,452 SF

Proposed Building Setbacks:

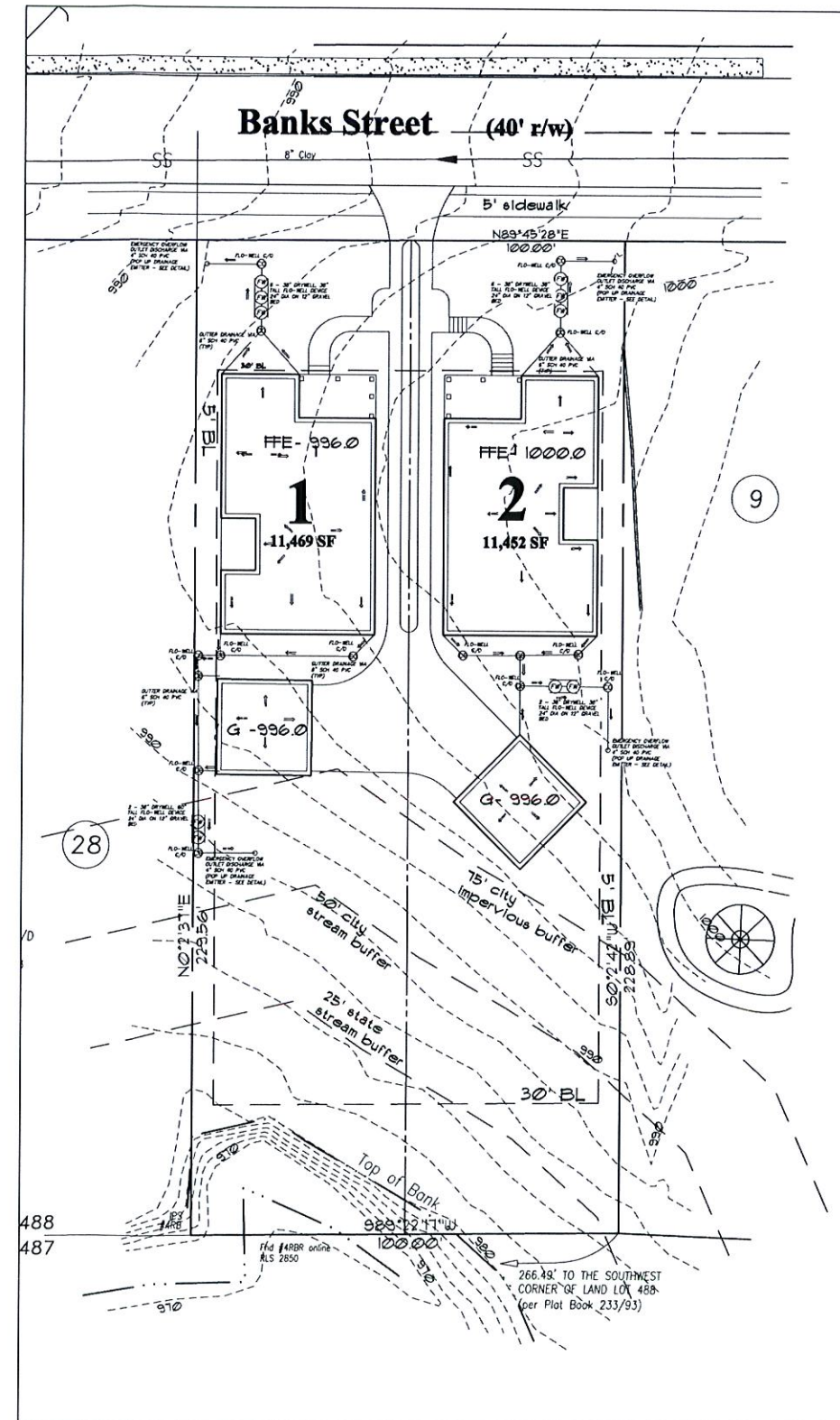
front: 30'

rear: 30'

side: 5' (min.10' between structures)

General Notes:

1. Boundary survey and topographic information by C4C Surveyors, dated June 30, 2007.
2. According to Flood Insurance Rate Map (FIRM) #13067C0119H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. Streams exist on site and are to be protected according to all jurisdictions.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality to be managed on a lot by lot basis based on hydrologic study.



RECEIVED
5/7/15

APPROVED
5/7/15

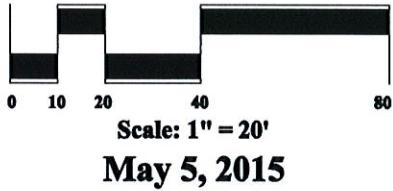
1068 Banks Street

City of Smyrna, Georgia Land Lot 488, 17th District, 2nd Section

property owner:

Frank Pritchard
Pritchard Brothers, Inc.
3165 Greenfield Drive
Marietta, Georgia 30068
404-597-4120

DGM
LAND PLANNING
CONSULTANTS
975 COBB PLACE
BLVD, SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



ARBORIST REPORT FOR:
1068 Banks Street, Smyrna, Georgia
Prepared For: Mr. Frank Pritchard
Visual Inspection only
Prepared by: T.J. Schell, LLC
Landscape Architects And Certified Arborists
2985 Gordy Parkway, Suite 422, Marietta, GA 30066
Fax 770-578-9126 Cell 770-361-2319
Teresa H. Eldredge, RLA, ISA, Certified Arborist
ISA SO-5442A
April 2, 2015

#1068 Banks St. - the two trees in the front yard have been well maintained and are in Good Condition. If removed, it is my opinion that the City will require recompense. (Total of 66" of recompense) Other conditions to note include: Several boundary trees (neighbors) that are in good condition...based on view from #1068. Also, the two trees in the backyard are in good condition. These are tagged also in case you choose to look at a different footprint/location for the proposed homes.

Site Data

Total Site Area: .53 AC
Present Zoning: R-15
Proposed Zoning: RAD-Conditional
Proposed Lot Sizes Shown:

- 1) 11,469 SF
- 2) 11,452 SF

Proposed Building Setbacks:

front: 30'
rear: 30'
side: 5' (min.10' between structures)

General Notes:

1. Boundary survey and topographic information by CAC Surveyors, dated June 30, 2007.
2. According to Flood Insurance Rate Map (FIRM) #13067C0119H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. Streams exist on site and are to be protected according to all jurisdictions.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality to be managed on a lot by lot basis based on hydrologic study.

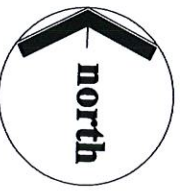
Tree Calculations

Site Area Calculation:
Net Site Area = .53 AC

Tree Density Calculation:
.53 AC x 100"/AC = 53 Total Inches Required
EDF + RDF = SDF
EDF = 168" (0" of non-specimens + 168" of specimens preserved)
RDF = 0"
168" + 0" = 168" SDF
therefore density is satisfied

Specimen Tree Recompense Calculation:
66 specimen trees have been removed. (see Tree Survey/Protection Plan)

Street Tree Requirement:
3 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 3 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 3 trees are exclusive of density requirements but are being counted for recompense credit since density requirement has already been satisfied.



Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
32	White Oak	32	48
33	Red Oak	34	51

Total Inches: 66

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
31	White Oak	24	36
34	White Oak	32	48

Total Inches: 56
x 3 = 168

City of Smyrna Required Notes:

1. All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
2. All trees must be planted at least 10' from any utility line.
3. Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
4. The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
5. The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
6. If tree survey inaccuracies are found on site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
7. The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
8. Trees agreed upon to be saved is the responsibility of the owner.
9. A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
10. A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
11. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
12. All tree guys and stakes shall be removed from tree one year after planting or before.

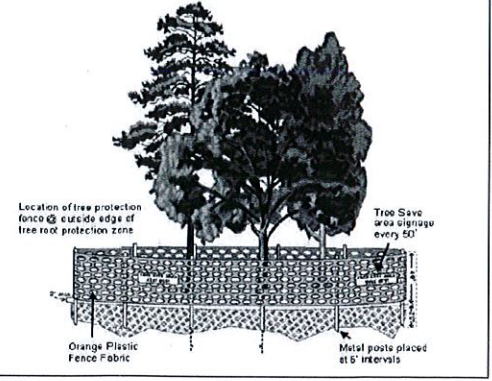
NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

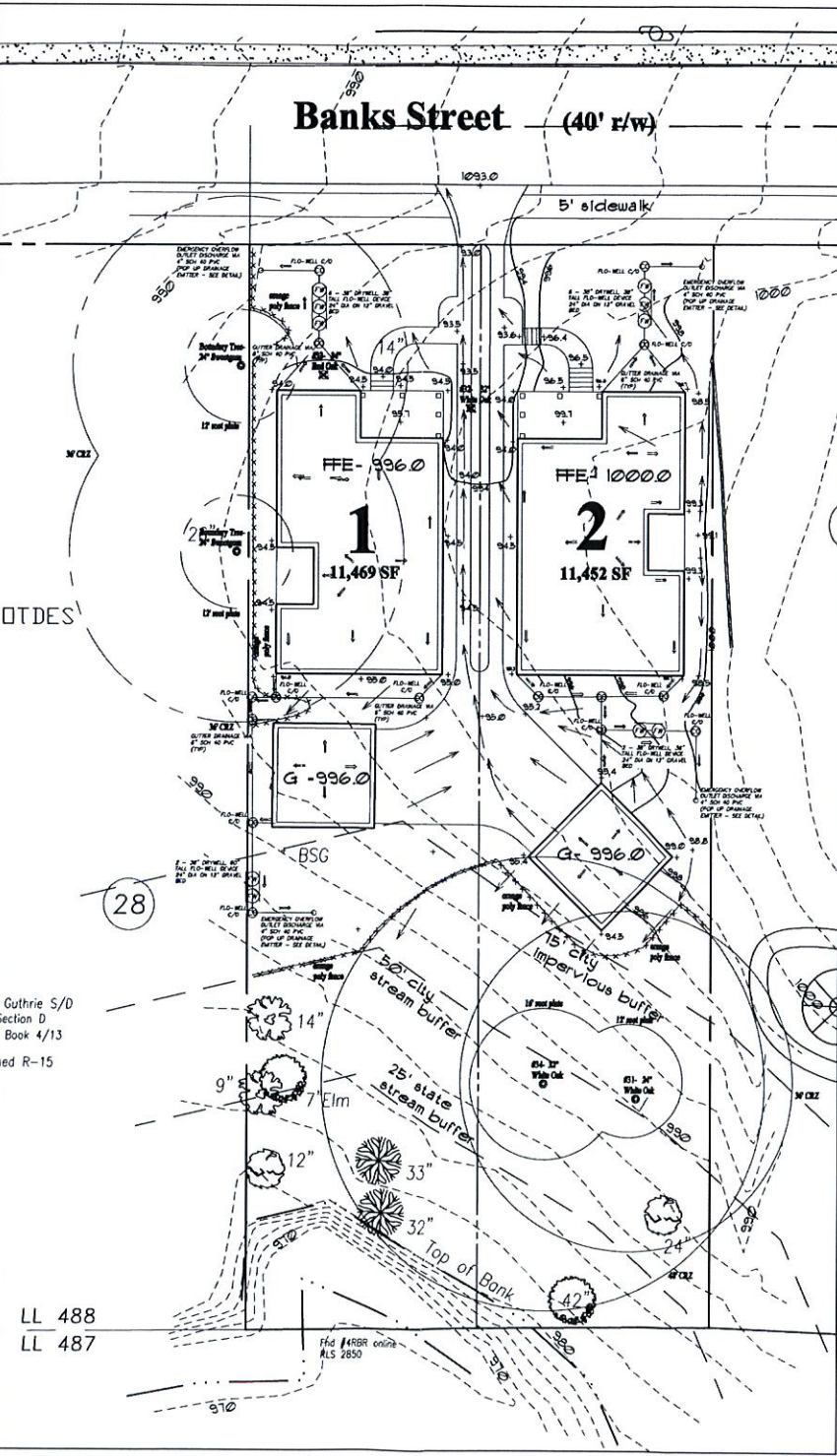
ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

Tree Protection for Non-Specimen Trees



*specimen tree protection requires orange polyethylene fence be replaced with chain link fence.



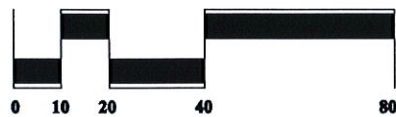
Tree Replacement Plan - Sheet 3 of 4

1068 Banks Street

City of Smyrna, Georgia Land Lot 488, 17th District, 2nd Section

property owner:

Frank Pritchard
Pritchard Brothers, Inc.
3165 Greenfield Drive
Marietta, Georgia 30068
404-597-4120



Scale: 1" = 20'

May 5, 2015



Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY	RECOMP.	TOTAL INCHES	MIN. SPACE	% OF TOTAL
Replacement Trees											
(street tree)	ZS	3	Zelcova	Zelcova serrata	4" Cal.	10'-12'	0	12	12	25' o.c.	100.0%
		3		TOTALS			0	12	12		100.0%

Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
32	White Oak	32	48
33	Red Oak	34	51

Total Inches: 66

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
31	White Oak	24	36
34	White Oak	32	48

Total Inches: 56
x 3 = 168

Tree Calculations

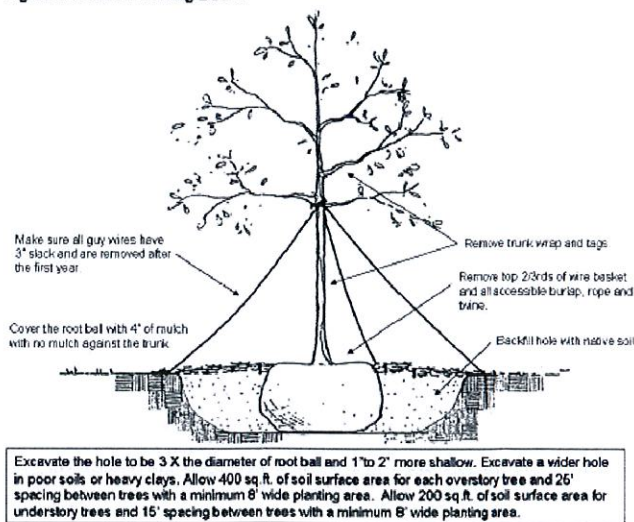
Site Area Calculation:
Net Site Area = .53 AC

Tree Density Calculation:
.53 AC x 100"/AC = 53 Total Inches Required
EDF + RDF = SDF
EDF = 168" (0" of non-specimens + 168" of specimens preserved)
RDF = 0"
168" + 0" = 168" SDF
therefore density is satisfied

Specimen Tree Recompense Calculation:
66" of specimen trees have been removed. 12" have been replaced as shown on plan.
54" of additional trees will have to be placed on site or provided as donation to City of Smyrna Tree Bank.

Street Tree Requirement:
3 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 3 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 3 trees are exclusive of density requirements but are being counted for recompense credit since density requirement has already been satisfied.

Figure 11: Tree Planting Detail



DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Blvd Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Data

Total Site Area: .53 AC

Present Zoning: R-15

Proposed Zoning: RAD-Conditional

Proposed Lot Sizes Shown:

1) 11,469 SF

2) 11,452 SF

Proposed Building Setbacks:

front: 30'

rear: 30'

side: 5' (min. 10' between structures)

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of Specimen trees receiving a 3X credit shall be protected with 6" chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
- All tree guys and stakes shall be removed from tree one year after planting or before.

NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

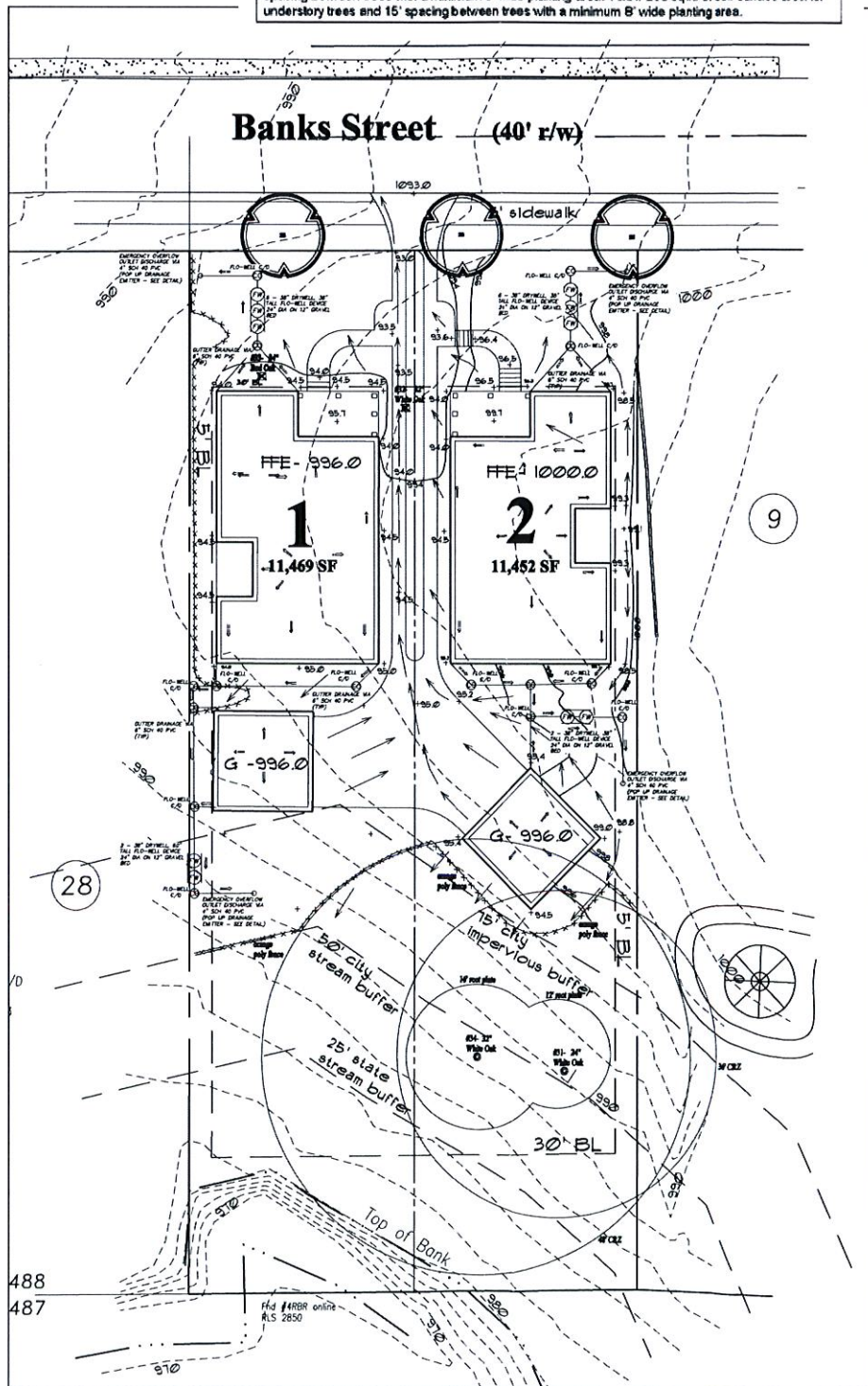
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

General Notes:

- Boundary survey and topographic information by CAC Surveyors, dated June 30, 2007.
- According to Flood Insurance Rate Map (FIRM) #13067C0119H, dated March 4, 2013, no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
- No wetlands are known to exist on site.
- Streams exist on site and are to be protected according to all jurisdictions.
- No archaeological or architectural landmarks are known to exist on site.
- No utility easements are known to exist on site.
- Stormwater and water quality to be managed on a lot by lot basis based on hydrologic study.





RECEIVED