



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

File Number: 2016-376

Agenda Date: 10/17/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Authorization

Agenda Number: A.

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-015 - Rezoning from R-20 to RAD-Conditional for the development one single-family residence - 0.405 Acres - Land Lot - 519 - 2495 Adams Drive - Ronald Dickinson

ISSUE: Ronald Dickinson is requesting to rezone the property from R-20 to RAD-Conditional for the subdivision of the subject property into two lots per the 1950's plat. The applicant is proposing to leave the existing home on one lot and construct a new detached single family home on the second lot.

BACKGROUND: The Planning and Zoning Board heard the zoning request at the September 12, 2016 meeting and made a recommendation for approval by a vote of 5-0 with 2 board members absent. The subject property was originally platted as lot # 72 of the Belmont Subdivision in 1944. In 1950, Mr. & Mrs. Adams dedicated 10' of property along the long side of the property to the County for the creation of Adams Drive (a public street). During that dedication and replatting, lot #72 was subdivided into two lots. The first lot 70' by 100' and the second lot was 70' by 150'. These lots were recorded on the plat, but were never officially recorded with the tax office to become an official parcel of record. Since, the lots are below the minimum zoning standards of the R-20 zoning district, the property has to be rezoned to allow for the zoning proposal.

The Planning and Zoning Board heard the rezoning at the September 12, 2016 meeting and made a recommendation for approval by a vote of 5-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** rezoning the subject property from R-20 to RAD-Conditional for two detached single-family units at a density of 4.9 units per acre with the following conditions:

Standard Conditions

(Requirement #1, 2, 3, 4, 8, 9, 10 and 17 from Section 1201 of the Zoning Code is not applicable)

1. 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.
2. All utilities within the development shall be underground.
3. 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. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.
4. No debris may be buried on any lot or common area.
5. 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.
6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
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 following minimum setbacks:
 - Front - 35'
 - Side - 10'
 - Street Side - 15' (From Existing ROW)
 - Rear - 30'
10. Driveway - 22' minimum length from building face to back of sidewalk.
11. Each home will be a minimum of 1,800 square feet in floor area.
12. The minimum allowable lot size shall be 7,430 sq. ft..
13. The minimum allowable lot width shall be 70'.

14. The developer shall install a 5' sidewalk for the length of the development along Pierce Avenue. There shall be a 2' grass buffer between the sidewalk and the back of curb.

15. The final plat for the development shall include a right-of-way dedication of 5' along Adam Drive. Setbacks shall be taken from the existing right-of-way.

16. Approval 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 ` 8/12/2016 created by Sean J. Murphy.

17. The home shall be constructed in substantial compliance with the architectural elevations submitted and dated 8/12/2016. The home shall meet the façade requirements established in stipulation #18 below. Approval of any change to the elevations must be obtained from the Director of Community Development.

18. The composition of the homes in a residential subdivision shall include a mixture elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding.