



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, April 8, 2019

6:00 PM

Council Chambers

1. Roll Call

Present: 6 - Joel Powell, Leslie Lightfoot, Monty Bye, Earl Rice, David Monroe and Michael Seagraves

Absent: 2 - Tom Bartlett and Cheri Harrington

Also Present: 5 - Ken Suddreth, Russell Martin, Joey Staubes, Caitlin Crowe and Tina Monaghan

2. Call to Order

Chairman Joel Powell called the April 8, 2019 Planning and Zoning Commission Meeting to order at 6:00 PM.

3. Business

A. 2019-90

Public Hearing - Zoning Request Z19-003 - Rezoning from GC to RM-12-Conditional for 108 townhome units at a density of 8.64 units per acre - 12.495 Acres - Land Lots 845 and 846 - 3110 Sports Avenue - Lennar Homes

Sponsors: Norton and Bartlett

Boardmember Michael Seagraves made a motion to table Zoning Request Z19-003 - Rezoning from GC to RM-12-Conditional for 108 townhome units at a density of 8.64 units per acre - 12.495 Acres - Land Lots 845 and 846 - 3110 Sports Avenue - Lennar Homes - to the May 13, 2019 Planning and Zoning Board Meeting at the request of the applicant. Boardmember David Monroe seconded the motion to table.

The motion to table was carried by the following vote:

Aye: 5 - Leslie Lightfoot, Monty Bye, Earl Rice, David Monroe and Michael Seagraves

Absent: 2 - Tom Bartlett and Cheri Harrington

B. 2019-133

Public Hearing - Zoning Request Z19-008 - Rezoning from GC to RHR-PD for the development of 80 senior housing units at a density of 25.72 units per acre - 3.11 Acres - Land Lot 606 - East/West Connector & Camp Highland Road - One Street Development, LLC

Sponsors: Fennel and Monroe

Rusty Martin, Senior Planner, presented staff recommendation for rezoning request Z19-008. The request is to be heard by Mayor and Council on May 20, 2019. The site is a vacant, wooded lot of 3.11 acres. The applicant is requesting to rezone the

property from GC to RHR-PD for a new independent senior housing development. A change from medium density residential to high density residential is needed. The project will be composed of a new 3 story (50 units) and 4 story (30 units) building as well as an amenity area with community garden. There will be one entrance from the East-West Connector and a proposal to connect to the Silver Comet Trail.

The applicant is requesting several variances:

1. Reduction of minimum front setback from 75' to 25';
2. Reduction of minimum side setback from 40' to 25'; and
3. Reduction of minimum building height from four (4) stories to three (3) stories.

Staff are supportive of all three variances.

Staff recommends approval with the following conditions:

Standard Conditions

(Requirements #2, 3, 4, 10, 12, 16 and 17 from Section 1201 of the Zoning Code are 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 percent hardy plank siding. The residences along 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 homes 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 2' shall be provided between the back of curb and sidewalk.*

5. *The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.*

6. *A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.*

7. *No debris may be buried on any lot or common area.*

8. *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.*

9. *All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.*

10. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

11. The development shall maintain the following setbacks:

- a. Front – 25'
- b. Side – 25'
- c. Rear – 40'
- d. Building Separation – 80'

12. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

13. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

15. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.

16. The developer shall seek approval from Cobb County for the sidewalk connection to the Silver Comet Trail.

17. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.

18. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".

19. Approval of the subject property for the RHR-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/8/2019 and created by Foley Design and all zoning stipulations above.

20. The applicant shall be bound to the elevations submitted on 3/8/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.

Chairman Powell asked the representative for the applicant, to provide an overview of the request. Attorney Mr. Kevin Moore came forward on behalf of the applicant, One Street Development, LLC. Mr. Moore elaborated that One Street Development has built many senior communities around the Atlanta area. The age restriction for the is particular community will be 62 or older and that the majority of events are single and over 62. The community will also have several different types of transportation for their tenants.

Board member Bye asked about the square footage and pricing for the units. Mr. Moore asked the applicant, Brendan Barr to come up and answer. Mr. Barr responded that each unit would be about 750 sq ft and range from \$730-\$1900 per month.

Chairman Powell asked about staffing. Mr. Barr said there would be a full-time manager, full-time leasing/activities director, and on-site maintenance. Chairman Powell also asked about how many communities they have done. Mr. Barr answered currently 7 in the suburban metro Atlanta.

Board member Seagraves asked about dining options. Mr. Barr said they do not do any dining on site since each unit has a full kitchen.

Chairman Powell opened the floor for Public Hearing and no one came forward to speak.

Boardmember David Monroe made a motion to approve Zoning Request Z19-008 - Rezoning from GC to RHR-PD for the development of 80 senior housing units at a density of 25.72 units per acre - 3.11 Acres - Land Lot 606 - East/West Connector & Camp Highland Road - One Street Development, LLC. Boardmember Michael Seagraves seconded the motion to approve.

The motion to approve was carried by the following vote:

Aye: 5 - Leslie Lightfoot, Monty Bye, Earl Rice, David Monroe and Michael Seagraves

Absent: 2 - Tom Bartlett and Cheri Harrington

4. Approval of Minutes:

A. [2019-134](#) Approval of the March 11, 2019 Planning and Zoning Commission Meeting Minutes.

Boardmember Earl Rice made a motion to approve the March 11, 2019 Planning and Zoning Commission Meeting Minutes with a second by Boardmember Leslie Lightfoot.

The motion to approve was carried by the following vote:

Aye: 5 - Leslie Lightfoot, Monty Bye, Earl Rice, David Monroe and Michael Seagraves

Absent: 2 - Tom Bartlett and Cheri Harrington

5. Adjournment

Chairman Powell adjourned the April 8, 2019 Planning and Zoning Commission Meeting at 6:30 PM.