

Council Member Lnenicka stated he recently met with members of the Oakridge Estates HOA and the Vinings Forest HOA and expressed appreciation to those citizens for their interest in the community. Council Member Lnenicka stated the Smyrna American Legion Post 160 will host the Sentimental Journey Orchestra, and provided details to those present concerning this upcoming event. Council Member Lnenicka expressed condolences to the family of Mr. David Levine for the recent loss of Mr. Levine's mother. Council Member Lnenicka thanked Mr. Levine for the assistance he provides with Spanish language translation.

Council Member Wood recognized Mr. Boyd, and Mr. Boyd stated the budget process is underway and proceeding as planned. Mr. Boyd stated a new City utility billing system is in place and functioning well.

Mayor Bacon thanked Chief Lanyon for the grand opening ceremony recently held at the new Station 3 building.

LAND ISSUES/ZONINGS/ANNEXATIONS (Continued):

- (F) Public Hearing - Rezoning Request Z06-012 – R-15 to RAD Conditional – 1.27 Acre Tract - Bank Street – Pritchard Properties, LLC

Mr. Wright stated the applicant proposes to rezone the subject tract for construction of five single-family residences at a density of 3.94 units per acre with a corresponding land use change from *medium density residential* to *moderate density residential*. Mr. Wright stated PZB and staff have recommended approval of the rezoning request subject to a number of conditions.

Mayor Bacon stated this is a public hearing and asked for public comment. There was none.

Council Member Scoggins recognized Mr. Pritchard, and Mr. Pritchard provided details to those present concerning the plans Pritchard Properties, LLC (PPL) has for the subject property. Mr. Pritchard stated the project presently under consideration is intended to be an extension of Parkview Village phases I, II and III. Mr. Pritchard stated the new structures planned for this property will feature larger lots than those of earlier phases and will have higher selling prices. Mr. Pritchard stated three of the new structures will feature detached garages. Mr. Pritchard stated plans have been made to protect existing trees on the subject property. Mr. Pritchard stated PPL will accept the conditions of rezoning formulated by staff. Mr. Pritchard stated PPL plans to save a large number of trees on the subject property and for this reason a waiver of tree recompense requirements is requested in this case. At Council Member Scoggins' request, Mr. Miller read the special conditions of this rezoning request into the record as follows:

**Special Conditions**

13. The development shall maintain the following setbacks:
  - Front – 30' (measured from existing right of way)
  - Side – Zero with 15' between buildings
  - Exterior Side (Lot 5) – 10'
  - Rear – 30'
14. Driveway – 22' minimum length from building face to edge of sidewalk. Each unit shall have a two-car garage.

15. The right-of-way along Bank Street shall be increased to 50 feet to match other residential road right-of-ways. Therefore a dedication of 5 feet is required.

Council Member Scoggins asked Mr. Pritchard if PPL will accept the conditions of rezoning as formulated by staff, and Mr. Pritchard answered in the affirmative. Council Member Scoggins asked Mr. Pritchard what the projected selling prices of the new homes will be, and Mr. Pritchard stated the new structures will have selling prices of approximately \$750,000 each. Council Member Smith suggested that the orientation of the proposed garages be changed to give the development a potentially better streetscape. Mr. Pritchard stated the houses are planned in such a way as to provide a large back yard area. Mr. Pritchard provided details to those present concerning design of garages in order to provide adequate turning space and access. Mr. Pritchard stated other design options can be considered.

MOTION: Council Member Smith made a motion to table Rezoning Request Z06-012 from R-15 to RAD Conditional for a 1.27 acre tract on Bank Street for Pritchard Properties, LLC in order to further review the development proposal. Mayor Bacon stated this motion was not seconded and was not approved.

Council Member McNabb asked Mr. Pritchard if any of the planned houses will feature a master bedroom on the main floor, and Mr. Pritchard said some other houses across the street will feature master bedrooms on the main floors. Mayor Bacon asked Mr. Pritchard if a house plan featuring a master bedroom on the main floor could be built in any of the new structures if requested by a prospective buyer, and Mr. Pritchard answered in the affirmative. Council Member Lnenicka asked Mr. Pritchard how future residents of the proposed development will safely enter Bank Street from their houses in their vehicles, and Mr. Pritchard provided details to those present regarding the manner in which the driveways may be configured. Council Member Newcomb stated the density of the proposed project is reasonable. Council Member Newcomb stated he is concerned about the impact of garage placement on the streetscape of the proposed project and any increase in impervious surface which could result from more pavement. Council Member Newcomb expressed the view that PPL is making a real effort to preserve old trees on the subject property, and said he agrees that Mr. Pritchard should be allowed an adjustment on the normal tree recompense requirements in this particular case.

MOTION: Council Member Scoggins made a motion to approve Rezoning Request Z06-012 from R-15 to RAD Conditional for a 1.27 acre tract on Bank Street for Pritchard Properties, LLC. The motion was seconded by Council Member Newcomb. Council Member Smith stated he likes PPL's proposal for the subject property, but he has some concerns about the possible appearance of the project if it is built according to the current plans. Motion was approved 6 – 1, with Council Member Smith in opposition.

#### CITIZENS INPUT:

There was none.

#### ADJOURNMENT:

With no further business, the meeting was adjourned at 9:02 p.m.



# Tree Replacement Plan

## Banks Street

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

prepared for:

### Pritchard Brothers, Inc.

24 Hour Contact: Frank Pritchard  
Pritchard Brothers, Inc.  
P.O. Box 2076  
Kennesaw, GA 30144

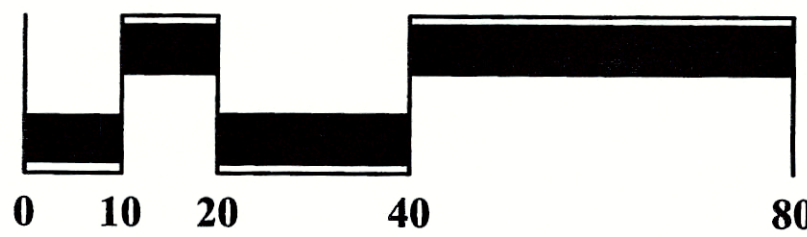
DGM  
LAND PLANNING  
CONSULTANTS

January 24, 2006

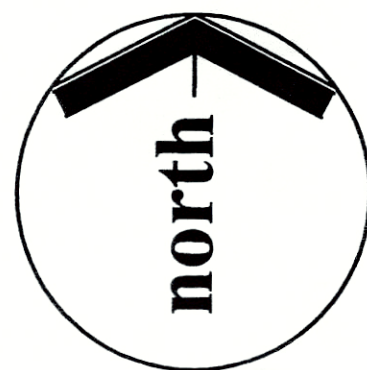
Revisions:




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



Scale: 1" = 20'



#### Notes:

CONTACT COMMUNITY DEVELOPMENT DEPARTMENT (770-310-5387) 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 REPRESENTATIVES OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

Trees to be Removed				
Qty.	Size	Species	Units	Sub-Total
1	12"	Magnolia	0.6	0.6
1	16"	Magnolia	1.2	1.2
1	18"	Oak	1.9	1.9
4	20"	Oak	1.9	7.6
2	24"	Oak	2.8	5.6
1	28"	Oak	3.8	3.8
1	30"	Oak	5.1	5.1
1	46"	Oak	8.1	8.1
1	24"	Pecan	2.8	2.8
1	18"	Sweetgum	1.9	1.9
1	24"	Sweetgum	2.8	2.8
1	26"	Sweetgum	3.8	3.8
1	36"	Sweetgum	6.5	6.5
			51.7	Units

Trees to be Saved				
Qty.	Size	Species	Units	Sub-Total
4	24"	Oak	2.8	11.2
2	26"	Oak	3.8	7.6
1	32"	Oak	5.1	5.1
1	36"	Oak	6.5	6.5
1	42"	Oak	8.1	8.1
1	20"	Sweetgum	1.9	1.9
3	24"	Sweetgum	2.8	8.4
			48.8	Units (EDF)
			SDF = 1.27AC x 20 Units	= 25.4 Required (SDF)
48.8 > 25.4 Therefore Density requirements are met with trees to remain.				

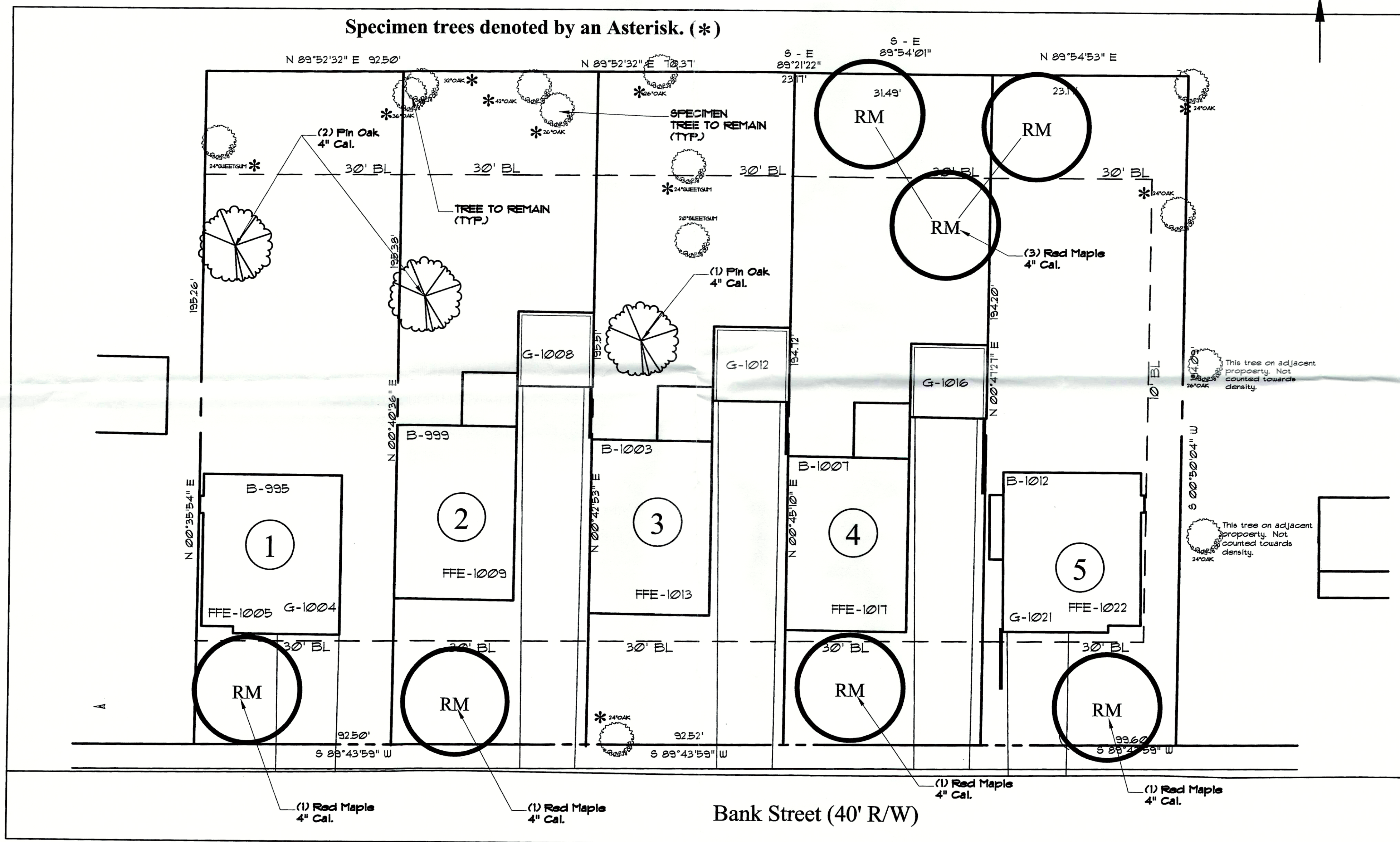
Specimen Trees To be Replaced				
* Specimen trees are to be replaced "inch for inch"				
* Specimen trees must be replaced with 4" caliper trees. (7 Units / Tree)				
Qty.	Size	Species	Units	Sub-Total
1	20"	Oak	1.9	1.9
3	24"	Oak	2.8	8.4
1	28"	Oak	3.8	3.8
1	30"	Oak	5.1	5.1
1	46"	Oak	8.1	8.1
1	24"	Pecan	2.8	2.8
1	24"	Sweetgum	2.8	2.8
1	26"	Sweetgum	3.8	3.8
1	36"	Sweetgum	6.5	6.5
			43.2	Units
			43.2 Units / 7 = 61.7	62 4" Cal. Trees

If trees will not reasonably fit on site, payment can be made to the city of Smyrna tree replacement fund. Each unit can be replaced with a \$440 donation.

Trees to be Planted				
Qty.	Size	Species	Botanical	Units
7	4"	Red Maple	Acer rubrum	0.7
3	4"	Pin Oak	Quercus palustris	0.7
			Total Units Planted	7

Trees to be planted account for 7 Units of replacement value.				
55 @	\$440	=	55 Units Required replacement	
			\$24,074.29 Payment	
			to Smyrna Tree Bank.	

#### Specimen trees denoted by an Asterisk (\*)



Tree Survey information provided by C&C Land Surveyors, Inc.