



City of Smyrna

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Issue Sheet

File Number: 2018-529

Agenda Date: 12/17/2018

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Status: Agenda Ready

In Control: City Council

File Type: Authorization

Agenda Number: B.

WARD: Ward 7

COMMITTEE:

\$ IMPACT:

Agenda Title:

Approval of Ordinance #2018-12- Annexation request (100% of owners requesting annexation) - Land Lot 331, 17th District, 2nd Section, Cobb County, 2.00 acre tract - 10 Rebel Trail, Smyrna Georgia, Ward 7 - effective date January 1, 2019

ISSUE: The title holders, Ron and Cynthia Fennel are seeking approval to annex 2.00 acre tract of property at 10 Rebel Trail, Smyrna GA. Odwyer Properties, LLC is requesting the annexation and rezoning of property at 10 Rebel Trail from R-20 to R-12-Conditional for the development of 19 single-family homes at a density of 2.47 units per acre.

BACKGROUND: A portion of the subject property (5.42 acres) was annexed and rezoned in May of 2006 from R-20 to R-12-Conditional for 14 single-family homes at a density of 2.78 units per acre (Zoning Case Z06-009). The zoning of the property was site plan conditional and allowed for several variances related to lot size, lot width and setbacks due to the topography of the site and the site's location to Nickajack Creek. The site was never developed and has remained in a natural state since the approval of the zoning in 2006.

The Planning and Zoning Commission heard this rezoning request on November 12, 2018 and recommended approval with a vote of 6-0 in favor of the rezoning.

RECOMMENDATION/REQUESTED ACTION: