

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

From: Ken Suddreth, Community Development Director  
Russell Martin, AICP, Senior Planner

Date: June 7, 2017

CC: Planning and Zoning Board  
Tammi Saddler-Jones, City Administrator

**RE: REZONING CASE Z17-010 – 1081 Stephens Street & 2925 Mann Street**

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**Applicant:** J. Carpenter Homes

**Existing Zoning:** R-15

**Titleholder:** Brian D. Minnick

**Proposed Zoning:** RAD-Conditional

**Size of Tract:** 0.334 Acres

**Location:** 1081 Stephens Street & 2925 Mann Street

**Contiguous Zoning:**

**Land Lot:** 487

North RAD

South R-15

**Ward:** 3

East R-15

West R-15

**Access:** Stephens Street & Mann Street

**Hearing Dates:**

**Existing Improvements:** One Single-Family Residence with an Accessory Structure

P&Z June 12, 2017

M&C July 17, 2017

**Proposed Use:**

The applicant is proposing the demolition of the existing home and the development of two new detached single-family residences. The density for the site will be 5.99 units per acre. No land use change from Medium Density Residential will be required for this rezoning.

**Staff Recommendation:**

**Approval** of the rezoning from R-15 to RAD-Conditional with conditions.



## STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*The proposed rezoning would result in the development of two single-family lots. The existing home will be demolished and two new homes will be constructed. The adjoining and adjacent properties to the east, south and west are zoned R-15 and are occupied by single-family homes. The adjacent properties to the north across Stephens Street are zoned RAD and are occupied by single-family homes. Since the proposed single-family homes will be located in the middle of an existing single-family neighborhood, the proposed use is suitable in view of the use and development of adjacent and nearby property.*

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

*The proposed rezoning and development should not have an adverse affect upon the existing use or usability of nearby properties.*

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

*The subject property is two recorded lots of record within the City. The first being 1081 Stephens Street and the second being 2925 Mann Street. 2925 Mann Street has an existing home with an accessory structure and has reasonable economic use as currently zoned. 1081 Stephens Street is a smaller vacant property that has no reasonable economic use because the lot does not meet the minimum zoning requirements for the R-15 zoning district and would not be developable in its current form.*

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

*Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities.*

*Based upon information provided by the Public Works Director, adequate water and sewer capacities are available in the area to accommodate the development*

*associated with the rezoning. Both water and sewer are available and located on Stephens Street. Stephens Street must be bored by the developer to grant access to the utilities. All existing water taps will be used where possible. Abandoned taps will have to be capped at the main. It is the developer's responsibility to install new water and sewer taps. Elevations are the responsibilities of the developer. This information is based upon a rezoning and variance plan for J. carpenter Homes by Paul Lee Consulting Engineering dated 4/3/17.*

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

*The 0.334-acre rezoning will be consistent with the City's Future Development Plan, which indicates a land use of Medium Density Residential. The proposed density of 5.99 units per acre for the development is below the maximum allowable density of 6 units per acre for the Medium Density Residential land use classification on the Future Development Plan. The zoning proposal will not require a change on the Future Development Map from Medium Density Residential.*

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

*The area surrounding the subject parcel has continued to redevelop into smaller parcels in a neo-traditional form. The proposed development is consistent with the most recent trends in this portion of the city.*

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

*The proposed development will employ a variety of architectural features and materials that will conform and enhance the existing neighborhood's aesthetics. The proposed scale of the home will be compatible with the existing homes in the immediate areas. The tree protection plan indicates the required number of tree inches for the site has been conserved and/or replanted on-site.*

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

*The proposed use should not create a nuisance to existing uses in the area due to the fact that the surrounding area is also comprised of single-family residences.*

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

*Factors associated with the size of the proposed use, in either land area or building height, will have an effect upon adjacent properties. The applicant is requesting to rezone the property to RAD-Conditional. The applicant is seeking a site plan specific rezoning to deviate from: 1) the required minimum lot size; 2) the required minimum lot width at setback line; 3) the required minimum front setback; and 4) the required minimum interior side setback. Table 1 below shows the requirements of the RAD & R-15 zoning districts versus the proposed development.*

	<b>Min. Lot Size (Square Feet)</b>	<b>Min. Lot Width at Setback Line</b>	<b>Min. Front Setback</b>	<b>Min. Side Setback</b>	<b>Min. Rear Setback</b>	<b>Max. Height</b>	<b>Max. Lot Coverage (percent)</b>	<b>Min. Square Footage</b>
<b>R-15 Zoning District</b>	15,000	85'	35'	10'	30'	35'	35	2,000
<b>RAD Zoning District</b>	15,000	100'	35'	10'	30'	35'	45	1,800
<b>Proposed Lots</b>	6,148	61'	25'	7.5'	30'	35'	45	1,800

**Note:** Single-family detached dwellings in an RAD district shall meet the minimum side and rear yard requirements specified for the R-15 district.

**Note:** The street side setback for the new lot is reflected as 23.3' due to Section 1202 of the Zoning Ordinance which requires the street side setback to be two thirds the required front setback.

The proposed rezoning from R-15 to RAD-Conditional would result in the demolition of the existing home and the construction of two new single-family residences at a density of 5.99 units per acre. Both homes are proposed to front on Stephens Street. One home will be accessed from Stephens Street via a front-entry garage and the other home will be accessed from Mann Street via a side entry garage. The applicant has submitted building elevations and floor plans for both residences in the rezoning application. The submitted elevations reflect a more traditional style home with a mixture of exterior façade materials and architectural elements. The design of both homes will enhance the architectural standards of the general neighborhood.

The subject property is two recorded lots of record within the City (see attached zoning vicinity map). The first being 1081 Stephens Street and the second being 2925 Mann Street. 2925 Mann Street has an existing home with an accessory structure and has reasonable economic use as currently zoned. 1081 Stephens Street is a smaller vacant property that has no reasonable economic use because the lot does not meet the minimum zoning requirements for the R-15 zoning district and would not be developable in its current form. The applicant is requesting to reconfigure these existing lots to create two buildable lots of records.

The proposed lots for the rezoning will be 8,394 sq. ft. and 6,148 sq. ft.. The proposed lots will require several variances from the zoning requirements of the RAD zoning district. These variances include the following: 1) a reduction in the minimum lot size from 15,000 sq. ft. to 6,148 sq. ft.; 2) a reduction in the minimum lot width at the setback line from 100' to 61'; 3) a reduction in the minimum front setback from 35' to 25'; and 4) a reduction in the minimum interior side setback from 10' to 7.5'. These deviations are reflected in Table 1 above.

The City Engineer has reviewed the proposed site plan for compliance with the City's stormwater management requirements and believes the proposed plan can meet all city requirements.

The proposed rezoning would provide for 2 residences at an overall density of 5.99 units per acre. Table 2, shows the infill development in the city as it relates to density, lot size and lot width.

<b>Table 2: Infill Developments</b>					
<b>Name of Development</b>	<b>Location</b>	<b>Number of Lots</b>	<b>Site Density</b>	<b>Minimum Lot Size (square feet)</b>	<b>Minimum Lot Width</b>
<b>Proposed Development</b>	Stephens Street	2	5.99	6,148	61'
<b>Greenwood</b>	Stephens Street	17	3.31	6,000	55'
<b>Glenrose</b>	Church Street	21	3.95	6,000	60'
<b>Church Street</b>	Church Street	2	3.51	12,384	59'
<b>Medlin Place</b>	Medlin Street & Dunton Street	16	5.143	6,202	45'
<b>Medlin Park</b>	Medlin Street	4	6.67	6,300	49'
<b>McLinden Avenue</b>	McLinden Avenue	2	4.9	8,997	80'
<b>McLinden Avenue</b>	McLinden Avenue	2	5.5	7,747	80'

Community Development has review the zoning proposal against other infill developments in the immediate area and has found the proposal to be in-line with recent infill projects.

Community Development recommends approval of the request rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 5.99 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.

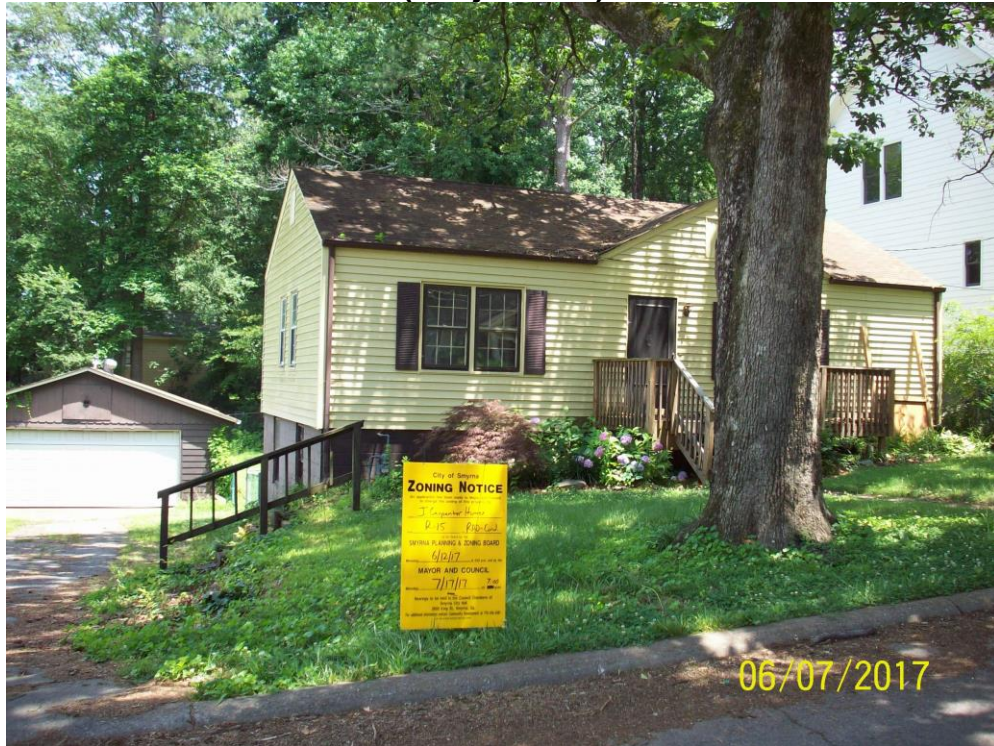
2. The stormwater management facility shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.
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 – 25' (from existing ROW)
  - Interior Side – 7.5'
  - Street Side – 25' (from existing ROW)
  - Rear – 30'
11. Driveway – 22' minimum length from building face to back of sidewalk.
12. The right-of-ways along both Stephens Street and Mann Street shall be increased to 50 feet. Therefore, a dedication of approximately 10' feet is required along both Stephens Street and Mann Street.

13. All new water and sewer taps shall be bored.
14. There shall be a minimum of 50' between the street edge on Stephens Street to the nearest edge of the driveway apron on Mann Street. If the minimum distance of 50' cannot be provided, a driveway turnaround shall be provided.
15. 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 5/12/2017 created by Paul Lee Consulting Engineering Associates, Inc.
16. The applicant shall be bound to the elevations submitted and dated 5/12/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.
17. The additional stipulations agreed upon by the applicant in the letter by Garvis Sams submitted and dated on June 5, 2017. If there should be a discrepancy between the stipulations in the June 5, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.

**Figure – 1**  
**(Subject Site)**





**Figure – 2**  
**(Adjacent & Adjoining Properties)**





