



City of Smyrna

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

Meeting Minutes - Final Planning and Zoning Commission

Monday, June 10, 2019

6:00 PM

Council Chambers

1. Roll Call

Present: 6 - Joel Powell, Tom Bartlett, Leslie Lightfoot, Earl Rice, Cheri Harrington and Michael Seagraves

Absent: 2 - Monty Bye and David Monroe

Also Present: 3 - Russell Martin, Caitlin Crowe and Tina Monaghan

2. Call to Order

Chairman Joel Powell called the June 10, 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

Mr. Russell Martin, Senior Planner, presented staff recommendation for the zoning request. The request is to be heard by Mayor and Council on July 15, 2019. The applicant is requesting to rezone the property from GC to RM-12 for 108 new townhomes with both rear and front entry units. No land use map change is needed.

The applicant is requesting several variances:

1. Reduction of the front setback for the townhomes from 50' to 15' (Section 801);
2. Increase in the maximum allowable density from 8 units per acre to 8.64 units per acre for the RM-12 zoning district (Section 1013.6);
3. Increase in the maximum allowable units per building from 6 to 7 (Section 1013.7);
4. Reduction of side to side building separation from 30' to 20' (Section 1013.5);
5. Reduction of the rear to rear building separation from 50' to 30';
6. Increase of the impervious surface are lot coverage from 35% to 69% (Section 801);
7. Increase the maximum building height from 35' to 40' (Section 801); and

8. Reduction of the minimum rear setback from 100' to 40' (Section 717.162(a)).

Staff are supportive of all variances.

Staff recommends approval with the following conditions:

Standard Conditions

(Requirements #2, 8, 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. There shall be protective covenants on all lots. These protective covenants shall be supplied to the City prior to the issuance of a building permit.

4. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

5. All utilities within the development shall be underground.

6. 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.

7. 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.

8. The development of any streets (including private) shall conform to the City's standards for public right-of-ways.

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

10. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".

11. 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.

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

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

Special Conditions

14. The development shall maintain the following setbacks:

- a. Front – 15'
- b. Side – 35'
- c. Rear – 40'

15. The development shall maintain the following setbacks:

- a. Front to Front – 50'
- b. Rear to Rear – 30'
- c. Side to Side – 20'
- d. Rear to Front – 40'

16. The maximum impervious surface area coverage for the development shall be 69%.

17. The maximum building height for the townhomes shall be 40'.

18. The maximum number of units per building shall be 7 units.

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

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

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

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

23. The developer shall provide a sidewalk connection from the development to the Spring Road multi-use trail along Sports Avenue.

24. The private streets within the development shall not be gated.

25. Approval of the subject property for the RM-12-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/6/2019 and created by Planners and Engineers Collaborative and all zoning stipulations above.

26. The applicant shall be bound to the elevations submitted on 5/6/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.

27. The additional stipulations agreed upon by the applicant in the letter submitted and dated on May 6, 2019. If there should be a discrepancy between the stipulations in the

May 6, 2019 letter and the stipulations stated above, the stipulations stated above shall apply.

Boardmember Bartlett asked about the tree plan.

Chairman Powell asked the applicant to provide an overview of the request.

Garvis Sams, representing Lennar Homes, came forward. Mr. Sams reiterated that the proposal is LCI study-driven with 108 luxury townhomes at a density of 8.64. The price point will be from the high \$300s to the low-mid \$400s with 2,000-2,400 sq ft per townhome. They will also create a mandatory HOA.

Boardmember Harrington asked about the traffic study. Mr. Sams said the study was built on the previous study done on the site.

Boardmember Bartlett asked about the sanitary sewer easement going from public to private. Mr. Sams responded that they would be maintained privately but built up to public standards. Boardmember Bartlett also inquired about the impervious area.

Chairman Powell opened the floor for Public Hearing.

Ms. Jamie Fine, Spring Rd, expressed her concern with increased traffic.

Mr. Robert Higdon, Winding Valley Rd, would like to better define the City's plans for the property in relation to retail versus residential.

Chairman Powell closed the Public Hearing.

Boardmember Tom Bartlett made a motion to approve 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. Boardmember Michael Seagraves seconded the motion to approve.

The motion to approve was carried by the following vote:

Aye: 3 - Tom Bartlett, Earl Rice and Michael Seagraves

Nay: 2 - Leslie Lightfoot and Cheri Harrington

Absent: 2 - Monty Bye and David Monroe

4. Approval of Minutes:

A. [2019-201](#) Approval of the May 13, 2019 Planning and Zoning Commission Meeting minutes.

Boardmember Cheri Harrington made a motion to approve the May 13, 2019 Planning and Zoning Commission Meeting minutes. Boardmember Leslie Lightfoot seconded the motion to approve.

The motion to approve was carried by the following vote:

Aye: 5 - Tom Bartlett, Leslie Lightfoot, Earl Rice, Cheri Harrington and Michael Seagraves

Absent: 2 - Monty Bye and David Monroe

5. Adjournment

Chairman Powell adjourned the June 10, 2019 Planning and Zoning Commission meeting at 6:44 PM.