



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z17-006 - Rezoning from CBD-Conditional to RAD-Conditional for three single-family residences - 0.76 Acres - Land Lot 486 - 3071 and 3075 Nichols Street - Rick Kolb & Kimberly Norwood

ISSUE: Rick Kolb and Kimberly Norwood are requesting the rezoning of 0.76 acres at 3071 and 3075 Nichols Street from CBD-Conditional to RAD-Conditional for the development of three single-family homes at a density of 3.95 units per acre. Each home in the proposed development will be accessed from Nichols Street via individual driveways. The conceptual building plans submitted with the rezoning, indicate residential elevations will employ a variety of building materials and architectural features that will enhance the architectural standards of the general neighborhood.

BACKGROUND: In 2008, the subject property was part of an assemblage and was rezoned (Z08-001) to CBD-Conditional for the construction a parking lot that would support a mixed use building (medical office space with condominiums above) on Concord Road. The planned development never came to fruition and the subject property went into foreclosure. The adjoining properties along Medlin Street were part of the original assemblage and were subsequently rezoned from the parking area to four detached single-family homes in 2012 (Zoning Case Z12-002) and 2013 (Zoning Case Z13-012). The homes have been constructed and are currently occupied by residents.

The zoning request was heard by the Planning and Zoning Board at the April 10, 2017 meeting and was recommended for approval by a vote of 7-0 with staff conditions.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning the subject property from CBD-Conditional to RAD-Conditional for three detached single-family units at a density of 3.95 units per acre with the following conditions:

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. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

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

6.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.

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 minimum setbacks:

Front - 25' (Lots #1 & #2) and 15' (Lot #3)

Side - 10'

Rear - 25' (Lots #1 & #2) and 20' (Lot #3)

11.Each home will be a minimum of 1,800 square feet in floor area.

12.The final plat for the development shall include a right-way dedication of 10' along Nichols Street.

13.The approval of the rezoning of the subject property shall be in substantial conformity

to the site plan submitted on March 10, 2017, titled Nichols Heights Subdivision and created by Sean Murphy. Should there be any changes during Plan Review which require minor site plan revisions; any such changes shall be subject to the review and approval of the Director of Community Development.

14. The architectural style, composition and treatment of the residences shall be substantial conformity to the renderings/elevations submitted on March 10, 2017. However, should minor modifications be required during the Plan Review process, said modifications shall be subject to the review and approval of the Director of Community Development.