



# City of Smyrna

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

## Meeting Minutes - Final Planning and Zoning Commission

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Monday, June 12, 2017

6:00 PM

Council Chambers

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### 1. Roll Call

**Present:** 6 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

**Also Present:** 5 - Ken Suddreth, Russell Martin, Joey Staubes, Bob Summerville and Heather Corn

### 2. Call to Order

Meeting Chair Ron Roberts called the meeting of the Planning and Zoning Board to order at 6:00pm.

### 3. Business

#### A. [2017-214](#)

Public Hearing - Zoning Request Z17-012 - Rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre - 5.487 Acres - Land Lot 558 - 3030, 3040 and 3050 Atlanta Road - John Wieland Homes and Neighborhoods. This item was moved from the September 11, 2017 Planning and Zoning Meeting canceled due to Hurricane Irma.

**Sponsors:** Campo and Stoner

A motion was made by Boardmember Denny Campo to table to the July 10, 2017 Planning and Zoning Board meeting at the request of the applicant item 2017-214, for a Public Hearing / Zoning Request (Z17-012) for the rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre on 5.487 Acres, Land Lot 558 located at 3030, 3040 and 3050 Atlanta Road by the applicant John Ieland Homes and Neighborhoods; seconded by Boardmember Emily Hein Warren.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

#### B. [2017-215](#)

Public Hearing - Zoning Request Z17-011 - Zoning Amendment to modify the currently approved site plan and building elevations - 3.3 Acres - Land Lot 490 - Northwest corner of the intersection of Atlanta Road and Belmont Boulevard - David Weekley Homes.

**Sponsors:** Anulewicz

A motion was made by Boardmember Leslie Lightfoot to table to the July 10, 2017 Planning and Zoning Board meeting at the request of the applicant, item 2017-215 for a Public Hearing and Zoning Request (Z17-011) for a rezoning Amendment. To modify the currently approved site plan and building elevations on 3.3 Acres, Land Lot 490 located at the Northwest corner of the intersection of Atlanta Road and Belmont Boulevard by the applicant David Weekley Homes; seconded by Boardmember Emily Hein Warren.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

**C. [2017-172](#)**

Public Hearing Only: There will be No Vote for this hearing - Zoning Request Z17-009 - Rezoning from R-20 to RAD-Conditional for the development of 15 homes at 3.64 units per acre - approximately 4.1 Acres - Land Lots 332 and 333 - Southwest corner of East/West Connector and Fontaine Road - Weekley Homes, LLC

**Sponsors:** Fennel

*Senior Planner Rusty Martin gave the following background for this item:*

*This item is a zoning request (Z17-009) for a rezoning from R-20 to RAD-Conditional for the development of 15 homes at 3.64 units per acre on 4.12 Acres, Land Lots 332 and 333 located at the Southwest corner of East/West Connector and Fontaine Road - Weekley Homes, LLC*

*Weekley Homes, LLC is requesting the annexation and rezoning of the subject property from R-20 to RAD-Conditional for the development of a 15 home subdivision at a density of 3.64 units per acre. The proposed subdivision will be accessed from Fontaine Road with a public road that encircles a community space in the center of the property. The proposed lots will range between 5,478 sq. ft. and 15,267 sq. ft. with an average lot size of 7,991 sq. ft.. The proposed lots will maintain a front setback of 25' (with the exception of lots # 3, #4 and # 15, which will have a 20' front setback), a side setback of 5' (with a minimum of 10' be buildings) and a rear setback of 20'. The homes will employ a variety of traditional architectural features. The building facades will include, but not be limited to brick, stone, cement-fiber siding, wood or cement-fiber shingles, and other materials per the attached renderings. The applicant has provided elevations and floor plans for review with the zoning application.*

*The zoning request was tabled at the May 8, 2017 Planning and Zoning Board meeting to allow the applicant an opportunity to address the County's original letter of opposition to the annexation and rezoning request. On May 10, 2017, Cobb County issued a revised letter with respect to it's opposition to the annexation and zoning request. The County does not object to the requested annexation and zoning.*

*The Proposed site plan was shown and the six variances were reviewed that are requested with this rezoning. Four of the requests staff are supportive, however regarding the minimum lot width and the reduction in the road frontage, staff is not supportive of these variance requests. Lot 13 would need to be removed.*

*The proposed home elevations were shown, the pictures of the subject property and the pictures of the adjoining properties were shown as well.*

*Community Development recommends approval of the requested rezoning from R-20 to RAD-Conditional for the development of 14 single-family homes with the following conditions:*

*Mr. Martin read aloud the Special conditions and reviewed the Standard Conditions.*  
*Standard Conditions*

*(Requirement #8 & #9 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 developer shall provide an undisturbed buffer with a minimum width of 20 feet parallel to any right-of-way external to the development (except along East/West Connector & Fontaine Road where the detention facility is located along the right-of-way and behind lots #14 & #15 as shown on the submitted site plan).

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. The detention 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 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

6. All utilities within the development shall be underground.

7. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by the City 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.

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 (unless noted elsewhere). 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.

14. Each individual lot shall have three four-inch caliper trees replanted per lot. 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.

15. A Level 1 Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

#### *Special Conditions*

16. The development shall maintain the following minimum setbacks:

Front - 25' & 20' for lots #3, #4 & #15

Side - 5' (with a minimum 10' between buildings)

Rear - 20'

17. Driveway - 22' minimum length from building face to back of sidewalk.
18. The developer shall provide a 5' sidewalk with a 2' grass buffer along Fontaine Road for the length of the development and a 5' sidewalk with a 2' grass buffer within the subdivision.
19. The developer shall provide either a minimum 20' undisturbed buffer or a 20' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the shared property line with the adjoining single-family homes.
20. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.
21. Any portion of the detention facility wall visible from the public right-of-way shall be clad with a decorative brick or stone façade.
22. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.
23. Approval of the subject property for the RAD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/2/2017 created by North Point Land Surveying with only 14 lots and the all zoning stipulations above.
24. The applicant shall build the homes in substantial compliance to the building elevations submitted and dated 4/7/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.

Mr. Martin offered to answer questions from the Board.

The applicant was called forward and attorney Ms. Ellen Smith is representing the applicant, Weekley Homes.

A few additional details were noted:

This is a 4.2 Acre unimproved lot bounded by City Property.

They are looking to change the density and are looking to build 15 homes and to include lot number 13.

A rendering of the site plan was shown noting the green space in the center of the property as well as the detention area.

Access is from Fontaine Road to the subdivision. These are single family detached homes.

Price ranges will be in the \$500,000 price range.

The applicant has been in contact with the adjoining subdivision and a representative is here in support of this development.

She reviewed the two items that staff are not supportive of. She noted Fontaine Lakes has a similar situation to the proposed Lot 13. This would not set a precedence.

Ms. Beth Kidd is with Weekley Homes and here to answer questions.

The Public Hearing was called for this item:

Mr. Barrett Carter, Oak Brook Drive in the subdivision to the south and west of this subdivision. The builder and attorney were very open and informative to the neighboring subdivision. He has been a part of the previously proposed uses of this property and he has been opposed previously. The applicant has agreed to add additional buffering between the development and the current homes in his subdivision.

Boardmember Hein Warren asked if the reduction to 15 homes was a make or break deal for Weekley Homes and Ms. Smith said yes, it would be. She asked if it was merely profit reasoning. Ms. Smith stated no it was not.

Boardmember Monroe inquired as to the types of amenities offered to the neighbors.

A motion was made by Boardmember David Monroe to approve item 2017-172 for a Public Hearing / Zoning Request (Z17-009) for the rezoning from R-20 to RAD-Conditional for the development of 15 homes at 3.64 units per acre on 4.12 Acres, Land Lots 332 and 333 located at the Southwest corner of East/West Connector and Fontaine Road by the applicant Weekley Homes, LLC with staff recommendations and conditions; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

**D.**     [2017-174](#)

Public Hearing - Zoning Request Z17-008 - Rezoning from R-15 to RAD-Conditional for the development of three single-family homes at a density of 3.57 units per acre - 0.699 Acres - Land Lot 335 - 4149 North Cooper Lake Road - Craftmark Development, LLC

**Sponsors:**       Welch

*Senior Planner Rusty Martin gave the following background for this item:*

*This item is a zoning request (Z17-008) for the rezoning from R-15 to RAD-Conditional for the development of three single-family homes at a density of 3.57 units per acre on 0.699 Acres, Land Lot 335 located on 4149 North Cooper Lake Road by the applicant Craftmark Development, LLC. Craftmark Development, LLC has requested the rezoning of 4149 North Cooper Lake Road from R-15 to RAD-Conditional for the development of 3 residences at a density of 2.75 units per acre. The applicant is proposing to incorporate the three new homes as Phase II of the Park Place Subdivision. The Park Place Subdivision was originally rezoned in 2014 (Zoning Case Z14-003) and was approved for 12 single-family homes at a density of 2.74 units per acre. The Park Place Subdivision was developed with only 11 single-family homes and was completed in the Fall of 2016. The applicant was the developer of the Park Place Subdivision and still retains control of the HOA and the open space. The applicant would like to transfer the twelfth lot from the Park Place Subdivision to Phase II to hold the density in-line with the original zoning. Upon completion of the zoning process and the development, the applicant will turn over control of the open space and the HOA over to the residents. The applicant has worked with the existing residents of the Park Place Subdivision to address their concerns and create a design that integrates with their neighborhood. The applicant has made the statement that the Park Place residents are supportive of the incorporation of the homes as Phase II of the subdivision, as well as the reduction of the open space for the community. Staff has requested a letter acknowledging this support, but at the writing of this report, staff has yet to receive this letter.*

*This zoning request was tabled from the May 8, 2017 Planning and Zoning Board Meeting to the June 12, 2017 meeting.*

*The Zoning Map was reviewed and discussed as was the proposed site plan. The Future Land Use map, the subject properties pictures and adjacent property pictures were shown.*

*Proposed Minimum Setbacks were reviewed and shown as was the 20' Access Easement.*

*There is an open space amenity and a 10' Landscape Buffer to the adjoining properties to the east.*

*There are five variance requests with this rezoning.*

*Community Development recommends approval the rezoning from R-15 to RAD-Conditional for the three single-family homes at a density of 2.75 units per acre with the following conditions carried over from Z14-003.*

*Mr. Martin reviewed the Standard Conditions and read each Special Condition aloud, noting the changes to those conditions.*

*Standard Conditions*

*(Requirements #2, 8, 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% 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. (NOT APPLICABLE) There shall be protective covenants with a mandatory homeowners association on all lots. These protective covenants shall be supplied to the City prior to the issuance of a building permit.

3. 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.

4. The detention 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 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

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

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. (NOT APPLICABLE) 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 (unless noted elsewhere). 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.

14. 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, unless otherwise approved by the City's Arborist. 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

15. The development shall maintain the following setbacks:

Front - 20'

Side - 5'

Street Side - 10'

Rear - 20'

16. The development shall be developed with a minimum lot size of 10,000 square feet.

17. (NOT APPLICABLE) The proposed homes shall have a minimum floor area of 2,000 sq. ft.

18. All new homes shall be accessed from the new proposed public roads for the

subdivision.

19. Driveway - 22' minimum length from building face to back edge of sidewalk. Each unit shall have a two-car garage.

20. (REMOVED) The developer shall provide access from the 50' cul-de-sac to the existing 5' sidewalk along Plant Road to provide pedestrian access to the City park.

21. The developer shall be responsible for the installation of all water and sewer lines. In accordance with the requirements of the Public Works Director.

22. No storm water management facility or portion thereof shall be located on any portion of the proposed lots. The storm water management facilities shall be solely located on the HOA's property.

23. The proposed storm water management facility shall be tied into the existing city storm water system on Plant Road.

24. (REMOVED) The developer shall be responsible for the provision and dedication of a sanitary sewer easement for the connection to the city sanitary sewer system at time of final platting. The City Public Works Director and Parks Director shall review and approval all easements.

25. The trees removed along the north side of Spy Glass Court shall be recompensed and replanted on-site on an inch per inch basis.

26. There shall be a minimum of 50' between the street edge on North Cooper Lake Drive to the nearest edge of the driveway apron on lot #1.

27. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

28. 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 6/8/2017 created by Ridge Planning and Engineering.

29. The applicant shall be bound to the elevations submitted and dated 4/7/2017.

Approval of any change to the elevations must be obtained from the Director of Community Development.

30. The additional stipulations agreed upon by the applicant in the letter by Garvis Sams submitted and dated on June 8, 2017. If there should be a discrepancy between the stipulations in the June 8, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.

Mr. Martin offered to answer any questions the board had and none were spoken.

The applicant was called to the podium and Attorney Garvis Sams came to speak on behalf of the applicant, Craftmark, LLC.

Dialogue has been continued with Park Place residents and as a result the item was tabled from the previous Planning and Zoning meeting.

This is suburban residential on the City Land Use Map.

These will be \$600,000 plus homes and there will be no on street parking needed for these homes. There will also be different architectural elevations on the three homes. As Mr. Martin spoke about there is a 10' natural maintained buffer and a 6' fence and in some locations an 8' fence for privacy.

There will be HVAC systems screened from view.

There will be an HOA and covenants in place and the HOA will be turned over to the presidents of Park Place within 30 days of a successful rezoning.

A 15' by 15' pavilion was discussed and the HOA can decide if they want the pavilion discussed. The monies designated for this can be deposited into the HOA in lieu of the pavilion.

Boardmembers did not have any questions at this time.

The public Hearing was called:

Ms. Kate Moon stated that she and her husband were very pleased with Craftmark Homes being the builder. They came to see more specifics tonight and was appalled at the driveway locations. She would like some additional buffer towards their home.

*Mr. James Corona spoke about the access road being on his property that had been in his family for years. This parcel was given easement rights several years ago. This is his driveway and he does not want to lose the quaintness of the property. He has never spoken to the contractor regarding this particular development. Nobody has asked him if they can use his driveway and his answer would be no.*

*Mr. Art Moon, 4133 North Cooper Lake Drive. He was very pleased with developments in the area and a very welcome addition. The driveway in the back would be a nicer arrangement, to have the driveways enter from Spy Glass Court.*

*Chris Sizemore: President of HOA Park Place. The plan seen is nothing near to the original development. Craftmark has worked with Park Place to have communication. He remarked about the stipulation change regarding the pavilion.*

*Hal Higgins, owner of lot one in Park Place. He had good communications with Craftmark. Was opposed to having it zoned to three lots and wanted two lots built. They worked with him and the buffer as lot three is on a higher topo than his home and the house will overlook his home and yard. An eight foot fence would be critical.*

*Mike Lady, HOA President of Cooper Lake. He has no dog in the fight in regards to the housing but does have one regarding the traffic congestion. He has spoken to the City Engineer regarding the danger of the site distance from Sophia Lane. He would like to see the City look at traffic signs to help with traffic.*

*Boardmembers had some questions and Mr. Sams was brought back to the podium to address the easement concern. The driveway from a legal prospective is an easement and the builder has the right to utilize it, however that does not preclude further dialogue with Mr. Corona who feels that is his driveway.*

*Boardmember Hein Warren asked if Park Place did not want additional cars in the neighborhood and parking on the street on Spy Glass Court.*

*Mr. Sizemore came back up and stated the parking was a problem because people come and park to utilize the nearest park.*

*Boardmember Hein Warren noted that for Mr. Corona guests would not be allowed to park on the easement.*

*Ms. Moon returned to the podium and also reiterated she wants the residents to access Spy Glass Court.*

*There was no preference from staff as to where the driveways were located.*

A motion was made by Boardmember Earl Rice to approve item 2017-174 for a Public Hearing / Zoning Request (Z17-008) for the rezoning from R-15 to RAD-Conditional for the development of three single-family homes at a density of 3.57 units per acre on 0.699 Acres, Land Lot 335 located at 4149 North Cooper Lake Road by the applicant Craftmark Development, LLC with staff recommendations and conditions; seconded by Boardmember Denny Campo.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

**E. [2017-216](#)**

Public Hearing - Zoning Request Z17-010 - Rezoning from R-15 to RAD-Conditional for the development of 2 homes at a density of 5.99 units per acre - 0.334 Acres - Land Lot 487 - 2925 Mann Street - J. Carpenter Homes

**Sponsors:** Anulewicz

*Senior Planner Rusty Martin came to the podium and gave the following background for this item:*

*This item is a request for a zoning request (Z17-010) for the rezoning from R-15 to*



*RAD-Conditional for the development of 2 homes at a density of 5.99 units per acre, on 0.334 Acres, Land Lot 487 located at 2925 Mann Street by the applicant J. Carpenter Homes.*

*J. Carpenter Homes is requesting rezoning from R-15 to RAD-Conditional for 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 Future Development Map was shown and there will be no change to this map. The proposed site plan was shown and the minimum setbacks were reviewed.*

*There would be a 10' right of way dedication to bring them to 50'. The proposed storm water detention facilities was shown. The site plan was shown and reviewed and pictures of the current property and adjacent properties was shown as well.*

*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:*

*The special conditions were read aloud and the standard reviewed.*

*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.*

*Mr. Garvis Sams is representing the applicant, Carpenter Homes.*

*He reviewed the background given by Mr. Martin and there were no questions for Mr. Sams at this time.*

*The public hearing was called and no one came forward to speak in opposition to or make comment regarding this item.*

A motion was made by Boardmember Emily Hein Warren to approve item 2017-216 for a Public Hearing / Zoning Request (Z17-010) for the rezoning from R-15 to RAD-Conditional for the development of 2 homes at a density of 5.99 units per acre on 0.334 Acres, Land Lot 487 located at 2925 Mann Street by the applicant J. Carpenter Homes with staff recommendations and conditions; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

#### **4. Approval of Minutes:**

##### **A. 2017-179**

Approval of the May 8, 2017 Planning and Zoning Meeting Minutes

A motion was made by the Boardmember Earl Rice to approve item 2017-179 for the approval of the May 8, 2017 Planning and Zoning Meeting Minutes, seconded by Boardmember David Monroe.

The motion carried by the following vote:

**Aye:** 5 - Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren and Denny Campo

**Absent:** 2 - Joel Powell and Cheri Harrington

**5. Adjournment**

The meeting of the Planning and Zoning Board was adjourned at 7:23PM by meeting Chair Ron Roberts.