



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

File #: 2020-39 **Version:** 2 **Name:** Rezoning Case Z20-002 - 2790 Mathews St
Type: Authorization **Status:** Passed
File created: 1/9/2020 **In control:** City Council
On agenda: 2/17/2020 **Final action:** 2/17/2020
Title: Public Hearing - Zoning Request - Z20-002 - Rezoning from RTD to RDA - for the development of a two lot subdivision at 5.68 units per acre - 0.353 acres - Land Lot 593 - 2790 Mathews Street - FCJ Partners LLC.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Issue Sheet 2020-39.pdf, 2. Staff Memo_Z20-002_M&C, 3. Zoning Vicinity Map_Z20-002, 4. Land Use Map_Z20-002, 5. Site Plan_Z20-002, 6. Tree Plan_Z20-002, 7. Titus Front Elev_Z20-002, 8. Hudson Front Elev_Z20-002, 9. 2790 Mathews St_Survey_Z20-002, 10. City Tax Receipt_Z20-002, 11. County Tax Receipt_Z20-002, 12. Sewer & Water Availability Letter_Z20-002, 13. Rezoning Application_Z20-002, 14. Legal Ad_Z20-002

Date	Ver.	Action By	Action	Result
2/17/2020	2	City Council	Approved Item	Pass
1/13/2020	1	Planning and Zoning Commission	Approved Item	Pass

WARD: 3, Travis Lindley

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request - Z20-002 - Rezoning from RTD to RDA - for the development of a two lot subdivision at 5.68 units per acre - 0.353 acres - Land Lot 593 - 2790 Mathews Street - FCJ Partners LLC.

FCJ Partners, LLC is seeking approval of a rezoning for 2790 Mathews Street from RTD to RDA for the development of two single-family detached residences at a density of 5.68 units per acre. The applicant is seeking to demolish the existing duplex and then subdivide the parcel into two lots and construct two individual family residences. The number of units and density will remain unchanged from what currently exists on-site. The proposed lots will be 7,260 sq. ft. and 8,090 sq. ft. The homes will face Mathews Street and have a driveway with rear access to the garages.

BACKGROUND: The Planning and Zoning Board voted to recommend approval by a vote of 6-0 at the January 13, 2020 meeting.

RECOMMENDATION/REQUESTED ACTION: Community Development has reviewed the proposed development against the zoning standards of the recent nearby rezonings and found the proposed development to be suitable. The demolition of the existing duplex and construction of the two single-family homes will result in no change in the number of residential units or density on the subject property. The applicant is requesting a rezoning from RTD to RDA and the proposed zoning is in line with the infill development patterns for this neighborhood and

compliance with the City's 2040 Comprehensive Plan. Therefore, Community Development recommends **approval** of the rezoning from RTD to RDA for the development of two single-family units at a density of 5.68 units per acre with the following conditions:

Standard 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. All utilities within the development shall be underground.
3. 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.
4. No debris may be buried on any lot or common area.
5. 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.
6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
7. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
8. 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.

Additional Conditions

9. The development shall maintain the following setbacks:
 - Front - 25'
 - Side - 5'
 - Rear - 30'
10. Driveway - 22' minimum length from building face to private driveway.
11. The right-of-way along Mathews Street shall be increased to a minimum of 25 feet from the roadway centerline feet.
12. The developer shall install curb, gutter, and sidewalk at the frontage of property along Mathews Street.
13. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.

14. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
15. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
16. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
17. Approval of the subject property for the RDA zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 12/13/2019 and created by Surveys Plus, Inc. and all zoning stipulations above.
18. The applicant shall be bound to the elevations submitted on 12/13/2019; however, the applicant shall meet requirements of Condition #1 relating to hardy plank siding on the front elevation as stipulated above. Approval of any change to the elevations must be obtained from the Director of Community Development.