



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2020-236      **Version:** 3      **Name:** Zoning Request\_Z20-007\_1424 Spring St  
**Type:** Authorization      **Status:** Passed  
**File created:** 6/25/2020      **In control:** City Council  
**On agenda:** 8/3/2020      **Final action:** 8/3/2020  
**Title:** Public Hearing - Zoning Request - Z20-007 - Rezoning from GC to R-8 for the development of 3 single-family detached homes at a density of 4.89 units per acre - 0.613 acres - Land Lot 559 - 1424 Spring Street, - Alexandio Properties LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2020-236 - 1424 Spring Street Development .pdf, 2. Staff Memo\_Z20-007\_M&C.pdf, 3. Land Use Map\_Z20-007.pdf, 4. Zoning Vicinity Map\_Z20-007.pdf, 5. Site Plan\_Z20-007, 6. Tree Plan\_V2\_Z20-007.pdf, 7. Application\_Z20-007.pdf, 8. Memo for Variances\_Z20-007, 9. 1424 Spring St History\_Z20-007.pdf, 10. Lot 2 Elevation\_Z20-007.pdf, 11. Lot 2 Floor Plan\_Z20-007.pdf, 12. Lot 3 Floor Plan\_Z20-007.pdf, 13. Lot 3\_2nd and 3rd Floor Plans\_Z20-007.pdf, 14. Water and Sewer Letter\_Z20-007.pdf, 15. Legal Ad\_Z20-007.pdf

| Date      | Ver. | Action By                      | Action                                       | Result |
|-----------|------|--------------------------------|--|--------|
| 8/3/2020  | 3    | City Council                   | Approved Item                                | Pass   |
| 7/20/2020 | 2    | City Council                   | Tabled                                       | Pass   |
| 6/29/2020 | 1    | Planning and Zoning Commission | Approved for Submission to Mayor and Council | Pass   |

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

**Public Hearing** - Zoning Request - Z20-007 - Rezoning from GC to R-8 for the development of 3 single-family detached homes at a density of 4.89 units per acre - 0.613 acres - Land Lot 559 - 1424 Spring Street, - Alexandio Properties LLC

### **ISSUE AND BACKGROUND:**

dio Properties, LLC is seeking approval of a rezoning for 1424 Spring Street from GC to R-8 for the subdivision of one three, for the development of two single-family detached residences at a density of 4.89 units per acre. The applicant osing to preserve the existing structure and then subdivide the parcel into three lots and construct two individual single residences. The proposed lots will be 8,034 sq. ft., 9,193 sq. ft., and 9,501 sq. ft. The existing home faces Spring and the two new homes will face Alexander Street. The applicant has submitted building elevations and floor plans for ome in the rezoning application. The applicant proposes to use brick, stone, and siding for the façade materials for ome. The applicant has requested the following variances for the development:

Reduce the required minimum front setback from 25 feet to 20 feet (**Staff Supports**); and  
Eliminate the requirement to increase the Alexander Street roadway to 20' from back of curb to back of curb. (**Does not support**)

Planning Board recommended approval by a vote of 5-0 at the June 29, 2020 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development recommends **approval** of the rezoning from R-8 for the subdivision to three lots and development of two single-family units at a density of 4.89 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 minimum setbacks (from existing right-of-way):
  - Front - 20'
  - Side - 5'
  - Rear - 25'
10. Driveway - 22' minimum length from building face to private driveway.
11. The developer shall provide a 10' right-of-way dedication along Alexander Street for the length of the development as reflected on the submitted site plan for rezoning.
12. The Alexander Street roadway shall be increased to a minimum width of 20 feet from back of curb to back of curb for the length of the development.
13. The developer shall install curb and gutter at the frontage of property along Alexander Street for the length of the development.
14. The developer shall install a 5' sidewalk with a 2' grass buffer along Alexander Street for the length of the development as shown on the site plan submitted for rezoning.

15. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
16. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
17. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
18. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
19. Approval of the subject property for the R-8 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/8/2020 and created by Crescent View Engineering, LLC. and all zoning stipulations above.
20. The applicant shall be bound to the elevations submitted on 5/8/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.