



City of Smyrna

City of Smyrna
A. Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Text

File #: 2019-362, **Version:** 2

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z19-015 - Rezoning from RD to R-8 for the development of a 2 lot subdivision at 4.35 units per acre - 0.46 Acres - Land Lot 593 - 1540 Whitefield Street - Allan Khalife

: Allan Khalife is seeking approval of a rezoning for 1540 Whitefield Street from RD to R-8 for the development of two single-family detached residences at a density of 4.35 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 9,910 sq. ft. and 9,929 sq. ft.. Each proposed home will be a front-entry home and face Whitefield Street. In addition, each lot will have its own stormwater detention facility located at the rear of property. The applicant has provided a site plan with the rezoning application for reference. The applicant has submitted building elevations and floor plans for each home in the rezoning application. The applicant proposes to use brick, stone, and siding for the façade materials for each home.

BACKGROUND: None

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. In addition, the applicant is requesting rezoning from RD to R-8, which will limit the number of permitted uses and bring the property in line with the surrounding neighborhood. The proposed zoning is in line with the infill development patterns for this neighborhood in compliance with the City's 2040 Comprehensive Plan. Therefore, Community Development recommends approval of the rezoning from RD to R-8 for the development of two single-family units at a density of 4.35 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.

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9. The development shall maintain the following setbacks:
 - Front - 25'
 - Side - 5'
 - Rear - 25'
10. Driveway - 22' minimum length from building face to private driveway.
11. The right-of-way along Whitefield Street shall be increased to 50 feet. Therefore, a dedication of approximately 10' feet is required along Whitefield Street.
12. The developer shall a fee to the sidewalk bank in lieu of installation of curb, gutter, and sidewalk.
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. No fill or cut slopes between the proposed structures and the adjoining property lines shall exceed 4:1. Prior to issuance of a Certificate of Occupancy, all areas between the proposed structures and adjoining property lines shall be permanently stabilized with sod or other groundcover.