



City of Smyrna

Legislation Text

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

File #: 2020-235, Version: 2

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Public Hearing - Zoning Request - Z20-005 - Rezoning from RDA & R-20 to RDA-Conditional for the development of 3 single-family detached homes at a density of 4.9 units per acre - 0.611 acres - Land Lot 519 - 2495 Adams Dr & 1221 Pierce St - Ron Dickinson

AND BACKGROUND: Ron Dickinson is seeking approval of a rezoning for 2495 Adams Drive and 1221 Pierce St from RDA & R-20 to RDA for the development of three single-family detached residences at a density of 4.9 units per acre. The applicant is currently under construction with one single-family house and is proposing to demolish an existing single-family house and accessory structure to subdivide the parcel into two lots and construct two individual single-family residences. The number of units and density will change from 3.27 units/acre to 4.9 units/acre. The proposed lots will be 7,572 sq. ft., 7,572 sq. ft. and 12,799 sq. ft. The two new homes will face Adams Drive and have individual driveways.

Planning Board recommended approval by a vote of 5-0 at the June 29, 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 compatible. The applicant is requesting a rezoning from RDA & R-20 to RDA and the proposed zoning is in line with the infill development standards for this neighborhood and is in compliance with the City's 2040 Comprehensive Plan. Therefore, Community Development recommends **approval** of the rezoning from RDA & R-20 to RDA for the development of three single-family residences at a density of 4.9 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.

I Conditions

9. The development shall maintain the following setbacks:
Front - 15'
Side - 5'
Rear - 30'
10. Driveway - 22' minimum length from building face to private driveway.
11. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
12. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
13. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
15. 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 2/14/2020 and created by Land Tec Surveying and all zoning stipulations above.
16. The applicant shall be bound to the elevations submitted on 2/14/2020 prepared by Design Basics Inc.