



City of Smyrna

City of Smyrna
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Legislation Text

File #: 2020-300, Version: 2

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Public Hearing - Zoning Request - Z20-009 - Rezoning from R-20 (Cobb County) to RDA-Conditional for the development of two new single-family detached homes at a density of 5.88 units per acre - 0.34 acres - Land Lot 632 - 2791 Mathews Street - McBev One LLC.

ISSUE AND BACKGROUND:

McBev One, LLC is seeking approval of a rezoning for 2791 Mathews Street from R-20 (Cobb County) to RDA-Conditional for the development of two single-family detached residences at a density of 5.88 units per acre. The applicant is proposing to demolish the existing single-family structure and then subdivide the parcel into two lots to construct two individual single-family residences. The proposed lots will be 7,358 sq. ft. The homes will face Mathews Street and have a shared drive with rear access to the garages. Community Development considers the rezoning to be a special circumstance since it is an opportunity to remove an existing island in Cobb County consisting of one 80 ft. lot. With the rezoning is the opportunity to fill in the island with two lots in the City that will match the existing development on either side with rear entry garages. Although the lot widths are below the 50 ft. minimum, the site plan maintains a separation of 10' between houses. Community Development believes the unique conditions of this specific lot are a unique opportunity and overall benefit to the City.

Planning Board recommended approval by a vote of 6-0 at the August 10, 2020 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of Zoning Request - Z20-009 for the Rezoning from R-20 (Cobb County) to RDA-Conditional for the development of two new single-family detached homes at a density of 5.88 units per acre - 0.34 acres - Land Lot 632 - 2791 Mathews Street by the applicant McBev One LLC. with the following conditions:

Standard Conditions

Requirements # 2, 3, 4, 5, 8, 9, 10, 12, and 17 from Section 1201 of the Zoning Code are not applicable. The remaining requirements remain 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. 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. 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 two feet shall be provided between the back of curb and sidewalk.
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' (from existing right-of-way)
 - Side - 5'
 - Rear - 20'
10. Driveway - 20' minimum length from building face to private driveway.
11. The developer shall dedicate 10' of right-of-way along Mathews Street.
12. The developer shall install curb, gutter, and sidewalk at the frontage of property along Mathews Street.
13. The developer shall be required to expand the Mathews Street roadway to meet street width on either side of the development.
14. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.
15. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
16. The developer shall be responsible for any water and sewer improvements deemed necessary by the

Public Works Director during construction plan review.

17. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
18. 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 7/10/2020 and created by Vaughn & Melton Consulting Engineers, Inc. and all zoning stipulations above.
19. The applicant shall be bound to the elevations submitted on 7/10/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.