



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: Z24-014

Agenda Date: 9/9/2024

In Control: .

File Type: Zoning Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Zoning Request - Z24-011 - Allow rezoning from R-20 to R-10 Conditional for the development of two single-family homes at a density of 3.08 units per acre - Land Lot 562 - 0.65 acres - 2471 Reed Street - Brookwood Homes

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

Brookwood Homes is seeking approval of a rezoning for 2471 Reed Street from R-20 to R-10-Conditional for the development of two (2) single-family detached residences at a density of 3.08 units per acre. The existing single-family home will be demolished to allow the construction of the two (2) single-family detached homes with front entry garages.

RECOMMENDATION / REQUESTED ACTION:

Community Development recommends approval of the rezoning from R-20 to R-10-Conditional for the development of two (2) single-family units at a density of 3.08 units per acre 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 following 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



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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.

Special Conditions

9. The development shall maintain the following setbacks:

Front – 25'

Side – 7.5'

Rear – 25'

10. The minimum lot size shall be 13,621 sq. ft.

11. The minimum lot width shall be 50 feet.

12. Driveway – 22' minimum length from building face to back of sidewalk.

13. The developer shall dedicate property along Reed Street to ensure all utilities and sidewalk are located in the right-of-way.

14. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.

15. Approval of the subject property for the R-10-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 8/12/2024 and created by SJM Murphy LLC. and all zoning stipulations above.

16. Approval of the subject property shall be conditioned upon substantial compliance with the



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elevations submitted on 8/12/2024.