

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Community Development Director
Joey Staubes, AICP, Planner II

Date: November 6, 2024

CC: Joe Bennett, City Administrator
Planning and Zoning Board

RE: **REZONING CASE Z24-014 – 4820 Camp Highland Road**

Applicant:	<u>Shamarra Goba</u>	Existing Zoning:	<u>GC</u>
Titleholder:	<u>Kronos Enterprise LLC</u>	Proposed Zoning:	<u>R-15</u>
Location:	<u>4820 Camp Highland Road</u>	Size of Tract:	<u>0.46 Acres</u>
Land Lot:	<u>546</u>	Contiguous Zoning:	
Ward:	<u>7</u>	North	LI
Access:	<u>Camp Highland Road</u>	South	GC
Existing Improvements:	<u>Vacant Property</u>	East	RDA
		West	RDA
		Hearing Dates:	
		P&Z	November 12, 2024
		Mayor and Council	December 9, 2024

Proposed Use:

The applicant is requesting a rezoning from GC to R-15 for the development of one (1) single-family detached units at a density of 2.17 units per acre. A land use change from Industrial is not required for this rezoning.

Staff Recommendation:

Approval of the rezoning from GC to R-15 for one (1) new single-family detached unit.



STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics. Both the Applicant's response as well as Staff's analysis to each factor are listed. It is hoped that providing both responses results in a better understanding of what is actually being proposed.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Applicant Response:

"The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property."

Staff Analysis:

The property is currently comprised of one (1) lot in the GC zoning district. The zoning proposal would result in the development of one (1) single-family home at a density of 2.17 units per acre. The adjoining properties are occupied with single-family homes. The proposed rezoning would be consistent with the Industrial Future Land Use designation.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

Applicant Response:

"The zoning proposal or the use proposed will not adversely affect the existing use or usability of adjacent or nearby property."

Staff Analysis:

The proposed rezoning and development should not have an adverse affect upon the existing use or usability of nearby properties. The zoning proposal will create one (1) new single-family home in place of the existing structure previously on the property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Applicant Response:

"The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned."

Staff Analysis:

The subject parcel has a reasonable economic use as currently zoned. The proposed rezoning would allow one (1) single-family home.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Applicant Response:

"The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools."

Staff Analysis:

Based upon information provided by the City Engineer, the development is not expected to cause an excessive or burdensome use of existing streets and transportation systems.

Based upon information provided by the Water/Sewer Supervisor, adequate water capacity is available in the area to accommodate the home associated with the rezoning. The water main is located in the right of way of Camp Highland. The property does not have sewer within a reasonable distance of the property. The applicant has received preliminary approval from Cobb/Douglas Public Health Department that there is sufficient drainage and area on the property to utilize a septic system.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Applicant Response:

"The zoning proposal is in conformity with the policy and intent of the land use plan."

Staff Analysis:

The R-15 zoning district is a compatible zoning district the Industrial Future Land Use designation. The proposed development of one (1) new residence on 0.46 acres yields a density of 2.17 units per acre.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Applicant Response:

"There are no existing or changing conditions affecting the use and development of the property which give supporting grounds for disapproval of the zoning proposal."

Staff Analysis:

The property was previously non-conforming with a commercial zoning district occupied with a single-family home. The rezoning to R-15 will allow the property to be conforming so a new home can be built.

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

Applicant Response:

"The development of the property under the zoning proposal will conform to, enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area."

Staff Analysis:

The proposed home will conform with the requirements and aesthetics of the general neighborhood.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

Applicant Response:

"The proposed zoning classification, will not create a nuisance and is compatible with existing uses in the area."

Staff Analysis:

The proposed use should not create a nuisance to existing uses in the area. The rezoning will allow development of one (1) single-family home.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Applicant Response:

"The size of the proposed use, in either land area or building height, the proposed use will not affect the adjoining property, general neighborhood and other uses in the area negatively. All affects will be positive."

Staff Analysis:

Factors associated with the size of the proposed use, in either land area or building height, should have a minimal affect upon adjacent properties. The rezoning request does not require any variance from the regulations of the R-15 zoning district as shown in Table 1.

Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lots

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	19,948	85'	35'	10'	30'	35'	35	2,000

Project Analysis

Shamarra Goba is seeking approval of a rezoning for 4820 Camp Highland Road from GC to R-15 for the development of one (1) single-family detached residence at a density of 2.17 units per acre. The previous single-family home was demolished and a rezoning is required to build a new single-family home. The applicant is requesting a rezoning to R-15 to build the single-family home. The proposed lot will be approximately 19,000 sq. ft.

Engineering Review

The applicant has provided a site plan with the rezoning application for reference. A formal review of stormwater management requirements will be assessed during plan review and permitting. There is no stream located on the subject property. Cobb/Douglas Public Health Department will approve all septic system permits.

Fire Marshal Review

The Fire Marshal's office has reviewed the revised site plan and believes there is sufficient access to provide emergency services to the three homes.

Planning Review

The proposed rezoning would provide for one (1) new residence at density of 2.17 units per acre. The subject property is located in an area where the surrounding properties have a future land use designation of Moderate Density Residential (up to 4.5 dwelling units per acre) and Industrial.

Community Development has reviewed the proposed development against the zoning standards of the recent nearby rezonings and found the proposed development to be compatible with the surrounding area. The construction of one (1) new single-family detached home results in a density of 2.17 units per acre on the subject property. The lot width and lot size are compatible with the R-15 zoning district and no variances are required. The applicant is requesting a rezoning from GC to R-15 and the proposed zoning is in compliance with the Future Land Use Plan.

Figure 3 – Adjacent Property



Figure 4 – Adjacent Property

