

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

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

Date: February 28, 2024

CC: Joe Bennett, City Administrator
Planning and Zoning Board

RE: REZONING CASE Z24-004 –2571 Davenport Street

Applicant: Xcel Properties Inc.

Existing Zoning: R-20
Proposed Zoning: R-8-Conditional
Size of Tract: 1.28 Acres

Titleholder: Mrs. John T. Mays

Location: 2571 Davenport Street

Contiguous Zoning:

Land Lot: 664

North RM-12
South R-20
East RM-12, R-12, & R-8
West OD & R-15

Ward: 2

Access: Davenport Street

Hearing Dates:

Existing Improvements: One single-family home

P&Z March 4, 2024
Mayor and Council April 8, 2024

Proposed Use:

The applicant is requesting a rezoning from R-20 to R-8-Conditional for the development of three (3) single-family detached units at a density of 2.34 units per acre. A land use change from High Density Residential is not required for this rezoning.

Staff Recommendation:

Approval of the rezoning from R-15 to R-8 Conditional for three new single-family detached units.

Planning & Zoning Board Recommendation:

Approve by a vote of 6-0 at the March 4, 2024 meeting.



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 proposed use is the same as surrounding properties."

Staff Analysis:

The property is currently comprised of one (1) single-family lot in the R-20 zoning district. The zoning proposal would result in the development of three (3) single-family homes at a density of 2.34 units per acre. The adjoining properties are occupied with single-family detached homes. The proposed rezoning would be consistent with the High Density Residential 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:

"There will be no adverse affect on adjacent properties or their use."

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 three (3) new single-family homes in place of the existing one (1) single-family home.

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

Applicant Response:

"With the escalation of land prices the subject property should be subdivided, and will be in keeping with properties across the street."

Staff Analysis:

The subject parcel has a reasonable economic use as currently zoned. The proposed rezoning would add two (2) additional single-family homes.

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:

“There should be no noticeable impact with the addition of two homes.”

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 and sewer capacities are available in the area to accommodate the development associated with the rezoning. The water and sewer mains are both located in the right of way of Davenport Street. Sewer tap locations and elevations are the responsibility of the builder/developer.

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

Applicant Response:

“It is in keeping with the policy and intent of the Future Land Use Map.”

Staff Analysis:

The R-8 zoning district is a compatible zoning district the High Density Residential (10 units per acre or greater) Future Land Use designation. The proposed development of three (3) new residences on 1.28 acres yields a density of 2.34 units per acre. A land use change from High Density Residential is not required for rezoning.

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 two collapsed houses which are illegally occupied by persons from time to time, and people sleeping in inoperable cars in the backyard. The property has become an attractive nuisance.”

Staff Analysis:

The overall density for the subject site will increase from 0.78 units per acre to 2.34 units per acre by adding two additional homes. The proposed density is consistent with the future land use designation of High Density Residential (10 units per acre or greater).

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 proposed use will be a tremendous enhancement to the neighborhood and community in general.”

Staff Analysis:

The proposed development includes three (3) homes that face Davenport Street. All of the proposed homes will have front-entry garages. The proposed development 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 use will not be a nuisance, rather, it will be very compatible with existing uses in the area.”

Staff Analysis:

The proposed use should not create a nuisance to existing uses in the area. The number of residential units and density will be consistent with the Future Land Use Plan.

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 proposed use will have a positive affect on the adjacent and the general neighborhood.”

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 requires one variance from the regulations of the R-8 zoning district as shown in Table 1.

Table 1: Lot Requirements for R-8 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-8 Zoning District	8,000	50'	25'	5'	25'	35'	45	1,500
Proposed Lots	17,684	42'	25'	5'	25'	35'	45	1,500

1. Allow reduction of the minimum lot width from 50 ft. to 42 ft. (**Staff Supports**)

Project Analysis

Xcel Properties Inc. is seeking approval of a rezoning for 2571 Davenport Street from R-20 to R-8-Conditional for the development of three single-family detached residences at a density of 2.34 units per acre. The existing single-family home will be demolished to allow the construction of three single-family homes. All of the homes will have a front-entry garage. The proposed lots will be 17,684 sq. ft., 18,803 sq. ft., and 19,322 sq. ft. The applicant proposes to use elements such as brick, stone, and siding for the façade materials for each home.

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. The applicant will be required to add new 5' sidewalk and 2' grass strip along Davenport Street.

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 three (3) new residences at density of 2.34 units per acre. The subject property is located in an area where the surrounding properties have a future land use designation of High Density Residential (10 units per acre or greater). Table 2 shows the infill development in the immediate area as it relates to density, lot size and lot width.

Table 2: Proposed Development vs. Infill Developments					
Name of Development	Location	Number of Lots	Site Density	Minimum Lot Size (square feet)	Minimum Lot Width
Proposed Development	2571 Davenport St	3	2.34	17,684	42'
2588 & 2590 Bates St	Bates St	2	4.84	8,000	50'
2592 & 2596 Bates St	Bates St	2	5.0	8,000	50'

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 subdivision and construction of three new single-family homes result in a density of 2.34 units per acre on the subject property. The lot width and lot size are compatible with the other in-fill developments in the surrounding area. The applicant is requesting a rezoning from R-20 to R-8-Conditional and the proposed zoning is in compliance with the Future Land Use Plan.

Community Development considers the proposed density of 2.34 units per acre to be below the 10 unit per acre threshold of High Density Residential land use. The development will require the following variance:

1. Allow reduction of minimum lot width from 50 ft. to 42 ft. **(Staff Supports)**

Staff is supportive of the rezoning for the proposed development and the requested variance.

STAFF RECOMMENDATION

Community Development recommends **approval** of the rezoning from R-20 to R-8-Conditional for the development of three single-family units at a density of 2.34 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 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 – 5'
 Rear – 25'
10. The minimum lot size shall be 17,684 sq. ft.
11. The minimum lot width shall be 42 feet.
12. Driveway – 22' minimum length from building face to back of sidewalk.
13. The developer shall install a 5 ft. sidewalk and 2 ft. grass strip at the frontage of property along Davenport Street.
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-8-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 2/5/2024 and created by Betterton Surveying & Design Inc. and all zoning stipulations above.
16. Approval of the subject property shall be conditioned upon substantial compliance with the elevations submitted on 2/1/2024.

Figure 1 - Subject Property



Figure 2 – Subject Property



Figure 3 – Adjacent Property



Figure 4 – Adjacent Property

