

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: April 9, 2024

CC: Joe Bennett, City Administrator
Planning and Zoning Board

RE: **ZONING AMENDMENT CASE Z25-005 – 3400-3420 Archerfield Way**

Applicant: Traton LLC

Existing Zoning: RDA-Conditional

Titleholder: Campbell Road Development LLC

Proposed Zoning: RDA-Conditional

Size of Tract: 1.95 acres

Location: 3400-3420 Archerfield Way

Contiguous Zoning:

Land Lot: 700

North

R-15

South

OI

East

R-15

West

GC & RM-12

Ward: 1

Access: Campbell Road

Hearing Dates:

Existing Improvements: 12 Single-family detached homes

P&Z

N/A

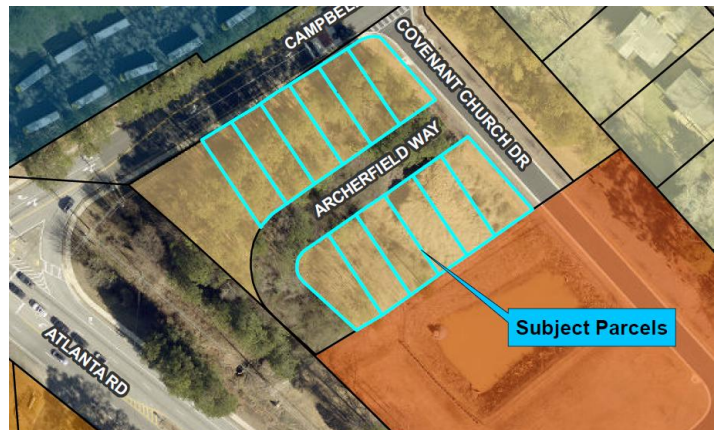
Mayor and Council April 21, 2025

Proposed Use:

The applicant is requesting a zoning amendment for an increase in height, as well as setback and driveway length reductions.

Staff Recommendation:

Approval of the zoning amendment.



PROJECT DESCRIPTION

The subject property 3400 - 3420 Archerfield Way (Archerfield Subdivision) was rezoned from NS (Neighborhood Shopping) to RDA-Conditional in 2021 (Z21-006) to allow a subdivision with twelve (12) single-family detached homes. The site work for the development has been completed and the applicant is requesting a zoning amendment to allow an increase in building height as well as reductions to driveway length and building setbacks to build the new homes.

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 zoning sought by Applicant are amendments to certain zoning stipulations for the previously approved residential community. The amendments sought are minor in nature and would serve to enhance the overall quality of the development. The existing RDA Conditional rezoning is a suitable zoning category for the Subject Property; and further, the approved single-family residential community is compatible with the adjacent and nearby residential neighborhoods."

Staff Analysis:

The property was rezoned to RDA-Conditional in 2021 for twelve (12) single-family detached homes. The applicant is requesting an increase in building height, as well as other setback and driveway length reductions. However, the use of the property will remain as originally approved.

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 proposal will not adversely affect nearby property. The approved single-family residential community is compatible and consistent with nearby condominium and townhome communities; as well as single-family residential communities adjacent and in close proximity to the subject development."

Staff Analysis:

The zoning amendment should not have an adverse affect upon the existing use or usability of nearby properties. The approved use is consistent with the adjoining residential and industrial uses.

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

Applicant Response:

"The Subject Property does have a reasonable economic use under the current RDA-Conditional zoning classification. However, approval of the minor amendments proposed by Applicant would allow for development of the single-family residential community to be more attractive due to the quality of the proposed residences."

Staff Analysis:

The subject parcel has reasonable economic use as currently zoned.

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 proposed zoning amendments will not have an excessive or burdensome impact on existing facilities and infrastructure."

Staff Analysis:

Based upon information from the City Engineer, the proposed zoning amendment will not cause an excessive or burdensome use of the existing streets or transportation facilities.

The property is currently serviced with water and sewer from the city.

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

Applicant Response:

"The proposed zoning amendments are in conformity with the policy and intent of the City's Land Use Plan."

Staff Analysis:

No change is requested to the Future Land Use Plan and the property will remain with a Medium Density Residential land use.

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:

"The development of similar residential projects in the immediate and surrounding area; as well as, the expansion of commercial, office, and institutional uses along Atlanta Road, supports the proposed minor amendments to the lots and homes in the residential community, which would provide for higher quality homes to future residents."

Staff Analysis:

The zoning amendment will allow housing types that are similar to other developments that have recently been approved.

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:

"Architectural standards and the overall single-family residential community will be enhanced by the proposed zoning amendments due to the high quality."

Staff Analysis:

The zoning amendment will allow three-story homes on the property with a rear deck facing the internal road. The proposed front elevations include covered front porches. The proposed elevations will enhance the architectural standards 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 approved single-family residential community is neither a nuisance nor incompatible considering the surrounding uses and neighborhoods, and is actually a perfect transition use for the Subject Property given its location at the intersection of two major roadways, the adjacent Church, and surrounding residential neighborhoods."

Staff Analysis:

The zoning amendment will not create a nuisance or be incompatible with the existing uses in the area.

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 zoning amendments would positively affect the area and surrounding properties due to its high quality, as demonstrated in residential communities constructed by Applicant throughout the Metropolitan Atlanta area."

Staff Analysis:

The increase in height and other setback and driveway length reductions for the homes should not affect the adjoining properties. The setback reductions are necessary due to the right-of-way dedication required along Campbell Road. The existing landscape buffer will be enhanced to provide additional screening for properties external to the development. The applicant is requested the following variances;

1. *Allow an increase in building height from 35 feet to 38 feet for Lots 1-12. **(Staff Supports)***
2. *Allow a front setback reduction from 20 feet to 17 feet for Lot 1. **(Staff Supports)***
3. *Allow a front setback reduction from 20 feet to 19 feet for Lot 2. **(Staff Supports)***
4. *Allow a reduction of the minimum driveway length from 22 feet to 20 feet for Lots 1-3. **(Staff Supports)***
5. *Allow a rear setback reduction from 10 feet to 0 feet for Lots 1-12. **(Staff Supports)***

Project Analysis

Engineering Review

The City Engineer has reviewed the proposed rezoning with respect to transportation, stormwater management and stream buffer issues. No additional transportation or stormwater management improvements are required for the site. There are no stream buffers affecting the property.

Fire Marshal Review

The Fire Marshal's office has reviewed the current proposal and in general believes that it meets the Fire Code requirements for fire truck access.

Planning Review

Community Development has reviewed the zoning amendment request considering the following changes to the original zoning approval (Z21-006):

1. Allow an increase in building height from 35 feet to 38 feet for Lots 1-12. **(Staff Supports)**
2. Allow a front setback reduction from 20 feet to 17 feet for Lot 1. **(Staff Supports)**
3. Allow a front setback reduction from 20 feet to 19 feet for Lot 2. **(Staff Supports)**
4. Allow a reduction of the minimum driveway length from 22 feet to 20 feet for Lots 1-3. **(Staff Supports)**

5. Allow a rear setback reduction from 10 feet to 0 feet for Lots 1-12. **(Staff Supports)**

The zoning amendment does not require modification of the Future Land Use Plan from MEDR (Medium Density Residential).

Community Development has reviewed the proposed zoning amendment and believes the changes meet the intent of the plan approved for rezoning and should have no negative impact to the adjacent properties. Additionally, the setback reductions are necessary due to the right-of-way dedication required for the lots facing Campbell Road. Community Development Staff is supportive of the zoning amendment request.

STAFF RECOMMENDATION

Community Development recommends **approval** of the zoning amendment to rezoning case Z21-006 for an increase in building height as well as reductions to setbacks and driveway lengths with the following conditions:

Standard Conditions

(Requirement #2, 8, 16 and 17 from Section 1201 of the Zoning Code is not 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. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.
3. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.
4. The detention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.
5. All utilities within the development shall be underground.
6. 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 2' shall be provided between the back of curb and sidewalk.

7. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
8. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.
9. No debris may be buried on any lot or common area.
10. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.
11. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
12. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

13. The development shall maintain the following setbacks:
 - Front: 17' (Lot 1)
19' (Lot 2)
20' (Lots 3-12)
 - Side – 5'
 - Rear – ~~40'~~ 0' (Lots 1-12)
14. The proposed homes shall have a minimum floor area of 1,800 sq. ft.
15. The minimum lot size shall be 3,150 sq. ft.
16. The maximum impervious coverage shall be 58% per lot.
17. The minimum lot width shall be 35'.
18. The private drive shall be a minimum of 24' wide from back of curb to back of curb.
19. The developer shall provide right-of-way dedication on Campbell Road where required by the City Engineer.

20. The front elevations of Lots 1-6 shall face Campbell Road and the front elevations Lots 7-12 shall face the detention pond/open space area. The rear elevation shall be on the private street.
21. All homes shall have a two car rear-entry garage.
22. Privacy fencing shall be prohibited within the development. Fencing within the front yard shall be a maximum 4' in height and decorative.
23. The front entrance to the development shall not be gated.
24. The development shall include a 10' landscape strip along Atlanta Road.
25. The development shall include a 50' landscape buffer along the northern boundary. The landscape buffer will include a 6' high planted berm, and no trees taller than 15' within 20' of the property line.
26. The developer shall be responsible for sidewalks along Atlanta Road and Campbell Road.
27. The existing detention pond will be modified by the developer to be an amenity feature with a passive recreational area; including walking trails and landscaping in accordance with the site plan dated 10/19/2021.
28. The developer shall be responsible for sidewalk and landscaping within the amenity area.
29. The developer shall be responsible for installation of the private roads within the development and will be privately maintained by the HOA.
30. The shared sidewalk and road connections with the church property will be installed and constructed by the developer as shown on the 10/19/2021 site plan.
31. The development shall provide appropriate turning radius for non-emergency commercial vehicles.
32. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.
33. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.
34. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

35. 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 10/19/2024 **3/14/2025** created by ~~Planners and Engineers~~ **DGM Land Planning Consultants** and all zoning stipulations above.
36. The applicant shall be bound to the elevations submitted and dated ~~6/2/2021~~ **3/14/2025** and the exterior side wall elevations on **4/2/2025**. Approval of any change to the elevations must be obtained from the Director of Community Development.
37. Additional evergreen trees shall be planted in the landscape buffer with a minimum of 3-inch caliper.
38. The minimum driveway length shall be 20 feet from the garage face to back of curb for Lots 1-3, and 22' for Lots 4-12.
39. The maximum building height shall be 38 feet measured from the average elevation of the ground on all four sides to the midpoint between the eaves of the ridge on a sloped roof.
40. Each home shall have a covered rear deck and the supporting posts shall be made of brick.
41. The external side elevation for Lot 6 shall be all brick, and the external side elevations for Lots 1, 7, and 12 shall be a minimum one story of brick.
42. The HOA shall maintain the landscape buffer adjacent to Argyle Estates to be free of bamboo.

Subject Property



Subject Property



Subject Property

