



Rezoning Case: Z23-005

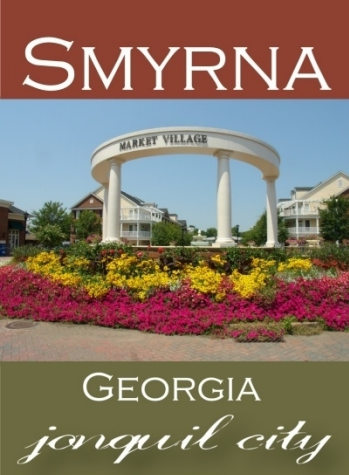
Applicant: Brand Properties LLC

Date Submitted: 6/6/2023

P&Z Hearing: 7/10/2023

P&Z Recommendation: Approve 6-0

M&C Hearing: 8/21/2023



Location: 6324 & 6330 Riverview Road

Size: 28.01 Acres

Ward: 7

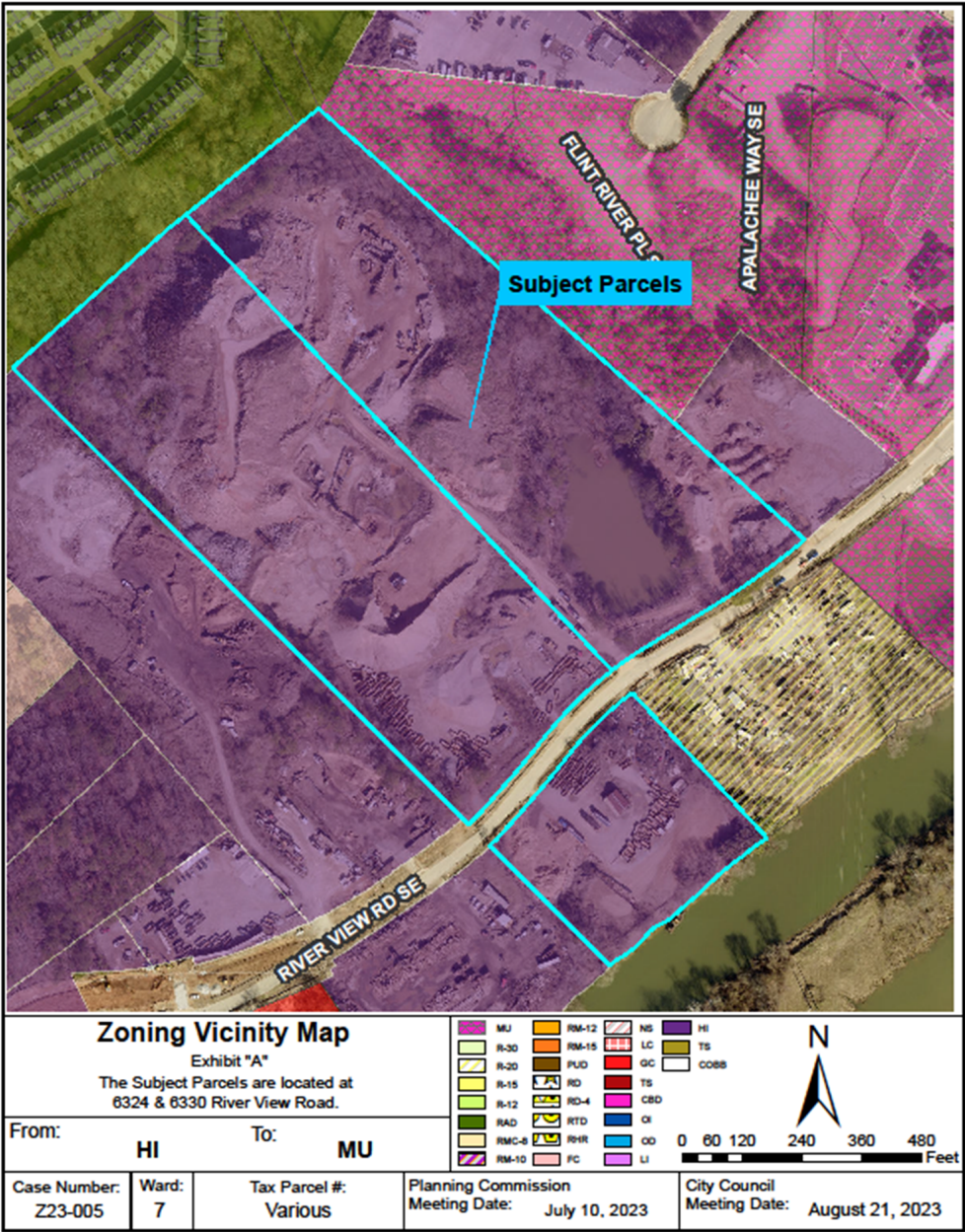
Existing Condition: Heavy Industrial

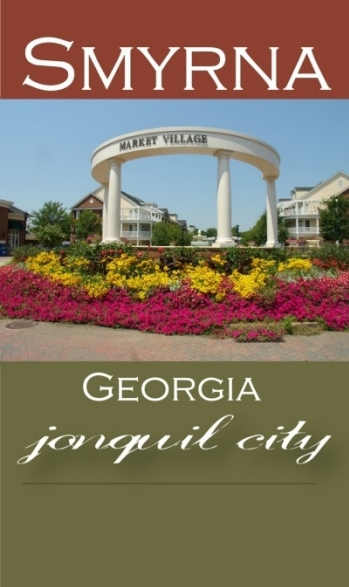
Proposed Use: 390 multi-family units and 5,500 sq. ft. of commercial

Existing Zoning: HI (Heavy Industrial)

Proposed Zoning: MU (Mixed Use)

Zoning Map





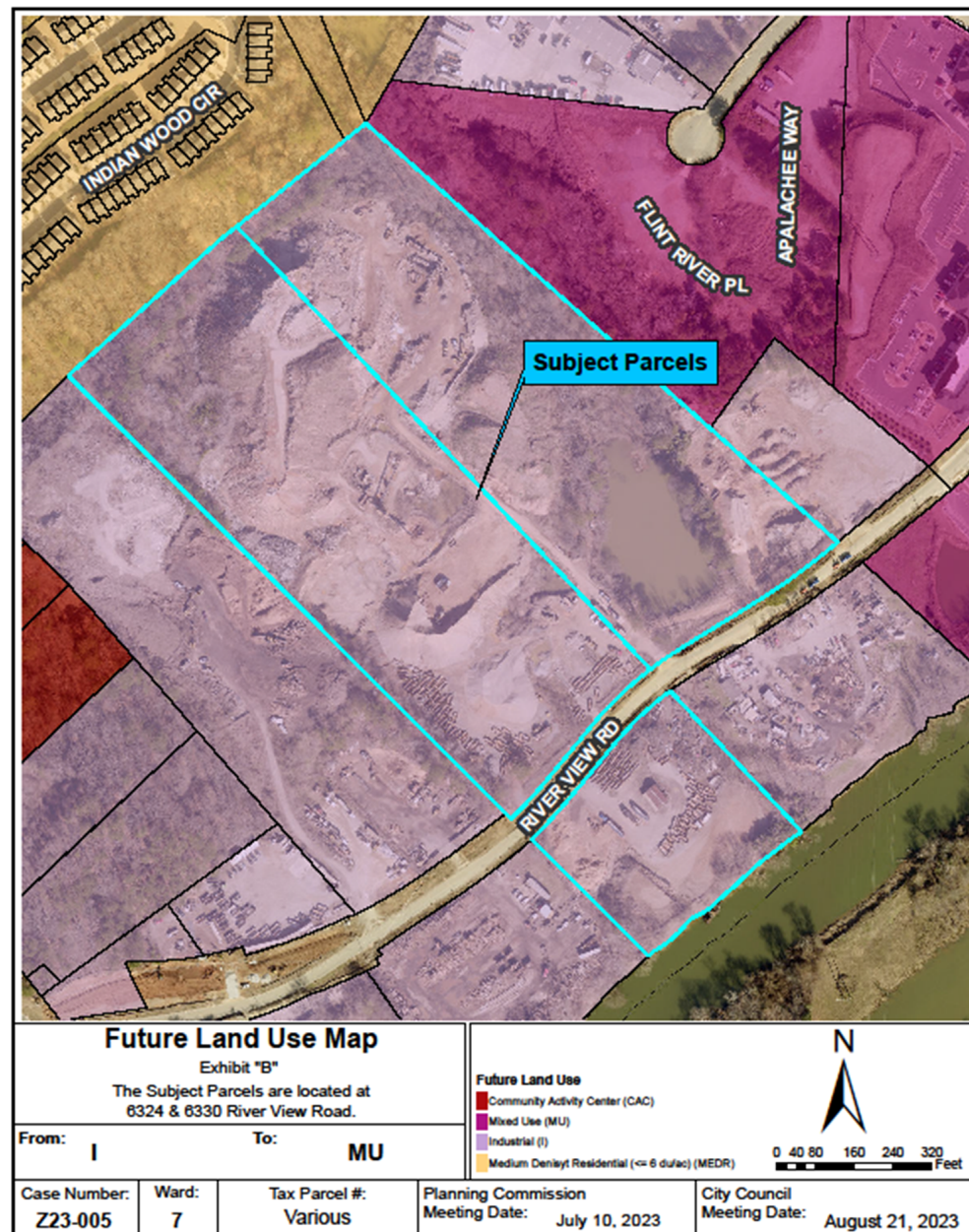
Future Land Use Map

Existing Future Land Use:
Industrial

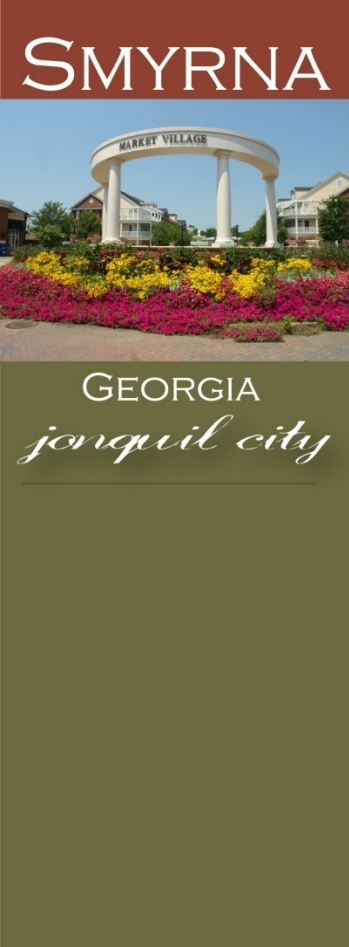
Proposed Future Land Use:
Mixed Use

Adjoining Contiguous Future Land Uses:

- **North** – Medium Density Residential
- **East** – Mixed Use
- **South** – Industrial
- **West** – Industrial



Future Land Use Map				
Exhibit "B"				
The Subject Parcels are located at 6324 & 6330 River View Road.				
From:	I	To:	MU	
Case Number:	Z23-005	Ward:	7	Tax Parcel #:
				Various
Planning Commission Meeting Date:	July 10, 2023	City Council Meeting Date:	August 21, 2023	



Proposed Site Plan

Building 3:

- 60 Units

Stormwater Detention

Full Access Drive

Building 1:

- 188 units
- 5,500 sq. ft. commercial area
- Pool
- Courtyard
- Mail room

Trail Extension

Multi-family Minimum Setbacks:

- Front – 20'
- Side – 15'
- Rear – 40'

Full Access Drive

Building 2:

- 142 Units
- Courtyard

3 Buildings – 4/5 Stories 390 Units – 5,500 sq. ft. Commercial

- 245 - One Bedroom Units
- 129 - Two Bedroom Units
- 16 - Three Bedroom Units

5' Sidewalk & 2' Grass strip

8' Sidewalk, 8' bike lane & 6' sidewalk

Public Park

Zoning Ordinance Variances:

- Increase maximum side setback from 20' to 50'; (Staff Supports)

Mixed Use Maximum Setbacks:

- Front – 20'
- Side – 50'

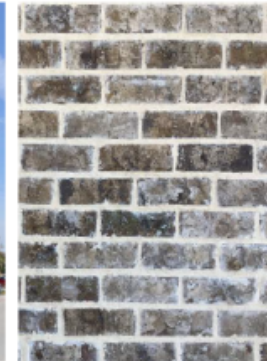
SMYRNA



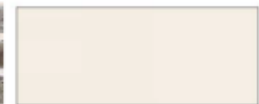
GEORGIA
jouquil city

Proposed Building Elevation

CHARACTER IMAGERY & MATERIALS



CHEROKEE BRICK - MOSS TOWN



SW 7102 - WHITE FLOUR



SW 7604 SMOKY BLUE



SW 7650 ELLIE GRAY



Painted / Faux Wood Columns



BRAND RIVER VIEW
SMYRNA, GA
JUNE 7, 2023



SMYRNA



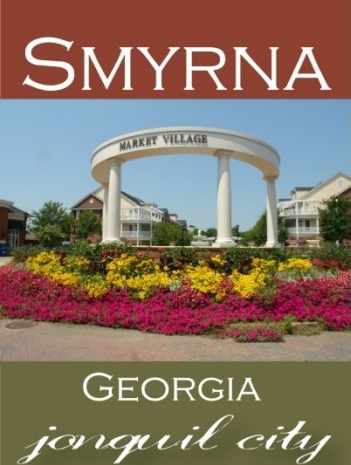
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Proposed Building Elevation

CONCEPTUAL RENDERING

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Proposed Building Elevations



NORTH ELEVATION



EAST ELEVATION

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Pictures of Subject Property





Pictures of Adjacent Properties





Staff Recommendation

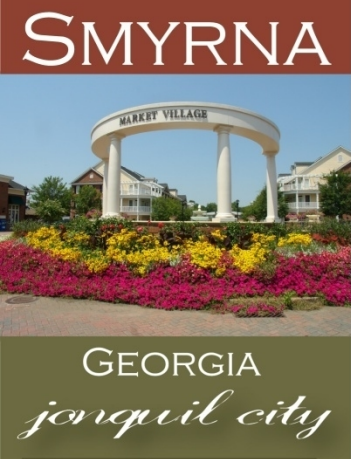
Community Development recommends **approval** of the rezoning from HI to MU – Conditional on 28.01 acres for the development of 390 multi-family units and a density of 13.92 units per acre and 5,500 sq. ft. of commercial use, including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions

Requirements # 2, 3, 4, 8, 10, 16 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 percent hardy plank siding. ~~The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.~~
2. The **retention 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 ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. All **utilities** within the development shall be underground.
4. 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.



Staff Recommendation

- 5. No **debris** may be buried on any lot or common area.
- 6. The developer will install **decorative streetlights** within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
- 7. 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.
- 8. All **landscape plans** must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
- 9. All **yards and common areas** are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

- 10. The development shall maintain the following **setbacks**:

Mixed Use Building Minimum:

Front – 0'

Side – 0'

Rear – 20

Mixed Use Building Maximum:

Front – 20'

Side – 50'

Multi-family Minimum:

Front – 20'

Side – 15'

Rear – 40'



Staff Recommendation

11. The developer shall meet all **fire access requirements** deemed necessary by the Fire Marshal during construction plan review.
12. The developer shall be responsible for any **water and sewer improvements** deemed necessary by the Public Works Director during construction plan review.
13. The developer shall be responsible for any **stormwater improvements** deemed necessary by the City Engineer.
14. The developer shall provide an **8' bike lane, 8' sidewalk and 6' grass strip** on the eastern frontage of Riverview Road.
15. The developer shall provide a **5' sidewalk and 2' grass strip** on the western frontage of Riverview Road.
16. The developer shall provide **deceleration lanes, or large turn radius**, on River View Road for both entrances on the western side of River View Road. Final design to be determined in plan review.
17. The developer shall provide an **all-way stop analysis** be provided during plan review to determine if stop signs are warranted at the intersection of River View Road and southern full-access driveway.
18. The developer shall provide **right-of-way dedication** on Riverview Road to be a minimum of 40 ft from the roadway centerline



Staff Recommendation

19. All air conditioning condenser units, transformers and any **other utilities shall be fully screened** from view from any public right-of-way. The utility units components placed on the roof of the buildings may be screened by parapets and the utility components at ground level may be screened by landscaping.
20. **Dumpsters shall be positioned** so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction shall also be allowed and screened as appropriate in accordance with the City's regulations.
21. The **minimum floor area** for attached dwelling units, condominium units and other residential units may not be less than an average of 900 square feet. (Section 720.9(2) of the Zoning Ordinance).
22. Parking for the commercial and residential within the development will be provided by means of surface and structured parking as shown on the submitted site plan, which will employ **"shared" parking** among the respective components and will provide sufficient and adequate parking for the total development.
23. The maximum number of residential units shall not exceed **390 Class A amenitized residential units**. One hundred percent (100%) of the said units shall be constructed so that the units can be modified to individually owned condominium units in the event of future favorable market conditions.



Staff Recommendation

24. All residential units shall be maintained in a **Class A/First Class manner**.
25. The residential units shall include the following **interior finishes**:
 - i. Minimum nine-foot (9') ceilings;
 - ii. Forty-two inch (42") upper cabinets in the kitchen;
 - iii. Decorative lighting fixtures shall be utilized in the in the kitchen area of the units and spot track or recessed lighting shall be used in both the kitchen and dining areas of the units
 - iv. Bathroom cabinets need to be of equal or similar quality as kitchen cabinets;
 - v. Sheet vinyl flooring shall be prohibited;
 - vi. Tile flooring shall be required in both the kitchen and bathrooms
 - vii. All bathrooms shall have tile tub/shower surrounds
 - viii. All kitchen and bathroom counter and cabinet tops shall be solid surface granite or similar material. Laminate counter tops are prohibited
 - ix. All kitchen counter tops shall be horizon style counter tops; an
 - x. All kitchen sinks shall be under-mounted.
26. Allow building **height of up to 66 feet**.
27. The developer shall **develop the park area on the eastern side** of Riverview Road and dedicate it to the city upon completion.



Staff Recommendation

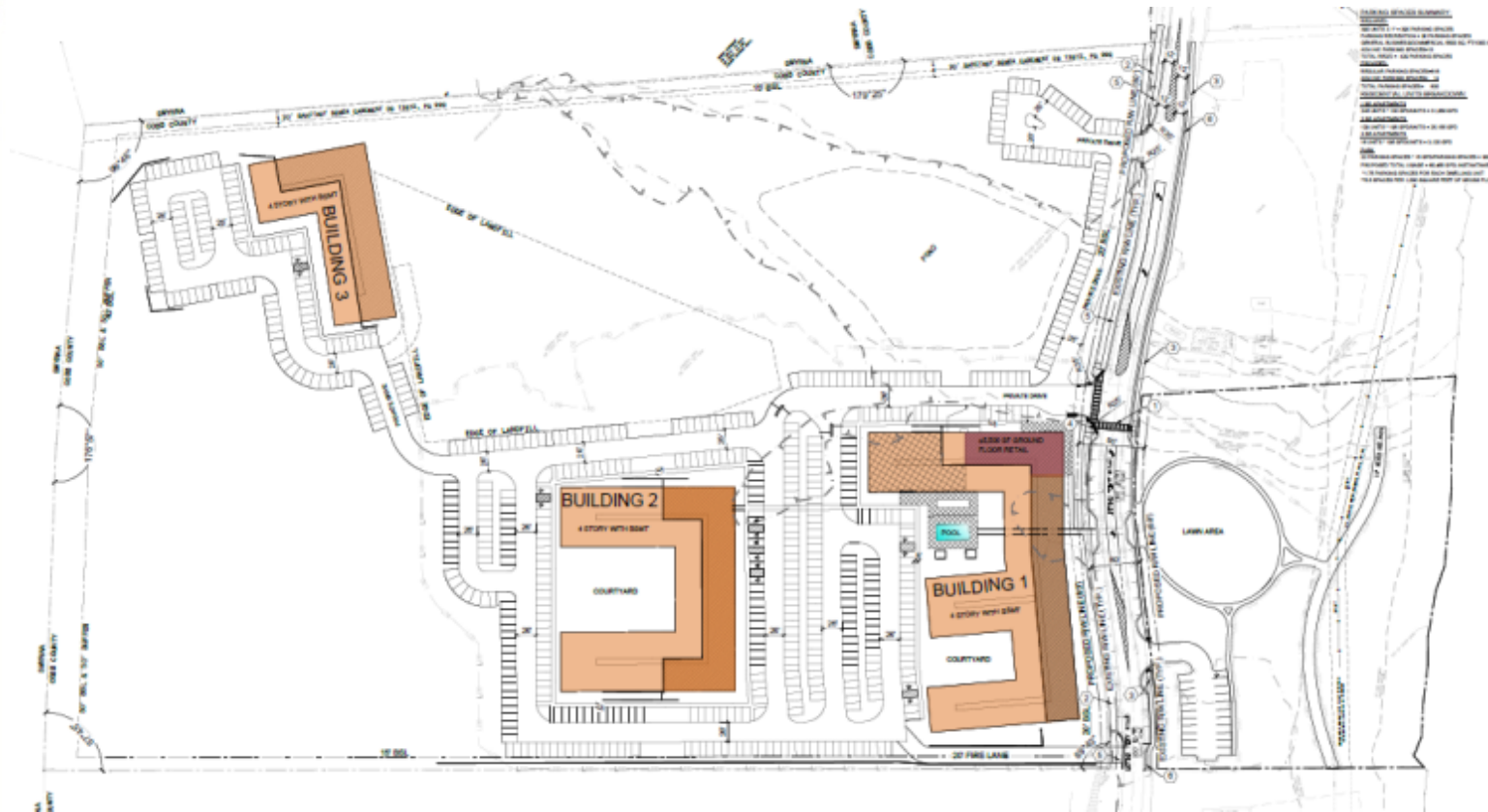
28. The developer shall coordinate with Trust for Public Lands to complete connection to the **Riverview Trail extension**.
29. Approval of the subject property for the MU-Conditional zoning district shall be conditioned upon the development of the property in **substantial compliance with the site plan** submitted July 5, 2023 and created by Pond all zoning stipulations above.
30. The applicant shall be **bound to the elevations** submitted on June 6, 2023. Approval of any change to the elevations must be obtained from the Director of Community Development.

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Proposed Site Plan



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Proposed Building Elevation

CONCEPTUAL RENDERING

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