

Rezoning Case: Z23-006

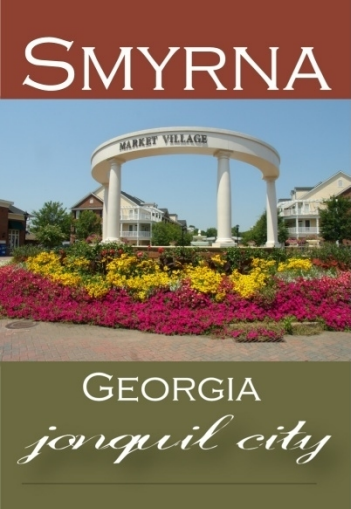
Applicant: Two Windy Hills LLC

Date Submitted: 6/9/2023

P&Z Hearing: 7/10/2023

P&Z Recommendation: Approve 5-1

M&C Hearing: 8/21/2023



Location: 1313 & 1323 Pierce Ave

Size: 0.91 Acres

Ward: 3

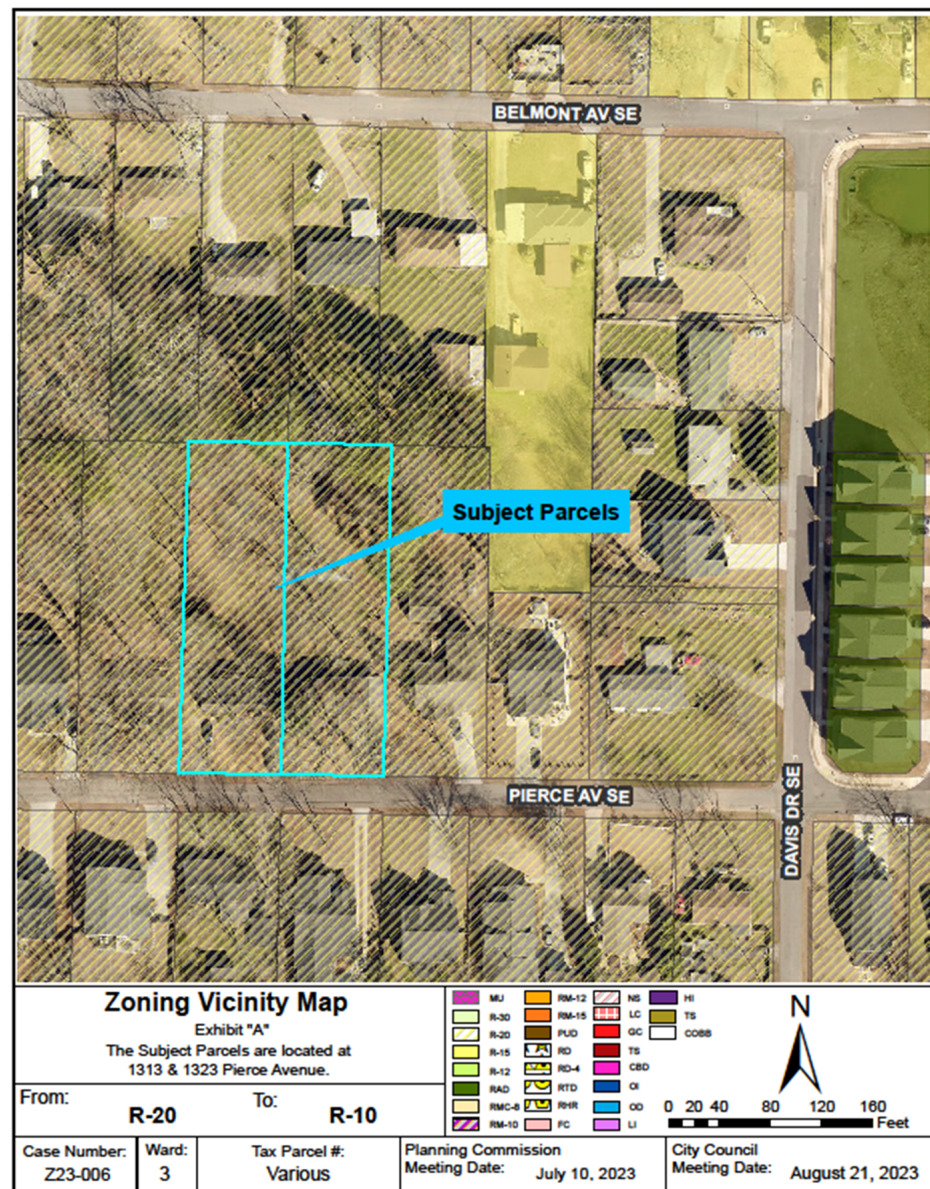
Existing Condition: Two (2) Single-family lots

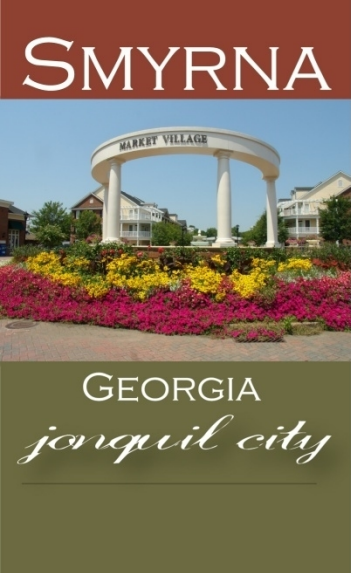
Proposed Use: Three (3) New Detached Single-Family Residences

Existing Zoning: R-20

Proposed Zoning: R-10-Conditional

Zoning Map





Future Land Use Map

Existing Future Land Use:

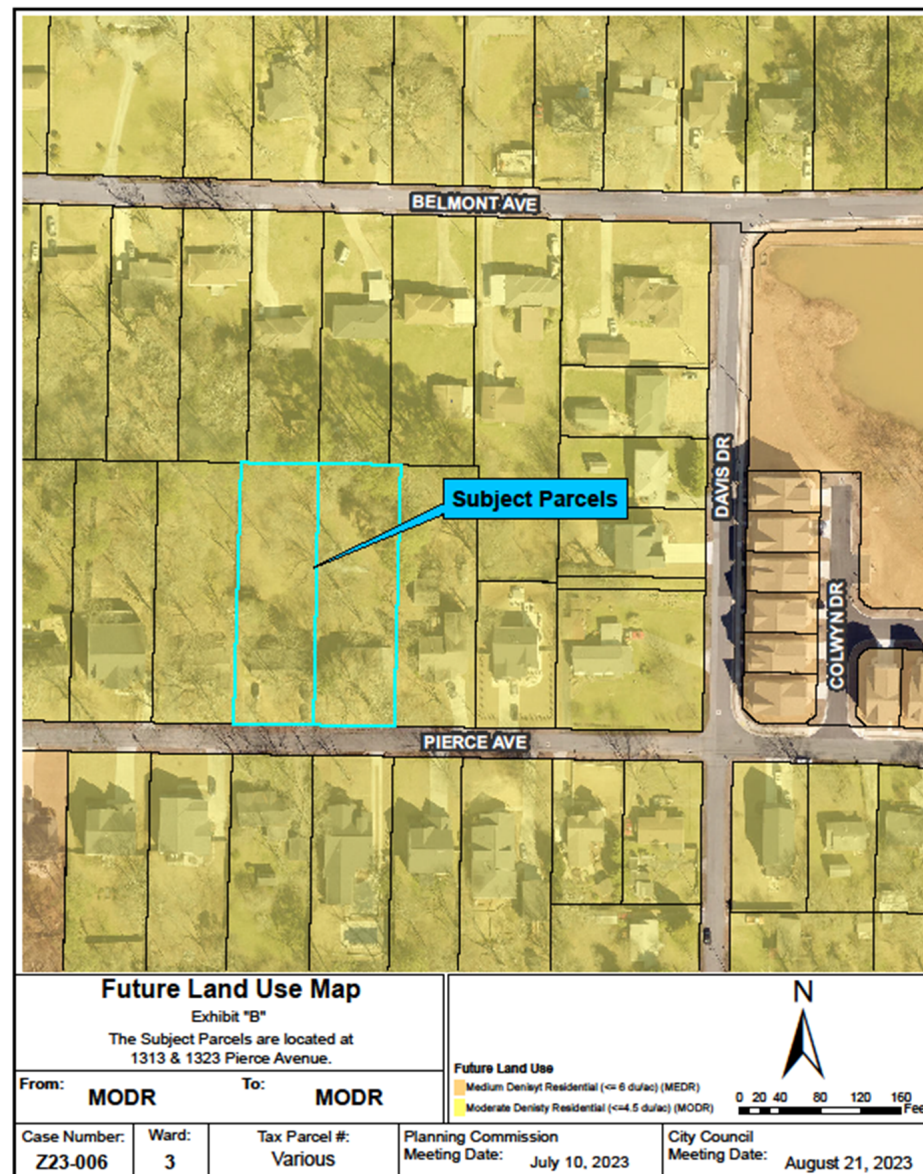
Moderate Density Residential

Proposed Future Land Use:

Moderate Density Residential

Adjoining Contiguous Future Land Uses:

- **North** – Moderate Density Residential
- **East** – Moderate Density Residential
- **South** – Moderate Density Residential
- **West** – Moderate Density Residential

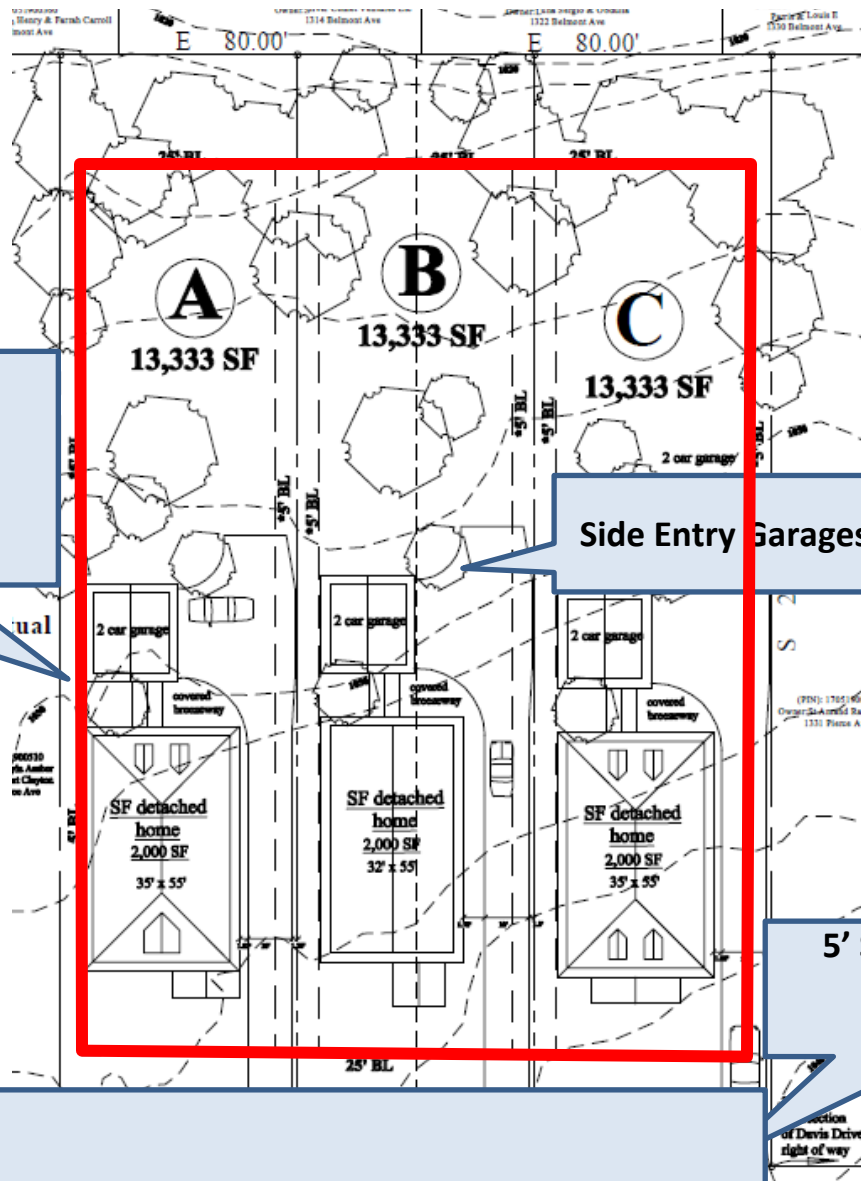




Proposed Site Plan

R-10 Zoning District Setbacks:

- Front – 25'
- Side – 5'
- Rear – 25'



Side Entry Garages

5' Sidewalk & Grass
Strip & ROW
Dedication

Requested Variances:

- Allow reduction of minimum side setback from 7.5' to 5' (Staff Supports)

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Proposed Home Elevation





Picture of Subject Property



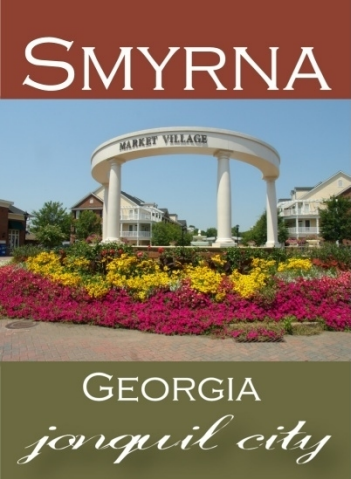
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Pictures of Adjacent Property





Staff Recommendation

Community Development recommends **approval** of the rezoning from R-20 to R-10-Conditional for the development of three (3) single-family units at a density of 3.29 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 5, 8, 9, 10, 12 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) 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 2' shall be provided between the back of curb and sidewalk.



Staff Recommendation

- (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 **minimum setbacks**:
 - Front – 20'
 - Side – 5'
 - Rear – 20'



Staff Recommendation

- (10) The minimum **lot size shall be 13,333 sq. ft.**
- (11) The minimum **lot width shall be 50 feet.**
- (12) The **minimum driveway length shall be 22 ft.** 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 Pierce Avenue.
- (14) All structures will be built to a **maximum height of 35'** as measured from the sidewalk along the front elevation.
- (15) The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
- (16) The developer shall be **responsible for any water and sewer improvements** deemed necessary by the Public Works Director during construction plan review.



Staff Recommendation

- (17) 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 6/9/2023** and created by DGM Land Planning Consultants and all zoning stipulations above.
- (18) Approval of the subject property shall be conditioned upon **substantial compliance with the elevations** submitted on 6/9/2023.

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