



Rezoning Case: Z23-003

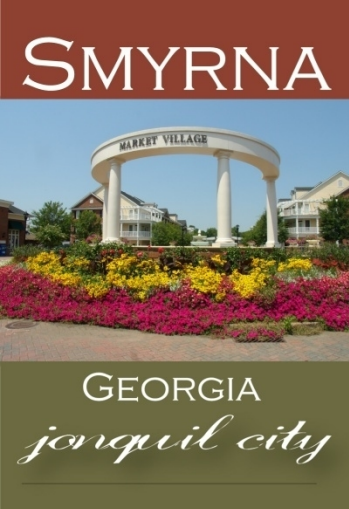
Applicant: Baebrook LLC

Date Submitted: 3/10/2023

P&Z Hearing: 6/12/2023

P&Z Recommendation: Deny 5-1

M&C Hearing: 7/17/2023



Location: Mildred Place & Madison St

Size: 1.23 Acres

Ward: 3

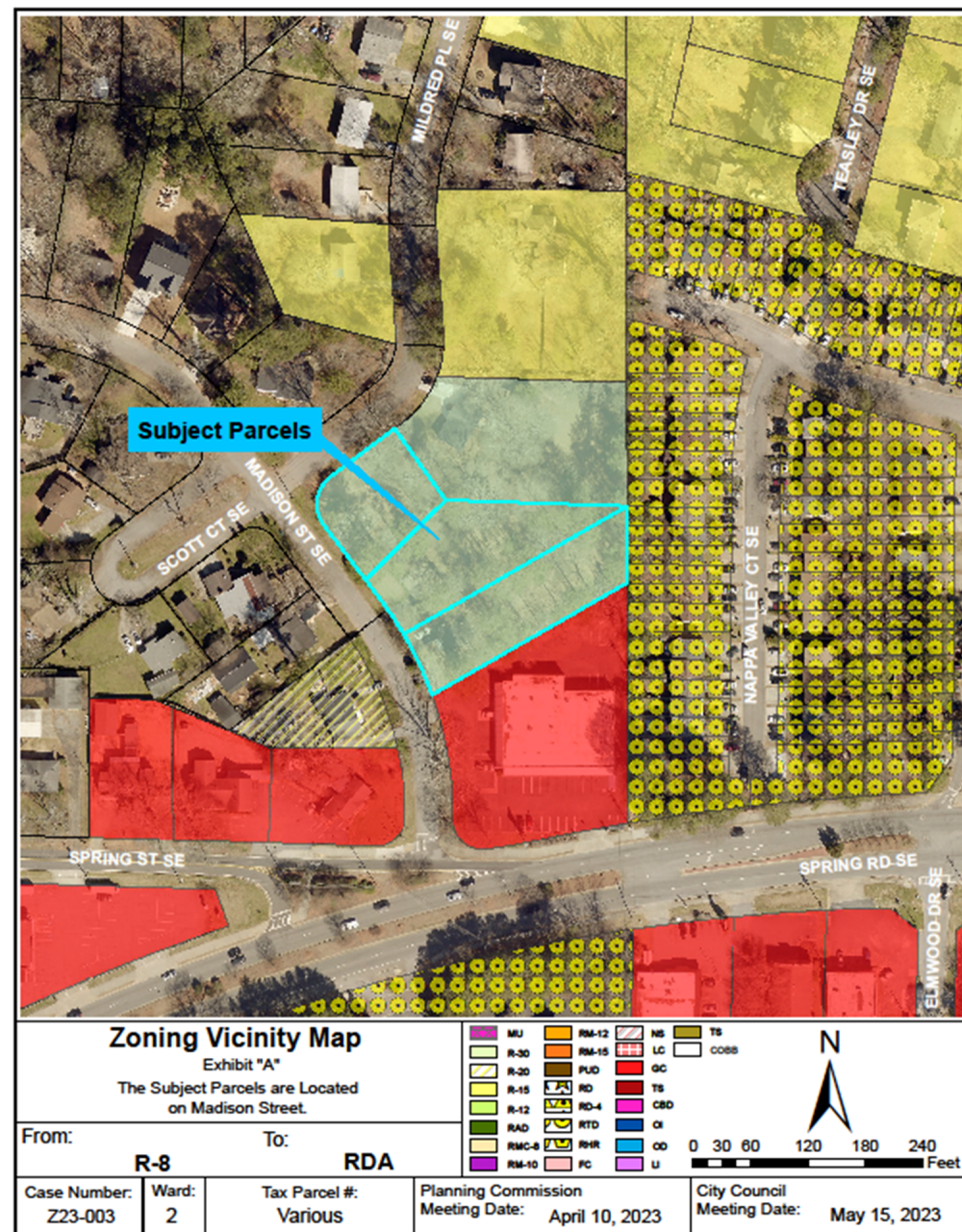
Existing Condition: Five (5) Single-family lots

Proposed Use: Six (6) New Detached Single-Family Residences

Existing Zoning: R-8-Conditional

Proposed Zoning: RDA-Conditional

Zoning Map



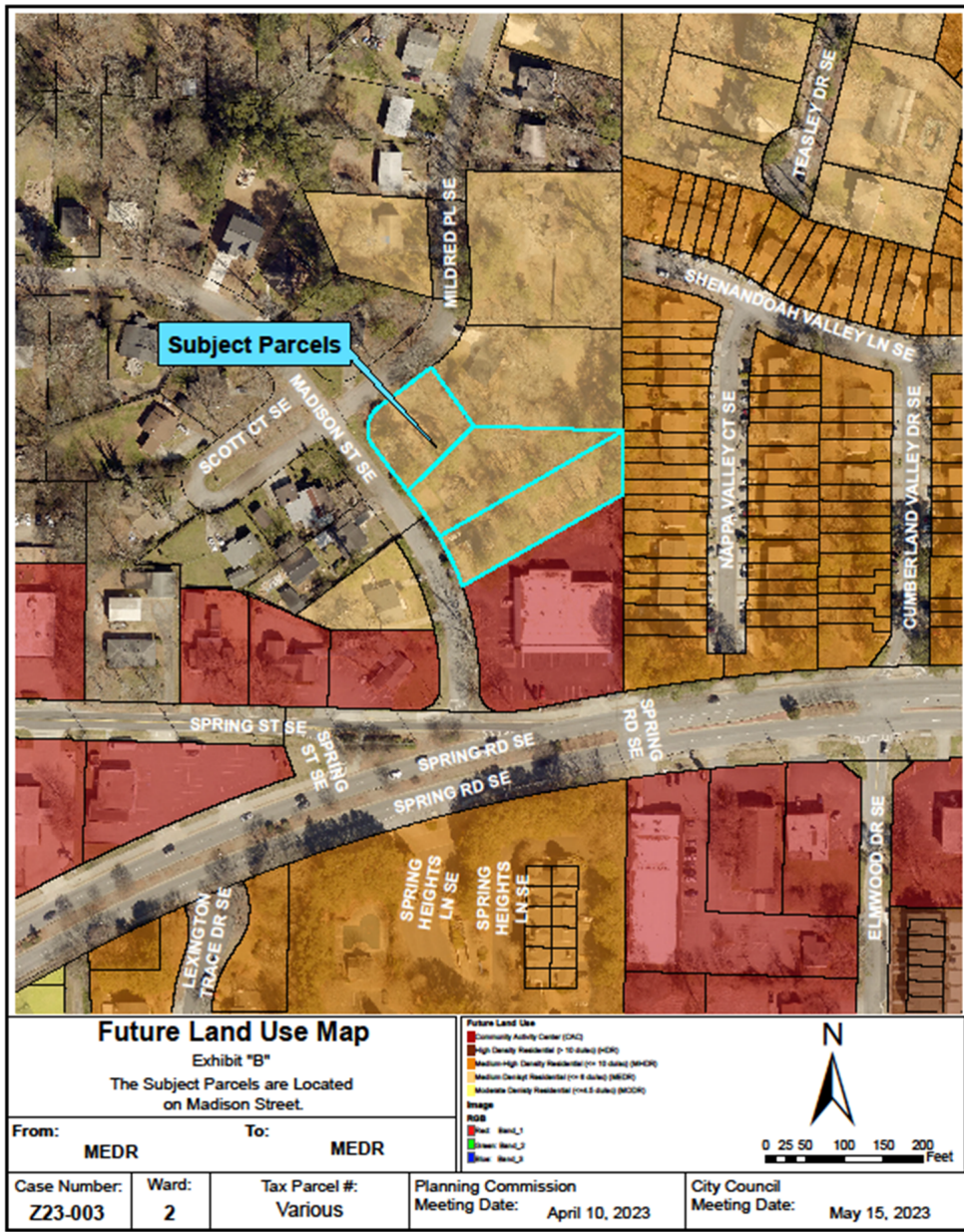


Existing Future Land Use:
Medium Density Residential

Proposed Future Land Use:
Medium Density Residential

- Adjoining Contiguous Future Land Uses:**
- **North** – Medium Density Residential
 - **East** – Medium High Density Residential
 - **South** – Community Activity Center
 - **West** – Low Density Residential (County)

Future Land Use Map



Site plan showing five lots (1-5) and a common area. Lot areas: Lot 1 (8,004 SF), Lot 2 (8,007 SF), Lot 3 (8,616 SF), Lot 4 (7,182 SF), Lot 5 (6,587 SF). Common area: 13,407 SF. The plan includes setbacks, easements, and a stormwater management area. Surrounding areas are labeled R-20 (Cobb County) and R-15 (city of Smyrna). The plan is dated 1/13/2017 and is a preliminary site plan.

FIRM) #13067C 0103H,
site contains floodplain.

ks are known to exist

site.
e conceptual and will
d hydrologic study.



Proposed Site Plan

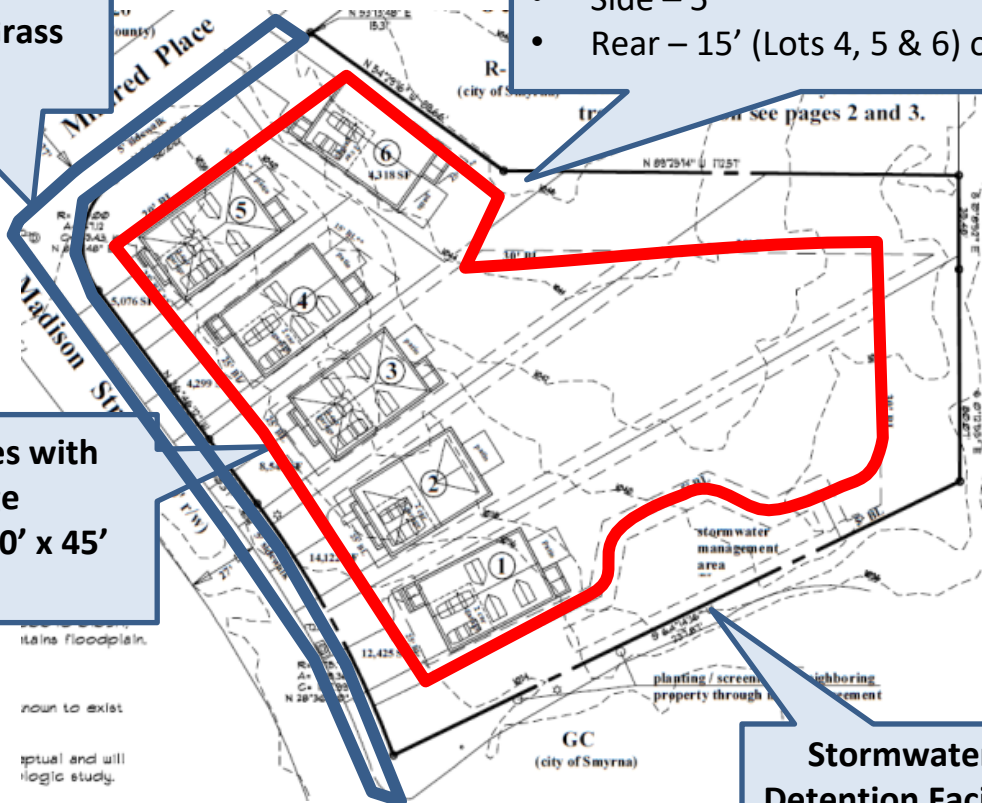
RDA Zoning District Minimum Setbacks:

- Front – 20' (Lot 5 & 6) otherwise 25'
- Side – 5'
- Rear – 15' (Lots 4, 5 & 6) otherwise 30'

5' Sidewalk & Grass Strip

Front Entry Homes with
2- Car Garage
House Footprint 30' x 45'

Stormwater
Detention Facility



Requested Variances:

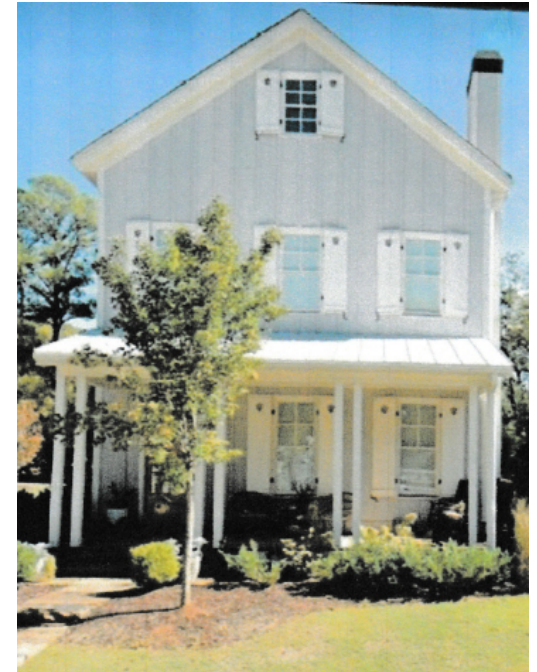
- Allow reduction of minimum lot width from 50' to 40' (**Staff Supports**)
- Allow reduction of minimum lot size from 7,260 sq. f.t to 4,299 sq. ft. (**Staff Supports**)
- Allow reduction of minimum front setback from 25' to 20' for Lot 5 & 6 (**Staff Supports**)
- Allow reduction of minimum rear setback from 30' to 15' for Lots 4, 5, and 6 (**Staff Supports**)

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Proposed Home Elevations



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jonquil city

Proposed Home Elevations





Picture of Subject Property



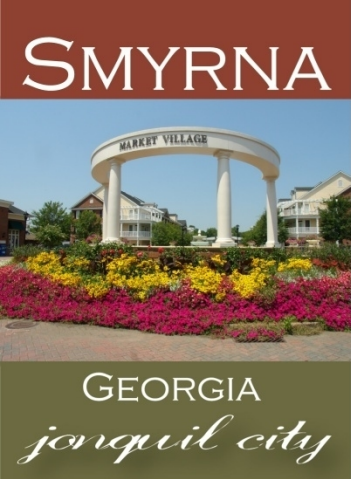
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Pictures of Adjacent Property





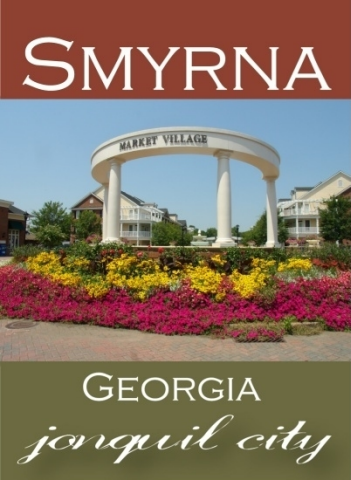
Staff Recommendation

Community Development recommends **approval** of the rezoning from R-8 Conditional to RDA-Conditional for the development of six (6) single-family units at a density of 4.87 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 – 15'



Staff Recommendation

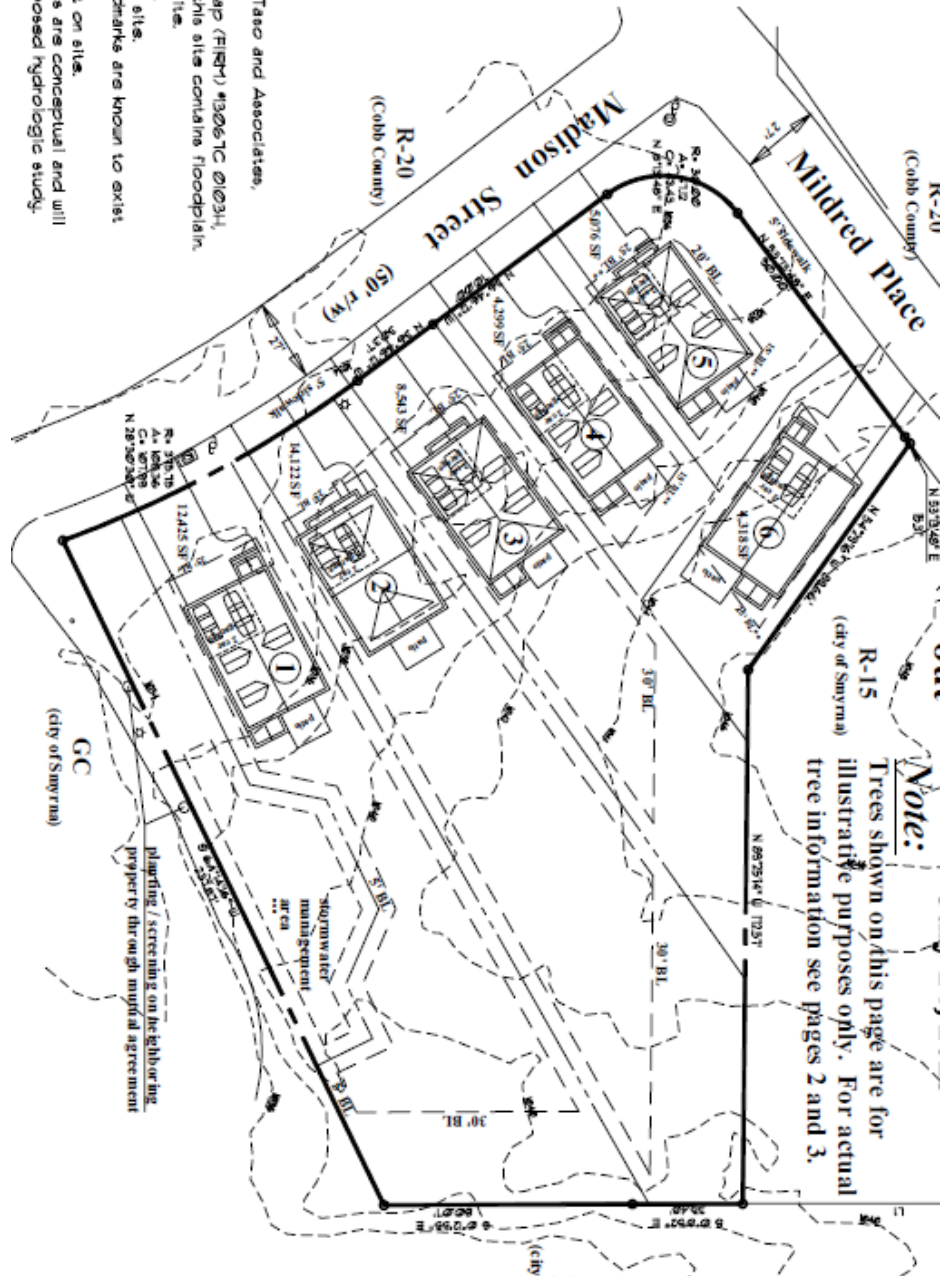
- (10) The minimum **lot size** shall be **4,299 sq. ft.**
- (11) The minimum **lot width** shall be **40 feet.**
- (12) The **minimum driveway length** shall be **22 ft.** from building face to back of sidewalk.
- (13) The developer shall install a **5 ft. sidewalk and 2 ft. grass strip** at the frontage of property along Mildred Place and Madison Street.
- (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-8 zoning district shall be conditioned upon the development of the property in **substantial compliance with the site plan submitted 7/14/2023** 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 3/10/2023.

by Taso and Associates, Map (FIRM) #3067C 01034, of this site contains floodplain, on site. ts. on site. landmarks are known to exist on site. rts are conceptual and will posed hydrologic study.



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Proposed Elevations



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