

## **PLANNING COMMISSION**

### **RECOMMENDED CONDITIONS\_06172024**

#### **RZR2024-00023**

Approval of a rezoning to RS-60 (Single-Family Residential District), subject to the following enumerated conditions:

**1. To restrict the use of the property as follows:**

- A.** New Construction of Single-family detached dwellings and dwelling units, accessory uses, and structures at maximum of two (2) dwelling units on approximately zero & forty three hundredths (0.43) acres at a density of four and six tenths (4.6) Units Per Acre (UPA).
- B.** The development shall be in general accordance with the concept plan titled “Rezoning Plat for Florentina Fisteag,” prepared by Georgia Premier Land Services, Inc. on April 29, 2024. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C.** The façade, rear and side elevations of the single-family detached residential dwellings and dwelling units shall be designed and constructed consisting of four (4) sides of masonry, which could be brick, stone, or a combination of brick and stone (with accents of fiber cement siding). The final design shall be in general accordance with the provided elevations and shall be subject to final review and approval of the Director of the Planning and Development Department.
- D.** The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 square feet for two-story homes.
- E.** The single-family detached dwelling unit shall have a double-car garage with carriage-style garage doors. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
- F.** The single-family detached dwelling units shall include a two (2) car garage, with a driveway measuring twenty (20) feet in width and thirty-six (36) feet in depth, providing sufficient space for two (2) passenger vehicles. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.

- G.** The single-family detached dwelling unit shall be a maximum height of thirty-five (35) feet in height, as measured from the lowest elevation of the finished floor. The final design shall be subject to the review and approval of the Director of the Planning and Development Department.
  - H.** The Front Yard Area shall be adjacent to Curtis Road. The Front Yard Area shall have a Building Setback of thirty-five (35) feet.
  - I.** The Rear Yard Area shall have a Building Setback of twenty (20) feet.
  - J.** The Side Yard Area shall have a Building Setback of five (5) feet.
  - K.** Vehicular access to the subject property shall be provided by a pair of new curb cuts along Curtis Road.
- 2. To satisfy the following site development considerations:**
- A.** Detached Single-Family dwellings shall be designed and constructed in conformity with Zoning Ordinance, Article 6 Architectural and Design Standards, Section 601 Residential Minimum Architectural and Design Standards, and International Residential Code (IRC). Final building elevations shall be subject to the review and approval of the Director of the Planning and Development Department.
  - B.** Maintain or provide a five (5) foot concrete sidewalk adjacent to the Curtis Road right-of-way.
  - C.** Natural vegetation shall remain on the property until the issuance of a development permit.
  - D.** Any utility relocations shall be the responsibility of the developer.
  - E.** Property shall be subdivided before any development activity commences.
- 3. The following variances are requested:**
- A.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Development Size. Allows the reduction of the minimum development size from ten (10) acres to 0.43 acres.
  - B.** A variance from the Zoning Ordinance, Article 1 – Districts, Section 102.4 – RS-60 Single-Family Residential District, Table B., Lot Development Standards – Minimum Lot Width. Allows the reduction of the minimum lot

width from sixty (60) feet to fifty (50) feet.