



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Approval of a subdivision plat for 3943 North Cooper Lake Road to subdivide the property from one lot to five lots - 2.28 Acres - Land Lots 336 & 385 - 3943 North Cooper Lake Drive - Southern Realty Partners, LLC

ISSUE: Southern Realty Partners, LLC is requesting approval to subdivide their property at 3943 North Cooper Lake Road into five single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 1.83 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in five new lots ranging between 15,000 sq. ft. and 20,389 sq. ft. in size.

BACKGROUND: The Planning and Zoning Board heard the request for plat approval and recommended approval of the subdivision with the variance for the existing 4' sidewalk along Reed Road by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested subdivision. However, Community Development **does not support** the variance to maintain the 4' sidewalk along Reed Road.