

# CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

---

**To:** Mayor and Council

**From:** Russell Martin, AICP, Director of Community Development  
Joey Staubes, AICP, Planner II

**Date:** March 3, 2021

**CC:** Planning and Zoning Board  
Joe Bennett, City Administrator

**RE:** Plat Approval – 4975 Hickory Mill Dr

---

**Applicant:** Josh Drinnon

**Existing Zoning:** R-30

**Titleholder:** Ernie Drinnon

**Proposed Zoning:** R-30

**Size of Tract:** 1.82 acres

**Location:** 4975 Hickory Mill Dr

**Contiguous Zoning:**

**Land Lot:** 261

North R-30  
South Cobb County  
East R-30  
West Cobb County

**Ward:** 4

**Access:** Hickory Mill Dr

**Hearing Dates:**

**Existing Improvements:** Vacant

P&Z March 8, 2021  
Mayor and Council March 15, 2021

**Proposed Use:**

The subdivision of the lot at 4975 Hickory Mill Dr into two single-family residential lots.

**Staff Recommendation:**

Approval of the proposed subdivision.



---

**STAFF COMMENTS**

Josh Drinnon is requesting approval to subdivide their property at 4975 Hickory Mill Drive into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-30 zoning district, so no rezoning is required. The subject property is 1.82 acres in size and is zoned R-30 (single-family residential). The proposed subdivision will result in two new lots being 49,279 sq. ft. and 30,000 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-30 zoning district (Section 801 of the Zoning Ordinance).

**Table 1: Lot Requirements for R-30 Zoning District vs. Proposed Lots**

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-30 Zoning District	30,000	110'	45'	15'	40'	35'	35	2,200
Proposed Lots	30,000	110'	34'	15'	40'	35'	35	2,200

The proposed lots meet all the zoning requirements of the R-30 zoning district.

---

**STAFF RECOMMENDATION**

Community Development has reviewed the proposed subdivision against the requirements of the R-30 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-30 zoning district. Community Development recommends **approval** of the requested subdivision.