

# CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

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**To:** Mayor and Council

**From:** Ken Suddreth, Director of Community Development  
Russell Martin, AICP, Senior Planner

**Date:** March 19, 2018

**CC:** Planning and Zoning Board  
Tammi Saddler-Jones, City Administrator

**RE:** Plat Approval – 990 Pebblebrook Road

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**Applicant:** John Hicks

**Titleholder:** Brian Minnick

**Location:** 990 Pebblebrook Road

**Land Lot:** 466

**Ward:** 7

**Access:** Pebblebrook Road

**Existing Improvements:** Vacant

**Existing Zoning:** R-20

**Proposed Zoning:** R-20

**Size of Tract:** 1.0245 acres

**Contiguous Zoning:**

North	R-15 & RAD
South	R-20
East	Cobb County
West	R-20

**Hearing Dates:**

P&Z	March 12, 2018
Mayor and Council	March 19, 2018

**Proposed Use:**

The subdivision of the lot at 990 Pebblebrook Road into two single-family residential lots.

**Planning and Zoning Recommendation:**

Approval by vote of 6-0 at 3/12/2018 meeting.

**Staff Recommendation:**

Approval of the proposed subdivision.



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**STAFF COMMENTS**

John Hicks is requesting approval to subdivide their property at 990 Pebblebrook Road into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-20 zoning district, so no rezoning is required. The subject property is 1.0245 acres in size and is zoned R-20 (single-family residential). The proposed subdivision will result in two new lots being 24,628 sq. ft. and 20,000 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-20 zoning district (Section 801 of the Zoning Ordinance).

**Table 1: Lot Requirements for R-20 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-20 Zoning District	20,000	100'	35'	12'	35'	35'	35	2,100
Proposed Lots	20,000	100'	35'	12'	35'	35'	35	2,100

The proposed lots meet all the zoning requirements of the R-20 zoning district.

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**STAFF RECOMMENDATION**

Community Development has reviewed the proposed subdivision against the requirements of the R-20 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-20 zoning district. Community Development recommends **approval** of the requested subdivision.