

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: September 7, 2022

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 912 Daniell Drive

Applicant: GFAC Logistics LLC

Titleholder: GFAC Logistics LLC

Location: 912 Daniell Drive

Land Lot: 444

Ward: 5

Access: Atlanta Rd & Daniell Dr

Existing Improvements: One Commercial Building

Existing Zoning: GC

Proposed Zoning: GC

Size of Tract: 3.3 acres

Contiguous Zoning:

North	RM-12 (Cobb County)
South	GC
East	HI (Cobb County)
West	R-20 (Cobb County)

Hearing Dates:

P&Z	October 10, 2022
Mayor and Council	October 17, 2022

Proposed Use:

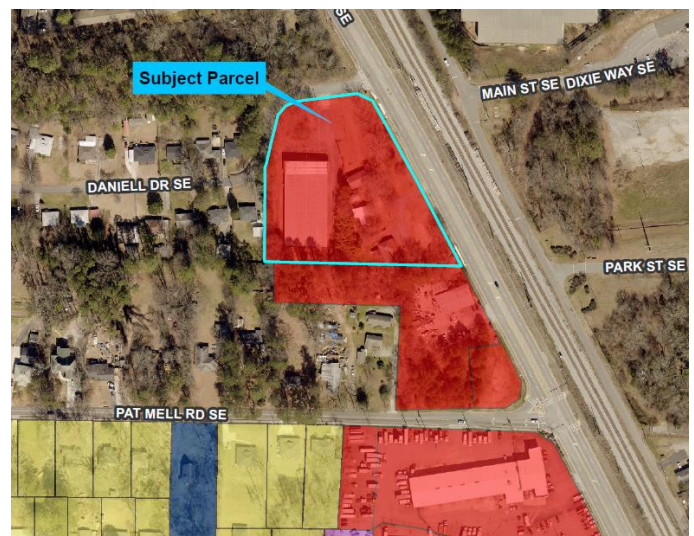
The subdivision of the lot at 912 Daniell Drive into two commercial lots.

Staff Recommendation:

Approval of the proposed subdivision.

Planning & Zoning Board Recommendation:

Approval by a vote of 6-0 at the October 10, 2022 meeting.



STAFF COMMENTS

The applicant is requesting approval to subdivide property at 912 Daniell Drive into two commercial lots. The subject property is 3.3 acres with one commercial structure. Previously three additional residential structures were located on the lot but they were recently demolished. The applicant plans to subdivide the property within the requirements of the GC zoning district, so no rezoning is required. The proposed subdivision will result in two lots with each being 1.66 acres and 1.63 acres in size. Table 1 below shows a comparison of the proposed lots to the GC zoning district (Section 802 of the Zoning Ordinance).

Table 1: Lot Requirements for GC 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
GC Zoning District	43,560	100'	40'	10'	30'	55'	100	N/A
Proposed Lots	70,965	100'	40'	10'	30'	55'	100	N/A

The proposed lots meet all the zoning requirements of the GC zoning district.

STAFF RECOMMENDATION

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