



# City of Smyrna

2800 King Street  
Smyrna, GA 30080  
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## Issue Sheet

File Number: 2018-228

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**Agenda Date:** 5/21/2018

**Version:** 3

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** F.

**WARD:** 3

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - V18-040 - Plat approval with variances for two residential lots - 0.819 acres - Land Lot 487 - 1114 Church Street - PM Builders

**ISSUE:** The applicant is requesting approval to divide an existing lot with a duplex into two residential lots for two single family detached homes at 1114 Church Street. The subject property is currently comprised of one lot of record fronting on Church Street (See Zoning Vicinity Map). However, in 1913, the same property was platted as two lots within the Reid and Walker Subdivision. The applicant wishes to revert back to the two lot configuration.

**BACKGROUND:** Planning and Zoning Board recommended approval by a vote of 6-0 on May 14, 2018

**RECOMMENDATION/REQUESTED ACTION:** Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the two lots as they were originally. The subject property will maintain an R-15 zoning classification and will not increase the density for the property in its original configuration. Community Development recommends **approval** of the requested reconfiguration and replatting of 1114 Church Street