



City of Smyrna

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Issue Sheet

File Number: 2019-364

Agenda Date: 10/21/2019

Version: 2

Status: ATS Review

In Control: City Council

File Type: Authorization

Agenda Number: C.

WARD: 5

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Approval of subdivision plat with variances for lot area and front setback - 0.46 Acres - Land Lot 378 - 2900 & 2930 S Cobb Drive - 2900 S Cobb Drive, LLC

ISSUE: The applicant is requesting approval to divide an existing commercial retail center and out-parcel into two lots. The subject property is currently platted as one lot of record; however, the commercial retail center and out-parcel are addressed separately (2900 & 2930 S Cobb Drive) and each have their own tax parcel identification (17037800390 & 17037800520). Both the city and county reflect each as a separate parcel. The subject property is already developed and functions as two separate uses, each having independent access drives and required parking spaces. The applicant wishes to replat the property and formally record the two-lot configuration. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 4.38 acres (190,723 sq. ft.) in size and is zoned GC (General Commercial). The proposed subdivision will result in two lots having access from S Cobb Dr. and Plaza Dr. The applicant is requesting a subdivision which results in a 3.92-acre lot (170,752 sq. ft.) for the commercial retail center and a 0.46 acre lot (20,038 sq. ft.) for the out-parcel. The existing out-parcel is non-conforming and encroaches the front setback on S Cobb Dr. Table 1 below shows a comparison of the proposed lots to the GC zoning district (Section 802 of the Zoning Ordinance) as well as the S Cobb Drive Corridor Design District (CDD-4).

BACKGROUND: The Planning and Zoning Board recommended approval by a vote of 5-0 at the October 15, 2019 meeting.

RECOMMENDATION/REQUESTED ACTION: Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the GC zoning district and CDD-4 Overlay District. The variance is necessary to reconfigure the two lots as they currently function. The subject property will maintain a GC 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 2900 S Cobb Dr.

