

# 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:** July 10, 2014

**CC:** Eric Taylor, City Administrator

**RE:** Plat Approval – 928 Pat Mell Road

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**Applicant:** NW Metro Atlanta Habitat for Humanity

**Existing Zoning:** R-15

**Titleholder:** NW Metro Atlanta Habitat for Humanity

**Proposed Zoning:** R-15  
**Size of Tract:** 0.96 acres

**Location:** 928 Pat Mell Road

**Contiguous Zoning:**

**Land Lot:** 445

North R-20 (Cobb County)  
South R-15 & LI  
East GC  
West R-15

**Ward:** 5

**Access:** Pat Mell Road

**Hearing Dates:**

**Existing Improvements:** Vacant Lot

P&Z July 14, 2014  
Mayor and Council July 21, 2014

**Proposed Use:**

The subdivision of the lot at 928 Pat Mell Road into two lots for the construction of two new single-family homes.

**Staff Recommendation:**

Approval of the proposed subdivision.



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**STAFF COMMENTS**

NW Metro Atlanta Habitat for Humanity is requesting approval to subdivide their property at 928 Pat Mell Road into two lots for the construction of two new single-family homes. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 0.96 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots being 21,001 sq. ft. and 20,723 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

**Table 1: Lot Requirements for R-15 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-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	20,723	82'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district, except the minimum lot width requirement. The R-15 zoning district requires a minimum lot width of 85' and the applicant is proposing a lot width for both lots of 82'. The proposed plat shows a possible property line discrepancy of 7.25' at the northeast corner of the property along Pat Mell Road (the surveyor has noted this possible discrepancy on the submitted survey). If the 7.25' along Pat Mell Road is in fact the applicant's property, the proposed lots would then have enough lot width for each lot to meet the zoning requirement. However, the applicant is seeking a variance to reduce the minimum lot width from 85' to 82' for precautionary measures.

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**STAFF RECOMMENDATION**

Community Development has reviewed the proposed subdivision and requested variance against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. In addition, the city has granted similar lot width variances through variances and rezonings. Community Development recommends **approval** of the requested subdivision.

**Figure – 1**  
**Subject Property**



**Figure – 2**  
**Subject Property**



**Figure – 3**  
**Adjoining Property to the East**



**Figure – 4**  
**Adjacent Property to the North Across Pat Mell Road**



**Figure – 5**  
**Adjacent Property to the North Across Pat Mell Road**

