



City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Issue Sheet

File Number: 2022-147

Agenda Date: 4/18/2022

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Zoning

Agenda Number: B.

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z22-002 - Allow rezoning from GC to R-15 for an addition to a single-family home - 0.38 acres - Land Lot 453 - 3382 Ridgecrest Road - PLR Properties Inc.

Ward 3 / Councilmember Lindley

ISSUE AND BACKGROUND:

PLR Properties Inc is requesting the rezoning of one lot from GC (General Commercial) to R-15 (Residential) for the ability to use the existing structure for residential purposes. The subject property is zoned GC and currently occupied with a residential structure on the lot. The applicant is proposing an addition to the structure and requires a zoning change from GC to R-15. Since the property is a legal non-conforming use, the structure can not be expanded per Section 1102 of the Zoning Ordinance. Rezoning the property to R-15 would bring the property in-line with the appropriate use of the property. The Planning & Zoning Board recommended approval by a vote of 7-0 at the March 14, 2022 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the rezoning from GC to R-15 at 3382 Ridgecrest Road the following condition:

1. Approval of the subject property shall be conditioned upon substantial compliance with the site plan submitted on 2/11/22.