

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Director of Community Development
Russell Martin, AICP, Senior Planner

Date: October 5, 2016

CC: Planning and Zoning Board
Michael Jones, City Administrator

RE: Plat Approval – 3621 Ridge Road

Applicant: Magnolia Homes of Georgia

Existing Zoning: R-20

Titleholder: Magnolia Homes of Georgia

Proposed Zoning: R-20

Size of Tract: 1.1 acres

Location: 3621 Ridge Road

Contiguous Zoning:

Land Lot: 698

North R-15 & RAD

South R-20

East Cobb County

Ward: 6

West R-20

Access: Ridge Road

Hearing Dates:

Existing Improvements: One Single-Family Residence

P&Z October 10, 2016

Mayor and Council October 17, 2016

Proposed Use:

The subdivision of the lot at 3621 Ridge Road into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

Magnolia Homes of Georgia is requesting approval to subdivide their property at 3621 Ridge Road into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-20 zoning district, so no rezoning is required. The subject property is 1.1 acres in size and is zoned R-20 (single-family residential). The proposed subdivision will result in two new lots being 24,158 sq. ft. and 23,932 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-20 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-20 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-20 Zoning District	20,000	100'	40'	12'	35'	35'	35	2,100
Proposed Lots	23,932	100'	40'	12'	35'	35'	35	2,100

The proposed lots meet all the zoning requirements of the R-20 zoning district.

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-20 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-20 zoning district. Community Development recommends **approval** of the requested subdivision.