



City of Smyrna

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Issue Sheet

File Number: 2020-460

Agenda Date: 11/9/2020

Version: 1

Status: ATS Review

In Control: Planning and Zoning Commission

File Type: Variance Request

WARD / COUNCILMEMBER: Ward 4 / Councilmember Welch

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Plat Approval with variance - V20-065 - Subdivision of one lot into two lots - 2.4 acres - Land Lot 337/384 - 3813 N Cooper Lake Rd - Corkey A. Welch

ISSUE AND BACKGROUND:

The applicant is requesting approval to subdivide one lot into two lots while retaining the existing R-15 zoning category. The property is currently occupied with two residential structures. The subdivision will allow each structure to occupy separate lots. Tract 1 will be 0.72 acres (31,279 sq. ft.) and Tract 2 will be 1.51 acres (65,620 sq. ft.). Ultimately the structure on Tract 2 will be demolished, however until such time occurs a side setback reduction from 10 feet to 2.3 feet is required while the structure remains.

RECOMMENDATION / REQUESTED ACTION: Community Development has reviewed the proposed plat against the requirements of the R-15 zoning district. The variance for Tract 2 is necessary until such time that the existing structure is demolished. The subject property will maintain an R-15 zoning classification and will not increase the density for the property as two homes currently occupy the property. Community Development recommends **approval** of the requested reconfiguration and replatting with the following conditions:

- 1.A reduction of the side setback from 10' to 2.3'.
- 2.Approval is conditioned upon substantial compliance with the site plan submitted October 21, 2020 and prepared by Gaskins.