

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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**To:** Mayor and Council

**From:** Rusty Martin, AICP, Director of Community Development  
Joey Staubes, AICP, Planner II

**Date:** October 15, 2019

**CC:** Planning and Zoning Board  
Tammi Saddler-Jones, City Administrator

**RE:** Plat Approval with Variances – 2900 S Cobb Drive

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**Applicant:** 2900 S Cobb Dr LLC

**Existing Zoning:** GC

**Titleholder:** 2900 S Cobb Dr LLC

**Proposed Zoning:** GC

**Size of Tract:** 4.38 acres

**Location:** 2900 S Cobb Drive

**Contiguous Zoning:**

**Land Lot:** 378

North GC

South RM-12

East GC

West GC

**Ward:** 5

**Access:** S Cobb Dr & Plaza Dr

**Hearing Dates:**

P&Z October 14, 2019

Mayor and Council October 21, 2019

**Existing Improvements:** Commercial Retail & Outlot

**Proposed Use:**

The replatting of 2900 S Cobb Dr into two commercial lots with a variance to reduce the 1-acre lot area requirement and the 50 ft. front setback requirement.

**Staff Recommendation:**

Approval of the proposed plat with variances for reductions in the lot size and the front setback. Planning & Zoning Board recommended approval by a vote of 5-0 at the October 14, 2019 meeting.



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## STAFF COMMENTS

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).

	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)
GC Zoning District	20,000	100'	50'	10'	30'	55'	100
CDD-4 Overlay	43,560	100'	50'	10'	30'	55'	100
Proposed Lot	20,038	150'	40'	10'	30'	55'	100

The proposed replatting will require the following variances to reflect the location of the existing non-conforming structure:

1. Reduction in the minimum front setback line from 50' to 40'
2. Reduction in minimum lot area from 1 acre to 0.46 acre

The proposed lots are consistent with the development and use of the existing property. The lots are formally recognized as two tax parcels and each has a separate mailing address. Approval of the proposed lot split will formally divide the property as it has previously been developed and used.

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## STAFF RECOMMENDATION

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.

**Graphic 1 – Smyrna Aerial**  
(reflects platted lot)



**Graphic 2 – Cobb Aerial**  
(reflects platted lot)





## Subject Property



## **Adjacent Properties**

