

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

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

Date: March 2, 2021

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Annexation with Variances – 2474 Adams Drive

Applicant: Richard Griffin
Titleholder: Richard Griffin
Location: 2474 Adams Drive
Land Lot: 519
Ward: 3
Access: Adams Drive
Existing Improvements: One Residential Structure

Existing Zoning: R-20
Proposed Zoning: R-20
Size of Tract: 0.192 acres

Contiguous Zoning:
North R-20
South R-20
East RDA
West R-20

Hearing Dates:
P&Z March 8, 2021
Mayor and Council March 15, 2021

Proposed Use:

The annexation of one lot with variances for lot size, lot width, front, side, and rear setback reductions.

Staff Recommendation:

Approval of the proposed annexation with variances.

Planning Board Recommendation: Approval by a vote of 7-0 at the March 8, 2021 meeting.



STAFF COMMENTS

The applicant is requesting approval to annex one existing lot of record from Cobb County into the city and retain the existing R-20 zoning category. The property is currently occupied with one residential structure. The existing structure will be demolished for the construction of a new single-family home. The existing lot is non-conforming with respect to the R-20 zoning district and requires several variances.

Table 1 below shows a comparison of the proposed lot to the R-20 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-20 Zoning District vs. Proposed Lot

	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	85'	35'	12'	35'	35'	35	2,100
Proposed Lots	8,351	62'	15'	5'	15'	35'	35	2,100

The proposed annexation requires the following variances for the existing lot:

1. Reduction in the minimum lot size from 20,000 sq. ft. to 8,351 sq. ft.; **(Staff Supports)**
2. Reduction in the minimum lot width from 85' to 62'; **(Staff Supports)**
3. Reduction in the minimum front setback from 35' to 15'; **(Staff Supports)**
4. Reduction in the minimum side setback from 12' to 5'; **(Staff Supports)**
5. Reduction in the minimum rear setback from 35' to 15' **(Staff Supports)**

The variances for the proposed annexation are consistent with the existing development pattern in this immediate area. Approval of the variances will allow the applicant to redevelop the lot with a new single-family home.

STAFF RECOMMENDATION

Community Development has reviewed the proposed plat against the requirements of the R-20 zoning district. The variances are necessary to redevelop the property as it is currently non-conforming. The subject property will maintain an R-20 zoning classification and will not increase the density for the property as one home currently occupies the property. Community Development recommends **approval** of the requested variances with the following conditions:

1. The minimum lot size shall be 8,351 sq. ft.
2. The minimum lot width shall be 62 ft.
3. The minimum front setback shall be 15 ft.
4. The minimum side setback shall be 5 ft.

5. The minimum rear setback shall be 15 ft.
6. Approval is conditioned upon substantial compliance with the site plan submitted February 18, 2021 and prepared by LandTec Surveying.

Subject Property



Adjacent Properties



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