



# City of Smyrna

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## Issue Sheet

File Number: 2020-520

Agenda Date: 12/21/2020

Version: 2

Status: ATS Review

In Control: City Council

File Type: Variance Request

Agenda Number: B.

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - Plat Approval with Variances - V20-073 - Subdivision of two lots into four lots for four single-family detached homes - Land Lot 485 - 1.8 acres - 3278 & 3288 King Springs Road - PM Builders LLC

### **ISSUE AND BACKGROUND:**

The applicant is requesting approval to subdivide two lots into four lots while retaining the existing R-15 zoning category. The property is currently occupied with two residential structures that will be demolished. The subdivision will allow four new single-family detached homes to be built on separate lots.

The Planning Board recommended approval by a vote of 7-0 at the December 14, 2020 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development has reviewed the proposed plat against the requirements of the R-15 zoning district. The variances are necessary to orient the homes along King Springs and preserve vegetation and reduce land disturbance of the property. The subject property will maintain an R-15 zoning classification and will yield a density of 2.22 units per acre. Community Development recommends **approval** of the requested reconfiguration and replatting with the following conditions:

- 1.The property shall maintain the following setbacks:
  - Front - 40 feet
  - Side - 5 feet
  - Rear - 30 feet
- 2.The project shall have a minimum lot width of 50 feet.
- 3.A site distance analysis shall be provided for the proposed shared driveway.
- 4.The homes shall be rear-entry homes.
- 5.The development of more than 5,000 sq. ft. of new impervious surface the Storm Water Management Ordinance would be applicable.
- 6.Approval is conditioned upon substantial compliance with the site plan submitted on December 9, 2020.

