# CITY OF SMYRNA **COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM**

To: Mayor and Council

From: Russell Martin, AICP, Director of Community Development

Joey Staubes, AICP, Planner II

**Date:** March 3, 2021

CC: Planning and Zoning Board

Joe Bennett, City Administrator

RE: Plat Approval – 4975 Hickory Mill Dr

Applicant: Josh Drinnon **Existing Zoning:** R-30 **Proposed Zoning:** R-30

Titleholder: Ernie Drinnon Size of Tract: 1.82 acres

Location: 4975 Hickory Mill Dr **Contiguous Zoning:** 

Land Lot: South Cobb County 261

North

P&Z

East R-30

Ward: Cobb County West <u>4</u>

Access: Hickory Mill Dr **Hearing Dates:** 

March 8, 2021 Existing Vacant Mayor and Council March 15, 2021

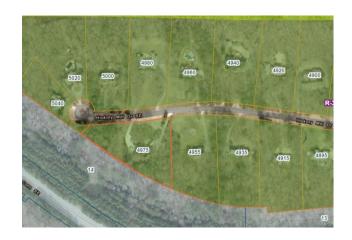
Improvements:

## **Proposed Use:**

The subdivision of the lot at 4975 Hickory Mill Dr into two single-family residential lots.

#### Staff Recommendation:

Approval of the proposed subdivision.



R-30

#### STAFF COMMENTS

Josh Drinnon is requesting approval to subdivide their property at 4975 Hickory Mill Drive into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-30 zoning district, so no rezoning is required. The subject property is 1.82 acres in size and is zoned R-30 (single-family residential). The proposed subdivision will result in two new lots being 49,279 sq. ft. and 30,000 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-30 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-30 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-30 Zoning District	30,000	110'	45'	15'	40'	35'	35	2,200
Proposed Lots	30,000	110'	34'	15'	40'	35'	35	2,200

The proposed lots meet all the zoning requirements of the R-30 zoning district.

### STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-30 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-30 zoning district. Community Development recommends approval of the requested subdivision.