



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

File #: 2020-520 **Version:** 2 **Name:** Plat Approval with Variances - 3278 & 3288 King Springs
Type: Variance Request **Status:** Agenda Ready
File created: 12/9/2020 **In control:** City Council
On agenda: 12/21/2020 **Final action:** 12/14/2020
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

Sponsors:

Indexes:

Code sections:

Attachments: 1. Issue Sheet 2020-520.pdf, 2. Staff Memo_V20-073_MC.pdf, 3. Site Plan_V2_V20-073.pdf, 4. Land Use Map_V20-073.pdf, 5. Zoning Map_V20-073.pdf, 6. Notification Letters_V20-073, 7. Variance Application_V20-073.pdf

Date	Ver.	Action By	Action	Result
12/21/2020	2	City Council	Approved Item	Pass
12/14/2020	1	Planning and Zoning Commission	Approved	Pass

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

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 requirements of the R-15 zoning district. The variances are necessary to orient the homes along King Springs to preserve vegetation and reduce land disturbance of the property. The subject property will maintain an R-15 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:

The property shall maintain the following setbacks:
Front - 40 feet
Side - 5 feet

Rear - 30 feet

The project shall have a minimum lot width of 50 feet.

A site distance analysis shall be provided for the proposed shared driveway.

The homes shall be rear-entry homes.

development of more than 5,000 sq. ft. of new impervious surface the Storm Water Management ordinance would be applicable.

Approval is conditioned upon substantial compliance with the site plan submitted on December 9, 2020.