



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: Z23-028

Agenda Date: 7/10/2023

In Control: Planning and Zoning

File Type: Zoning Item

Agenda Section:
Formal Business

Agenda Number: C.

Department: Community Development

Agenda Title:

Plat Approval - Allow subdivision of 3767 & 3777 King Springs Road into three single-family lots within the R-15 zoning district - Land Lot 528 - 1.58 acres - 3767 & 3777 King Springs Road - Davin Harris

Ward 6 Mayor Pro Tem / Councilmember - Tim Gould

ISSUE AND BACKGROUND:

The applicant is requesting approval to subdivide property at 3767 & 3777 King Springs Road into three single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 1.58 acres with a proposed density of 1.89 units/acre which is within the Low Density Residential land use classification (under 3 units/acre). The proposed subdivision will result in three new lots being 21,470 sq. ft., 26,467 sq. ft., and 21,706 sq. ft. in size. The two existing homes will remain and one new lot will be accessed from Spring Wood Drive.

RECOMMENDATION / REQUESTED ACTION:

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends approval of the requested subdivision.