

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: April 10, 2024

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 3813 N Cooper Lake Rd

Applicant: Aaron & Gina McGinnis

Existing Zoning: R-15

Titleholder: MCS1 Properties

Proposed Zoning: R-15

Size of Tract: 1.46 acres

Location: Austin Drive & N Cooper Lake Rd

Contiguous Zoning:

Land Lot: 384

North R-15
South R-15
East R-15
West R-20

Ward: 4

Access: Austin Drive

Hearing Dates:

Existing Improvements: One single-family house on one lot

P&Z April 15, 2024
Mayor and Council April 22, 2024

Proposed Use:

The subdivision of the lot at 3813 N Cooper Lake Rd into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

Aaron & Gina McGinnis is requesting approval to subdivide property at 3813 N Cooper Lake Rd into two 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 1.46 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots with each being approximately 43,826 sq. ft. in and 21,794 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-15 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-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	21,794	85'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district.

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.

STAFF RECOMMENDATION

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 land subdivision.