



Planning and Zoning Commission Meeting - Final

July 10, 2023
6:00 PM

-
- C. **Z23-028** 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



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.

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: January 3, 2024

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 3767 & 3777 King Springs Road

Applicant: Davin Harris

Titleholder: Davin Harris

Location: 3767 & 3777 King Springs Rd

Land Lot: 528

Ward: 6

Access: King Springs Road & Spring Wood Drive

Existing Improvements: Two Single-family homes

Existing Zoning: R-15

Proposed Zoning: R-15

Size of Tract: 1.58 acres

Contiguous Zoning:

North	R-15
South	RM-12
East	RD
West	NS

Hearing Dates:

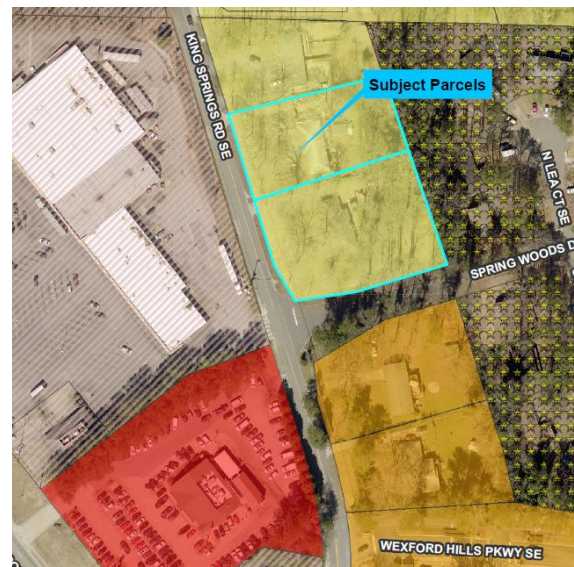
P&Z	January 8, 2024
Mayor and Council	January 16, 2024

Proposed Use:

The subdivision of 3767 & 3777 King Springs Road into three single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

Davin Harris 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 (3) new lots being 21,470 sq. ft., 26467 sq. ft., and 21,706 sq. ft. in size. The two (2) existing homes will remain and one (1) new lot will be accessed from Spring Wood Drive. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

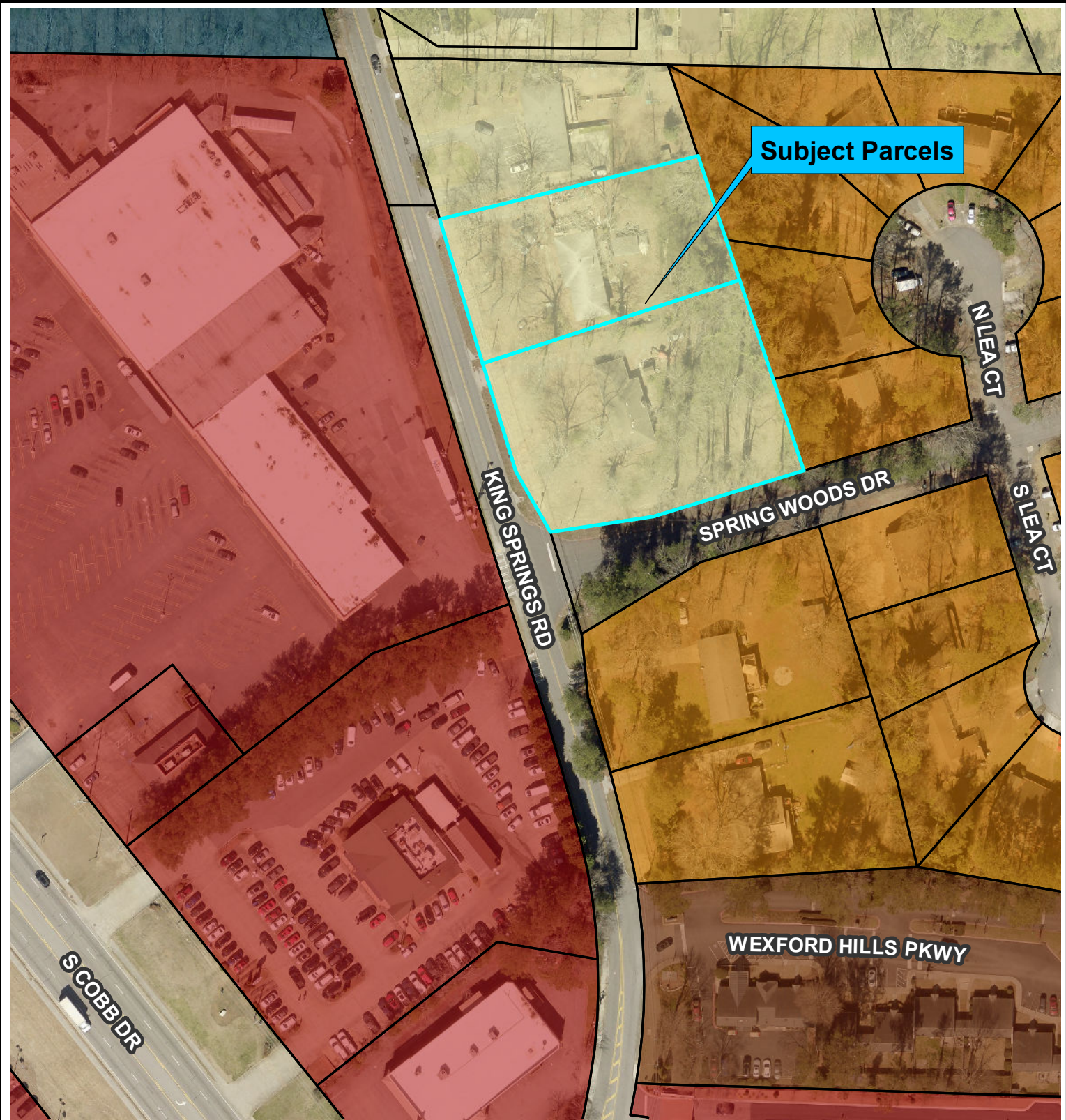
Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lots

	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'	40'	10'	30'	35'	35	2,000
Proposed Lots	21,470	85'	40'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning 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 subdivision.



Future Land Use Map

Exhibit "B"

The Subject Parcels are located at
3767 & 3777 King Springs Road.

From: **LDR**

To: **LDR**

Future Land Use

- Community Activity Center (CAC)
- Public/Institutional (PI)
- High Density Residential (> 10 du/ac) (HDR)
- Medium-High Density Residential (<= 10 du/ac) (MHDR)
- Low Density Residential (<=3 du/ac) (LDR)



0 20 40 80 120 160 Feet

Case Number:

Ward:

6

Tax Parcel #:

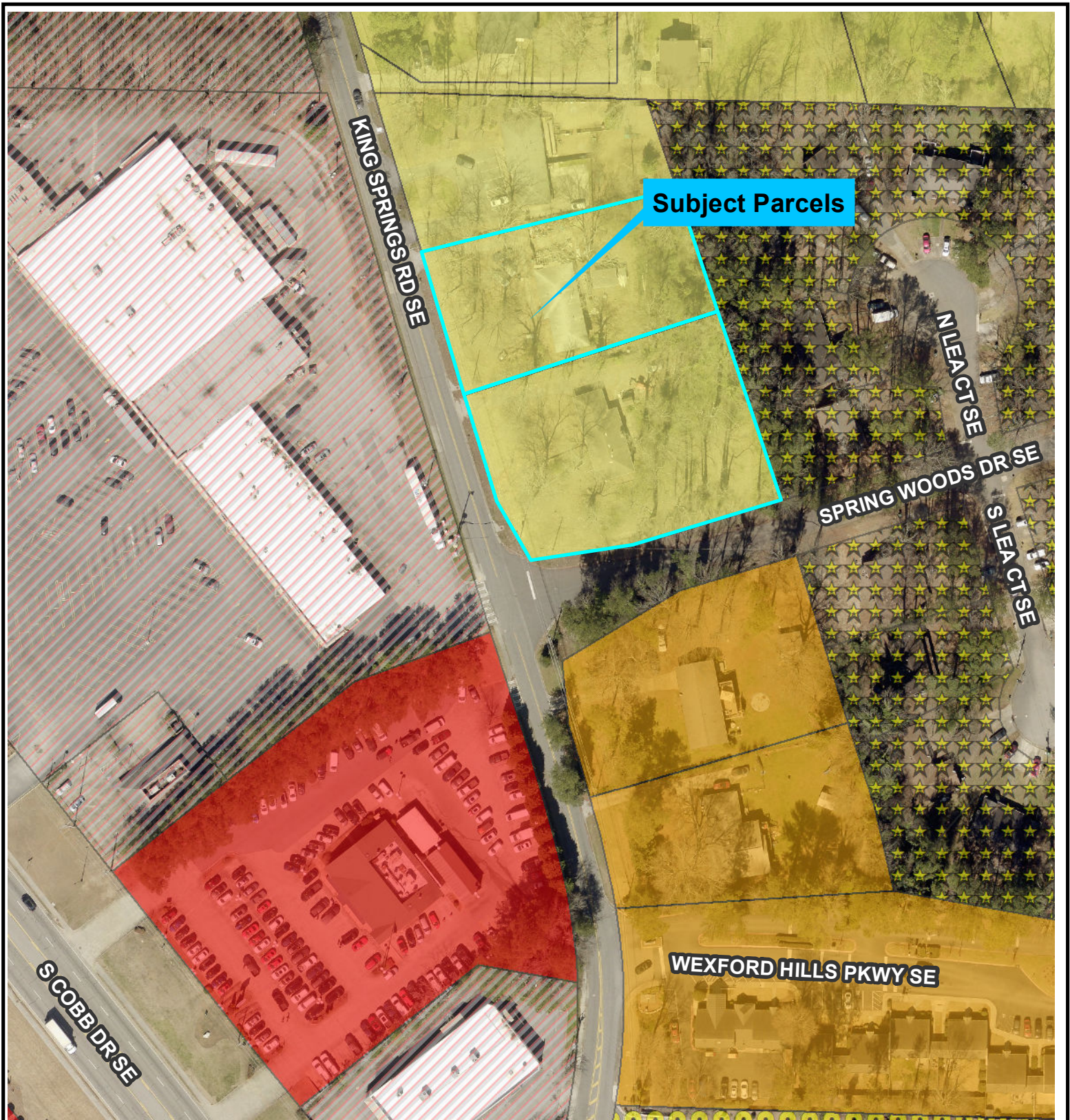
Various

Planning Commission

Meeting Date: July 10, 2023

City Council

Meeting Date: July 17, 2023



Zoning Vicinity Map

Exhibit "A"

The Subject Parcels are located at
3767 & 3777 King Springs Road.

From: **R-15** To: **R-15**

Case Number:

Ward:
6

Tax Parcel #:
Various

Planning Commission
Meeting Date:

July 10, 2023

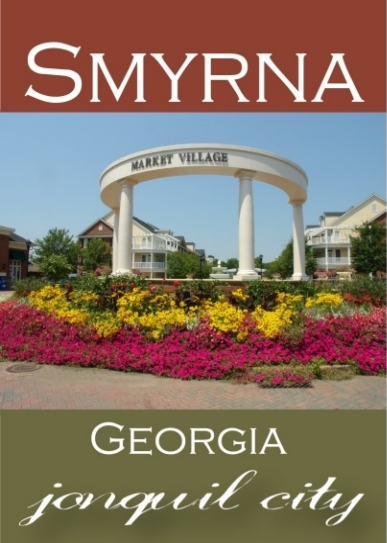
City Council
Meeting Date:

July 17, 2023

MU	RM-12	NS	HI
R-30	RM-15	LC	TS
R-20	PUD	GC	COBB
R-15	RD	TS	
R-12	RD-4	CBD	
RAD	RTD	OI	
RMC-8	RHR	OD	
RM-10	FC	LI	



0 25 50 100 150 200 Feet



Plat Approval: **3767 & 3777 King Springs**

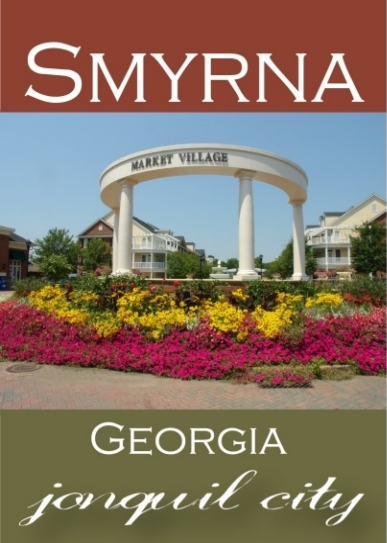
Applicant: Davin Harris

Date Submitted: 6/28/2023

P&Z Hearing: 7/10/2023

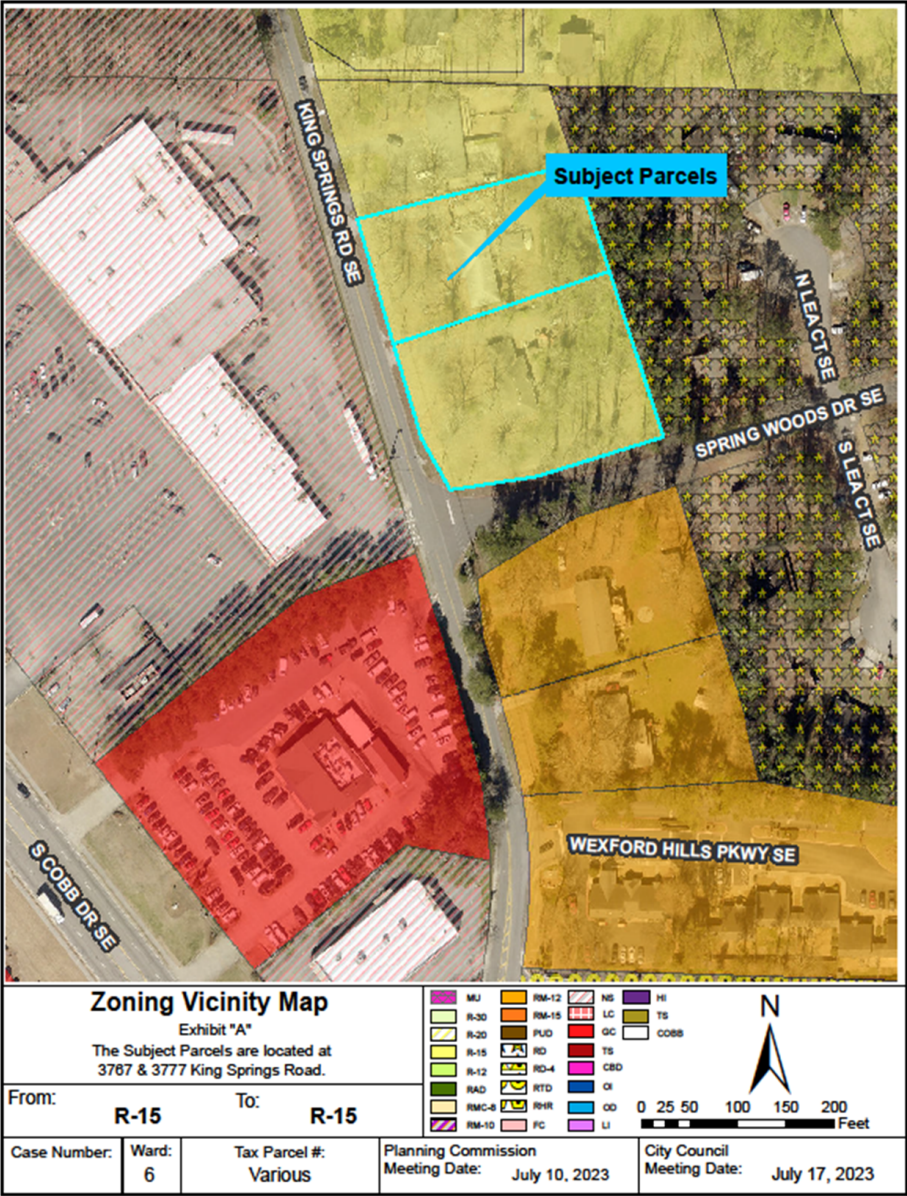
P&Z Recommendation: ?

M&C Hearing: 7/17/2023



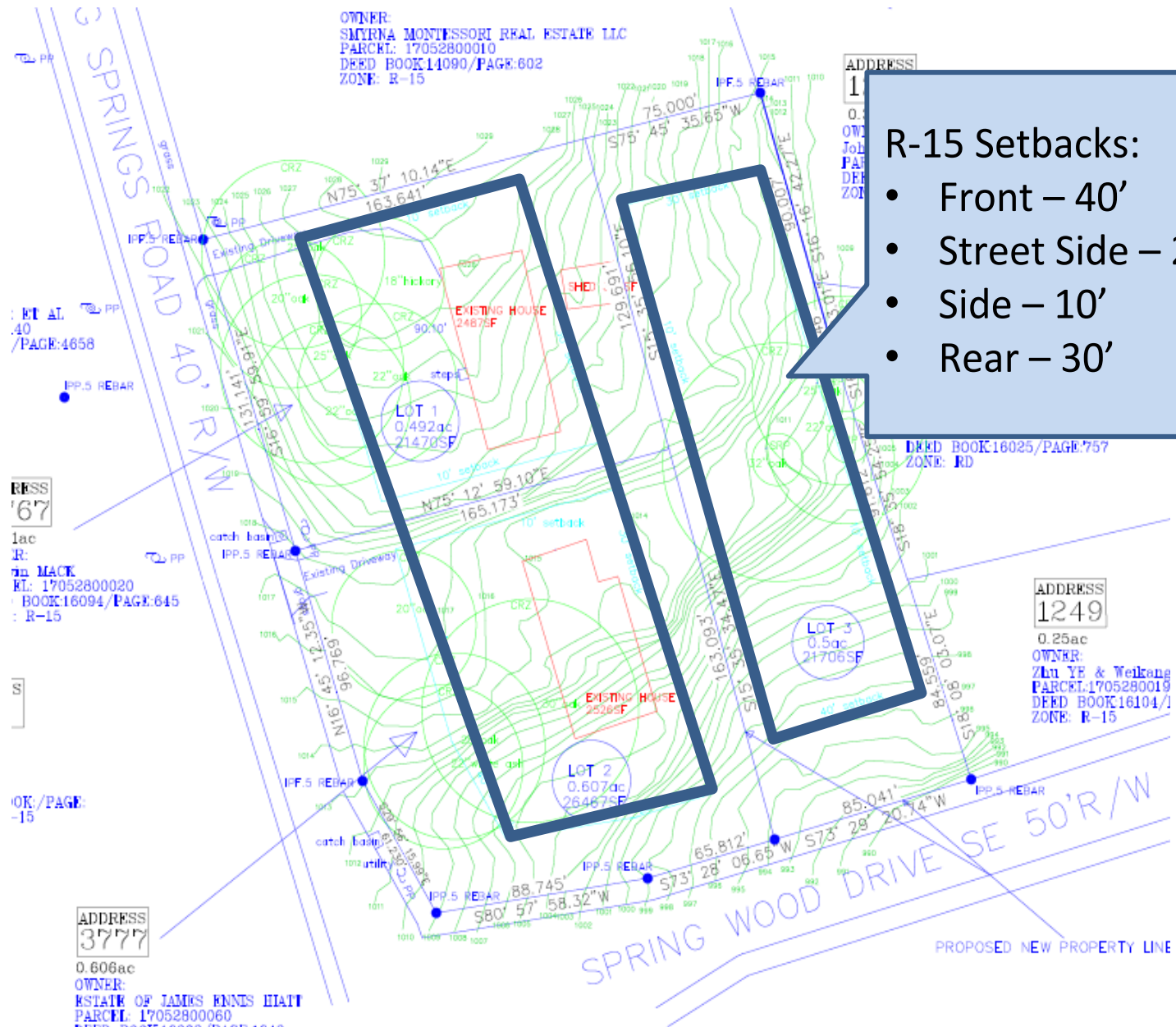
Vicinity Map

Zoning Map





Proposed Plat



R-15 Setbacks:

- Front – 40'
- Street Side – 25"
- Side – 10'
- Rear – 30'

Requested Variances:

- No Variances Required



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 requirements of the R-15 zoning district. Therefore, Community Development recommends **approval** of the requested subdivision.