



## Planning and Zoning Commission Meeting - Final

April 15, 2024  
6:00 PM

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- A. ATH2024-070** Plat Approval - Approval of subdivision for two single-family homes in the R-15 Zoning District - Land Lot 384 - 1.46 acres - 3813 N Cooper Lake Rd - Aaron & Gina McGinnis



# City of Smyrna

## Issue Sheet

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

File Number: ATH2024-070

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**Agenda Date:** 4/15/2024

**In Control:** .

**File Type:** Authorization

**Agenda Section:**  
Formal Business

**Agenda Number:** A

**Department:** Community Development

**Agenda Title:**

Plat Approval - Approval of subdivision for two single-family homes in the R-15 Zoning District - Land Lot 384 - 1.46 acres - 3813 N Cooper Lake Rd - Aaron & Gina McGinnis

***Ward 4 Councilmember - Charles***

**ISSUE AND BACKGROUND:**

Aaron & Gina McGinnis are 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

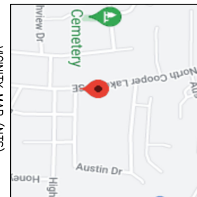
**RECOMMENDATION / REQUESTED ACTION:**

Community Development recommends approval.

[illegible]

CITY ENGINEER	DATE
MAYOR, CITY OF SANFRA	DATE
PLANNING AND ZONING COMMISSION	DATE
ENGINEERING DEPARTMENT	DATE
BUILDING INSPECTOR	DATE

RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 CLERK, COBB COUNTY SUPERIOR COURT  
 SUBJECT TO PROTECTIVE COVENANTS  
 RECORDED IN DEED BOOK \_\_\_\_\_, PAGES \_\_\_\_\_  
 DATE \_\_\_\_\_

[illegible]

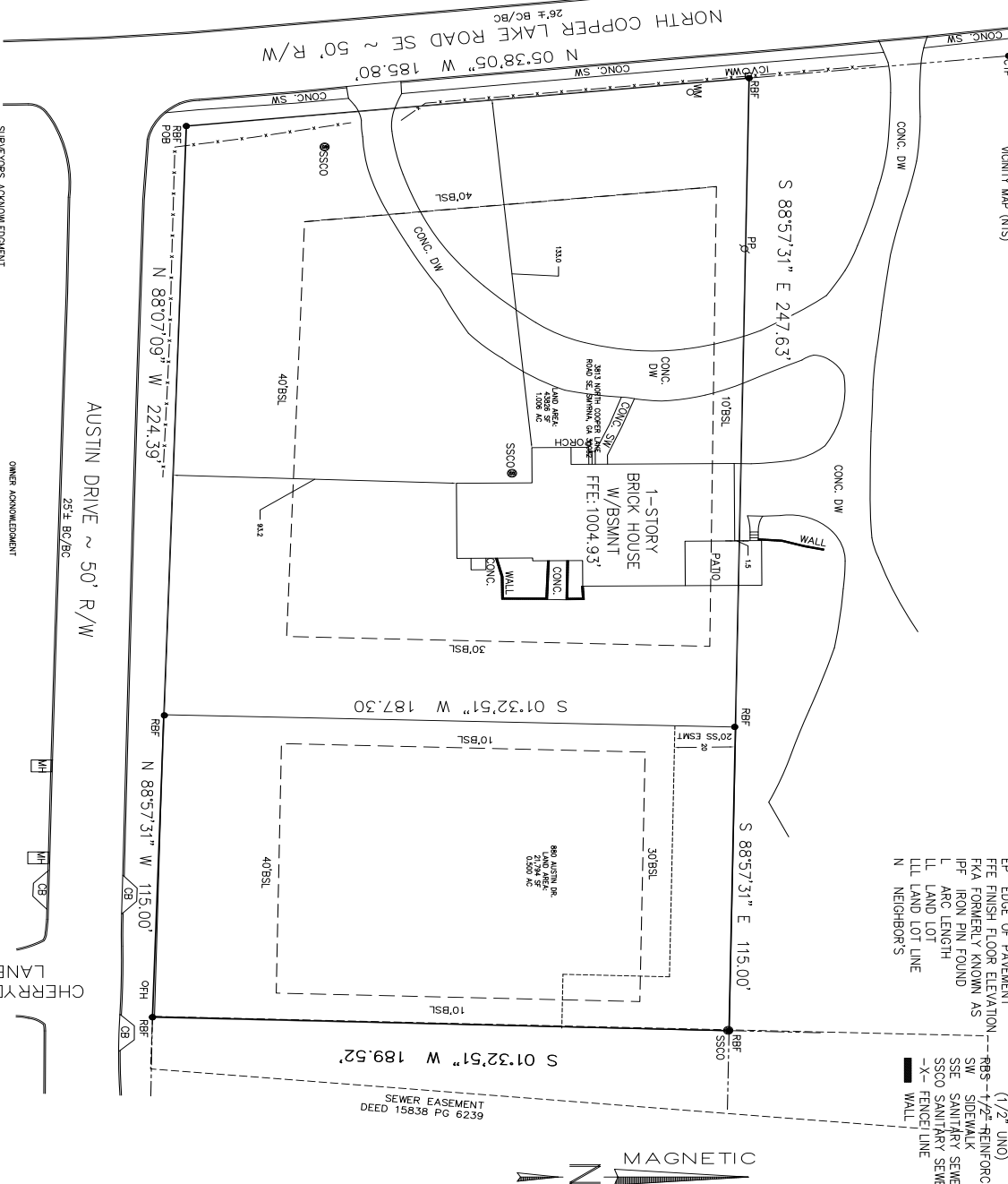
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING HAVING SPECIAL FLOOD HAZARDS.

PANEL 133067C0206J EFFECTIVE DATE: 10/05/2018

ZONE X

EFFECTIVE DATE: 10/05/2018

* LEGEND *	
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT	N/F NOW OR FORMERLY
AKA ALSO KNOWN AS	NAIL FOUND
AS PER DEED	
APP AS PER PLAT	P PLAT (BOOK/PAGE)
B/SI BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
C/C COMPULSED POINT	POC POINT OF COMMENCEMENT
CTP CRAMP TOP PIPE FOUND	R RIGHT-LENGTH
D DEED (BOOK/PAGE)	R/LW RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND
EE EDGE OF EASEMENT	(1/2" UNO)
FFA FINISH FLOOR ELEVATION	
FLA FORMERLY KNOWN AS	RB-S +/2" REINFORCING BAR SET
IPF IRON PIN FOUND	SE SIDEWALK
L LAND LOT	SS SANITARY SEWER EASEMENT
LL LAND LOT	SSCO SANITARY SEWER CLEANOUT
LL LAND LOT LINE	-X- FENCE LINE
NEIGHBOR'S	WALL



#### SURVEYORS ACKNOWLEDGMENT

AUSTIN DRIVE ~ 50' R/W  
25' ± BG/BC

OWNER ACKNOWLEDGMENT

CHERRYDALE  
LANE

2

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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**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

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**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:**

P&Z April 15, 2024

Mayor and Council April 22, 2024

**Existing Improvements:** One single-family house on one lot

**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.



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## 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.

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## 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.