



City Council Meeting - Final

April 22, 2024
7:00 PM

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

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 SMYRNA

DATE

PLANNING AND ZONING COMMISSION	DATE
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ENGINEERING DEPARTMENT

DATE

DAI BUILDING INSPECTOR

EXISTING ZONING: R-15 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT SETBACK: 40 FT
REAR SETBACK: 30 FT
SIDE SETBACK: 10 FT

TOTAL ACREAGE:1.506 AC
TOTAL NUMBER OF LOTS:2

THERE ARE NO COLLOQUIAL FEATURES, INCLUDING CEMETERIES AND OR HISTORICAL FEATURES OF THIS PROPERTY

RECORDED IN PLAT BOOK _____ PAGE _____

CLERK, COBB COUNTY SUPERIOR COURT
DATE _____

RECORDED IN DEED BOOK _____, PAGES _____

PROPERTY ADDRESS:
3813 NORTH COOPER LAKE
ROAD SE, SMITONA, GA 30082

FINAL PLAT

3813 NORTH COOPER LAKE ROAD
AND 880 AUSTIN DR



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000. THIS PLAT, AN ANGLE OF $7+1$ SECOND PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS FIELD HAS BEEN LIMITED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 20,000+ FEET, AN ELECTRONIC TOTAL STATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 50' OF THIS PROPERTY.

A map showing the location of the cemetery. The cemetery is marked with a green pin and labeled 'Cemetery'. It is located near North Cooper Lake, which is marked with a red pin and labeled 'North Cooper Lake'. The map also shows Austin Dr and other streets like Honore Dr and Highway 140 (Auto).

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

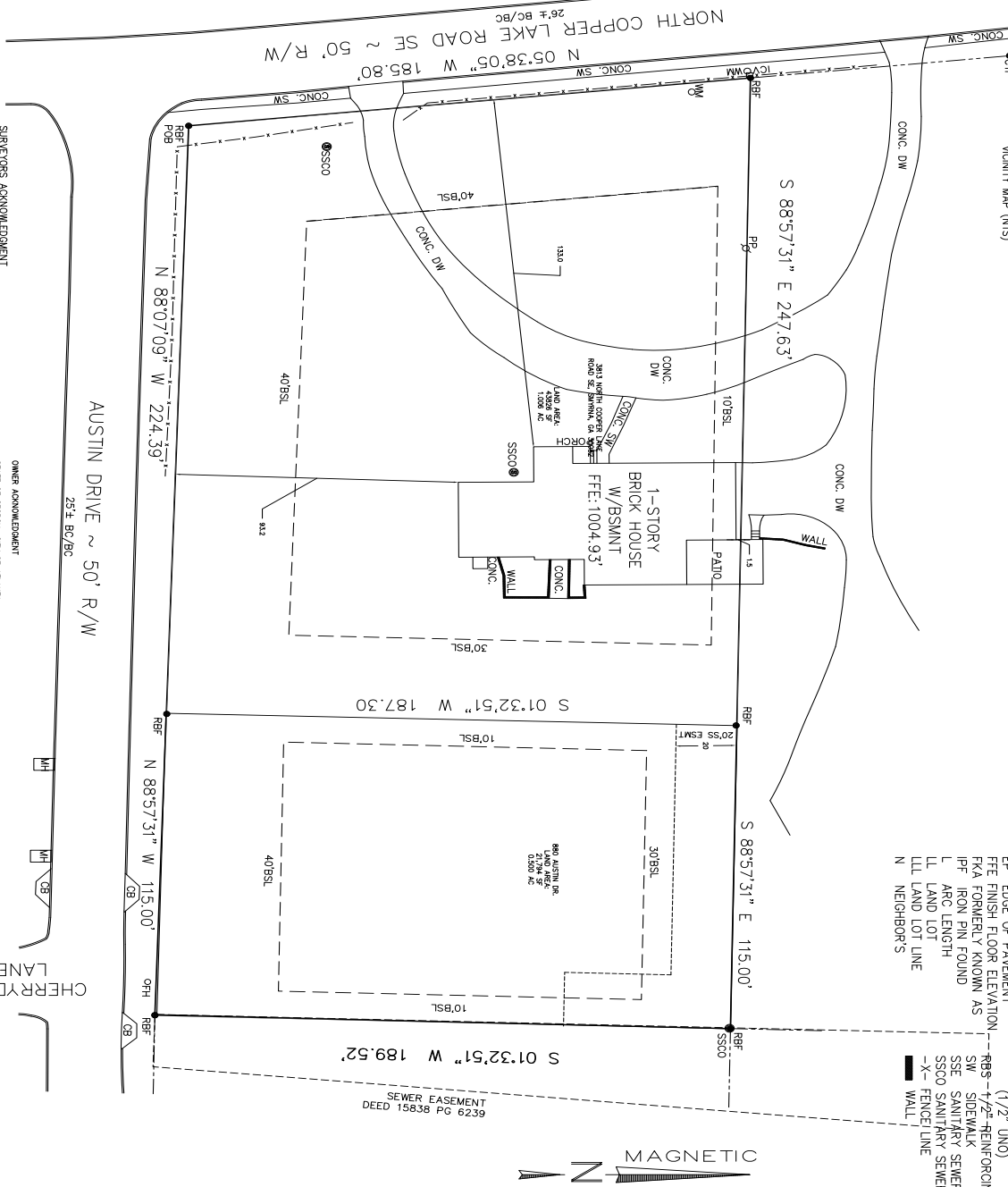
PANEL 13306/60206

EFFECTIVE DATE: 10/03/2010

ZONE

* LEGEND *	
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT	
AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
AS PER DEED	NAIL NOW OR FORMERLY
BSI AS PER PLAT	NAIL NAIL FOUND
BP1. BUILDING (SETBACK) LINE	P PLAT (BOOK/PAGE)
CP COMPLETED POINT	POB POINT OF BEGINNING
CP CRIMP TOP PIPE FOUND	POC POINT OF COMMENCEMENT
D DEED (BOOK/PAGE)	R RADIUS LENGTH
DW DRIVEWAY	R/W RIGHT-OF-WAY
EW EDGE OF PAVEMENT	REB REINFORCING BAR FOUND
FE FINISH FLOOR ELEVATION	(1/2") (INO)
FKA FORMERLY KNOWN AS	
IPF IRON PIPE FOUND	
LC AREA LENGTH	
LL LAND LOT LINE	
LL LAND LOT LINE	
N NEIGHBORS	

---R/F---R/F---REINFORCING BAR SET	
SIDEWALK	
SSE SANITARY SEWER EASEMENT	
SSSO SANITARY SEWER CLEANOUT	
-X- FENCE/LINE	
WALL	



SURVEYORS ACKNOWLEDGMENT

AUSLIN DRIVE ~ 50' R/W
25 ± BG/Bc

OWNER ACKNOWLEDGMENT

STATE OF GEORGIA, CITY OF ATLANTA

CHERRYDALE
LANE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF PUBLIC FOREVER ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE MAPS AND CONSIDERATION THEREIN

OWNER
DATE

GERALD H. BERNHARD, RLS# 2686
DATE: 3-27-2024

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:

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.



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.