

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: March 9, 2022

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 1132 Church Street

Applicant: Tony Hester

Titleholder: Tony Hester

Location: 1132 Church Street

Land Lot: 487

Ward: 3

Access: Church Street & Love Street

Existing Improvements: One single-family house on one lot

Existing Zoning: R-15

Proposed Zoning: R-15

Size of Tract: 0.91 acres

Contiguous Zoning:

North	R-15
South	RD
East	R-15 & FC
West	R-15

Hearing Dates:

P&Z	March 14, 2022
Mayor and Council	March 21, 2022

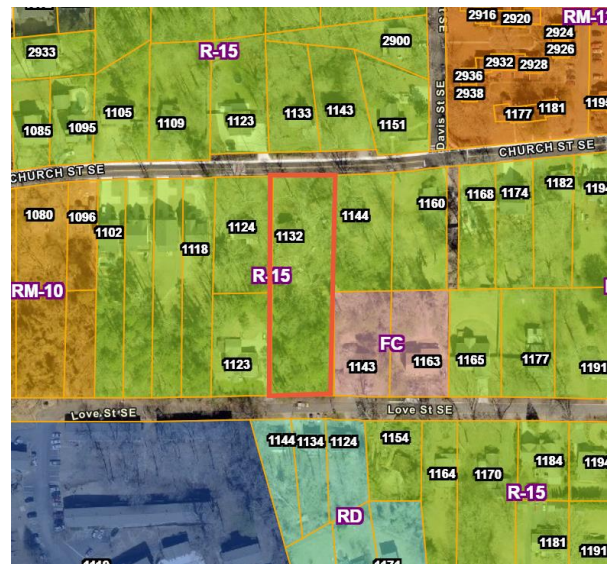
Proposed Use:

The subdivision of the lot at 1132 Church Street into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.

Planning & Zoning Board: Approval by a vote of 7-0 at the March 14, 2022, meeting.



STAFF COMMENTS

Tony Hester is requesting approval to subdivide their property at 1132 Church Street 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 0.91 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots being 17,548 sq. ft. and 19,875 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	17,548	100'	35'	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 with the following conditions:

1. Approval of the subject property shall be conditioned upon substantial compliance with the plat submitted on 3/3/22.
2. Water and sewer connections shall be provided for the new lot at the cost of the developer.
3. Water quality shall be provided for the new lot and subject to approval by the City Engineer.