

# CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

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**To:** Mayor and Council

**From:** Rusty Martin, AICP, Director of Community Development  
Joey Staubes, AICP, Planner II

**Date:** August 3, 2020

**CC:** Planning and Zoning Board  
Tammi Saddler-Jones, City Administrator

**RE:** Plat Approval with Variances – 1730 & 1740 Seneca Ct

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**Applicant:** LaDonna Lewis

**Existing Zoning:** R-15

**Titleholder:** LaDonna Lewis

**Proposed Zoning:** R-15

**Size of Tract:** 0.69 acres

**Location:** 17062700160  
17062700170  
17062700180  
17062700190

**Land Lot:** 627

**Ward:** 6

**Access:** Seneca Ct

**Existing Improvements:** Vacant Lot

**Contiguous Zoning:**

North	R-15
South	RDA
East	R-15
West	R-15

**Hearing Dates:**

P&Z	August 10, 2020
Mayor and Council	August 17, 2020

**Proposed Use:**

The reconfiguration and platting of four lots (Lots 8 – 11 of Creatwood Forest) to three single-family residential lots. Lots 9 & 10 will be combined into one lot and require variances to reduce the front setback to 10 feet; and allow encroachment into the 75 ft. impervious surface setback.

**Staff Recommendation:**

**Approval** of the proposed plat with variances.



**Planning Board Recommendation:** The Planning Board recommended **approval** by a vote of 6-0 at the August 10, 2020 meeting.

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**STAFF COMMENTS**

The applicant is requesting approval to reconfigure four lots (Lots 8 – 11 of Creatwood Forest) into three residential lots. The subject property is currently comprised of four lots of record with two existing single-family homes (Lots 8 & 11) all owned by a single property owner. The two middle lots (Lots 9 & 10) are undeveloped and their respective side property lines extend into Lots 8 & 11. The current configuration is consistent with the original subdivision plat recorded in 1962 within the Creatwood Forest Subdivision. However, when Lots 8 & 11 were developed the original houses extended over their original property lines. The applicant wishes to reconfigure the lots so the houses on Lots 8 & 11 are within their own property boundaries. The applicant also wishes to combine the two middle lots (Lots 9 & 10) into one lot in order to build one new single-family home. The applicant has submitted a proposed site plan for the development for your reference.

Currently Lots 9 & 10 have a drainage easement running through the middle of the two lots, and a stream buffer running along the back of both lots. The applicant plans to relocate the drainage easement to the east side property line of Lot 10. To accommodate the encroachment into the 75' impervious surface setback the applicant will be required to provide stormwater management and water quality to protect the existing stream. Additionally, the applicant will use buffer averaging at a 1:1 ratio to account for any encroachment into the impervious surface setback.

Lots 9 & 10 are approximately 15,000 sq. ft. each and combined will measure 30,056 sq. ft. in size and is zoned R-15 (single-family residential). The proposed subdivision will result in one new lot having frontage on Seneca Ct. Table 1 below shows a comparison of the proposed lot to the R-15 zoning district (Section 801 of the Zoning Ordinance).

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

	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	30,056	85'	10'	10'	30'	35'	35	2,000

The proposed reconfiguration and replatting will require the following variance for the middle lot:

1. Reduction in the minimum front setback from 35' to 10' (**Staff Supports**); and
2. Allow encroachment into the 75' impervious surface setback (**Staff Supports**).

Lot sizes along this section of Creatwood Forest average at 15,000 sq. ft. The proposed lot will have an area of 30,056 sq. ft. and is consistent with the existing development pattern in this immediate area. Approval of the proposed lot reconfiguration will resolve current property line issues and result in two lots combining to one lot for the purpose of building one new single-family home.

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### **STAFF RECOMMENDATION**

Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the lots and reduce impact to the stream buffer. The subject property will maintain an R-15 zoning classification and will not increase the density for the property in its original configuration. Community Development recommends **approval** of the requested reconfiguration and replatting with the following conditions:

1. A reduction of the front setback from 35' to 10'.
2. Allow encroachment into the 75' impervious surface setback.
3. Encroachment into the 75' impervious surface setback shall be replaced at a 1:1 ratio.
4. Approval is conditioned upon substantial compliance with the site plan submitted July 31, 2020 and prepared by Surveys Plus, Inc.

### **Subject Property**



## Adjacent Properties



