



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2020-84      **Version:** 7      **Name:** Plat Approval with Variances - 1730 & 1740 Seneca Ct  
**Type:** Authorization      **Status:** Passed  
**File created:** 2/5/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 8/17/2020      **Final action:** 8/17/2020  
**Title:** Public Hearing - Plat Approval with Variances - V20-015 - 0.462 Acres - Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2020-84, 2. Staff Memo\_V20-015016\_M&C, 3. Site Plan\_Seneca ct\_V3\_V20-015&016, 4. APPLICATION\_V20-015-016, 5. 3451\_lettertoneighbors\_V20-015&016, 6. 3453\_lettertoneighbors\_V20-015&016, 7. 3455\_lettertoneighbors\_V20-015&016, 8. 3457\_lettertoneighbors\_V20-015&016, 9. 3459\_lettertoneighbors\_V20-015&016, 10. 3461\_lettertoneighbors\_V20-015&016, 11. 3463\_lettertoneighbors\_V20-015&016, 12. 3465\_lettertoneighbors\_V20-015&016, 13. 3467\_lettertoneighbors\_V20-015&016, 14. certifiedmailreceipts\_shawneetrail\_V20-015&016, 15. Property Tax\_V20-015&016

Date	Ver.	Action By	Action	Result
8/17/2020	7	City Council	Approved with Condition(s)	Pass
8/10/2020	5	Planning and Zoning Commission	Approved Item	Pass
7/13/2020	4	Planning and Zoning Commission	Tabled	Pass
6/29/2020	3	Planning and Zoning Commission	Tabled to a Specific Date	Pass
3/9/2020	2	Planning and Zoning Commission	Tabled	Pass
2/10/2020	1	Planning and Zoning Commission	tabled	Pass

**WARD / COUNCILMEMBER:** Ward #6 / Mayor Pro Tem / Councilmember Gould

**\$ IMPACT:** N/A

**Public Hearing** - Plat Approval with Variances - V20-015 - 0.462 Acres - Land Lot 627 - 1730 & 1740 Seneca Court - LaDonna Lewis.

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

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

A reduction of the front setback from 35' to 10'.

Allow encroachment into the 75' impervious surface setback.

Encroachment into the 75' impervious surface setback shall be replaced at a 1:1 ratio.

Approval is conditioned upon substantial compliance with the site plan submitted July 31, 2020 and prepared by Surveys Plus, Inc.