



# City of Smyrna

City of Smyrna  
A.Max Bacon City Hall /  
Council Chambers  
2800 King Street  
Smyrna, GA 30080  
770-434-6600  
www.smyrnacity.com

## Legislation Details (With Text)

**File #:** 2020-234      **Version:** 2      **Name:** V20-030\_1151 Stephens St\_Plat Approval  
**Type:** Authorization      **Status:** Passed  
**File created:** 6/25/2020      **In control:** City Council  
**On agenda:** 7/6/2020      **Final action:** 7/6/2020  
**Title:** Public Hearing - Plat Approval with Variances - V20-030 - 1.72 Acres - Land Lot 487 - 1151 Stephens Street - Longo Homes, Inc

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2020-234.pdf, 2. Staff Memo\_V20-030\_M&C.pdf, 3. 1151 Stephens St\_Variance ApplicationV20-030.pdf, 4. 1151 Stephens St\_Site Plan\_V2\_V20-030.pdf, 5. 1151 Stephens St\_NarrativeV20-030.pdf, 6. 1151 Stephens St\_Deeds\_V20-030.pdf, 7. 1151 Stephens St\_Notifications Pg1\_V20-030.pdf, 8. 1151 Stephens\_Notifications Pg2\_V20-030.pdf, 9. 1151 Stephens St\_Notifications Pg3\_V20-030 .pdf, 10. Tax bill 17048700040\_V20-030.pdf, 11. Tax bill 17048700540\_V20-030.pdf, 12. Tax bill 17048700550\_V20-030.pdf

Date	Ver.	Action By	Action	Result
7/6/2020	2	City Council	Approved Item	Pass
6/29/2020	1	Planning and Zoning Commission	Approved for Submission to Mayor and Council	Pass

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

**Public Hearing** - Plat Approval with Variances - V20-030 - 1.72 Acres - Land Lot 487 - 1151 Stephens Street - Longo Homes, Inc

### **ISSUE AND BACKGROUND:**

Applicant is requesting approval to reconfigure three existing lots into three residential lots at 1151 Stephens St. The property is currently comprised of three lots of record; two fronting on Stephens St, and one landlocked with no street frontage. The three lots are within the Davis Subdivision. The lots are occupied by a single-family home that will be demolished. The applicant wishes to reconfigure the three lots all with frontage on Stephens St to build a single-family home on each lot. The applicant has submitted a proposed site plan for the development for your reference. The Planning & Zoning Commission recommended approval by a vote of 5-0 at the June 29, 2020 meeting.

**RECOMMENDATION / REQUESTED ACTION:** Community Development has reviewed the proposed reconfiguration of the property against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the three lots and to move the proposed homes away from the existing stream buffer. The subject property will maintain an R-15 zoning district and will not increase the density for the property in its current configuration. Community Development recommends **approval** of the requested reconfiguration and replatting of 1151 Stephens Street with the following conditions:

The development shall have the following setbacks:

Front - 25 feet  
Side - 10 feet

Rear - 30 feet  
Driveway setback - 2 feet

The development shall have a minimum lot width of 63 feet.

The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

The developer shall dedicate 5 feet of Right-of-Way along Stephens Street.

Approval of the subject property for plat approval shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/12/2020 created by Gaddy Surveying & Design, Inc. and all zoning stipulations above.