



City of Smyrna

City of Smyrna
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Legislation Text

File #: 2020-234, **Version:** 2

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 access. 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 and is recommending approval against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the three lots to move the proposed homes away from the existing stream buffer. The subject property will maintain an R-15 zoning classification 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.