



City of Smyrna

Legislation Text

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
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Smyrna, GA 30080
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File #: 2020-84, Version: 7

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 platting against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the lots and impact to 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.