

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Community Development Director
Joey Staubes, AICP, Planner II

Date: June 7, 2023

CC: Joe Bennett – City Administrator

RE: **Subdivision Ordinance Amendments**

BACKGROUND

At the direction of City Council, Community Development is proposing amendments to the Subdivision Ordinance to require streets in new single-family subdivisions be dedicated as public streets. Additionally, an amendment is proposed to require public road frontage for all new lots. The amendments are proposed due to existing subdivisions petitioning the city to encumber maintenance costs for streets previously built as private streets. Therefore, the amendment will require all new streets be built and dedicated as public streets so the city can anticipate future maintenance costs. The Planning & Zoning Board voted to approve by a vote of 6-0 at the June 12, 2023 meeting.

STAFF COMMENTS

Community Development has reviewed the Subdivision Ordinance and is proposing code amendments to the following sections.

Amend Section 703 of the Subdivision Ordinance (Appendix B) to require lot access be provided over a public street. The proposed sections shall read as follows (amended portions are highlighted).

Sec. 703. - Access.

Access to every **subdivision lot** shall be provided over a public street.

Add 707.9 to Section 707 of the Subdivision Ordinance (Appendix B) to require streets within new single-family subdivisions be public. The proposed sections shall read as follows (amended portions are highlighted).

Sec. 707. Street design requirements.

707.9 *Street Classification.* All new streets within single-family attached and/or detached subdivisions except alleys shall be dedicated as public streets and built to city standards. Rear access private alleys may be permitted provided the lot has frontage on a public right-of-way.