

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: June 7, 2023

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval with Variances – 0 Bates Street

Applicant: Greg Stringer

Titleholder: Edith Lester

Location: Bates Street

Land Lot: 664

Ward: 2

Access: Bates Street

Existing Improvements: Undeveloped

Existing Zoning: R-15

Proposed Zoning: R-15

Size of Tract: 0.91 acres

Contiguous Zoning:

North	RM-15
South	R-12
East	R-15
West	R-15 & RM-12

Hearing Dates:

P&Z	June 12, 2023
Mayor and Council	June 20, 2023

Proposed Use:

Formal approval of two single-family lots

Staff Recommendation:

Approval of the proposed subdivision.

Planning & Zoning Board Recommendation:

Approval by a vote of 6-0 at the June 12, 2023 meeting.



STAFF COMMENTS

The applicant is requesting approval to build two single-family homes on two lots on Bates Street. The lots have been assigned tax identification numbers via the tax assessor, and appear as two lots on the tax map; however, Community Development can find no evidence that the two lots went through the formal plating approval process. The applicant requests formal approval of the subdivision within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 0.91 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two lots being 17,768 sq. ft. and 21,632 sq. ft. in size. Prior to final plat approval the applicant must obtain access easements from adjacent properties.

Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lots

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	17,768	80'	10'	10'	30'	35'	35	1,400

The proposed lots require the following variances from the zoning requirements of the R-15 zoning district.

1. Eliminate the road frontage requirement of 40' **(Staff Supports)**
2. Reduction of the front setback from 35' to 10' **(Staff Supports)**
3. Reduction of lot width from 85' to 80' **(Staff Supports)**
4. Reduction of minimum house size from 2,000 sq. ft. to 1,400 sq. ft. **(Staff Supports)**

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested subdivision with the following conditions:

1. Approval of the subject property shall be conditioned upon substantial compliance with the plat submitted on 5/22/23.
2. The applicant shall obtain access easements prior to the approval of the final plat.

Figure 1 - Subject property



Figure 2 - Adjacent Property



Figure 3 - Adjacent Property



Figure 4 - Adjacent Property

