



Planning and Zoning Commission Meeting - Final

June 12, 2023

6:00 PM

-
- C. **ORD2023-007** Public Hearing - Approval of ORD2023-007 for amendments to the Subdivision Regulations in relation to public streets and authorize the Mayor to sign and execute all related documents.



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: ORD2023-007

Agenda Date: 6/20/2023

In Control: City Council

File Type: Ordinance

Agenda Section:

Community Development Item

Agenda Number: A.

Department: Community Development

Agenda Title:

Public Hearing - Approval of ORD2023-007 for amendments to the Subdivision Regulations in relation to public streets and authorize the Mayor to sign and execute all related documents.

Citywide

ISSUE AND 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.

RECOMMENDATION / REQUESTED ACTION:

Community Development recommends approval of ORD2023-007 for amendments to the subdivision Regulations in relation to public streets and authorize the Mayor to sign and execute all related documents.

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.

ORDINANCE 2023-007

AN ORDINANCE OF THE CITY OF SMYRNA, GEORGIA, PROVIDING FOR THE AMENDMENT OF THE CODE OF ORDINANCES OF THE CITY OF SMYRNA AS IT RELATES TO THE REQUIREMENT OF PUBLIC STREETS IN SINGLE-FAMILY SUBDIVISIONS.

Amend Article VII, Section 703 under Appendix B (Subdivision Regulations) to require public access for all lots.

Sec. 703. - Access.

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

Amend Article VII, Section 707 under Appendix B (Subdivision Regulations) to add 707.9 to require streets within single-family subdivisions be public streets.

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.

This ordinance shall take effect on June 21, 2023 and is passed and duly adopted this 20th day of June 2023.

CITY SEAL:

The Honorable Derek Norton
Mayor, City of Smyrna,
Georgia

ATTEST:

Heather Peacon-Corn
City Clerk, City of Smyrna, Georgia

Approved as to form:

Scott A. Cochran, City Attorney

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Amend Article VII, Section 703 under Appendix B (Subdivision Regulations) to require public access for all lots.

Sec. 703. - Access.

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

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Sec. 707. Street design requirements.

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City of Smyrna, Georgia

ATTEST:

Heather K. Peacon-Corn, City Clerk,
City of Smyrna, Georgia

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Scott A. Cochran, City Attorney

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