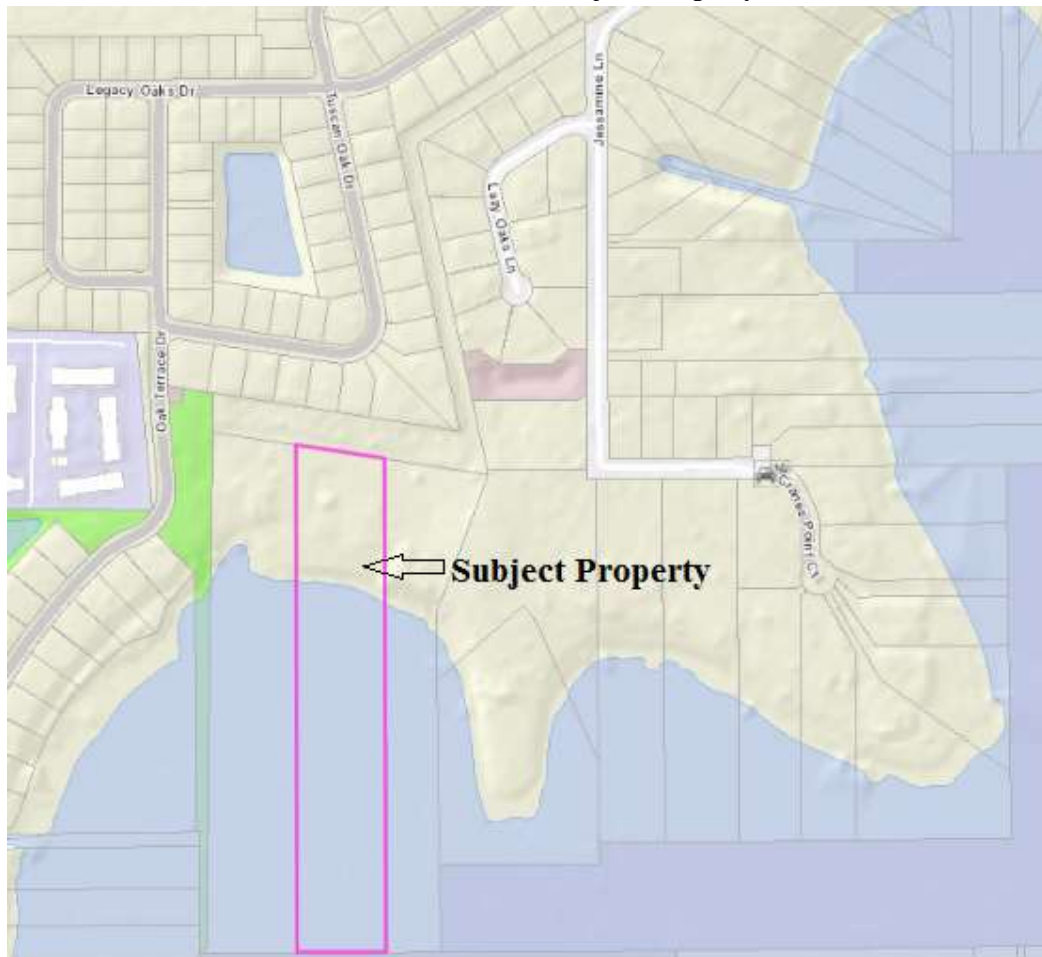




Date: July 27, 2022
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
Allen Lane, City Engineering Consultant
XC: Sandy Riffle, Interim City Clerk
Brett Sollazzo, Administrative Assistant
Drew Smith, City Attorney
Re: Split of Tax Parcel 14-23-29-0000-00-060

This is a review of a proposed subdivision of an 8.35 acre tax parcel on the north shore of Lake Jessamine as shown in Exhibit 1. Access to the parcel is via a 30 feet wide access easement connected to Jessamine Lane recorded October 30, 1964 in Book 1385 Page 646 and modified May 27, 1994 as recorded in Book 4747 Page 3964.

Exhibit 1 – Subject Property

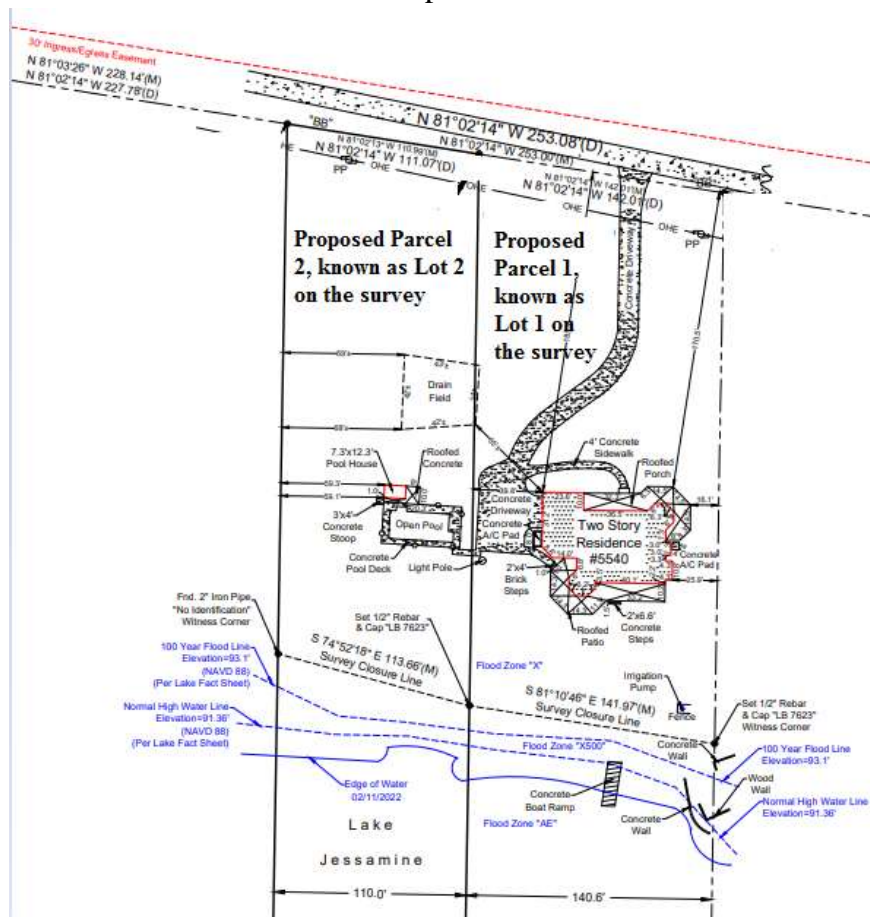


Approximately 2 acres of the tax parcel is landward of the lake's normal high water line. As illustrated by Exhibit 2, a house and pool exist onsite. The request is to subdivide the parcel into two as shown by Exhibit 3.

Exhibit 2 - Existing Land Use



Exhibit 3 – Proposed Subdivision



Code Section 126-61 provides an exemption to the full subdivision review process when no new streets, water, sewer or drainage structures are involved, known as a Parcel Split. The proposed subdivision qualifies for this exemption; as such, preliminary and final subdivision plans (the plat) are not necessary.

The property is zoned R1AA. Both proposed parcels will meet the R1AA minimum lot area (10,000 square feet). Proposed Parcel 1 (east side) is ±1.2 acres above the normal high water line and proposed Parcel 2 is ±0.8 acre. Proposed Parcel 1 includes the existing house, while proposed Parcel 2 includes the existing pool. Both parcels will also meet State’s minimum lot area when using a septic tank for sewage disposal: 4 lots/acre when using central water, which is the case for the subject property.

A new house can be constructed to meet the minimum R1AA site standards, which are shown in the table below. As well, the existing structure will continue to meet the R1AA standards.

R1AA (County) Site Standards		Proposed Parcel 1 (eastern portion)	Proposed Parcel 2 (western portion)
Minimum Lot Size (above normal high water line)	10,000 square feet	±52,272 square feet	±34,848 square feet
Minimum Lot Width	85 feet	±142 feet	±113 feet
Minimum Front Yard	25 feet*	No change	Will be able to meet
Minimum Side Yard	7.5 feet	39.8 feet west side, no change east side	Will be able to meet
Minimum setback from Normal High Water Line (NHWL)	50 feet	Existing house exceeds the minimum	An effective building envelope is possible outside the NHWL minimum setback

The City Engineer has verified that the submitted legal descriptions accurately describe the two proposed parcels.

Suggested Motion:

Approval of the creation of two parcels as legally described on the submitted survey dated Received April 22, 2022.

END