



Legislation Text

File #: 21-0041, **Version:** 1

Dodson Property & Variance (Virgil Smith Rd)

SUMMARY: The property owner is proposing a land transfer to the property adjacent to theirs in the amount of 0.33ac. The portion being cut off is on the rear of their parcel. It will be joined to the adjacent property, which is greater than 5ac. The remaining of the property is a landlocked parcel. However, this parcel was landlocked prior to the proposed subdivision. There is an existing 15-foot ingress/egress easement that runs along the eastern side of the lot. The property owner is requesting a variance to allow the easement in lieu of the required road frontage.

STAFF RECOMMENDATION: Staff recommends approval of the plat and variance. Lot one was already an existing lot without road frontage. The easement was already existing and by granting this variance and approving this plat the Planning Commission would not be creating a new landlocked parcel.

NECESSARY PLANNING COMMISSION ACTION: Approve the plat and variance.