



# City of Smyrna

## Issue Sheet

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

File Number: V25-034

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**Agenda Date:** 2/12/2025

**In Control:** License and Variance Board

**File Type:** Variance Item

**Agenda Section:**

Formal Business

**Department: Community Development**

**Agenda Title:**

Public Hearing - Variance Request - V25-014 - Allow encroachment into the City's 50-foot undisturbed stream buffer - Land Lot 628 - 3262 Millwood Trail - Dwight Robinson

***Ward 6 Mayor Pro Tem / Councilmember - Tim Gould***

**ISSUE AND BACKGROUND:**

The applicant is seeking a variance for a deck replacement and expansion on the rear of 3262 Millwood Trail. The City's stream buffers are controlled by Chapter 46, Article VI.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting relief from the City's 50-foot undisturbed stream buffer to rebuild a deck in the rear yard. According to Section 46-160 of the Stream Buffer Protection Ordinance, variances must be reviewed under the following standards: (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; (2) The locations of all streams on the property, including along property boundaries; (3) The location and extent of the proposed buffer or setback intrusion; (4) Whether alternative designs are possible which require less intrusion or no intrusion; (5) The long-term and construction water-quality impacts of the proposed variance; (6) Whether as a result of an exchange of buffer area the net buffer area is not reduced; and (7) Whether issuance of the variance is at least as protective of natural resources and the environment. After a review of the standards above, Community Development and the Engineering Department believe that the encroachment will not adversely affect surrounding residents nor the existing stream; therefore, staff recommend approval of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.