



City of Smyrna

Issue Sheet

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

File Number: V24-119

Agenda Date: 8/28/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: {{item.number}}

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-065 - Reduce the front setback from 35 feet to 10 feet - Land Lot 670 - 3465 Creatwood Trail - Taylor Pounds

Ward 6 Mayor Pro Tem / Councilmember - Tim Gould

ISSUE AND BACKGROUND:

On behalf of the City of Smyrna's Parks and Recreation Department, the applicant is requesting a variance to reduce the front setback from 35 feet to 10 feet to construct a new pavilion at Creatwood Park. Section 501 regulates the front setback requirements in the R-15 zoning district.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required R-15 front setback requirements. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends approval of the requested variance with the following conditions:

1. Approval of the requested variance shall be conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. The routing of the stormwater on and throughout the site shall be addressed and reviewed by the City Engineer prior to land disturbance permit issuance.
3. The park's program features for the Title II Park shall meet ADA requirements to be reviewed by the Fire Marshal's Office prior to building permit issuance.