

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: October 1, 2024

RE: VARIANCE CASE V24-082
2986 King Street – Allow a gravel parking surface

BACKGROUND

The applicant is requesting a variance to allow a gravel parking surface at the Lavender & Cotton Antique Store at 2986 King Street. The applicant will need a variance from Section 901(b) of the City's Zoning Ordinance which requires parking surfaces to be paved.

ANALYSIS

The subject parcel is a 0.38-acre corner lot located at the intersection of Concord Road and Love Street, and the intersection of Concord Road and King Street (see Figure 1). The subject parcel is zoned CBD (Central Business District) and is occupied by the Lavender & Cotton Antique Store. The adjacent parcels to the north and west are zoned R-15 and are occupied by single-family detached homes. The adjacent parcel to the east is zoned OI (Office-Institutional) and is occupied by the First United Methodist Church parking lot. The adjacent parcels to the south are zoned LC (Limited Commercial) and GC (General Commercial) and are occupied by a boutique store and a general contractor's office, respectively.

The property was rezoned in February 2023 (Z21-015) to allow for an antique shop and a subsequent land disturbance permit was issued in March 2024 to install the proposed store's parking lot. As part of their civil plans, the applicant was approved for a true-grid pervious paver system for 2,860 square feet of the parking lot for stormwater quality. The true-grid pavers are made of a grid system filled with gravel over a pervious sub-base to allow stormwater to infiltrate. Section 901(b) in reference to the City's parking design standards reads, "Each parking facility shall be graded and paved, including access drives and be curbed when needed for effective drainage control." The City's parking design standards do not provide any exemptions from this requirement for specific uses or zoning districts. Therefore, the applicant is requesting a variance to continue use of the gravel parking area.

The true-grid paver system is designed to aid in stormwater quality on the site. The majority of the parking lot (4,401 square feet), including the driveway entrance and access aisle, are paved with asphalt so no gravel should impact King Street. Additionally, sod and accompanying landscaping have been installed between the gravel parking lot and the home on Love Street as well as between the parking area and Concord Road to keep any gravel from leaving the site.

Community Development is supportive of the proposed variance and does not foresee any negative impacts to the surrounding neighbors. At the time of this report, Community Development has not received any opposition to the request.

STAFF COMMENTS

The applicant is requesting to deviate from the City's parking requirements, which are established in Section 901(b) of the Zoning Ordinance. 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 variance will not adversely affect surrounding properties and therefore, recommends **approval** of the requested variance.

Figure – 1



Figure – 2 Proposed Site Plan

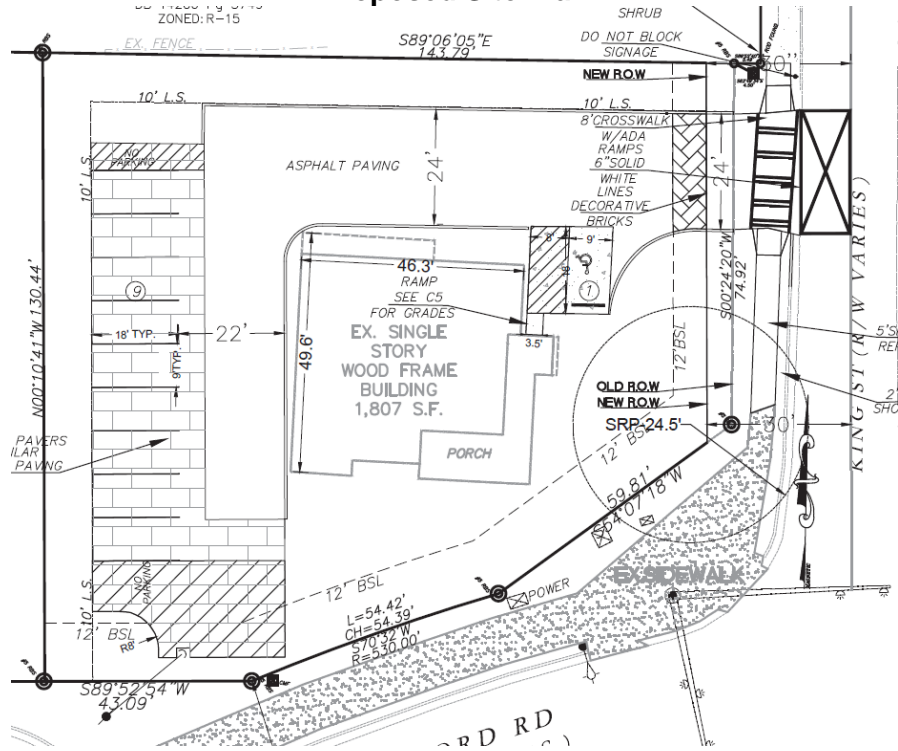


Figure – 3
True-Grid Paver System Prior to Gravel



Figure – 4
True-Grid Paver System with Gravel



Figure – 5
Subject Property from Concord Road



Figure – 6
Subject Property from King Street



Figure – 7
Adjacent Property across Concord Road



Figure – 8
Adjacent Property to the North



Figure – 9
Adjacent Property across Love Street



Figure – 10
Adjacent Property across King Street

