



# City of Smyrna

## Issue Sheet

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

File Number: V24-051

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**Agenda Date:** 5/22/2024

**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 - V24-031 - Allow additional accessory structure - Land Lot 177 - 1461 Veterans Memorial Highway - Bon Fitzgerald

***Ward 7 Councilmember - Rickey N. Oglesby Jr.***

**ISSUE AND BACKGROUND:**

The applicant is proposing to add an EV Charger canopy station to the existing RaceTrac gas station at 1461 Veterans Memorial Highway. The proposed canopy will necessitate two variance requests: to allow a second accessory structure and increase the accessory structure height from 15 feet to 20 feet. Section 501 controls the number and height of accessory structures.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the City's accessory structure maximums and height. 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 variances with the following condition:

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