



City of Smyrna

Issue Sheet

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

File Number: V24-077

Agenda Date: 6/12/2024

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 - V24-045 - Reduce the southern side setback from 20 feet to 17 feet - Land Lot 753 - 5120 South Cobb Drive - Danielle Sheridan

Ward 7 Councilmember - Rickey N. Oglesby Jr.

ISSUE AND BACKGROUND:

The applicant is proposing three variances for the existing Chick-Fil-A restaurant at 5120 South Cobb Drive to accommodate a building addition and second drive-thru lane: a southern side setback reduction, a parking reduction of 21 spaces, and allow an additional accessory structure. Section 906 of the Zoning Ordinance controls the minimum required parking spaces per use, Section 501 controls the numbers of accessory structures, and Section 802 controls the setbacks in the GC zoning district. The rear setback reduction variance was withdrawn (V24-044), as the rear setback is 30 feet in the GC zoning district and thus a rear setback variance was not necessary.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required parking minimums, accessory structure maximums, and setbacks. 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.