



City of Smyrna

Issue Sheet

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

File Number: V23-033

Agenda Date: 4/26/2023

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 - V23-030 - Reduce the minimum separation between emissions stations from 1,000 feet to 650 feet - Land Lot 413 - 860 Concord Road - Jeff Carter

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance to allow an emissions station within 1,000 feet of another emissions station. Section 711.5.1.4 controls the location of emissions stations within the Neighborhood Shopping and General Commercial zoning districts.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting the minimum separation between emissions stations be reduced from 1,000 feet to 650 feet to accommodate a new emissions establishment at 860 Concord Road. 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 has reviewed the request against the variance review standards and found there to be no unique or extraordinary circumstances applying to the property. Community Development believes that the strict application of the code does not deprive the property of its reasonable use and that need for the variance is solely based on economic reasons and is not unique. Therefore, Community Development recommends denial of the requested variance.