



# City of Smyrna

2800 King Street  
Smyrna, GA 30080  
www.smyrnacity.com

## Issue Sheet File Number: 2018-439

**Agenda Date:** 11/5/2018

**Version:** 2

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** H.

**WARD:** Ward 3

**COMMITTEE:** Community Development

**\$ IMPACT:**

**Agenda Title:**

**Final Vote** - Variance Request V18-067 - Reduction of residential buffer from 10' to 5' for existing accessory structure - 0.31 Acres - Land Lot 632 - 1741 Spring Street - PWH Engineering, Inc.

**ISSUE:** PWH Engineering, Inc. is proposing to annex the existing building at 1741 Spring Street into the City of Smyrna to open a new pet grooming shop and veterinary clinic. The applicant has requested several variances to convert the existing building from an office to a veterinary clinic/pet groomer. The subject property is 0.31 acres, zoned General Commercial, and is subject to the Spring Road Corridor Design District.

**BACKGROUND:** None

**RECOMMENDATION/REQUESTED ACTION:** Community Development believes that the setback and buffer encroachments will not adversely affect surrounding residents and can be mitigated through the implementation of zoning stipulations; therefore, staff recommends **approval** of the requested variances with the following conditions:

1. The applicant shall install a 10' evergreen landscape buffer along the rear and side



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property lines that abut residentially zoned or used property in accordance with Section 503 of the Zoning Ordinance.

2. The applicant shall install a 6' privacy fence along the rear property line.
3. Outside dog runs and kennels shall be prohibited on the subject property.
4. The accessory structure shall be sound proofed should any animals be kept in the building.