



City of Smyrna

2800 King Street
Smyrna, GA 30080
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Issue Sheet

File Number: 2018-435

Agenda Date: 10/15/2018

Version: 1

Status: ATS Review

In Control: City Council

File Type: Zoning

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - 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 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.