

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: June 11, 2021

RE: VARIANCE CASE V21-056
Creatwood Forest Subdivision Entrance – Allow non-conforming sign within the City Right-of-Way

BACKGROUND

The applicant is requesting a variance to allow for a non-conforming subdivision sign at the entrance to the Creatwood Forest subdivision off Atlanta Road. Section 82-12 of the Code of Ordinances prohibits any signs (including pole signs) within the City Right-of-Way.

ANALYSIS

The proposed sign location is within the median on Creatwood Trail, near the intersection of Creatwood Trail and Atlanta Road (see Figure 1). The nearest parcels to the north and east are both zoned NS (Neighborhood Shopping) and are occupied by various commercial uses. The nearest parcels to the south are zoned R-15 and are detached single-family homes within the Creatwood Forest subdivision.

The Creatwood Subdivision entrance off of Atlanta Road begins just behind the commercial properties that front onto Atlanta Road. The transition from commercial to residential is fairly abrupt and does not have any markers currently indicating the entrance to a residential subdivision. The applicant on behalf of the neighborhood's residents, is looking to place a 9 square foot subdivision pole sign, 5 feet off the ground, within the City of Smyrna Right-of-Way, in the first median off of Atlanta Road. The sign will be made of plastic with metal posts for low maintenance to the residents. Although pole signs are not allowed within the City, the median does not have the width to support a brick-based monument sign for the subdivision. Additionally, there are no existing easements in place to allow for the monument sign on one of the nearby commercial or residential properties. The City Engineer has reviewed the proposed location of the sign and does not foresee any sight distance issues.

The applicant is requesting a variance to allow for a non-conforming subdivision sign at the entrance of the Creatwood Forest subdivision. Community Development believes the variance requested is the minimum variance needed.

STAFF COMMENTS

VARIANCE CASE V21-056

June 11, 2021

Page 2 of 5

The applicant is requesting to deviate from the development standards established by Section 82-12. 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 it to be in compliance with four (4) of the four (4) standards. After a review of the standards above, Community Development believes that the sign will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the elevations submitted with the variance application.

Figure – 1



Figure – 4
Intersection of Atlanta Road and Creatwood Trail



Figure – 5
Northwest Property across Creatwood Trail



Figure – 6
Southeast Property across Creatwood Trail

