



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-217

Agenda Date: 6/7/2021

Version: 1

Status: ATS Review

In Control: City Council

File Type: Variance Request

Agenda Number: D.

WARD / COUNCILMEMBER: Ward 3 / Travis Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-050 - Parking reduction from 23 spaces to 12 spaces - Land Lot
413 - 3300 South Cobb Drive - AXIS Infrastructure, LLC

ISSUE AND BACKGROUND: The applicant is proposing to remodel the existing Dunkin' Donuts at 3300 S Cobb Drive to accommodate an extended drive-thru and relocate the order window. The proposed changes will necessitate a parking reduction of 11 spaces; thus, the applicant requires a variance to reduce the parking requirement from 23 spaces to 12 spaces. Section 906 of the Zoning Ordinance controls the minimum required parking spaces per use.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's required parking minimums. 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 requests against the variance review standards and found them to be in compliance with the review standards. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development 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 site plan and elevations submitted with the variance application.