



City of Smyrna

2800 King Street
Smyrna, Georgia 30080

Meeting Minutes - Final License and Variance Board

Wednesday, August 28, 2019

10:00 AM

Council Chambers

1. Roll Call

Present: 3 - Roy Acree, Tammi Saddler Jones and Frank Martin

Also Present: 2 - Joey Staubes and Tina Monaghan

2. Call to Order

Chairperson Tammi Saddler Jones called the August 28, 2019 License and Variance Board meeting to order at 10:00 AM.

3. Business

A. V19-036

Public Hearing - Variance Request - V19-036 - Allow encroachment into City's 50 ft. Undisturbed Stream Buffer and 75 ft. Impervious Surface Setback - Land Lot 559 - 0.99 acres - 1398 Spring Street - Joseph Uhl

Chairperson Tammi Saddler Jones read aloud the background information. She then called the applicant to the podium.

Mr. Joseph Uhl, stated that he had been seeking property to build a small brewery. The variance is needed to meet parking and building requirements. They are installing a storm water management system.

Mr. Joey Staubes, Community Development Planner II, came forward to provide additional details about the variance. The property is a triangular shaped lot so they were trying to balance meeting all of the requirements. Applicant is asking to encroach into the stream buffer in the back part of the property, however he will still be well within the 25 foot state mandated set backs. The system being installed will work the same if not better than the natural buffer does. Neighboring property owners have all been notified and signage and advertising requirements have all been met. No complaints regarding this request were received. Staff recommended approval with the following two conditions:

1. *Approval is conditioned upon substantial compliance with the site plan submitted with the variance application*
2. *Prior to issuance of building permit, the applicant will obtain approval of the stormwater management and water quality plan from the City Engineer.*

Boardmember Roy Acree reviewed the information on the state and local requirements and asked if the proposed storm water management system would be sufficient. Mr. Staubes replied that the proposed system would be better than what is currently there.

Chairperson Saddler Jones noted that these same types of variances had been approved in the past. Mr. Staubes concurred.

The applicant came forward and stated that he was willing to comply with the two conditions suggested by staff.

Chairperson Saddler Jones opened the public hearing.

Ms. Maryline Blackburn came forward and expressed concern from an environmental standpoint that the variance will be a detriment to the area. The applicant assured her that the planned storm water management plan will meet all requirements and will not harm the environmental integrity of the property.

Boardmember Roy Acree made a motion to approve Variance Request - V19-036 - Allow encroachment into City's 50 ft. Undisturbed Stream Buffer and 75 ft. Impervious Surface Setback - Land Lot 559 - 0.99 acres - 1398 Spring Street - Joseph Uhl. Boardmember Frank Martin seconded the motion.

The motion to approve was carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Frank Martin

4. Approval of Minutes:

A. 2019-293 Approval of the August 14, 2019 License and Variance Board Meeting Minutes

Boardmember Frank Martin made a motion to approve the August 14, 2019 License and Variance Board Meeting Minutes. Boardmember Roy Acree seconded the motion.

The motion to approve was carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Frank Martin

5. Adjournment

Chairperson Saddler Jones adjourned the August 28, 2019 License and Variance Board meeting at 10:08 AM.