



# City of Smyrna

2800 King Street  
Smyrna, Georgia 30080

## Meeting Minutes - Final License and Variance Board

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Wednesday, February 24, 2021

10:00 AM

Smyrna Community Center Large Gym  
200 Village Green Circle SE

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### **MASKS REQUIRED / TEMPERATURE WILL BE CHECKED**

#### 1. **Roll Call**

**Present:** 3 - Roy Acree, Frank Martin and Richard Garland

**Also Present:** 0

**Staff:** 4 - Russell Martin, Caitlin Crowe, Tyler Addison and Tina Monaghan

#### 2. **Call to Order**

Chairperson Roy Acree called the February 24, 2021 License and Variance Board meeting to order at 10:00 AM.

#### 3. **Business**

##### A. [2021-025](#)

**Public Hearing** - V21-006 - Reduce rear setback from 30 feet to 20 feet  
- Land Lot 526 - 1335 Cliffwood Drive - Jarrett King

Chairperson Roy Acree made a motion for submission to Mayor and Council for Public Hearing - V21-006 - Reduce rear setback from 30 feet to 20 feet - Land Lot 526 - 1335 Cliffwood Drive - Jarrett King. Boardmember Richard Garland seconded the motion.

The motion for submission to Mayor and Council was carried by the following vote:

**Aye:** 3 - Roy Acree, Frank Martin and Richard Garland

##### B. [2021-069](#)

**Public Hearing** - V21-011 - Reduce side setback from 10 feet to 9 inches for an accessory structure - Land Lot 453 - 957 Sharon Circle - Sylvia Zenteno-Booker

*Community Development, Planner I, Ms. Caitlin Crowe provided the background information for this and the following agenda item that is connected to this one. The applicant is requesting to deviate from the City's accessory structure requirements established in Section 501 and the side setback standard of the R-15 zoning district. 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 the four (4) standards. At the time of this report, no opposition has been made to Community Development from neighboring properties. Community Development recommends approval of the requested variance with the following stipulation:

1. Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan and elevation submitted.

The applicant, Ms. Sylvia Zenteno-Booker came forward to speak. She agreed to all the stipulations set forth.

The public hearing was announced and no one came forward to speak.

Boardmember Frank Martin made a motion to approve V21-011 - Reduce side setback from 10 feet to 9 inches for an accessory structure - Land Lot 453 - 957 Sharon Circle - Sylvia Zenteno-Booker. Boardmember Richard Garland seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 3 - Roy Acree, Frank Martin and Richard Garland

C. [2021-070](#)

**Public Hearing** - V21-012 - Reduce accessory structure rear setback from 5 feet to 2.6 feet - Land Lot 453 - 957 Sharon Circle - Sylvia Zenteno-Booker

Staff nor the applicant had any additional information to provide regarding the variance request.

Chairperson Roy Acree announced the public hearing and no one came forward to speak.

Boardmember Richard Garland made a motion to approve V21-012 - Reduce accessory structure rear setback from 5 feet to 2.6 feet - Land Lot 453 - 957 Sharon Circle - Sylvia Zenteno-Booker. Boardmember Frank Martin seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 3 - Roy Acree, Frank Martin and Richard Garland

D. [2021-071](#)

**Public Hearing** - V21-010 - Side setback reduction from 10 feet to 5 feet for an accessory structure - Land Lot 413 - 3261 South Cobb Drive - Valvoline Instant Oil Change

Chairperson Roy Acree made a motion to withdraw without prejudice V21-010 - Side setback reduction from 10 feet to 5 feet for an accessory structure - Land Lot 413 - 3261 South Cobb Drive - Valvoline Instant Oil Change at the request of the applicant. Boardmember Richard Garland seconded the motion.

The motion to withdraw without prejudice was carried by the following vote:

**Aye:** 3 - Roy Acree, Frank Martin and Richard Garland

4. **Approval of Minutes:**

A. [MIN2021-09](#)

Approval of the February 10, 2021 License and Variance Board Meeting

minutes.

Boardmember Frank Martin made a motion to approve the February 10, 2021 License and Variance Board Meeting minutes. Boardmember Richard Garland seconded the motion.

The motion to approve was carried by the following vote:

**Aye:** 3 - Roy Acree, Frank Martin and Richard Garland

## **5. Adjournment**

Chairperson Roy Acree adjourned the February 24, 2021 License and Variance Board meeting at 10:13 AM.