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ZONING BOARD OF APPEALS
Rick Langley
Wanda Hawthorne
Charles Sewell
Kevin Camon
Sherri Jewell

MINUTES
ZONING BOARD OF APPEALS
JANUARY 8, 2020
6:00 PM

CITY OFFICIALS IN ATTENDANCE

JAY MILLER, COMMUNITY DEVELOPMENT DIRECTOR
JACK WILSON, PC

CALL TO ORDER

TIME: 6:00 PM

OLD BUSINESS

1. APPROVAL OF MINUTES FROM JULY 10, 2019.

LANGLEY: YES

HAWTHORNE: YES (SECOND)

SEWELL: YES (MOTION)

CAMON: YES

DISCUSSION: NONE

NEW BUSINESS

1. WELCOME NEW MEMBERS

New member Sherri Jewell was absent.

2. APPOINTMENT OF OFFICERS FOR 2020

Chair: Rick Langley

Vice Chair: Wanda Hawthorne

Secretary: Charlie Sewell

LANGLEY: YES
HAWTHORNE: YES (MOTION)
SEWELL: YES
CAMON: YES (SECOND)

DISCUSSION: NONE

3. VA19-002: VARIANCE TO REDUCE BUFFER FROM 75' TO 15'; APPLICANT: MIHRET MEHIC; 155 AUBURN PARK DR.; TAX PARCEL: AU 05B 031; ZONED M-1, LIGHT-MANUFACTURING DISTRICT.

Chairman Langley stated the rules of conducting meetings.

Mr. Miller presented the case and explained that there is a 75' buffer on the rear of the property due to the adjacent property being zoned agricultural in the past, which was drawn on the plat at the time of developing the business park. The subject property is one of a few remaining undeveloped lots in the business park.

The applicant proposes a 12,000 SF commercial building, associated parking facilities, and proposing using existing stormwater infrastructure to accommodate runoff. Mr. Miller suggested adding five (5) conditions if variance is approved by the board.

Mr. Langley asked about stormwater and how it would be mitigated and whether there would be a detention pond on site.

Mr. Miller explained that there may have to be one, but there is a master detention pond that can be utilized. This will be determined in the development review process.

Mr. Langley asked whether the stormwater runoff would affect the property next to them and commented on the drainage of the site. He also stated that he didn't think the applicant has a hardship in this case. It's possible that the site could be adjusted and not disturb the buffer zone. He stated that he could see some encroachment, but not 50 feet.

Mrs. Hawthorne stated that she could not see a hardship on what was presented to them. She asked what was going in the building. She expressed that trucks may have to get into the front doors on the building and whether that would affect parking.

Mihret Mehic: 213 Mediterranean Ln., Lawrenceville, GA: The applicant stated they would like to build a 12,000 SF building and would have at least 5-6 employees. They're business is in auto parts and would ship and receive as well as customer visits.

Mr. Sewell: When did you select this size and shape building for what you plan to do?

Mr. Mehic: Last year. We figured we would need this size building and store everything inside the building.

Mr. Sewell: Did you review the city development plans prior, such as buffers, setbacks, etc? Did you purchase the land before you planned for the building or vice versa?

Mr. Mehic: We purchased the land first.

Mr. Sewell: Asked about what they plan to do with the other lot adjacent to the site. Would you be able to reshape the building and combine the lots for it to work better? He stated that he would rather give relief on setbacks rather than the buffer, as there is residential townhomes going in behind the subject lot. It would be better to accommodate the proposal if the lots were combined.

Mr. Langley: Expressed that the other lot in question is not a part of this application, but it is probably inevitable that the applicant will be back in front of the board to request a variance on the other lot. He stated that he would rather not get into the buffer zone.

Mrs. Hawthorne: Reducing the size of the building and putting the office on the other side may help.

Mr. Mehic: Spoke on reducing the building to 10,000 SF to ensure proper circulation.

Mr. Wilson: Suggested that the board table the case until March to give the applicant time to amend their site plan and look at the potential of combining the lots in order to accommodate the 12,000 SF building. Bringing another property into question would warrant new advertising.

Mrs. Hawthorne: Recommended tabling until March.

Mr. Langley: Recommended more detail be provided on the stormwater issue. Discussed with Mr. Sewell and Mrs. Hawthorne on whether they could utilize the adjacent property's pond, building design, and parking issues.

Mr. Langley: Made a recommendation to table until March 11th. Asked for any opposition. There was none.

LANGLEY: YES

HAWTHORNE: YES (SECOND)

SEWELL: YES (MOTION TO TABLE)

CAMON: YES

CITIZEN COMMENTS

NONE

ANNOUNCEMENTS

NONE

ADJOURNMENT TIME: 6:42 PM

LANGLEY: YES

HAWTHORNE: YES (MOTION)

SEWELL: YES

CAMON: YES (SECOND)