



MAYOR
Linda Blechinger

CITY ADMINISTRATOR
Alex W. Mitchem

CITY COUNCIL
Peggy J. Langley
Robert L. Vogel III
Bill Ackworth
Jay L. Riemenschneider

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

AGENDA
ZONING BOARD OF APPEALS
MAY 13, 2020
6:00 P.M.

The following contains general information concerning all items that will be heard by the Zoning Board of Appeals on Wednesday, May 13, 2020, via Zoom virtual meeting at 6:00 p.m.

TELECONFERENCE INFORMATION

Due to recommendations by the CDC during the Coronavirus crisis, this meeting will be conducted via teleconference. This is allowed by O.C.G.A. §50-14-1(g) as the public is provided simultaneous access to the teleconference meeting. The City of Auburn will utilize Zoom to conduct this teleconference meeting. Please note that you might not be able to join the meeting by phone until approximately 6 PM. The meeting will not begin before that time.

To join Zoom Meeting by computer/app:

<https://us02web.zoom.us/j/5769408138?pwd=S0lzRC8ycnh2ODJNabhKZFIZYVJqdz09>

To join by phone, call one of these toll-free numbers:

1-346-248-7799, 1-253-215-8782

Meeting ID: 576 940 8138

Password: 275829

CALL TO ORDER

OLD BUSINESS

1. APPROVAL OF MINUTES FROM MARCH 11, 2020.
2. VA19-002: VARIANCE TO REDUCE BUFFER FROM 75' TO 40'; APPLICANT: MIHRET MEHIC; 155 & 165 AUBURN PARK DR (Tax Parcels AU05B 030 & AU05B 031). This application was tabled at the March 11, 2020 meeting.

CITIZEN COMMENTS
ANNOUNCEMENTS
ADJOURNMENT



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MINUTES

ZONING BOARD OF APPEALS

March 11, 2020

6:00 PM

CITY OFFICIALS IN ATTENDANCE

JAY MILLER, COMMUNITY DEVELOPMENT DIRECTOR

CALL TO ORDER

TIME: 6:01PM

OLD BUSINESS

1. APPROVAL OF MINUTES FROM JANUARY 8, 2020

ZBOA ACTION: APPROVED

LANGLEY: YES

HAWTHORNE: YES (MOTION)

SEWELL: YES (SECOND)

CAMON: YES

JEWELL: YES

**2. VA19-002: VARIANCE TO REDUCE BUFFER FROM 75' TO 40' FOR A PLANNED COMMERCIAL DEVELOPMENT;
155 AUBURN PARK DR; APPLICANT: MIHRET MEHIC. (TABLED FROM JANUARY 8, 2020).**

Mr. Miller presented the case with the applicant's revised site plan. The revised plan reflected a reduction in building size and the applicant requested the buffer be reduced from 75' to 40'.

The board had a lengthy discussion on the topic of the applicant using two lots instead of one to better accommodate the development. The applicant also owns the adjacent property. The applicant agreed to present the revised site plan at the next meeting.

Chairman Langley asked if there was any opposition to the project. There was none. Mr. Sewell motioned to table the meeting until next scheduled meeting for the applicant to revise the final plans.

ZBOA ACTION: TABLED

LANGLEY: YES

HAWTHORNE: YES (SECOND)

SEWELL: YES (MOTION)

CAMON: YES

JEWELL: YES

CITIZEN COMMENTS

NONE

ANNOUNCEMENTS

ADJOURNMENT TIME: 6:50 PM

LANGLEY: YES

HAWTHORNE: YES (SECOND)

SEWELL: YES (MOTION)

CAMON: YES

JEWELL: YES



City of Auburn
Planning & Development Department
1369 Fourth Avenue
P.O. Box 1059
Auburn, Georgia 30011
Phone: 770-963-4002 Fax: 770-513-9255
www.cityofauburn-ga.org

DATE RECEIVED _____
CASE FILE #: VA 19-002

VARIANCE APPLICATION

Applicant: is the (check one) Property Owner ☒
Owner's Agent ☐

M. İbrahim Meh. c
First Name (please print)

213 Mediterranean LN
Address

Lawrenceville GA. 30046
City, State, Zip Code

404-444-0899

Phone Number(s)	Fax	email

Contact Person(if different from above) Mirnes Meh. c

Phone 470-306-3006 E-mail _____

Present Zoning Classification(s): _____

Property Location 155 AUBURN PARK DR & 165 AUBURN PARK DR

Tax Map Parcel #: AU 05B 031 & AU05B030 15'

Variance Summary ~~REDUCE 75' BUFFER~~ ~~75' BUFFER~~
REVISED TO REQUEST BUFFER REDUCTION FROM 75' TO 40'

I hereby certify that the above information and all attached information is true and correct:

Signature 

Date 10-07-2019

Notary Public

As a minimum, the following items are required with submittal of this application. Incomplete applications will not be accepted.

1. Payment of the application fee (\$450) by check or cash. Make checks payable to "City of Auburn".

2. Indicate how the following conditions relate to the requested Variance:

a. Extraordinary or exceptional conditions pertaining to the particular property in question because of its size, shape or topography;

12,000 SF. building on one acre lot is required for our operation.
Due to the shape of the lot, ~~the~~ a reduction in buffer
is required for adequate depth of 120' ~~to~~ 100' to
get the desired building area.

b. An unnecessary hardship created by the application of the Ordinance;

without this reduction in buffer, owner will be
stuck with the property as is while still looking for
another site to locate the warehouse. That will
create ~~be~~ hardship for owner and family.

c. Conditions that are peculiar to the particular piece of property involved;

I want to reduce The Buffer from 75 Ft
To 15 Ft. **REVISED TO REQUEST FROM 75' TO 40'**

d. Detriment to the public good or impairment of the purpose or intent of the Ordinance.

NONE

3. A written legal description or current survey (within 1 yr of submittal date) of the subject property. (original or photocopy Survey must be prepared by Georgia Registered Land Surveyor.

4. Eight (8) copies of the application, including; scaled site plans and one plan reduce to fit on a 8½ x 11 sheet, showing north arrow, land lot and district, dimensions, current zoning, acreage, vicinity map, current zoning classification of all adjacent parcels, the proposed location of the structures, driveways, parking and loading areas, and the location and extent of required buffer areas. The Planning Director strongly encourages the applicant to provide architectural building renderings indicating building elevation and construction materials that the facades and roofs will consist of. **All documents must be folded to 8 ½ x 11".**

5. Notarized owner/applicant certification.

6. Conflict of Interest and Disclosure of Campaign Contributions.





City of Auburn
P.O. Box 1059
Auburn, GA 30011
www.cityofauburn-ga.org

File #:

CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

OWNER'S CERTIFICATION

The undersigned below, hereby declares that they are the owner(s) of the property, located at 155 AUBURN PARK DR as shown in the records of Barrow County, GA.

[Signature]
Signature of Owner

Appeared before me personally this

07 day of DECEMBER 2019

[Signature]
Signature of Notary Public



AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed above, which is the subject of this application.

Name of Agent

Appeared before me personally this

Address _____

_____ day of _____, ____

Signature of Notary Public

Phone

Seal





City of Auburn
P.O. Box 1059
Auburn, GA 30011
770-963-4002
www.cityofauburn-ga.org

File #: _____

CONFLICT OF INTEREST DISCLOSURE

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Mihret Mehic

Signature of Applicant

10-07-19

Date

Mihret Mehic

Signature of Owner

10-07-19

Date

Mihret Mehic

Print Name

Mihret Mehic

Print Name

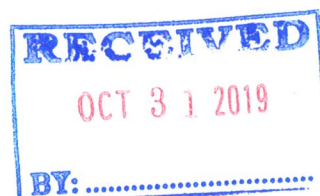
Owner

Title

Appeared before me personally this

07 day of OCTOBER, 2019

[Signature]
Signature of Notary Public

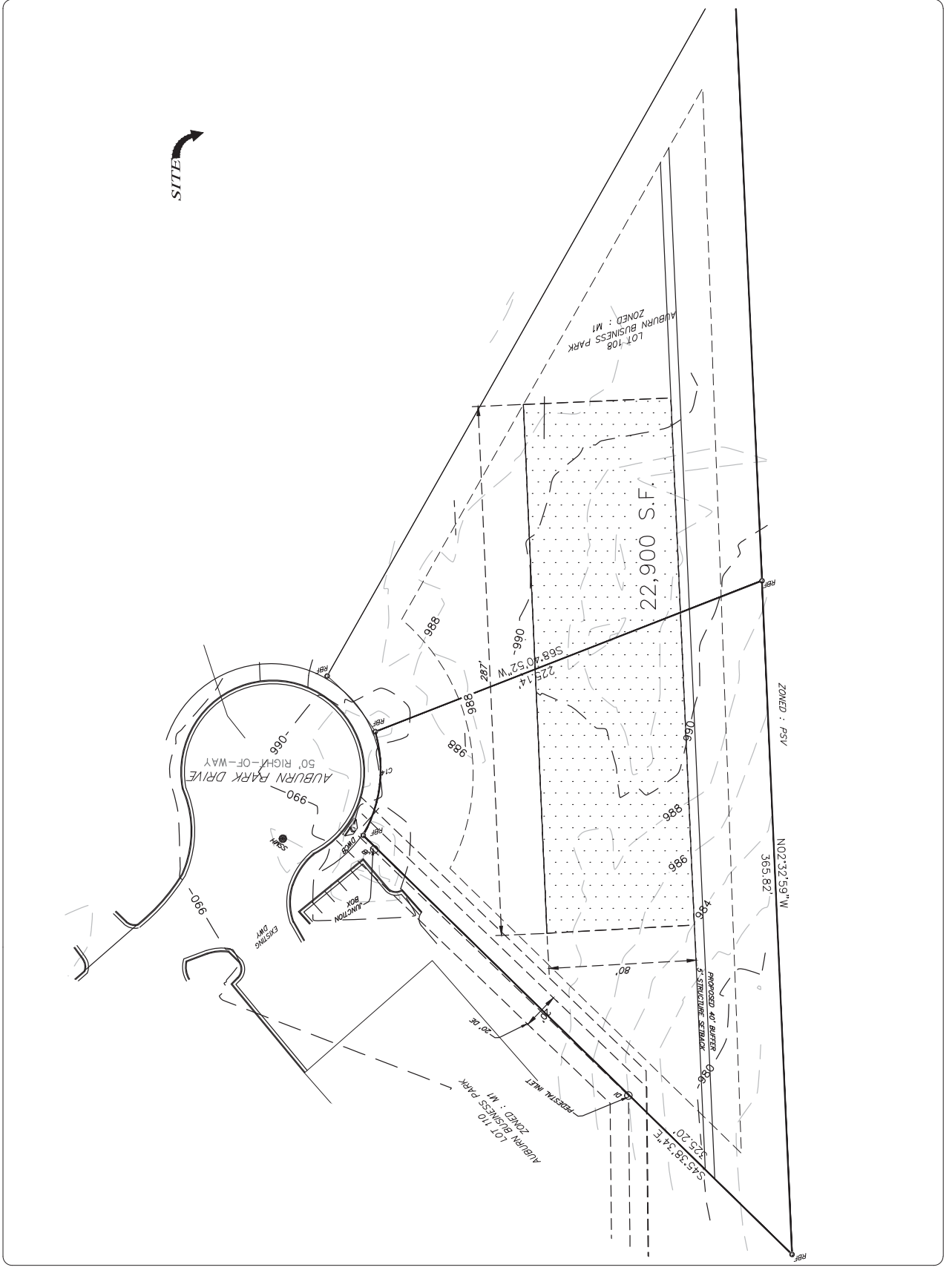


SHEET TITLE
40' REDUCTION IN BUFFER
SITE PLAN COMBO WITH

PROPOSED COMMERCIAL BUILDING
TRACT 109, AUBURN BUSINESS PARK
155 AUBURN PARK DRIVE, AUBURN, GA 30011
LOCATED IN L.L. GMD 1740, BARROW COUNTY, GA.

REVISIONS	
PROJECT I.D.	1908134
DRAWN BY	JMK
ISSUE DATE	09.11.2019

**LAND
ENGINEERING &
SURVEYING, INC.**
2040 Meyers Drive
Lawrenceville, GA 30045
Tel: 404.396.0192
info@landespro.com



VA19-002

Applicant: Mihret Mehic

Variance Request: Reduce existing buffer from 75 ft. to 40 ft.

Date: 05/13/2020

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATIONS:

1. Should the Board consider approval of this request, staff recommends the following conditions:
2. Site design shall be in general conformance with the concept plan titled "Proposed Commercial Building Tract 109, Auburn Business Park, Version 4 of 4, dated 09/11/2019. Any deviations from the site plan presented shall be reviewed and approved by the Community Development Director.
3. Additional vegetative screening shall be provided where the buffer is sparsely vegetated.
4. A minimum 40' undisturbed buffer shall be maintained. An additional 5' building setback shall be required from the undisturbed buffer.
5. The front facade of the building shall consist entirely of brick and/or stone.
6. Developer shall meet all other applicable codes and development regulations of the City of Auburn.