

Memorandum

Date: November 11, 2021

Subject: PZ 21--029

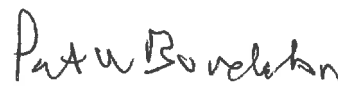
Variance Request - to vary UDC: Section 8-74 and 8-75. Section 4-230. Section 8-23. Section 7-21. Section 10-12 and 10-13. **LOCATION:** Burrow Trail, C.H. James Pkwy and Oglesby Road. **PARCEL ID NUMBERS:** 19109700040, 19109600010, 19112600010, 19112600020, 19112600030, and 19105000010.

A motion to approve request to vary UDC: Section 8-74 and 8-75. Section 4-230. Section 8-23. Section 7-21. Section 10-12 and 10-13. with the following conditions:

- 1) To allow the existing billboard to be relocated to another location on site. The sign may not be enlarged and is subject to building permit and approval by the Community Development Director.
- 2) The requirements for curb and gutter along Burrow Trail be evaluated during the land disturbance process. If no negative impact is anticipated through the hydrology review and/or removal of curb and gutter is supported by low impact design requirements, administrative variance may be granted by the Community Development Director.
- 3) No sidewalk be required along Burrow Trail for any portion of the roadway located south of the buildings shown on the site plan. Requirement for sidewalk on the portion of the development with the buildings may be varied administratively during the land development review process.
- 4) A Land Disturbance permit is required for the existing trailer storage operation. Through this process, the applicant should consider the addition of screening along CH James Pkwy.
- 5) During the land disturbance process, reductions to the stream buffer as shown on the site plan dated 7/23/2021 may be considered if stream buffer averaging is used, subject to review of the Community Development Director.
- 6) That environmentally sensitive areas and required stream buffers be placed in a conservation easement. Areas required for conservation easement be determined at time of land disturbance review.
- 7) Any development in or adjacent to a flood hazard area comply with applicable sections of Article 10 of the Unified Development Code.



Albert Thurman, Mayor



Patrick Bordelon, Council Member

Doris Dawkins

Doris Dawkins, Council Member

Patricia Wisdom

Patricia Wisdom, Council Member

Henry Lust

Henry Lust, Council Member

"NO" Thelma C Farmer

Thelma C. Farmer, Council Member

Attest:

Kelly Axt

Kelly Axt, City Clerk