

Memorandum

Subject: PZ 19—015
Variance - Buffer Width
LL869, SE Corner of Carter Rd and Powder Springs Rd
William Smith, Applicant

Date: April 1, 2019

***NOTE: The applicant met with a number of residents of Preston Place regarding the various applications.

Staff recommends approval with the following conditions:

1. Approval to vary Table 2-4 of the Unified Development Code to reduce the landscape buffer width from 40 feet to a minimum of 32 feet on property located at the intersection of Carter Road and Hopkins Road, located in Land Lots 869, 19th Districts, Powder Springs, Georgia.
2. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property.
3. The Subject Property shall be developed conceptually to that certain revised site plan submitted by the applicant, which is being submitted concurrently herewith. Development of the site must be consistent with the Unified Development Code requirements.
5. A minimum of the (3) staggered rows of Elaeagnus and/or Cryptomeria or similar trees having a minimum height of eight (8) feet be planted and maintained in the landscape buffer at a minimum on 30 feet from the property the southern property line within 60 days of issuance of a land disturbance permit.
6. A 8 foot, black vinyl-clad chain link fence be located and maintained approximately 32 feet from the rear property line subject to design approval by staff. One row of shrubs shall be placed on the development side of the fence, if space exists after final development plan.
7. There shall be no public parking or employee parking located to the southern property boundary.
8. That the air conditioner units be located at ground level and be shielded from view, subject to design approval by staff.
9. That the service road along the rear of the property be limited to a maximum 18' and be one way with speed bumps. Traffic flow, speed bumps and the location of the air conditioning units must be depicted on the Site Plan for review by staff.
10. That the lighting be shoebox style with shields attached to deflect light away from the Preston Place Subdivision.
11. Dumpster trash collection will only be permitted from 7:00 am through 7:00 pm.

12. The owner must obtain a building permit within 18 months after being issued a land disturbance permit, if building permit is not issued, site must be replanted to meet landscaping requirements of the Unified Development Code.

SO MOTIONED this 1st day of April, 2019.

Albert Thurman, Mayor

Patrick Bordelon, Council Member

Doris Dawkins, Council Member

Patricia Wisdom, Council Member

Henry Lust, Council Member

Thelma C. Farmer, Council Member

Attest: _____
Kelly Axt, City Clerk