

# Memorandum

Variance  
Subject: PZ 21-003

To vary driveway in the adjacent flood hazard area (Sections 10-12 and 10-13)  
To vary landscape islands in the parking lot (Section 12-54)  
To vary detention requirement (Article 11)

located at 4818 Hill Road, Powder Springs within the Heavy Industrial (HI) zoning district  
in Land Lot 899

Date: February 1, 2021

A motion to approve in part and table in part as follows:

1. Approval to vary Sections 10-12 and 10-13 to allow development in the flood hazard area and adjacent flood hazard area to connect to the existing driveway. This Variance shall be the minimum necessary to allow connection of the proposed parking lot to the existing driveway. The applicant shall demonstrate No Rise compliance and shall be approved by the Community Development Department in consultation with Dewberry Engineers.
2. Approval to vary section 12-54 to allow no landscape island within the internal parking lot as indicated on the site plan dated 1/20/21.
3. Table of varying detention requirement as indicated in Article 11 of the Unified Development Code to the February 15, 2021 council meeting. Future action on this variance shall be heard as PZ 21-004.

**SO MOTIONED** this 1<sup>st</sup> day of February 2021.

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**Albert Thurman, Mayor**

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**Patrick Bordelon, Council Member**

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**Doris Dawkins, Council Member**

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**Patricia Wisdom, Council Member**

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**Henry Lust, Council Member**

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**Thelma C. Farmer, Council Member**

**Attest:** \_\_\_\_\_

Kelly Axt, City Clerk