

Agenda
Union City Zoning Board of Appeals
Monday, February 16, 2015 – 7:00 PM

Meeting Called to Order: Chairman Robert Potts

I. Approval of Minutes: None

II. Old Business: None

III. New Business

- a. **VAR15-001:** To consider a variance request by Majestic Realty Co, represented by Stan Conway, for 6725 Oakley Industrial Blvd from the Zoning Ordinance Section 6-13.D.6 Buffer standards to allow for encroachment into the 75' natural buffer adjacent to a residential zoning district for the purpose of grading and re-vegetation.

IV. Adjournment

GENERAL INFORMATION

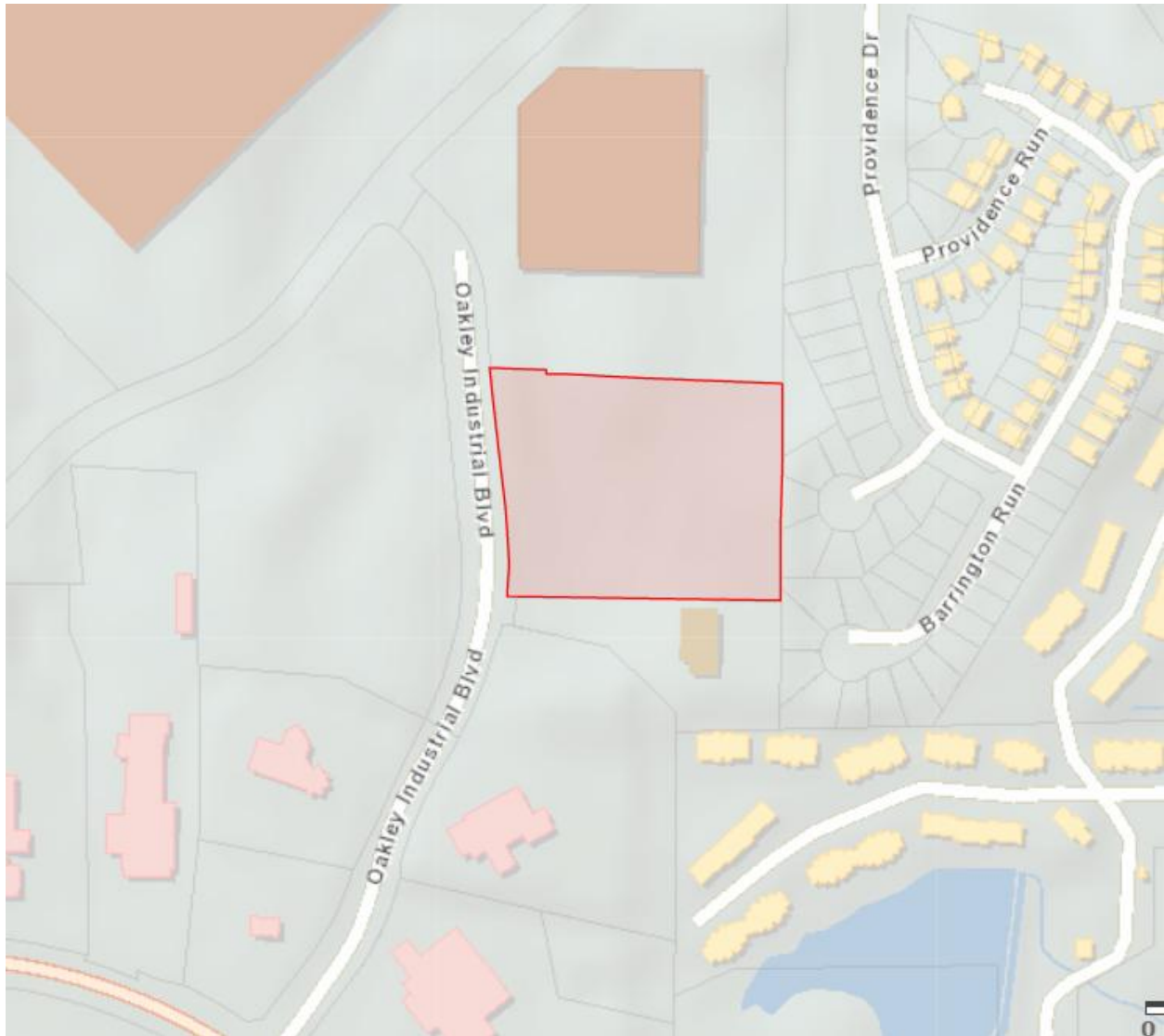
Applicant Information:	Majestic Realty Co 3490 Piedmont Road, NE, Ste 210 Atlanta, GA 30305
Status of Applicant:	R. Stan Conway, Partner
Location:	Airport Center III, at Oakley Park 6725 Oakley Industrial Blvd Union City, GA 30291 PIN# - 09F140000615053
Size:	Approximately 6.5 acres
Requested Action:	To allow for encroachment in the 75' natural buffer adjacent to the residential zoning district for the purpose of grading and re-vegetation.
Existing Zoning:	Light Industrial M-1
Existing Land Use:	Vacant and undeveloped
Surrounding Land Uses:	North – Industrial South – Industrial and Institutional (Fire Station) East – Residential Single Family West – Industrial
Zoning History:	History shows that the property has been zoned for industrial uses
Applicable Regulations:	Zoning Ordinance Section 6-13.D.6 Buffer: If the rear or side yard abuts a Residential or Agricultural Zoning District, a minimum buffer of 75 feet shall be provided adjacent to the lot line in addition to the required setback.

SPECIAL INFORMATION

Additional Information

The property was the subject of a previous variance request heard by the Zoning Board of Appeals on August 20, 2007. The Zoning Board of Appeals denied a request by Majestic Realty to grade the natural buffer.

Aerial Photograph



ANALYSIS

- **Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?**

There are no extraordinary or exceptional conditions pertaining to this property related to its size, shape or topography.

It must be noted that the site was mass graded in 2008 and therefore it is now sparsely vegetated.

- **Are such conditions peculiar to the particular piece of property involved? Are these conditions not common to other properties in the same zoning district?**

There are no peculiar conditions to this particular property involved related to its size, shape, or topography.

- **Were the conditions not imposed by the action or will of the owner of the property?**

The current condition of the property was imposed by the action or will of the property owner.

The previously approved 2008 site plan included a re-vegetated landscaping plan. The approved 2008 Land Disturbance Permit expired and the applicant is, once again, resubmitting the plans for site plan approval.

- **If relief is granted, will it cause substantial detriment to the public good or impair the purposes and intent of the ordinance?**

If granted approval, the request will not cause substantial detriment to the public good or impair the purposes and intent of the ordinance. The site was previously mass graded in 2008 and therefore the site is sparsely vegetated. The applicant would be required to submit a landscape plan for the buffer area.

STAFF RECOMMENDATION: DENIAL

ZONING BOARD OF APPEALS ACTION:
