

## Staff Report

**Subject:** 1<sup>st</sup> Reading – Zoning Amendment  
**Author:** Elizabeth Sapp, Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** April 1, 2025

**Item Description:** Dale & JoAnn Duff requests a **variance** from ordinance Section 3.4 to allow for the reduction in required buffers. Located at 2254 GA Hwy21 North, zoned B-3. [Map# 342 Parcel# 27]

## Executive Summary/Background

- *Purpose and function:* To provide minimum separation and screening of different land uses. To minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for storm water; to make the environment more visually attractive; and to preserve the tree canopy in the county. It is the intent of this ordinance that buffers be maintained and controlled so that the effects of the screening are not diminished.
- This parcel is currently zoned B-3 with a conditional use to allow the operation of a Junk Yard.
- The applicant is looking to remove the conditional use to allow a Mobile Home Supply Business at this location.
- The applicant is requesting a variance from Section 3.4 to allow the reduction of all required buffers in B-3 zones.
- The surrounding properties are zoned AR-2, and require 30ft buffers.

## Determination

Staff has reviewed the application, and the application is complete

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments :** 1. Zoning Amendment