

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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Department: Development Services
Meeting Date: January 7, 2025

Item Description: **Jack Williford** requests a **variance** from ordinance Section 3.4 to allow for a reduction in required buffers. Located at 1745 GA Highway 17 South. **[Map# 297 Parcel# 59C]**

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:
That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and
That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- The applicant requests a variance from ordinance Section 3.4 to allow for a complete reduction in required buffers to the parcel east, as both parcels have the same owner.
- The required buffer between a B-3 zoned and AR-1 zoned parcels is 30 feet.
- This variance will be for a reduction of the entire 30 feet.
- A Commercial Building Permit has been applied for and is currently on hold until the variance process is complete.

Determination

Staff has reviewed the completed application, if approved, the variance will meet the criteria of the current ordinance with the following condition:

- If the current property ceases to be used as a church or the property ownership changes, the buffer requirements shall be reinstated.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment