



Staff Report-Variance

Public Hearing Date: December 15, 2022

Case: PC-2022-10

Proposed Request: Variance for 50-foot undisturbed buffer and 75-foot no-impervious Stream Buffer Encroachment on designated buffered waters

Staff Report Compiled By: LaShawn Gardiner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

United States of America
U.S. Army Engineer Dist. Savannah
100 W Oglethrope Ave
Savannah, GA 31401

Applicant:

Robinson Weeks
1 Glenlake Parkway, Ste. 900
Atlanta, GA 30328

PROPERTY INFORMATION

Parcel Number: 12204 205003

Address: 0 Fort Gillem

Current Zoning: Gillem District (GZ)

Acreage: 58

FLU: Industrial

SUMMARY & BACKGROUND

The project is a 58-acre undeveloped site with mixed-age pine and hardwood forest located in the Gillem Logistics Center. The nearest named body of water is Upton Creek. The applicant proposes to construct two industrial warehouse facilities. Building 600 is proposed to be 567,000 square feet and Building 650 proposed to be approximately 157,000 square feet and associated infrastructure within the designated buffer zone.

The Stream Buffer Protection Ordinance (Chapter 9, Section 8-9-5) requires that an undisturbed natural vegetative buffer be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback.

The applicant is requesting a Variance for 50-foot 'undisturbed' (stream 1) and 75-foot "no-impervious' stream buffer encroachment (Stream 2) on designated buffered waters to allow for

the construction of the warehouse development. The proposed project will impact 24,974 square feet of 50-foot regulated stream buffer and 20,237 square feet of 75-foot regulated stream buffer.

The permitted activity is subject to a U.S. Army Corps of Engineer Compliance Inspection. A Certificate of Compliance permit with the Department of the Army Nationwide is in progress and is anticipated in January or February of 2023.

SITE PLAN



ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

<u>Directions</u>	<u>Zoning & Use</u>	<u>Directions</u>	<u>Zoning & Use</u>
<u>North</u>	GZ Gillem District Industrial	<u>East</u>	GZ Gillem District Industrial
<u>South</u>	Residential-Not in Forest Park	<u>West</u>	GZ Gillem District Industrial

SITE PHOTO

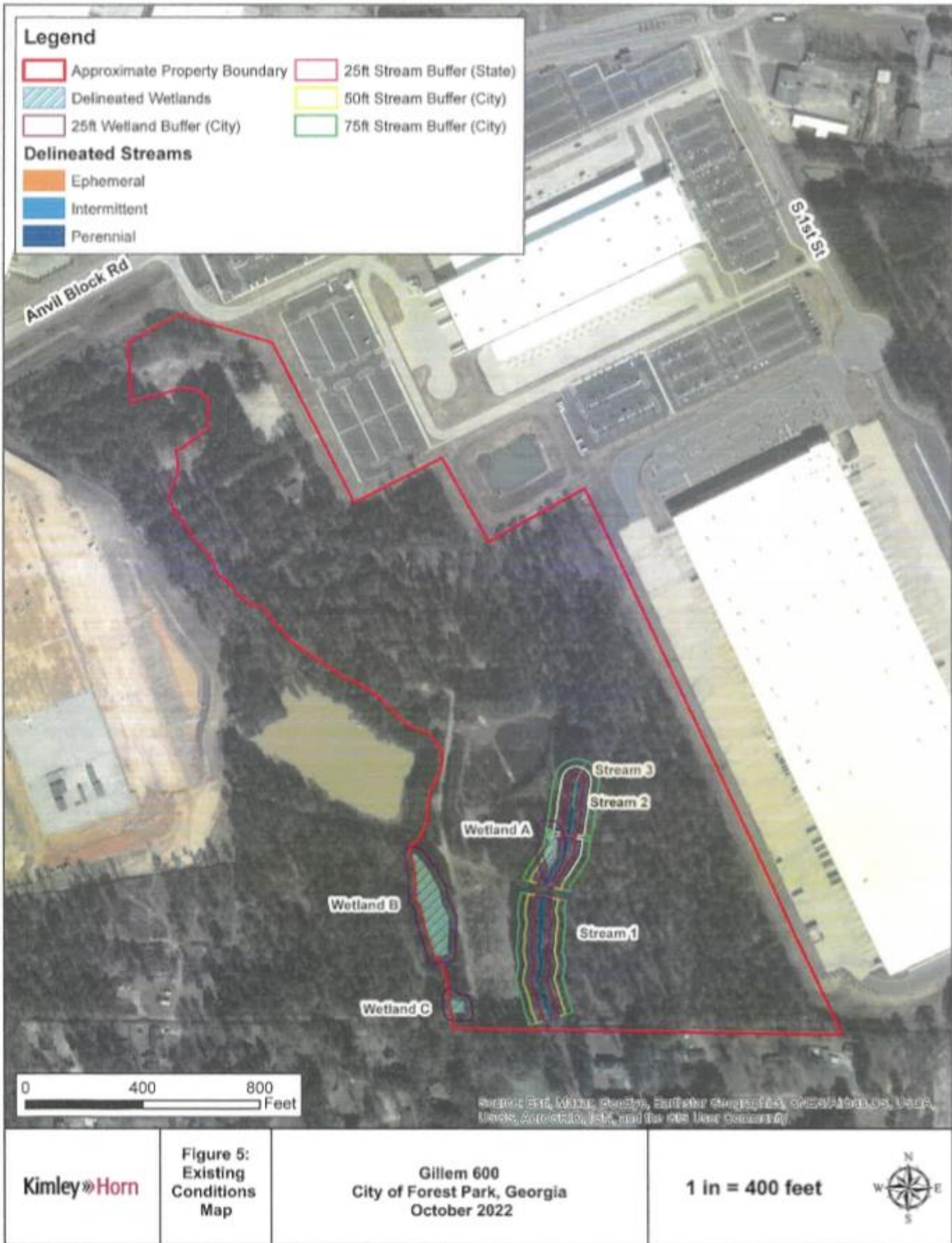
From Anvil Block Road



Aerial View of Site



AERIAL MAP OF LIMITS OF DISTURBANCE



CONDITIONS FOR VARIANCES

The following factors will be considered by planning commission in determining whether to issue a variance.

1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property;
2. The location of all streams on the property, including along property boundaries;
3. The locations and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion.
5. The long-term and construction water-quality impacts of the proposed variance; and
6. Whether issuance of the variance is at least as protective of natural resources and the environment.

STAFF RECOMMENDATION

Due to the physical characteristics of the property, staff recommends **APPROVAL** of a Variance for 50-foot undisturbed (Stream 1) and 75-foot no-impervious stream buffer encroachment (Stream 2) on designated buffered waters to allow for the construction of the warehouse development on the following condition:

1. The applicant submits a copy of the Certificate of Compliance with the Department of the Army Nationwide permit to the Planning & Community Development Department upon receipt of the document.
2. The applicant complies with conditions that the U.S. Army Corps of Engineers imposes upon its inspection as a result of the Certificate of Compliance process and provides PCD staff a written letter on applicant letterhead agreeing to those conditions at the time the Certificate of Compliance is submitted to the PCD Department.