

Staff Report – Variance

Public Hearing Date: October 17, 2024

Case: VAR-2024-07

Current Zoning: GZ – GILLEM DISTRICT

Ward: 3

Proposed Request: Variance Request to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record: Name: Waken Co. (Charlie Waken) 100 Metcalf Extension Road Forest Park, GA 30297	Applicant: PME Oakmont Gillem, LLC (Thomas Cobb) 4386 Foster St. Forest Park, GA 30297
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PROPERTY INFORMATION

Parcel Number: 12178 207002	Acreage: 16 +/-
Address: 100 Metcalf Extension Rd.	FLU: Institutional

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

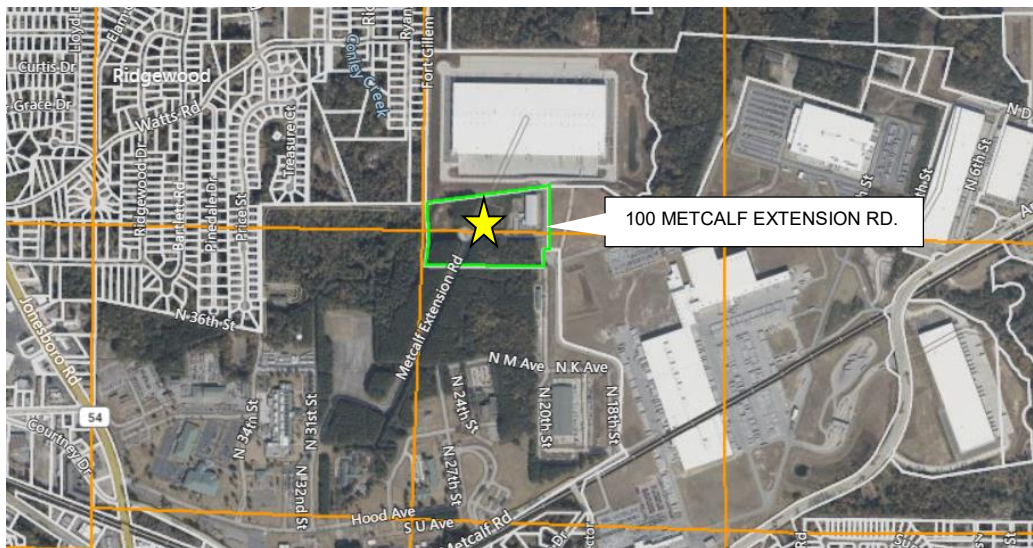
Direction	Zoning & Use	Direction	Zoning & Use
North	GZ: Gillem District	East	GZ: Gillem District
South	GZ: Gillem District	West	GZ: Gillem District

SUMMARY & BACKGROUND

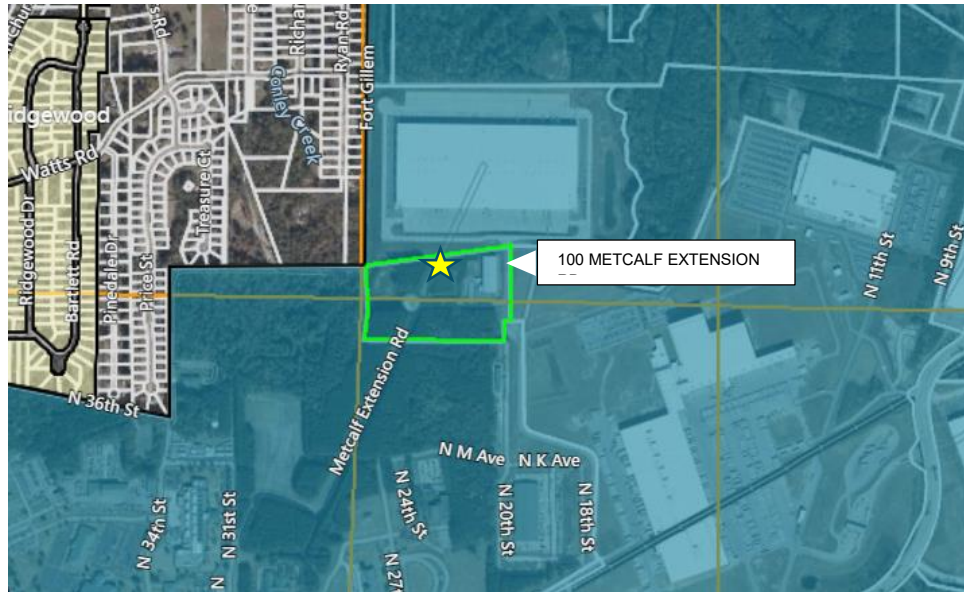
The subject property is a 16 +/- acre lot that has a structure, east of the lot and vacant land west of the lot on an industrial property located at 100 Metcalf Extension Rd. The applicant is requesting a variance to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ). Per Sec 8-8-51. **Gillem District (GZ) standards** the required maximum lot coverage is fifty (50) percent, and the minimum lot frontage is fifty (50) percent of the lot width. Prior to submitting this variance request, the applicants architectural design was approved by the Urban Design Review Board in July 2024. After the approval was granted, the applicant then requested the lot to be divided, which has caused hardship and has prevented the property to comply with the standards set in our GZ District.

The approval of this variance will allow the applicant to move forward with their construction plans to build a warehouse/distribution center within the Gillem District (GZ).

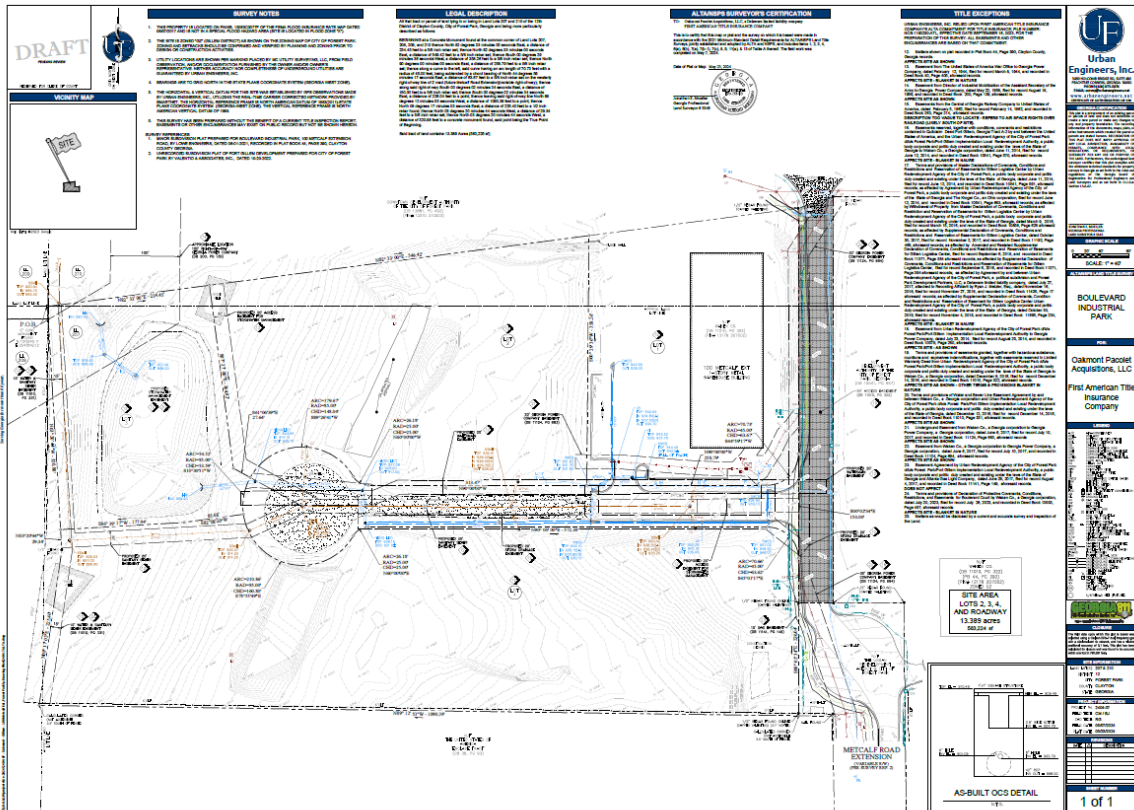
AERIAL MAP



ZONING MAP



SURVEY



Urban Engineers, Inc.
 4312 N. 11th St., Suite 100
 Phoenix, AZ 85018
 (602) 955-1111
 www.urbanengineers.com

BOULEVARD INDUSTRIAL PARK

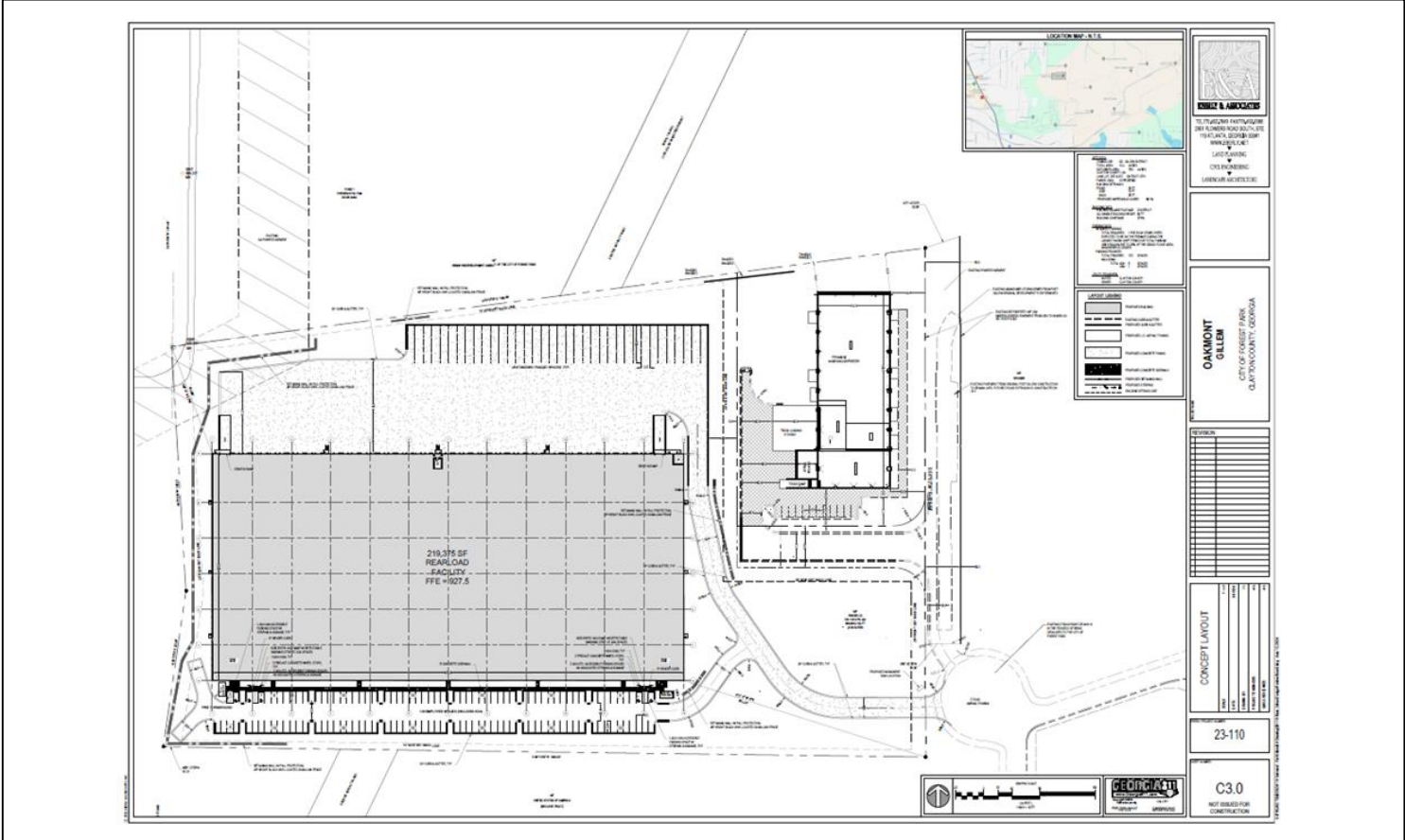
Oakmont Parcel Acquisitions, LLC
 10000 N. 11th St., Suite 100
 Phoenix, AZ 85018
 (602) 955-1111
 www.oakmontparcel.com

First American Title Insurance Company

AS-BUILT OCS DETAIL

1 of 1

SITE PLAN



SITE PHOTOS





Network: Oct 2, 2024 at 10:39:16 AM EDT
Local: Oct 2, 2024 at 10:39:16 AM EDT
Forest Park, GA 30260
Remark: Officer Do #805



VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the variance request to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ). The requested variance will not be injurious to the public health, safety, morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Attachments Included

- Justification Letter