

# Staff Report-Variance

Public Hearing Date: January 19, 2022

Case: VAR-2023-02

Proposed Request: Variance for 50-foot undisturbed natural vegetative buffer and 25-foot impervious setback.

Staff Report Compiled By: LaShawn Gardiner

Staff Recommendation: Approval of Variance

## APPLICANT INFORMATION

**Owner of Record:**

Blue Star Fort Gillem, LLC  
2235 Anvil Block Rd  
Ellenwood, GA 30297

**Applicant:**

Blue Star Fort Gillem, LLC  
525 Spring Valley Rd., NW  
Atlanta, GA 30319

## PROPERTY INFORMATION

Parcel Number: Not Assigned

Acreage: 53.68 Acres

Address: Anvil Block Rd. & South 1<sup>st</sup> Street

FLU: Office/Business

### ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

<u>Directions</u>	<u>Zoning &amp; Use</u>	<u>Directions</u>	<u>Zoning &amp; Use</u>
<u>North</u>	GZ-Gillem District	<u>East</u>	GZ-Gillem District
<u>South</u>	GZ-Gillem District	<u>West</u>	GZ-Gillem District

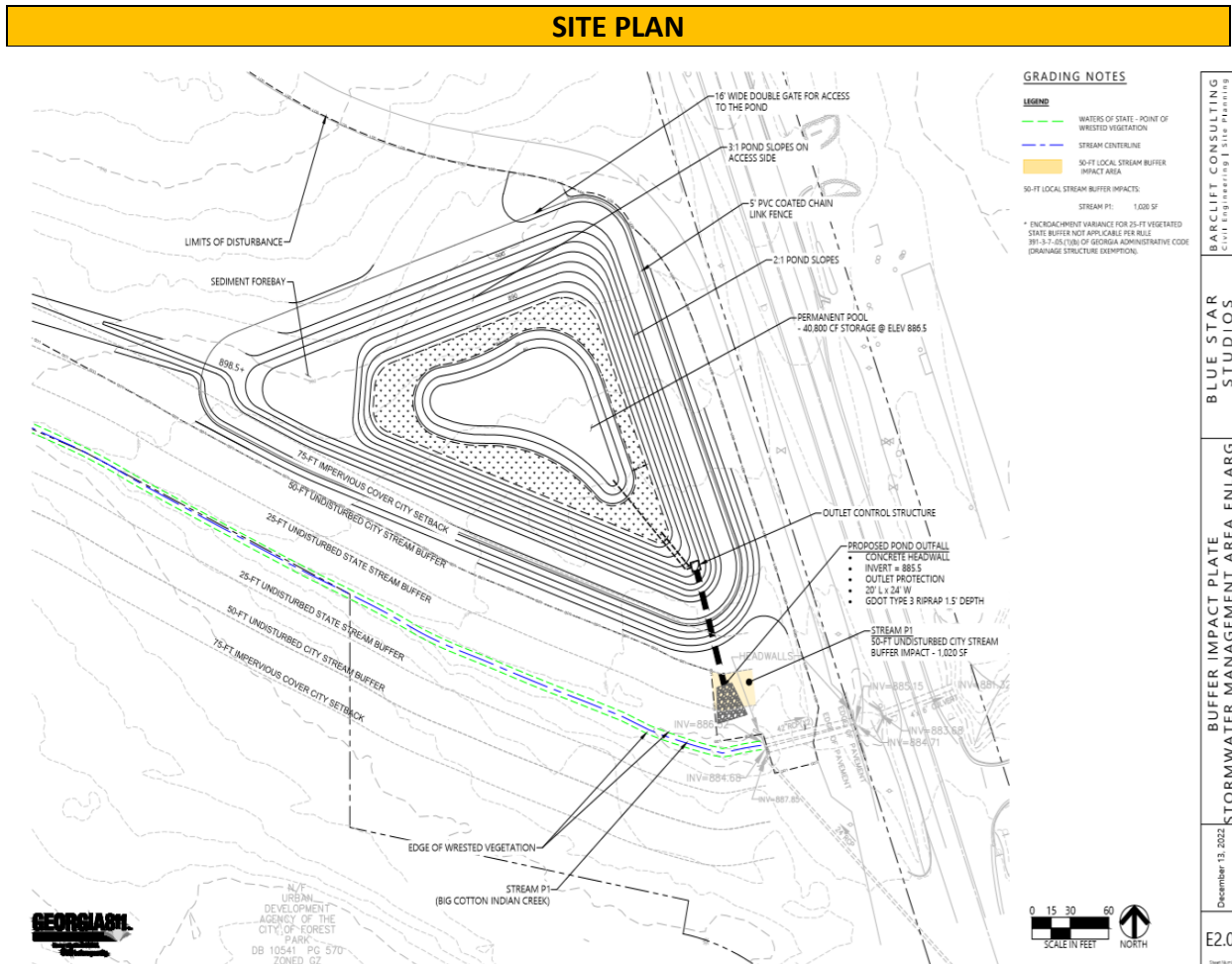
## SUMMARY & BACKGROUND

The subject property is a tract of land on the Gillem Logistics Center site that is approximately 53.68 +/- acres. An old administrative building and other buildings once used by the Army, as well as a portion of the old golf course exists at the front of the property. Big Cotton Indian Creek passes along the south side of the property. The applicant proposes to construct a stormwater management pond and include a pipe to allow runoff into an existing storm water drainage facility for proposed site improvements. The applicant proposes to construct a film studio.

The Stream Buffer Protection Ordinance 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. Grading, filling, and earthmoving shall be minimized within the setback.

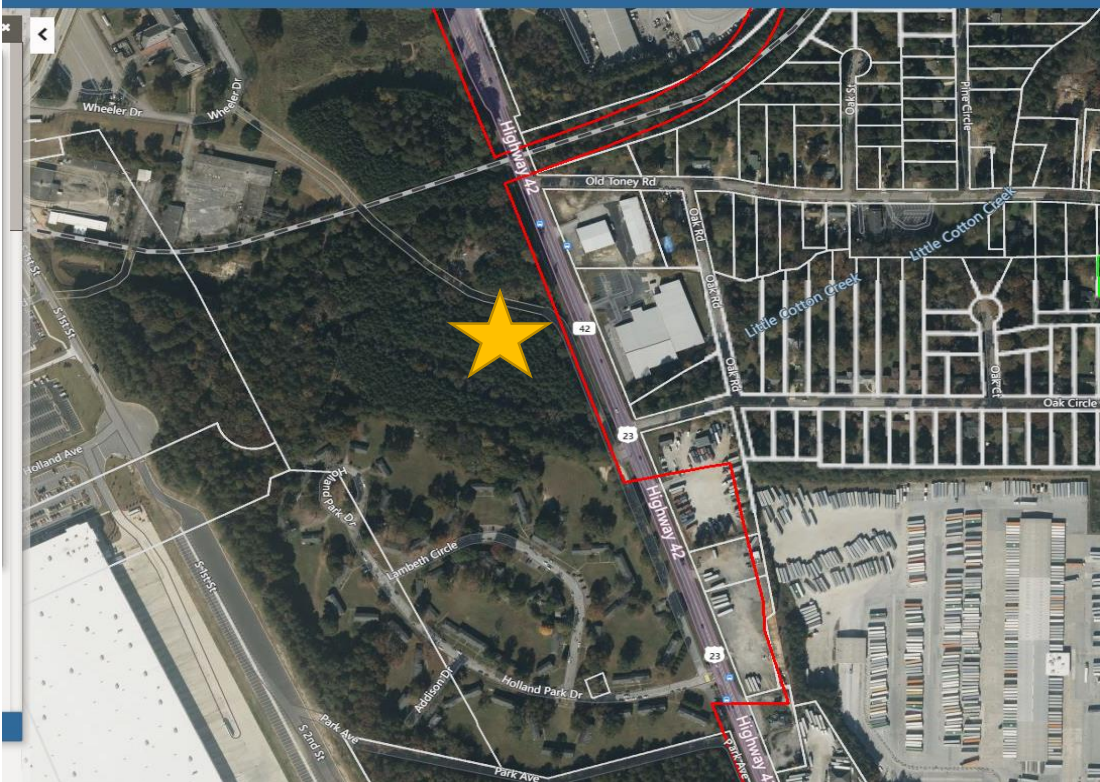
The applicant is requesting a Variance from the 50-foot ‘undisturbed’ natural vegetative stream buffer that will allow the applicant to construct a storm drain outfall and outlet protection for

the studio project. The proposed storm drain outlet will encroach 1,020 square feet of the 50-foot undisturbed buffer. Post development conditions will include a drainage headwall and stone outlet protection and no new impervious cover will be proposed between the 50-foot undisturbed buffer and the 75-foot impervious setback limits. The 25-foot state water buffer requirements do not apply for this project.





**AERIAL MAP**



**Site Photo of existing Storm Drain area**





## TRIBUTARY PHOTO

### Big Cotton Indian Creek



## CONDITIONS FOR VARIANCES

The following factors will be considered by the 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**

After review of the conditions for variances, Staff recommends approval of the variance from the 50-foot undisturbed stream buffer to allow for the construction of a storm drain outfall and other stormwater protections for the development of the film studio on the property.