

107 Blanton Ave

Special Use Permit Request

File No. 14-SUP-03

Applicant: Square Foot Ministries, Kevin McCormick
 Owner: Square Foot Ministries



Land Use Classification	Residential
Current Zoning	High Density Residential (HDR-A)
Proposed Use	Residential
Parcel Size	.27 +/- Acres
Tax Map, Block and Lot No.	003 08014
Board of Commissioner Member	Cynthia Reid Ward, District 1
Planning and Zoning Member	KD Fisher, District 1
Planning and Zoning Board	December 8, 2014
City Commission	January 13, 2015 Public Hearing
Citizen Notification	Legal Notice was run in the November 21, 2014 edition of the <i>Griffin Daily News</i> for the Planning & Zoning Meeting and on December 19, 2014 for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property, illustrating the purpose, date and time of both meetings (11-21-14).

Proposal:

The applicant, Square Foot Ministries, is seeking approval of a Special Use Permit for 107 Blanton Ave. The applicant is requesting a special use permit to construct a single family dwelling unit in the HDR-A zoning District.

**Zoning Ordinance Sections applicable to this Application:**

The following sections of the City of Griffin Zoning Ordinance apply to the Special Use permit request:

Section 406
Section 709

Special Use Permit Provision
High Density Residential (HDR-A)

Section 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff can not find any immediate detrimental impacts on adjacent properties or to the general neighborhood.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

FINDINGS: The proposed lot is sufficient in size, satisfying the space requirements for single-family residential use. The subject property is .27 acres or 11,761 square feet. The High Density Residential –A (HDR-A) zoning district allows for “single-family detached dwelling units that will provide for the utilization of vacant or underserved parcels of land within existing neighborhoods”. Developments in the HDR-A zoning district require a minimum lot size of 4,800 square feet, a minimum front yard setback of 25 feet, minimum side yard setback of 10 feet and a minimum rear yard setback of 25 feet. The subject property satisfies or exceeds each of these requirements.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

FINDINGS: The applicant's request to construct a new single family dwelling unit at this location is compatible to adjacent properties and the use of adjacent units. The adjacent properties are detached single-family dwelling units on individual lots.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

FINDINGS: The use of this property as an owner occupied detached single-family dwelling unit should not constitute a nuisance, which could adversely infringe upon the integrity of the adjacent properties. The proposed use, will not impact the public interest due to the number of people residing within the dwelling unit.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILABILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

FINDINGS: The use of the property as an owner occupied detached single-family residence under the special use permit will not generate a significant amount of traffic along the Blanton Ave. corridor.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

FINDINGS: This request is in compliance with all the Special Use Permit provisions under the City of Griffin Unified Development Code.

Planning Staff's Comments:

The application submitted by the applicant is in compliance with the special use permit provision of the Unified Development Code (UCD). The present zoning of the property is HDR-A, which requires a special use permit to utilize a single-family detached dwelling unit, the applicant's request is in keeping with this requirement. The purpose of the special use is to permit the applicant to construct a single family dwelling unit on an existing lot. Square Foot Ministries has built two (2) new houses in this area that are owner occupied houses. The City of Griffin encourages homeownership and realizes the impact that high renter occupancy rates can have on a neighborhood.

Planning Staff has reviewed the request for a special use and has determined the application is in compliance with all provisions listed under the requirements.

Planning Staff's Recommendation:

Staff recommends **Approval** of the Special Use Permit submitted by Square Foot Ministries to construct a new house at 107 Blanton Ave.

Planning & Zoning Board Recommendation:

Submitted by:

Jennifer G. Freeman, Associate Planner
Planning and Development Services