

708 S. Hill Street REZONING REQUEST (Project No. 14-REZ-02)

Applicant: Anita W. Hoffman
Owner: Anita W. Hoffman



Current Land Use Classification	Residential
Current Zoning	Medium Density Residential (MDR)
Proposed Zoning	Low Density Residential-B (LDR-B)
Future Land Use Designation	Residential
Proposed Use	Residential
Parcel Size	3.26 +/- total acres
Map, Block & Lot Number	031 04003
Planning & Zoning Board	December 8, 2014 Public Hearing
City Commission	January 13, 2015 Public Hearing
City Commission Member	Ryan McLemore, District 3
Planning Board Member	David Castle, District 3

Proposal/Site Location:

The applicant, Mrs. Anita Hoffman is seeking to rezone the property located at 708 S. Hill Street consisting of 3.26 +/- acres from Medium Density Residential (MDR) to Low Density Residential-B (LDR-B).



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 - Medium Density Residential (MDR)
- Article 7. Section 706 - Low Density Residential-B (LDR-B)

The following sections of the City of Griffin 2024 Comprehensive Land Use Plan apply to this request:

Section	Consistency	Reason
Housing	N/A	N/A
Citizen Notification & Participation	Yes	Legal Notice ran in the November 21, 2014 edition of the <i>Griffin Daily News</i> for Planning & Zoning Meeting and on December 19, 2014 for City Board of Commissioners Public Hearing. A sign was placed on the proposed property, illustrating the purpose, date and time of both meetings on November 21, 2014.
Economic Development	No	N/A
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	No	Proposed rezoning is consistent with the Comprehensive Plan Future Land Use Map. The Future Land Use Map designates this area and the subject parcel for Low Residential District (LDR).

Application Review:

“Article 3. Section 307. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual’s right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners.”

a. Existing uses and zoning of adjacent property.

Direction	Zoning	Existing Uses
North	LDR-B	Residential
South	MDR	Residential
East	LDR-B	Residential
West	PCD	Commercial

The applicant’s property is presently zoned Medium Density Residential which allows for single family residential land uses. The properties to the north and east are zoned LDR-B. All of the surrounding parcels zoned LDR-B are developed as residential. The property across the street to the west of the subject property is zoned PCD and is currently utilized as an apartment complex.

b. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned, although such use may not be its highest and best potential use.

The property to be affected by the zoning proposal does have a reasonable economic use as currently zoned.

c. Whether the zoning proposed will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The zoning proposed will permit a use that is suitable in view of the use and development of adjacent and nearby properties. All properties to the north and east of the applicant’s parcel are being utilized as single family residential. The property to the south has a large warehouse building on the lot. The applicant is seeking to rezone the property to LDR-B which is in line with the property along Milner Ave. and Woodland Drive.

- d. **The relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning.**

The relative gain to the public, if this property is rezoned to LDR-B, is that this zoning district is more in line with the applicant's current lot size and square footage of the existing home than the Medium Density Residential (MDR) zoning district. The proposed zoning of LDR-B is indicative of the S. Hill Street properties beginning north of Milner Avenue to West Oak Street. Many of the homes are beautifully maintained with substantial historic character. The subject property is a well maintained home that fits the character of the houses along S. Hill Street.

- e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure.**

The proposed rezoning is consistent with the City of Griffin 2024 Comprehensive Plan, which identifies the property as Residential. There is adequate water and sewer that serves this property as a residential use. Electricity is provided by Griffin Power.

- f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board).**

The applicant's request for rezoning to Low Density Residential-B (LDR-B) is compatible with the residential properties along S. Hill Street, Milner Ave and Woodland Ave.

- g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large.**

Planning and Development Staff is not aware of any historic or cultural concerns unique to the subject property.

- h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes in conditions of the subject property or others in its vicinity.

- i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property.**

There is no record of the property being identified as substandard. The property is well maintained.

Staff Comments:

Planning Staff has evaluated the proposed rezoning request submitted by Mrs. Anita Hoffman for the property located at 708 S. Hill Street for its compatibility with the Future Land Use Map (FLUM) of the 2013-2034 Comprehensive Plan and the zoning district being requested. The applicant's request is compatible with the FLUM, which has identified this parcel for residential land use. The applicant's rezoning request to LDR-B, if approved by the Board of Commissioners, will not change the owner's current use of the property.

The applicant's request for rezoning stemmed from a property owner on Woodland Drive encroaching onto Mrs. Hoffman's property with several accessory structures. The applicant and the Woodland Drive property owner are in agreement for the sale and purchase of the land being encroached. Once the property has been rezoned it will make an easier transaction for the sale of the property to the encroaching property owner. With the property on Woodland Drive currently zoned LDR-B and the property at 708 S. Hill St. being zoned Medium Density Residential, legal counsel advised that a rezoning is needed to re-plat the two parcels. Mrs. Hoffman made the decision to rezone her entire parcel to LDR-B rather than just the portion that was being sold and re-platted.

Planning and Development Staff Recommendation:

Planning staff recommends **APPROVAL** of the request (14-REZ-02) to rezone 3.26 +/- acres of land located at 708 S. Hill Street from MDR to LDR-B submitted by Mrs. Anita Hoffman.

Submitted by:

Jennifer G. Freeman

Associate Planner

Planning and Development Services