

657 North Expressway
REZONING REQUEST
(Project No. 15-REZ-02)

Applicant: Southern Crescent Technical College Foundation, (SCTC) Barbara Jo Cook
Owner: Southern Crescent Technical College Foundation (SCTC)



Current Land Use Classification	Commercial
Current Zoning	Planned Commercial Development (PCD)
Proposed Zoning	Institutional (INST)
Future Land Use Designation	Commercial
Proposed Use	Film Institute (Educational)
Parcel Size	7.03+/- total acres
Map, Block & Lot Number	060 01011A
Planning & Zoning Board	October 19, 2015 Public Hearing
City Commission	October 27, 2015 Public Hearing
City Commission Member	Dick Morrow, District 5
Planning Board Member	Jim Hill, District 5

Proposal/Site Location:

The applicant, Southern Crescent Technical College Foundation (SCTC), is seeking to rezone the property located at 657 North Expressway, consisting of 7.03 +/- acres from Planned Commercial Development (PCD) to Institutional (INST) to expand the college to include the Georgia Film Institute.



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 714 - Planned Commercial Development (PCD)
- Article 7. Section 716 - Institutional (INST)

The following sections of the City of Griffin 2034 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 October 2, 2015 edition of the <i>Griffin Daily News</i> for Planning & Zoning Meeting and 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 October 2, 2015.
Economic Development	No	As a part of the 2008 SPLOST referendum Griffin Technical College, now SCTC, was listed to be a recipient of funds to promote education under the banner of "SPLOST equals jobs". A portion of these funds are being used to purchase and remodel this site to create the Georgia Film Institute.
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 not consistent with the Comprehensive Plan Future Land Use Map. The Future Land Use Map designates the subject parcel for commercial use. However, according to the FLUM, this parcel abuts the property that SCTC owns which is currently zoned INST.

Application Review:

"Article 3. Section 307. Rezoning. 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	INST	Institutional
South	PCD	Commercial
East	PCD	Commercial
West	INST	Institutional

The applicant's property is presently zoned Planned Commercial Development (PCD), and is a vacant retail strip center. All of the surrounding parcels are existing commercial uses and Institutional uses with the UGA property located to the North and West, SCTC property to the South and Commercial to the South and East. .

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 may have a reasonable economic use as currently zoned, but has been underutilized in the capacity of a retail strip center for many years. Moreover, the property is located just North of SCTC's current location and will serve to expand this campus to incorporate the Georgia Film Institute.

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 west of the applicant's parcel are being utilized by UGA Griffin. The property to the immediate south is being utilized as commercial. The applicant is seeking to rezone the property to INST which serves to expand the current SCTC campus.

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 INST, is that the space which has been underutilized retail space and fallen into disrepair, will be rehabilitated and serve as the Georgia Film Institute. The proposed parcel's redevelopment will be incremental in the implementation of the West Griffin LCI and the revitalization efforts of the area. This rezoning will also have a direct impact on the future economic development opportunities.

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 not consistent with the City of Griffin Comprehensive Plan, which identifies the property as commercial. However, the property is a vacant parcel which has been underutilized for years and has fallen into disrepair. According to the Future Land Use Map this parcel abuts the parcel owned by SCTC which is currently zoned INST. There is adequate water and sewer that serves this property as a commercial 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 Institutional (INST) is a compatible use with the existing commercial properties along North Expressway. The property is situated to the North of the current SCTC site and will serve to expand the SCTC campus. The use of the property for the Georgia Film Institute will be an asset and an economic draw for the community.

- 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.**

This parcel has been vacant for years due to lack of economic vitality in this retail area. The property next door has been renovated and is being utilized as an indoor storage facility. The renovation of this site for the Georgia Film Institute will bring life to an area that has suffered economic decline for years.

- 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. However, the property is vacant and is in need of renovation.

Staff Comments:

Planning Staff has evaluated the proposed rezoning request submitted by Barbara Jo Cook, on behalf of Southern Crescent Technical College Foundation Inc. for the property located at 657 North Expressway. The purpose for the evaluation is for its compatibility with the Future Land Use Map (FLUM) and the zoning district being requested. Although the applicant's request is not compatible with the FLUM (designated commercial) the property abuts Institutional property that is owned by SCTC and is designated Institutional. The applicant's rezoning request from PCD to INST, if approved by the Board of Commissioners, will not negatively impact the adjacent property owners.

The applicant's request for rezoning stems from the 2008 SPLOST referendum that was passed by the County voter's, that included a referendum for Griffin Technical College, now SCTC, as a recipient of funds to promote education under the banner of SPLOST equals jobs. As a partial use of these funds Southern Crescent asked Spalding County to purchase the Ellis Crossing property located at 657 North Expressway for the college. The property has been deeded to SCTC Foundation (a not for profit entity whose sole mission is to promote the

college). The Foundation will oversee the renovation of the property for the college whose use will be the Georgia Film Institute. This is a new program at the college which will train students for jobs in the production of movies, commercials, and content used in advertising and promotional settings. Staff feels that rezoning the parcel located at 657 North Expressway from Planned Commercial Development (PCD) to Institutional (INST) will yield the highest and best economic use for this property.

Planning and Development Staff Recommendation:

Planning staff recommends **APPROVAL** of the request (15-REZ-02) to rezone 7.03 +/- acres of land located at 657 North Expressway from PCD to INST submitted by Barbara Jo Cook on behalf of SCTC Foundation.

Planning & Zoning Board Recommendation:

The Planning & Zoning Board recommended approval of the request (15-REZ-02) to rezone 7.03 +/- acres of land located at 657 North Expressway from PCD to INST at their regularly scheduled meeting on Monday, October 19, 2015.

Submitted by:

Toussaint M. Kirk, MURP

Director - Planning and Development Services