

1026 W. Poplar Street **Special Use Permit Request** **File No. 15-SUP-02**

Applicant: Griffin Area Habitat for Humanity, Mark Staples
 Owner: Griffin Area Habitat for Humanity



Land Use Classification	Residential
Current Zoning	High Density Residential (HDR-A)
Proposed Use	Residential
Parcel Size	0.69 +/- Acres
Tax Map, Block and Lot No.	051 01010
Board of Commissioner Member	Rodney McCord, District 6
Planning and Zoning Member	Greg McLarin, District 6
Planning and Zoning Board	December 14, 2015
City Commission	January 12, 2016 Public Hearing
Citizen Notification	Legal Notice was run in the November 27, 2015 edition of the <i>Griffin Daily News</i> for the Planning & Zoning Meeting and on December 18, 2015 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 (11-23-15).

Proposal:

The applicant, Griffin Habitat for Humanity, is seeking approval of a Special Use Permit for 1026 W. Poplar St. The applicant is requesting a special use permit to expand 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 0.69 acres and has a single family dwelling on the lot. 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 requires 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 an addition to this structure at this location is compatible to adjacent properties and the use of those properties. The adjacent properties are detached single-family dwelling units to the north, south and east and an apartment complex the west.

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 does not change the current use as an owner occupied detached single-family dwelling unit. The structure is only being enlarged and should not constitute a nuisance. 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 any additional traffic along W. Poplar Street.

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 Griffin Area Habitat for Humanity 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 allow a single-family detached dwelling unit in this district. Granting the special use reduces the setback requirements to allow a single family structure to exist in the HDR-A district and brings the structure into compliance. Further, it will allow the applicant to construct an addition to the structure and meet all the necessary setback requirements.

Planning Staff's Recommendation:

Staff recommends **Approval** of the Special Use Permit submitted by Griffin Area Habitat for Humanity that brings the structure into compliance in the HDR-A district.

Planning & Zoning Board Recommendation:

The City of Griffin Planning & Zoning Board recommends approval of the Special Use Permit by Griffin Habitat for Humanity that brings the structure into compliance in the HDR-A district at their regular meeting held on Monday, December 14, 2015.

Submitted by:

Jennifer G. Freeman
Associate Planner
Planning and Development Services