

**1453 Meriwether Street**  
**REZONING REQUEST**  
**(Project No. 16-REZ-01)**

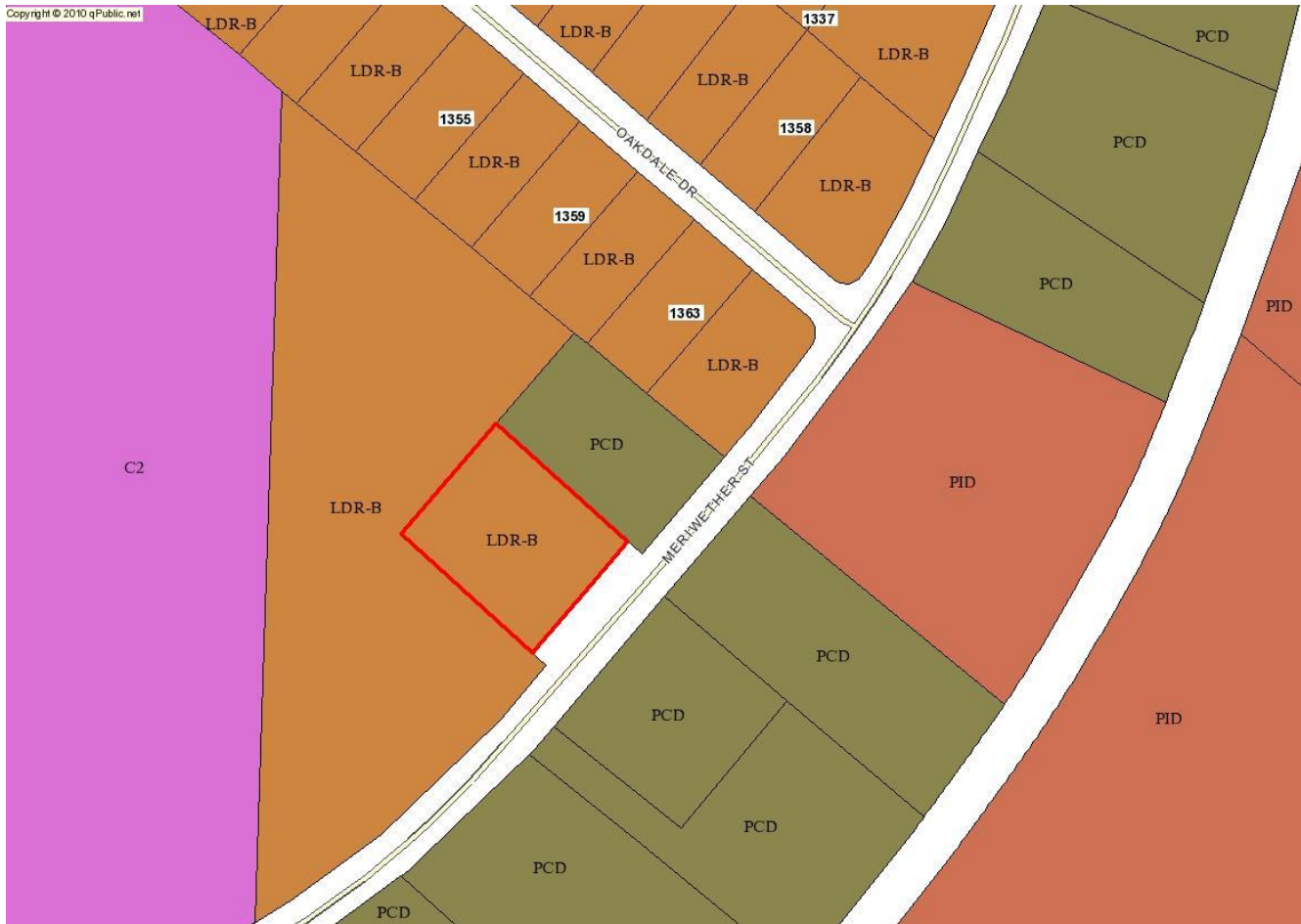
**Applicant:** Landrum Family Limited Partnership, Bill Landrum  
**Owner:** Landrum Family Limited Partnership



<b>Current Land Use Classification</b>	Residential
<b>Current Zoning</b>	Low Density Residential-B
<b>Proposed Zoning</b>	Planned Commercial Development
<b>Future Land Use Designation</b>	Commercial
<b>Proposed Use</b>	Commercial
<b>Parcel Size</b>	0.73 +/- total acres
<b>Map, Block &amp; Lot Number</b>	049 01010B
<b>Planning &amp; Zoning Board</b>	February 15, 2016 Public Hearing
<b>City Commission</b>	February 23, 2016 Public Hearing
<b>City Commission Member</b>	David Brock, District 4
<b>Planning Board Member</b>	Joanne Todd, District 4

## **Proposal/Site Location:**

The applicant, Landrum Family Limited Partnership, is seeking to rezone the property located at 1453 Meriwether Street consisting of 0.73 +/- acres from Low Density Residential-B (LDR-B) to Planned Commercial Development (PCD).



## **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 706 - Low Density Residential-B (LDR-B)
- Article 7. Section 714 - Planned Commercial Development (PCD)

The following sections of the City of Griffin 2014 - 2034 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	N/A
Citizen Notification & Participation	Yes	Legal Notice ran in the January 29, 2016 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 January 29, 2016.
Economic Development	No	Provide commercial services.
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 which designates this area and the subject parcel as Commercial.

## **Application Review**

**“Article 4. Section 405. 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	LDR-B	Spalding County
South	PCD	911 Facility/Griffin Glass
East	PCD	Commercial
West	LDR-B	Spalding County

The properties to the north and west are zoned Low Density Residential-B (LDR-B) and utilized by Spalding County. The property directly east of the subject property, is zoned Planned Commercial Development (PCD) and currently owned by Landrum Family Limited Partnership and the property to the south is zoned Planned Commercial Development (PCD) and consists of the 911 Operating Center and Griffin Glass Center.

- 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 not have a reasonable economic use as currently zoned. The parcel is a vacant parcel of land that is situated directly in front of the Spalding County Building on Meriwether Street. Landrum Family Limited Partnership owns the parcel to the East that is currently zoned PCD. This parcel (1451 Meriwether Street) was rezoned to PCD in 2007. They are requesting this parcel to be rezoned to PCD as well. The parcel is surrounded on all sides by commercial uses. Water, sewer and electricity service is available for the subject property. (*Electricity is provided by Griffin Power*)

- 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 of the surrounding properties are currently being utilized as commercial uses.

- 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 maintained as LDR-B, is minimal. It would not be beneficial for the owner to utilize the current parcel under the LDR-B zoning District. This is a vacant parcel that sits directly in front of the Spalding County commercial Building.

- 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 Comprehensive Plan, which identifies the property as commercial land use. It is surrounded on all sides by commercial uses.

- 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 rezoning request from LDR-B to PCD is compatible with surrounding properties and uses. The parcel is situated adjacent to a parcel currently zoned PCD and owned by Landrum Family Limited Partnership.

- 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.**

The property is a vacant parcel and to staff's knowledge has always been vacant.

### **Staff Comments:**

Planning Staff has evaluated the proposed rezoning request submitted by Landrum Family Limited Partnership, for the property located at 1453 Meriwether Street for its compatibility with the Future Land Use Map (FLUM) of the Comprehensive Plan and the zoning district being requested. The applicant's request is compatible with the FLUM, which has identified this parcel for Commercial land use. The applicant's rezoning request to PCD, if approved by the Board of Commissioners, will be consistent with adjacent properties in this area.

### **Planning and Development Staff Recommendation:**

Planning staff recommends **APPROVAL** of the request (16-REZ-01) to rezone 0.73+/- acres of land located at 1453 Meriwether Street from LDR-B to PCD submitted by Landrum Family Limited Partnership.

### **Submitted by:**

Jennifer G. Freeman, Associate Planner  
Planning and Development Services