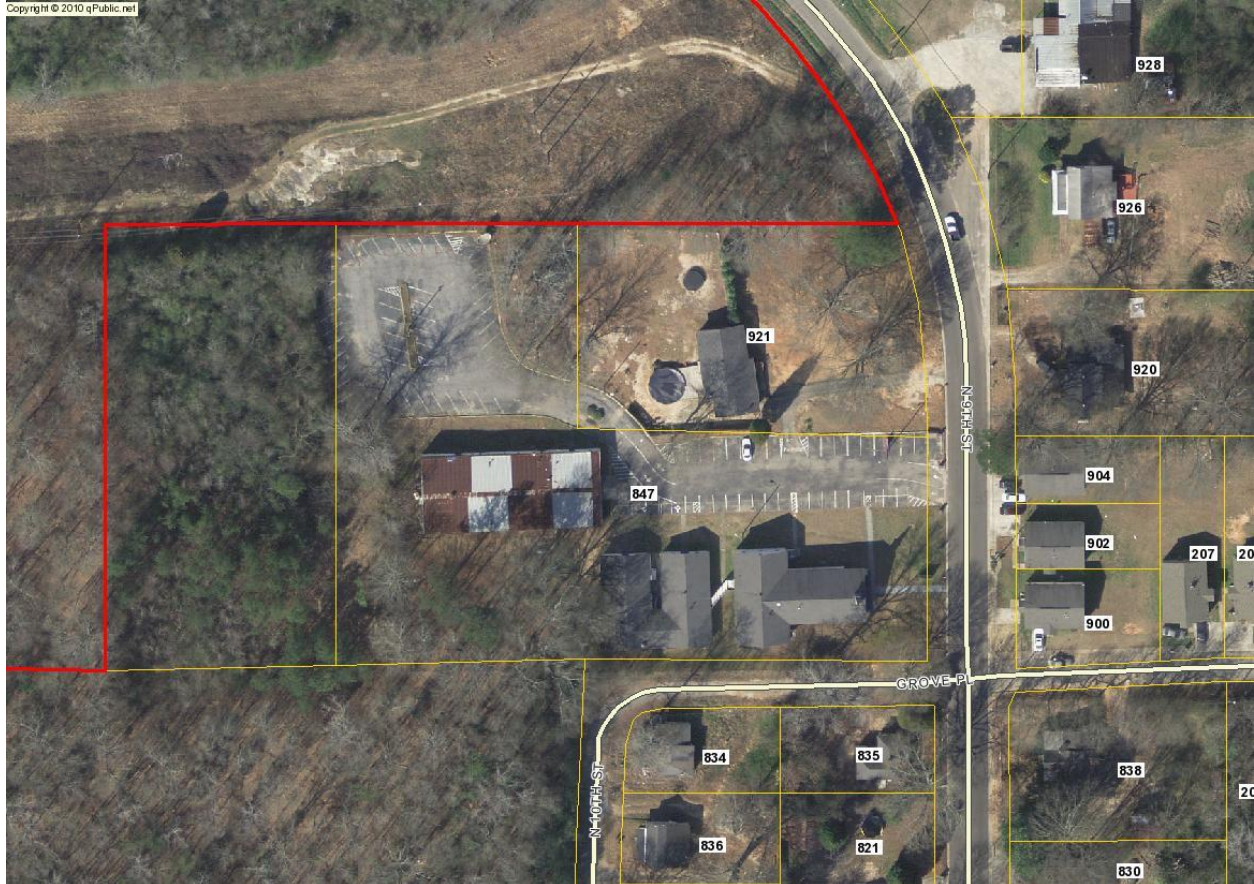


847 N. 9th Street
Special Use Permit Request
File No. 16-SUP-02

Applicant: Charles M. Burden
Owner: Bill Jones



Land Use Classification	Commercial/Church
Current Zoning	High Density Residential (HDR-B)
Proposed Use	Funeral Home
Parcel Size	1.9 +/- Acres
Tax Map, Block and Lot No.	002 01019A
Board of Commissioner Member	Cynthia Reid Ward, District 1
Planning and Zoning Member	K D Fisher, District 1
Planning and Zoning Board	March 21, 2016
City Commission	April 12, 2016 Public Hearing
Citizen Notification	Legal Notice was run in the March 4, 2016 edition of the <i>Griffin Daily News</i> for the Planning & Zoning Meeting and 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 (3-3-16).

Proposal:

The applicant, Charles M. Burden, is seeking approval of a Special Use Permit for 847 N. 9th Street. The applicant is requesting a special use permit to allow a funeral home to operate in the HDR-B 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 710

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

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, and has adequate parking for the use as a funeral home. The subject property is 1.9 acres and has existing church buildings on the parcel. The High Density Residential-B (HDR-B) zoning district allows for a funeral home under a special use permit.

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 utilize this structure as a funeral home at this location is compatible with adjacent properties since the parcel is currently developed for a church use. The adjacent properties are detached single-family dwelling units to the north, south and east and a vacant parcel to 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 proposed use of this property as a funeral home should not substantially increase traffic flow as opposed to the use of the property for a church. The property currently consists of three buildings, the main church building, a fellowship hall and a Sunday school building. The applicant has stated that the parcel will be utilized as a funeral home only, with the building being used for a chapel, meeting rooms and office space. All burials will be conducted offsite and there will not be a crematory at this location.

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 a funeral home will not significantly increase traffic more than its use as a church. The normal business hours of operation will be 8:30 am to 4:30 pm Monday thru Friday. On days when visitations are held the hours will be extended. The building will be equipped with dusk to dawn lighting. The funeral home plans to utilize existing signage on the property. The applicant plans to make improvements to the landscaping once the property is purchased.

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 Charles M. Burden is in compliance with the special use permit provision of the Unified Development Code (UCD). The present zoning of the property is HDR-B, which requires a special use permit to allow a funeral home to operate in this district. Granting the special use permit should not adversely affect the surrounding properties. The existing development of the property as a church has allowed for funeral services to be conducted at this location in the past.

Planning Staff's Recommendation:

Staff recommends **Approval** of the Special Use Permit submitted by Charles M. Burden to operate a funeral home located at 847 N. 9th Street with the following conditions:

- a. Maximum occupancy based on formulas contained in the Statewide Minimum Building Code (ICC; International Congress Code, with Georgia amendments)
- b. Fire and life safety compliance based on Inspection
- c. Register with the City of Griffin Occupational Tax Permit
- d. Upon vacating this location for its principal site, the special use permit will be voided.
- e. All burials to be held offsite
- f. No crematory shall be operated at this location

Submitted by:

Jennifer G. Freeman
Associate Planner
Planning and Development Services