

615 N. 18th Street
REZONING REQUEST
(Project No. 16-REZ-03)

Applicant: Barbara Morales
Owner: Barbara Morales



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Residential
Proposed Use	Commercial
Parcel Size	1.43 +/- total acres
Map, Block & Lot Number	062 09009
Planning & Zoning Board	July 18, 2016 Public Hearing
City Commission	July 26, 2016 Public Hearing
City Commission Member	Cynthia Reid Ward, District 1
Planning Board Member	KD Fisher, District 1

Proposal/Site Location:

The applicant, Barbara Morales, is seeking to rezone the property located at 615 N. 18th Street consisting of 1.43 +/- acres from Medium Density Residential (MDR) 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 708 - Medium Density Residential (MDR)
- 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 July 1, 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 July 1, 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 not consistent with the Comprehensive Plan Future Land Use Map which designates this area and the subject parcel as Residential.

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	MDR	Residential
South	MDR/PCD	Rushton Mills/Church
East	MDR	Residential
West	MDR	Residential

The properties to the north, east and west are zoned Medium Density Residential (MDR) and are residential uses. A portion of the property to the south is zoned Medium Density Residential with a church located on the property and the other portion of the block is zoned Planned Commercial Development (PCD) where Rushton Mills is located.

- 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 of land was developed with several commercial buildings on the site and has been sitting vacant for three (3) years due to a fire destroying two (2) of the buildings on site. The owner is requesting this parcel to be rezoned to PCD, in order to utilize the property as a machine shop. 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. The property was developed as a commercial property in 1970. The surrounding properties are a mixture of residential and 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 MDR is minimal. The property cannot be utilized as is under the Medium Density Residential zoning district.

- 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 a residential land use. However, it is surrounded by a mixture of residential and 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 MDR to PCD is compatible with surrounding properties and uses. The parcel is situated across the street from a parcel currently zoned PCD and utilized by Rushton Mills and a Church. In addition, buses and box trucks are parked on the property across the street.

- 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 was originally developed as a commercial property. The property has been vacant for three years due to a fire and therefore has lost its grandfathered status to remain a legal non-conforming use.

Staff Comments:

Planning Staff has evaluated the proposed rezoning request submitted by Barbara Morales, for the property located at 615 N. 18th 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 not compatible with the FLUM, which has identified this parcel for Residential land use. However, the property was originally constructed as a commercial development and has been in existence since 1970. The applicant's rezoning request to PCD, if approved, will be consistent with adjacent properties in this area.

Planning and Development Staff Recommendation:

Planning staff recommends **APPROVAL** of the request (16-REZ-03) to rezone 1.43+/- acres of land located at 615 N. 18th Street from MDR to PCD submitted by Barbara Morales.

Planning & Zoning Board Recommendation:

The Planning & Zoning Board recommended **APPROVAL** of the request (16-REZ-03) to rezone 1.43 +/- acres of land located at 615 N. 18th Street from MDR to PCD at their regularly scheduled meeting on Monday, July 18, 2016.

Submitted by:

Jennifer G. Freeman, Associate Planner
Planning and Development Services