

**1201 Meriwether St.
REZONING REQUEST
(Project No. 16-REZ-04)**

Applicant: Khalid M. Mirza
Owner: Khalid M. Mirza



Current Land Use Classification	Commercial
Current Zoning	Low Density Residential-B
Proposed Zoning	Planned Commercial Development
Future Land Use Designation	Residential
Proposed Use	Commercial
Parcel Size	0.35 +/- total acres
Map, Block & Lot Number	050 01030
Planning & Zoning Board	September 19, 2016 Public Hearing
City Commission	September 27, 2016 Public Hearing
City Commission Member	David Brock, District 4
Planning Board Member	Joanne Todd, District 4

Proposal/Site Location:

The applicant, Khalid M. Mirza, is seeking to rezone the property located at 1201 Meriwether Street consisting of 0.35 +/- 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 September 2, 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 September 2, 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. However, the parcel is developed as a commercial site.

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	Residential
South	PCD	Commercial
East	PCD	Commercial
West	LDR-B	Commercial

The properties to the north are zoned LDR-B and are residential uses. The property to the south and east are zoned PCD and are commercial uses. The property to the west is zoned LDR-B and is a commercial use.

- 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 originally developed as commercial property and operated as Spruce's BBQ. The owner is requesting this parcel to be rezoned to PCD, in order to utilize the property as a restaurant.

- 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 1958. 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 LDR-B is minimal. The property cannot be utilized as is under the Low Density Residential-B 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, Future Land Use Map which identifies the property as a residential land use. However, it is surrounded by a mixture of residential and commercial uses. Water, sewer and electricity service is available for the subject property. *(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 rezoning request from LDR-B to PCD is compatible with surrounding properties and uses. The parcel is located across the street from a commercial property that is zoned PCD, next door to other commercial businesses which are zoned LDR-B and PCD and residential properties across Hammond Dr. which are zoned LDR-B.

- 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 over a year; therefore, losing its grandfather status to remain a legal non-conforming use.

Staff Comments:

Planning Staff has evaluated the proposed rezoning request submitted by Khalid M. Mirza, for the property located at 1201 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 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 1958. The applicant's rezoning request to PCD, if approved, will be consistent with adjacent property uses in the area.

Planning and Development Staff Recommendation:

Planning staff recommends **APPROVAL** of the request (16-REZ-04) to rezone 0.35 +/- acres, of land located at 1201 Meriwether Street from LDR-B to PCD submitted by Khalid M. Mirza.

Planning & Zoning Board Recommendation:

The Planning & Zoning Board recommended **APPROVAL** of the request (16-REZ-04) to rezone approximately 0.35 +/- acres of land located at 1201 Meriwether Street from LDR-B to PCD submitted by Khalid M. Mirza.

Submitted by:

Jennifer G. Freeman, Associate Planner
Planning and Development Services