

Memo

TO: Mayor and Council
FROM: Curtis Hindman, Interim Community Development Director
DATE: April 24, 2023
RE: 354 Seavy Street

Rezone from R40 to RH

Planning Commission recommended approval with a condition that the rear setback be a minimum of 20 feet.

Background

The applicant requests to amend the Zoning Map for the property located at 354 Seavy Street from Residential (R-40) to Residential (RH).

R40 – Front – 40 feet, Side – 20 feet, and Rear -40 feet

RH – Front – 15 feet, Side – 20 feet, and Rear – zero (Seavy Street is a collector not arterial)

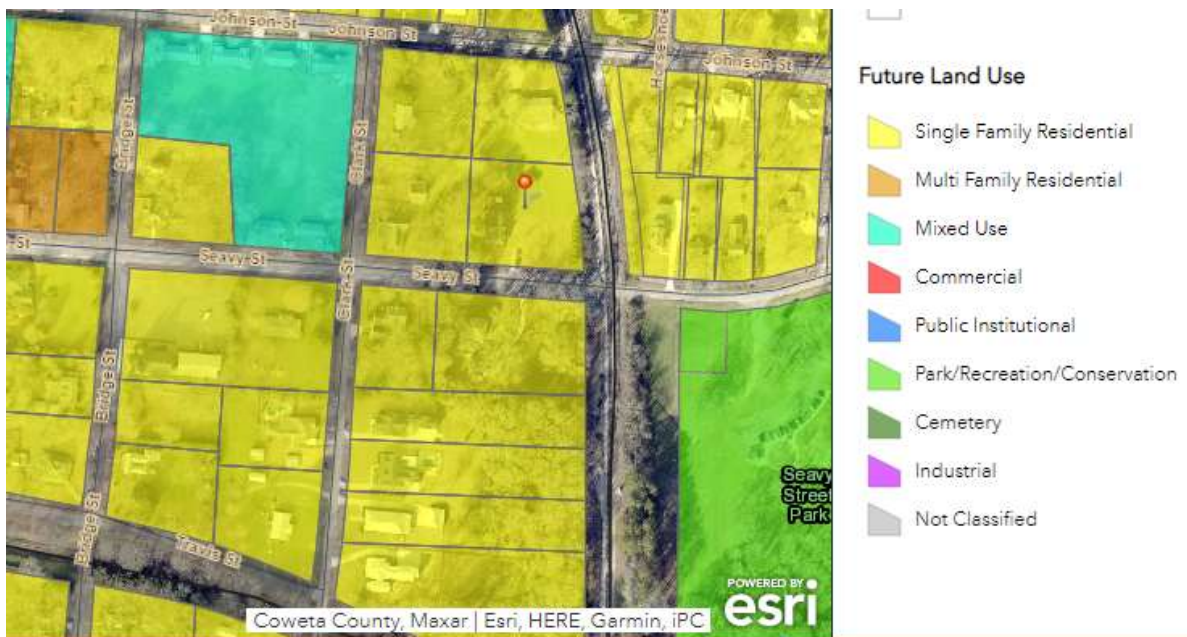
Below is an aerial showing the lot today. The applicant is seeking to split the lot into two lots keeping one with the existing house and creating a new lot adjacent to the railroad to sell or build upon. If rezoned to RH the setbacks and lot size will be met for both lots with no variances needed.



Zoned R40:



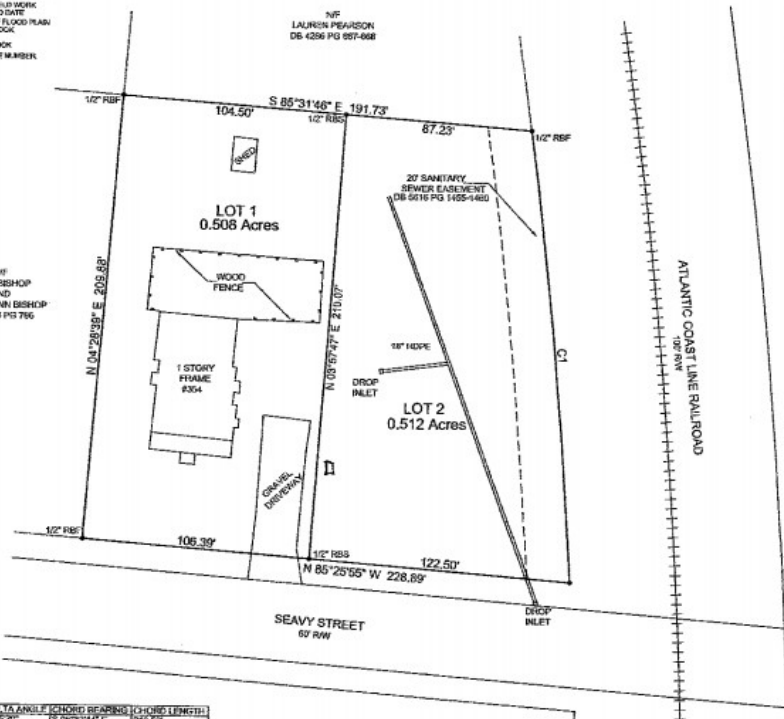
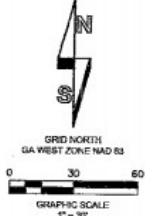
According to the Comprehensive Plan amended and adopted in 2021 this property has been shown in the “Future Land Use Plan” as Single Family Residential.



THIS BLOCK NUMBERED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND
 REF - REAR FOUND
 RFR - REAR FOUND
 CTR - CORNER TOP NAIL
 L.L. - LAND LOT LINE
 P.L. - PROPERTY LINE
 CONCRETE FOOTING ENTRENCHMENT
 OP - EDGE OF PAVEMENT
 FOS - FRONT OF SIDEWALK
 AL - ALIEN LINE OF TRACK LINE
 CS - CURB SIDE
 RP - RAMP OR FORMERLY
 I - 1/2" ALUMINUM MARK
 PERFORMED DATE
 QUALITY OF FLOOD PLAIN
 CS - CROSS BOOK
 CS - CROSS BOOK
 CS - CROSS BOOK
 CS - CROSS BOOK
 CS - CROSS BOOK
 CS - CROSS BOOK

NF
 SEAN BISHOP
 AND
 CARLEE ANN BISHOP
 DB 4368 PG 786



SURVEYORS CERTIFICATION

AS REQUIRED BY SECTION 11) OF O.C.G.A. SECTION 15-6-67, THE PROPOSED LAND SURVEY HEREBY CERTIFIES THAT THIS MAP, PLAN, OR PLAN HAS BEEN APPROVED FOR FILING IN ACCORDANCE WITH ALL APPLICABLE MINORAL COUNTY OF GEORGIA COUNTY PLANNING COMMISSION OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OF THIS SUCH ENVIRONMENTAL DECISION HAS APPEARED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL INSTRUMENTS OF RECORD ACCORDING TO THE RECORD ARE MARKED AS "TRUE" AND THEIR LOCATIONS, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAN AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

[Signature]

BY: JENNIFER A. GASKINS, S. GEORGIA REGISTERED LAND SURVEYOR NO. 1102

DATE: 03/20/23

CLOSURE STATEMENT

THIS FILE IS DATA UPON WHICH THIS PLAN IS BASED. I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT I AM A REGISTERED SURVEYOR AND I HAVE BEEN ADJUSTED UNDER THE COMMON RULE METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,000 FEET.

ADJUSTED LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TCR TOTAL STATION.

CURVE	ARC LENGTH	CHORD	BEARING	CHORD BEARING	CHORD LENGTH
1	115.57	226.57	S 85° 31' 46" E	191.73	226.57

db No. 23-010
 rev. 01/2023
 rev. Date: 03/20/23
 R.P.D. 02/26/23
 NSG/S



Prepared For:
ADAM WADSWORTH AND MATTHEW STUDDARD

354 Seavy Street
 Land Lot 276 of the 1st Land District
 Coastal County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
 surveyors/planners/development consultants
 881 CAMPBELL ROAD GRIFFIN, GA 30223
 678-671-3604
 sgaskins24@gmail.com

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE (FIR) MAP NUMBER 13070C0110, DATED FEBRUARY 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

Administrator's Report

In consideration of the requested zoning change, the Planning Commission should consider the zoning ordinance, section 74-46, which lists the following twelve standards governing the exercise of the zoning power of the City of Senoia.

1. The existing land uses and zoning classification of nearby property.

The subject property is currently zoned R40 and located within the city limits and lies within the historic downtown overlay district.

2. The suitability of the subject property for the zoned purpose.

The land is suitable for residential use as proposed.

3. The extent to which the property values of the subject property are diminished by the zoning restrictions.

There is no reduction in value of the land due to the existing or proposed residential zoning.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The application represents no gain to the public. There is no recognized hardship for the property owner.

5. Whether the subject property has a reasonable economic use as currently zoned.

The subject property does have a reasonable economic use for residential use as currently zoned but will need more variances in R40 due to setbacks and the shape of the lot.

6. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed zoning and use as residential are both suitable and similar to the existing uses adjacent to the subject property.

7. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The zoning of RH will not negatively impact the adjacent properties existing use or usability. The setbacks in RH are smaller than in R40 but remain adequate for the intended use and lot size.

*The ordinance allows a rear setback of zero and **staff recommend that a minimum rear setback of 20 feet** be imposed as a condition of the rezoning request.*

8. Whether the zoning proposal is in conformity with the policies and intent of the land use element of the Comprehensive Plan.

The future character map shows this property as Residential.

9. Whether the zoning proposal will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No excessive use or burden is recognized in this application.

10. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

There is none.

11. Whether the subject property contains jurisdictional wetlands of the United States. If so, the applicant will be required to document permit approval for the proposed development from the U.S. Army Corps of Engineers before any formal action can be taken on the zoning proposal.

There is none.

12. Whether the subject property may be large enough to qualify as a Development of Regional Impact. If so, then an application for Review must be filed with the Regional Development Center.

The development is not big enough to qualify.