

William “Dub” Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Mayor and Council
FROM: Curtis Hindman, Interim Community Development Director
DATE: April 24, 2023
RE: **Rezoning with variances - 122 Rock House Road**

Current Zoning - Office Institutional (OI)
Proposed Zoning – General Commercial (GC)
Located within the Downtown Hwy 16 Corridor Overlay District

Planning Commission recommended rezoning to GC pending approval of variances

Variances: Front setback moved from zero (0) feet to forty (40) feet and sidewalk moved from right of way to the front of building with a recorded easement for public use.

Hardships: Overhead electric transmission lines on Hwy 16 right of way and an AT&T underground fiber line located on a private easement approximately 10 feet behind right of way.

Background

The City of Senoia received an application to amend the Zoning Map for the above referenced tract known as 122 Rock House Road. The property is approximately 1.601 acres and is currently zoned Office Institutional. The property is also currently vacant undeveloped land and has existing utility lines that cross through it from the previous alignment of Rock House Road. The applicant plans to build a multi-story building with approximately 20,247 square feet of commercial retail and office space with associated parking, landscaping and improvements. The site lies within the downtown Hwy 16 Corridor Overlay district and will require variances for the building placement due to a hardship caused by the overhead transmission lines and the existing AT&T fiber line.

Administrator's Report

The applicant is proposing to rezone **1.601** acres from **OI to GC**. In consideration of this rezoning, the following questions should be considered:

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

The adjacent zonings are R40, OI, GC and IC. The map below shown the subject property and adjacent lots zoning. See zoning map below.

The adjacent land uses area mixed use, single family residential and commercial and can be seen in the map below.

Current Zoning Map:



Future land use map:



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

The land appears to be suitable for development. There is a utility currently crossing the lot diagonally but will be relocated by the owner prior to development. Additionally there are overhead power transmission lines and an ATT fiber main along the Hwy 16 frontage that will require variances for development under the Hwy 16 downtown overlay.



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

Currently the tract can be developed Office Institutional but that zoning will not allow the owner to have the proposed retail. Rezoning to General Commercial will allow the applicant to have the desired retail and still support rental retail or office space above.

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

Possible Public Gain: The development of commercial retail space and office space in Senoia that meets the overlay district.

Possible Hardships: There does not appear to be any hardships for the property owner or adjacent owners.

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

The existing zoning of the tract will allow the applicant to develop office space but will not allow the intended commercial retail use.

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 tracts across Rock House Road that also front on Hwy 16, are zoned and used as general commercial and office today. This tract fronts on Hwy 16 and is an appropriate place for general commercial or office institutional based on the surrounding uses and zoning. The map below shown the corridor along Hwy 16 in the area is largely commercial.



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

The use and usability of neighboring properties is not expected to be negatively impacted by this development.

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

The proposed general commercial use does not match the land use element of the comprehensive plan which shows this tract as mixed use. However the future land use map shows that the Hwy 16 corridor has the following anticipated uses: Commercial, Mixed Use, Residential and Public Institutional, and this tract is shown as adjacent to proposed commercial future land use area.

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.

This proposed drive serving this site will be from Rock House Road and will meet GA DOT separation requirements from the intersection with Hwy 16. The site can be served by Senoia water and sewer and is not expected to impact the school system as this is not a residential development.

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.

No conditions exist or are known to staff.

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.

No known state waters exists on the site.

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 as proposed is below the thresholds for DRI for commercial development. Applicant is proposing to build a two story building with approximately 10,125 square feet of commercial retail on the first floor and with six (6) office suites above each approximately 1,687 square feet. The total proposed is approximately 20,247 total square feet.

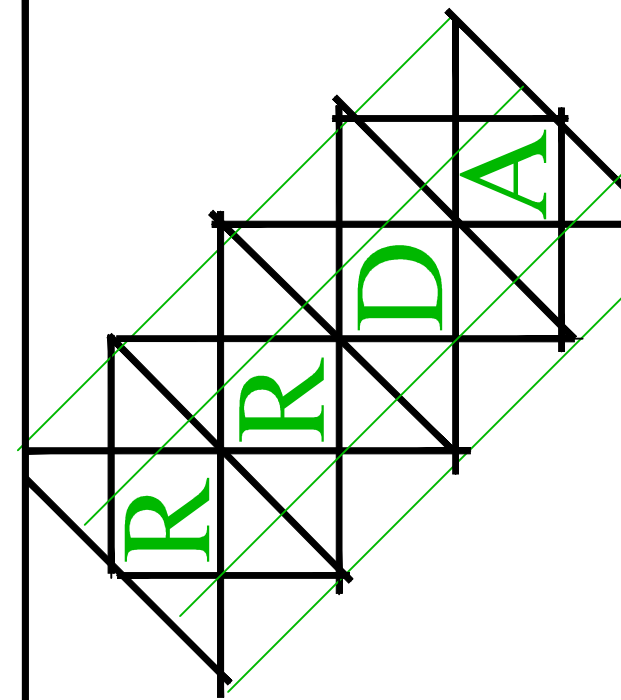
Threshold for DRI:

Total square footage of 300,000 (commercial)



122 ROCKHOUSE ROAD
 SENOIA, GA. 30216

CITY OF SENOIA
 1.6 ACRE LOT ON THE CORNER OF
 ROCKHOUSE ROAD AND GA. HWY. 16
 COMMERCIAL SPACE
 MIXED USE CONCEPT SITE PLAN
 THIS IS NOT A SURVEY
 CONTACT: NEAL DAVIS 404.354.4488



ROSE & REID DESIGN ASSOCIATES, P.C.
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 PEACHTREE CITY, GEORGIA
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 issue date/revisions

**A NEW LOCATION FOR
 ROCKHOUSE BEVERAGE**
 ROCKHOUSE ROAD at HIGHWAY 16
 SENOIA, GEORGIA 30276

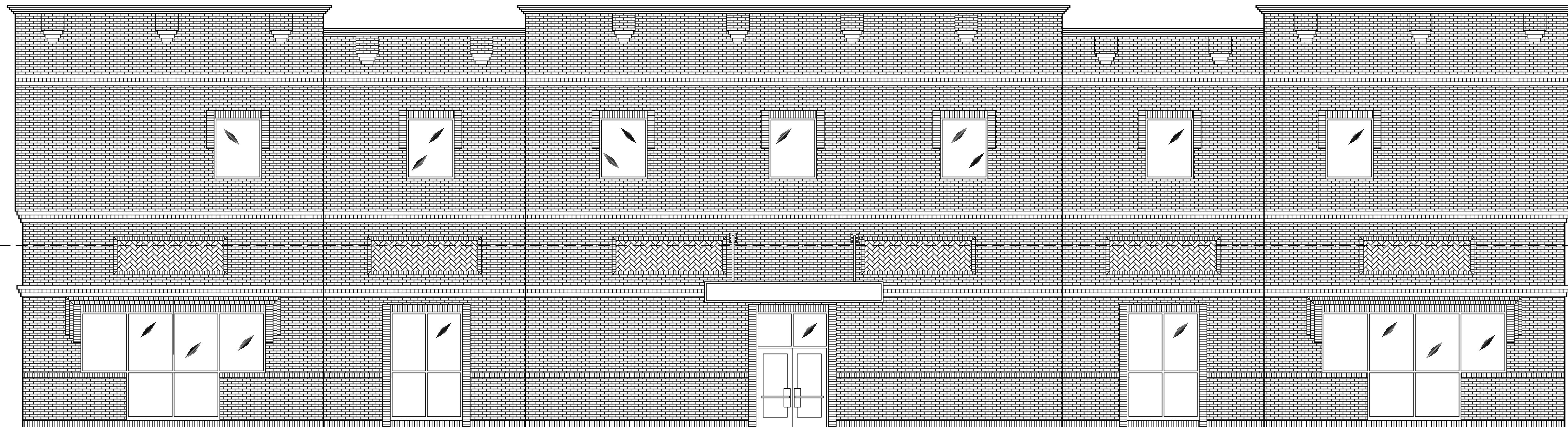


project name
**A NEW LOCATION FOR
 ROCKHOUSE
 BEVERAGE**

sheet title
**EXTERIOR
 ELEVATIONS**

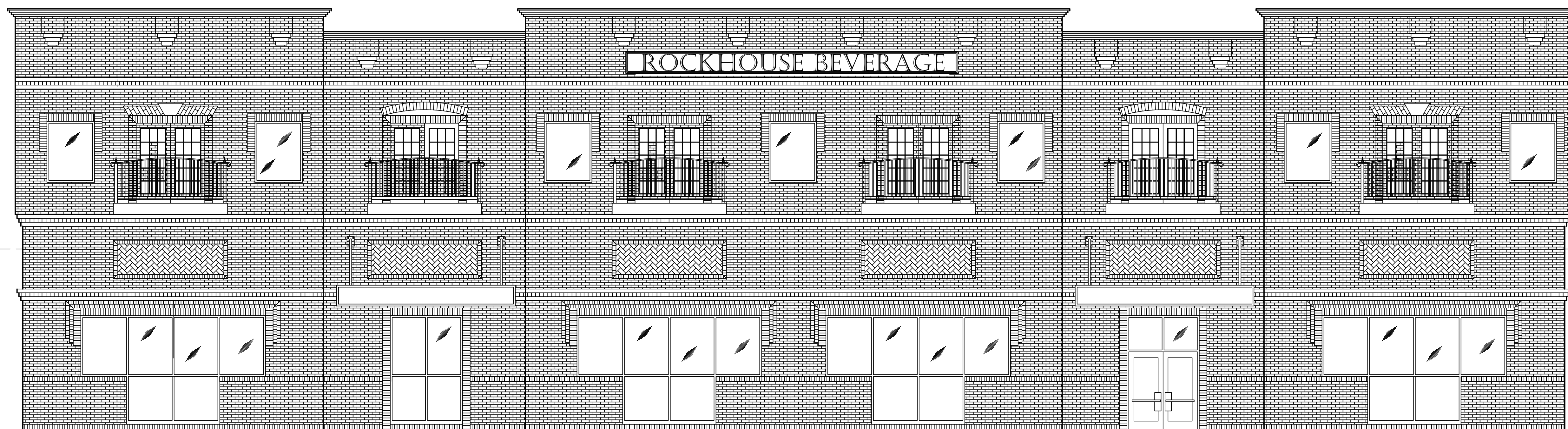
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 project no.
 RRDA-23-022
 date
 03/27/2023

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 sheet no.



REAR ELEVATION

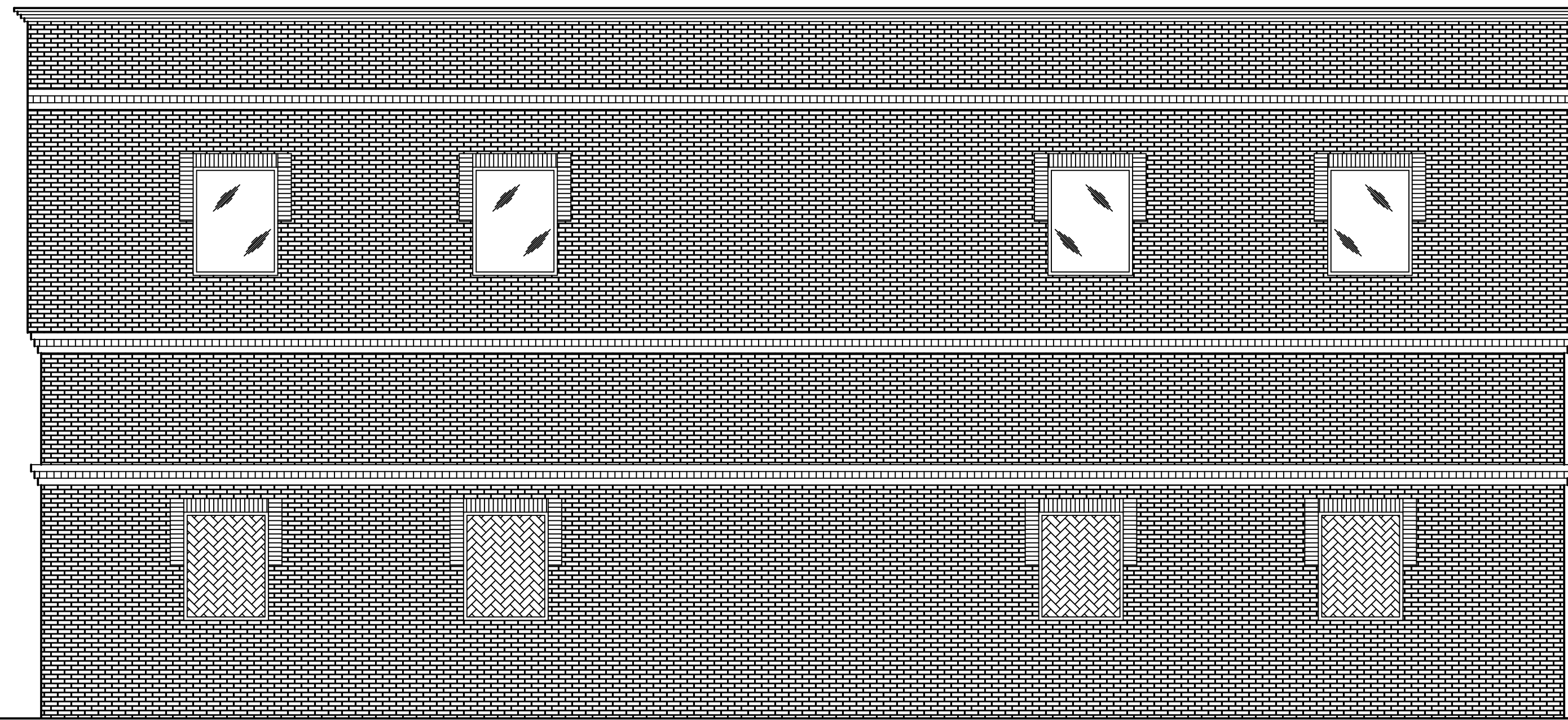
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FRONT ELEVATION

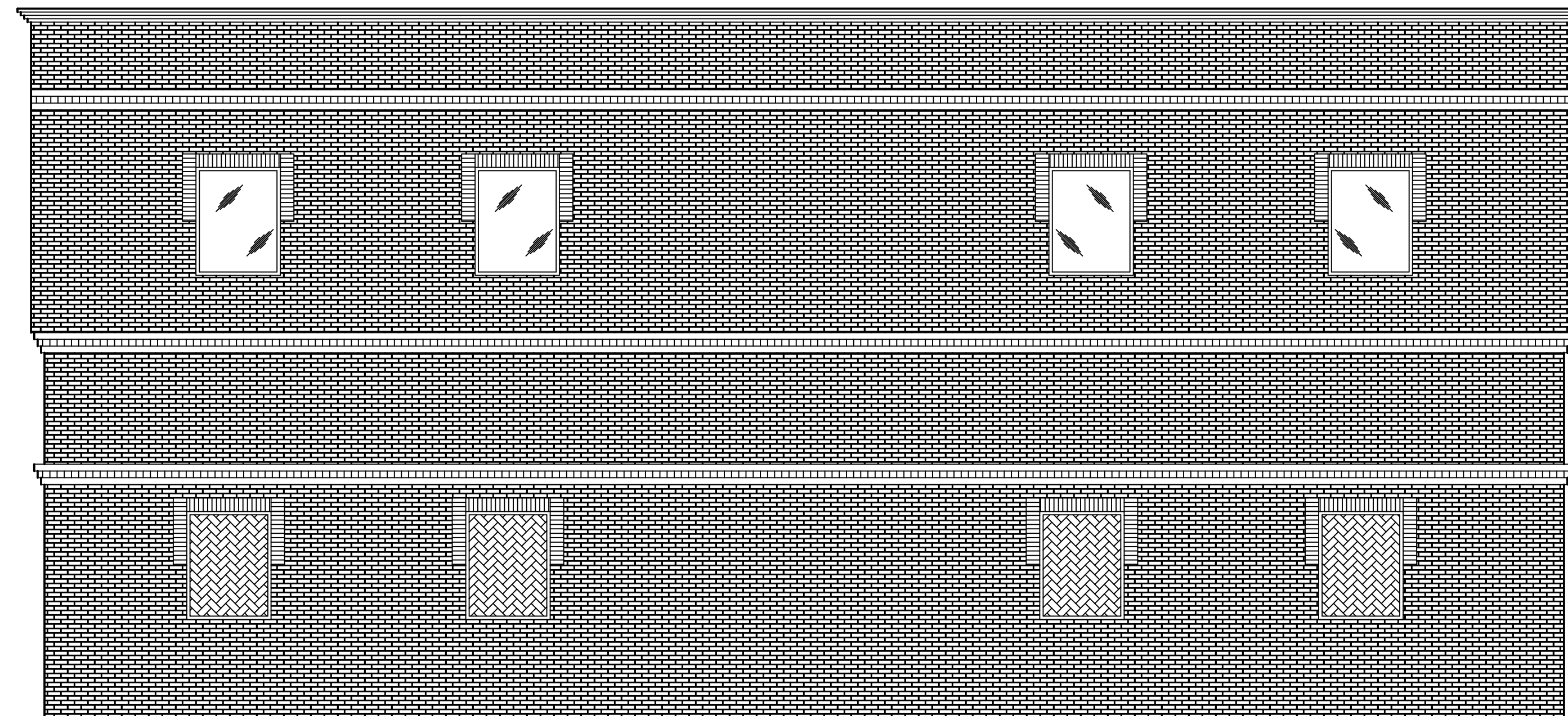
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122 ROCK HOUSE ROAD



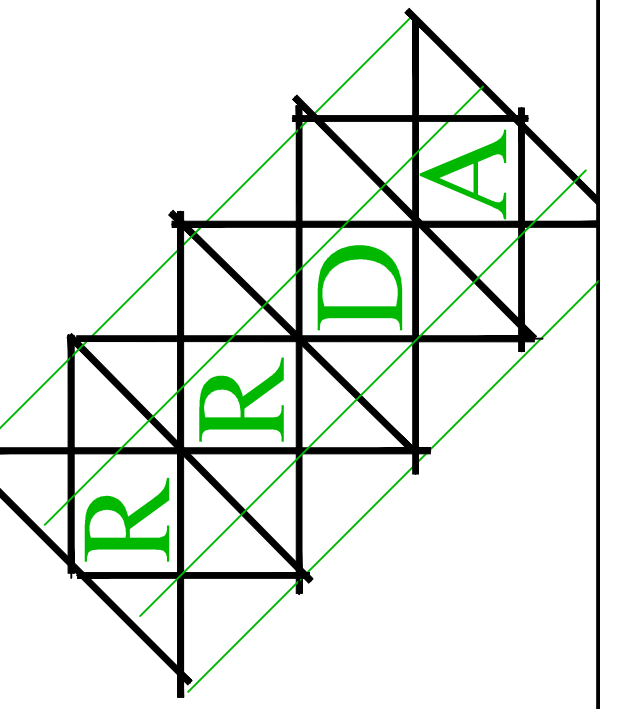
LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"



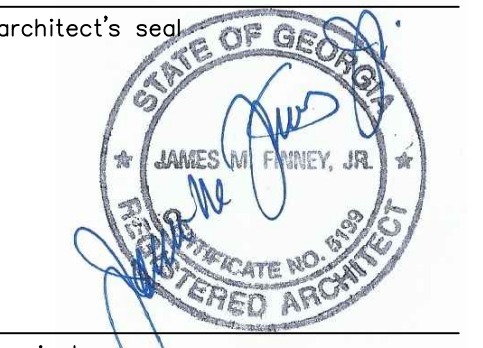
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