

Memo

TO: Mayor and Council
FROM: Curtis Hindman, Community Development Director
DATE: October 2, 2023
RE: 284 Bridge Street
Rezone from R40 to RH
Located within Historic District

Background

The applicant requests to amend the zoning of the above referenced address 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 – 20 feet (recommended)

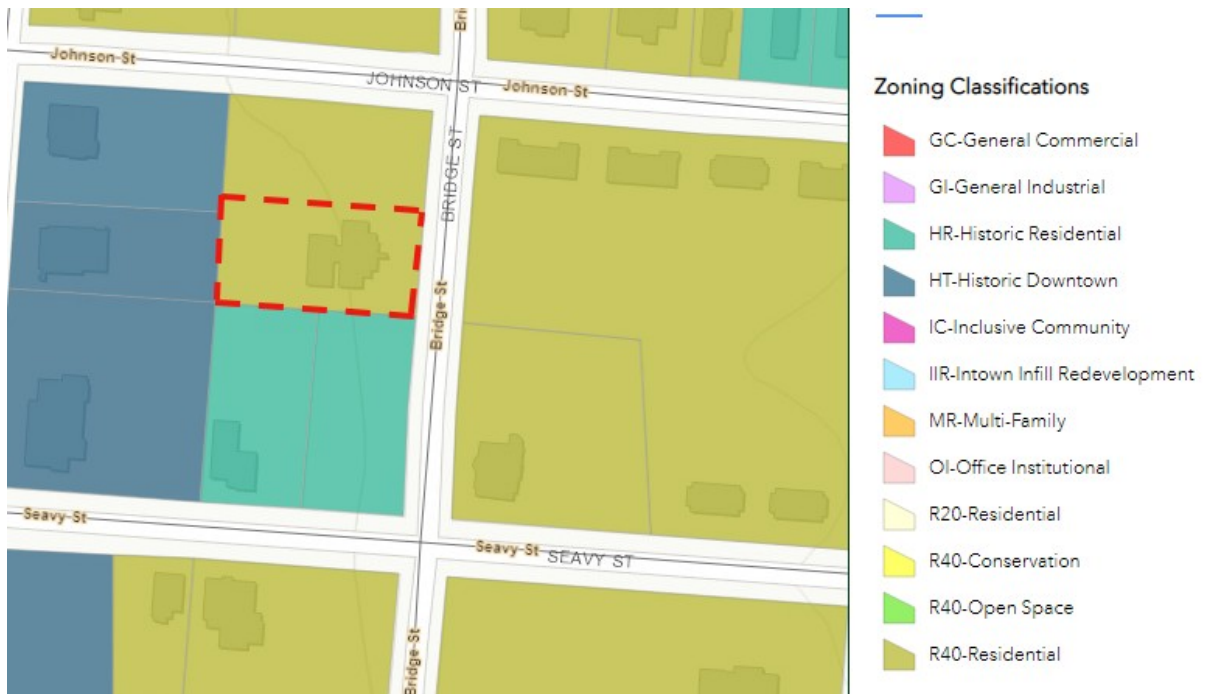
The applicant asserts that rezoning to RH will allow the existing non-conforming use to become more conforming in terms of lot size and setbacks.

Planning Commission Recommendation

Commissioner Krabel made a motion to approve the rezoning from R40 to RH per staff recommendations with a 20 foot rear setback. Commissioner Williams 2nd the motion and with all in favor motion carried 4-0.



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 and within the Suburban Residential Character Area.





SUBURBAN RESIDENTIAL

This area is the largest character area within the City of Senoia. Suburban residential style development is located adjacent to the traditional residential area and moves outward into the edges of the city limits. The area includes established residential neighborhoods developed in curvilinear street patterns. Limited connectivity exists between developments but cart paths are becoming more common. These paths create increased connectivity for multiple users.

Land uses appropriate in this area are limited to single family residential, parks, and other institutions.

Implementation strategies:

- ❖ Promote the use of conservation subdivisions to preserve greenspace and rural setting
- ❖ Continue multi-use paths between neighborhoods
- ❖ Encourage sidewalk connections to existing network where appropriate.
- ❖ Tree canopy preservation
- ❖ Encourage road network connectivity, if possible connections to existing grid
- ❖ Utilize buffers and to protect rural setting where appropriate.
- ❖ Promote a mix of housing types and price points

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. The subject property is surrounded by RH, HT and R40 zoning.

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

The land is suitable for residential use as proposed. The current lot size meets the minimum lot size for RH. The existing house will continue as a non-conforming use since it encroaches into the side setback.

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 as currently zoned.

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 to streets, transportation facilities, utilities or schools by approving 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.

**APPLICATION TO AMEND THE
OFFICIAL ZONING MAP OF
THE CITY OF SENOIA**



City of Senoia
P.O. Box 310
Senoia, GA 30276
770.599.3679

FEES: (due upon submission)

- \$500 (0-5 acres)
 - \$550 (6-20 acres)
 - \$600 (21-99 acres)
 - \$600 (100+ acres)
- plus \$10 per acre over 100 acres)

RECEIVED

AUG 5 10 2023

Name of Applicant Jacob Grady Contact # 678-378-3423

Mailing Address 284 Bridge Street Email jgrady@stcom.us

Name of Property Owner Jacob & Jenna Grady Contact # _____
(Attach additional page if there is more than one owner)

Address of Property 284 Bridge Street

Zoning Classification: Present R40 Requested RH

Use of Property: Present _____ Requested _____

_____ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

_____ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

Re-zone to RH. Parcel has been recorded for two lots for many years and recently purchased by Jacob & Jenna Grady. Adjacent lot PB 60 Pg 16 #E02 0016 005 DB: #5632 PG: 2039 was sold to Brian Grady. Both lots are 0.501 acres. Lot purchased by Brian Grady was just sold to Sean & Lisa Warren on 8/4/23. Request to rezone to allow for more formal and accurate zoning type due to lot size.

Attach the following documents:

1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit 3 copies if the plat and a PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee payable to the City of Senoia.
7. Letter of Intent, conceptual plan

I hereby authorize the staff of City of Senoia to inspect the premises of the above – described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me
This 15 day of Aug, 2023

[Signature]
Notary Public



[Signature]
Signature of Applicant

*Paid A 500.00
8/14/23*

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 24 JACKSON STREET
 NEWNAN, GA 30263
 PHONE - 770.253.5195
 www.gaskinslegrand.com
 LSF 001371

EXISTING PARCEL NUMBERS: E02 0016 005 AND E02 0016 003
 CITY OF SENOA, GEORGIA
 LAND LOT: 279, LAND DISTRICT: 1
 COWETA COUNTY, GEORGIA

BRIAN T. GRADY
 CLIENT

AND JACOB T. GRADY
 PROJECT

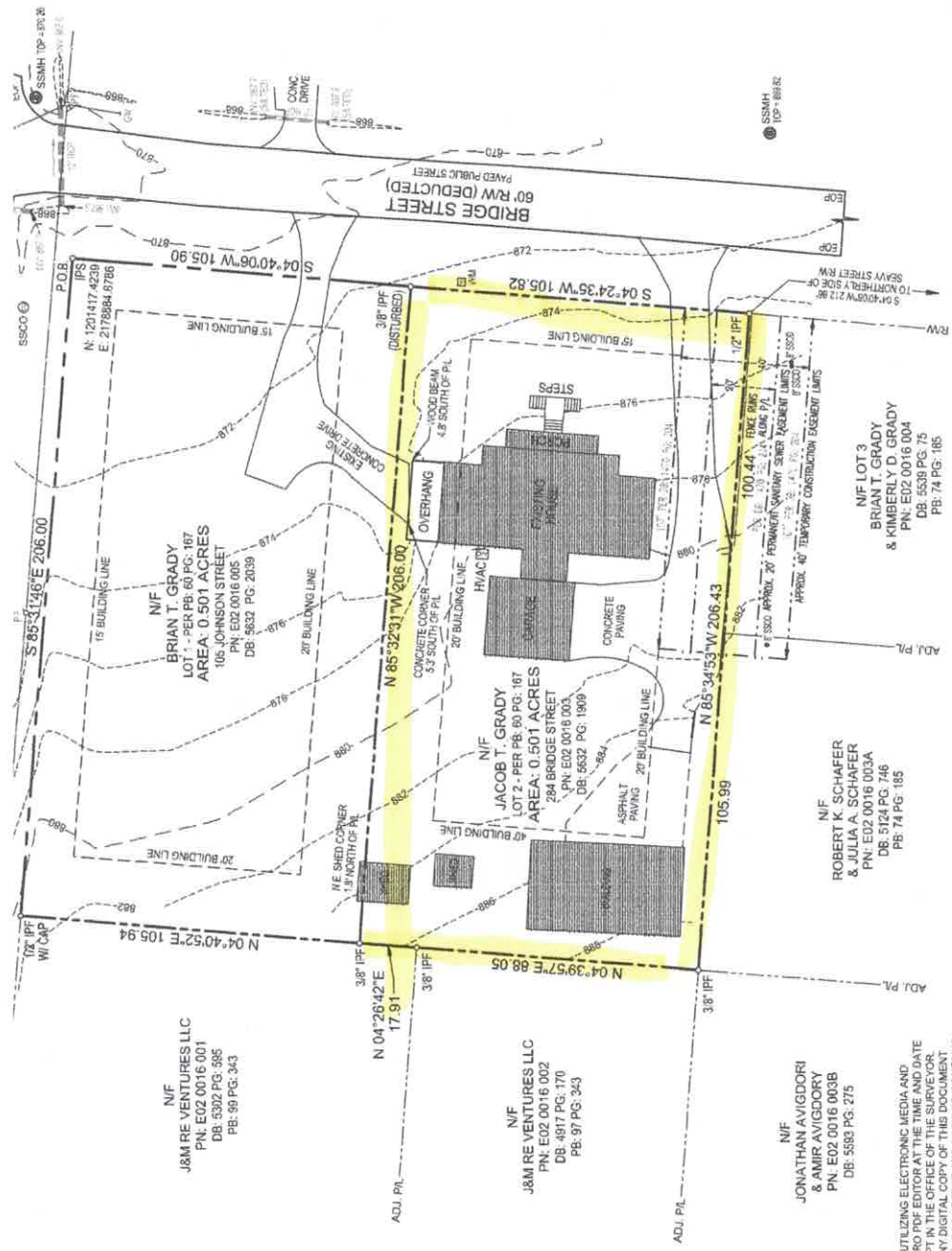
RETRACEMENT BOUNDARY SURVEY

CALL BEFORE YOU DIG



Know what's below.
 Call before you dig.

SCALE & NORTH ARROW:



CLERK OF THE SUPERIOR COURT
 RECORDING INFORMATION

SURVEY DATA:

NIF LOT 1 PARCEL NUMBER: E02 0016 005
 0.501 ACRES / 21,621 SQ. FEET
 PLAT CLOSURE = 1" IN 25,678 FEET
 NIF LOT 2 PARCEL NUMBER: E02 0016 003
 0.501 ACRES / 21,633 SQ. FEET
 PLAT CLOSURE = 1" IN 24,394 FEET

EQUIPMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
 FIELD CLOSURE: 1" IN 14,521 FEET
 ANGULAR ERROR: 0.2" PER ANGLE POINT
 ADJUSTED BY COMPASS RULE

PLAT AND DEED REFERENCES:

- 1. PLAT BOOK: 60 PAGE: 167
- 2. DEED BOOK: 4311 PAGE: 48
- 3. DEED BOOK: 4632 PAGE: 1909
- 4. DEED BOOK: 4632 PAGE: 2039

SURVEY LEGEND:

- AC = ACRES
- SF = SQUARE FEET
- PL = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE
- PN = PARCEL NUMBER
- ADJ. PL = ADJOINING PROPERTY LINE
- NIF = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- PL = PROPERTY LINE
- PP = POWER POLE
- GW = GUY WIRE
- SSCO = SANITARY SEWER CLEAN-OUT
- SSMH = SANITARY SEWER MANHOLE
- EOP = EDGE OF PAVEMENT
- EH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER
- OTPF = OPEN TOP PIPE FOUND
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (1/2" BE-BAR)
- P.O.B. = POINT OF BEGINNING

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BRIAN T. GRADY AND JACOB T. GRADY
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 PROJECT
 RETRACEMENT BOUNDARY SURVEY
 CITY OF SENOA, GEORGIA
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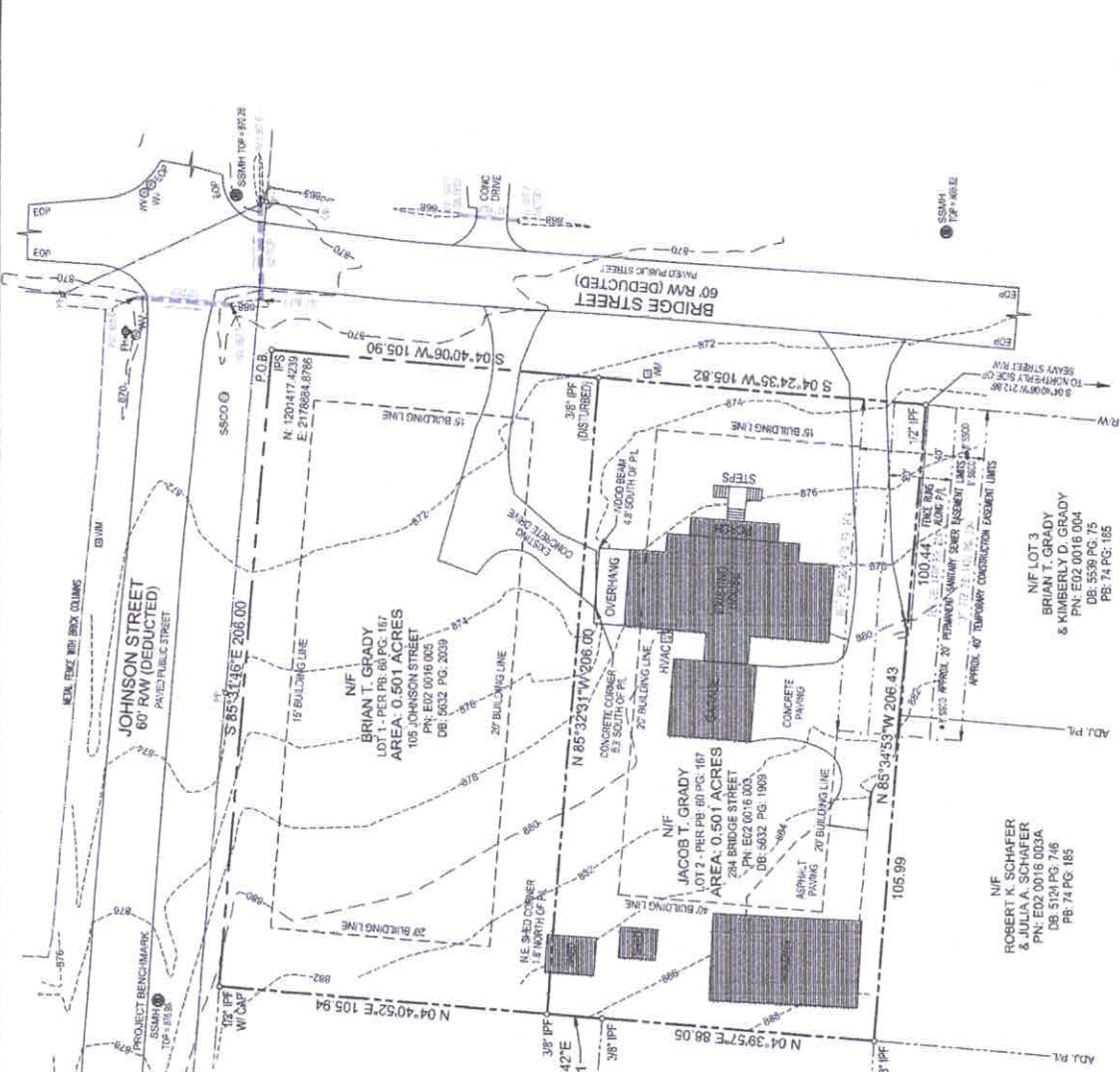
Know what's below.
 Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:
 DRAWN BY: CAF
 REVIEWED BY: GWR
 FIELD DATE: 06-30-23 OFFICE DATE: 06-14-23
 CAD FILE: 2M BRIDGE ST_3D0
 DWG FILE: 2M BRIDGE ST_3D0
 APER: #200842
 ICODE: 16/01/223

SHEET TITLE:
1 OF 1



GENERAL SURVEY NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCGA) 15-6-67 AS AMENDED BY HB 70 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY IS NOT WITHIN (ZONE A4E) OR (ZONE X - SHUDED) SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A., FLOOD INSURANCE RATE MAP (FIRM) #1307703281D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDESIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO CLAIMS, PRESCRIPTION, AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DIBEMING THIS UNDETERMINED AND NOT SHOWN.
8. THIS SURVEY IS RELATED TO GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM. CONTOUR ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM HORIZONTAL AND VERTICAL CONTROL SET BY AERASING: 80 NETWORK ROYER OBSERVATIONS CONNECTED TO THE EGPS GNSS REFERENCE NETWORK.

SURVEY DATA:

NIF LOT 1: PARCEL NUMBER: E02 0016 005
 0.501 ACRES / 21,821 SQ. FEET
 PLAT CLOSURE = 1" IN 25,678 FEET

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 PLAT CLOSURE = 1" IN 24,384 FEET

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 ADJUSTED BY: COMPASS RULE

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3. DEED BOOK: 5632 PAGE: 1959
4. DEED BOOK: 5632 PAGE: 2039

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- WM = WATER METER
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- IFP = IRON PIN COLLING
- IPS = IRON PIN SET (U2 RE-BAR)
- P.O.B. = POINT OF BEGINNING

NIF
 JONATHAN AVIGDORI
 & AMIR AVIGDORY
 P.N. E02 0016 003B
 DB. 5593 PG. 275

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SURVEYOR'S CERTIFICATION

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AS SURVEYOR FOR
 GASKINS + LECRAW, INC.

CHRIS W. ROBERTSON
 GEORGIA REGISTERED LAND SURVEYOR NO. 3195
 DATE: 06-19-2023

Chris W. Robertson

List of Abutting Property Owners (284 Bridge Street)

Brian & Kim Grady	280 Bridge Street	E02 0016 004
Rob & Julie Schafer	274 Seavy Street	E02 0016 003A
JM RE Ventures	83 Barnes Street	E02 0016 002
JM RE Ventures	95 Johnson Street	E02 0016 001
Sean & Lisa Warren	105 Johnson Street	E02 0016 005
City of Senoia Housing Authority	143 Johnson Street	E02 0019 002

CITY OF SENOIA
CASH RECEIPT

Receipt No: 311623

Date: 08/15/2023

Time: 04:19:16 PM

Received From:

CHRISTIAN GRADY

Amount: 350.00

Paid: 350.00

Change: 0.00

For:

REPAIRS 350.00

84 BRIDGE STREET

CHECKS
2891: 350.00

Received By: SCC

CITY OF SENOIA
CASH RECEIPT

Receipt No: 311484

Date: 08/14/2023

Time: 09:46:13 AM

Received From:

IRIAN GRADY

Amount: 150.00

Paid: 150.00

Change: 0.00

For:

ZONING 150.00

84 BRIDGE STREET

AMX3002: 150.00

Received By: SCC

350-

CITY OF SENOIA
CASH RECEIPT

Receipt No: 311485

Date: 08/14/2023

Time: 09:46:45 AM

Received From:

CHRISTIAN GRADY

Amount: 6.00

Paid: 6.00

Change: 0.00

For:

CONVENIENCE FEE 6.00

AMX3002: 6.00

Received By: SCC