

STAFF REPORT

Item	Rezoning	Location	41 Morgan St
Planning Commission Date	September 15, 2020	Mayor and Council Date	October 19, 2020
Applicant	C. Williams	Purpose	To rezone to RH

SUMMARY

The applicant, Cam Williams is requesting to rezone the proposed property to Residential Historical. The property is currently 1.015 acres, the minimum acreage for a property in the RH zoning is .60.



ZONING

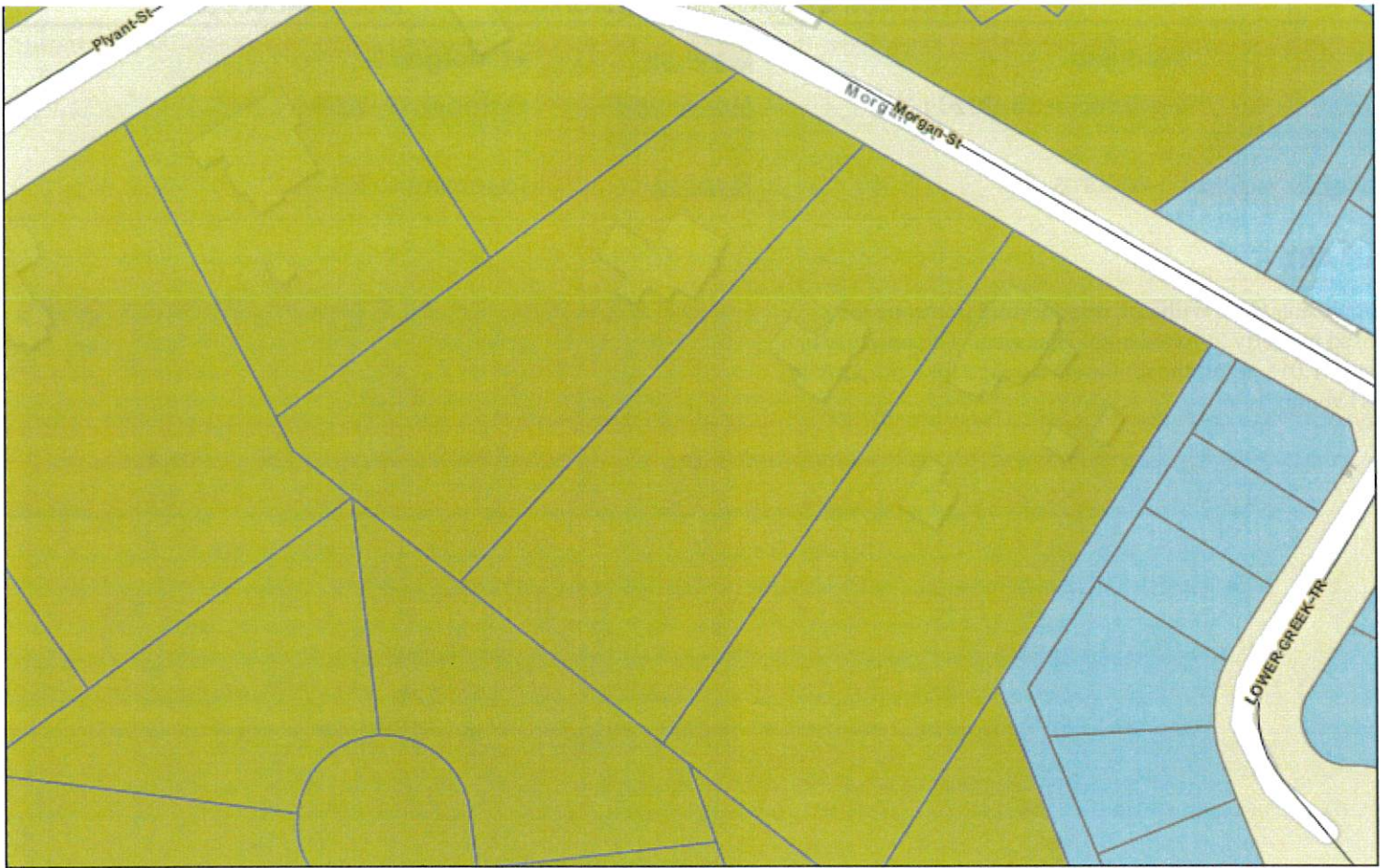
Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R40 / Residential Historical	Residential	East Infill West R-40 North – R-40 South – R-40	Will need to hook up to water and sewer	1.015

Planning Commission

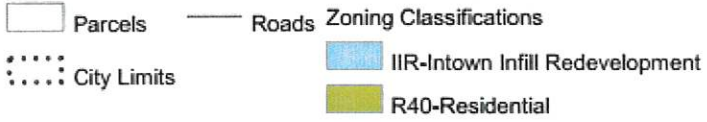
The Planning Commission recommends approval.

Staff Recommendation

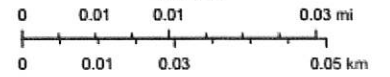
Staff recommends approval



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1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

County of Cowita, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

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<u>Applicant</u>	C. Williams	<u>Purpose</u>	To rezone to RH

1. The existing land uses and zoning classification of nearby property.
 - A. *The subject property is located in the City of Senoia Historic District adjoining other similarly zoned residential homes. RH and R40 allow for similar uses.*
2. The suitability of the subject property for the zoned purpose.
 - A. *The lot is currently in a residential area within the historic neighborhood overlay, the neighboring lots have similar uses to those that are proposed.*
3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.
 - A. *There are none. The RH district provides the property with the highest and best use.*
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.
 - A. *There is no relative gain to the public*
5. Whether the subject property has a reasonable economic use as currently zoned.
 - A. *The subject lot is a conforming residential lot in the R40 district. Remaining residential provides a reasonable economic 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.
 - A. *Yes, the proposed zoning is reasonable.*
7. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
 - A. *If rezoned to RH, I don't see any adverse effects to adjacent properties.*
8. Whether the zoning proposal is in conformity with the policies and intent of the land use element of the Comprehensive Plan.
 - A. *In the sense that this is residential property to be developed as the same the proposal is in accordance with the policies and intent of the land use element of the comprehensive plan.*
9. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities, or schools.
 - A. *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.
 - A. *There are none.*

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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.
 - A. *There are 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.
 - A. *The development is not big enough to qualify.*

STAFF REPORT

Item	Rezoning	Location	31 Morgan St
Planning Commission Date	September 15, 2020	Mayor and Council Date	October 19, 2020
Applicant	C. Williams	Purpose	To rezone to RH

SUMMARY

The applicant, Cam Williams is requesting to rezone the proposed property to Residential Historical. The property is currently .951 acres, the minimum acreage for a property in the RH zoning is .60.



ZONING

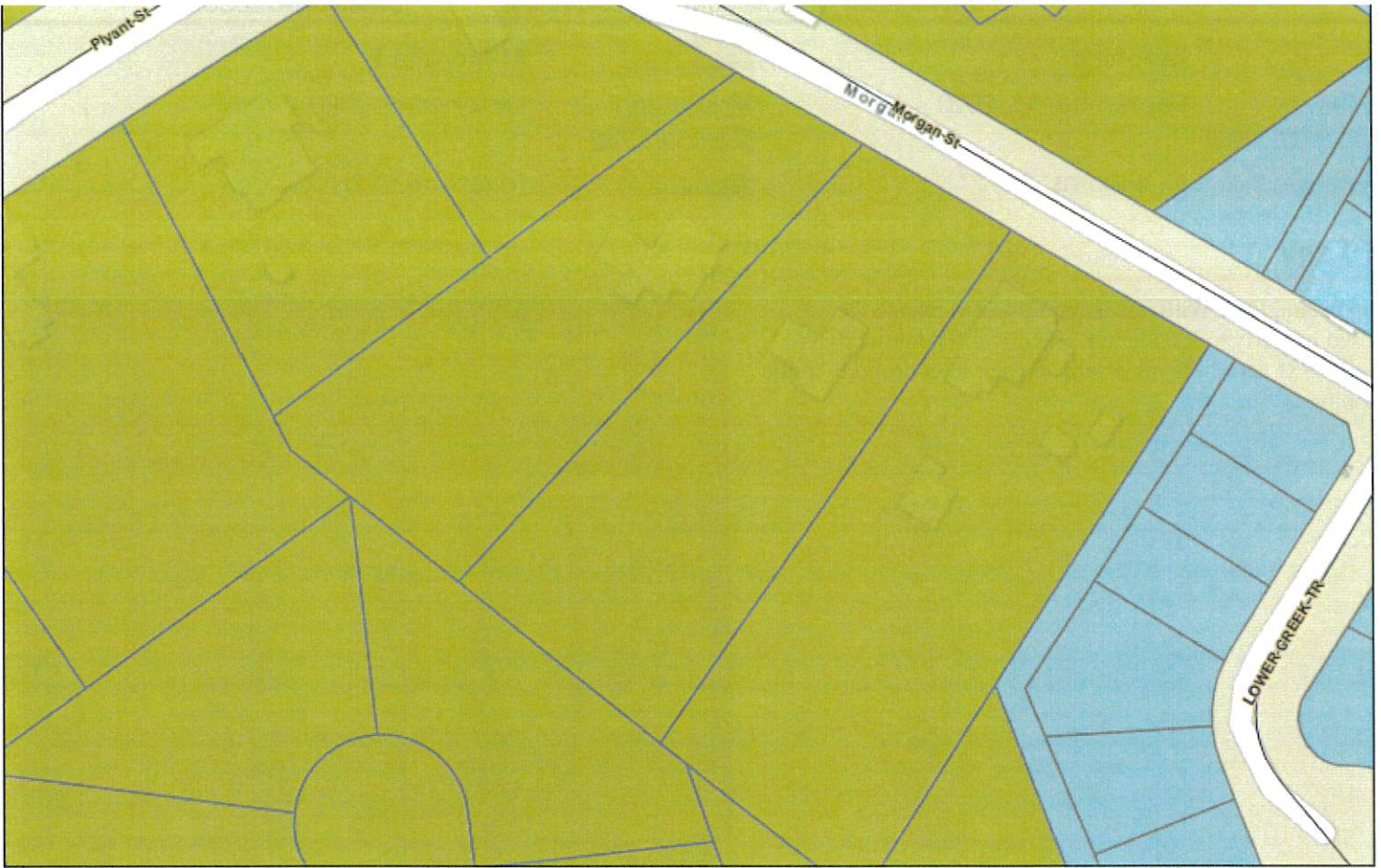
Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R40 / Residential Historical	Residential	East R-40 West R-40 North – R-40 South – R-40	Will need to hook up to water and sewer	.951

Planning Commission






The Planning Commission recommends approval.

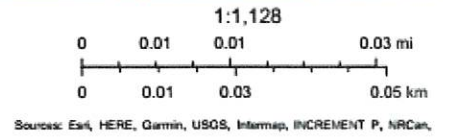
Staff Recommendation

Staff recommends approval



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- | | | |
|--|---|---|
|  Parcels |  Roads | Zoning Classifications |
|  City Limits | |  IIR-Intown Infill Redevelopment |
| | |  R40-Residential |



County of Cowata, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

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 - A. *The development is not big enough to qualify.*

STAFF REPORT

<u>Item</u>	<u>Plat</u>	<u>Location</u>	Morgan St
<u>Planning Commission Date</u>	September 15, 2020	<u>Mayor and Council Date</u>	October 20, 2020
<u>Applicant</u>	C. Williams	<u>Purpose</u>	Preliminary Plat

SUMMARY

The applicant, Cam Williams is requesting to subdivide 4.21 acres into 4 lots. Lot A would be reduced from .951 to .604 acres Tract B from 1.015 to .652, the applicant has requested these lots be rezoned from R40 to RH. The remaining acreage would be divided into two lots lot c would be 1.473 and lot d would be 1.481, both of these lots would remain as R 40 zoning. These properties would be accessed through a recorded easement to the east of 41 Morgan St. Both of these properties would be located within the Historical Overlay and must comply will all of the requirements before they are built upon.



ZONING

Existing Zoning/ Requested Zoning	Existing	Surrounding Zoning	Site Improvements	Future Land Use
Lot A .604	Residential	East Infill	Will need to hook up to water and sewer	office Institutional/ Residential
Lot B .652		West R-40		
Lot C 1.473		North – R-40		
Lot D 1.481		South – R-40		

Staff Comments

The staff recommends approval to the Mayor and Council.

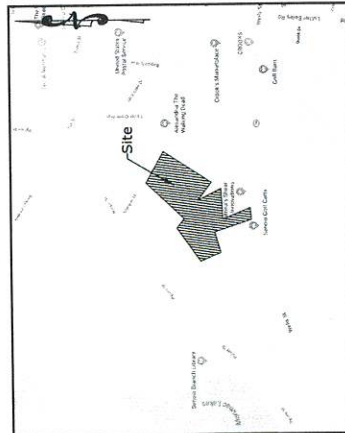
Preliminary Plat of
Williams Estates
 Land Lot 206 of the 1st District
 City of Senoia
 Coweta County, Georgia

Legend
 OTR=Open Top Pipe
 RBF=Rebar Found
 RB5=Rebar Set
 IFR=Iron Pin Found
 IFRP=Iron Pin Remnant
 P.O.B.=Point of Beginning
 B/L=Building Line
 B/L=Building Easement
 N/F=Now or Formerly
 F.W.P.D.=Field Work Performed Date
 G=Gas Valve
 D=Drop Inlet
 U=Utility Pole
 L=Light Pole
 P=Post
 F=Flag
 M=Manhole
 O=Overhead Electric Line

This Box Reserved for the Clerk of the Superior Courts.
 In my opinion this plat conforms to the requirements of the Georgia Code, as amended, and I certify that the same is a true and correct copy of the original survey as shown to me by the surveyor.
 #1307703281D Dated 07/06/2020.
 This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.
 Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

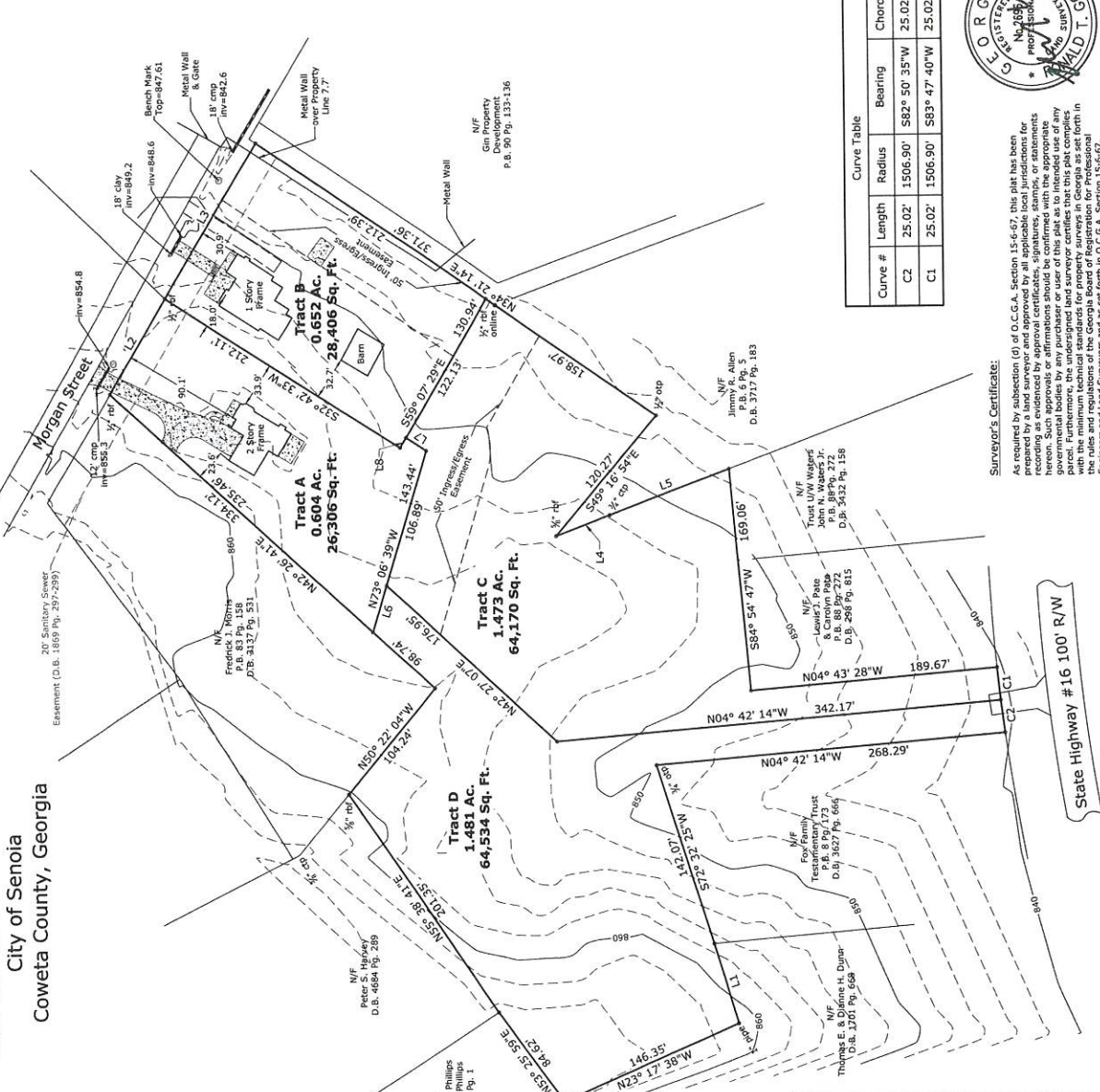
Line #	Direction	Length
L1	S73° 09' 49"W	63.54'
L2	S59° 07' 29"E	83.72'
L3	S59° 07' 29"E	137.04'
L4	S20° 34' 22"E	44.60'
L5	S20° 27' 58"E	98.06'
L6	S73° 06' 39"E	36.54'
L7	S33° 22' 05"W	18.30'
L8	S59° 07' 29"E	8.81'

Closure Data
 Field closure=11N 10.000+
 Angle point errors<.20"
 Equipment used=Trimble R10S
 Adjustment method=CA GPS System
 Adjustment method=Compass rule
 Plat closure=11N 100.000+



Vicinity Map
 (NOT TO SCALE)

The term "Certification" as used in Rule 180-6-09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 49-15-26(b) and (c), shall mean a certification of knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
 This survey conforms with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



Curve Table

Curve #	Length	Radius	Bearing	Chord
C2	25.02'	1506.90'	S82° 50' 35"W	25.02'
C1	25.02'	1506.90'	S83° 47' 40"W	25.02'



Surveyor's Certificate:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recordation. The surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BY: *Cam Williams*
 GA R.L.S. Ronald T. Galloway License No. 26996 Date 07/29/2020
 GRAPHIC SCALE 1" = 60'
 0 25 50 100
 Scale: 1" = 60'
 Sheet: 1 of 1

FOUR CORNERS SURVEYING
 P.O. BOX 15 Tyrone, GA 30250 770-560-9910 & 770-823-9377
 FOUR.CORNERS@BELL.SOUTH.NET



Page:	Plat/Deed:
272	396
344	396
158	83

