

STAFF REPORT

Item	Rezoning	Location	E02 0016 004
Planning Commission Date	September 15, 2020	Mayor and Council Date	October 19, 2020
Applicant	J. Bynum	Purpose	To rezone to RH to construct a single family home

SUMMARY

The applicant, John Bynum has submitted a request for a rezoning for the parcel located at E02 0016 004 The currently zoning for this property is Multi Family and the applicant is requesting at



ZONING

Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
Multi Family / Residential Historical	Residential	East R-40 West MF North – R-40 South – R-40	This property will need to hook up to the city water and sewer	.52

Planning Commission

The motion at the Planning Commission was to deny the rezoning request due to the property not meeting the minimum standard of the RH zoning district.

At the September 21, 2020 Mayor and Council meeting it was passed to change the minimum lot size to .50 for the RH zoning category.

STAFF REPORT

CITY OF SENOIA
DEPARTMENT OF COMMUNITY DEVELOPMENT

DINA RIMI
DRIMI@SENOIA.COM

Item	Rezoning	Location	E02 001604
Planning Commission Date	August 18, 2020	Mayor and Council Date	September 21, 2020
Applicant	J. Bynum	Purpose	To rezone to RH

Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

Except for consideration of an application for a conditional use, permit.

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

The existing land use and zoning classification of nearby property are residential.

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

This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.

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

The rezoning of this property will not have an effect on property values.

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

The gain to the public will be no different.

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

By rezoning this property, it will have the same reasonable economic gain to the community.

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

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

The comprehensive plans shows the use for this property as residential

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.

The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools

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Planning Commission Date	August 18, 2020	Mayor and Council Date	September 21, 2020
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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 are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial for the zoning proposal.

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.

This property does not have any jurisdictional wetlands on it.

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 commission. –

This would not qualify for a development regional impact.

STAFF REPORT

Item	Rezoning	Location	274 Seavy Street
Planning Commission Date	September 15, 2020	Mayor and Council Date	October 19, 2020
Applicant	J. Bynum	Purpose	To rezone to RH to construct a single family home

SUMMARY

The applicant, John Bynum has submitted a request for a rezoning for the parcel located at 274 Seavy Street. The currently zoning for this property is Multi Family and the applicant is requesting at



ZONING

Existing Zoning/ Requested Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
Multi Family / Residential Historical	Residential	East MF West HT North – R-40 South – R-40	None	.52

Planning Commission

The motion at the Planning Commission was to deny the rezoning request due to the property not meeting the minimum standard of the RH zoning district.

At the September 21, 2020 Mayor and Council meeting it was passed to change the minimum lot size to .50 for the RH zoning category.

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Applicant	J. Bynum	Purpose	To rezone to RH

Sec. 74-46. - Standards governing the exercise of the zoning power of the City of Senoia.

Except for consideration of an application for a conditional use, permit.

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

The existing land use and zoning classification of nearby property are residential with the exception of the property on the west side, which is Historical Downtown.

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

This property is suitable for the use of the proposed zoning it will be going from one residential use to another residential use.

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

The rezoning of this property will not have an effect on property values.

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

The gain to the public will be no different.

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

By rezoning this property, it will have the same reasonable economic gain to the community.

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

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

Whether the zoning proposal is in conformity with the policies and intent of the land use element of the comprehensive plan.

The comprehensive plans shows the use for this property as residential

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.

The zoning proposal will not result in a use, which will or could cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools

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