**Memo**

TO: Planning Commission

FROM: Dina Rimi, Community Development Director

DATE: August 12, 2022

RE: Public Hearing – Rezoning – Mann Property

 Residential GI to GC

**Background**

The City of Senoia received an application to amend the Zoning Map from, Kimley Horn and Associate for property Tract A-2 of the Mann Property. The property is currently zoned General Industrial in the Senoia city limits. The application is to request rezoning to General Commercial .The subject property is a currently undeveloped lot in the GI district. The GC zoning requires the property to be a minimum of 1 acre

The purpose of the General Commercial according to Sec. 74-77. - General commercial.

The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the highways of the city. This property falls in the Commercial Corridor Overlay all aspects of this ordinance addressed and met in the site plan and elevation drawings. These items will be reviewed by the Mayor and Council for a final approval before a building permit will be issued.

 **Administrator's Report**

The applicant is proposing to rezone the subject property from GI to GC. In consideration of this rezoning, the Planning Commission should consider the items under Section 3.9 of the Zoning Ordinance. The application is to rezone and subdivide the property for developing single-family structures, the subject of this report consider the proposed plan.

1. The existing land uses and zoning classification of nearby property.
2. *The subject property is located in the City of Senoia city limit adjacent to similarly zoned property. similar uses the primary difference is the density and the allowed square footage*
3. The suitability of the subject property for the zoned purpose.
4. *The lot is currently in a zoned General Industrial, the neighboring lots are zoned General Industrial to the south, Commercial to the North and East and Residential to the West*
5. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.
6. *There is none.*
7. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.
8. *The relative gain is to have commercial property adjacent to a residential property, the uses that are permitted in this overlay and less intrusive to a residential property versus an industrial zoned property.*

*.*

1. Whether the subject property has a reasonable economic use as currently zoned.
2. *The subject property has a reasonable economic use as currently zoned.*
3. Whether the proposed zoning will be a use that is suitable in view of the use
4. and development of adjacent and nearby property.
5. *The proposed zoning is reasonable.*
6. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
7. *If rezoned to GC and developed as proposed, I do not 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.
9. *The future character map shows this property are General Commercial.*
10. 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.
11. *No excessive use or burden is recognized in this application.*
12. 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 is none.*

1. 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.
2. *There is none.*
3. 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.
4. *The development is not big enough to qualify.*