

**PUBLIC HEARING
PLANNING AND ZONING COMMISSION
CITY OF GRAYSON
MONDAY, DECEMBER 14, 2015
7:00 PM**

CONVENING OF COMMISSION

PLEDGE OF ALLEGIANCE

OPENING REMARKS

MINUTES:

Approval of the minutes of the May 2015 Planning and Zoning Commission meeting.

PUBLIC HEARING:

1. **RZ-15-01- Request to rezone 51 Grayson New-Hope Road from Residential to C-1.**

OLD BUSINESS:

NEW BUSINESS:

CITIZEN INPUT:

REPORTS:

ADJOURNMENT:



Rezoning Report & Recommendation

Case # RZ-15-01
Report by: Steve Sappington
Date: December 10, 2015

Hearing	Date
Grayson Planning Commission:	December 14, 2015
Grayson City Council:	December 21, 2015

General Information

Applicant:.....Debbie Fain
Owner:.....Fain & Tripp Investments, LLC
Size:.....0.91 acre
Location:.....51 Grayson New Hope Road
Tax Parcel R5-136-050
Existing Zoning:.....R-100
Proposed Zoning:.....C-1
Proposed Use:local commercial or professional office

Surrounding Land Uses & Zoning Districts

To the East:.....First Baptist Church of Grayson ballfield – R-100
To the West:.....single-family residential – R-100 (across Grayson New Hope Rd.)
To the North:.....single-family residential – R-100 (across Brannan Blvd.)
To the South:.....First Baptist Church of Grayson baseball field – C-1

Zoning History

The subject property has been zoned R-100 since the establishment of zoning districts in the City of Grayson.

Applicant's Intent

The applicants and owners have purchased and have renovated the residential structure on the subject property as an investment. They intend to sell or lease the property as a local commercial use or a professional office use. With the two new assisted living centers being developed within the city limits, the applicants believe that there is a need for such services that will cater to these facilities and other residents of Grayson.

Analysis of Rezoning Request

The subject property is located on the corner of Brannan Blvd. and Grayson New Hope Road. The existing house that was recently renovated faces Grayson New Hope Road while the existing driveway is along Brannan Curb and gutter and a sidewalk was recently installed on the same side of Brannan Blvd. as the subject property. Gwinnett County is about to replace the existing 48" water main that runs down Brannan Blvd. once this is completed, the City will resurface the roadway. The property is currently being served by a septic tank system. The closest public sanitary sewer line is approximately 700-750 I.f. south of the property in front of the

Grayson Professional Center. The subject property is less than 1 acre. These factors limit the commercial use of the property to professional office and/or small-scale local services.

The property is adjacent to Grayson Baptist Church property that is partially zoned R-100 along Brannan Blvd. for its ball fields and C-1 for the remainder of the church grounds. There are three occupied single-family residential lots across Brannan Blvd. from the subject property, and there are two occupied single-family residential lots across Grayson New Hope Road from it also. The remainder of the property along the same side of Brannan Blvd. is zoned C-1.

The intent of the C-1 zoning district is to provide a location for convenient neighborhood business goods and services to satisfy the common and frequent needs of residents of nearby neighborhoods provided that all activities and display of goods are carried on within an enclosed building with a few exceptions. Parking for C-1 zoned properties is linked to the specific use of the property. At time of rezoning, there is no specific use for the subject property, and any proposed use would require the review of building and/or development plans. At time of plan review & permitting, the site would be evaluated for its capacity to handle any required improvements, such as storm water management storage, parking, site features, and utilities.

In accordance with the zoning ordinance, there is a requirement that C-1 zoned property provide a 40 feet buffer adjacent to R-100 property. This would mean that the subject property would need to provide a screen next to the church's ball fields. Since the subject property is a small parcel, this requirement drastically reduce the usability of the land. Since there is no specific use for the property at this time, any buffer reduction request would require action from the zoning Board of Appeals.

Rezoning Powers Analysis

As a critical part of the rezoning process, the Applicant; the staff providing analysis and recommendation; as well as the Mayor and City Council of the City of Grayson, are to investigate and make recommendation with respect to each of the matters enumerated in Section 1801 of the *Grayson Zoning Ordinance of 2005*. The Applicant has attached his response to his application. The Mayor and City Council of the City of Grayson is expected to address their responses at the public hearing. The following is the staff response to those enumerated standards governing the powers and duties of a rezoning:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:*

The change of zoning is consistent with the other properties within the Grayson New Hope Road – Brannan Blvd. – SR 20 block.

B. *Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property:*

The proposed rezoning as a small local commercial or professional office location should not adversely affect the existing use of adjacent or nearby property.

C. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:*

The property is currently zoned R-100 and has a small house that has been rental property for the past 10 years; however, the close proximity to the heavily-travelled Grayson New Hope Road, has not afforded the property to attract long-term tenants.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The subject property is less than 1 acre and is pie-shaped. This physical feature and proper conditioning of the proposed rezoning will not afford a high density type of the development, and should not further impact the aforementioned utilities and public facility resources. Note that the property is currently served by a septic tank and there is no public sanitary sewer within 700 l.f. of the property.

E. Whether the rezoning proposal is in conformity with the policy and intent of the Land Use Plan:

The City of Grayson Land Use Plan Map indicates the future of the property to remain as a traditional single-family use; however, The City of Grayson Comprehensive Plan recognizes Brannan Blvd. as being a transitional area between higher commercial uses along SR 20 and residential areas to the north.

F. 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:

The property is located between two assisted living centers that are currently under construction. This may increase the use of Brannan Blvd. for visitors, staff and residences of these facilities. The convenient corner location of this site might be attractive to them and others for supplemental assisted living services. The lack of public sanitary sewer within close proximity to the property will limit the commercial uses of the property.

Based upon the above considerations, we recommend that the requested rezoning RZ-15-01 from R-100 to C-1 be APPROVED with the condition that the land use of the property be limited to professional office use and/or local convenient goods and services, excluding automotive services.

