

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

The development and zoning in this area of the City is home to a mix of character from retail, restaurants, manufacturing, and residential. The proposed rezoning and use of the subject property is not unlike the character of the surrounding and nearby properties. If the proposed rezoning is granted, there would be little to no change in the character of the area from a land use perspective.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

Staff do not anticipate any negative impact to the values of adjacent or nearby properties.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The existing nature of the subject property is far more conducive to commercial retail and office space than the existing M-2 zoning. It is likely that the property obtained the M-2 zoning under the City's former pyramid zoning ordinance.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing (C-2 and M-2) zoning.

N/A

(E) Whether the proposed amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

No impact to utilities or public infrastructure is expected based on the existing character of the site and zoning. The only factor affecting the subject property in relation to public infrastructure is the ability to create sufficient parking on the subject property for the proposed amount of retail space. Staff made approximate measurements and determined that the amount of existing square footage of leasable area exceeds the amount of existing parking spaces. As space is leased/renovated, additional parking spaces will likely be necessary in order to ensure there is adequate parking.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning (or annexation) request allow uses which are compatible to the existing uses in the vicinity.

The Future Development Map designates this area as a Commercial character area. The proposed zoning and land use are not in conflict with the existing character of development and zoning, and there would be no conflict with the Comprehensive Plan and future development map.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed (C-1) zoning change

constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

This rezoning would simply enlarge the C-2 zone district and shrink the M-2 zone district. Both M-2 and C-2 are common in this area.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A

CONCLUSION: The staff analysis can provide a recommendation to approve the C-2 rezoning based on the following factors:

- 1) The proposed rezoning would not be in conflict with the established pattern of zoning and commercial development in this area of the City;
- 2) There is no concern for adverse impact regarding the values of adjacent of nearby properties;
- 3) There is no conflict with the Comprehensive Plan and future development map at this location.