

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.

This area of the City is one of a consistent character of development. With the exception of a few multi-family properties, the overwhelming majority of property along the south R/W of Waugh St. has been zoned and developed for low-density single-family residential use for several decades. The proposed R-3 rezoning would create an island of medium-density residential surrounded by low-density residential. While the principle use in the R-2 and R-3 zone districts is single-family detached residential, the lot and dwelling size proposed on the subject property would be noticeably less than the majority of properties in this area.

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

The introduction of the R-3 zone district into this neighborhood would not likely have a negative impact on property values, but the proposed increase in density within an established neighborhood would contradict the character of existing developed 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 subject property has been a conforming property for over 40 years with no issues. While it may be possible to rezone the subject property to R-3, subdivide, and construct a new single-family detached dwelling, there would be very little buildable area on the proposed tract of land.

(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 (R-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 limited size of the subject property.

(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 Comprehensive Plan and future development map show the subject property to be within the suburban character area. This character area is intended to protect the integrity of the established suburban neighborhoods throughout the City and County. While infill development is not uncommon in this character area, one of the development patterns for this character area specifically stated that new development should be compatible and representative to the established development pattern of the area. The proposed lot size and size of a new single-family detached dwelling would be out of character with all of the adjacent properties in terms of density.

(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 (MU) 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 introduce an island of R-3 surrounded by R-2. While this is far from a “spot zone,” it would introduce a higher density than the established pattern of low-density single-family properties.

(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.

The subject property has been developed in its current state since 1980.

CONCLUSION: The staff recommendation is that the requested R-3 rezoning be denied based on the following factors:

1) The proposed rezoning would allow a higher lot density and smaller dwelling that would be inconsistent with the established development pattern and zoning of the area;

2) There is the issue of a conflict with the intent of the Comprehensive Plan and Future Development Map. The proposed division of land and new dwelling would be a higher density than the established character of all of the adjacent properties.