

Conditional Use Petition No. 23-01

(2802 Hunter Street)

Staff Report

John Hunter

Director

Planning, Development, and Codes

Planning and Appeals Commission

Public Hearing

May 10, 2023

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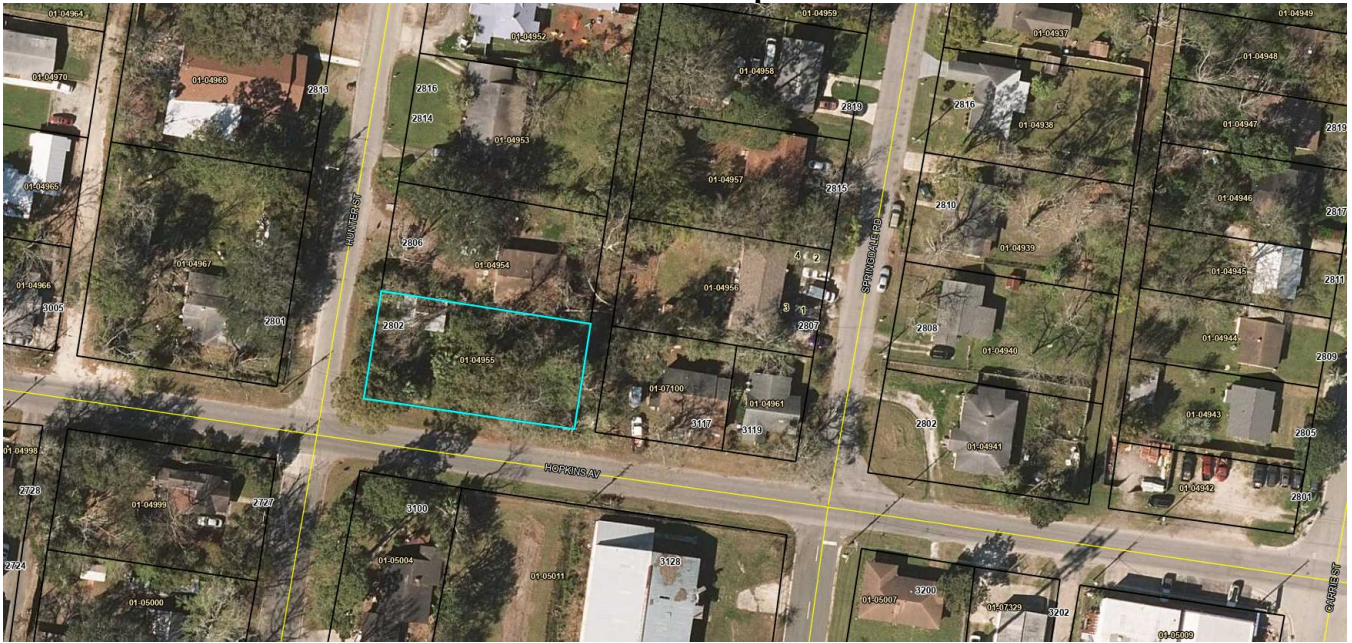
Requested Conditional Use

Rufus & Lapeka Johnson are requesting a Conditional Use to construct a tri-plex residence at 2802 Hunter Street

Existing Conditions

The subject parcel is .24 acres ± in size with an 540 square foot vacant structure.
The subject parcel is shown outlined in blue on the following location map.

Location Map



Existing Zoning

The subject parcel is zoned General Residential (GR). Parcels north, east & west are zoned GR. Parcels to the south are zoned Basic Industrial (BI)



Proposed Development

The property currently contains a small home that has been vacant for some time. The applicants propose demolishing the existing structure and constructing a 2,430 square foot tri-plex. Each unit will be 810 square feet and contain 2 bedrooms. Off street parking is provided for each unit.

Staff Analysis

Conditional Use

The following uses shall be permitted on a conditional basis in any GR zoning district, subject to conditions set forth in section 23-25-4.

“(d) Multi-family dwelling”

The conditional use process allows the City Commission to place conditions on a parcel to make certain that the proposed uses are compatible with surrounding uses.

Staff notes that the permit authorizing a conditional use will only be valid for that particular conditional use and will expire if the conditional use or operations pertaining thereto ceases for more than six continuous months for any reason. If the conditional use expires, the property can still be used for any of the permitted uses in the underlying GR (General Residential) zone district.

The parcel is 10,500 square feet. As outlined in section 23-6-4a, the parcel meets the minimum lot area of 6,500 square feet that is required for a multi-family home. Based on 23-6-4b Table A, the lot can accommodate one-story, tri-plex with two bedroom units as it exceeds the required 2,650 square feet per unit. The parcel exceeds the required 60' lot width requirement as it is 75'x 140', and as a single story structure it meets our current height restrictions.

The proposed structure and site plan meet setback requirements and general requirements for GR zoning.

The surrounding area has multiple duplex, quad-plex, and small apartment developments nearby, and the proposed tri-plex would not impact the surrounding conditions in a negative manner.

Staff Recommendation

Staff recommends that the PAC recommend approval of CU 23-01 to the City Commission.

Appendix A – conditional use standards

Sec. 23-26-12. - Criteria to consider for applications.

The planning and appeals commission and the governing body shall consider the following standards in considering any rezoning, zoning amendment, or Conditional Use Permit application, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

- (a) Is the proposed use compatible with the purpose and intent of the comprehensive plan?
- (b) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?
- (c) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?
- (d) Are there substantial reasons why the property cannot or should not be used as currently zoned?
- (e) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?
- (f) Is the proposed use supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties?
- (g) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

(Ord. No. 1055, § 3(Exh. A), 3-21-2018)

Sec. 23-26-14. - Additional criteria to consider for conditional use permit applications.

The planning and appeals commission and the governing body shall consider the following standards in considering any conditional use permit application, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal:

- (a) The type of street providing access to the subject property is adequate to serve the proposed conditional use permit.
- (b) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.
- (c) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the conditional use permit.
- (d) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.
- (e) The hours and manner of operation of the conditional use permit have no adverse effects on other adjacent or surrounding properties.
- (f) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

(Ord. No. 1055, § 3(Exh. A), 3-21-2018)

Appendix B – conditional use application



CITY OF BRUNSWICK, GEORGIA

CONDITIONAL USE PERMIT APPLICATION

CU

THIS APPLICATION MUST BE FILED WITH THE PLANNING, DEVELOPMENT & CODES DEPARTMENT 20 DAYS BEFORE THE PLANNING AND APPEALS COMMISSION MEETING AT WHICH IT WILL BE HEARD. THE BRUNSWICK PAC WILL HOLD AT LEAST ONE PUBLIC HEARING AND MAKE A RECOMMENDATION ABOUT YOUR REQUEST WITHIN 65 DAYS OF THE DATE YOU FILE A COMPLETE APPLICATION. THE CITY COMMISSION WILL THEN ISSUE OR DENY THE PERMIT. YOU ARE ENCOURAGED TO READ SECTION 23-26-2 OF THE ZONING ORDINANCE REGARDING CONDITIONAL USE PERMITS. A **\$200 FEE** IS REQUIRED FOR THE APPLICATION TO BE CONSIDERED COMPLETE.

TO BE COMPLETED BY THE APPLICANT

- YOUR NAME Rufus E. Zapka Johnson PHONE NUMBER (912) 222-5728 / 506-8887
ADDRESS 177 Harbor Pointe EMAIL: 11hj124@yahoo.com
- THE PLANNING DIRECTOR INFORMED ME THAT A SPECIAL USE PERMIT IS REQUIRED AT THE TIME I APPLIED FOR: CHECK ONE BUILDING PERMIT ZONING AMENDMENT (REZONING)
- STREET ADDRESS 2802 Hunter Street
PARCEL NO. _____ Lot No. _____ ZONING MAP NO. _____
- PRESENT ZONING Single family home
- OWNER OF PROPERTY, IF NOT YOU: NAME _____
ADDRESS _____ PHONE _____
- PROPOSED USE OF PROPERTY Triplex home
- PLEASE ATTACH A SIMPLE MAP SHOWS THE NAMES OF ALL ADJACENT PROPERTY OWNERS AND THE TYPES OF EXISTING LAND USES WITHIN 300 FEET OF YOUR PROPERTY.

Rufus E. Zapka Johnson
SIGNATURE

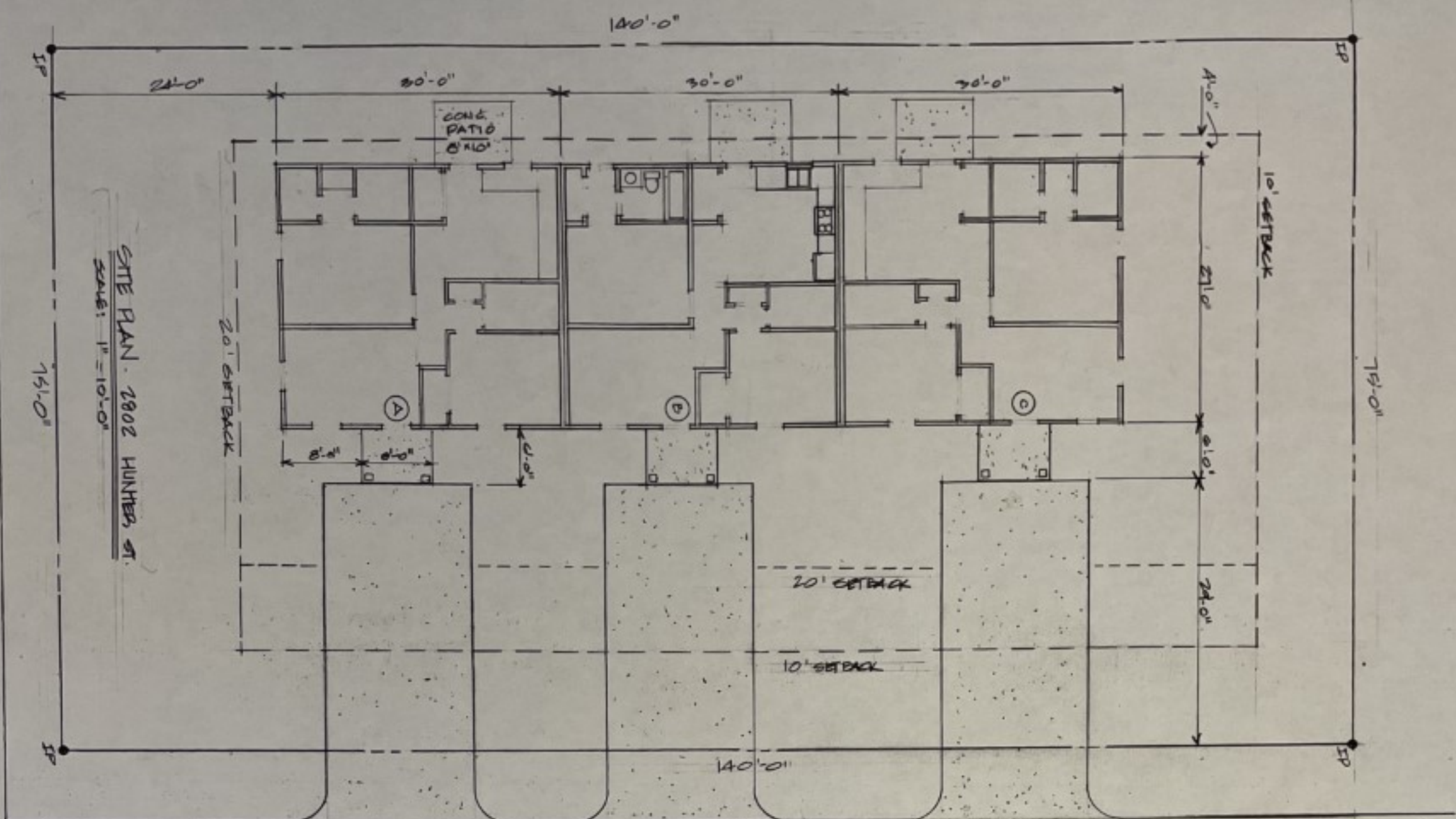
DATE

TO BE COMPLETED BY THE PDC DIRECTOR OR DESIGNEE

- HAS THE CORRECT FEE BEEN PAID? YES NO AMOUNT \$ _____
- DATE COMPLETE APPLICATION WAS FILED: _____
- LIST ATTACHMENTS:
 SIMPLE MAP WITH ADJACENT PROPERTY OWNERS' NAMES AND EXISTING USES
 SITE PLAN
- PUBLIC HEARING
DATE APPLICANT WAS NOTIFIED: _____
DATE HEARING WAS ADVERTISED: _____
DATE HEARING WAS HELD: _____
- PLANNING COMMISSION RECOMMENDED: APPROVAL DENIAL
CONDITIONS OF APPROVAL OR REASONS FOR DENIAL: _____
- CITY COMMISSION: APPROVAL DENIAL
CONDITIONS OF APPROVAL OR REASONS FOR DENIAL: _____
- DATE APPLICANT WAS NOTIFIED OF FINAL ACTION: _____

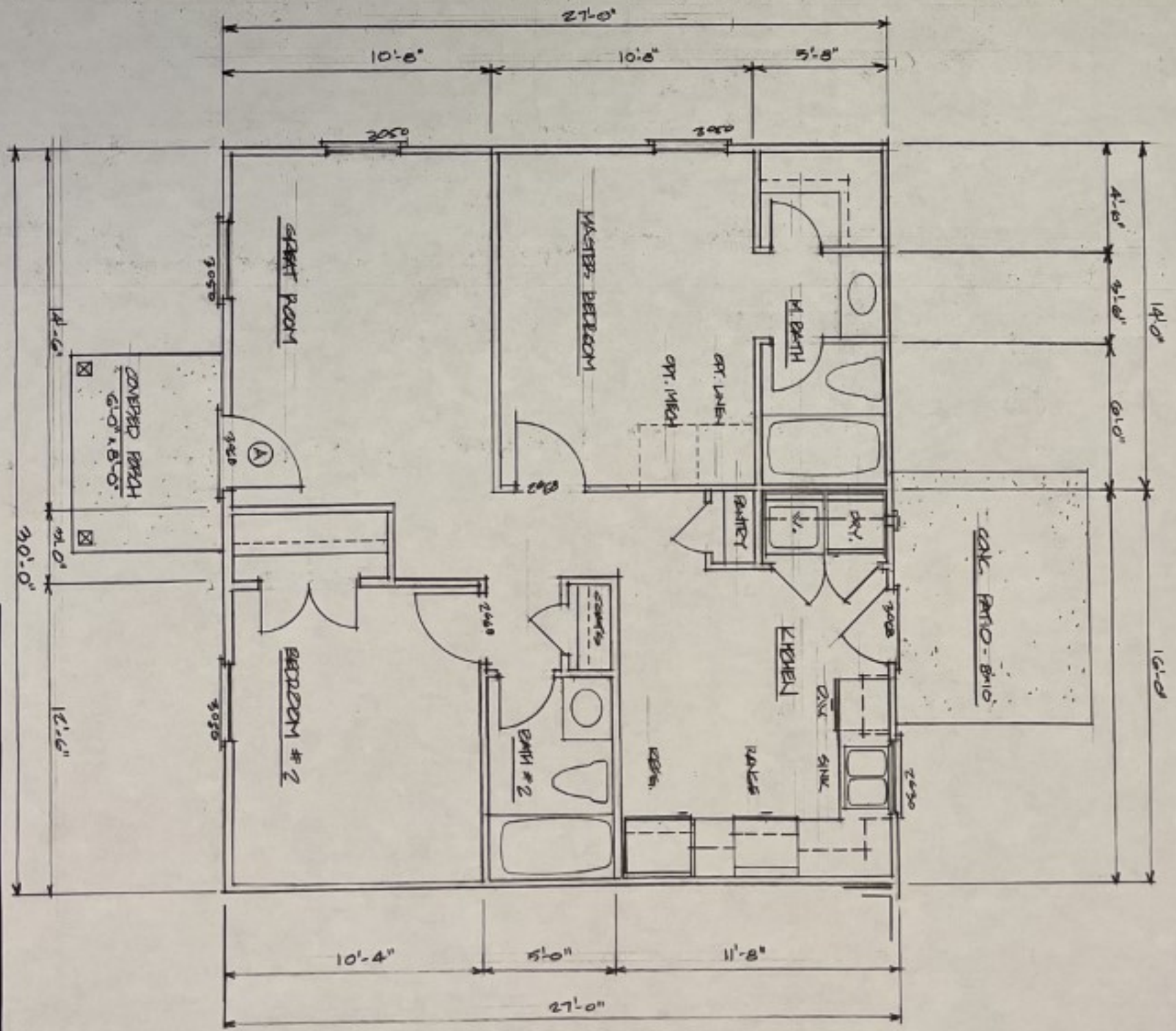
HUNTERS STREET

SITE PLAN - 2802 HUNTER, ST.
SCALE: 1" = 10'-0"



HOPKINS AVENUE

10'-0" DRIVEWAY TYPICAL



TYPICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

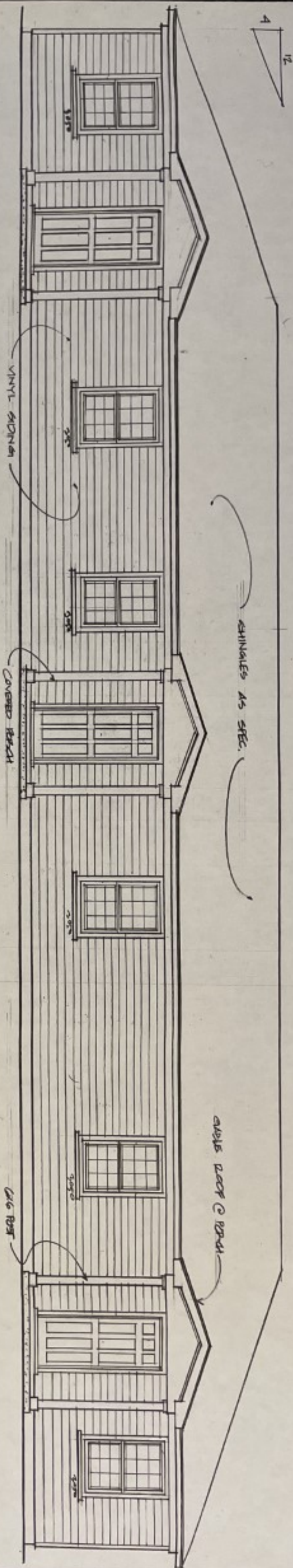
PROPOSED TOL-FLEX RFR:
RUPIS & LAREKA JOHNSON

SCALE: AS SHOWN
DATE: 3-15-2005

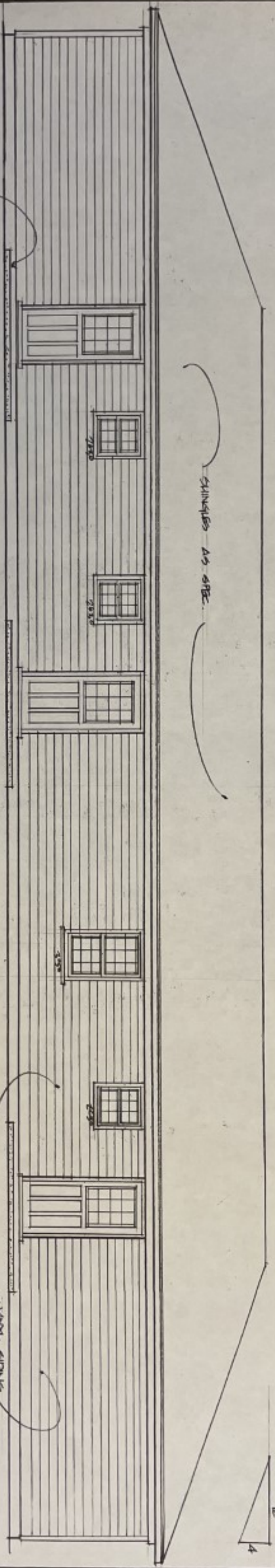
2802 HUNTERS STREET DANMICK, GA 31520

PAPER ID 01-04955

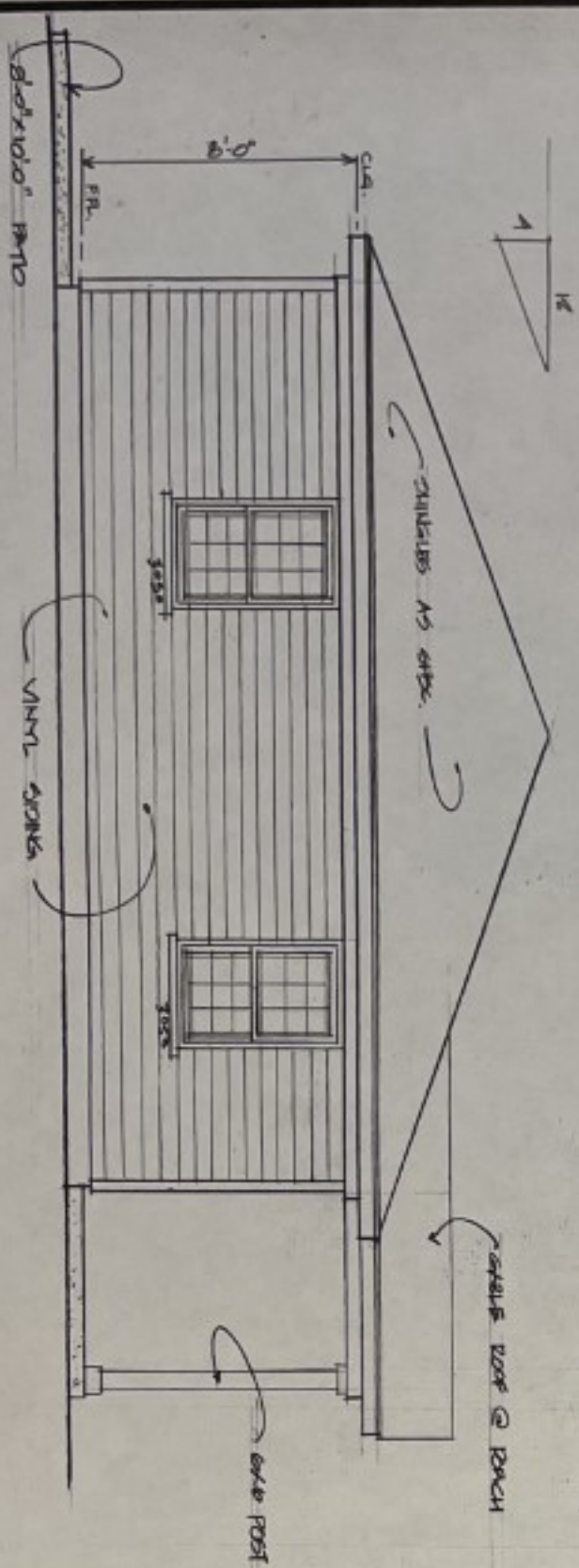
DRAWN BY: SWM
REVIEWED:
DRAWING NUMBER: A-1



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (RIGHT SIMILAR)
SCALE: 1/4" = 1'-0"

APPROVED FOR: TRU-FLEX DRAWN BY: L. PEKE PROJECT: JOHNSON	
SCALE: 1/4" = 1'-0" DATE: 4-15-2003	DRAWN BY: WMA
1802 WINTER STREET BALTIMORE, GEORGIA 30520 PROJECT I.D.: 01-04955 A-37	

Appendix C – correspondence from the public

(none)