AGENDA
City of Griffin Planning and Zoning Board
March 16, 2026
W. ELMER GEORGE HALL
6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

OLD BUSINESS

Minutes Approved by Staff

NEW BUSINESS

Elect Chair and Vice Chair for Planning and Zoning Board

Receive comments regarding a request to rezone property located at 403 East Broadway Street (0.71+/- acres) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

Receive comments regarding a request to rezone property located at 502 North Hill Street consisting of 4.21+/- acres from Institutional (INST) to High Density Residential B (HDR-B). *Director of Planning & Development, Michelle Haynes, will address.*

Receive comments for a zoning request to add the Special Housing Revitalization Overlay District (SHROD) to property located at 502 North Hill Street consisting of 4.21+/- acres . *Director of Planning & Development, Michelle Haynes, will address.*

STAFF COMMENTS

ADJOURN

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Minutes Approved by Staff

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:

Tracie Pryor

Meeting Date:

16/03/2026

ATTACHMENTS:

1-12-2026 Minutes.pdf

City of Griffin Planning & Zoning Board
Minutes
6:00 P.M.
January 12, 2026

The City of Griffin Planning & Zoning Board held its regular monthly meeting on August 19, 2024 at 6:00 P.M. in the W. Elmer George Municipal Hall, 100 South Hill Street, Griffin. Members present were: Bill Thielemann and Youshunda Jones. Members absent were Pamela Sutton, Neal Baldwin, Anne Dukes, Earle Shivers, and Jacob Wrigt.
Staff present were: Michelle Haynes, Director and Tracie Pryor.

STAFF COMMENTS ..... Michelle Haynes, Principal Planner

Failure of the Planning and Zoning Board to have a quorum present constitutes the staff recommendation being forwarded to the Board of Commissioners (BOC) for review and consideration.

ADJOURN ..... Michelle Haynes
6:15pm

Respectfully submitted,

_____ _____
Michelle Haynes, Principal Planner Bill Thielemann-Chair

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Elect Chair and Vice Chair for Planning and Zoning Board

SPECIAL CONSIDERATIONS OR CONCERNS:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

Submitted By:

Tracie Pryor

Meeting Date:

16/03/2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 403 East Broadway Street (0.71+/- acres) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Philida Properties, LLC, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 403 East Broadway Street. In the past, Big Chic and Howell's Sunshine Laundry have operated at this location. The property is still being used as a laundromat; however, the restaurant portion of the building is currently vacant. The commercial use at this location is a legal nonconforming use. The owner would like the use to conform with the zoning; therefore, the zoning will need to change from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). As developed, this property is not designed for residential use. The subject property is a 0.71+/- acre tract of land and the rezoning would apply to the entire 0.71 +/- acres.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request 26-REZ-03 to rezone 403 East Broadway Street (0.71+ acres) from Medium Density Residential to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

Meeting Date:
16/03/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
26-REZ-03 403 E Broadway St Staff Report.pdf
Application; 403 E Broadway St.pdf
Rezoning Ordinance 26-REZ-03, 403 E Broadway St - PCD.pdf

403 East Broadway Street
REZONING REQUEST
(Project No. 26-REZ-03)

Applicant: Velvet Johnson
Owner: Philida Properties, LLC



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planning Commercial Development
Character Area	Redevelopment Corridor
Proposed Use	Commercial
Parcel Size	0.71 +/- acres
Map, Block & Lot Number	Map 18 Block 27 Lot 006
Planning & Zoning Board	March 16, 2026
City Commission	March 24, 2026
City Commission Member	District 2 Rose Curtis
Planning Board Member	District 2 Ann Dukes
Citizen Notification	Legal notice was published in the February 14, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on February 26, 2026.

Proposal/Site Location:

The applicant, Philida Properties, LLC, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 403 East Broadway Street. In the past, Big Chic and Howell's Sunshine Laundry have operated at this location. The property is still being used as a laundromat; however, the restaurant portion of the building is currently vacant. The commercial use at this location is a legal nonconforming use. The owner would like the use to conform with the zoning; therefore, the zoning will need to change from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). As developed, this property is not designed for residential use. The subject property is a 0.71+/- acre tract of land and the rezoning would apply to the entire 0.71 +/- acres.





Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 708 – Medium Density Residential (MDR)
- Article 7. Section 714 – Planned Commercial Development (PCD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	N/A	Character Area Map has the subject property planned as Residential and Commercial
Citizen Notification & Participation	Yes	Legal Notice was published in the February 14, 2026 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed property, illustrating the purpose, date and time of both meetings on February 26, 2026.
Economic Development	Yes	Provide commercial services
Natural & Historic Development	N/A	To staff's knowledge, the property has no historical significance.
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	MDR	Residential
South	PID	Industrial
East	MDR	Commercial (nonconforming)
West	MDR	Residential

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately adjacent to the north and west are zoned Medium Density Residential (MDR). The properties to the east are also zoned Medium Density Residential; however, the properties have legal nonconforming commercial uses. The properties immediately adjacent to the south are Planned Industrial Development (PID). This property is located at the corner of East Broadway Street and North 4th Street. This parcel is the beginning of a commercial stretch of properties that extend

east on East Broadway Street for several blocks. Most of the lots in this stretch of road are legally nonconforming commercial uses with one parcel being rezoned to PCD in 2008.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property subject to the rezoning proposal does not have a reasonable economic use under its current zoning designation of Medium Density Residential. The property has always been used commercially. The structure is a commercial building and will need to undergo major renovation or a demolition and rebuild to be used as a residential dwelling. By rezoning the parcel to Planned Commercial Development, this will allow the existing use to be compliant with the zoning. The owner has no intention of renting out the property for residential purposes.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The proposed zoning will permit a use that is suitable in regards to the use and development of adjacent and nearby properties. The Comprehensive Plan has this address located on a Redevelopment Corridor. Recommended land uses for this area are general commercial, office, medical/dental clinics, personal service, and low, medium, and high density residential. The appropriate zoning designations for are Neighborhood Business District, Planned Commercial Development and the Mixed-Use Overlay. The proposed zoning of Planned Commercial Development can be considered suitable.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for the .71 +/- acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial on a Redevelopment Corridor. The property has always been used commercially. The structure is a commercial building and will need to undergo major renovation or a demolition and rebuild to be used as a residential dwelling. By rezoning the parcel to Planned Commercial Development, this will allow the existing use to be compliant with the zoning. The owner has no intention of renting out the property for residential purposes.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Redevelopment Corridor. The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office use within the same structure or multiple structures within a

development area. Redevelopment Corridors prioritize nonmotorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop. The rezoning from Medium Density Residential to Planned Commercial Development will meet several of the Economic Development Goals found within the Community Vision portion of the Comprehensive Plan. One of these goals being to retain and support existing businesses. There are off street parking spaces on the parcel. This property has access to water, sewer, and electric services through the City of Griffin.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Planned Commercial Development (PCD) is compatible with surrounding properties and uses; the Comprehensive Plan and the Character Area map indicate this parcel can be either residential or commercial. According to Article 714A of the UDC, the intent of the Planned Commercial Development is to promote and encourage the clustering of commercial uses which occur along arterial thoroughfares; to promote and encourage the infill of commercial uses between existing commercial uses along arterial thoroughfares; to limit the number of access points from PCD to an arterial thoroughfare; to limit commercial development which occurs outside the CBD to areas on an arterial thoroughfare adjacent to existing commercial development. The rezoning will allow the use to match the zoning.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Planning and Development staff is not aware of any historic or cultural concerns unique to the subject property.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There have not been any changes to the subject property or others in the vicinity.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

In the past, Big Chic and Howell's Sunshine Laundry have been at this location. The property is still being used as a laundromat; however, the restaurant portion of the building is currently vacant. The commercial use is a legal nonconforming use. The owner would like the use to conform with the zoning. This property is located at the corner of East Broadway Street and North 4th Street. This parcel is the beginning of

a commercial stretch of properties that extend east on East Broadway Street for several blocks. Most of these lots have legal nonconforming commercial uses.

Staff Comments:

The applicant, Philida Properties, LLC, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 403 East Broadway Street. In the past, Big Chic and Howell's Sunshine Laundry have operated at this location. The property is still being used as a laundromat; however, the restaurant portion of the building is currently vacant. The commercial use at this location is a legal nonconforming use. The owner would like the use to conform with the zoning; therefore, the zoning will need to change from Medium Density Residential, (MDR) to Planned Commercial Development, (PCD). As developed, this property is not designed for residential use. The subject property is a 0.71+/- acre tract of land and the rezoning would apply to the entire 0.71 +/- acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends APPROVAL of the request (26-REZ-03) to rezone 0.71 +/- acre tract of land located at 403 East Broadway Street from Medium Density Residential to Planned Commercial Development.

Submitted by:

Michelle Haynes, Director
Planning and Development

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: **26-REZ-03**

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

12892

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: **26-REZ-03**

Applicant/Agent/Representatives Name: Velvet Johnson

Address: [redacted]

City: Hampton State: GA Zip: 30228

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: _____

Address: 403 E Broadway,

Parcel Number(s): 0182700 6 Current Zoning: Res Parcel(s) Size: 0.71

FLUM/Character Area _____ Requested Zoning Planned Comm District (PCD)

Property Owner Name: Philida Properties L.L.C

Address: [redacted]

City: Hampton State GA Zip: 30228

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Applicant Signature Velvet Johnson Printed Name 1/19/26 Date

Applicant Name: Philida Properties LLC

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: **26-REZ-03**

Project Name/ Description: _____

Address: 403 E Broadway Griffin GA 30223

Requested Zoning & Ordinance Section: _____

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: 26-REZ-03

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?
9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

ATTACHMENT TO APPLICATION FOR REZONING

Question 1: The property faces Downtown it sits across from the railroad tracks, on a corner it is adjacent to 4th street on one side, and empty lot on the other side. The property is currently divided into 3 sections

1. Laundromat
2. Restaurant
3. Shop room/Storage room

Question 2: The property has no reasonable economic use as currently zoned Medium Density Residential. It is not a residential building and has always had a zoning variance for commercial use.

Question 3: The requested zoning permit is suitable in regards to the use and development of the adjacent properties. The property resides inside the Downtown business district.

Question 4: The gain to the public is considerable as the restaurant of over 30 years has been termed "grandfathered for occupational tax purposes" but is sitting vacant due to the current zoning MDR. Rezoning will enable the restaurant to reopen. It will also improve the laundromat customers experience with additional offerings the current zoning will not accommodate.

Question 5: The property is suitable for the purposes this applicant seeks, to continue in the current capacity without a variance. The community has changed over the years. The commercial area has expanded and MDR is no longer applicable based on the properties history and the current city plan. The structure has existed only as a commercial building.

Question 6: If rezoned the property will remain compatible with the surrounding properties as part of the Downtown business district as listed in the City's Plan.

Question 7: Historically this location has offered self-serve laundry facilities and provided food to the community. A vacant restaurant is undesirable and has a negative economic impact on the community. Rezoning would allow food service to resume. At this time there are no known negative concerns to support a denial of this rezoning proposal. This request is simply to align the properties zoning with its structure, use, and location in the community.

Question 8: There has recently been rehabbing of existing structures and new builds within a 0.5 to 3 mile radius of this location. This property continues to be maintained and utilized by the community. Rezoning would allow for continued upgrading and redevelopment overtime to ensure the property is sustainable and desirable.

Question 9: The long standing zoning variance indicates it has been substandard as zoned since the commercial structure was built. Considering land development in the area this rezoning would allow the subject property to align with the buildings structure and city plan.

Thank you for your assistance in addressing this rezoning request!

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: 26-REZ-03

OWNER'S AUTHORIZATION

This is to certify that: Philida Properties LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☒ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Philida Properties LLC

Property Owner Signature	Velvet Johnson Printed Name	Date
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal: TIFFANY HOLLIS
Notary Public - State of Georgia
Spalding County
My Commission Expires May 18, 2026

Commission Expiration Date: May 18, 2026

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-24-26 Application Number: 26-REZ-03

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Applicant Signature | Velvet Johnson Printed Name | 1/19/26 Date

qPublic.net™ Spalding County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	018 27006	**Owner**	PHILIDA PROPERTIES LLC	**Last 2 Sales**			
Class Code	Commercial		29155 NORTHWESTERN HWY	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN		STE 775	10/21/2019	$95000	FM	Q
Acres	0.71		SOUTHFIELD, MI 48034	6/23/1995	$67000	FM	Q
		Physical Address	403 E BROADWAY ST				
		Assessed Value	Value $137601				
		Land Value	Value $35500				

(Note: Not to be used on legal documents)

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 6:16:25 AM

Developed by SCHNEIDER GEOSPATIAL

Redevelopment Corridors

Vision

The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office uses within the same structure or multiple structures within a development area. Redevelopment Corridors prioritize non-motorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop.

Land Uses + Zoning

Recommended Land Use	Appropriate Zoning Designations
General Commercial	Neighborhood Business District (NBD)
Medical/Dental Clinics	Planned Commercial District (PCD) *
Office	Mixed-Use Overlay
Personal Service	
Low Density Residential	
Medium Density Residential	
High Density Residential	

Recommended Action Items + Goals

This subsection includes the top three recommended implementation items for Redevelopment Corridors Character Areas in Griffin. Following these items, there is a list of overall goals and actions that are most relevant for the Redevelopment Corridors. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives + Actions section and the Community Work Program of this plan.

Action Items

- **LU Action 1.2(3):** Ensure the compatibility of infill development and redevelopment with surrounding neighborhood uses.
- **T Action 2.1(4):** Increase opportunities to provide for alternative modes of transportation, including public transit and multi-use trails and sidewalks.
- **ED Action 2.1(3):**Work with the Griffin Spalding Development Authority to utilize tax credit programs to encourage reinvestment and create new jobs in economically distressed areas throughout the City.

REDEVELOPMENT CORRIDORS EXISTING CONDITIONS - Representative locations

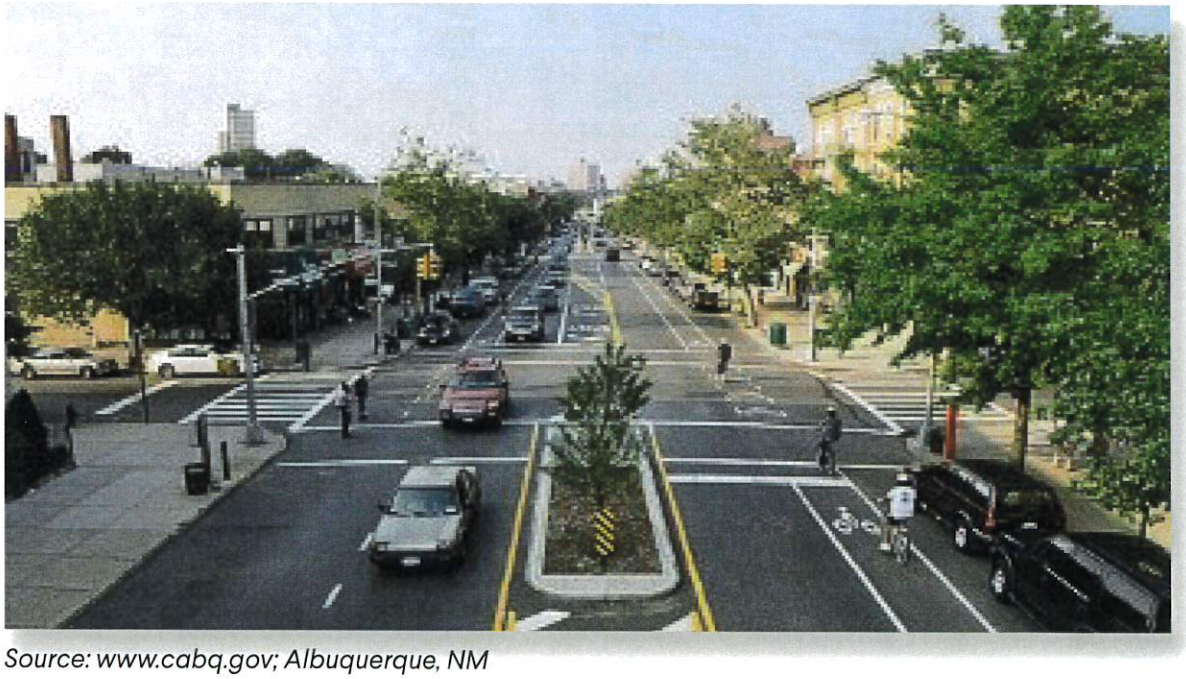




Source for both photos: Google Maps



Source: www.ayresassociates.com; Wauwatosa, WI



Source: www.cabq.gov; Albuquerque, NM

Transportation Goal #3: Maintain a high level of service in all areas of transportation

Parks and Recreation Goal #1: Increase safe access to existing parks and community facilities for all Griffin residents.

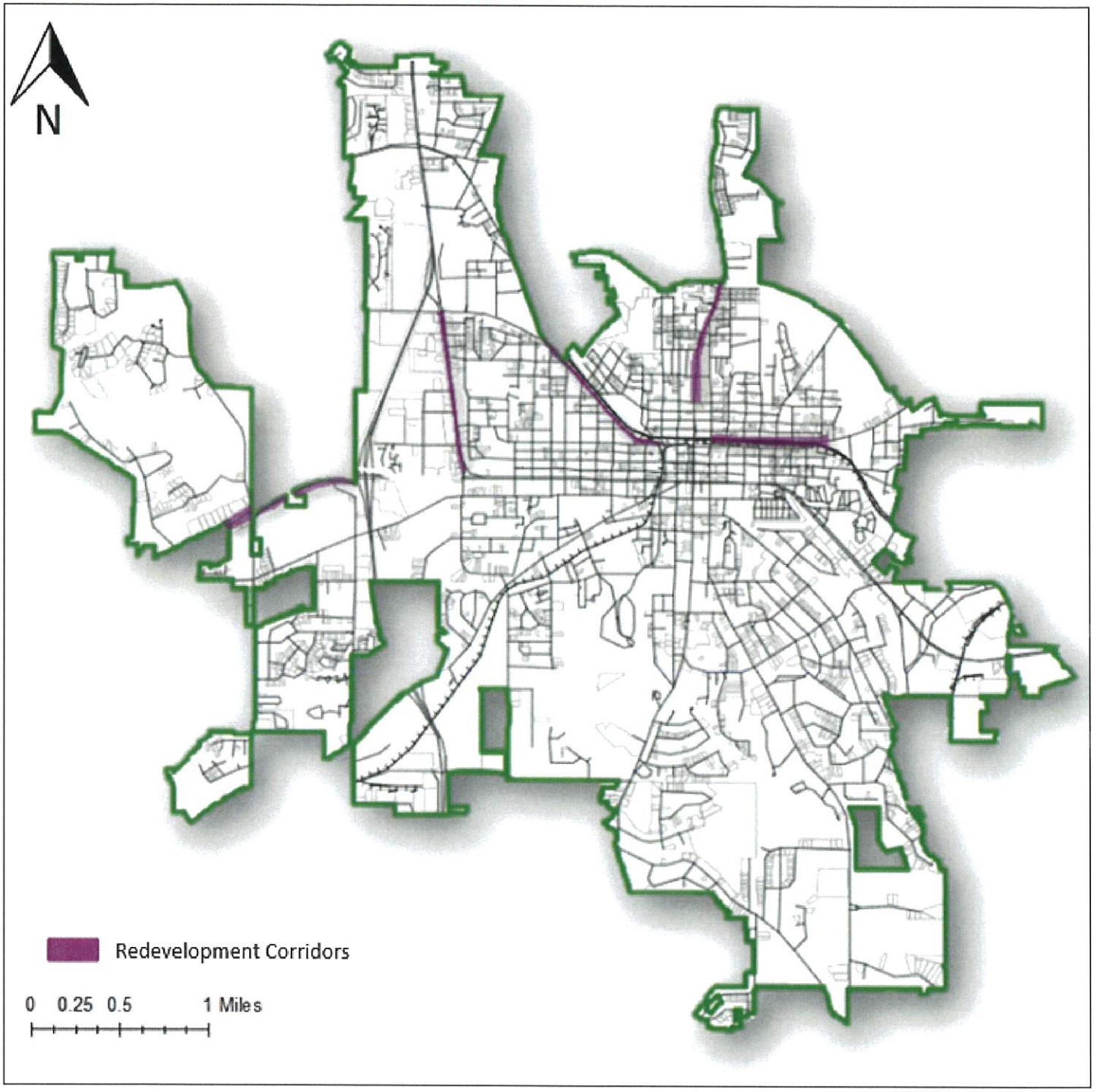
City Facilities and Services Goal #1: Ensure the city's utilities and infrastructure are sufficient to meet the needs of current and future residents.

City Facilities and Services Goal #2: Maintain and support a variety of community facilities and services for all users.

City Facilities and Services Goal #3: Increase city's enforcement of building and maintenance standards.

Natural and Cultural Resources Goal #3: Protect Griffin's historical character through preservation of historic buildings and neighborhoods.

REDEVELOPMENT CORRIDORS CHARACTER AREAS



Goals

Economic Development Goal #1: Attract more diverse businesses and mixed-use developments.

Economic Development Goal #2: Increase the number of high wage employers that will benefit residents.

Economic Development Goal #3: Provide more quality attractions and features as a strategy for economic development.

Economic Development Goal #4: Retain and support existing businesses

Land Use Goal #1: Limit undesirable land uses in certain locations

Land Use Goal #2: Foster smart growth that protects Griffin's small-town, neighborhood-oriented sense of place.

Transportation Goal #2: Improve access to alternative transportation options, especially in high traffic areas

Permit #: 12892
Permit Type:
Address: 403 E BROADWAY ST
City:
State:
Zip: 30223
Owner: PHILIDA PROPERTIES LLC
Owner Address: 29155 NORTHWESTERN HWY STE 775
Owner City: SOUTHFIELD
Owner State: MI
Owner Zip: 48034
Owner Phone:
Owner Email:
Receipt #: 13140
Date: 01/23/2026
Paid By: Velvet Johnson
Description:
Payment Type: Check
Payment Type Description: Check # 2515
Accepted By: Michelle Haynes

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Commercial - Rezoning	Zoning - Land Use Permit		0.00	450.00	450.00
				Total:	**$450.00**

NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCEL 018 27006) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Medium Density Residential (MDR) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Philida Properties, LLC
Owner: Philida Properties, LLC
Properties: Spalding County Tax Parcel 018 27006, (0.71 +/- acres) located at 403 East Broadway Street.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, March 24, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone property located at 502 North Hill Street consisting of 4.21+/- acres from Institutional (INST) to High Density Residential B (HDR-B). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Builders Inc, is requesting a zoning change from Institutional, (INST) to High Density Residential B (HDR-B) for property located on 502 North Hill Street (4.21+ acres) to develop condominiums. This zoning change is required as Institutional zoning does not allow residential use. In addition to this application for rezoning, the applicant has also submitted a request to add the Special Housing Revitalization Overlay District (SHROD) for added density and setback flexibility which can assist with design and can allow potential growth.

The intention of this proposed development is to offer homeownership to the citizens of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood. The new owner would like to create twenty-two (22) to twenty-six (26), one- and two-bedroom condos. The price per unit will range from $199,900 to $229,900. The new homeowners will live within walking distance of Downtown Griffin. The proposed developmen will require an investment of approximately $4,000,000 in the property.

STAFF RECOMMENDATION:

Planning staff recommends CONDITIONAL APPROVAL of the request 26-REZ-01 to rezone 502 North Hill Street (4.21+ acres) from Institutional to High Density Residential – B with the following condition:

a. Approval is conditioned upon rehabilitation of Northside School. Any change in the project that would result in demolition of the original structure, other than the interior, will be subject to additional zoning review under Sections 405 and 408 of the Unified Development Code.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

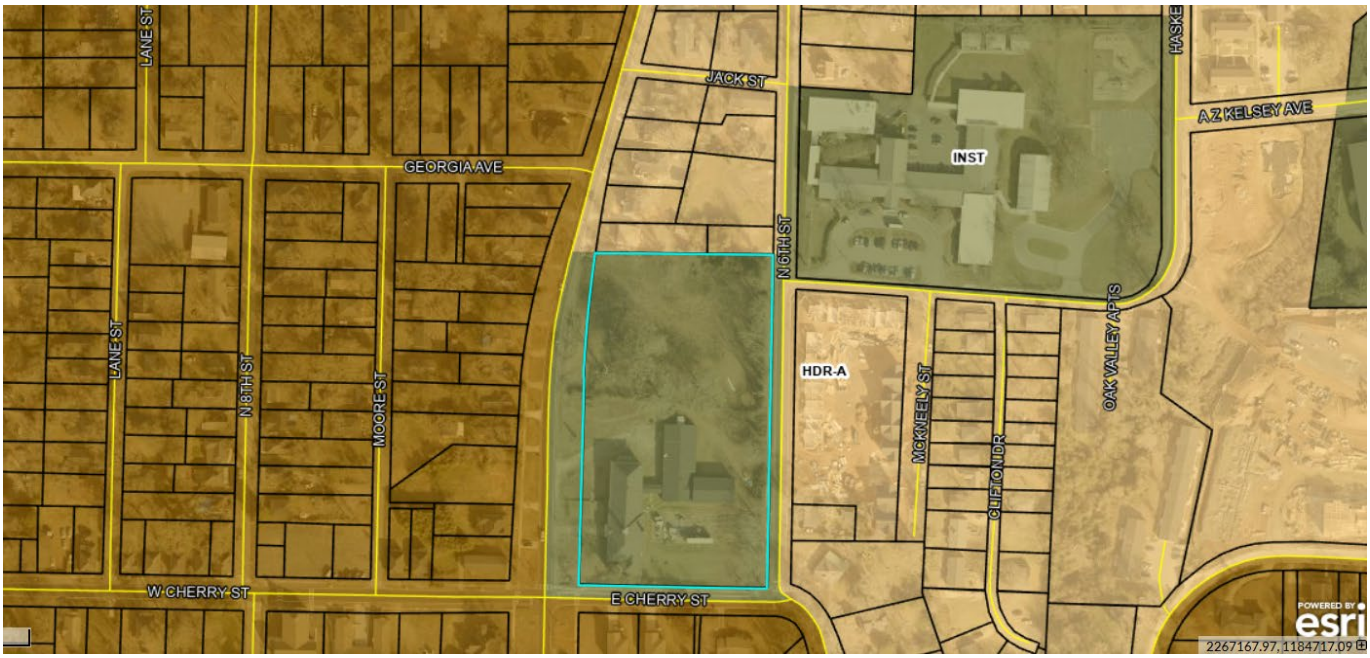
Meeting Date:
16/03/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
Staff Report 502 N Hill St HDR-B.pdf
Application; 502 N Hill St HDR-B.pdf
Rezoning Ordinance 26-REZ-01, 502 N Hill St - HDR-B.pdf

502 North Hill Street
REZONING REQUEST
(Project No. 26-REZ-01)

Applicant: Builders Inc.
Owner: Burbank Real Estate Corp.



Current Land Use Classification	Commercial
Current Zoning	Institutional
Proposed Zoning	High Density Residential - B
Character Area	Redevelopment Corridor
Proposed Use	Residential
Parcel Size	4.21 +/- acres
Map, Block & Lot Number	Map 007 Block 03 Lot 005
Planning & Zoning Board	March 16, 2026
City Commission	March 24, 2026
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 1 Pam Sutton
Citizen Notification	Legal notice was published in the February 14, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on February 26, 2026, as well.

Proposal/Site Location:

The applicant, Builders Inc, is requesting a zoning change from Institutional, (INST) to High Density Residential B (HDR-B) for property located on 502 North Hill Street (4.21± acres) to develop condominiums. This zoning change is required as Institutional zoning does not allow residential use. In addition to this application for rezoning, the applicant has also submitted a request to add the Special Housing Revitalization Overlay District (SHROD) for added density and setback flexibility which can assist with design and can allow potential growth.

The intention of this proposed development is to offer homeownership to the citizens of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood. The new owner would like to create twenty-two (22) to twenty-six (26), one- and two-bedroom condos. The price per unit will range from $199,900 to $229,900. The new homeowners will live within walking distance of Downtown Griffin. The proposed development will require an investment of approximately $4,000,000 in the property.









Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 716 – Institutional (INST)
- Article 7. Section 710 - High Density Residential B (HDR-B)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Residential and Commercial
Citizen Notification & Participation	Yes	Legal Notice was published in the February 14, 2026, edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed properties, illustrating the purpose, date and time of both meetings on February 26, 2026.
Economic Development	Yes	In fill development
Natural & Historic Development	Yes	Historic Northside Elementary School will be rehabilitated
Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	HDR-A	Residential
South	MDR	Residential
East	HDR-A	Residential
West	MDR	Residential

Zoning Physical Requirements – Current and Proposed

INST
Does not allow residential use.

HDR-B
Maximum density per acre for multi-family developments: 14 units per acre.
Minimum lot area: Four acres
Minimum heated floor area per dwelling unit for multi-family developments: 800 square feet for one-bedroom units; 950 square feet for two-bedroom units and 1,100 square feet for three-bedroom units.
Minimum street frontage: 250 feet.
Minimum front yard: 25 feet.
Minimum side yard: 20 feet, except that the side yard for interior, attached units shall be zero.
Minimum rear yard: 25 feet.

SHROD
Minimum development size: Two acres.
Maximum density per acre: 20 units per acre.
Minimum floor area per dwelling unit: 600 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units and larger units.
Minimum front yard: Zero.
Minimum side yard: Zero.
Minimum rear yard: Zero.
Minimum open space requirement: Ten percent of the gross land area of the development.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal does not have reasonable economic use as currently zoned. The Institutional zoning district is reserved for uses such as government facilities, schools, and cultural centers. This property has been vacant for many years, and the property has deteriorated to the point it has become a nuisance to the neighborhood. The new owner sees the historic value of the

property and building and would like to restore the building to create condominiums to add additional residential options for this area.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The area which surrounds the subject property represents a mixture of residential uses. To the west and south, the zoning is Medium Density Residential. Even though this is a single-family zoning district, there are many legal nonconforming duplexes and other multifamily structures in this area. To the north and east, the zoning district is High Density Residential A which is a multifamily zoning district allowing twelve (12) units to the acre. Directly to the east there are 28 townhomes being constructed as part of a 4% Low Income Housing Tax Credit project. The proposed zoning is suitable for this area.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for this property. If the property remains as it is currently zoned, there is a significant chance the property will continue to remain vacant, and the building will continue to deteriorate to the point where the only option will be demolition. The rezoning will provide the public an opportunity to realize the intent of the Comprehensive Plan in redeveloping this area as well as providing much-needed housing options. Rezoning also helps to revitalize the area and save existing historical structures.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

The proposed rezoning is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Redevelopment Corridor. The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office use within the same structure or multiple structures within a development area. Redevelopment Corridors prioritize nonmotorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop. The rezoning from Institutional to High Density Residential B will fulfill Land Use Action Item 1.2(3) in the current Comprehensive Plan as it will ensure the compatibility of infill development and redevelopment with surrounding neighborhood uses. This property has access to water, sewer, and electric services through the City of Griffin.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to High Density Residential – B is compatible with nearby residential uses. The request is also compliant with the 2024-2044 Comprehensive Plan for this area regarding multi-family housing. This address is located on a Redevelopment Corridor and one of the recommended Land uses for this area is high density residential.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Construction of Northside School began in 1917, and it holds historical value to the citizens of Griffin who went to school there. However, it has been vacant for more than a decade, and the condition will continue to deteriorate if renovations are not undertaken. The applicant understands the history of the school and values the meaning it holds for the citizens, and the intention is to bring the property back to life while keeping the historic look of the school building. The proposed project would keep the present architectural appearance for the original structure as the renovation will primarily be to the interior of the structure. Additionally, the parcel has been the subject of property maintenance concerns over the years, including overgrown grass and downed trees, and the applicant intends to clean up the property and maintain it during construction of this project and thereafter. These actions will mitigate any negative impact and ultimately, the development should have a positive impact on surrounding properties or the community at large.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There has been no change in conditions of the subject property as it has been vacant for over ten (10) years. There are several new single-family homes under construction adjacent to this property. There are also two multifamily projects being built in the area. On the adjacent property east of this location is a 28-unit townhome development. There is also a 138 multifamily development under construction on Jefferson St. On North Hill St, there are several homes that have been or are in the process of being rehabilitated. The new construction and the rehabilitation of other properties near this location are supporting grounds for approval of the zoning proposal.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The subject property has been vacant for many years while development and / or redevelopment has occurred almost entirely around it.

Staff Comments:

The applicant, Builders Inc, is requesting a zoning change from Institutional, (INST) to High Density Residential B (HDR-B) for property located on 502 North Hill Street (4.21± acres) to develop condominiums. This zoning change is required as Institutional zoning does not allow residential use. In addition to this application for rezoning, the applicant has also submitted a request to add the Special Housing Revitalization Overlay District (SHROD) for added density and setback flexibility which can assist with design and can allow potential growth.

The intention of this proposed development is to offer homeownership to the citizens of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood. The new owner would like to create twenty-two (22) to twenty-six (26), one- and two-bedroom condos. The price per unit will range from $199,900 to $229,900. The proposed development will require an investment of approximately $4,000,000 in the property.

Planning and Development Staff Recommendation(s):

Planning staff recommends **CONDITIONAL APPROVAL** of the request 26-REZ-01 to rezone 502 North Hill Street (4.21± acres) from Institutional to High Density Residential – B with the following condition:

a. Approval is conditioned upon rehabilitation of Northside School. Any change in the project that would result in demolition of the original structure, other than the interior, will be subject to additional zoning review under Sections 405 and 408 of the Unified Development Code.

Submitted by:

Michelle Haynes, Director
Planning and Development Services

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-01

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-01

Applicant/Agent/Representatives Name: Builders, Inc.

Address: [redacted]

City: Atlanta State: GA Zip: 31146

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: Northside School

Address: 502 N. Hill Street, Griffin, GA

Parcel Number(s): 007 03005 Current Zoning: I Parcel(s) Size: 4.21 acres

FLUM/Character Area Redevelopment Area Requested Zoning HDR-B SHROD

Property Owner Name: Burbank Real Estate Corp. (Kim Chamlee)

Address: [redacted]

City: Atlanta State: GA Zip: 30309

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Applicant Signature President Thelma Wilke Printed Name 1-21-26 Date

Applicant Name: Builders, Inc.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-01

Project Name/ Description: Northside School

Address: 502 N. Hill Street, Griffin

Requested Zoning & Ordinance Section: HDR-B / SHROD

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-01

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.

2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?

3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?

6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.

7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?

8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?

9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

Northside School: Current Zoning and Proposed Zoning

Northside School located at 502 N. Hill Street is currently zoned *Institutional*. The initial use of the building as an elementary school was a conforming uses. The allowed uses in the Institutional Zone by ordinance are quite narrow: cemetery, cultural facility, funeral home, publicly owned and used facilities and schools. Given the permitted uses under the current zoning and the size and condition of the building, maintaining the current zoning does not offer the highest and best use of this beautiful and historic landmark.

The building has been vacant for many years, consequently serving no purpose to the community. The immediate neighborhood is all residential and its makeup is predominately, older single-family homes. Within the last couple of years, however, this area north of W. Broad Street is experiencing a rebirth. True to the Character Area of Redevelopment, several exciting new projects are under construction and bringing much medium and high density residential housing opportunities to this Redevelopment Corridor of N. Hill Street.

Northside School is surrounded by land zoned medium and high density residential. Several new homes are nearing completion and are under construction along N. Hill Street and on E. Cherry Street. *Parc at Roseview* is under construction and will soon offer a variety of rental homes for families in Griffin. This exciting new community is located directly across N. 6th Street from Northside School.

A change to High Density Residential "B" (HDR-B) with the SCHROD Overlay will bring the Northside School property into harmony with all other surrounding uses. This change would also align with the City of Griffin's Land Use Plan and complement the Community Vision Character Area outlined for this N. Hill Street neighborhood of Character Redevelopment Area and Redevelopment Corridor.

All public utilities are available to the property and in sufficient quantity. Existing water and sewer lines serve the building. There is sufficient power in the immediate area to serve the building as well.

Preserving and restoring the historic character of Northside School serves the community of Griffin today and for years to come. The proposed development would offer homeownership to the people of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood.

Google Maps

502 N Hill St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

Redevelopment Corridors

Vision

The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office uses within the same structure or multiple structures within a development area. Redevelopment Corridors prioritize non-motorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop.

Land Uses + Zoning

Recommended Land Use	Appropriate Zoning Designations
General Commercial	Neighborhood Business District (NBD)
Medical/Dental Clinics	Planned Commercial District (PCD) *
Office	Mixed-Use Overlay
Personal Service	
Low Density Residential	
Medium Density Residential	
High Density Residential	

Recommended Action Items + Goals

This subsection includes the top three recommended implementation items for Redevelopment Corridors Character Areas in Griffin. Following these items, there is a list of overall goals and actions that are most relevant for the Redevelopment Corridors. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives + Actions section and the Community Work Program of this plan.

Action Items

- **LU Action 1.2(3):** Ensure the compatibility of infill development and redevelopment with surrounding neighborhood uses.
- **T Action 2.1(4):** Increase opportunities to provide for alternative modes of transportation, including public transit and multi-use trails and sidewalks.
- **ED Action 2.1(3):**Work with the Griffin Spalding Development Authority to utilize tax credit programs to encourage reinvestment and create new jobs in economically distressed areas throughout the City.

REDEVELOPMENT CORRIDORS EXISTING CONDITIONS - Representative locations

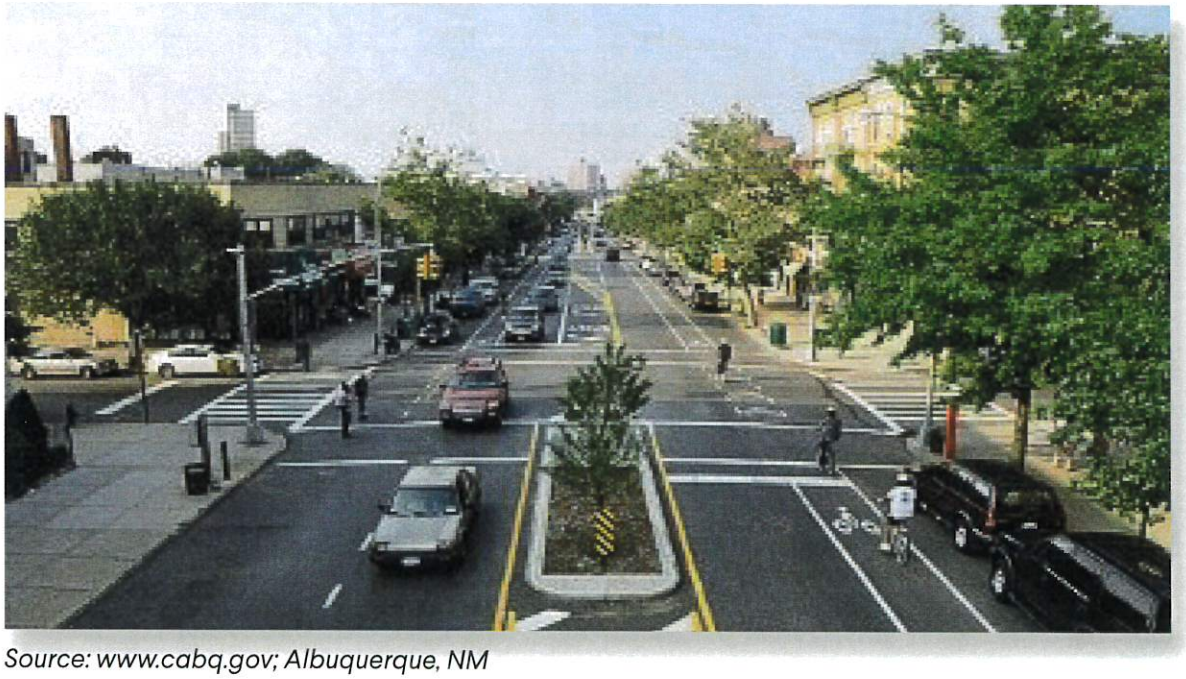




Source for both photos: Google Maps



Source: www.ayresassociates.com; Wauwatosa, WI



Source: www.cabq.gov; Albuquerque, NM

Transportation Goal #3: Maintain a high level of service in all areas of transportation

Parks and Recreation Goal #1: Increase safe access to existing parks and community facilities for all Griffin residents.

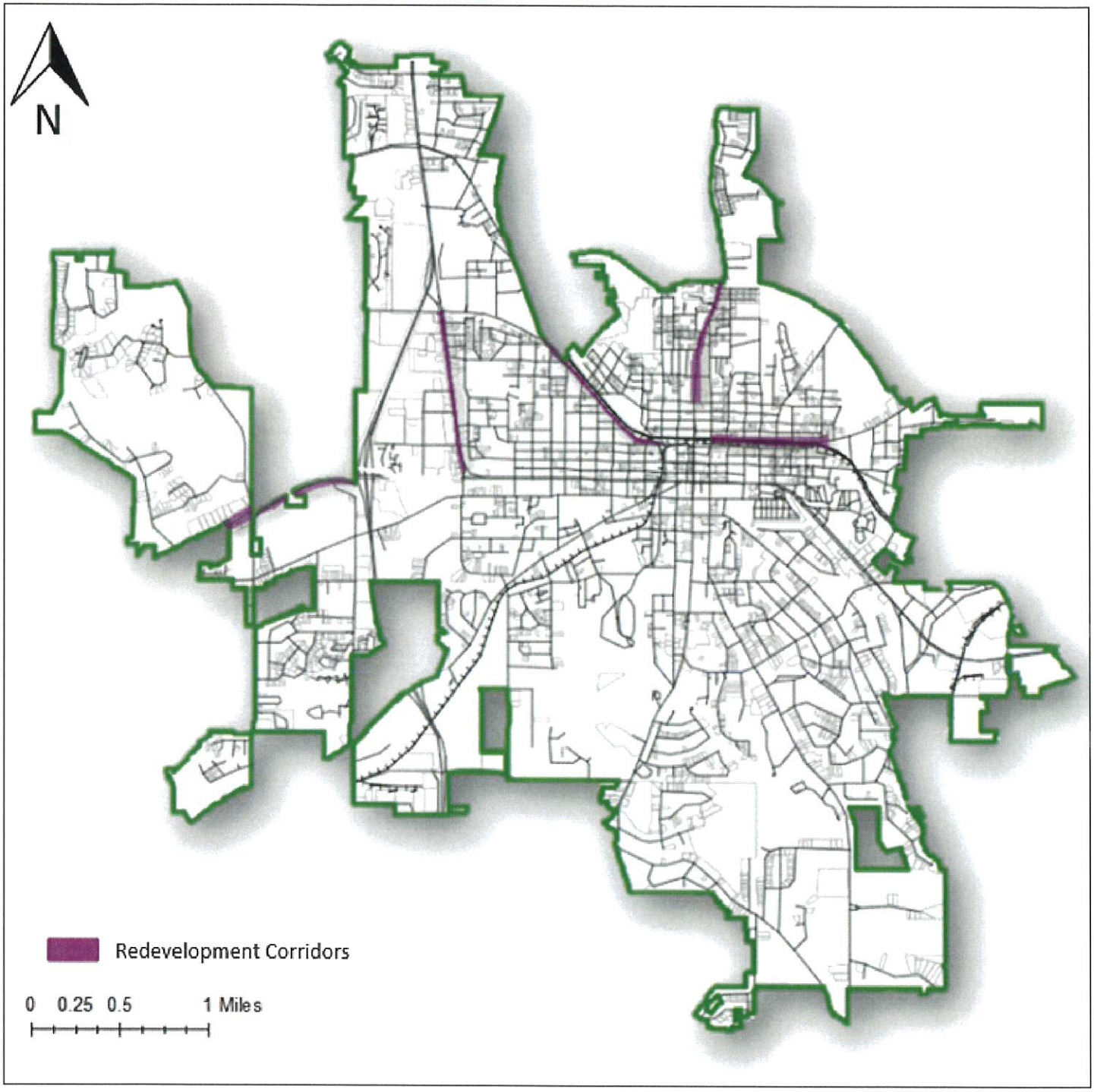
City Facilities and Services Goal #1: Ensure the city's utilities and infrastructure are sufficient to meet the needs of current and future residents.

City Facilities and Services Goal #2: Maintain and support a variety of community facilities and services for all users.

City Facilities and Services Goal #3: Increase city's enforcement of building and maintenance standards.

Natural and Cultural Resources Goal #3: Protect Griffin's historical character through preservation of historic buildings and neighborhoods.

REDEVELOPMENT CORRIDORS CHARACTER AREAS



Goals

Economic Development Goal #1: Attract more diverse businesses and mixed-use developments.

Economic Development Goal #2: Increase the number of high wage employers that will benefit residents.

Economic Development Goal #3: Provide more quality attractions and features as a strategy for economic development.

Economic Development Goal #4: Retain and support existing businesses

Land Use Goal #1: Limit undesirable land uses in certain locations

Land Use Goal #2: Foster smart growth that protects Griffin's small-town, neighborhood-oriented sense of place.

Transportation Goal #2: Improve access to alternative transportation options, especially in high traffic areas

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-RE2-01

OWNER'S AUTHORIZATION

This is to certify that: Burbank Real Estate Corp is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: BUILDERS INC

Property Owner Signature	Kim CHAMLEE	1-21-2026
	Printed Name	Date
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal:

CONNER JIAS NOTARY PUBLIC COBB COUNTY GA EXPIRES GEORGIA April 2, 2029

Commission Expiration Date: April 2nd, 2026

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-01

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

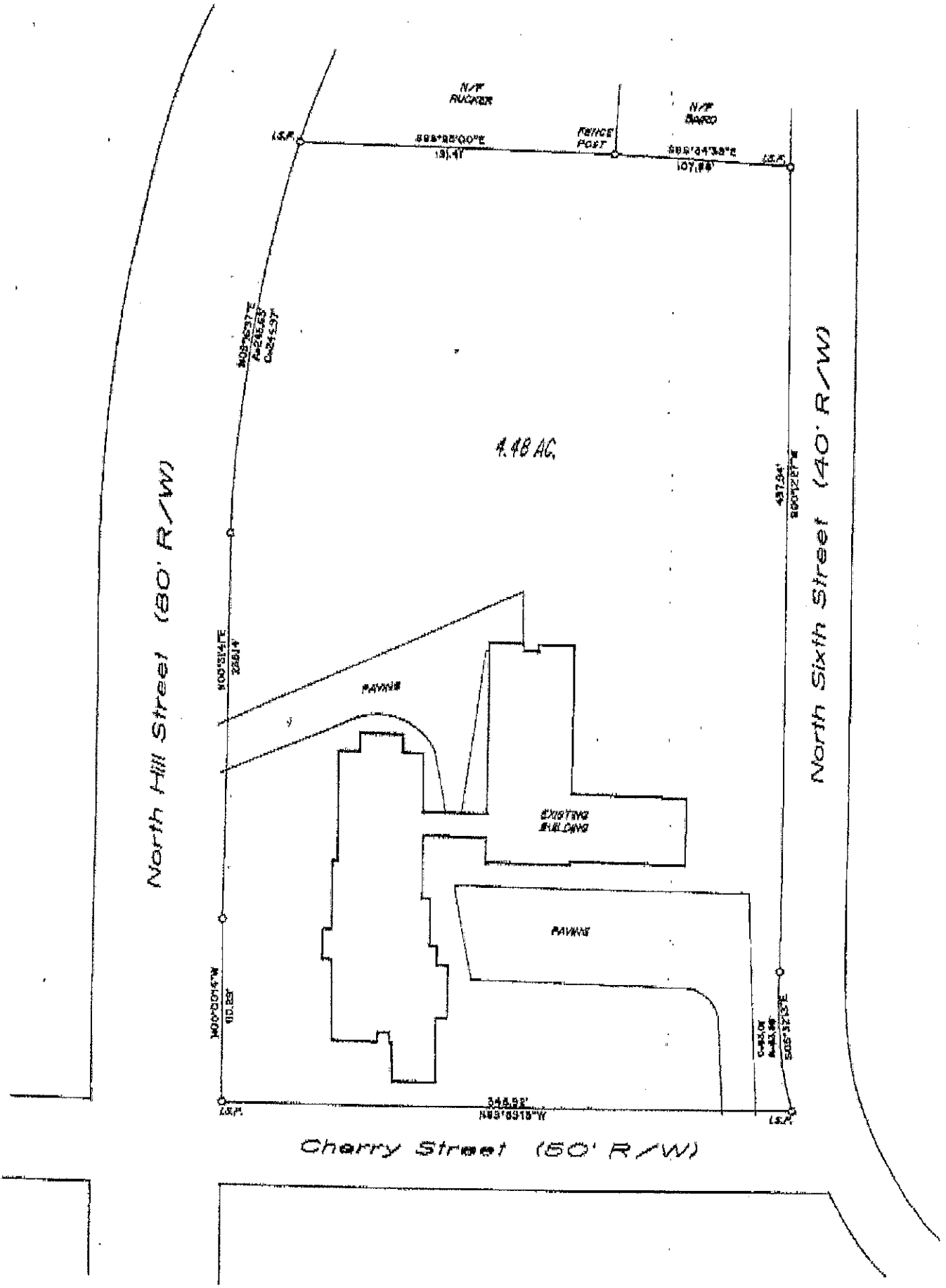
If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Builders, Inc.

Applicant Signature President | Thelma Wilke Printed Name | 1-21-26 Date


N/F
RACKER
N/F
BARCO
FENCE
POST
S89°55'00"E
191.41'
S89°54'38"E
107.88'
L.S.P.
L.S.P.
N09°52'37"E
A=295.63'
D=24°53'
4.48 AC.
437.34'
S00°12'27"W
N00°52'47"E
258.14'
PAVING
EXISTING
BUILDING
PAVING
N00°30'14"W
110.25'
S05°37'53"E
348.92'
N89°59'15"W
L.S.P.
L.S.P.
North Hill Street (80' R/W)
North Sixth Street (40' R/W)
Cherry Street (60' R/W)

Spalding County, GA

Summary

Parcel Number	007 03005
Account/Realkey	1000
Location Address	502 N HILL ST
Legal Description	OLD NORTH SIDE SCHOOL (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN-TAD#1 (District 05)
Millage Rate	38.185
Acres	4.21
Homestead Exemption	No (S0)
Landlot/District	160 / 03

View Map



Owner

BURBANK REAL ESTATE CORP
36 BURBANK DR
ATLANTA, GA 30314

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Suburban Small Parcels	Acres	196,236	0	0	4.21	0

Commercial Improvement Information

Description	Warehouse - Storage
Value	$144,223
Actual Year Built	1930
Effective Year Built	1970
Square Feet	17904
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse - Storage
Value	$45,520
Actual Year Built	1960
Effective Year Built	1970
Square Feet	6936
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse - Storage
Value	$19,420
Actual Year Built	1960
Effective Year Built	1970
Square Feet	2652
Wall Height	14

Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	6x1300 / 0	0	$13,491
Paving: 4" Asphalt >= 3,000 SF	1930	0x0 / 15700	0	$7,008

Permits

Permit Date	Permit Number	Type
03/31/2023	9332	COMMERCIAL - REMODEL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/19/2017	4241 24		$195,000	FAIR MARKET - IMPROVED	CHAMLEE R TODD ESTATE	BURBANK REAL ESTATE CORP
6/20/2005	2711 52		$236,500	GOVERNMENT	GRIFFIN CITY OF (BOARD OF EDUCATION)	CHAMLEE R TODD
1/9/1917	32 520		$0	GOVERNMENT		GRIFFIN CITY OF (BOARD OF EDUCATION)

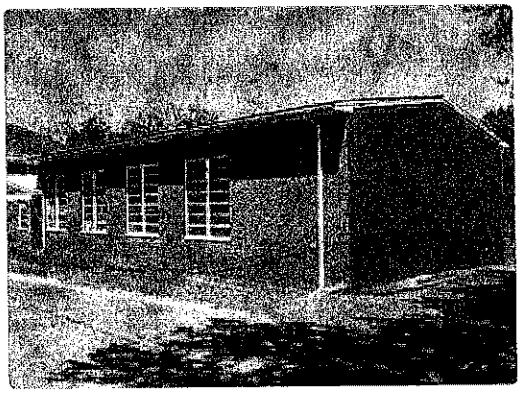
Valuation

	2025	2024	2023	2022
Previous Value	$361,332	$296,423	$273,409	$279,449
Land Value	$131,670	$131,670	$131,670	$131,670
+ Improvement Value	$209,163	$209,163	$224,833	$121,240
+ Accessory Value	$20,499	$20,499	$20,499	$20,499
= Current Value	$361,332	$361,332	$377,002	$273,409

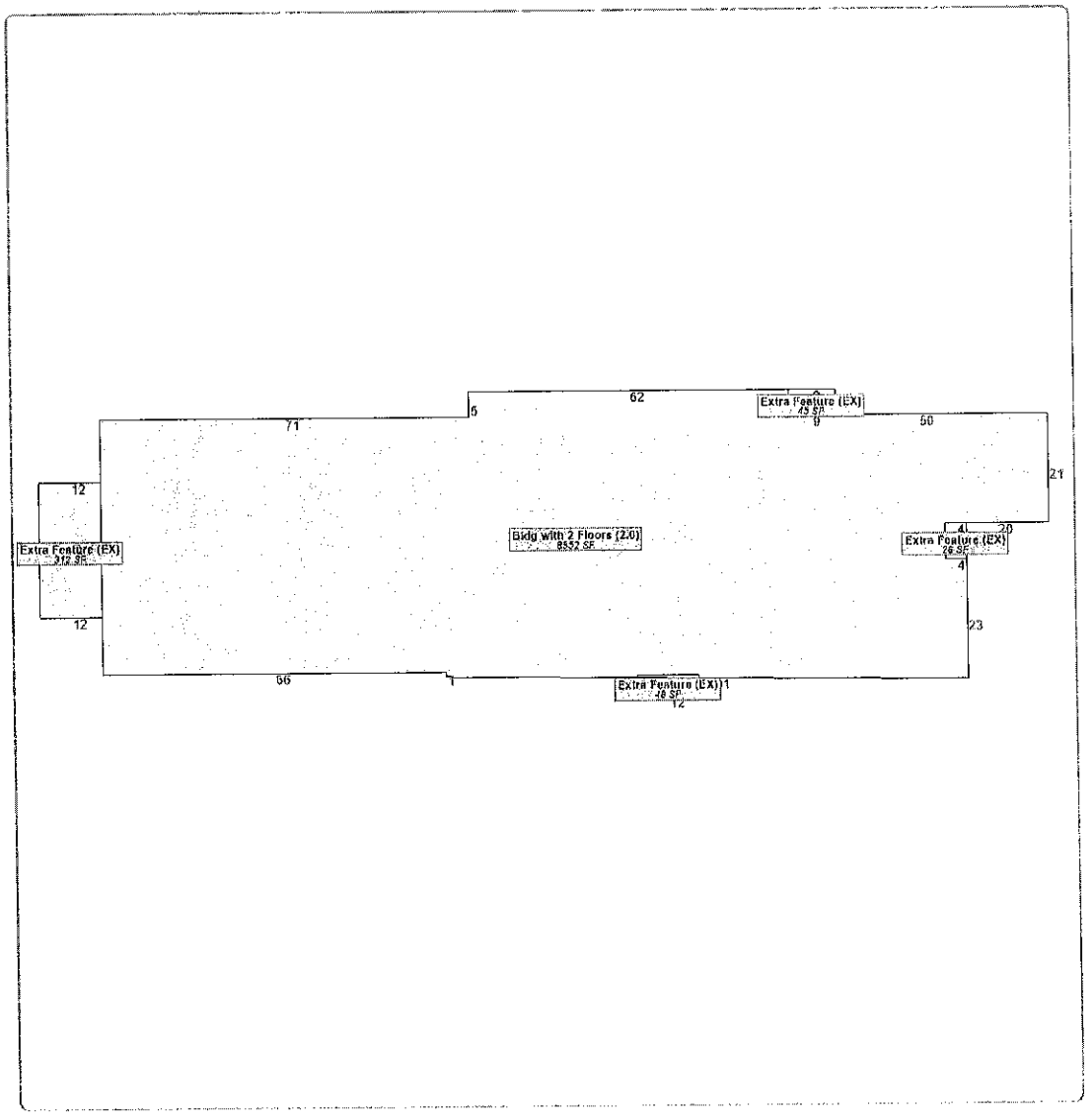
Photos

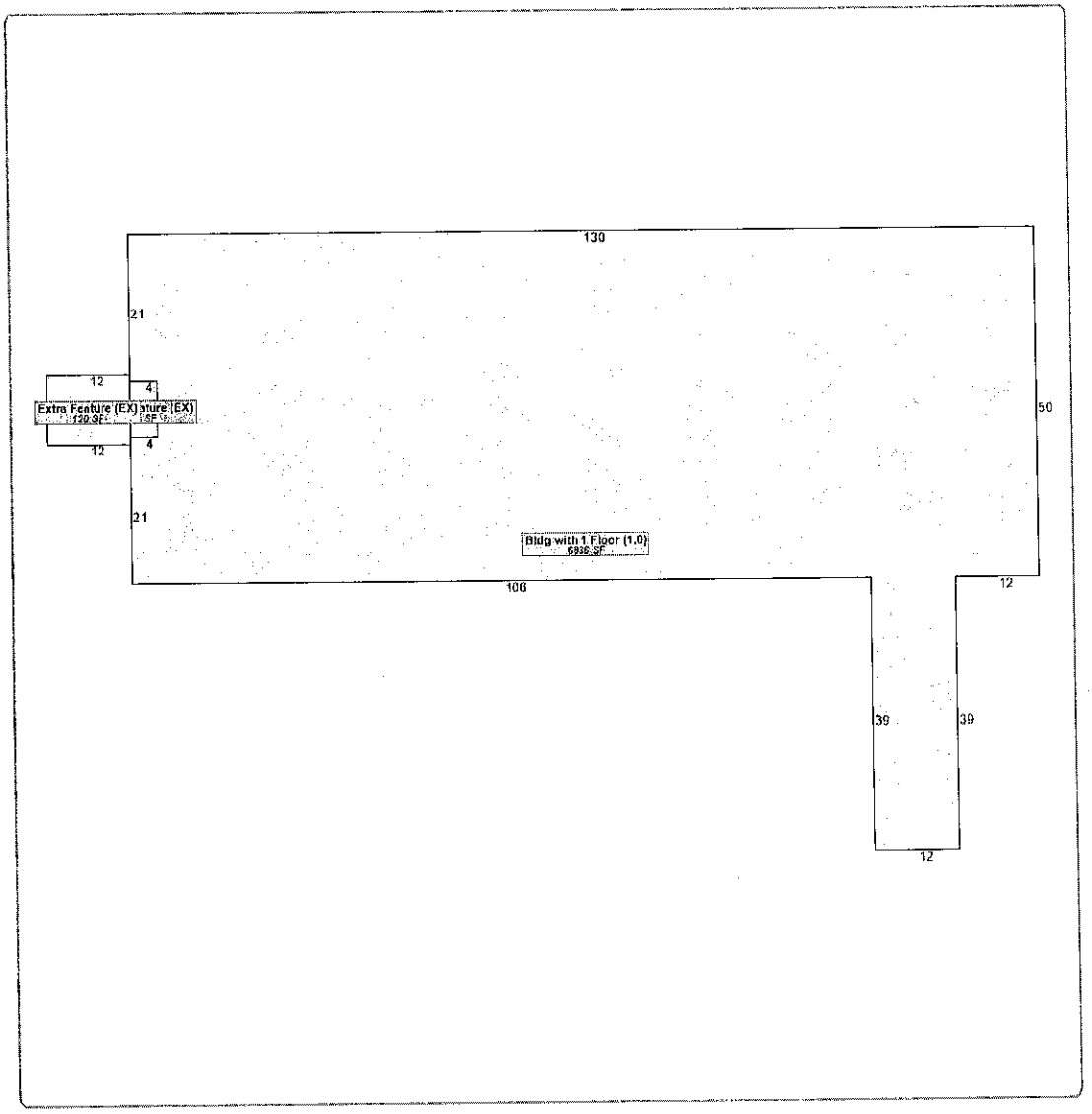


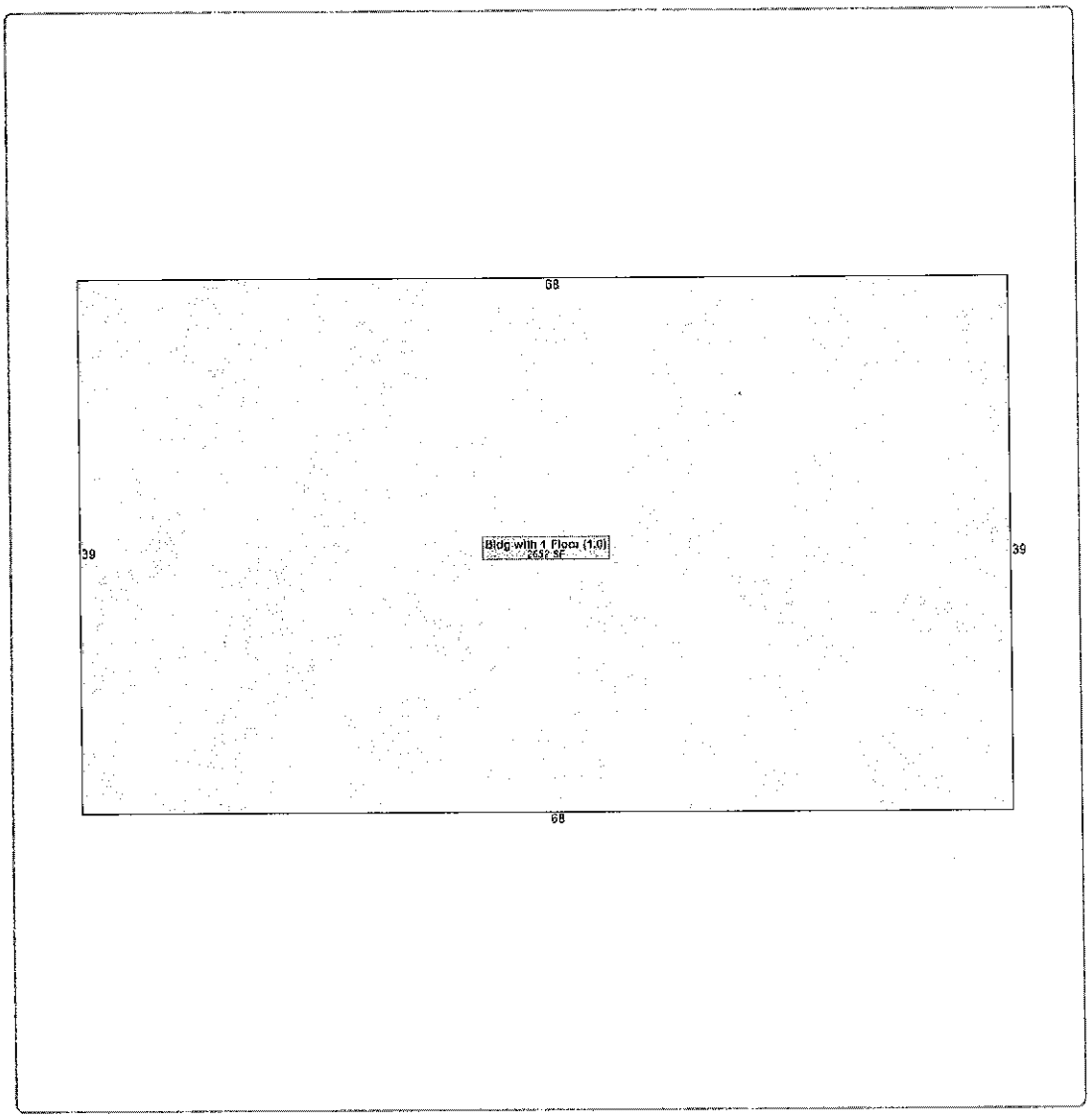




Sketches


62
5
71
Extra Feature (EX)
45 SF
9
50
21
12
Extra Feature (EX)
312 SF
Bldg with 2 Floors (2.0)
852 SF
Extra Feature (EX)
26 SF
4
20
4
12
23
66
1
Extra Feature (EX) 1
48 SF
12


130
21
12
4
Extra Feature (EX) ature (EX)
4
12
21
Bldg with 1 Floor (1.0)
6936 SF
100
50
12
39
39
12



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/18/2025, 6:45:25 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Existing Uses and Zoning of Adjacent Property

Address of Contiguous Properties	Current Zoning
Northside School - Subject 502 N. Hill Street	Institutional
Single Family Home 511 N. Hill Street	Medium Density Residential (West of Subject)
Single Family Home 106 E. Cherry Street	Medium Density Residential (South of Subject - New Construction)
Single Family Home 102 E. Cherry Street	Medium Density Residential (South of Subject - New Construction)
Single Family Home 510 N. 6th Street	High Density Residential (East of Subject)
Townhouse Rental Community ***Parc at Roseview*** 512 N. 6th Street	High Density Residential/SHROD (East of Subject - New Construction)
Single Family Home 530 N. Hill Street	High Density Residential - A
****Within Close Proximity of Subject****	
Apartment Community ***Parc at Rosenwald*** 415 Jeffferson Street	High Density Residential/SHROD (0.8 Miles from Subject - New Construction)
Apartment Community ***Parc at Solomon*** 323 E. Solomon Street	High Density Residential/SHROD (0.8 miles from Subject - New Construction)

Northside School: Contiguous Properties

Northside School is surrounded by residential properties of various ages, several of which do not comply with their respective, current zoning designations. The majority of the uses are single-family, both older homes and new construction. All of the contiguous land to the subject property is zoned either medium or high density residential.

To the East of Northside School and on the opposite side of N. 6th Street, a new multi-family project is currently under construction called *Parc at Roseview*. This new rental community will offer 28, two-story homes in four buildings. The land is zoned High Density Residential with the SCHROD overlay.

The following addresses are all single-family homes and are zoned Medium Density Residential:

511 N. Hill Street - West of Northside School on the opposite side of N. Hill Street

106 and 102 E. Cherry Street - South of Northside School on the opposite side of E. Cherry Street

The following addresses are all single-family homes and are zoned High Density Residential:

510 N. 6th Street – East of Northside School

530 N. Hill Street – North of Northside School

Very near to Northside School are two brand new properties that share the zoning this application is seeking:

Parc at Rosenwald is 0.8 miles from Northside School. This rental community will offer 138 homes in five, three-story buildings. The land is zoned High Density Residential with the SCHROD overlay.

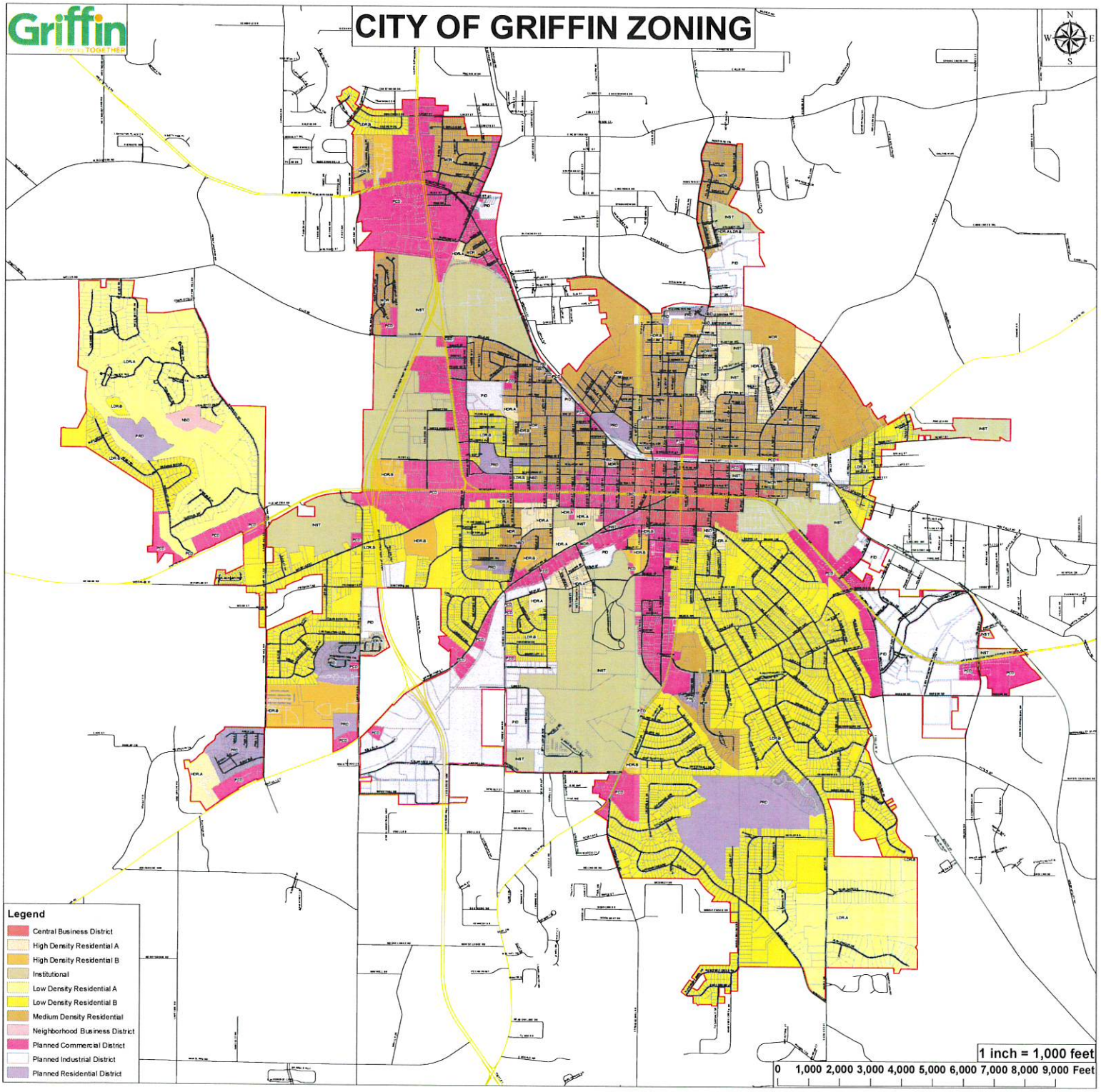
Parc at Solomon is 0.8 miles from Northside School. This rental community will offer 69 homes to Griffin families. The land is zoned High Density Residential with the SCHROD overlay.

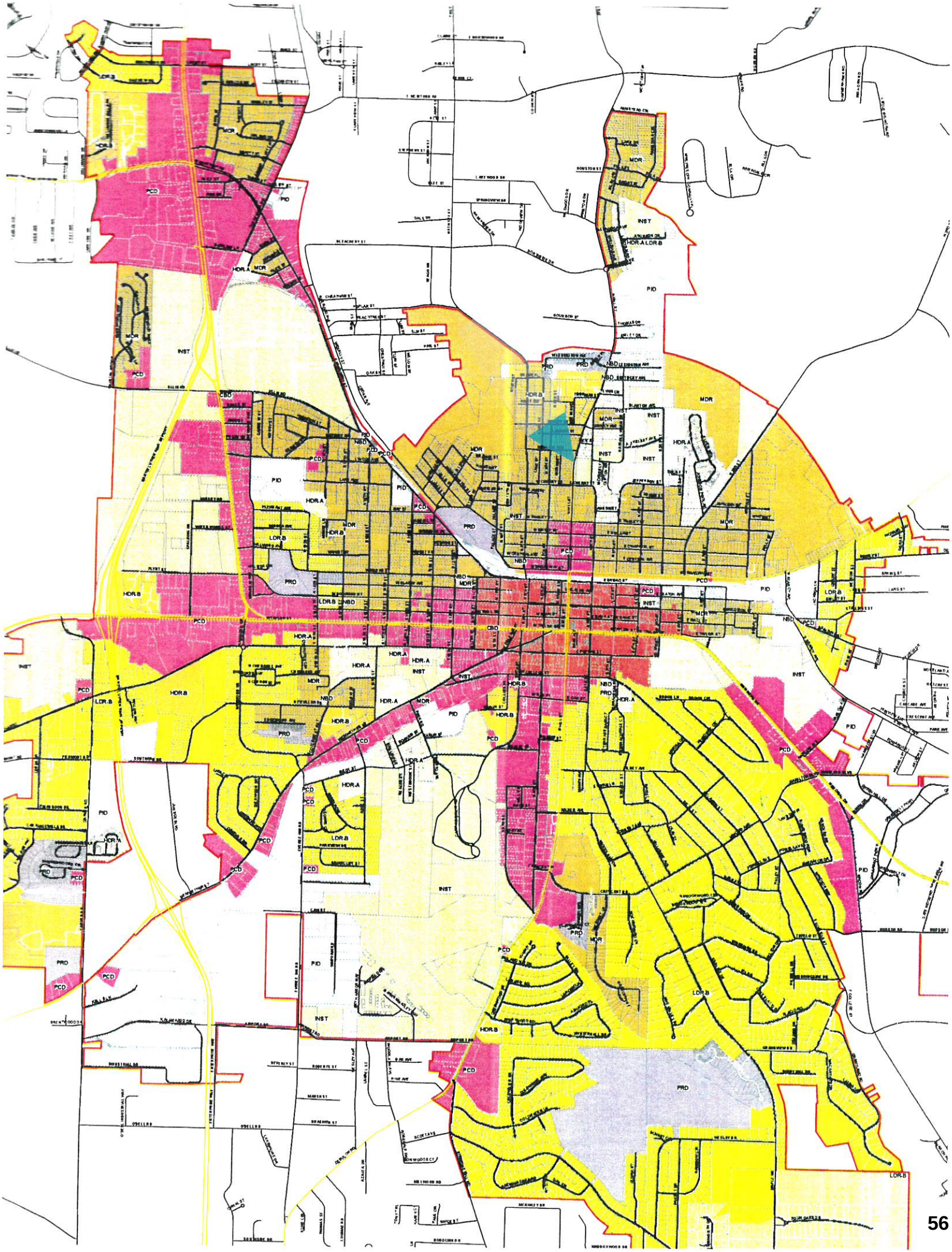
Google Maps

502 N Hill St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 500 ft


Griffin
GROWING TOGETHER
CITY OF GRIFFIN ZONING
N
W
E
S
Legend
Central Business District
High Density Residential A
High Density Residential B
Institutional
Low Density Residential A
Low Density Residential B
Medium Density Residential
Neighborhood Business District
Planned Commercial District
Planned Industrial District
Planned Residential District
1 inch = 1,000 feet
0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 Feet


CBD
PCD
PID
PRD
NBD
INST
MDR
HDR-A
HDR-B
LDR-B

Photographs of Northside Elementary School

Circa 1930


NORTH SIDE ELEMENTARY

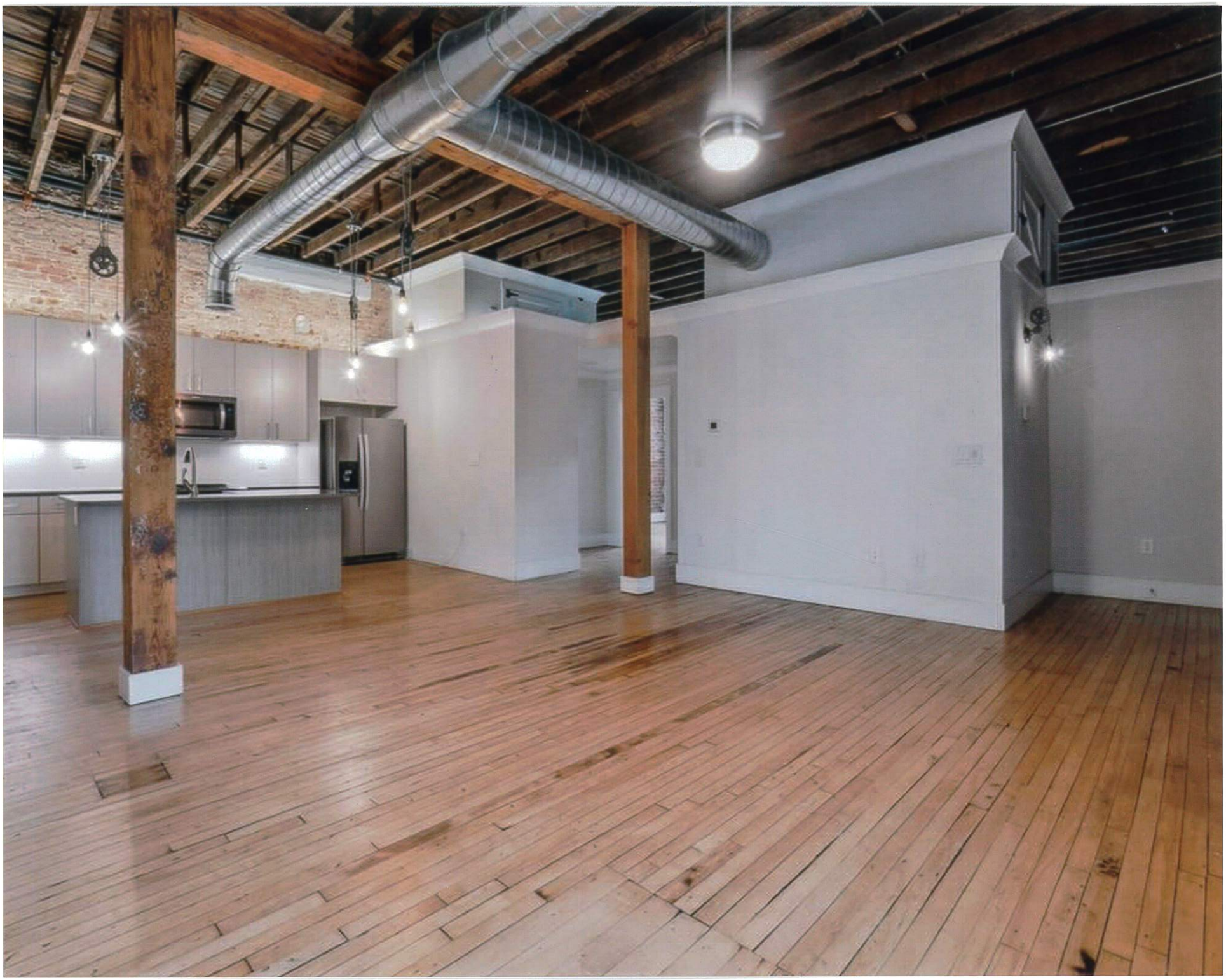


HW

Brick House Lofts

510 Whitehall Street
Atlanta, Georgia 30303

Photographs of the Condominium Lofts created from a Historic Building in Atlanta in 2018











NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 007 03005) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property from Institutional (INST) to High Density Residential B (HDR-B), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Builders, Inc.
Owner: Burbank Real Estate Corp.
Properties: Spalding County Tax Parcel 007 03005, (4.21 +/- acres) located at 502 North Hill Street.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, March 24, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments for a zoning request to add the Special Housing Revitalization Overlay District (SHROD) to property located at 502 North Hill Street consisting of 4.21+/- acres . *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Builders Inc, is requesting a zoning change to add the Special Housing Revitalization Overlay District (SHROD) to 502 North Hill Street (4.21± acres) to develop condominiums. In addition to this application for rezoning, the applicant has also submitted a request to rezone the underlying zoning from Institutional (INST) to High Density Residential B (HDR-B) as Institutional zoning does not allow residential uses.

The SHROD overlay allows for the added density and setback flexibility which assists with design and allows for potential growth. This overlay is consistent with the area as the SHROD was added to the 4% LIHTC scatter site project at 512 N 6th St (Parc at Roseview) and 415 Jefferson St (Parc at Rosenwald). The SHROD overlay requires a minimum of 2 acres. Therefore, should the property be subdivided in the future, this overlay will guarantee that each new parcel will be a minimum of 2 acres. Importantly, this limitation would not apply if the property were rezoned to HDR-B and no overlay were imposed. The SHROD designation would increase the total density allowed from 12 units per acres to 20 units per acre.

The intention of this proposed development is to offer homeownership to the citizens of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood. The new owner would like to create twenty-two (22) to twenty-six (26), one- and two-bedroom condos. The price per unit will range from $199,900 to $229,900. The new homeowners will live within walking distance of Downtown Griffin. The proposed development will require an investment of approximately $4,000,000 in the property.

STAFF RECOMMENDATION:

Planning staff recommends CONDITIONAL APPROVAL of the request 26-REZ-02 to rezone 502 North Hill Street (4.21+ acres) to add the Special Housing Revitalization Overlay District with the following condition:

a. Approval is conditioned upon rehabilitation of Northside School. Any change in the project that would result in demolition of the original structure, other than the interior, will be subject to additional zoning review under Section 405 and 408 in the Unified Development Code.

FINANCIAL IMPACT:

N/A

Submitted By:

Tracie Pryor

Meeting Date:

16/03/2026

Reviewed By:

Jessica O'Connor

ATTACHMENTS:

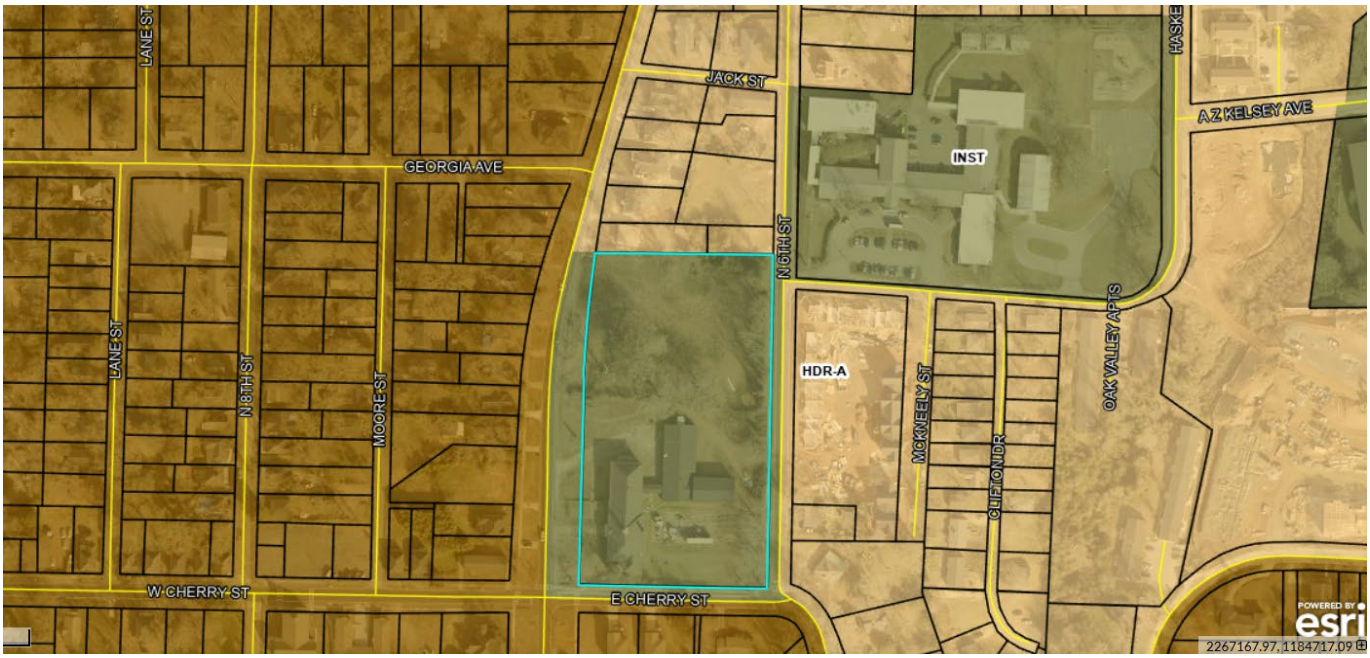
Staff Report 502 N Hill St SHROD.pdf

Application; 502 N Hill St SHROD.pdf

Rezoning Ordinance 26-REZ-02, 502 N Hill St - SHROD.pdf

502 North Hill Street
REZONING REQUEST
(Project No. 26-REZ-02)

Applicant: Builders Inc.
Owner: Burbank Real Estate Corp.



Current Land Use Classification	Commercial
Current Zoning	Institutional
Proposed Zoning	Special Housing Revitalization Overlay District
Character Area	Redevelopment Corridor
Proposed Use	Residential
Parcel Size	4.21 +/- acres
Map, Block & Lot Number	Map 007 Block 03 Lot 005
Planning & Zoning Board	March 16, 2026
City Commission	March 24, 2026
City Commission Member	District 1 Cynthia Ward
Planning Board Member	District 2 Pam Sutton
Citizen Notification	Legal notice was published in the February 14, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on February 26, 2026, as well.

Proposal/Site Location:

The applicant, Builders Inc, is requesting a zoning change to add the Special Housing Revitalization Overlay District (SHROD) to 502 North Hill Street (4.21± acres) to develop condominiums. In addition to this application for rezoning, the applicant has also submitted a request to rezone the underlying zoning from Institutional (INST) to High Density Residential B (HDR-B) as Institutional zoning does not allow residential uses.

The SHROD overlay allows for the added density and setback flexibility which assists with design and allows for potential growth. This overlay is consistent with the area as the SHROD was added to the 4% LIHTC scatter site project at 512 N 6th St (Parc at Roseview) and 415 Jefferson St (Parc at Rosenwald). The SHROD overlay requires a minimum of 2 acres. Therefore, should the property be subdivided in the future, this overlay will guarantee that each new parcel will be a minimum of 2 acres. Importantly, this limitation would not apply if the property were rezoned to HDR-B and no overlay were imposed. The SHROD designation would increase the total density allowed from 12 units per acres to 20 units per acre.

The intention of this proposed development is to offer homeownership to the citizens of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood. The new owner would like to create twenty-two (22) to twenty-six (26), one- and two-bedroom condos. The price per unit will range from $199,900 to $229,900. The new homeowners will live within walking distance of Downtown Griffin. The proposed development will require an investment of approximately $4,000,000 in the property.









Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin Zoning Ordinance apply to the rezoning request:

- Article 4. Section 405 - Standards for review for zoning amendments (Rezoning)
- Article 4. Section 408 - Public Hearings
- Article 7. Section 716 - Institutional (INST)
- Article 7. Section 710 - High Density Residential B (HDR-B)
- Article 7. Section 720 – Special Housing Revitalization Overlay District (SHROD)

The following sections of the City of Griffin 2024 - 2044 Comprehensive Plan Update apply to this request:

Section	Consistency	Reason
Housing	Yes	Character Area Map has the subject property planned as Residential and Commercial
Citizen Notification & Participation	Yes	Legal Notice ran in the February 14, 2026 edition of the G*riffin Daily News* for Planning & Zoning Meeting and for City Board of Commissioners Public Hearing. Signage was placed on the proposed properties, illustrating the purpose, date and time of both meetings on February 26, 2026.
Economic Development	Yes	In fill development
Natural & Historic Development	Yes	Historic Northside Elementary School will be rehabilitated.

Community Facilities	Yes	Water & sanitary sewer are accessible; electricity served by City of Griffin.
Land Use	Yes	Proposed rezoning is consistent with the Comprehensive Plan and the Character Area Map

Application Review

"Article 4. Section 405. Rezonings. All amendments (rezoning) to the Zoning Ordinance shall be evaluated in accordance with the following standards used to interpret the balance between an individual's right to the use of their property and the public health, safety or general welfare of the community. In applying these standards, expression of opinions unsupported by objective factual analysis, using the criteria set forth below, should not be considered by the Board of Commissioners."

a. **Existing uses and zoning of adjacent property**.

Direction	Zoning	Existing Uses
North	HDR-A	Residential
South	MDR	Residential
East	HDR-A	Residential
West	MDR	Residential

Zoning Physical Requirements – Current and Proposed

INST
Does not allow residential use.

HDR-B
Maximum density per acre for multi-family developments: 14 units per acre.
Minimum lot area: Four acres
Minimum heated floor area per dwelling unit for multi-family developments: 800 square feet for one-bedroom units; 950 square feet for two-bedroom units and 1,100 square feet for three-bedroom units.
Minimum street frontage: 250 feet.
Minimum front yard: 25 feet.
Minimum side yard: 20 feet, except that the side yard for interior, attached units shall be zero.
Minimum rear yard: 25 feet.

SHROD
Minimum development size: Two acres.
Maximum density per acre: 20 units per acre.
Minimum floor area per dwelling unit: 600 square feet for one-bedroom units, 700 square feet for two-bedroom units and 900 square feet for three-bedroom units and larger units.
Minimum front yard: Zero.
Minimum side yard: Zero.
Minimum rear yard: Zero.
Minimum open space requirement: Ten percent of the gross land area of the development.

b. **Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?**

The property to be affected by the rezoning proposal does not have reasonable economic use as currently zoned. The Institutional zoning district is reserved for uses such as government facilities, schools, and cultural centers. This property has been vacant for many years, and the entire property has deteriorated to the point where it has become a nuisance to the neighborhood. The new owner sees the historic value of the property and building and would like to restore the building to create condos to add additional residential options for this area.

The SHROD overlay allows for the added density and setback flexibility which assists with design and allows for potential growth. The SHROD overlay requires a minimum of 2 acres. Therefore, should the property be subdivided in the future, this overlay will guarantee that each new parcel meets the minimum 2-acre requirement.

c. **Will the requested proposed zoning permit a use that is suitable in regards to the use and development of adjacent and nearby property**?

The area which surrounds the subject property represents a mixture of residential uses. To the west and south, the zoning is Medium Density Residential. Even though this is a single-family zoning district, there are many legal nonconforming duplexes and other multifamily structures in this area. To the north and east, the zoning district is High Density Residential A. Directly to the east there are 28 townhomes under construction as part of a 4% Low Income Housing Tax Credit project, which also has the SHROD overlay. The proposed zoning overlay is suitable regarding the use and development of adjacent and nearby properties.

d. **What is the relative gain to the public as compared to the hardship imposed upon the individual property owner (applicant) by maintaining the existing zoning?**

There is no relative gain to the public in maintaining the existing zoning for this property. If the property remains as it is currently zoned, there is a significant chance the property will continue to remain vacant, and the building will continue to deteriorate to the point where the only option will be demolition. Adding the zoning overlay will

provide the public an opportunity to realize the intent of the Comprehensive Plan in redeveloping this area as well as providing much-needed housing options. Rezoning also helps to revitalize the area and save existing historical structures.

e. **The suitability of the subject property for the purposes for which the applicant seeks to have it rezoned, including availability of existing infrastructure**.

Adding the proposed Special Housing Revitalization Overlay District is consistent with the City of Griffin Comprehensive Plan and the Character Areas Map which designates the property as part of a Redevelopment Corridor. The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office use within the same structure or multiple structures within a development area. Redevelopment Corridors prioritize nonmotorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop. Adding the zoning overlay will fulfill Land Use Action Item 1.2(3) in the current Comprehensive Plan as it will ensure the compatibility of infill development and redevelopment with surrounding neighborhood uses. This property has access to water, sewer, and electric services through the City of Griffin.

f. **The compatibility of the applicant's proposed use of the property, if rezoned, with surrounding properties and uses (the applicant should address measures to reduce negative impacts of the proposed use, including any conditions attached to a recommendation for rezoning by the Zoning Administrator and/or Planning and Zoning Board)**.

The applicant's rezoning request to Special Housing Revitalization Overlay District (SHROD) does have compatibility with surrounding properties and uses. Nearby, there are properties with high-density residential developments which have the SHROD overlay. The request is also compliant with the 2024-2044 Comprehensive Plan for this area regarding multi-family housing.

g. **Any environmental, historic, cultural or aesthetic concerns unique to the subject property or proposed use, and how applicant proposes to mitigate any negative impacts on surrounding properties and the community at large**.

Construction of Northside School began in 1917, and it holds historical value to the citizens of Griffin who went to school there. However, it has been vacant for more than a decade, and the condition will continue to deteriorate if renovations are not undertaken. The applicant understands the history of the school and values the meaning it holds for the citizens, and the intention is to bring the property back to life while keeping the historic look of the school building. The proposed project would keep the present architectural appearance for the original structure as the renovation will primarily be to the interior of the structure. Additionally, the parcel has been the subject of property maintenance concerns over the years, including overgrown grass and downed trees, and the applicant intends to clean up the property and maintain it during construction of this project and thereafter. These actions will mitigate any

negative impact and ultimately, the development should have a positive impact on surrounding properties or the community at large.

h. **Whether there has been a change in conditions of the subject property or properties in the vicinity of the subject, which give supporting grounds for either approval or disapproval of the zoning proposal.**

There has been no change in conditions of the subject property as it has been vacant for over ten (10) years. There are several new single-family homes under construction adjacent to this property. There are also two multifamily projects being built in the area. On the adjacent property east of this location on North 6th St. is a 28-unit townhome development (Parc at Roseview). There is also a 138 multifamily development under construction on Jefferson St (Parc at Rosenwald). Parc at Roseview and Parc at Rosenwald also have the SHROD overlay. On North Hill St, there are several homes that have been or are in the process of being rehabilitated. The new construction, rehabilitation, and other properties that have the SHROD overlay near this location are supporting grounds for approval of the zoning proposal.

i. **If applicable, the length of time the subject property has been vacant or substandard as zoned, when considered in the context of land development in the vicinity of the property**.

The subject property has been vacant for many years while development and / or redevelopment has occurred almost entirely around it.

Staff Comments:

The applicant, Builders Inc, is requesting a zoning change to add the Special Housing Revitalization Overlay District (SHROD) to 502 North Hill Street (4.21± acres) to develop condominiums. In addition to this application for rezoning, the applicant has also submitted a request to rezone the underlying zoning from Institutional (INST) to High Density Residential B (HDR-B) as Institutional zoning does not allow residential uses.

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live within walking distance of Downtown Griffin. The proposed development will require an investment of approximately $4,000,000 in the property.

Planning and Development Staff Recommendation(s):

Planning staff recommends **CONDITIONAL APPROVAL** of the request 26-REZ-02 to rezone 502 North Hill Street (4.21± acres) to add the Special Housing Revitalization Overlay District with the following condition:

a. Approval is conditioned upon rehabilitation of Northside School. Any change in the project that would result in demolition of the original structure, other than the interior, will be subject to additional zoning review under Section 405 and 408 in the Unified Development Code.

Submitted by:

Michelle Haynes, Director
Planning and Development Services

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-02

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Rezoning Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 4th Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Rezoning Process.

Rezoning Application Submission Requirements:

1. Complete Rezoning Application
2. Complete Rezoning Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $450.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Rezoning attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-02

Applicant/Agent/Representatives Name: Builders, Inc.

Address: [redacted]

City: Atlanta State: GA Zip: 31406

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: Northside School

Address: 502 N. Hill Street, Griffin, GA

Parcel Number(s): 007 03005 Current Zoning: I Parcel(s) Size: 4.21 acres

FLUM/Character Area Redevelopment Area Requested Zoning HDR-B SHROD

Property Owner Name: Burbank Real Estate Corp. (Kim Chamlee)

Address: [redacted]

City: Atlanta State: GA Zip: 30309

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Rezoning Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

[redacted] President Thelma Wilke 1-21-26

Applicant Signature Printed Name Date

Applicant Name: Builders, Inc.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-02

Project Name/ Description: Northside School

Address: 502 N. Hill Street, Griffin

Requested Zoning & Ordinance Section: HDR-B / SHROD

The following information must be submitted with the Rezoning Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
- The following information must be submitted with the Rezoning Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-02

Please provide written answers to the following questions to justify a request for Rezoning:

1. Provide a list of the existing uses and zoning of adjacent property.
2. Does the property to be affected by the rezoning have a reasonable economic use as currently zoned, although such use may not be its highest and best potential use?
3. Will the requested zoning permit a use that is suitable in regards to the use and development of adjacent property?
4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner by maintaining the current Zoning?
5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)? If the required infrastructure is not available, how will it be provided?
6. Is the proposed use of the subject property, if rezoned, compatible with the surrounding properties and uses? If not, the applicant should address the measures to reduce any negative impacts of the proposed use.
7. Are there any environmental, historic, cultural or aesthetic concerns unique to the subject property or properties in the vicinity of the subject property that give supporting grounds for either approval or denial of the rezoning proposal?
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject which give supporting grounds for wither approval or disapproval of the zoning proposed?
9. If applicable, how long has the subject property been vacant or substandard as zoned, considering the land development in the area of the subject property?

Northside School: Current Zoning and Proposed Zoning

Northside School located at 502 N. Hill Street is currently zoned *Institutional*. The initial use of the building as an elementary school was a conforming uses. The allowed uses in the Institutional Zone by ordinance are quite narrow: cemetery, cultural facility, funeral home, publicly owned and used facilities and schools. Given the permitted uses under the current zoning and the size and condition of the building, maintaining the current zoning does not offer the highest and best use of this beautiful and historic landmark.

The building has been vacant for many years, consequently serving no purpose to the community. The immediate neighborhood is all residential and its makeup is predominately, older single-family homes. Within the last couple of years, however, this area north of W. Broad Street is experiencing a rebirth. True to the Character Area of Redevelopment, several exciting new projects are under construction and bringing much medium and high density residential housing opportunities to this Redevelopment Corridor of N. Hill Street.

Northside School is surrounded by land zoned medium and high density residential. Several new homes are nearing completion and are under construction along N. Hill Street and on E. Cherry Street. *Parc at Roseview* is under construction and will soon offer a variety of rental homes for families in Griffin. This exciting new community is located directly across N. 6th Street from Northside School.

A change to High Density Residential "B" (HDR-B) with the SCHROD Overlay will bring the Northside School property into harmony with all other surrounding uses. This change would also align with the City of Griffin's Land Use Plan and complement the Community Vision Character Area outlined for this N. Hill Street neighborhood of Character Redevelopment Area and Redevelopment Corridor.

All public utilities are available to the property and in sufficient quantity. Existing water and sewer lines serve the building. There is sufficient power in the immediate area to serve the building as well.

Preserving and restoring the historic character of Northside School serves the community of Griffin today and for years to come. The proposed development would offer homeownership to the people of Griffin and serve to enhance, grow and further the redevelopment of this beautiful neighborhood.

Google Maps

502 N Hill St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

Redevelopment Corridors

Vision

The areas designated as Redevelopment Corridors are located along high traffic areas in underserved neighborhoods that are in need of revitalization. These areas are characterized by developments having a combination of residential, commercial and office uses within the same structure or multiple structures within a development area. Redevelopment Corridors prioritize non-motorized transportation and transit access to support adjacent underserved neighborhoods. These corridors will include measures to prevent gentrification as they continue to redevelop.

Land Uses + Zoning

Recommended Land Use	Appropriate Zoning Designations
General Commercial	Neighborhood Business District (NBD)
Medical/Dental Clinics	Planned Commercial District (PCD) *
Office	Mixed-Use Overlay
Personal Service	
Low Density Residential	
Medium Density Residential	
High Density Residential	

Recommended Action Items + Goals

This subsection includes the top three recommended implementation items for Redevelopment Corridors Character Areas in Griffin. Following these items, there is a list of overall goals and actions that are most relevant for the Redevelopment Corridors. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives + Actions section and the Community Work Program of this plan.

Action Items

- **LU Action 1.2(3):** Ensure the compatibility of infill development and redevelopment with surrounding neighborhood uses.
- **T Action 2.1(4):** Increase opportunities to provide for alternative modes of transportation, including public transit and multi-use trails and sidewalks.
- **ED Action 2.1(3):**Work with the Griffin Spalding Development Authority to utilize tax credit programs to encourage reinvestment and create new jobs in economically distressed areas throughout the City.

REDEVELOPMENT CORRIDORS EXISTING CONDITIONS - Representative locations

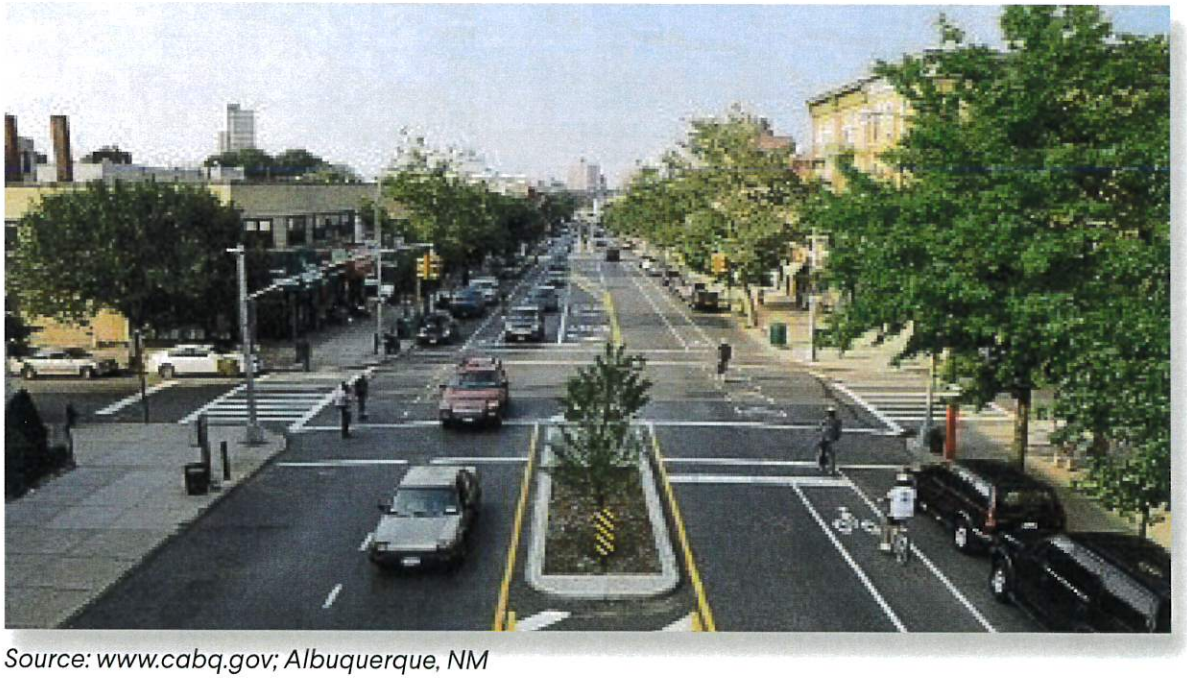




Source for both photos: Google Maps



Source: www.ayresassociates.com; Wauwatosa, WI



Source: www.cabq.gov; Albuquerque, NM

Transportation Goal #3: Maintain a high level of service in all areas of transportation

Parks and Recreation Goal #1: Increase safe access to existing parks and community facilities for all Griffin residents.

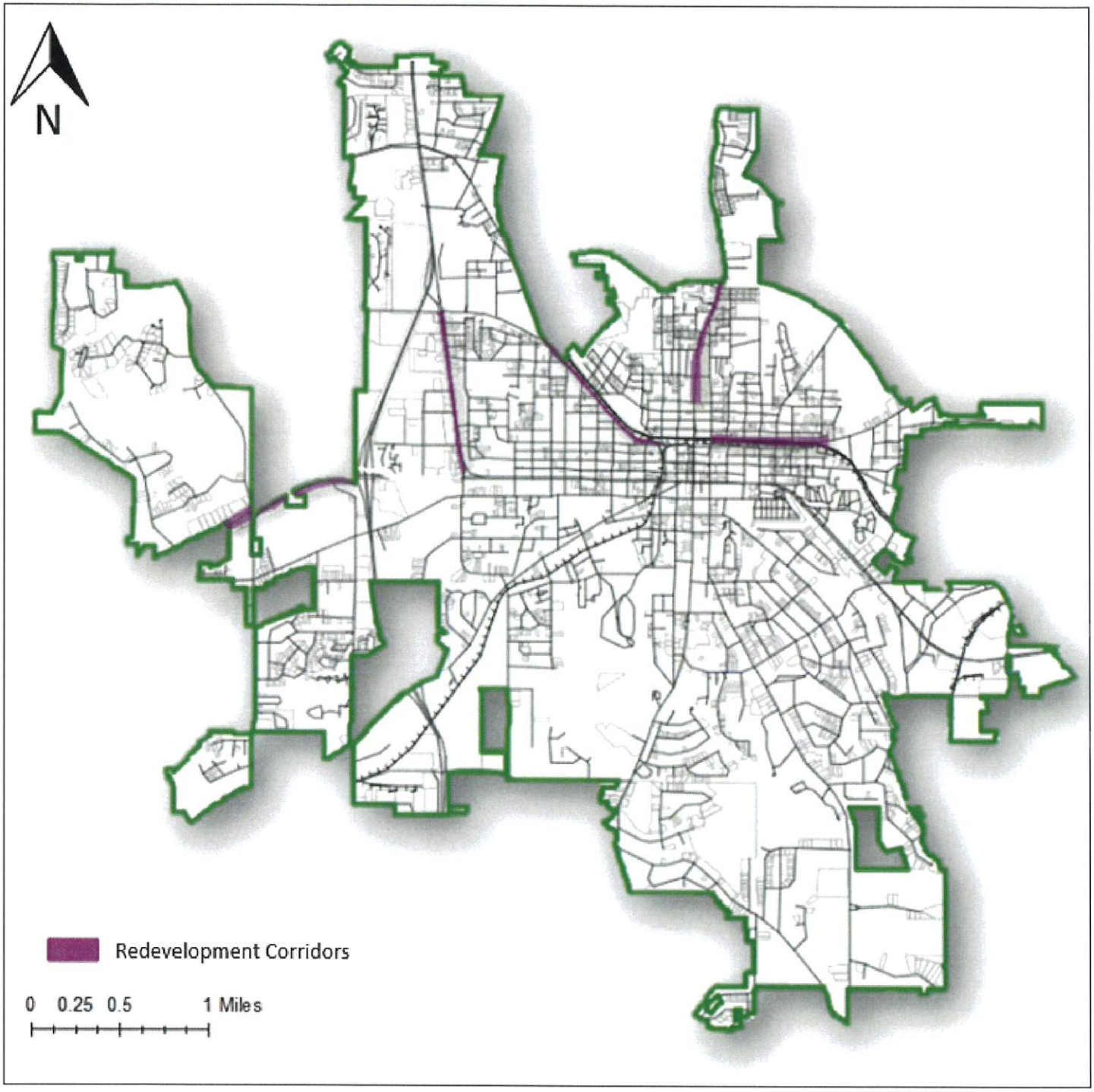
City Facilities and Services Goal #1: Ensure the city's utilities and infrastructure are sufficient to meet the needs of current and future residents.

City Facilities and Services Goal #2: Maintain and support a variety of community facilities and services for all users.

City Facilities and Services Goal #3: Increase city's enforcement of building and maintenance standards.

Natural and Cultural Resources Goal #3: Protect Griffin's historical character through preservation of historic buildings and neighborhoods.

REDEVELOPMENT CORRIDORS CHARACTER AREAS



Goals

Economic Development Goal #1: Attract more diverse businesses and mixed-use developments.

Economic Development Goal #2: Increase the number of high wage employers that will benefit residents.

Economic Development Goal #3: Provide more quality attractions and features as a strategy for economic development.

Economic Development Goal #4: Retain and support existing businesses

Land Use Goal #1: Limit undesirable land uses in certain locations

Land Use Goal #2: Foster smart growth that protects Griffin's small-town, neighborhood-oriented sense of place.

Transportation Goal #2: Improve access to alternative transportation options, especially in high traffic areas

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application number: 26-REZ-02

OWNER'S AUTHORIZATION

This is to certify that: Barbant Rolfe LLC is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☑ Rezoning ☐ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: BUILDERS INC

Property Owner Signature	Kim CHAMLEE	1-21-2026
	Printed Name	Date
Legal Representative Signature	Printed Name	Date

Notary Signature

Seal: CONNER JIAS NOTARY PUBLIC COBB COUNTY GA EXPIRES GEORGIA April 2, 2029

Commission Expiration Date: April 2nd, 2026

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-22-26 Application Number: 26-REZ-02

CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

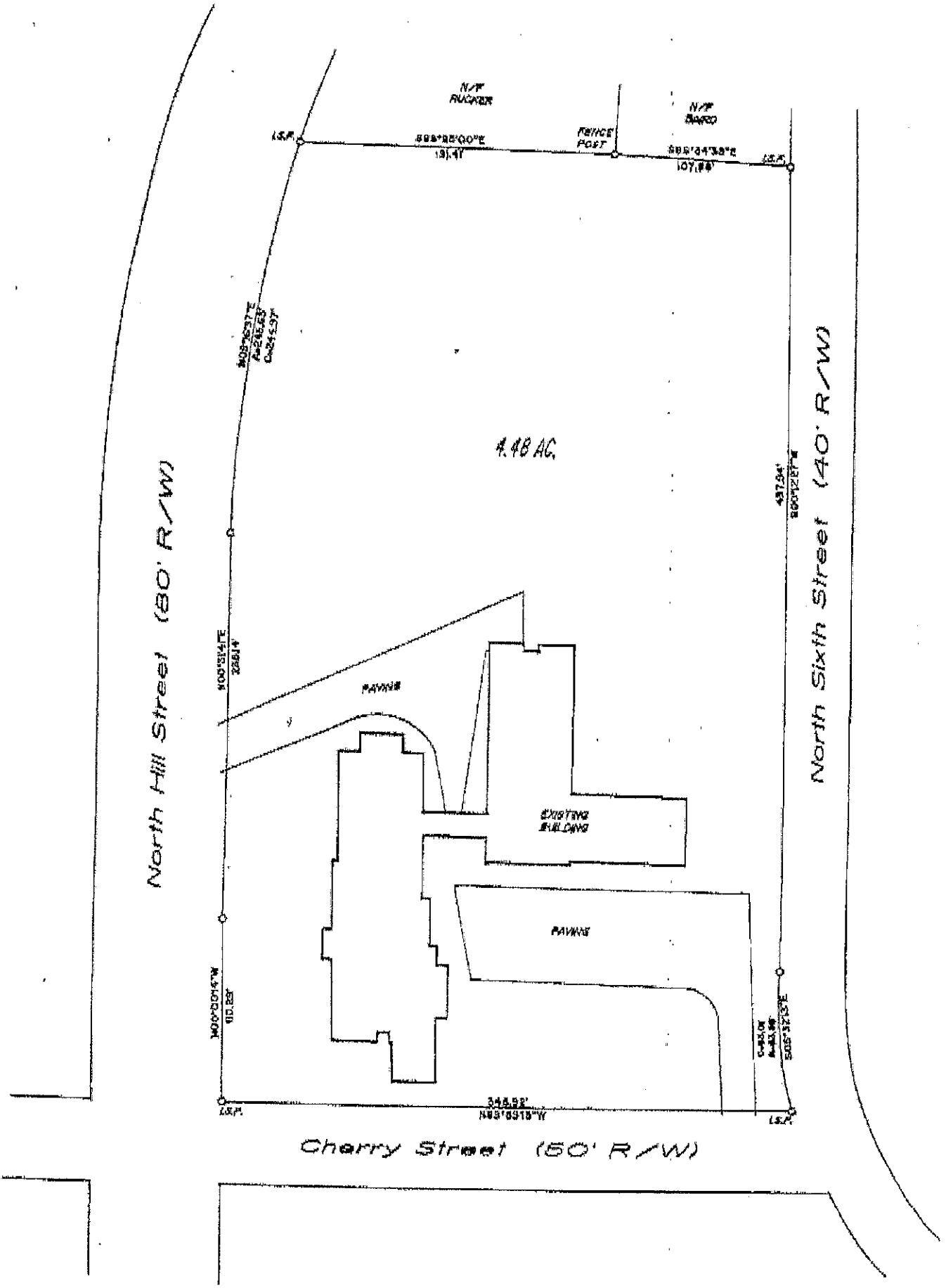
If **yes**, please complete the following section:

- Name and position of Government Official:

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

Builders, Inc.

Applicant Signature President | Thelma Wilke Printed Name | 1-21-26 Date


N/F
RACKER
N/F
BARCO
FENCE
POST
S89°55'00"E
191.41'
S89°54'38"E
107.88'
L.S.P.
L.S.P.
N09°52'37"E
A=295.83'
D=24°53'
4.48 AC.
437.34'
S00°12'27"W
N00°52'47"E
258.14'
PAVING
EXISTING
BUILDING
PAVING
N00°30'14"W
110.25'
S05°37'53"E
348.92'
N89°59'15"W
L.S.P.
L.S.P.
North Hill Street (80' R/W)
North Sixth Street (40' R/W)
Cherry Street (60' R/W)

Spalding County, GA

Summary

Parcel Number	007 03005
Account/Realkey	1000
Location Address	502 N HILL ST
Legal Description	OLD NORTH SIDE SCHOOL (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	GRIFFIN-TAD#1 (District 05)
Millage Rate	38.185
Acres	4.21
Homestead Exemption	No (S0)
Landlot/District	160 / 03

View Map



Owner

BURBANK REAL ESTATE CORP
36 BURBANK DR
ATLANTA, GA 30314

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Suburban Small Parcels	Acres	196,236	0	0	4.21	0

Commercial Improvement Information

Description	Warehouse - Storage
Value	$144,223
Actual Year Built	1930
Effective Year Built	1970
Square Feet	17904
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse - Storage
Value	$45,520
Actual Year Built	1960
Effective Year Built	1970
Square Feet	6936
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse - Storage
Value	$19,420
Actual Year Built	1960
Effective Year Built	1970
Square Feet	2652
Wall Height	14

Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fence - Chain Link	1995	6x1300 / 0	0	$13,491
Paving: 4" Asphalt >= 3,000 SF	1930	0x0 / 15700	0	$7,008

Permits

Permit Date	Permit Number	Type
03/31/2023	9332	COMMERCIAL - REMODEL

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/19/2017	4241 24		$195,000	FAIR MARKET - IMPROVED	CHAMLEE R TODD ESTATE	BURBANK REAL ESTATE CORP
6/20/2005	2711 52		$236,500	GOVERNMENT	GRIFFIN CITY OF (BOARD OF EDUCATION)	CHAMLEE R TODD
1/9/1917	32 520		$0	GOVERNMENT		GRIFFIN CITY OF (BOARD OF EDUCATION)

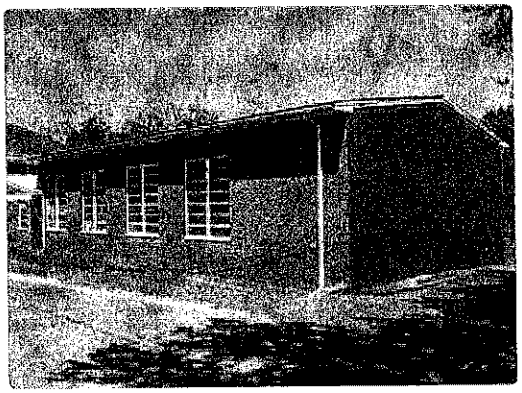
Valuation

	2025	2024	2023	2022
Previous Value	$361,332	$296,423	$273,409	$279,449
Land Value	$131,670	$131,670	$131,670	$131,670
+ Improvement Value	$209,163	$209,163	$224,833	$121,240
+ Accessory Value	$20,499	$20,499	$20,499	$20,499
= Current Value	$361,332	$361,332	$377,002	$273,409

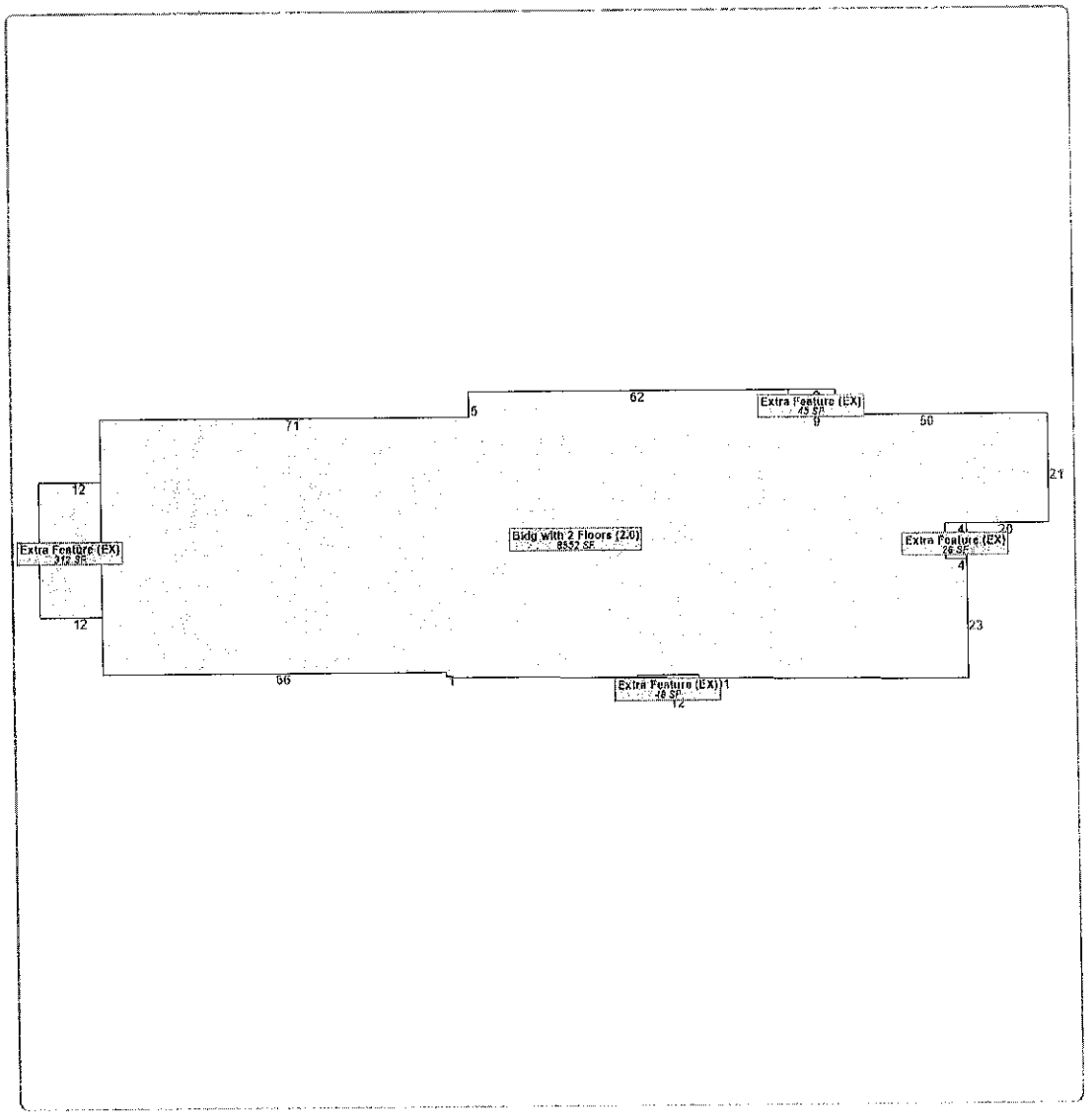
Photos

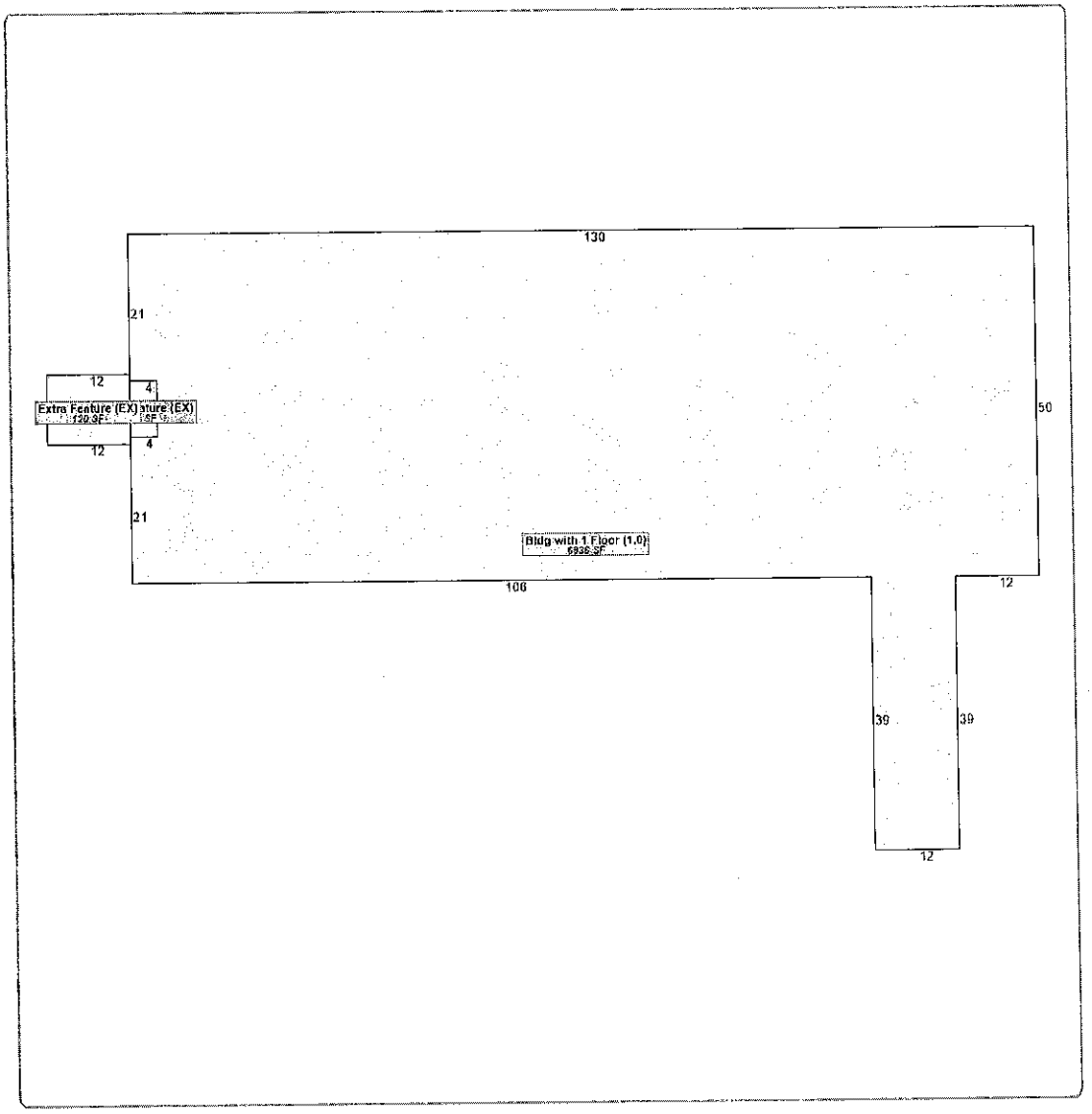


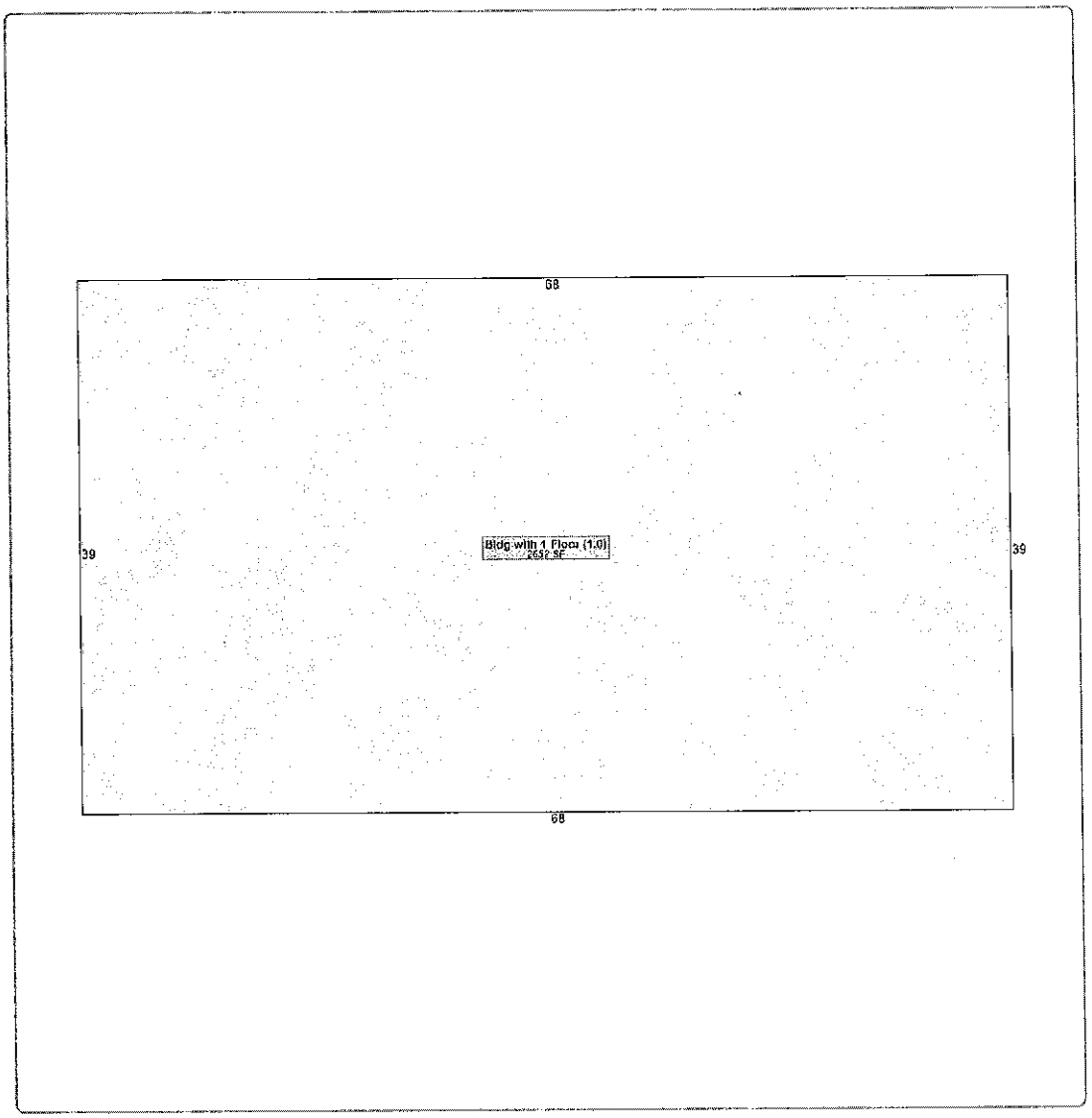




Sketches


62
5
71
Extra Feature (EX)
45 SF
9
50
21
12
Extra Feature (EX)
312 SF
Bldg with 2 Floors (2.0)
852 SF
Extra Feature (EX)
26 SF
4
20
4
12
23
66
1
Extra Feature (EX)
48 SF
1


130
21
12
4
Extra Feature (EX) ature (EX)
4
12
21
Bldg with 1 Floor (1.0)
6936 SF
100
50
12
39
39
12



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Spalding County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and has NOT BEEN APPROVED by the Board of Assessors. ALL data is subject to change. Zoning or Flood Map information should always be verified with the proper authorities before being relied upon.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/18/2025, 6:45:25 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Existing Uses and Zoning of Adjacent Property

Address of Contiguous Properties	Current Zoning
Northside School - Subject 502 N. Hill Street	Institutional
Single Family Home 511 N. Hill Street	Medium Density Residential (West of Subject)
Single Family Home 106 E. Cherry Street	Medium Density Residential (South of Subject - New Construction)
Single Family Home 102 E. Cherry Street	Medium Density Residential (South of Subject - New Construction)
Single Family Home 510 N. 6th Street	High Density Residential (East of Subject)
Townhouse Rental Community ***Parc at Roseview*** 512 N. 6th Street	High Density Residential/SHROD (East of Subject - New Construction)
Single Family Home 530 N. Hill Street	High Density Residential - A
****Within Close Proximity of Subject****	
Apartment Community ***Parc at Rosenwald*** 415 Jeffferson Street	High Density Residential/SHROD (0.8 Miles from Subject - New Construction)
Apartment Community ***Parc at Solomon*** 323 E. Solomon Street	High Density Residential/SHROD (0.8 miles from Subject - New Construction)

Northside School: Contiguous Properties

Northside School is surrounded by residential properties of various ages, several of which do not comply with their respective, current zoning designations. The majority of the uses are single-family, both older homes and new construction. All of the contiguous land to the subject property is zoned either medium or high density residential.

To the East of Northside School and on the opposite side of N. 6th Street, a new multi-family project is currently under construction called *Parc at Roseview*. This new rental community will offer 28, two-story homes in four buildings. The land is zoned High Density Residential with the SCHROD overlay.

The following addresses are all single-family homes and are zoned Medium Density Residential:

511 N. Hill Street - West of Northside School on the opposite side of N. Hill Street

106 and 102 E. Cherry Street - South of Northside School on the opposite side of E. Cherry Street

The following addresses are all single-family homes and are zoned High Density Residential:

510 N. 6th Street – East of Northside School

530 N. Hill Street – North of Northside School

Very near to Northside School are two brand new properties that share the zoning this application is seeking:

Parc at Rosenwald is 0.8 miles from Northside School. This rental community will offer 138 homes in five, three-story buildings. The land is zoned High Density Residential with the SCHROD overlay.

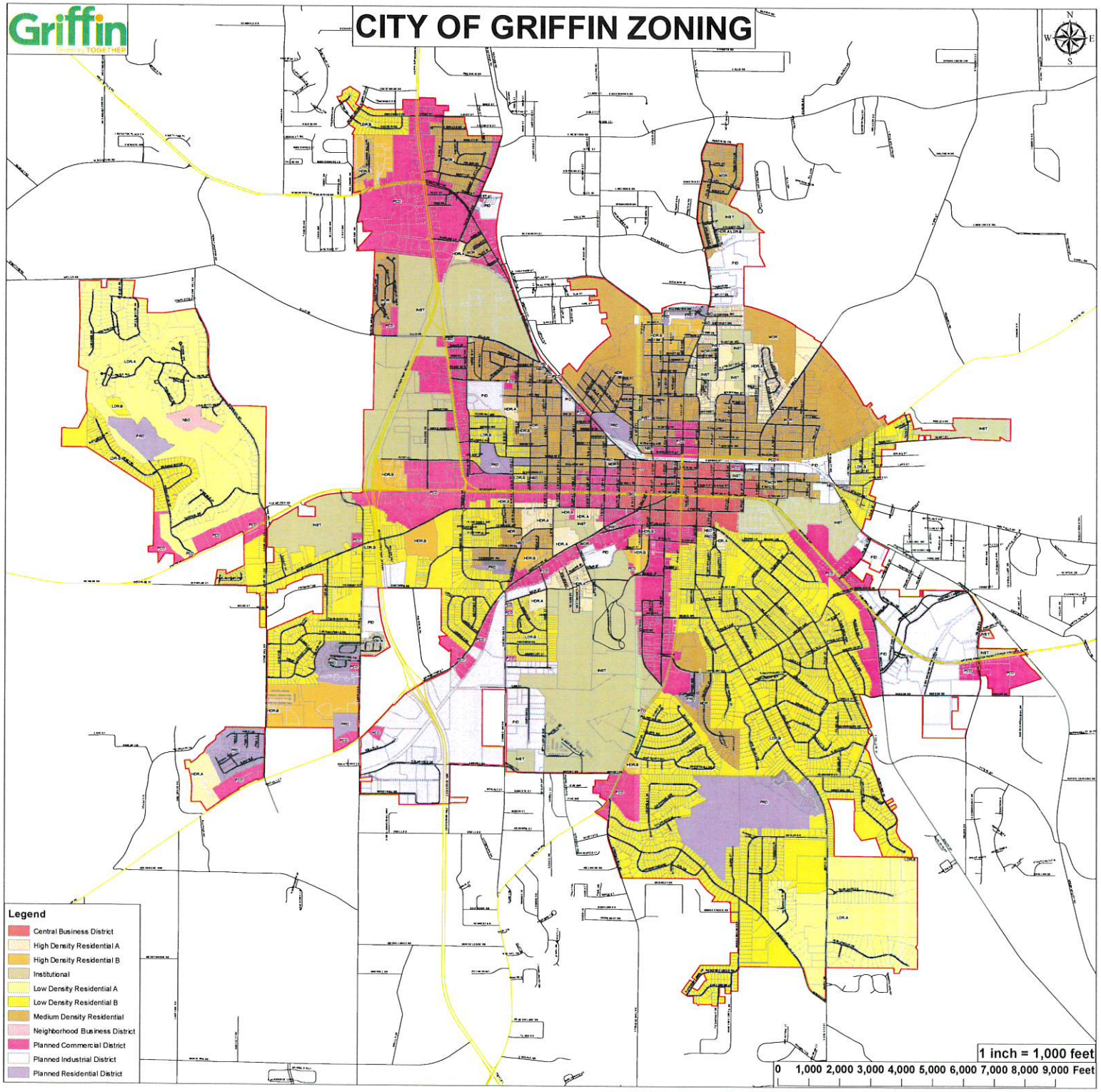
Parc at Solomon is 0.8 miles from Northside School. This rental community will offer 69 homes to Griffin families. The land is zoned High Density Residential with the SCHROD overlay.

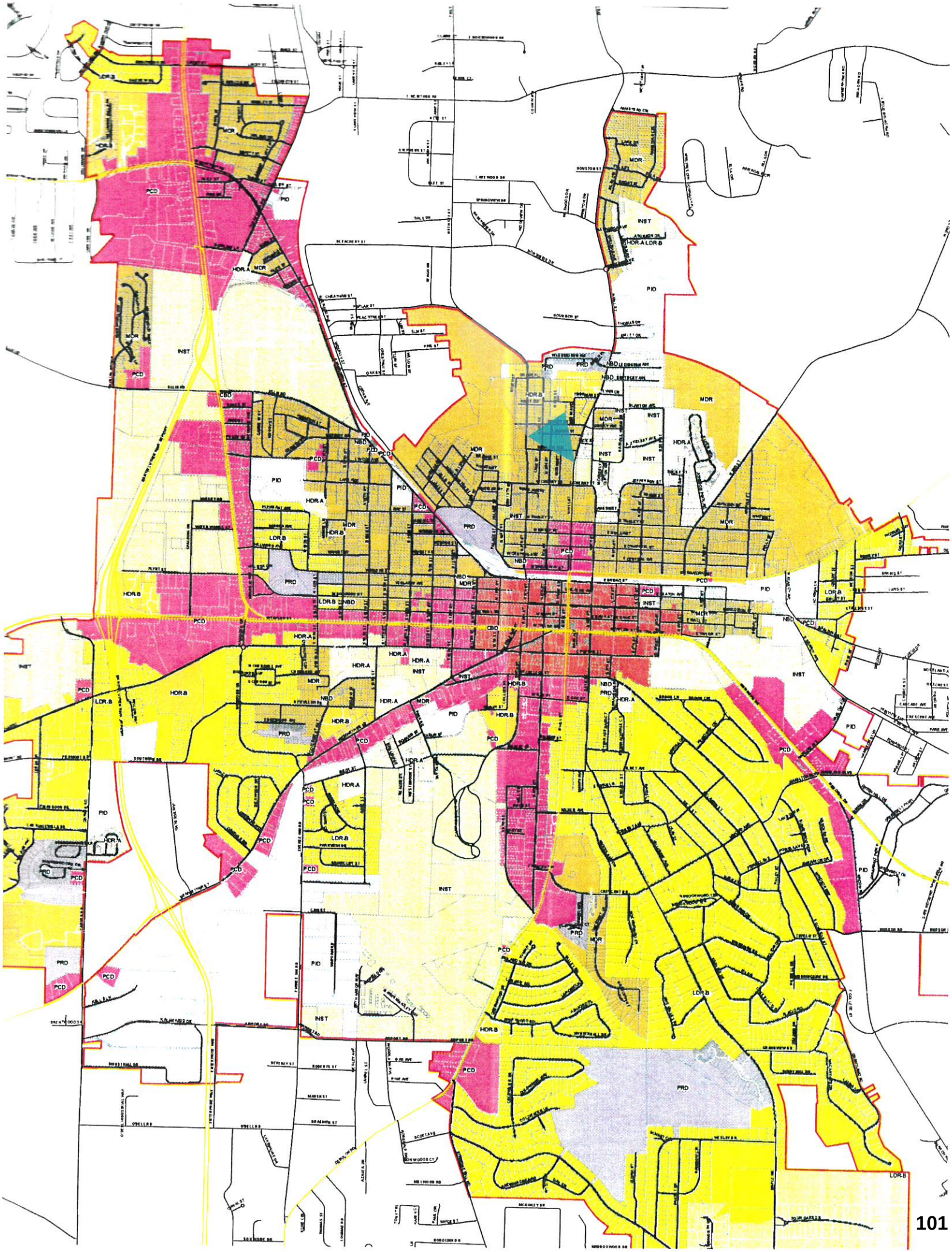
Google Maps

502 N Hill St



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 500 ft


Griffin
GROWING TOGETHER
CITY OF GRIFFIN ZONING
N
W
E
S
Legend
Central Business District
High Density Residential A
High Density Residential B
Institutional
Low Density Residential A
Low Density Residential B
Medium Density Residential
Neighborhood Business District
Planned Commercial District
Planned Industrial District
Planned Residential District
1 inch = 1,000 feet
0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 8,000 9,000 Feet


CBD
PCD
PID
PRD
NBD
INST
MDR
HDR.A
HDR.B
LDR.B

Photographs of Northside Elementary School

Circa 1930


NORTH SIDE ELEMENTARY

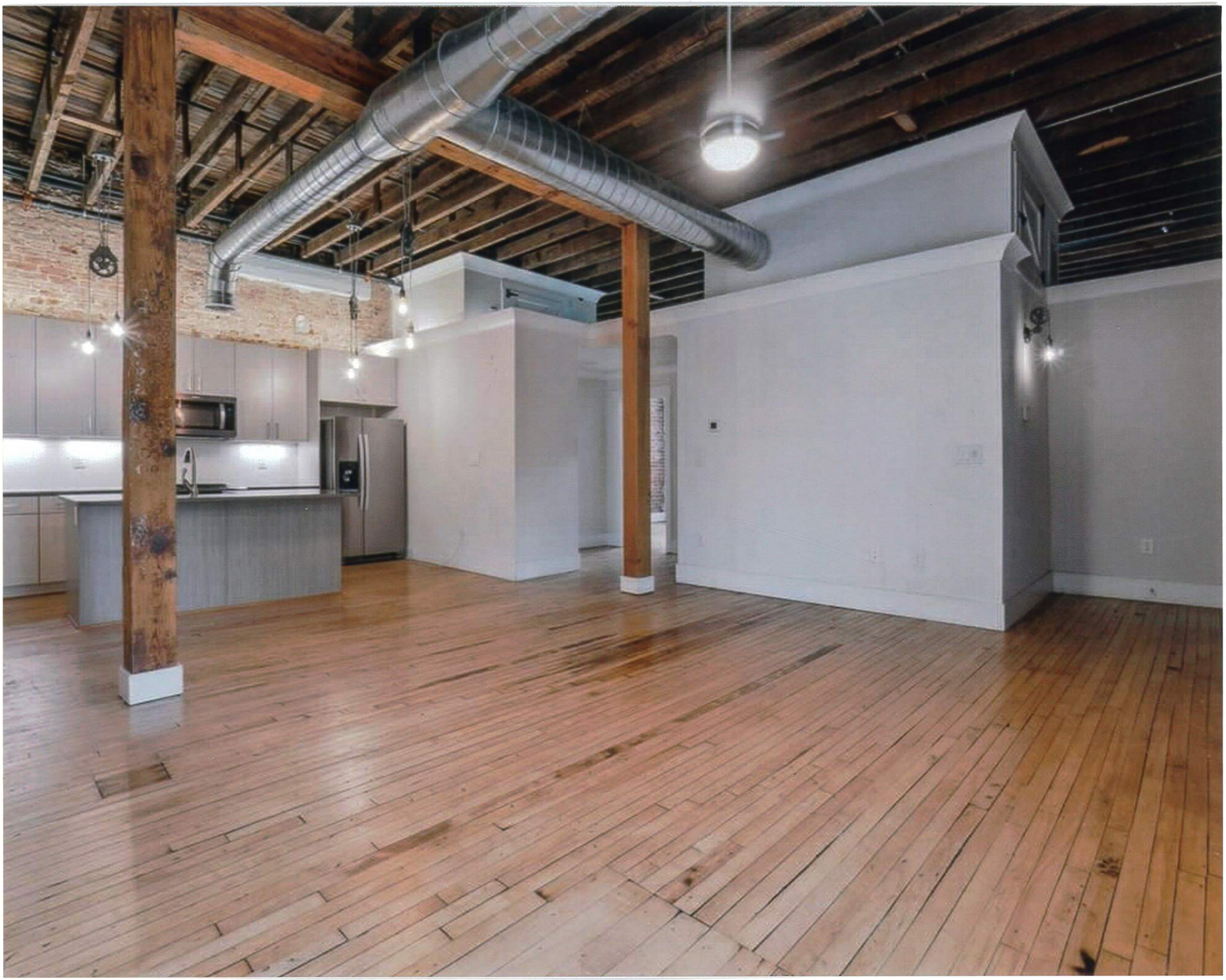


HW

Brick House Lofts

510 Whitehall Street
Atlanta, Georgia 30303

Photographs of the Condominium Lofts created from a Historic Building in Atlanta in 2018











NO. 26 -

AN ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GRIFFIN, GEORGIA SO AS TO RECLASSIFY THE DISTRICT DESIGNATION OF THE SUBJECT PROPERTY (SPALDING COUNTY TAX PARCELS 007 03005) AND TO AUTHORIZE THE ZONING ADMINISTRATOR TO AMEND THE OFFICIAL ZONING MAP; ACCORDINGLY, TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. That the Official Zoning Map of the City of Griffin, Georgia is hereby amended to change the zoning classification of the subject property to add the Special Housing Revitalization Overlay District (SHROD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Builders, Inc.
Owner: Burbank Real Estate Corp.
Properties: Spalding County Tax Parcel 007 03005, (4.21 +/- acres) located at 502 North Hill Street.

Section 2. That the Zoning Administrator is authorized and hereby directed to amend the Official Zoning Map of the City of Griffin in conformity with this Ordinance.

Section 3. That this Ordinance shall become effective immediately upon its passage on single reading.

Public Hearing and Reading: Tuesday, March 24, 2026