AGENDA
City of Griffin Planning and Zoning Board
April 20, 2026
W. ELMER GEORGE HALL
6:00 PM

CALL TO ORDER

APPROVAL OF AGENDA

PUBLIC HEARING

1 Receive comments regarding a request to rezone a 0.34+/- acre tract of land located at 505 East Broadway Street (Parcel # 018 28005B) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

2 Receive comments regarding a request to rezone a 3.51+/- acre tract of land located at 1749 Highway 16 West (Parcel # 080A01006D) from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

REGULAR AGENDA

3 Consider a request to rezone a 0.34+/- acre tract of land located at 505 East Broadway Street (Parcel # 018 28005B) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

4 Consider a request to rezone a 3.51+/- acre tract of land located at 1749 Highway 16 West (Parcel # 080A01006D) from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

5 Consider the minutes of the City of Griffin Planning and Zoning Board's Special Called Meeting on April 6, 2026.

DIRECTOR'S REPORT

BOARD MEMBER COMMENTS

ADJOURN

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone a 0.34+/- acre tract of land located at 505 East Broadway Street (Parcel # 018 28005B) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has beer operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, a legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- acres. 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.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (26-REZ-04) to rezone 0.34 +/- acre tract of land located at 505 East Broadway Street from Medium Density Residential to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

Meeting Date:
20/04/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
26-REZ-04 505 E Broadway St Application.pdf
26-REZ-04 505 E Broadway St Staff Report.pdf
Rezoning Ordinance 26-REZ-04, 505 E Broadway St - PCD.pdf

#12926

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

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: 1-30-2026 Application Number: 26-REZ-04

Applicant/Agent/Representatives Name:
Newton M. Galloway, Galloway & Lyndall, LLP

Address: [redacted]

City: Griffin State: Georgia Zip: 30223

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

Project Name/ Description: Broadway Package Store Redevelopment

Address: 505 East Broadway Street

Parcel Number(s): 018 28005B Current Zoning: MDR Parcel(s) Size: 34 acres

FLUM/Character Area Redevelopment Requested Zoning PCD

Property Owner Name: Mr. Samirali A. Sayani

Address: 505 East Broadway Street

City: Griffin State: Georgia Zip:

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	Samirali A. Sayani Printed Name	1/30/26 Date

Applicant Name: NEWTON M. GALLOWAY
Applicant's attorney 1/30/26

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

Project Name/ Description: Broadway Package Store

Address: 505 East Broadway Street, Griffin, Georgia 30223

Requested Zoning & Ordinance Section: PCD/Zoning Ordinance § 714; Table 7.3 (Grocery store-Permitted Use)

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:
  (See: Attachment A)

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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

(See: Attachment B)

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?

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

OWNER'S AUTHORIZATION

This is to certify that: Samirali A. Sayani 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: Mr. Samirali A. Sayani

Property Owner Signature	Samirali A. Sayani Printed Name	1/30/26 Date
Legal Representative Signature	Newton M. Galloway Printed Name	1/30/26 Date

Notary Signature

Seal:

Commission Expiration Date: 10/30/2029

DONNA L MASSEY
Notary Public - State of Georgia
Fulton County
My Commission Expires Oct 30, 2029

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

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 | Samirali A. Sayani Printed Name | 1/30/26 Date

1/30/26

Rezoning Application No.: 26-REZ-04

STATEMENT OF INTENT

For purposes of this Application, the term "Subject Property" refers to Parcel 018-28005B located at 505 East Broadway, Griffin, Spalding County, Georgia within the City of Griffin and which is the subject of this Application.

The Owner desires to rezone the Subject Property to modify its current use. The Subject Property was zoned commercially for decades and has been the location of the Broadway Package Store for the bulk of that time. Mr. Sayani acquired the property in 2007. Mr. Sayani desires to divide the existing building into two (2) separate business locations. Broadway Package Store will continue to operate in the existing building, but its space will be reduced in half.

The remainder of the building will be totally separated and given a distinct entrance from Broadway Package Store. It will be renovated into a community grocery store. Gas pumps will not be added to the Subject Property. The amount of space occupied by the grocery store will be one-half of the building.

Rezoning is required because the City of Griffin zoned the property to MDR – Medium Density Residential as part of its adoption of a new zoning ordinance and map a few years ago. As a result, the commercial use remaining on the Subject Property became a pre-existing, non-conforming which cannot be changed or enlarged. Mr. Sayani met with the City's planning staff in 2025 to discuss the property, and this application follows the recommendation to rezone to PCD – Planned Commercial Development.

Rezoning Application No.: 26-REZ-04

ATTACHMENT "A"

This page is submitted to respond to the requirements set forth in the Application for Rezoning, page 2.

1. **Completed application form.**

The completed Rezoning Application for the Subject Property is attached.

2. **Detailed description of existing land uses on all contiguous tracts:**

The following parcels are contiguous to the Subject Property:

Parcel 018-28005C:	(West and north of tract) Commercial building, last used as a fast food restaurant; zoned MDR
Parcel 018-28005:	(East) Commercial building, apparently used as a church, zoned MDR

A public street abuts the Subject Property to the South.

3. **The location of the Subject Property, including street numbers, if available.**

The street address of the Subject Property is 505 East Broadway Street.

4. **A boundary plat of the subject property:**

A plat of the Subject Property is attached as Exhibit "A-4."

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;**

No new improvements will be constructed on the Subject Property if rezoning is approved. Interior renovation will divide the existing structure to create a separated space for a grocery store.

b. **A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;**

There are no prior conditions to zoning or variance requests granted for the Subject Property. The Subject Property was zoned commercially for decades. It was rezoned to Medium Density Residential (MDR) when the City adopted the current zoning ordinance and map. The existing

commercial use on the Subject Property, known as Broadway Package Store, is currently a pre-existing non-conforming use.

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.

This Application does not seek a variance request.

6. Spalding County Tax Map, block and lot number of the appropriate plat reference;

Tax Map: 018
Parcel No.: 28005B

7. The present and proposed zoning district classification for the subject property;

Current zoning: MDR (Medium Density Residential)
Proposed zoning: PCD (Planned Commercial District)

8. The name and address of the owner of the subject property;

Mr. Samirali A. Sayani
[redacted]

9. The area of land of the subject property, stated in square feet if less than one acre;

.34 acres; approximately 14,810 square feet

10. Date of Application

January 30, 2026

11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;

None. Mr. Sayani has owned the Subject Property since 2007.

12. Documentation supporting the request based upon the standards of this article.

The existing dimensions of the Subject Property satisfy the development requirements set forth in Figure 714-PCD.

Rezoning Application No.: 26-REZ-04

ATTACHMENT B

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

The following parcels are adjacent to the Subject Property:

Parcel 018-28005C:	(West and north of tract) Commercial building, last used as a fast food restaurant; zoned MDR
Parcel 018-28005:	(East) Commercial building, apparently used as a church, zoned MDR

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?**

The Subject Property does not have a reasonable economic use as zoned MDR. Pursuant to UDO, Table 7.3, the only permitted uses allowed on the Subject Property are:

Single Family detached dwellings
Infill development pursuant to Section 605
Manufactured homes

MDR requires a minimum lot size of ¼ acre, with the result that only one residence of 1500 square feet could be built thereon. MDR development would require the uneconomic demolition of the existing structure. It is unlikely that a single lot with a single dwelling could be developed and marketed successfully. That house, if built, would be sandwiched between two commercial buildings.

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

Yes. The Subject Property is surrounded by commercial structures that are used for neighborhood commercial related businesses.

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?**

The Subject Property is currently used as a commercial package store. The development plan will reduce the physical size of alcohol sales by half, to be replaced by a community grocery store which will serve the neighborhood. As a non-conforming use, the existing package store may continue.

5. **Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)?**

Yes. The existing building has been located on the Subject Property for decades and used continuously as a package store. It is suitable for standard, neighborhood commercial retail sales. The City of Griffin already provides sufficient infrastructure and all utilities to the Subject Property.

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.**

Yes. The Subject Property is surrounded by commercial uses that are compatible with neighborhood, commercial retail uses.

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?**

Yes, the historical uses along Broadway and near the Subject Property have been commercial for decades.

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

No, there have not been any changes in conditions. This area of Broadway was developed and has been used commercially for decades. These conditions have not changed for many years.

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?**

Not applicable. The Subject Property is not vacant.

BOOK 3104 PAGE 90

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

Real Estate Transfer Tax
Paid $ 500.00
Date 5-18-07
PT - 61 126- 2007-1280
Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.
2007 MAY 18 AM 11 41
MARCIA L. NORRIS, CLERK

LIMITED

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 30th day of April in the year of our Lord Two Thousand, and Seven between **HILLERY T. McBROOM** of the county of Hall and State of Georgia, of the First Part and **SAMIRALIA A. SAYANI** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

SEE EXHIBITED 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, hisheirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal , the day and year above written.

Signed, sealed and delivered in the presence of:

Cheryl Walters
Notary Public
Hall County, Georgia
Comm. Expires: Jan. 10, 2011

Notary Public, Hall County, GA

Hillery T. McBroom (SEAL)
HILLERY T. McBROOM

(SEAL)

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 20____
Recorded in Deed Book _____, Page
_____, _____, 20__
_____, Clerk

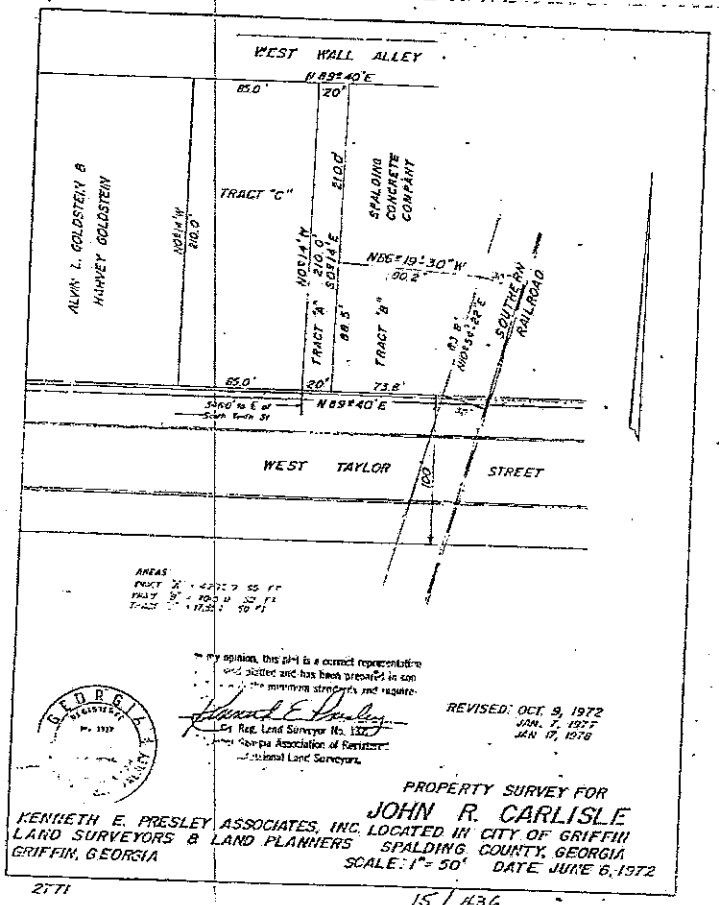
EXHIBIT "A"

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON THAT PLAT OF SURVEY ENTITLED, "PROPERTY SURVEY FOR FRANK E. EUBANKS," PREPARED BY KENNETH E. PRESLEY, RLS, DATED JANUARY 12, 1985, AND RECORDED IN PLAT BOOK 15, PAGE 436, SPALDING COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

SITUATED ON THE AFOREMENTIONED LOT IS A COMMERCIAL BUILDING KNOWN AS 505 EAST BROADWAY STREET ACCORDING TO THE SYSTEM OF NUMBERING PRESENTLY IN USE IN THE CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA.

TOGETHER WITH A PERPETUAL APPURTENANT RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS AS CONVEYED BY THAT INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 262, AFORESAID RECORDS.

Property of John R Carlisle

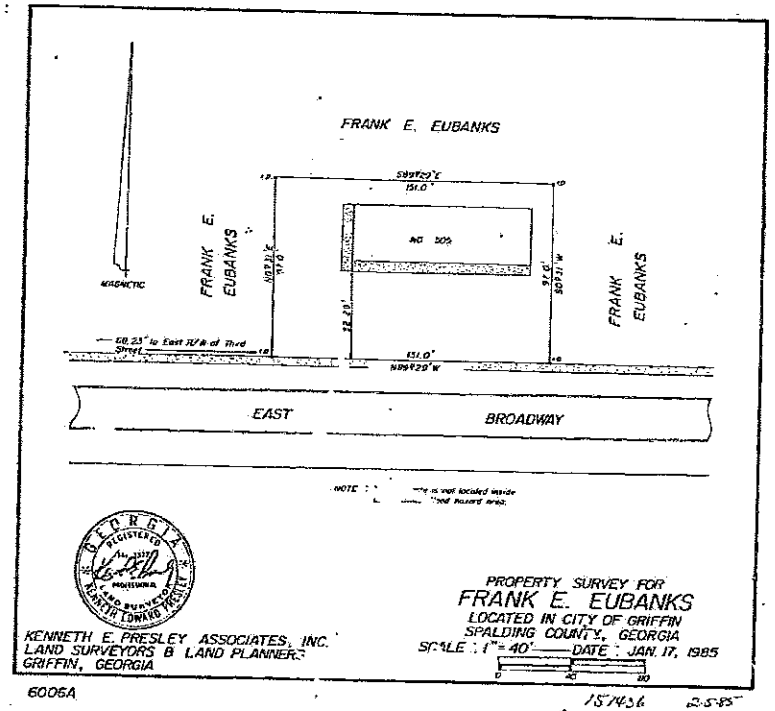


2771

15/436

Recorded Feb 5, 1985 John R Lindsey 2nd CSC

Property of Frank E. Eubanks



6006A

15/436 2-5-85

Recorded February 5, 1985 John R. Lindsey 2nd CSC

505 East Broadway Street
REZONING REQUEST
(Project No. 26-REZ-04)

Applicant: Newton Galloway
Owner: Samirali Sayani



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planning Commercial Development
Character Area	Redevelopment Corridor
Proposed Use	Commercial
Parcel Size	0.34 +/- acres
Map, Block & Lot Number	Map 18 Block 28 Lot 005B
Planning & Zoning Board	April 20, 2026
City Commission	April 28, 2026
City Commission Member	District 2 Rose Curtis
Planning Board Member	District 2 Ann Dukes
Citizen Notification	Legal notice was published in the March 21, 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 April 2, 2026.

Proposal/Site Location:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, a legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- 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 March 21, 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 April 2, 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	Commercial (nonconforming)
South	PID	Industrial
East	MDR	Commercial (nonconforming)
West	MDR	Commercial (nonconforming)

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately adjacent to the north, east, and west are zoned Medium Density Residential (MDR); however, the properties have legal nonconforming commercial uses. The property immediately adjacent to the south is Planned Industrial Development (PID). This parcel is located within a several block stretch of

commercial properties that extend both east and west on East Broadway Street. Most of the lots in this stretch of the Redevelopment Corridor are legally nonconforming commercial uses with one parcel being rezoned to PCD in 2008 and several more requests to rezone parcels from MDR to PCD along East Broadway St.

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 for thirty-five (35) years. 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 .34 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial on a Redevelopment Corridor. The Owner desires to rezone the property to modify its current use. The Subject Property has been used commercially for decades and has been the location of the Broadway Package Store for the bulk of that time. Mr. Sayani acquired the property in 2007. Mr. Sayani would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, A legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. Both suites will be totally separated, and each commercial space will be given a distinct entrance. Gas pumps will not be added to the property. The amount of space occupied by the grocery store will be one-half of the building.

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**.

This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. The commercial use is a legal nonconforming use. The Owner desires to rezone the property to modify its current use. This parcel is located within a several block stretch of commercial properties that extend both east and west on East Broadway Street. Most of the lots in this stretch of the Redevelopment Corridor are legally nonconforming commercial uses with one parcel being rezoned to PCD in 2008 and several more requests to rezone parcels from MDR to PCD along East Broadway St.

Staff Comments:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, A legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-04) to rezone 0.34 +/- acre tract of land located at 505 East Broadway Street from Medium Density Residential to Planned Commercial Development.

Submitted by:

Michelle Haynes, Director
Planning and Development

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 28005B) 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: Newton Galloway
Owner: Samirali Sayani
Properties: Spalding County Tax Parcel 018 28005B, (0.34 +/- acres) located at 505 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, April 28, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Receive comments regarding a request to rezone a 3.51+/- acre tract of land located at 1749 Highway 16 West (Parcel # 080A01006D) from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway 16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- acres. 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.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (26-REZ-05) to rezone 3.51 +/- acre tract of land located at 1749 Highway 16 West from Low Density Residential A to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

Meeting Date:
20/04/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
26-REZ-05 1479 Hwy 16 W Application.pdf
26-REZ-05 1749 Hwy 16 W Staff Report.pdf
Rezoning Ordinance 26-REZ-05, 1749 Hwy 16 W - PCD.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

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: 2-17-2026 Application Number: 26-REZ-05

Applicant/Agent/Representatives Name:
Newton M. Galloway, Galloway & Lyndall, LLP

Address: [redacted]

City: Griffin State: Georgia Zip: 30223

Telephone Number(s): _____ Email: _____

1749 Hwy 16 W

Project Name/ Description: SR 16 AT Westminster Drive

Address: 0 Newnan Road (Adjacent to 1745 Newnan RD.), Griffin, GA 30224

Parcel Number(s): 080 A01006D Current Zoning: LDR-A Parcel(s) Size: 3.51

FLUM/Character Area Suburan Requested Zoning PCD

Property Owner Name: MHJ, LIVING TRUST

Address: [redacted]

City: [redacted] State: Georgia Zip: 30284

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.

Trustee

Applicant Signature | Michael H. Jackson Printed Name | 2/17/26 Date

Applicant Name: MHJ LIVING TRUST

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

Project Name/ Description: SR 16 AT Westminster Drive

Address: 0 Newnan Road (Adjacent to 1745 Newnan RD.), Griffin, GA 30224

Requested Zoning & Ordinance Section: PCD/Zoning Ordinance § 714

(See: Attachment A)

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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

(See: Attachment B)

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?

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

OWNER'S AUTHORIZATION

This is to certify that: MHJ LIVING TRUST 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: Mr. Michael H. Jackson

Trustee
Property Owner Signature | Michael H. Jackson Printed Name | 2-17-26 Date

Legal Representative Signature | Newton M. Galloway Printed Name | 2/17/26 Date

Kara Hunt 2-17-26
Notary Signature

Seal:
KARA HUNT NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 24, 2028

Commission Expiration Date: 10-24-28

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

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).

Trustee

Applicant Signature

Michael H. Jackson

Printed Name

2-17-26

Date

Newton M. Galloway

Newton M. Galloway

Print Name

2/12/26

Date

Rezoning Application No.: 26-REZ-05

STATEMENT OF INTENT

For purposes of this Application, the term "Subject Property" refers to Parcel 080A-01006D located on Georgia State Route 16, [no street number] Newnan Road, Griffin, Spalding County, Georgia within the City of Griffin and which is the subject of this Application.

The Owner desires to rezone the Subject Property from Low Density Residential – A (LDR-A) to Planned Commercial Development (PCD) district to develop a proposed landscape and gardening supply commercial enterprise. The MHJ Living Trust acquired the property in 2024. On information and belief, the Subject Property was zoned commercially under prior versions of the City's zoning ordinance and was first zoned LDR-A when the City of Griffin (City) enacted its current zoning ordinance.

If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Westminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed, along with an additional entrance for the storage yard. Development of a primary retail building will comply with all architectural requirements and guidelines required by the City.

Rezoning Application No.: 26-REZ-05

ATTACHMENT "A"

This page is submitted to respond to the requirements set forth in the Application for Rezoning, page. 2.

1. Completed application form.

The completed Rezoning Application for the Subject Property is attached.

2. Detailed description of existing land uses on all contiguous tracts:

The following parcels are contiguous to the Subject Property:

Parcel 080-03004:	(North of tract) portion of the Griffin Country Club golf course, serves as a buffer between lots that front on SR 16 and residential development, zoned LDR-A
Parcel 080A-01003:	(East) Church building, zoned PCD
Parcel 080A-01006C:	(West) Open lot on the west side of Westminster Drive, zoned PCD
Parcel 080-03004:	(West) portion of the Griffin Country Club golf course, zoned LDR-A
Parcel 238-02018:	(Southeast, across SR 16) undeveloped, zoned C-1 (frontage), R-2 (rear) in Spalding County
Parcel 238-02007A:	(Southwest, across SR 16) undeveloped, possible residence zoned C-1 (frontage), R-2 (rear) in Spalding County

SR 16 also abuts the Subject Property to the South.

3. The location of the Subject Property, including street numbers, if available.

The Subject Property does not have an assigned street address. SR 16 at the Subject Property is known as Newnan Road.

4. A boundary plat of the subject property:

A plat of the Subject Property is attached as Exhibit "A-4."

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;

New improvements will be constructed on the Subject Property for the landscape and gardening center if rezoning is approved. The site plan shows the layout and design for the development.

b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;

There are no prior conditions to zoning or variance requests granted for the Subject Property. The Subject Property was previously zoned commercial, and the proposed use could be developed in the prior zoning district. It was zoned LDR-A when the City adopted the current zoning ordinance and map.

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.

This Application does not seek a variance request.

6. Spalding County Tax Map, block and lot number of the appropriate plat reference;

Tax Map: 080
Parcel No.: 01006D

7. The present and proposed zoning district classification for the subject property;

Current zoning: LDR-A (Low Density Residential - A)
Proposed zoning: PCD (Planned Commercial District)

8. The name and address of the owner of the subject property;

The MHJ Living Trust
[redacted]

9. The area of land of the subject property, stated in square feet if less than one acre;

3.51 acres; 152,191 square feet

10. Date of Application

February 10, 2026

11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;

None.

12. Documentation supporting the request based upon the standards of this article.

The existing dimensions of the Subject Property satisfy the development requirements set forth in Figure 714-PCD. Compliance therewith is shown on the attached site plan.

Rezoning Application No.: 26-RE2.05

ATTACHMENT B

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

The following parcels are adjacent to the Subject Property:

Parcel 080-03004:	(North of tract) portion of the Griffin Country Club golf course, serves as a buffer between lots that front on SR 16 and residential development, zoned LDR-A
Parcel 080A-01003:	(East) Church building, zoned PCD
Parcel 080A-01006C:	(West) Open lot on the west side of Westminster Drive, zoned PCD
Parcel 080-03004:	(West) portion of the Griffin Country Club golf course, zoned LDR-A
Parcel 238-02018:	(Southeast, across SR 16) undeveloped, zoned C-1 (frontage), R-2 (rear) in Spalding County
Parcel 238-02007A:	(Southwest, across SR 16) undeveloped, possible residence zoned C-1 (frontage), R-2 (rear) in Spalding County

SR 16 also abuts the Subject Property to the South.

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?

The Subject Property does not have a reasonable economic use as zoned LDR-A. Pursuant to UDO, Table 7.3, the only permitted uses allowed on the Subject Property are:

Single Family detached dwellings
Infill development pursuant to Section 605
Manufactured homes

LDR-A requires a minimum lot size of 1 acre, with the result that approximately three residences of 2000 square feet could be built thereon with required lot with and road frontage of 100 feet. Any dwellings constructed would be sandwiched between commercial property that is already zoned PCD. Additionally, any dwellings will be isolated from others and have to obtain access from Westminster Drive at its intersection with SR 16. It is unlikely that these isolated lots with a single dwelling could be developed and marketed successfully.

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

Yes. The Subject Property is surrounded by commercial zoning and non-residential structures that are used for neighborhood religious and commercial related businesses.

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?

The Subject Property is currently unused, and for the reasons set forth in Section 2, above unlikely to be developed for residential dwellings.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)?

Yes. The surrounding uses with frontage on SR 16 have been used for neighborhood and commercial retail sales and services for many years. The City already provides sufficient infrastructure and all utilities to the Subject Property.

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.

Yes. The Subject Property is surrounded by neighborhood and commercial uses that are compatible with the proposed landscape and gardening development or other uses permitted in PCD.

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?

Yes, the Subject Property borders the far southern end of the Griffin Country Club golf course. The golf course serves as a buffer dividing the commercial uses already located on the frontage of SR 16 from the residential developments that adjoin the golf course to the north.

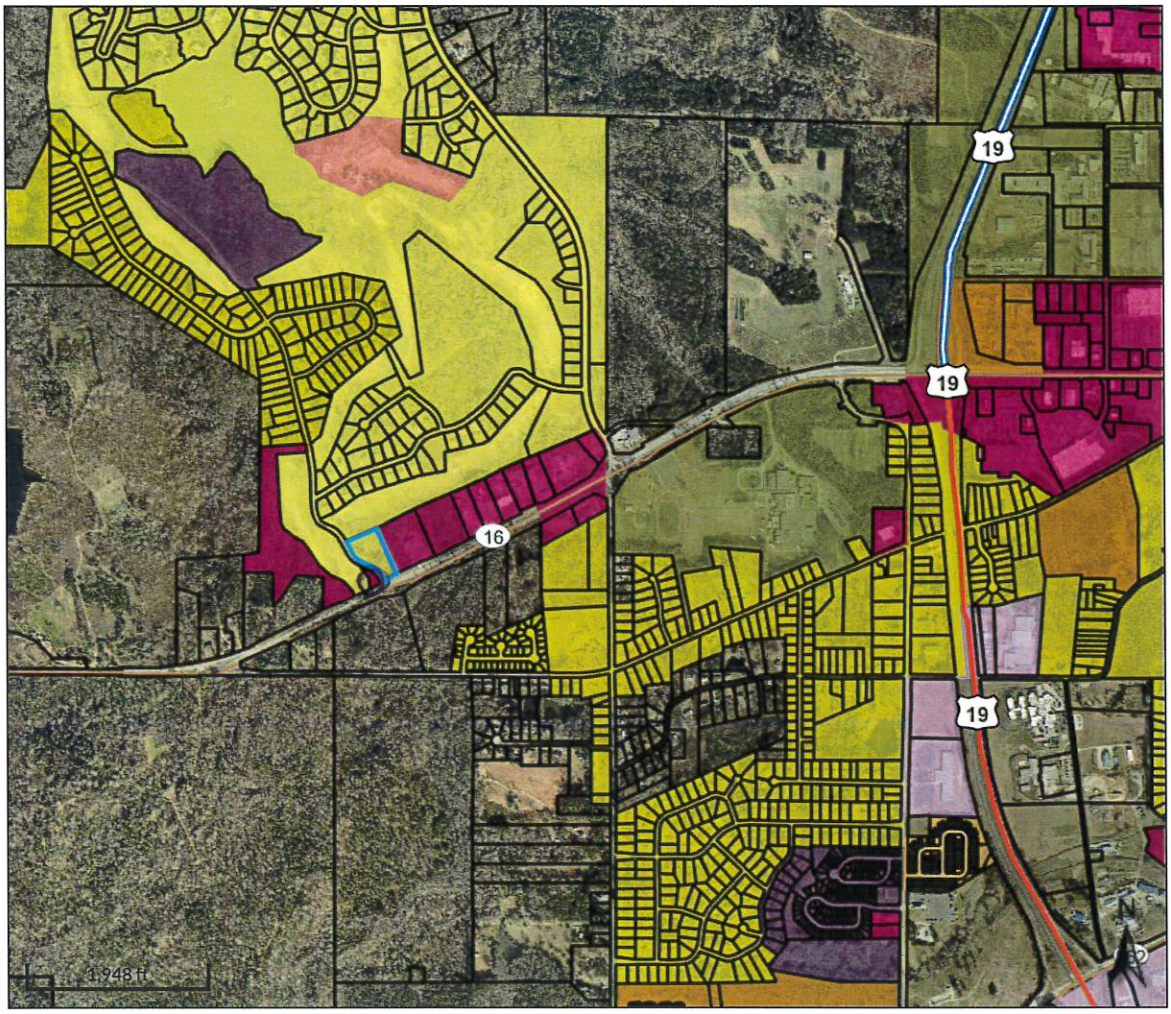
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject property which give supporting ground for either approval or disapproval of the zoning proposed?

No, there have not been any changes in conditions. The current land uses along SR 16 have existed for many years.

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?

The Subject Property has always been vacant.

qPublic.net™ Spalding County, GA



Overview



Legend

Parcels

Roads

Parcel ID	080A01006D	**Owner**	MHJ LIVING TRUST	**Last 2 Sales**			
Class Code	Commercial		P O BOX 804	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN		SUNNY SIDE, GA 30284	8/5/2024	$187515	LM	Q
Acres	3.51	**Physical Address**	NEWNAN RD	5/21/2008	0	QC	U
		Assessed Value	Value $173745				
		Land Value	Value $173745				

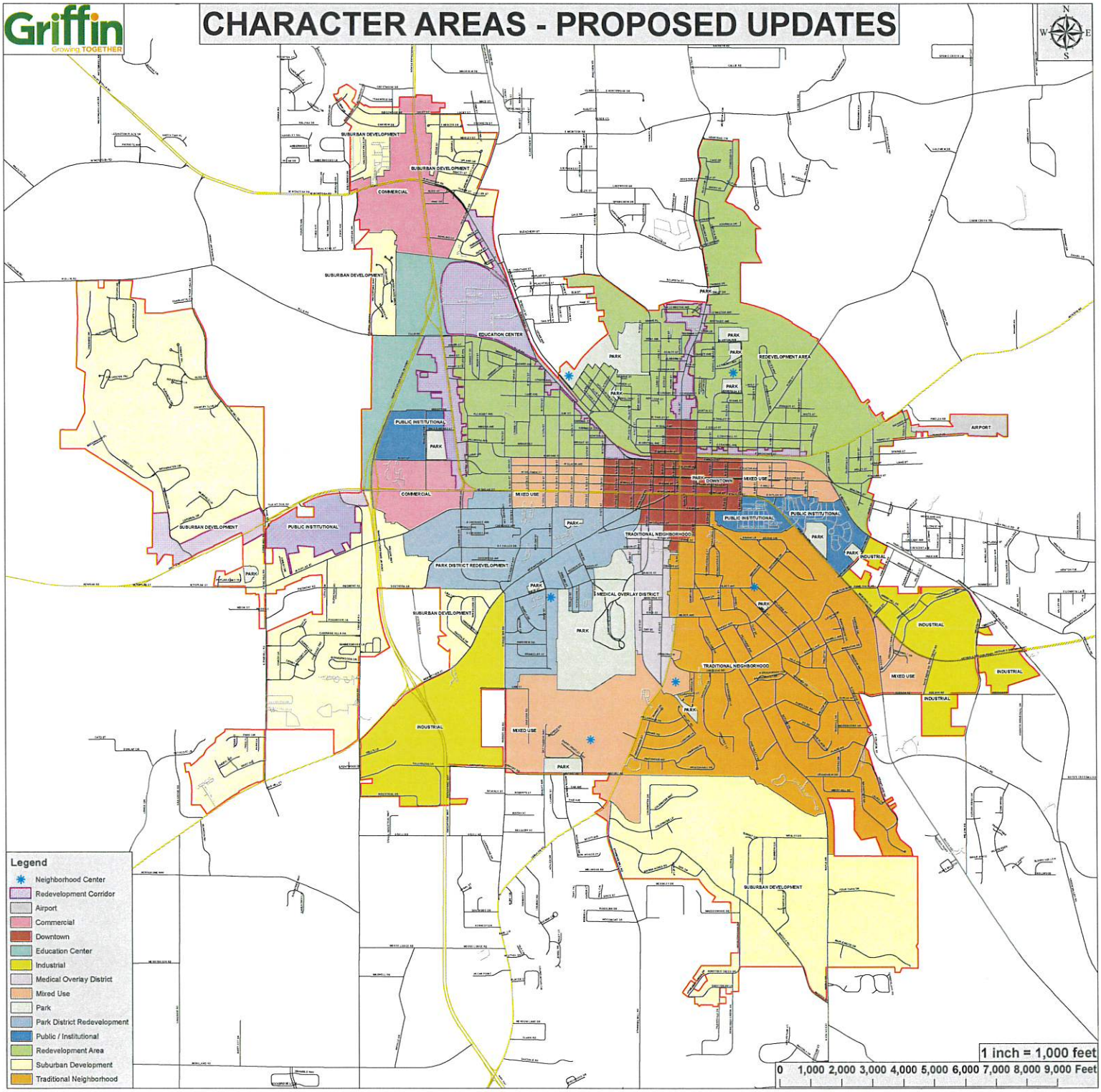
(Note: Not to be used on legal documents)

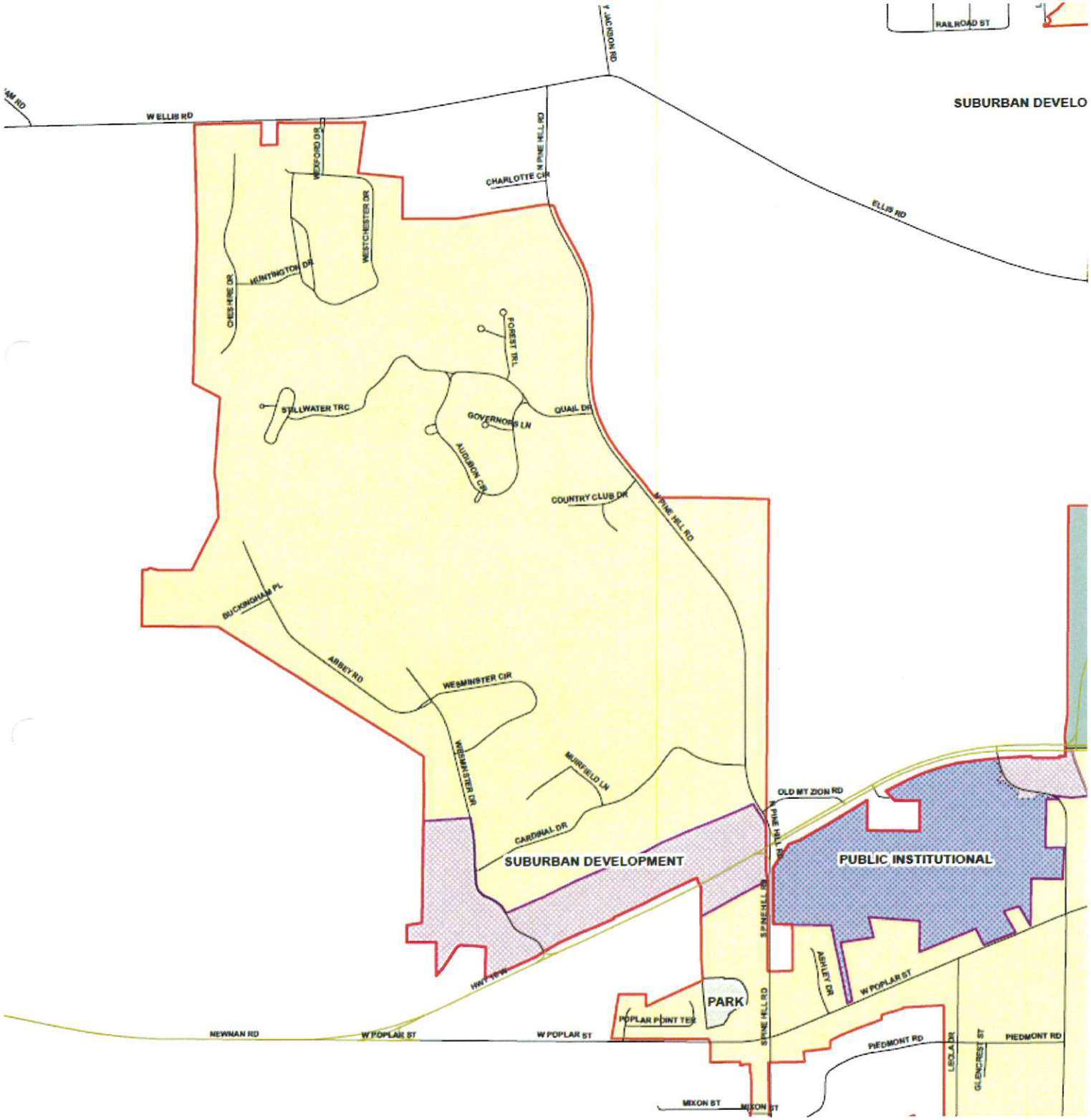
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Last Data Uploaded: 2/17/2026 6:33:35 AM

Developed by SCHNEIDER GEOSPATIAL

Check zoning map to see if/when it changed.

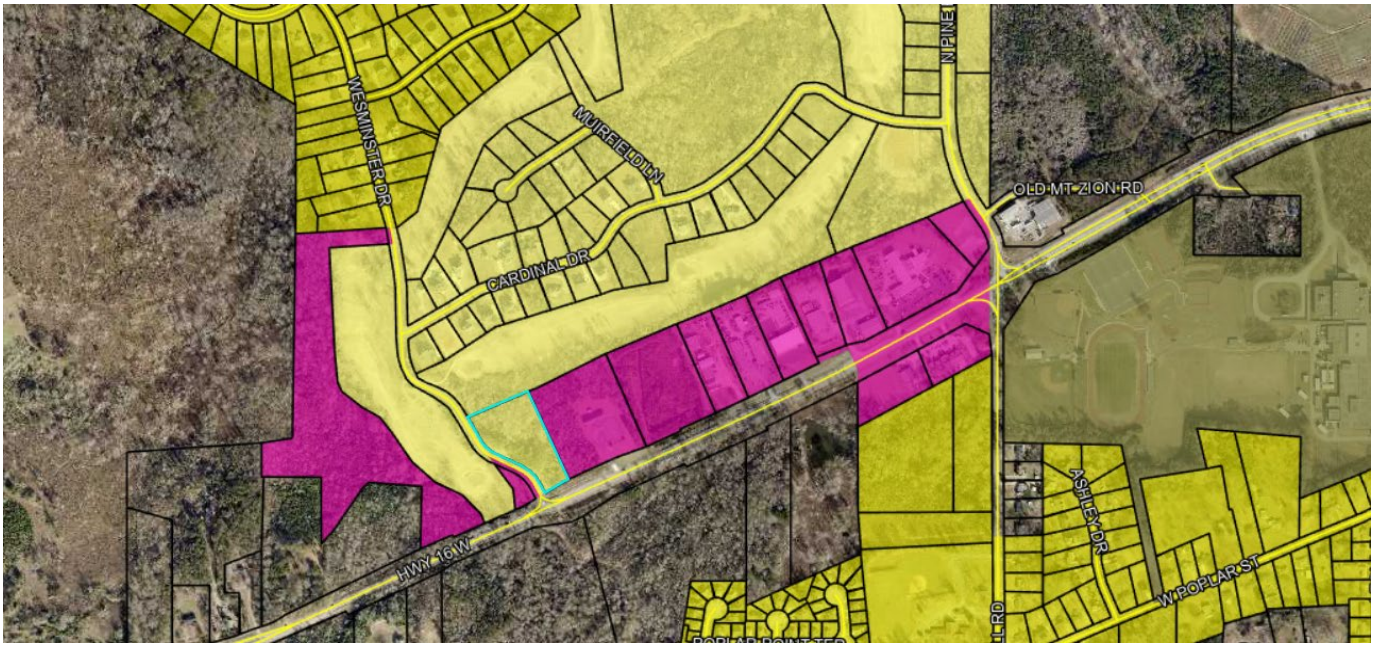
LDR - to PCD.


Griffin
Growing TOGETHER
CHARACTER AREAS - PROPOSED UPDATES
N
W
E
S
SUBURBAN DEVELOPMENT
COMMERCIAL
EDUCATION CENTER
PARK
REDEVELOPMENT AREA
AIRPORT
PUBLIC INSTITUTIONAL
MIXED USE
PARK DOWNTOWN
TRADITIONAL NEIGHBORHOOD
PARK DISTRICT REDEVELOPMENT
MEDICAL OVERLAY DISTRICT
INDUSTRIAL
Legend
Neighborhood Center
Redevelopment Corridor
Airport
Commercial
Downtown
Education Center
Industrial
Medical Overlay District
Mixed Use
Park
Park District Redevelopment
Public / Institutional
Redevelopment Area
Suburban Development
Traditional Neighborhood
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


SUBURBAN DEVELO
W ELLIS RD
ELLIS RD
CHARLOTTE CIR
N PINE HILL RD
WEXFORD DR
WESTCHESTER DR
HUNTINGTON DR
CHESHIRE DR
FOREST TRL
STILLWATER TRC
GOVERNORS LN
QUAIL DR
AUDUBON CIR
COUNTRY CLUB DR
N PINE HILL RD
BUCKINGHAM PL
ARBEY RD
WESMINSTER CIR
WESMINSTER DR
MUIRFIELD LN
CARDINAL DR
SUBURBAN DEVELOPMENT
PUBLIC INSTITUTIONAL
OLD MT ZION RD
S PINE HILL RD
ASHLEY DR
W POPLAR ST
PARK
POPLAR POINT TER
NEWNAN RD
W POPLAR ST
W POPLAR ST
PIEDMONT RD
PIEDMONT RD
LEOLA DR
GLENCREST ST
MIXON ST
MIXON ST
RAILROAD ST

1749 Highway 16 West
REZONING REQUEST
(Project No. 26-REZ-05)

Applicant: Newton Galloway
Owner: MHJ, Living Trust



Current Land Use Classification	Residential
Current Zoning	Low Density Residential A
Proposed Zoning	Planning Commercial Development
Character Area	Redevelopment Corridor
Proposed Use	Commercial
Parcel Size	3.51 +/- acres
Map, Block & Lot Number	Map 080A Block 01 Lot 006B
Planning & Zoning Board	April 20, 2026
City Commission	April 28, 2026
City Commission Member	District 5 Zachery Fuller
Planning Board Member	District 5 Bill Thielemann
Citizen Notification	Legal notice was published in the March 21, 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 April 2, 2026.

Proposal/Site Location:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway 16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- 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 705 – Low Density Residential A (LDR - A)
- 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 March 21, 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 April 2, 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	LDR-A	Commercial- Nonconforming (Golf Course)
South	Spalding County	Undeveloped lot
East	PCD	Commercial
West	PCD	Commercial

The subject property is currently zoned Low Density Residential A (LDR-A). The property immediately adjacent to the north is zoned Low Density Residential A; however, it is being used commercially as a golf course. The properties to the east and west are zoned Planned Commercial Development (PCD) and have commercial

use. The property to the south is within the jurisdictional limits of Spalding County and is currently an undeveloped lot.

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 Low Density Residential A. The property sits at the intersection of Highway 16 West and Wesminster. As zoned, the only permitted use is single family residential. The lot is large enough to be divided into three parcels which would allow for three 2000 square foot homes. This location is adjacent to properties that are zoned commercial and are being used commercially. The owner has no intention of building a house at this location or renting out the property for residential purposes.

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

The proposed zoning will permit a use that is suitable in regard 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 3.51 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial on a Redevelopment Corridor. The property was previously zoned Planned Commercial Development. Should the parcel be rezoned back to PCD, the zoning and the use will match the other properties on Highway 16 W, and the land will be able to be developed instead of remaining vacant at this intersection.

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 and are characterized by developments having a combination of residential, commercial and office use within the same structure or multiple structures within a development area. These corridors will include measures to prevent gentrification as they continue to redevelop. The rezoning from Low Density Residential - A 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 provide more quality attractions and features as a strategy for economic development. There will be 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**.

The lot is currently undeveloped and will most likely remain undeveloped as long as it is zoned Low Density Residential A.

Staff Comments:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway

16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- acres. 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.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-05) to rezone 3.51 +/- acre tract of land located at 1749 Highway 16 West from Low Density Residential A to Planned Commercial Development.

Submitted by:

Michelle Haynes, Director
Planning and Development

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 080A01006D) 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 Low Density Residential A (LDR - A) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Newton Galloway
Owner: MHJ Living Trust
Properties: Spalding County Tax Parcel 080A01006D, (3.51 +/- acres) located at 1749 Highway 16 West.

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, April 28, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone a 0.34+/- acre tract of land located at 505 East Broadway Street (Parcel # 018 28005B) from Medium Density Residential (MDR) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has beer operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, a legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- acres. 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.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (26-REZ-04) to rezone 0.34 +/- acre tract of land located at 505 East Broadway Street from Medium Density Residential to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

Meeting Date:
20/04/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
26-REZ-04 505 E Broadway St Application.pdf
26-REZ-04 505 E Broadway St Staff Report.pdf
Rezoning Ordinance 26-REZ-04, 505 E Broadway St - PCD.pdf

#12926

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

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: 1-30-2026 Application Number: 26-REZ-04

Applicant/Agent/Representatives Name:
Newton M. Galloway, Galloway & Lyndall, LLP

Address: [redacted]

City: Griffin State: Georgia Zip: 30223

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

Project Name/ Description: Broadway Package Store Redevelopment

Address: 505 East Broadway Street

Parcel Number(s): 018 28005B Current Zoning: MDR Parcel(s) Size: 34 acres

FLUM/Character Area Redevelopment Requested Zoning PCD

Property Owner Name: Mr. Samirali A. Sayani

Address: 505 East Broadway Street

City: Griffin State: Georgia Zip:

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 | Samirali A. Sayani (Printed Name) | 1/30/26 (Date)

Applicant Name: NEWTON M. GALLOWAY 1/30/26
Applicant's attorney

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

Project Name/ Description: Broadway Package Store

Address: 505 East Broadway Street, Griffin, Georgia 30223

Requested Zoning & Ordinance Section: PCD/Zoning Ordinance § 714; Table 7.3 (Grocery store-Permitted Use)

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:
  (See: Attachment A)

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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

(See: Attachment B)

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?

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

OWNER'S AUTHORIZATION

This is to certify that: Samirali A. Sayani 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: Mr. Samirali A. Sayani

Property Owner Signature	Samirali A. Sayani Printed Name	1/30/26 Date
Legal Representative Signature	Newton M. Galloway Printed Name	1/30/26 Date

Notary Signature

Seal:

Commission Expiration Date: 10/30/2029

DONNA L MASSEY
Notary Public - State of Georgia
Fulton County
My Commission Expires Oct 30, 2029

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 1-30-2026 Application Number: 26-REZ-04

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 | Samirali A. Sayani Printed Name | 1/30/26 Date

1/30/26

Rezoning Application No.: 26-REZ-04

STATEMENT OF INTENT

For purposes of this Application, the term "Subject Property" refers to Parcel 018-28005B located at 505 East Broadway, Griffin, Spalding County, Georgia within the City of Griffin and which is the subject of this Application.

The Owner desires to rezone the Subject Property to modify its current use. The Subject Property was zoned commercially for decades and has been the location of the Broadway Package Store for the bulk of that time. Mr. Sayani acquired the property in 2007. Mr. Sayani desires to divide the existing building into two (2) separate business locations. Broadway Package Store will continue to operate in the existing building, but its space will be reduced in half.

The remainder of the building will be totally separated and given a distinct entrance from Broadway Package Store. It will be renovated into a community grocery store. Gas pumps will not be added to the Subject Property. The amount of space occupied by the grocery store will be one-half of the building.

Rezoning is required because the City of Griffin zoned the property to MDR – Medium Density Residential as part of its adoption of a new zoning ordinance and map a few years ago. As a result, the commercial use remaining on the Subject Property became a pre-existing, non-conforming which cannot be changed or enlarged. Mr. Sayani met with the City's planning staff in 2025 to discuss the property, and this application follows the recommendation to rezone to PCD – Planned Commercial Development.

Rezoning Application No.: 26-REZ-04

ATTACHMENT "A"

This page is submitted to respond to the requirements set forth in the Application for Rezoning, page 2.

1. **Completed application form.**

The completed Rezoning Application for the Subject Property is attached.

2. **Detailed description of existing land uses on all contiguous tracts:**

The following parcels are contiguous to the Subject Property:

Parcel 018-28005C:	(West and north of tract) Commercial building, last used as a fast food restaurant; zoned MDR
Parcel 018-28005:	(East) Commercial building, apparently used as a church, zoned MDR

A public street abuts the Subject Property to the South.

3. **The location of the Subject Property, including street numbers, if available.**

The street address of the Subject Property is 505 East Broadway Street.

4. **A boundary plat of the subject property:**

A plat of the Subject Property is attached as Exhibit "A-4."

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;**

No new improvements will be constructed on the Subject Property if rezoning is approved. Interior renovation will divide the existing structure to create a separated space for a grocery store.

b. **A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;**

There are no prior conditions to zoning or variance requests granted for the Subject Property. The Subject Property was zoned commercially for decades. It was rezoned to Medium Density Residential (MDR) when the City adopted the current zoning ordinance and map. The existing

commercial use on the Subject Property, known as Broadway Package Store, is currently a pre-existing non-conforming use.

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.

This Application does not seek a variance request.

6. Spalding County Tax Map, block and lot number of the appropriate plat reference;

Tax Map: 018
Parcel No.: 28005B

7. The present and proposed zoning district classification for the subject property;

Current zoning: MDR (Medium Density Residential)
Proposed zoning: PCD (Planned Commercial District)

8. The name and address of the owner of the subject property;

Mr. Samirali A. Sayani
[redacted]

9. The area of land of the subject property, stated in square feet if less than one acre;

.34 acres; approximately 14,810 square feet

10. Date of Application

January 30, 2026

11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;

None. Mr. Sayani has owned the Subject Property since 2007.

12. Documentation supporting the request based upon the standards of this article.

The existing dimensions of the Subject Property satisfy the development requirements set forth in Figure 714-PCD.

Rezoning Application No.: 26-REZ-04

ATTACHMENT B

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

The following parcels are adjacent to the Subject Property:

Parcel 018-28005C:	(West and north of tract) Commercial building, last used as a fast food restaurant; zoned MDR
Parcel 018-28005:	(East) Commercial building, apparently used as a church, zoned MDR

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?**

The Subject Property does not have a reasonable economic use as zoned MDR. Pursuant to UDO, Table 7.3, the only permitted uses allowed on the Subject Property are:

Single Family detached dwellings
Infill development pursuant to Section 605
Manufactured homes

MDR requires a minimum lot size of ¼ acre, with the result that only one residence of 1500 square feet could be built thereon. MDR development would require the uneconomic demolition of the existing structure. It is unlikely that a single lot with a single dwelling could be developed and marketed successfully. That house, if built, would be sandwiched between two commercial buildings.

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

Yes. The Subject Property is surrounded by commercial structures that are used for neighborhood commercial related businesses.

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?**

The Subject Property is currently used as a commercial package store. The development plan will reduce the physical size of alcohol sales by half, to be replaced by a community grocery store which will serve the neighborhood. As a non-conforming use, the existing package store may continue.

5. **Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)?**

Yes. The existing building has been located on the Subject Property for decades and used continuously as a package store. It is suitable for standard, neighborhood commercial retail sales. The City of Griffin already provides sufficient infrastructure and all utilities to the Subject Property.

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.**

Yes. The Subject Property is surrounded by commercial uses that are compatible with neighborhood, commercial retail uses.

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?**

Yes, the historical uses along Broadway and near the Subject Property have been commercial for decades.

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

No, there have not been any changes in conditions. This area of Broadway was developed and has been used commercially for decades. These conditions have not changed for many years.

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?**

Not applicable. The Subject Property is not vacant.

BOOK 3104 PAGE 90

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

Real Estate Transfer Tax
Paid $ 500.00
Date 5-18-07
PT - 61 126- 2007-1280
Marcia L. Norris
Clerk of Superior Court, Spalding Co., Ga.

FILED & RECORDED
CLERK, SUPERIOR COURT
SPALDING COUNTY, GA.
2007 MAY 18 AM 11 41
MARCIA L. NORRIS, CLERK

LIMITED

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 30th day of April in the year of our Lord Two Thousand, and Seven between **HILLERY T. McBROOM** of the county of Hall and State of Georgia, of the First Part and **SAMIRALIA A. SAYANI** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

SEE EXHIBITED 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, hisheirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal , the day and year above written.

Signed, sealed and delivered in the presence of:

Cheryl Walters
Notary Public
Hall County, Georgia
Comm. Expires: Jan. 10, 2011

Notary Public, Hall County, GA

Hillery T. McBroom (SEAL)
HILLERY T. McBROOM

_____(SEAL)

Clerk's Office, _____Superior Court
Filed for record at _____ o'clock _____M.
_____, 20____
Recorded in Deed Book _____, Page
_____, _____, 20__
_____, Clerk

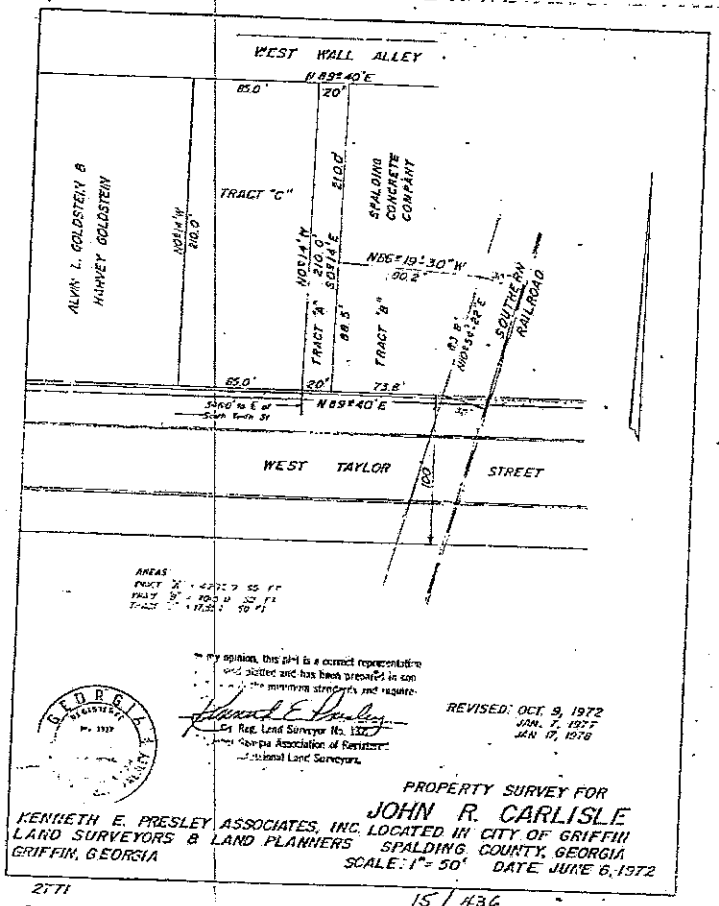
EXHIBIT "A"

ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON THAT PLAT OF SURVEY ENTITLED, "PROPERTY SURVEY FOR FRANK E. EUBANKS," PREPARED BY KENNETH E. PRESLEY, RLS, DATED JANUARY 12, 1985, AND RECORDED IN PLAT BOOK 15, PAGE 436, SPALDING COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

SITUATED ON THE AFOREMENTIONED LOT IS A COMMERCIAL BUILDING KNOWN AS 505 EAST BROADWAY STREET ACCORDING TO THE SYSTEM OF NUMBERING PRESENTLY IN USE IN THE CITY OF GRIFFIN, SPALDING COUNTY, GEORGIA.

TOGETHER WITH A PERPETUAL APPURTENANT RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS AS CONVEYED BY THAT INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 262, AFORESAID RECORDS.

Property of John R Carlisle

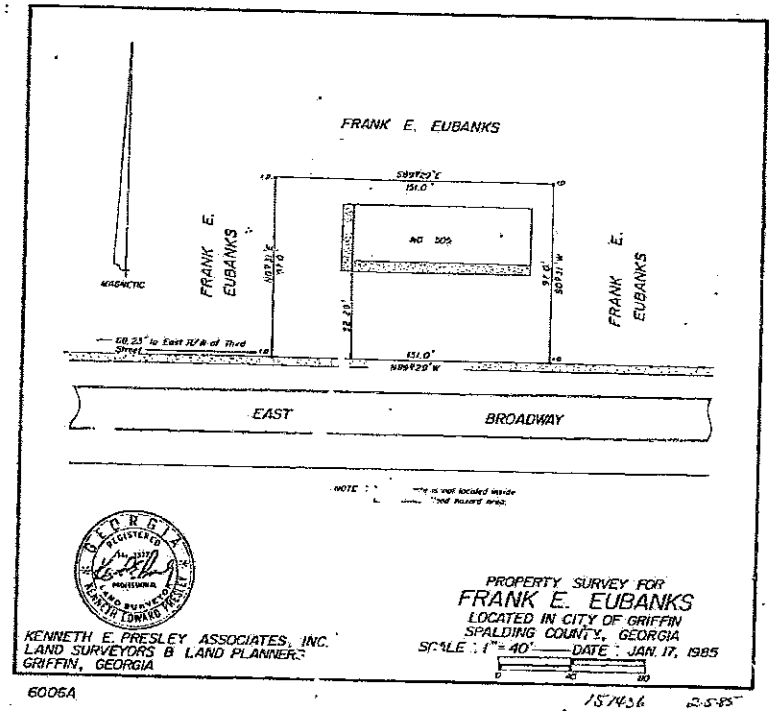


2771

15/436

Recorded Feb 5, 1985 John R Lindsey 2nd CSC

Property of Frank E. Eubanks



6006A

15/436 2-5-85

Recorded February 5, 1985

John R. Lindsey 2nd CSC

505 East Broadway Street
REZONING REQUEST
(Project No. 26-REZ-04)

Applicant: Newton Galloway
Owner: Samirali Sayani



Current Land Use Classification	Commercial
Current Zoning	Medium Density Residential
Proposed Zoning	Planning Commercial Development
Character Area	Redevelopment Corridor
Proposed Use	Commercial
Parcel Size	0.34 +/- acres
Map, Block & Lot Number	Map 18 Block 28 Lot 005B
Planning & Zoning Board	April 20, 2026
City Commission	April 28, 2026
City Commission Member	District 2 Rose Curtis
Planning Board Member	District 2 Ann Dukes
Citizen Notification	Legal notice was published in the March 21, 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 April 2, 2026.

Proposal/Site Location:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, a legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- 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 March 21, 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 April 2, 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	Commercial (nonconforming)
South	PID	Industrial
East	MDR	Commercial (nonconforming)
West	MDR	Commercial (nonconforming)

The subject property is currently zoned Medium Density Residential (MDR). The properties immediately adjacent to the north, east, and west are zoned Medium Density Residential (MDR); however, the properties have legal nonconforming commercial uses. The property immediately adjacent to the south is Planned Industrial Development (PID). This parcel is located within a several block stretch of

commercial properties that extend both east and west on East Broadway Street. Most of the lots in this stretch of the Redevelopment Corridor are legally nonconforming commercial uses with one parcel being rezoned to PCD in 2008 and several more requests to rezone parcels from MDR to PCD along East Broadway St.

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 for thirty-five (35) years. 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 .34 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial on a Redevelopment Corridor. The Owner desires to rezone the property to modify its current use. The Subject Property has been used commercially for decades and has been the location of the Broadway Package Store for the bulk of that time. Mr. Sayani acquired the property in 2007. Mr. Sayani would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, A legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. Both suites will be totally separated, and each commercial space will be given a distinct entrance. Gas pumps will not be added to the property. The amount of space occupied by the grocery store will be one-half of the building.

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**.

This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. The commercial use is a legal nonconforming use. The Owner desires to rezone the property to modify its current use. This parcel is located within a several block stretch of commercial properties that extend both east and west on East Broadway Street. Most of the lots in this stretch of the Redevelopment Corridor are legally nonconforming commercial uses with one parcel being rezoned to PCD in 2008 and several more requests to rezone parcels from MDR to PCD along East Broadway St.

Staff Comments:

The applicant, Newton Galloway, is requesting a zoning change from Medium Density Residential (MDR) to Planned Commercial Development (PCD) for the parcel located at 505 East Broadway Street. This location has been operating as commercial retail space since 1981 with Broadway Package Store occupying the space for most of that time. Currently, this location has a legal, nonconforming use. The owner would like to remodel the building to create two suites within the building's existing footprint. This project would reduce the size of the package store, and a grocery store would be established in the second suite. Per Article 505 B, A legal non-conforming use, in active existence on the effective date of this ordinance, may be continued without interference; however, a legal, non-conforming use may not be enlarged or expanded. While the property is zoned Medium Density Residential, the owner will not be permitted to add the grocery store. As developed, this property is not designed for residential use. The subject property is a 0.34+/- acre tract of land and the rezoning would apply to the entire 0.34 +/- acres.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-04) to rezone 0.34 +/- acre tract of land located at 505 East Broadway Street from Medium Density Residential to Planned Commercial Development.

Submitted by:

Michelle Haynes, Director
Planning and Development

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 28005B) 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: Newton Galloway
Owner: Samirali Sayani
Properties: Spalding County Tax Parcel 018 28005B, (0.34 +/- acres) located at 505 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, April 28, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider a request to rezone a 3.51+/- acre tract of land located at 1749 Highway 16 West (Parcel # 080A01006D) from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD). *Director of Planning & Development, Michelle Haynes, will address.*

SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway 16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- acres. 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.

STAFF RECOMMENDATION:

Planning staff recommends APPROVAL of the request (26-REZ-05) to rezone 3.51 +/- acre tract of land located at 1749 Highway 16 West from Low Density Residential A to Planned Commercial Development.

FINANCIAL IMPACT:

N/A

Submitted By:
Tracie Pryor

Meeting Date:
20/04/2026

Reviewed By:
Jessica O'Connor

ATTACHMENTS:
26-REZ-05 1479 Hwy 16 W Application.pdf
26-REZ-05 1749 Hwy 16 W Staff Report.pdf
Rezoning Ordinance 26-REZ-05, 1749 Hwy 16 W - PCD.pdf

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

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: 2-17-2026 Application Number: 26-REZ-05

Applicant/Agent/Representatives Name:
Newton M. Galloway, Galloway & Lyndall, LLP

Address: [redacted]

City: Griffin State: Georgia Zip: 30223

Telephone Number(s): _____ Email: _____

1749 Hwy 16 W

Project Name/ Description: SR 16 AT Westminster Drive

Address: 0 Newnan Road (Adjacent to 1745 Newnan RD.), Griffin, GA 30224

Parcel Number(s): 080 A01006D Current Zoning: LDR-A Parcel(s) Size: 3.51

FLUM/Character Area Suburan Requested Zoning PCD

Property Owner Name: MHJ, LIVING TRUST

Address: [redacted]

City: [redacted] State: Georgia Zip: 30284

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.

Trustee

Applicant Signature | Michael H. Jackson Printed Name | 2/17/26 Date

Applicant Name: MHJ LIVING TRUST

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

Project Name/ Description: SR 16 AT Westminster Drive

Address: 0 Newnan Road (Adjacent to 1745 Newnan RD.), Griffin, GA 30224

Requested Zoning & Ordinance Section: PCD/Zoning Ordinance § 714

(See: Attachment A)

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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

(See: Attachment B)

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?

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

OWNER'S AUTHORIZATION

This is to certify that: MHJ LIVING TRUST 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: Mr. Michael H. Jackson

Trustee
Property Owner Signature | Michael H. Jackson Printed Name | 2-17-26 Date

Legal Representative Signature | Newton M. Galloway Printed Name | 2/17/26 Date

Kara Hunt 2-17-26
Notary Signature

Seal: KARA HUNT NOTARY PUBLIC SPALDING COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 24, 2028

Commission Expiration Date: 10-24-28

Griffin

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
APPLICATION FOR REZONING

Date Received: 2-17-2026 Application Number: 26-REZ-05

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).

Trustee

Applicant Signature

Michael H. Jackson

Printed Name

2-17-26

Date

Newton M. Galloway

Newton M. Galloway

Print Name

2/12/26

Date

Rezoning Application No.: 26-REZ-05

STATEMENT OF INTENT

For purposes of this Application, the term "Subject Property" refers to Parcel 080A-01006D located on Georgia State Route 16, [no street number] Newnan Road, Griffin, Spalding County, Georgia within the City of Griffin and which is the subject of this Application.

The Owner desires to rezone the Subject Property from Low Density Residential – A (LDR-A) to Planned Commercial Development (PCD) district to develop a proposed landscape and gardening supply commercial enterprise. The MHJ Living Trust acquired the property in 2024. On information and belief, the Subject Property was zoned commercially under prior versions of the City's zoning ordinance and was first zoned LDR-A when the City of Griffin (City) enacted its current zoning ordinance.

If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Westminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed, along with an additional entrance for the storage yard. Development of a primary retail building will comply with all architectural requirements and guidelines required by the City.

Rezoning Application No.: 26-REZ-05

ATTACHMENT "A"

This page is submitted to respond to the requirements set forth in the Application for Rezoning, page. 2.

1. Completed application form.

The completed Rezoning Application for the Subject Property is attached.

2. Detailed description of existing land uses on all contiguous tracts:

The following parcels are contiguous to the Subject Property:

Parcel 080-03004:	(North of tract) portion of the Griffin Country Club golf course, serves as a buffer between lots that front on SR 16 and residential development, zoned LDR-A
Parcel 080A-01003:	(East) Church building, zoned PCD
Parcel 080A-01006C:	(West) Open lot on the west side of Westminster Drive, zoned PCD
Parcel 080-03004:	(West) portion of the Griffin Country Club golf course, zoned LDR-A
Parcel 238-02018:	(Southeast, across SR 16) undeveloped, zoned C-1 (frontage), R-2 (rear) in Spalding County
Parcel 238-02007A:	(Southwest, across SR 16) undeveloped, possible residence zoned C-1 (frontage), R-2 (rear) in Spalding County

SR 16 also abuts the Subject Property to the South.

3. The location of the Subject Property, including street numbers, if available.

The Subject Property does not have an assigned street address. SR 16 at the Subject Property is known as Newnan Road.

4. A boundary plat of the subject property:

A plat of the Subject Property is attached as Exhibit "A-4."

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;

New improvements will be constructed on the Subject Property for the landscape and gardening center if rezoning is approved. The site plan shows the layout and design for the development.

b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;

There are no prior conditions to zoning or variance requests granted for the Subject Property. The Subject Property was previously zoned commercial, and the proposed use could be developed in the prior zoning district. It was zoned LDR-A when the City adopted the current zoning ordinance and map.

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.

This Application does not seek a variance request.

6. Spalding County Tax Map, block and lot number of the appropriate plat reference;

Tax Map: 080
Parcel No.: 01006D

7. The present and proposed zoning district classification for the subject property;

Current zoning: LDR-A (Low Density Residential - A)
Proposed zoning: PCD (Planned Commercial District)

8. The name and address of the owner of the subject property;

The MHJ Living Trust
[redacted]

9. The area of land of the subject property, stated in square feet if less than one acre;

3.51 acres; 152,191 square feet

10. Date of Application

February 10, 2026

11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;

None.

12. Documentation supporting the request based upon the standards of this article.

The existing dimensions of the Subject Property satisfy the development requirements set forth in Figure 714-PCD. Compliance therewith is shown on the attached site plan.

Rezoning Application No.: 26-RE2.05

ATTACHMENT B

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

The following parcels are adjacent to the Subject Property:

Parcel 080-03004:	(North of tract) portion of the Griffin Country Club golf course, serves as a buffer between lots that front on SR 16 and residential development, zoned LDR-A
Parcel 080A-01003:	(East) Church building, zoned PCD
Parcel 080A-01006C:	(West) Open lot on the west side of Westminster Drive, zoned PCD
Parcel 080-03004:	(West) portion of the Griffin Country Club golf course, zoned LDR-A
Parcel 238-02018:	(Southeast, across SR 16) undeveloped, zoned C-1 (frontage), R-2 (rear) in Spalding County
Parcel 238-02007A:	(Southwest, across SR 16) undeveloped, possible residence zoned C-1 (frontage), R-2 (rear) in Spalding County

SR 16 also abuts the Subject Property to the South.

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?

The Subject Property does not have a reasonable economic use as zoned LDR-A. Pursuant to UDO, Table 7.3, the only permitted uses allowed on the Subject Property are:

Single Family detached dwellings
Infill development pursuant to Section 605
Manufactured homes

LDR-A requires a minimum lot size of 1 acre, with the result that approximately three residences of 2000 square feet could be built thereon with required lot with and road frontage of 100 feet. Any dwellings constructed would be sandwiched between commercial property that is already zoned PCD. Additionally, any dwellings will be isolated from others and have to obtain access from Westminster Drive at its intersection with SR 16. It is unlikely that these isolated lots with a single dwelling could be developed and marketed successfully.

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

Yes. The Subject Property is surrounded by commercial zoning and non-residential structures that are used for neighborhood religious and commercial related businesses.

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?

The Subject Property is currently unused, and for the reasons set forth in Section 2, above unlikely to be developed for residential dwellings.

5. Is the property suitable for the purposes for which the applicant seeks to have it rezoned, including availability of infrastructure (water, sewer, etc.)?

Yes. The surrounding uses with frontage on SR 16 have been used for neighborhood and commercial retail sales and services for many years. The City already provides sufficient infrastructure and all utilities to the Subject Property.

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.

Yes. The Subject Property is surrounded by neighborhood and commercial uses that are compatible with the proposed landscape and gardening development or other uses permitted in PCD.

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?

Yes, the Subject Property borders the far southern end of the Griffin Country Club golf course. The golf course serves as a buffer dividing the commercial uses already located on the frontage of SR 16 from the residential developments that adjoin the golf course to the north.

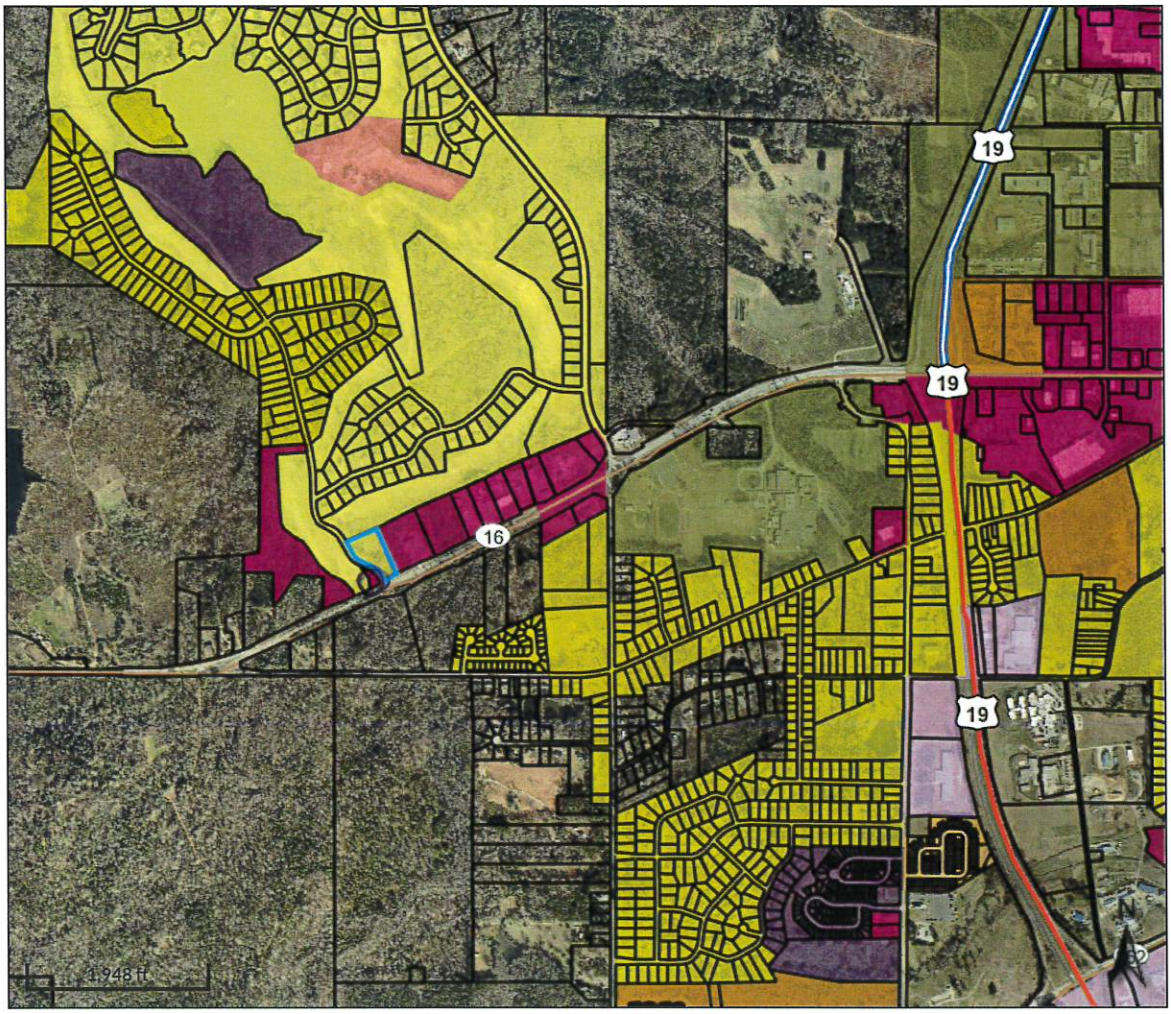
8. Has there been a change in conditions of the subject property or properties in the vicinity of the subject property which give supporting ground for either approval or disapproval of the zoning proposed?

No, there have not been any changes in conditions. The current land uses along SR 16 have existed for many years.

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?

The Subject Property has always been vacant.

qPublic.net™ Spalding County, GA





Legend

- Parcels
- Roads

Parcel ID	080A01006D	**Owner**	MHJ LIVING TRUST	**Last 2 Sales**			
Class Code	Commercial		P O BOX 804	**Date**	**Price**	**Reason**	**Qual**
Taxing District	GRIFFIN		SUNNY SIDE, GA 30284	8/5/2024	$187515	LM	Q
Acres	3.51	**Physical Address**	NEWNAN RD	5/21/2008	0	QC	U
		Assessed Value	Value $173745				
		Land Value	Value $173745				

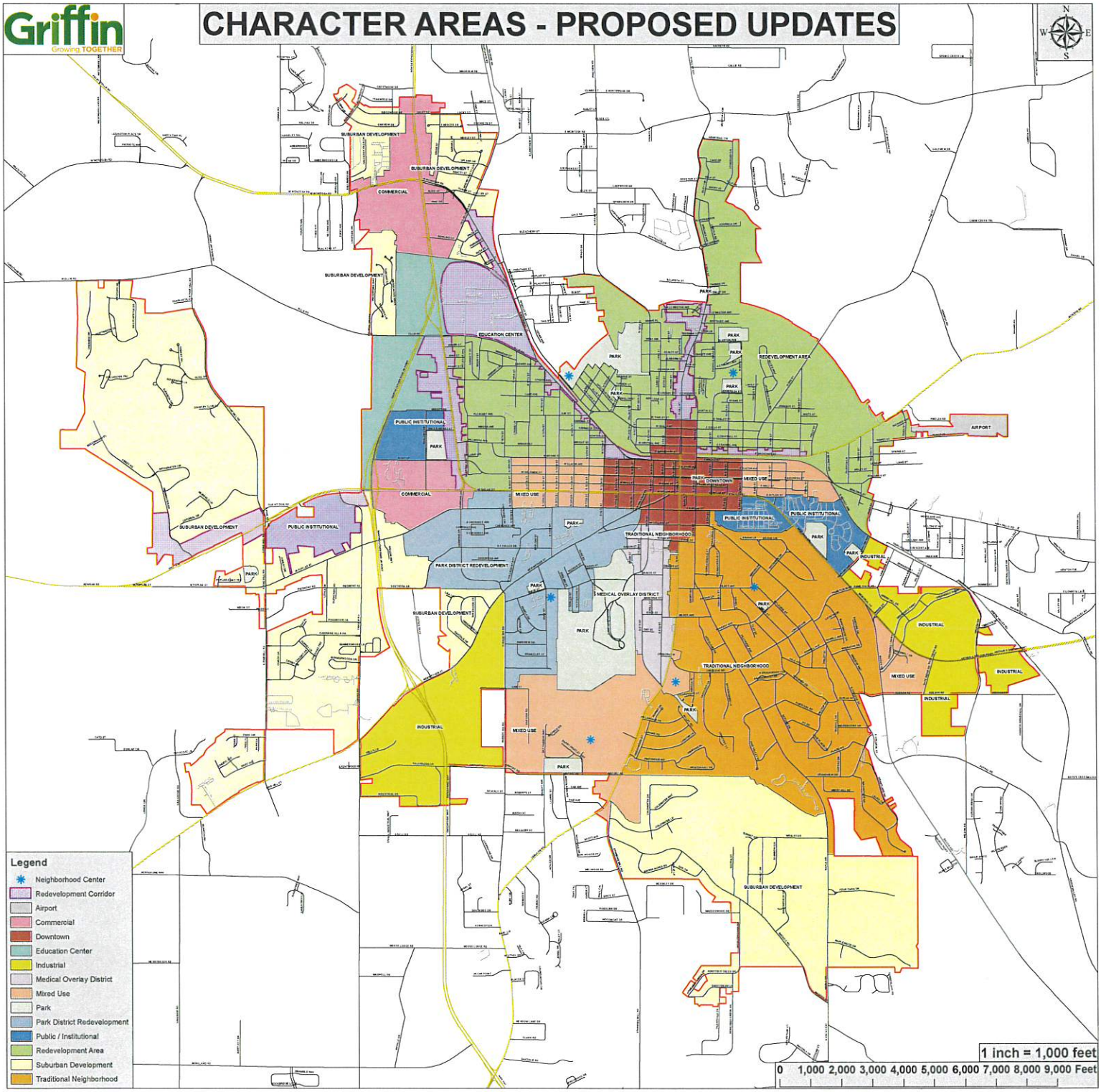
(Note: Not to be used on legal documents)

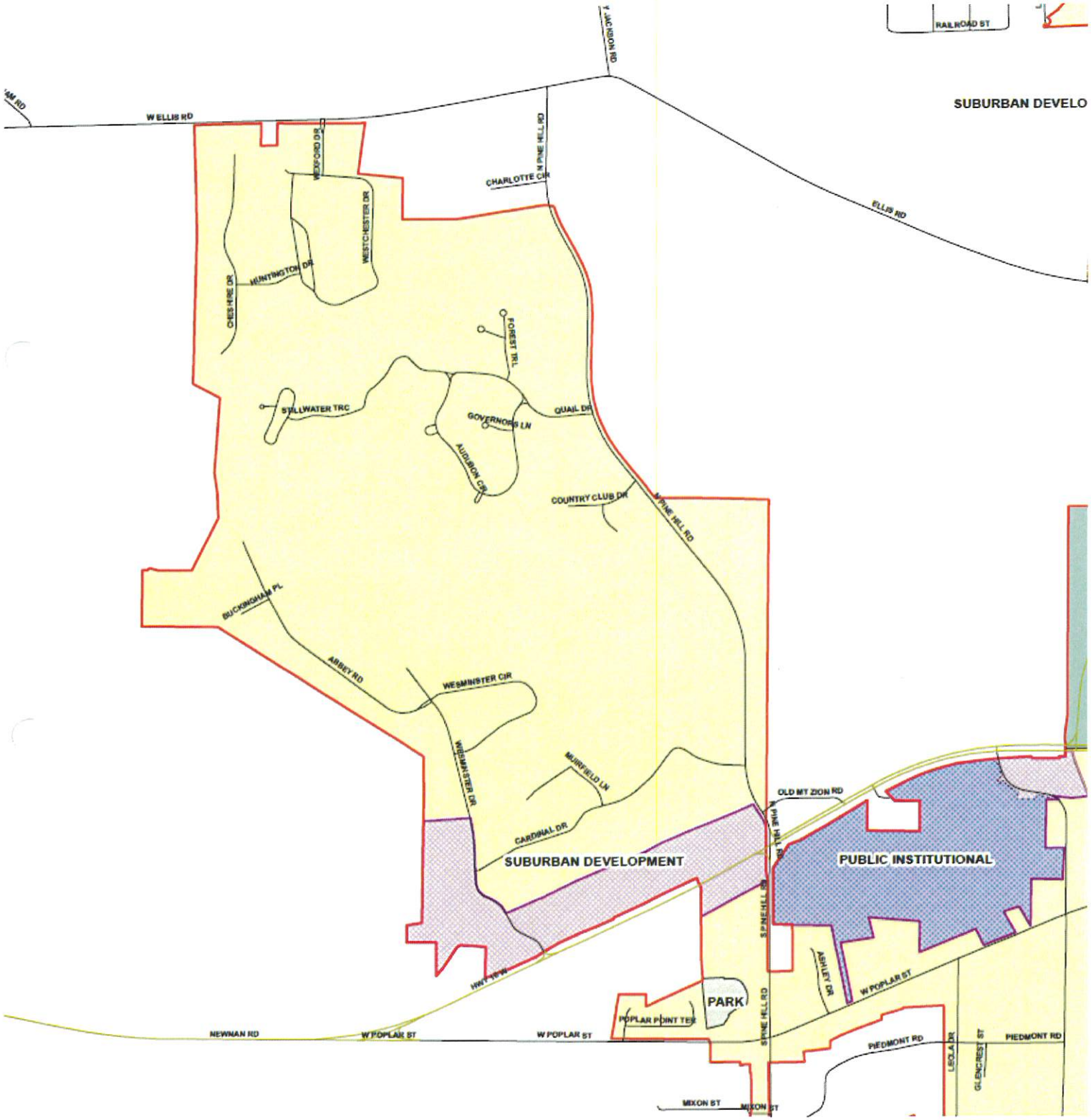
Date created: 2/17/2026
Last Data Uploaded: 2/17/2026 6:33:35 AM

Developed by SCHNEIDER GEOSPATIAL

Check zoning map to see if/when it changed.

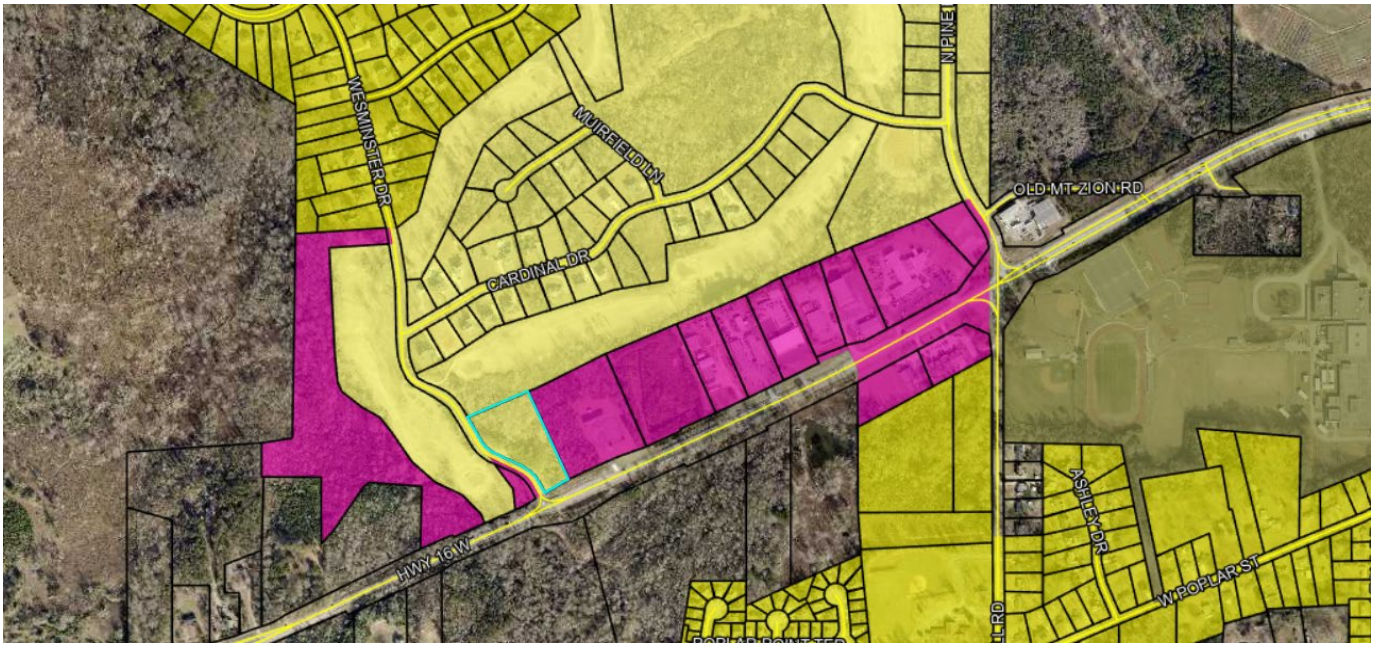
LDR - to PCD.


Griffin
Growing TOGETHER
CHARACTER AREAS - PROPOSED UPDATES
N
W
E
S
SUBURBAN DEVELOPMENT
COMMERCIAL
EDUCATION CENTER
PARK
REDEVELOPMENT AREA
AIRPORT
PUBLIC INSTITUTIONAL
MIXED USE
PARK DOWNTOWN
TRADITIONAL NEIGHBORHOOD
PARK DISTRICT REDEVELOPMENT
MEDICAL OVERLAY DISTRICT
INDUSTRIAL
Legend
Neighborhood Center
Redevelopment Corridor
Airport
Commercial
Downtown
Education Center
Industrial
Medical Overlay District
Mixed Use
Park
Park District Redevelopment
Public / Institutional
Redevelopment Area
Suburban Development
Traditional Neighborhood
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


SUBURBAN DEVELO
W ELLIS RD
ELLIS RD
CHARLOTTE CIR
N PINE HILL RD
WEXFORD DR
WESTCHESTER DR
HUNTINGTON DR
CHESHIRE DR
FOREST TRL
STILLWATER TRC
GOVERNORS LN
QUAIL DR
AUDUBON CIR
COUNTRY CLUB DR
S PINE HILL RD
BUCKINGHAM PL
ARBEY RD
WESMINSTER CIR
WESMINSTER DR
MUIRFIELD LN
CARDINAL DR
SUBURBAN DEVELOPMENT
PUBLIC INSTITUTIONAL
OLD MT ZION RD
N PINE HILL RD
S PINE HILL RD
ASHLEY DR
W POPLAR ST
PARK
POPLAR POINT TER
HWY 16 W
NEWNAN RD
W POPLAR ST
W POPLAR ST
PIEDMONT RD
PIEDMONT RD
LEOLA DR
GLENCREST ST
MIXON ST
MIXON ST
RAILROAD ST

1749 Highway 16 West
REZONING REQUEST
(Project No. 26-REZ-05)

Applicant: Newton Galloway
Owner: MHJ, Living Trust



Current Land Use Classification	Residential
Current Zoning	Low Density Residential A
Proposed Zoning	Planning Commercial Development
Character Area	Redevelopment Corridor
Proposed Use	Commercial
Parcel Size	3.51 +/- acres
Map, Block & Lot Number	Map 080A Block 01 Lot 006B
Planning & Zoning Board	April 20, 2026
City Commission	April 28, 2026
City Commission Member	District 5 Zachery Fuller
Planning Board Member	District 5 Bill Thielemann
Citizen Notification	Legal notice was published in the March 21, 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 April 2, 2026.

Proposal/Site Location:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway 16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- 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 705 – Low Density Residential A (LDR - A)
- 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 March 21, 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 April 2, 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	LDR-A	Commercial- Nonconforming (Golf Course)
South	Spalding County	Undeveloped lot
East	PCD	Commercial
West	PCD	Commercial

The subject property is currently zoned Low Density Residential A (LDR-A). The property immediately adjacent to the north is zoned Low Density Residential A; however, it is being used commercially as a golf course. The properties to the east and west are zoned Planned Commercial Development (PCD) and have commercial

use. The property to the south is within the jurisdictional limits of Spalding County and is currently an undeveloped lot.

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 Low Density Residential A. The property sits at the intersection of Highway 16 West and Wesminster. As zoned, the only permitted use is single family residential. The lot is large enough to be divided into three parcels which would allow for three 2000 square foot homes. This location is adjacent to properties that are zoned commercial and are being used commercially. The owner has no intention of building a house at this location or renting out the property for residential purposes.

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

The proposed zoning will permit a use that is suitable in regard 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 3.51 +/-acre tract. Rezoning does not go against the intent of the Comprehensive Plan which has commercial on a Redevelopment Corridor. The property was previously zoned Planned Commercial Development. Should the parcel be rezoned back to PCD, the zoning and the use will match the other properties on Highway 16 W, and the land will be able to be developed instead of remaining vacant at this intersection.

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 and are characterized by developments having a combination of residential, commercial and office use within the same structure or multiple structures within a development area. These corridors will include measures to prevent gentrification as they continue to redevelop. The rezoning from Low Density Residential - A 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 provide more quality attractions and features as a strategy for economic development. There will be 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**.

The lot is currently undeveloped and will most likely remain undeveloped as long as it is zoned Low Density Residential A.

Staff Comments:

The applicant, Newton Galloway, is requesting a zoning change from Low Density Residential A (LDR - A) to Planned Commercial Development (PCD) for the parcel located at 1749 Highway

16 West. Eleven (11) other properties on the strip of Highway 16 West between Wesminster Drive and North Pine Hill Road are zoned Planned Commercial Development. If rezoned, a landscaping and gardening supply business is currently proposed for the site. If that business does not come to fruition, a comparable business under PCD zoning will be identified. The business will be accessed by an entrance on Wesminster Drive with an attractively designed retail and office building. To the north, storage bins for landscaping material will be developed along with an additional entrance for the storage yard. Development of the primary retail building will comply with all architectural requirements of the City of Griffin. Site development, i.e. setbacks, buffers, parking, building placement, and outside storage will meet the guidelines found in Articles 7,8,9, and 13 of the Griffin Unified Development Code. This property was previously zoned Planned Commercial Development, and the current owner would like the location to be zoned back to the original zoning district. The subject property is a 3.51+/- acre tract of land and the rezoning would apply to the entire 3.51 +/- acres. 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.

Planning and Development Staff Recommendation(s):

Planning staff recommends **APPROVAL** of the request (26-REZ-05) to rezone 3.51 +/- acre tract of land located at 1749 Highway 16 West from Low Density Residential A to Planned Commercial Development.

Submitted by:

Michelle Haynes, Director
Planning and Development

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 080A01006D) 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 Low Density Residential A (LDR - A) to Planned Commercial Development (PCD), as defined by the Unified Development Code of the City of Griffin, Georgia.

Applicant: Newton Galloway
Owner: MHJ Living Trust
Properties: Spalding County Tax Parcel 080A01006D, (3.51 +/- acres) located at 1749 Highway 16 West.

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, April 28, 2026

AGENDA ITEM SUMMARY

ITEM SUMMARY:

Consider the minutes of the City of Griffin Planning and Zoning Board's Special Called Meeting on April 6, 2026.

Submitted By:

Tracie Pryor

Meeting Date:

20/04/2026

ATTACHMENTS:

P&Z Board Minutes 4-6-2026.pdf

City of Griffin
Planning & Zoning Board Meeting
April 6, 2026

The City of Griffin Planning & Zoning Board held its special meeting on April 6, 2026, at 6:00 P.M. in the W. Elmer George Municipal Hall, 100 South Hill Street, Griffin. Members present were Bill Thielemann, Yoshunda Jones, and Jacob Wright. Members absent were Pamela Sutton, Neal Baldwin, Anne Dukes, and Earle Shivers. Staff present were Michelle Haynes, Director, Kelsey Carden, Tracie Pryor, and Kara Hunt.

Declaration of Quorum

Call to Order

- Meeting was called to order at 6:00 PM.
- Agenda was approved unanimously.

Approval of Previous Minutes

- Minutes from the January meeting were approved by staff and staff's recommendation for special use was forwarded to the Board of Commissioners (BOC) for review and consideration.

Election of Chair and Vice Chair

- Discussion was held about whether to proceed with elections given limited attendance.
- A motion was made and approved to table the election of chair and vice chair until a future meeting with more members present.
- A second motion was approved to continue with the current chair and vice chair until that future meeting.

Public Hearing / Agenda Item 3
Rezoning request: 403 East Broadway

Request: Rezone property at 403 East Broadway from Medium-Density Residential to Planned Commercial Development.

- Staff explained the property is currently being used commercially as a non-conforming use and that the nearby properties along East Broadway are also largely commercial in practice.
- Staff stated the request is consistent with the City's Comprehensive Plan and redevelopment corridor designation.
- Staff recommended approval.
- No one signed up to speak in favor or opposition.
- Board discussion focused on the fact that the rezoning would bring an existing business use into compliance.
- Motion to approve passed unanimously.

Motion/second by Yoshunda Jones/Jacob Wright to recommend approval to rezone property located at 403 E Broadway, to Planned Commercial Development (PCD), Tax Map 018 27006, submitted by Philida Properties, LLC.
Motion carried 3-0

Recusal

- A board member announced a recusal from the remaining two agenda items due to a business interest, and the recusal was entered into the record.

- Staff/legal guidance indicated the remaining members could still proceed so long as a quorum existed, though tied votes would result in no recommendation.

Public Hearing / Agenda Items 4 and 5
Rezoning request: 502 North Hill Street (Northside School property)

- Request 1: Rezone property at 502 North Hill Street, approximately 4.21 acres, from Institutional to High-Density Residential B.
- Request 2: Add the Special Housing Revitalization Overlay District to the same property.
- Staff explained the property has been on the nuisance list for years and suffered storm-related damage in 2023, with ongoing maintenance concerns.
- Applicant (Builders Inc.) proposed renovating the former Northside School into approximately 22 to 26 one- and two-bedroom condos.
- Staff explained the rezoning is needed because institutional zoning does not allow residential use.
- Staff also explained the overlay would support housing/economic development, provide flexibility in setbacks, increase density, and allow limited commercial use.
- Staff stated the proposal is consistent with the Comprehensive Plan and redevelopment corridor designation.
- Staff recommended conditional approval, with the condition that approval is tied to rehabilitation of the Northside School structure; demolition beyond interior work would trigger additional zoning review.

Applicant Comments

- Applicant stated the goal is to renovate the school, rear building, and auditorium into for-sale condos.
- Estimated unit count: 22–26 units.
- Proposed pricing: roughly $199,000 to $230,000/$240,000.
- Applicant stated the exterior of the building would remain substantially intact, with cleanup and repairs to windows, brick, and entrance areas.
- Units are expected to include kitchens, baths, living areas, washer/dryer connections, individual HVAC, separate electric metering, and separate water/sewer metering.
- Estimated size discussed: around 800 square feet for one-bedroom units, with larger units over 1,000 square feet.

Public Comment

- No one signed up to speak in opposition.

Board Action

- Motion to recommend approval of the rezoning from Institutional to High-Density Residential B passed.
- Motion to recommend approval of the Special Housing Revitalization Overlay District also passed.
- Because of the recusal, these approvals were made by the two remaining voting members.
- Because the request for items 4 and 5 would require 3 votes for approval, staffs recommendation will move forward to the Board of Commissioners'.

Staff Reports

- Staff thanked members who attended recent training and noted additional training opportunities are available.
- Staff gave updates on development activity around the city, including:
    - Progress on the project at Solomon and 5th, with completion anticipated around November.
    - Hotel project across the street is still in design review with Marriott/Hilton-related branding/design processes and is now expected to break ground around the beginning of next year.
    - Additional projects on Jefferson and 6th Street are underway and progressing well.
    - Some of those projects also use the revitalization overlay to improve site design and curb appeal.
- Board members were encouraged to read the City of Griffin Comprehensive Plan, available in print and online.

Adjournment

- Motion to adjourn was approved unanimously.
- Meeting adjourned.