

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: Warren Ratchford as Agent for Donnie R. Bazemore requests to **rezone** 1.61 acres from **R-1** to **B-3** to allow for an automotive sales lot. Located at 5947 Highway 21 S. **Map# 465J Parcel# 1C**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 1.61 acres from **R-1** to **B-3** to allow for an automotive sales lot.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts. B-3 permits intensive commercial uses, and requires a 30' buffer against adjacent residential parcels.
- The request to rezone this parcel to B-3 for an automotive sales lot was denied by the Board of Commissioners on May 19, 2020, based on an understanding of commercial development in the area as "office professional".
- The residential parcel is part of the Goshen Terrace subdivision, and has driveway access to Lewis Dr. Driveway access to Hwy 21 would require a GDOT permit.
- The future land use map shows commercial development along that portion of the Hwy 21 corridor, except for Goshen Terrace, which is shown as Residential.
- Rezoning to B-3 would introduce intensive uses into a residential subdivision. B-3 permits auto sales, service, and storage.
- There is no direct access to Lewis Drive from the southbound lanes of Hwy 21. Customers may end up turning left onto Chimney Road, and then onto Azalea, and through the subdivision.
- B-3 zoned property to the southeast is not currently developed.
- At the January 31 Planning Board meeting, Brad Smith made a motion to **deny** the request to **rezone** 1.61 acres from **R-1** to **B-3** to allow for an automotive sales lot.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1.61 acres from **R-1** to **B-3**.
2. **Deny** the request to **rezone** 1.61 acres from **R-1** to **B-3**.

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment