



Staff Report

Subject: Rezoning
 Author: Jennifer Rose, Planner I
 Department: Development Services
 Application: RZN-26-11
 Meeting Date: May 12, 2026

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: B-1 (Neighborhood Commercial)

Map & Parcel(s): 294-40
 Parent Parcel Size: ±0.64 acres
 Location: GA Highway 119
 Commissioner District: 3rd District

Proposed Use: Commercial / Office Use

Applicant/Owner: Delens Cadichon
 3480 Courthouse Road
 Guyton, GA 31312

Rezoning Summary:

Item	Description
Request	Rezone ±0.64 acres from AR-1 to B-1
Proposed Use	Commercial / Office development
Existing Use	Vacant lot
Future Land Use	Agricultural-Residential (with nearby commercial node)
Utilities	Public water and sewer (City of Guyton)
Location	GA Highway 119 corridor



Request Overview:

The applicant is requesting to rezone approximately 0.64 acres from **AR-1** to **B-1** to allow for commercial use along the GA Highway 119 corridor.

The intent is to establish commercial zoning entitlements to support future development or sale of the property in a manner consistent with adjacent commercially zoned parcels.

The request is intended to:

- Align zoning with adjacent commercial parcels
- Improve marketability of the property
- Support future commercial use along an established roadway corridor

This represents a transition from low-density residential zoning to a **limited-scale commercial designation appropriate for the corridor context**.

Existing Land Use and Zoning:

The subject property is currently vacant and zoned AR-1. Surrounding properties include a mix of agricultural-residential uses and commercial parcels along the GA Highway 119 corridor.

The area reflects a **gradual shift toward commercial activity along GA Highway 119**, while retaining residential uses beyond the corridor.

Surrounding Development Pattern:

Development along the corridor reflects a linear pattern of mixed residential and commercial uses, with increasing commercial activity concentrated along roadway frontage.

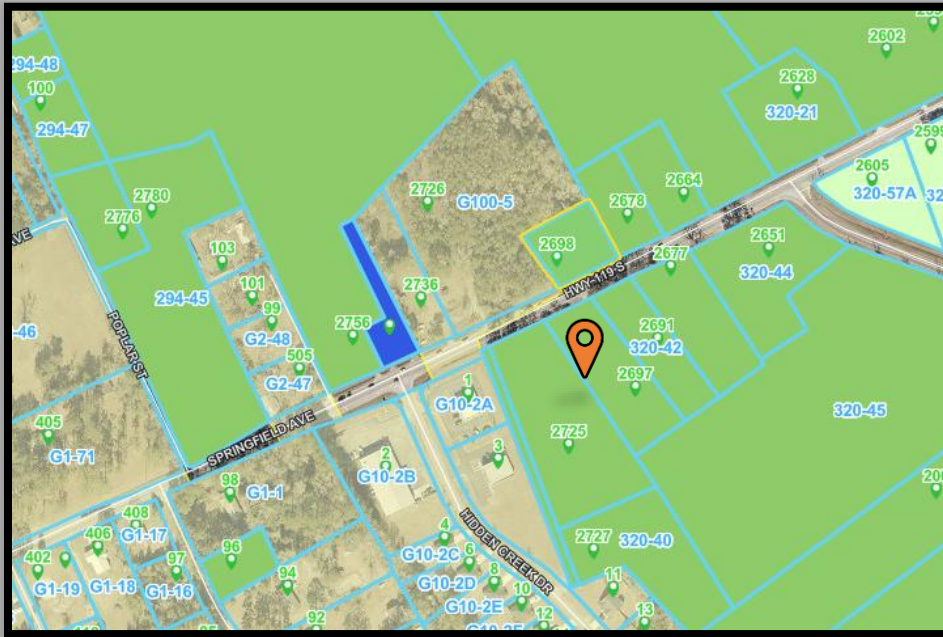
Adjacent Context:

- **North:** Residential / transitional uses
- **South:** Agricultural-residential
- **East:** Commercial zoning and uses
- **West:** Residential and undeveloped land

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(Zoning Map)

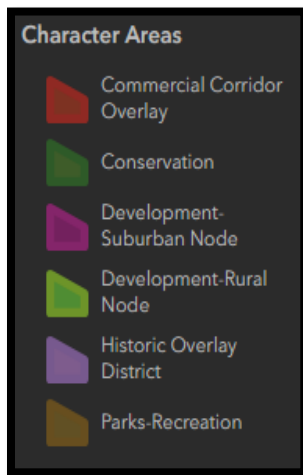


(Zoning Legend)

The subject property is located within an area where **commercial zoning has been established in proximity**, creating a transitional land use pattern.

COMPREHENSIVE PLAN CONSISTENCY

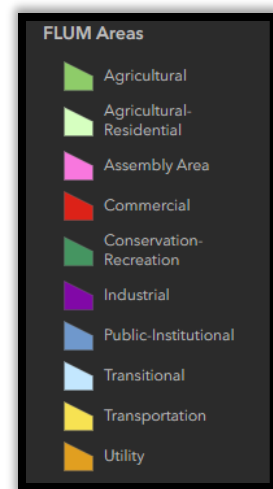
The Future Land Use Map designates the property as Agricultural–Residential, which supports low-density uses.



(FLUM Character Area)



Future Land Use Map (FLUM)



(FLUM Legend)

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While the proposed B-1 zoning represents a higher intensity, the site's location along an established roadway corridor with existing commercial activity supports consideration of limited neighborhood-scale commercial use.

INFRASTRUCTURE AND SERVICES

The property is served by:

- **Public water (City of Guyton)**
- **Public sewer (City of Guyton)**

Access is provided via **GA Highway 119**, which is designed to accommodate commercial traffic volumes.

The availability of utilities and roadway access supports the feasibility of commercial development without requiring additional infrastructure expansion.

ENVIRONMENTAL CONSIDERATIONS

Site Conditions

Based on aerial mapping (page 7), the parcel appears:

- Partially cleared
- Generally suitable for development

No significant environmental constraints are identified.

Floodplain and Drainage

No major floodplain impacts are indicated; however:

- Development must comply with County stormwater requirements
- Drainage patterns must be maintained during site development

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PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The proposed rezoning will allow for uses that may increase traffic; however:

- GA Highway 119 is designed to accommodate such activity
- Impacts are expected to remain consistent with corridor-level development

Noise and Land Use Compatibility

Commercial activity may introduce:

- Increased daytime noise and activity
- Typical operational impacts associated with business uses

These impacts are consistent with typical corridor-based commercial activity and are not expected to result in adverse conditions beyond those already present in the area.

Environmental Health

Access to public utilities ensures:

- Reliable water and wastewater service
- Elimination of septic-related limitations

Compatibility

The request supports:

- Consistency with **adjacent commercially zoned properties**
- Logical land use transition along a major roadway
- Continued development pattern along the corridor

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STAFF ANALYSIS

The request reflects a continuation of commercial development along the GA Highway 119 corridor, where similar zoning and land uses are established.

While the Future Land Use designation remains Agricultural–Residential, the presence of adjacent commercial zoning and available infrastructure supports consideration of a limited commercial classification at this location.

The proposed rezoning would allow the property to transition from a residential designation to a neighborhood-scale commercial use consistent with the surrounding pattern of development.

Given the size of the parcel and its location along a primary roadway, the request represents a logical extension of existing land use conditions rather than the introduction of a new or incompatible use.

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