

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** July 16, 2023  
**Item Description:** **Brooke Graham** requests to **rezone** +/- 5.14 acres from **AR-1** to **AR-2** to subdivide to create new home sites. Located at 2453 GA Highway 119 N. **[Map# 408 Parcel# 24A]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 5.14 acres from **AR-1** to **AR-2** to subdivide to create new home sites.

### 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.
- The applicant is requesting to rezone to AR-2 to subdivide to create new home sites.
- The parcel would be subdivided into 3 tracts, with a 60' access easement from GA Highway 119 N that will serve the 1.506-acre tract.
- Due to these proposed parcels being less than 5 acres, they will need to be rezoned to AR-2.
- The Future Land Use Map (FLUM) for this parcel is projected to be agriculture.
- At the June 11, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval. Mr. Alan Zipperer second the motion and it carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone** +/- 5.14 acres from **AR-1** to **AR-2** to subdivide to create new home sites with the following conditions:

- A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

**2. Deny** the requests to **rezone** +/- 5.14 acres from **AR-1** to **AR-2** to subdivide to create new home sites.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist 3. Plat 5. Deed  
2. Ownership certificate/authorization 4. Aerial photograph