

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024

Item Description: **James Holton** requests to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site. Located at 5237 GA Highway 17 South. **[Map# 352 Parcel# 43]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site.

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 create a new home site.
- The current parcel is 4.58 acres, the applicant would like to subdivide 1 acre for their son. In doing this, both parcels will need to be rezoned to AR-2 as they are below the 5-acre threshold for AR-1.
- A 60' access easement has been provided for the 1-acre parcel, as it does not have frontage onto Highway 17.
- At the April 9, 2024, Planning Board Meeting Mr. Ryan Thompson made a motion for approval with Staff recommendations. Mr. Brad Smith seconded the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site with the following conditions:

- A plat shall be submitted to Development Services for signature, then recorded, before the zoning can take effect.
- A GDOT Permit for any new encroachments onto Highway 17 may be needed.

2. Deny the request for to **rezone** +/- 4.58 acres from **AR-1** to **AR-2** to allow for subdivision to create a new home site.

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