

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: June 11, 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.

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