



**Staff Report**

Subject: 2<sup>nd</sup> Reading - Zoning Map Amendment  
 Author: Jennifer Rose, Planner I  
 Department: Development Services  
 Application: RZN-26-11  
 Meeting Date: June 2, 2026

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

Proposed Zoning: B-1 (Neighborhood Commercial)

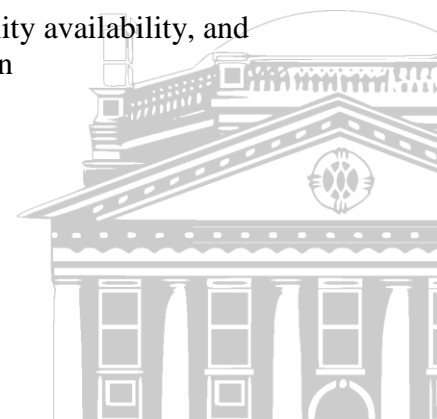
Map & Parcel(s): 294-40  
 Parent Parcel Size: ±0.64 acres  
 Location: GA Highway 119  
 Commissioner District: 3rd District

Proposed Use: Commercial / Office Use

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

**Rezoning Summary:**

<b>Item</b>	<b>Description</b>
Request	Rezone ±0.64 acres from <b>AR-1</b> to <b>B-1</b>
Proposed Use	<b>Commercial / Office Development</b>
Existing Use	Vacant Lot
Future Land Use Map	Agricultural-Residential
Character Area	<b>Development–Suburban Node</b>
Utilities	Public water and sewer (City of Guyton)
Location	GA Highway 119 Corridor
Key Considerations	Corridor location, adjacent commercial zoning, utility availability, and compatibility with surrounding development pattern
Planning Board Recommendation	<b>Approval (Unanimous – May 12, 2026)</b>



## 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)

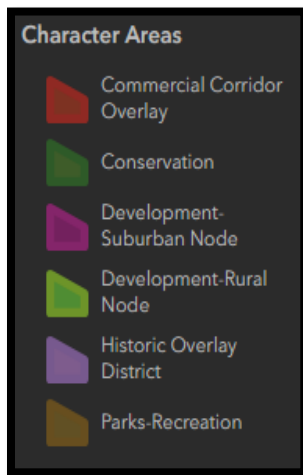


(Zoning Legend)

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

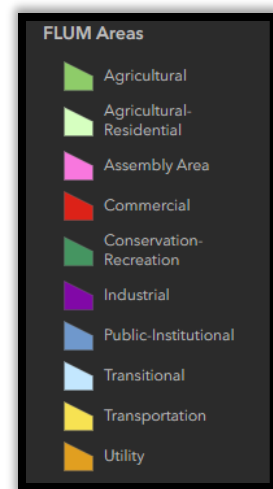
The Future Land Use Map designates the property as Agricultural–Residential, which supports low-density uses.



(FLUM Character Area)



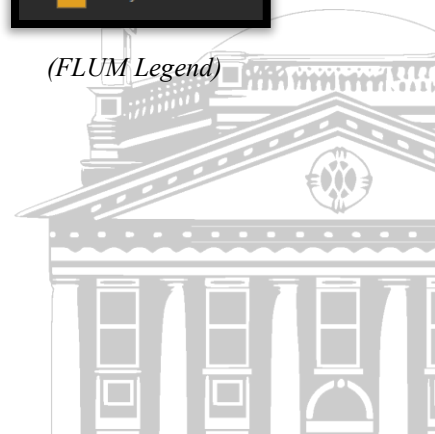
Future Land Use Map (FLUM)



(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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## PLANNING BOARD RECOMMENDATION

At the **May 12, 2026** Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application. Staff presented the request to rezone approximately  $\pm 0.64$  acres from AR-1 to B-1 to allow neighborhood-scale commercial use along the GA Highway 119 corridor.

Following discussion, the **Planning Board voted unanimously to recommend approval of the request**, citing the property's location along an established roadway corridor, proximity to existing commercial zoning, availability of public utilities, and compatibility with the surrounding development pattern.

## STAFF ANALYSIS / KEY CONSIDERATIONS

The request involves rezoning approximately  $\pm 0.64$  acres from **AR-1** (Agricultural Residential) to **B-1** (Neighborhood Commercial) to allow for future commercial or office development along the GA Highway 119 corridor. The property is currently vacant and located within an area characterized by a mix of agricultural-residential, residential, and commercially zoned properties.

The surrounding development pattern reflects gradual commercial transition along the corridor, with existing commercial zoning and commercial uses located adjacent to and near the subject property. The request would extend commercial zoning within an area where roadway-oriented commercial activity has already been established.

The Future Land Use Map designates the property as Agricultural-Residential, which generally supports low-density residential and agricultural uses. **However**, the property is also located within the Development-Suburban Node Character Area, which is intended to accommodate transitional growth, increased development intensity, and a mixture of uses at key roadway intersections and developing corridors.

The property is served by public water and sewer through the City of Guyton, and access is provided directly from GA Highway 119. The availability of utilities and roadway infrastructure supports the feasibility of future commercial development without requiring significant infrastructure expansion.

No significant environmental constraints or major floodplain impacts were identified during staff review. Future development **will remain subject** to applicable stormwater, buffering, landscaping, sidewalk, and site development requirements during the permitting and development review process.

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