

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** April 2, 2024  
**Item Description:** **Sue Anderson** as agent for **SB Homes, LLC** requests to **rezone** +/- 5.272 acres from **AR-1** to **R-1** to allow for an addition to residential lots. Located on Old Louisville Road. **[Map# 272 Parcel# 27 & 27A]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 5.272 acres from **AR-1** to **R-1** to allow for an addition to residential lots.

### 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 R-1, as the parcel to the west (272-29) that the applicant owns is also zoned R-1. The applicant would like to expand the residential lots in this area.
- These parcels are surrounded by R-1 zoned parcels.
- The parcels are currently served by City of Guyton water and private septic systems.
- This rezoning will be consistent with the Future Land Use Map (FLUM) which projects these parcels to be agriculture/residential.
- At the March 12, 2024, Planning Board Meeting, Mr. Alan Zipperer made a motion for approval to rezone only the 5.272 acres to R-1. As that is what was advertised and the signs that were posted on the properties read for map/parcel 272-27A.
- The rezoning for map/parcel 272-27 will be heard at the April 16, 2024, meeting to rectify the situation.
- Mr. Ryan Thompson second the motion and it carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** +/- 5.272 acres from **AR-1** to **R-1** to allow for an addition to residential lots with the following conditions:

- A common access shall be the entrance for this development or rear loading lots with ally way access will be acceptable; to minimize multiple encroachments on Old Louisville Road.
- This rezoning is only for the 5.272 parcel (272-27A)

**2. Deny** the request for to **rezone** +/- 5.272 acres from **AR-1** to **R-1** to allow for an addition to residential lots.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
2. Ownership certificate/authorization

3. Plat  
4. Aerial photograph  
5. Deed