



Staff Report

Subject: Rezoning
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-22
Meeting Date: July 21, 2026

Existing Zoning: B-3 (Heavy Commercial – Conditional)

Proposed Zoning: B-3 (Heavy Commercial)

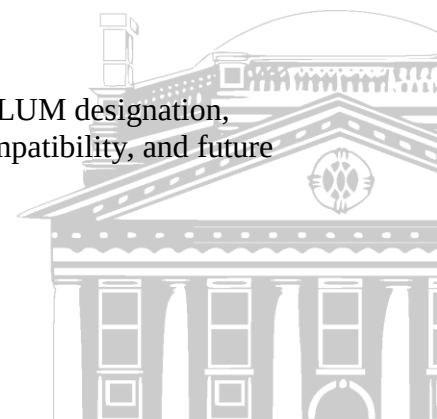
Map & Parcel(s): 436-45
Parent Parcel Size: ±4.45 Acres
Location: 3300 Noel C. Conaway Road
Commissioner District: 2nd District

Proposed Request: **Removal of Existing Zoning Condition**

Applicant/Owner: James & Melissa Phillips
2540 GA Highway 119 S
Guyton, GA. 31312

Rezoning Summary:

Item	Description
Request	Remove existing zoning condition associated with the B-3 zoning district
Existing Zoning	B-3 (Heavy Commercial – Conditional)
Proposed Zoning	B-3 (Heavy Commercial – Unconditional)
Parcel Size	±4.45 Acres
Existing Use	Commercial contractor office
Future Land Use	Commercial
Utilities	Private Well / Private Septic
Access	Existing access from Noel C. Conaway Road
Wetlands/Floodplain	Present on portions of the property
Key Considerations	Zoning history, consistency with the Commercial FLUM designation, existing site development, surrounding land use compatibility, and future compliance with B-3 standards



Item	Description
Planning Board Recommendations	Approval (Unanimous – June 9, 2026) with the condition that if the property is sold or the use changes, it will be brought into compliance under current B-3 standards.

Request Overview:

The applicant is requesting removal of a zoning condition associated with a 2001 rezoning approval that changed the property's zoning classification from AR-2 (Agricultural Residential) to B-3 (Heavy Commercial).

Historical records indicate the rezoning was approved with a condition limiting the property to mini-storage warehouse use and providing for reversion to AR-2 under certain circumstances. The property subsequently developed as a commercial site and has remained identified as B-3 in County records.

The purpose of the request is to remove the condition and allow the property to function in accordance with the underlying B-3 zoning district moving forward.

Existing Land Use and Zoning:

The subject property consists of approximately ±4.45 acres and is currently zoned B-3 (Heavy Commercial).

The site is developed with an existing commercial building and associated site improvements, including parking, access drives, stormwater infrastructure, landscaping, and buffers.

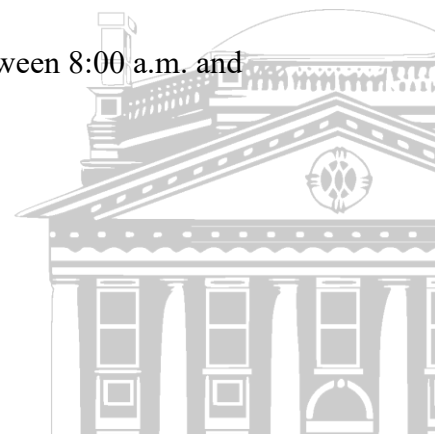
According to the application materials, the property is currently occupied by G&M Mechanical LLC and functions primarily as:

- Administrative office operations;
- Contractor business activities; and
- Limited indoor storage associated with off-site projects.

The applicant has indicated that the business operates Monday through Friday between 8:00 a.m. and 5:00 p.m.

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ZONING HISTORY

County records indicate the property was rezoned from AR-2 to B-3 in 2001 subject to conditions. The approved condition restricted the property to mini-storage warehouse use and further provided that if the mini-storage use ceased, the property would revert to its previous AR-2 zoning classification.

The property subsequently developed with a commercial building and has operated under the B-3 zoning classification for an extended period of time. The current request seeks to address the existing condition and establish consistency between the property's zoning classification and current use moving forward.

Surrounding Development Pattern:

The zoning map reflects a mixture of zoning classifications surrounding the property, including B-3, R-1, PD, and AR-1 districts.

Surrounding Zoning and Land Uses

Direction	Zoning	Existing Land Use
North	AR-1	Agricultural-residential and undeveloped land
South	PD	Planned residential development
East	PD / AR-1	Residential development and undeveloped land
West	R-1	Single-family residential subdivision

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(Zoning Map)

(Zoning Legend)

The property is located along the Noel C. Conaway Road corridor and functions as a transition area between established residential development and commercial activity.

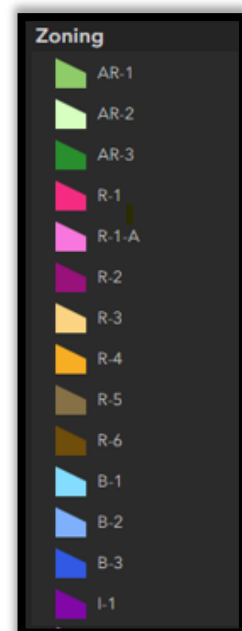
COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map (FLUM)

The Future Land Use Map designates the subject property as **Commercial**.

The Commercial designation supports:

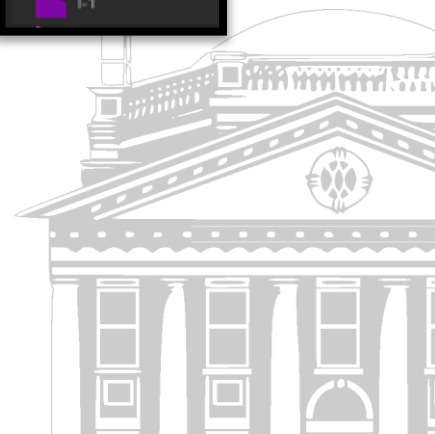
- Retail and service uses;
- Professional and administrative offices;
- Contractor and business service operations;

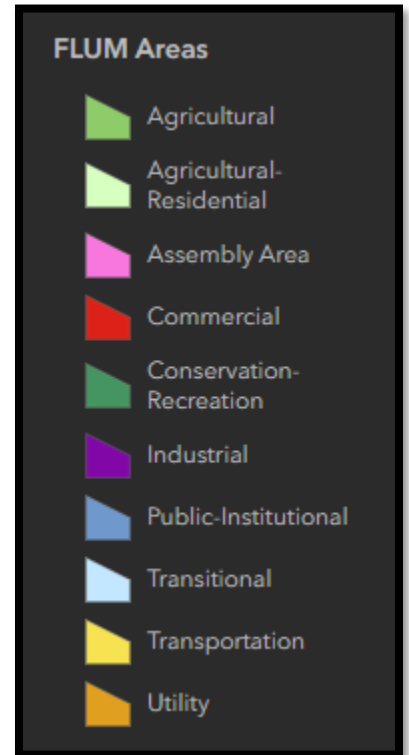


- Employment-generating commercial activities;
- Commercial corridors; and

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- Development consistent with surrounding commercial land use patterns.

The underlying B-3 zoning district is generally consistent with the Commercial Future Land Use designation.

The current request does not seek to change the property's zoning classification. Rather, the request seeks to address a condition associated with the existing B-3 zoning district while maintaining consistency with the Commercial Future Land Use designation.

Future Land Use Map (FLUM)

(FLUM Legend)

INFRASTRUCTURE AND SERVICES

The property is currently developed and served by existing infrastructure, including:

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- Existing driveway access from Noel C. Conaway Road;
- Private well;
- Private septic system;
- Parking facilities; and
- Stormwater infrastructure.

No site expansion, utility extensions, or infrastructure improvements are proposed as part of this request.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

County GIS mapping indicates wetlands are present on portions of the property, primarily outside the developed area.

Existing commercial development appears concentrated on upland portions of the site.

Floodplain

County GIS and FEMA mapping indicate portions of the property are located within a mapped flood hazard area.

Existing development has already been established on the site. Any future expansion or redevelopment would remain subject to applicable floodplain management regulations and **permitting requirements**.

Future Development

Any future site expansion, redevelopment, or intensification of use would remain subject to all applicable environmental, floodplain, and development regulations.

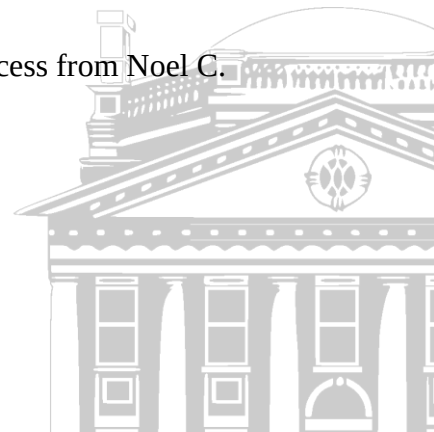
PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Access

The site currently operates as an established commercial property with existing access from Noel C. Conaway Road.

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No modifications to access, circulation, or roadway infrastructure are proposed as part of this request.

Compatibility

The existing use operates primarily as a contractor office and indoor storage facility and is located within a commercial corridor designated for commercial activity on the Future Land Use Map.

The surrounding area contains a mixture of commercial, residential, and agricultural-residential uses.

Future Compliance

Staff advised the applicant that any future expansion, redevelopment, site modification, or intensification of use may require compliance with current B-3 development standards, including buffering, landscaping, sidewalks, and other applicable development requirements.

PLANNING BOARD RECOMMENDATION

At the **June 9, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately $\pm$ 4.45 acres from B-3 to B-3 to allow for permitted uses in B-3 without conditions.

Discussion included the zoning classification, the existing use, and concerns about the adjacent residential area.

Following the discussion, the Planning Board voted **unanimously to recommend approval of the request with the condition that if the property is sold or the use changes, it will be brought into compliance under current B-3 standards.**

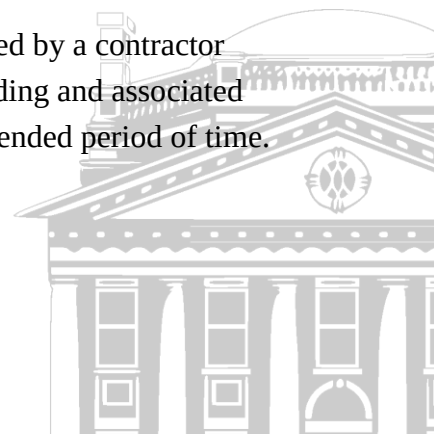
STAFF ANALYSIS / KEY CONSIDERATIONS

The request involves removal of a zoning condition associated with the property's existing B-3 (Heavy Commercial) zoning classification. Historical records indicate the property was rezoned from AR-2 to B-3 in 2001 subject to a condition limiting the site to mini-storage warehouse use and providing for reversion to AR-2 under certain circumstances.

The property subsequently developed as a commercial site and is currently occupied by a contractor office and indoor storage operation. The site contains an existing commercial building and associated infrastructure and has remained identified as B-3 within County records for an extended period of time.

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The Future Land Use Map designates the property as Commercial, which supports office, service, contractor, and employment-generating commercial uses. The underlying B-3 zoning district is generally consistent with the Commercial Future Land Use designation.

The request does not involve expansion of the site, construction of additional buildings, or redevelopment of the property. Rather, the request is limited to removal of the existing zoning condition associated with the property's B-3 zoning classification.

Key Considerations

- 2001 rezoning from AR-2 to B-3 with associated conditions;
- Original condition limiting the property to mini-storage warehouse use;
- Subsequent commercial development and operation of the site under the B-3 classification;
- Commercial Future Land Use designation;
- Existing commercial infrastructure and site improvements;
- Compatibility with surrounding mixed-use development patterns; and
- Long-term consistency between the property's zoning classification, development pattern, and adopted Future Land Use Map.

STAFF SUMMARY

The Board is being asked to consider a request to remove a condition associated with the property's existing B-3 zoning classification.

The property is currently developed as a commercial site, zoned B-3, and designated Commercial on the Future Land Use Map. Historical records indicate the property was rezoned from AR-2 to B-3 in 2001 subject to conditions limiting the use of the property. The site subsequently developed as a commercial property and has remained identified as B-3 within County records.

The Board may consider the property's zoning history, Commercial Future Land Use designation, existing site development, surrounding zoning pattern, and the relationship between the original conditional approval and the property's current zoning status when evaluating the request.

If approved with the following stipulations:

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1. If the property is sold or the use changes, it will be brought into compliance under current B-3 standards.

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