

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** September 5, 2023  
**Item Description:** **George L. Oglesby** request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 8869 Highway 21 N. **[Map# 229 Parcel# 1A]**

### Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2** to allow for the creation of a home site, with conditions.

### 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to create a home site, approximately 3 acres in size, with a 60' easement serving as access to Highway 21 North.
- The nearest property of either size less than 10 acres, or zoning other than AR-1 is approximately 1.16 miles away. Adjacent land use across the Screven County boundary appears to be agricultural.
- While the NWI shows significant wetlands coverage, the proposed 3-acre lot could be further split in to three, 1-acre lots served by a private easement.
- At the August 16, 2023 Planning Board meeting, the applicant indicated that the 7.85 acres remaining AR-1 may be subdivided as an estate division at the time of the owner's death.
- Peter Higgins made a motion for approval, with the following conditions:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
  2. Further subdivision of any of the 10.85 acres shall be prohibited.
- The motion was seconded by Brad Smith, and carried 4-1, Ryan Thompson opposing.

### Alternatives

1. **Approve** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**, with the following condition:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
  2. Further subdivision of any of the 10.85 acres shall be prohibited.
2. **Deny** the request to **rezone** 3 of 10.85 acres from **AR-1** to **AR-2**.

**Recommended Alternative: 2**

**Other Alternatives: 1**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment