

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Dena C. Rodewolt** as Agent for **Land J. Sanders, Inc.** requests to **rezone** 4.33 acres from **R-1** to **B-2**, to allow for business development. Located at 2726 Highway 119 North. **[Map# 294 Parcel# 41]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.33 acres from **R-1** to **B-2**, to allow for business development 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.
- The applicant proposes to develop the property to accommodate an office, for a mobile forklift tire and repair business.
- There will be no retail operations on site.
- City of Guyton has businesses on the opposite side of Highway 119 zoned as equivalent to B-1, this area is identified within Guyton City limits as neighborhood commercial.
- At the June 13, 2023 Planning Board meeting, Brad Smith made a motion for approval.
- The motion was seconded by Alan Zipperer and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 4.33 acres from **R-1** to **B-2**.
2. **Deny** the request to **rezone** 4.33 acres from **R-1** to **B-2**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
3. Ownership certificate/authorization 4. Aerial photograph