

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**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. Zoning Map Amendment