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| PLANNING DATE 09/14/2023 |
| COUNCIL DATE 09/28/2023 |

P&Z STAFF REPORT

PREPARED BY:

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| DOCKET/APPLICATION # | APPLICANT | ADDRESS/PARCEL # |
|----------------------|---------------|------------------|
| RE-2023-001 | Michael Swift | Parcel 0727 001 |

SUMMARY & HISTORY

Applicant and Owner Michael Swift has petitioned to rezone 912 Senoia Road from AR (Agricultural Residential) to R-18 (1800 s.f. min. home size). The stated intent is to subdivide the property into further lots which cannot currently be done under AR zoning.

STAFF DETERMINATION

This rezoning matches adjacent R-18 and R-12 properties. The parcel lies within the estate residential character area which allows low density 1-acre lot development. Since the structure on the property is not 1800, s.f., staff recommends that the property be zoned R-12.



| EXISTING ZONING | PROPOSED ZONING | EXISTING LAND USE | SURROUNDING ZONING | SITE IMPROVEMENTS | PROPERTY ACREAGE |
|------------------------------------|-------------------------|-------------------|--|-------------------|------------------|
| AR Agricultural Residential | R-18 Residential | Single-Family | North: R-18 South: R-18 East: AR & R-12 West: AR & R-12 | Home | 4.43 Acres |

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

If rezoned to R-12, this petition is consistent with the Town’s Comprehensive Plan and Future Development Strategy. The property lies within the estate residential character area which encourages lower density 1-acre lot single family development.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- Will Zoning permit suitable uses with surrounding properties?** *R-18 zoning is suitable adjoining other R-18 properties and does not significantly affect surrounding commercial properties, but with the structure not conforming to R-18 standards, staff recommends R-12 zoning. Staff determines that suitability with surrounding properties would be the same under R-12 zoning.*
- Will Zoning adversely affect adjacent properties?** *It is staff's determination that R-12 zoning will not adversely affect adjacent properties. Most are residential with similar lot sizes to what R-12 permits.*
- Does the property have reasonable economic use as currently zoned?** *It is staff's opinion that the current zoning does not provide similar economic use to other surrounding properties which can develop at 1-acre lot density.*
- Would the proposed zoning result in a use which will or could be excessively burdensome on existing infrastructure?** *It is staff's determination that R-12 zoning would not be excessively burdensome on existing infrastructure. Staff has requested that any future lot divisions include shared driveways where feasible in order to reduce the number of curb cuts on Tyrone Road.*