

REZ-2022-13 Hunter Property, Madison Highway, Map/Parcel # a portion of 0097-032, 2 Acres, Current Zoning: E-A (Estate Agricultural), Proposed Zoning: C-C (Crossroads Commercial)

This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. The general motivation in this case is for the development of approximately two acres of the subject property for "future commercial use," per the letter of intent. The subject property possesses road frontage on Madison Hwy, a State maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance C-C zoning is listed as a recommended zoning within an Agriculture/Forestry Character Area.

In addition to the above information, the following factors should also be considered: 1) the commercial zoning to the north and south, 2) the frontage on an arterial road; access should be discussed with GA DOT 3) and the subject property's service by County water.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

No one spoke in favor of or against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Miller to recommend approval of the request as presented, Commissioner Hightower second. All in favor, no one opposed. Motion carried.

Agenda Item #5

REZ-2022-14 Ben Beasley, 4374 River Road, Map/Parcel# 0144-041, ~12.9 Acres, Current Zoning: R-21 (Medium Density Residential), Proposed Zoning: R-A (Residential Agricultural)

This request represents a change in zoning on a portion of the subject property from R-21 (Medium Density Residential) to R-A (Residential Agricultural) zoning. The original parcel was 17 acres and includes two existing residential dwellings that were subdivided into a 1 acre and 3 acres tract earlier this month. If approved, the applicant intends to utilize Family Ties and further subdivide the ~13 acre tract to create up to 5 additional lots. Per ULDC Section 4.04.04 "Lots created as a result of the Family Ties Land Division are exempt from the subdivision standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and Chapter 6, and the platting requirements set forth in Chapter 10, provided that the lots are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (parent parcel)."

The subject property is in the Urban Service Area and Suburban Area Character Area, and possesses road frontage on River Rd., a County maintained local road. Per Comprehensive Plan guidance, Suburban Character Areas are predominantly focused on moderate density with a greater focus on Traditional Neighborhood Development, though R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The various residential zoning districts that dominate the area, 2) the existing rural character of the property,