

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-075</b>	<b>PC Meeting Date: 09-08-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District to A-1 Agricultural District</b>	
<b>Property Location:</b>	<b>8150 &amp; 8154 Standifer Gap Road</b>	
<b>Property Owner:</b>	<b>Jimmy L. Hydas</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

**PROJECT ANALYSIS****RPA Land Use & Transportation Comments****Project Description**

The applicant is seeking to rezone a parcel zoned R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District to A-1 Agricultural District to accommodate a garage for his vehicles on a separate lot from his existing home. Based on the Hamilton County Zoning Regulations, a garage cannot exist on a separate lot in an R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District as a primary use. The request is being sought by the applicant in order to comply with the Hamilton County Zoning Regulations.

**Site Description**

The two-acre site is two (2) parcels of property, parcels 022.03 and 023.04, owned by the applicant. One parcel is vacant and the other is a single-family residential dwelling. Properties to the north, across Standifer Gap Road, are residential uses within the A-1 Agricultural District. Properties to the east are residential uses within the R-1 Single-Family Residential District and R-5 Single-Wide Manufactured Home District. Properties to the south and west are residential uses within the R-1 Single-Family Residential District.

**Zoning History**

A small portion of parcel 022.03 was rezoned to R-5 Single-Wide Manufactured Home District (case number 1984-141) in 1984. The area of rezoning in 1984 consisted of a half acre of property to the east of the requested site. Later divisions of property created a small area of R-5 Single-Wide Manufactured Home District to become incorporated into existing parcel 022.03 of this request. The remaining portion of the requested site has been zoned R-1 Single-Family Residential District since the adoption of zoning districts in 1937.

**Plans/Policies**

This site is within the 2003 East Brainerd Corridor Community Plan. The Plan reinforces the site as a low-density residential area.

**County Departmental Infrastructure & Operational Comments**

All land development projects are reviewed by Hamilton County Public Works/Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County traffic regulations, building and development codes, storm water/water quality regulations, and the landscape regulations.

## STAFF CASE REPORT TO PLANNING COMMISSION

---

### RPA Summary

---

The area around this site has seen more single-family subdivision growth and fewer rezoning requests to agricultural uses. Based on the broader scope of commercial agricultural uses in the A-1 Agricultural District, this zone is more appropriate for sections of the county that can accommodate commercial farming operations.

Staff does consider a garage for personal use to be a compatible use in this area. However, a rezoning change to enable the construction of the garage is not recommended by staff to resolve this compliance issue. Instead, staff would recommend using the subdivision process to change the lot lines so that the proposed garage becomes an accessory use, rather than rezone this tract to A-1 Agricultural District. The size of the lot and its positioning between R-1 Single-Family Residential Zone sites could present a challenge in mitigating agricultural nuisances. It is recommended to DENY the zoning change request.