

## STAFF REPORT

**COUNCIL MEETING:** November 10, 2022

**DATE:** November 7, 2022  
**TO:** Thomson City Council  
**FROM:** Chase N. Beggs, Planning & Zoning Director *CNB*  
**ISSUE:** Consideration to approve a request to rezone 4.12 acres from R-1A to B-1 for a storage building sales lot, 2208 Harrison Road, Thomson, GA 30824, Parcel 00410005.

**CURRENT ZONE:** R-1A (Medium Density Single-Family Residential)

**PROPOSED ZONE:** B-1 (Highway Business)

**ACREAGE:** 4.12 Acres

**BACKGROUND:** Jeremy Schmidt submitted an application requesting to rezone 4.12 acres of an 8 acre tract on Harrison Road, in front of Wal-Mart, in order to operate a storage building sales lot.

**PLANNING BOARD RECOMMENDATION:** Yays 6, Nays 0 -- The Planning Board made a recommendation to approve the request unanimously with the condition that the blighted building be addressed.

### **FACTS AND FINDINGS:**

1. There is an existing blighted building on the lot that was the old Cason's meat store.
2. The owner is leasing the property to the applicant and will keep the property listed for sale for another commercial business in the future.

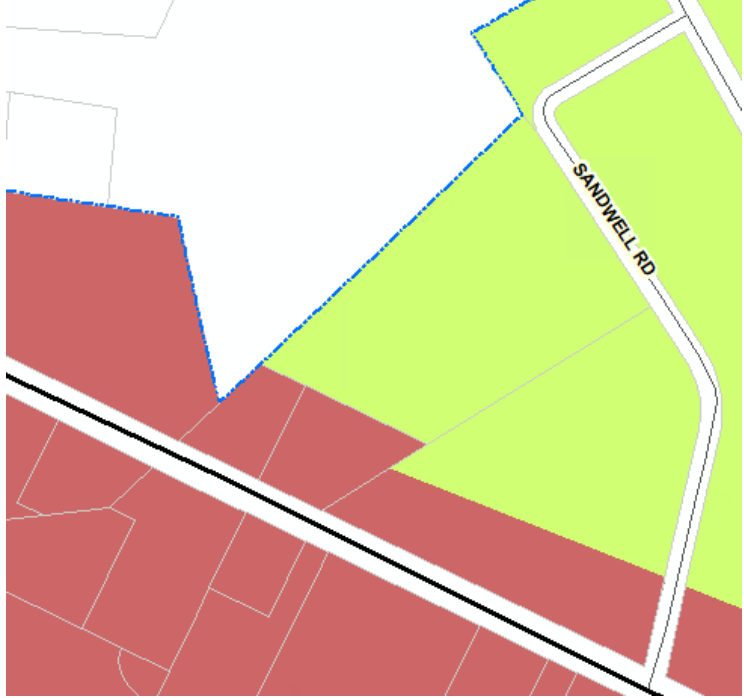
### **ALTERNATIVES:**

1. City Council approves the Planning Board's recommendation to **approve** the rezoning request with the condition that the building be rehabilitated or demolished.
2. City Council **denies** the rezoning request.

**STAFF RECOMMENDATION:** Staff recommends council adopt alternative #1 and approve the rezoning request with the condition as recommended by the planning board.

### **ATTACHMENTS:**

1. Tax map aerial
2. Planning Board Minutes
3. Subdivision Lot Layout
4. Front elevation of units



**Legend**

**County Roads**

**ROUTE**

- Roads
- State Hwy
- US Hwy
- Rivers
- Thomson City Limits
- Tax Parcels

**Thomson Zoning**

**CITY\_ZON**

- B-1 Highway Business
- B-2 Central Business
- I-1 Light Industry
- OUT
- P Professional
- R-1 Light Density Single Family
- R-1A Medium Density Single Family
- R-1B High Density Single Family
- R-2 Multi-Family
- S Special



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