

**RECEIVED**

4871-6103-7034 - Item 4

**OCT 21, 2024**

Planning & Zoning Department

## Narrative

Applicant is Tim Mooney, the owner of the property. Property is currently zoned PCD and consists of a 2.5-acre tract located on Beards Road. The property directly to the South along Beards Road is currently zoned PRD. The property directly North along Beards Road is currently zoned AR-III. On Lake Lanier Islands Parkway, property is zoned Light Industrial. The property has a large power line crossing it. There is additionally a large right of way easement along Beards Road. The powerline on that right of way easement severely restricts the usable area of the property.

Applicant proposes to rezone the property to an AR-III category to allow for use as a small farm. Applicant has prepared a drawing showing the proposed use including a small house, garage and two barn structures. There would be no commercial activity conducted on the property. There would be no signage or lighting. Applicant will propose to leave screening along the adjoining property as shown on the attached plat.