

**Rezoning Narrative: Agricultural Residential (AR-1) to Agricultural (AG)****Applicant:** Katherine Kesterson**Property Location:** 7051 Ransom Free Rd Clermont, Ga 30527, Parcel #11001 000003A**Request:** Rezoning from Agricultural Residential (AR-1) to Agricultural (AG) to accommodate a multi-generational homesite**1. Current Zoning and Overlay Districts**

The subject property is currently zoned **Agricultural Residential (AR-1)**. To my knowledge, there are no additional overlay districts affecting this property. The AR-1 zoning currently allows for limited residential development, including one primary dwelling and accessory structures.

**2. Proposed Use of the Property**

The applicant proposes to rezone the property to **Agricultural (AG)** for the express purpose of establishing a **multi-generational homesite**, which includes:

- **Two primary residences:** One nearing the end of construction to be the primary residence for the applicant (permit # HRNEW23-0606), and a second to be constructed pending approval of re-zoning for the applicant's parents.
- The homes will be used for **private residential purposes only**.
- There will be **no commercial business** conducted from the property at this time.
- There may be **future accessory structures**, such as barns or outbuildings, intended solely for **personal use**, including storage of land maintenance equipment or housing of **farm animals** for non-commercial agricultural or hobby purposes.
- The intent is to preserve and maintain the **agricultural character** of the property while accommodating close family living.

**3. Proposed Standards for Development**

- **Use Restrictions:** The property will be limited to two primary residences and accessory uses customary to agricultural zoning. No business or industrial use is proposed.
- **Density:** The property will remain a single parcel with no proposed subdivision. Lot size exceeds minimum requirements for AG zoning at 15.446 total acres.
- **Number of Lots:** One lot; no division proposed.
- **Setbacks:** All new structures will comply with the setback requirements of the AG district, including front, side, and rear yard minimums. A site plan is included, but all sides of the proposed new structure will be a minimum of 100 feet or more from all property lines and other structures.
- **Outbuildings:** Any future barns or structures will comply with AG zoning standards and be located in accordance with setbacks and building codes.

**4. Proposed Signs**

- No signage is proposed as part of this rezoning request.
- If future signage is necessary for farm identification or safety, it will conform to all AG zoning signage standards and remain minimal in scale.

## 5. Proposed Lighting

- No commercial or high-intensity lighting is proposed.
- Lighting will be limited to **residential-grade outdoor lighting** for safety and visibility at night.
- Any future lighting will be **shielded and downward-directed** to minimize impact on neighboring properties and preserve rural night sky visibility.

## 6. Water and Waste Water Provisions

- **Water Supply:** The two residences will **share a single well** as allowed under local health and utility regulations.
- **Waste Water:** Each residence will have its **own septic system** designed, installed, and permitted in compliance with state and county health department requirements.

## 7. Buffering and Protection of Abutting Properties

- The property is surrounded by other large parcels of agricultural or rural residential land.
- The applicant intends to maintain **natural vegetation** and **open space buffers** where appropriate to ensure privacy and minimize visual impacts on neighbors.
- Any future structures will be sited to **respect adjoining land uses** and topography, preserving rural character and avoiding encroachment.

## Summary

This rezoning request supports the goal of accommodating **multi-generational living** on a rural property in a way that aligns with the intent of Agricultural zoning. It promotes **family cohesion**, **rural land stewardship**, and **low-impact development**, while ensuring compliance with land use regulations and maintaining compatibility with the surrounding area.