

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 7, 2024  
Board of County Commissioners: November 19, 2024

**APPLICANT:** Sharon Denise Warthen

**FILE NUMBER:** H-24-40

**REQUEST:** Rezoning from R-1B (Residential) to R-1A(Residential)

**GENERAL LOCATION:** East side of Twigg Street, approximately 300' south of Martin Luther King Jr. Boulevard

**PARCEL KEY NUMBERS:** 1810712, 12676

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### NOTICE OF APPLICANT RESPONSIBILITY

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

### STAFF RECOMMENDATIONS

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).

### PLANNING AND ZONING ACTION:

On October 7, 2024, the Planning and Zoning Commission voted 3-1 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).

**BOCC ACTION:**

On November 19, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).