

## Staff Report

**Subject:** Conditional Use  
**Author:** Elizabeth Sapp, Land Use Planning Analyst  
**Department:** Development Services  
**Meeting Date:** April 15, 2025

**Item Description:** William J. Burgess requests a conditional use for a Tiny Home subdivision in an AR-1. Located at 1302 Springfield Egypt Road. (Third District) [Map341-15].

### Summary Recommendation

Staff has reviewed the application for the **conditional use**.

### Executive Summary/Background

- The requested approval of the **conditional use** is a requirement of **Appendix C Zoning Ordinance Article II Definitions Section 2.22:**

The purpose of this section is as follows:

***2.22 Conditional Use:** Those uses allowed within a district, only after specific requirements are met. The commissioners at their discretion may require additional restraints, restrictions, qualifications, or limiting factors upon a specific use so that it becomes acceptable. A public hearing shall be required with regard to all proposed conditional uses.*

- The current property is located at 1302 Springfield Egypt Road. This property is zoned AR-1 and is approximately 8.46 acres.
- This property is not located within a flood zone or wetland.
- The surrounding properties are zoned AR-1 and AR-2.
- Per discussions with the applicant, this 8.46-acre site will be a subdivision for rental property to 15 tiny homes.
- The applicant is requesting a conditional use to allow this type of subdivision on his AR-1 zoned property.
- Additionally, prior to Site Plan Approval, this site must have approval from the Department of Environmental Health prior to moving forward.

### Determination:

Staff has reviewed the application, and it is complete.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Site Plan      2. Permit Application      3. Flood and Wetlands Map