

Subject: Rezoning (Second District)
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Department: Development Services
Meeting Date: August 13, 2024

Item Description: **Mary L. Godlove** requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site. Located at 108 Oak Street. **[Map# 450D Parcel# 7]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site.

Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant requests to rezone 1 out of 6.49 acres to create a new home site.
- The 1-acre falls below the 5-acre threshold needed for AR-1 zoning, so the parcel needs to be rezoned to AR-2.
- The new parcel will have approximately 216 feet of frontage along Oak Street, which is a county-maintained road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Agriculture/Residential.

Alternatives

1. Approve the requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site with the following conditions:

- Before the zoning can take effect, a subdivision/recombination plat shall be approved and signed by Development Services and recorded.

2. Deny the requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site.

Recommended Alternative: 1

Other Alternative: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph