Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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Department: Development Services
Meeting Date: October 15, 2024

Item Description: **Clifton McCarley** requests a **variance** from ordinance Section 3.21.1, to allow for the occupation of a RV/camper. Located at 402 Rose Bud Place, zoned AR-2. **[Map# 347C Parcel# 92]**

Executive Summary/Background
- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

     That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

     That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- The applicant requests a variance from Section 3.21.1 to allow for the occupation of a RV/camper.
- The applicant would like to live in their RV/camper while they remodel their home.
- The parcel is 1.34 acres
- This is an active Code Enforcement case, and the applicant is working to come into compliance.

Determination

Staff has reviewed the application, and if approved, the variance will meet the criteria of the current ordinance with the following conditions:
1. The RV/camper may be occupied for up to twelve (12) months during the home remodeling. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.

Department Review: Development Services   **FUNDING:** N/A

Attachments: 1. Zoning Map Amendment