

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment

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**Department:** Development Services

**Meeting Date:** July 16, 2024

**Item Description:** **Jason Ruarks** as agent for **Karen Lanier & Gary Moore** requests to **rezone +/- 4.88 acres from AR-1 to AR-2** to allow for subdivision to create new home sites. Located at 188 Harley Road. **[Map# 417B Parcel# 4]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone +/- 4.88 acres from AR-1 to AR-2** to allow for subdivision to create new home sites.

### 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 is requesting to rezone to AR-2 to subdivide the lot into 3 separate parcels.
- There are currently two homes located on the property; to place a third home, the applicant is subdividing the parcel.
- AR-1 zoning requires that the parcel must be 5 acres or more, the new proposed parcels will not meet that acreage.
- The parcel is surrounded by agriculture/residential zoned parcels on all sides.
- This rezoning will be consistent with the Future Land Use Map (FLUM) as this parcel is projected to be agriculture/residential.
- At the June 11, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for approval. The motion was second by Mr. Ryan Thompson and carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone +/- 4.88 acres from AR-1 to AR-2** to allow for subdivision to create new home sites with the following conditions:

- A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

**2. Deny** the requests to **rezone +/- 4.88 acres from AR-1 to AR-2** to allow for subdivision to create new home sites.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment