

Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
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. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph