

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: March 19, 2024
Item Description: Penny West requests to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 3768 Old Dixie Highway South. **[Map# 339 Parcel# 6]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for 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 is proposing to subdivide the property. In do so, the parcel will no longer be a conforming Ar-1 lot and will need to be zoned AR-2.
- This parcel is currently served by private well and septic.
- The Future Land Use Map has this parcel projected as agriculture.
- At the February 13, 2024, Planning Board meeting, Mr. Peter Higgins made motion for approval with Staff recommendations. Mr. Brad Smith second the motion and it carried unanimously.
- At the March 5, 2024, Board of Commissioners meeting Commissioner Deloach asked to table this item to the March 19, 2024 meeting. Commissioner Burdette second the motion and it carried unanimously.

Alternatives

1. **Approve** the request to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for a new home site, with the following conditions:
 - A plat must be approved and signed by Development Services, then recorded, before zoning can take effect.
2. **Deny** the request for to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for a new home site.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 2. Plat 3. Deed
4. Ownership certificate/authorization 5. Aerial photograph