

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024

Item Description: **Donald Barnard** requests to **rezone** +/- 4.91 of 9.91 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Fair Street. **[Map# 422 Parcel# 41B]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 4.91 of 9.91 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 the 4.91 acres to AR-2 for a new home site. This parcel is below the 5-acre threshold and to conform with zoning will need to be AR-2.
- The parcel will have approximately 250' of road frontage along Fair Street.
- The Future Land Use Map (FLUM) does have this parcel projected as Agricultural.
- At the April 9, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with Staff recommendations. Mr. Brad Smith second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 4.91 of 9.91 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 for signature, then recorded, before the zoning can take effect.

2. Deny the request for to **rezone** +/- 4.91 of 9.91 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