

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024
Item Description: **Cathrine Lee** requests to **rezone** +/- 3.32 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 180 Saxon Drive. **[Map# 301 Parcel# 46]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 3.32 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 requesting to rezone to AR-2, as currently this is a non-conforming AR-1 parcel and they wish to subdivide to create a new home site.
- The new parcels will be approximately 1.66 acres each and will be served by private well and septic.
- This rezoning is consistent with the Future Land Use Map (FLUM) which has this parcel projected as Agriculture/Residential.
- 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** +/- 3.32 acres from **AR-1** to **AR-2** to allow for a new home site 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** +/- 3.32 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 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph