

Staff Report

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

Item Description: **Duane Gilchrist** requests to **rezone** +/- 0.494 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Laurel Circle. **[Map# 302 Parcel# 84]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 0.494 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 create a new home site. The proposed new parcel currently has a private septic system in place and the applicant would like to put a home on the parcel.
- The current parcel is a non-conforming AR-1 lot and by adjusting the property lines the zoning needs to come into compliance.
- The applicant has been in contact with the Department of Public Health (DPH) to get approval to use the current on-site septic system.
- 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** +/- 0.494 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** +/- 0.494 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