

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment

**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. Zoning Map Amendment