Staff Report

Subject: Rezoning (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 3, 2024

Item Description: **Mary L. Godlove** requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site. Located at 108 Oak Street. **[Map# 450D Parcel# 7]**

Summary Recommendation
Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create 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 requests to rezone 1 out of 6.49 acres to create a new home site.
- The 1-acre falls below the 5-acre threshold needed for AR-1 zoning, so the parcel needs to be rezoned to AR-2.
- The new parcel will have approximately 216 feet of frontage along Oak Street, which is a county-maintained road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Agriculture/Residential.
- At the August 13, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Ryan Thompson seconded the motion, and it carried unanimously.

Alternatives
1. Approve the requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site with the following conditions:
   - Before the zoning can take effect, a subdivision/recombination plat shall be approved and signed by Development Services and recorded.

2. Deny the requests to **rezone** +/- 1 out of 6.49 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site.

Recommended Alternative: 1   **Other Alternative: 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