

## Staff Report

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