

## 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:** **Stephen Daugherty** requests to **rezone** +/- 1.60 out of 7.67 acres from **AR-1 & AR-2** to allow for subdivision to create a new home site. Located at 595 Arnsdorff Loop. **[Map# 363 Parcel# 27]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 1.60 out of 7.67 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 1.60 out of 7.67 acres to create a new home site.
- The 1.60 acres fall 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 386 feet of frontage along Arnsdorff Loop, which is a county-maintained dirt road.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Agriculture.
- At the August 13, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with Staff recommendations. Mr. Peter Higgins seconded the motion, and it carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone** +/- 1.60 out of 7.67 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 plat shall be approved and signed by Development Services and then recorded.

**2. Deny** the requests to **rezone** +/- 1.60 out of 7.67 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