

Staff Report

Subject: Rezoning (Third District)
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. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph