Staff Report

Subject:	Rezoning (Third District)
Author:	Chelsie Fernald, Senior Planner
Department:	Development Services
Meeting Date:	August 6, 2024

Item Description: **Kacie Ridgeway** as agent for **Herbert Nease** requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot. Located at 2740 Sandhill Road. **[Map# 301 Parcel# 4]**

Summary Recommendation
Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot.

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 the 0.69 acres to AR-2 to combine with the 1 acre that has frontage along Sandhill Road.
- To combine with the 1 acre along Sandhill Road the zoning must be the same.
- Furthermore, this acreage is below the threshold for AR-1 once combined and must remain AR-2.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Agricultural/Residential.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval. Mr. Brad Smith seconded the motion, which carried unanimously.

Alternatives
1. Approve the requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot with the following conditions:
- A recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.

2. Deny the requests **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot.

Recommended Alternative: 1	**Other Alternatives: 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