

Staff Report

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

Item Description: Lynn Grimes requests to **rezone** +/- 2.33 acres from **AR-2 to AR-1** to allow for permitted uses in AR-1. Located at 1411 Goshen Road. **[Map# 451 Parcel# 24A]**

Executive Summary/Background

- The rezoning request 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 2.33 acres to AR-1.
- This rezoning will allow for the recombination of the 2.33 acres with the larger AR-1 parcel.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Agricultural-Residential.
- At the November 12, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with Staff Recommendations and the following condition:
 1. That the rezoning is specifically for the 2.33 acres.
- Mr. Peter Higgins seconded the motion and it carried unanimously.

Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.
2. That the rezoning is specifically for the 2.33 acres.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
3. Deed
5. Aerial photograph