

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** March 5, 2024  
**Item Description:** **Samual Bradford** requests to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites. Located at 800 Savannah Towne Road. **[Map# 246 Parcel# 11A]**

### Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites.

### 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 subdivide the parcel to create home sites for his children.
- The applicant is aware that according to the National Wetlands Inventory, there are significant wetlands on the property. A wetlands delineation will be needed for any building construction.
- The Future Land Use Map does have this parcel projected as agriculture.
- At the February 13, 2024, Planning Board meeting, Mr. Peter Higgins made a motion for approval with Staff recommendations. Mr. Alan Zipperer second the motion and it carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites, with the following conditions:

- A plat must be approved and signed by Development Services, then recorded, before zoning can take effect.

**2. Deny** the request for to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for new home sites.

**Recommended Alternative: 1**

**Other Alternatives: 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