

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: March 5, 2024
Item Description: **Rebecca Tucker** as agent for **Farris Floyd** requests to **rezone** +/- 2 of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located on Low Ground Road. **[Map# 350 Parcel# 3C]**

Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 2 of 7 acres from **AR-1** to **AR-2** to allow for 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 is subdividing the 2 acres to create a new home site.
- Due to the 2 acres falling under that 5-acre threshold for AR-1 zoning, the new parcel must rezone to AR-2 to be in zoning conformance.
- The rezoning is consistent with the Future Land Use Map which has this parcel project as agricultural/residential.
- At the February 13, 2024, Planning Board meeting, Mr. Ryan Thompson made a motion for approval with Staff recommendations. Mr. Brad Smith second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 2 of 7 acres from **AR-1** to **AR-2** to allow for a new home site, with the following conditions:

- A subdivision plat shall be submitted to Development Services, and recorded, before zoning will take effect.

2. Deny the request for to **rezone** +/- 2 of 7 acres from **AR-1** to **AR-2** to allow for a new home site.

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