

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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. Zoning Map Amendment