Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 2, 2024
Item Description: **Penny West** requests to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 3768 Old Dixie Highway South. **[Map# 339 Parcel# 6]**

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 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 proposing to subdivide the property. In do so, the parcel will no longer be a conforming Ar-1 lot and will need to be zoned AR-2.
- This parcel is currently served by private well and septic.
- The Future Land Use Map has this parcel projected as agriculture.
- At the February 13, 2024, Planning Board meeting, Mr. Peter Higgins made motion for approval with Staff recommendations. Mr. Brad Smith second the motion and it carried unanimously.
- At the March 5, 2024, Board of Commissioners meeting Commissioner Deloach asked to table this item to the March 19, 2024 meeting. Commissioner Burdette second the motion and it carried unanimously.
- At the March 19, 2024 Board of Commissioners Meeting, the motion was approved 3-1, with Commissioner Deloach opposing.

Alternatives
1. Approve the request to **rezone** +/- 5 acres from **AR-1** to **AR-2** to allow for a new home site, 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 a new home site.

Recommended Alternative: 1   **Other Alternatives: 2**

Department Review: Development Services   **FUNDING:** N/A
Attachments: 1. Zoning Map Amendment