

## Staff Report

**Subject:** Rezoning (Fifth District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** February 6, 2024  
**Item Description:** **Milton Rahn Jr.** request to **rezone** +/- 0.078 acres of 78.775 from **AR-1** to **AR-2** to allow for recombination. Located at Lexington Avenue Ext. **[Map# 447 Parcel# 40]**

### Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 0.078 acres of 78.775 from **AR-1** to **AR-2** to allow for recombination. Located at Lexington Avenue Ext.

### 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 rezoning the 0.078 acres to combine it with 447-3, as the small accessory structure is currently over the property line.
- To combine the 0.078 acres, it must be the same zoning as the parcel being combined with, which is AR-2.
- This rezoning is consistent with the Future Land Use Map for this area. This parcel is projected to be agricultural/residential.
- At the January 10, 2024, Planning Board meeting, Mr. Peter Higgins made a motion for approval with Staff recommendations. The motion was second by Mr. Brad Smith and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** +/- 0.078 acres of 78.775 from **AR-1** to **AR-2** to allow for recombination. Located at Lexington Avenue Ext.
2. **Deny** the request for to **rezone** +/- 0.078 acres of 78.775 from **AR-1** to **AR-2** to allow for recombination. Located at Lexington Avenue Ext.

**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  
5. Aerial photograph

3. Deed