

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** February 6, 2024  
**Item Description:** **Cindy and Steven Pitts** request to **rezone** +/- 1.00 out of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 453 Gracen Road. **[Map# 271 Parcel# 40]**

### Summary Recommendation

Staff and Planning Board have reviewed the application and recommend **approval** of the request to **rezone** +/- 1.00 out of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 453 Gracen Road.

### 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 would like to subdivide the property to create a new home site. In doing so, the new 1 acre will need to be rezoned to AR-2.
- The parcel is served by a private well and septic system.
- To the south, east, and west is the municipality of Guyton. To the north, the parcels are zoned agricultural/residential.
- 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. The motion was second by Mr. Brad Smith and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** +/- 1.00 out of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 453 Gracen Road.
2. **Deny** the request for to **rezone** +/- 1.00 out of 7 acres from **AR-1** to **AR-2** to allow for a new home site. Located at 453 Gracen Road.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment