**Staff Report**

**Subject:**           Rezoning (Third District)
**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. Rezoning application and checklist    2. Plat              3. Deed
                      4. Ownership certificate/authorization    5. Aerial photograph