

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: May 6, 2025
Item Description: **Jimmy Morris** requests approval for a **variance** to **put an accessory structure on a non-conforming AR-1 lot**. Located at **1073 US Hwy 80**, zoned **AR-1**. [Map# 302 Parcel# 85]

Executive Summary/Background

- The request for approval of a **variance** is a requirement of **Article III Section 3.25 Nonconforming lots**. The purpose of this article is to:

3.25.3 Nonconforming uses of land. The nonconforming use of land not involving any principal building or structure existing on the effective date of this ordinance may be continued for a period of not more than three years; provided, however, that no such nonconforming use of the land shall in any way be expanded or extended either on the same or adjoining property. If such nonconforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with the provisions of this ordinance.

- The applicant is requesting a variance to put an accessory structure on a non-conforming lot.
- The applicant's property is currently zoned AR-1 and is approximately .62 Acres.
- The applicant's property currently does not fit the criteria for multiple County zones.
- There are no wetlands or floodplain on this property.
- Currently the County Ordinance enforces Section 3.25 which states that if any use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with the provisions of this ordinance.
- The applicant is requesting a variance to allow an accessory structure/ carport that is at or around 1980sqft non heated.
- The carport is at or around 12ft high, 30ft wide, and 66ft long. The applicant is proposing to use this as storage.
- No building plans or site plans have been provided however, the applicant is planning on having electrical ran into the accessory structure/car port.

Determination:

Staff has reviewed the application, and it is complete.

Department Review: Development Services
N/A

FUNDING:

Attachments: 1. Zoning Map Amendment