

**Subject:** Rezoning (Third District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** July 9, 2024

**Item Description:** **Kacie Ridgeway** as agent for **Herbert Nease** requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot. Located at 2740 Sandhill Road. **[Map# 301 Parcel# 4]**

**Summary Recommendation**

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot.

**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 requesting to rezone the 0.69 acres to AR-2 to combine with the 1 acre that has frontage along Sandhill Road.
- To combine with the 1 acre along Sandhill Road the zoning must be the same.
- Furthermore, this acreage is below the threshold for AR-1 once combined and must remain AR-2.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be Agricultural/Residential.

**Alternatives**

**1. Approve** the requests to **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot with the following conditions:

- A recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.

**2. Deny** the requests **rezone** +/- 0.69 out of 21.47 acres from **AR-1 & AR-2** to allow for subdivision to combine a lot.

**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  
3. Deed  
5. Aerial photograph