

Staff Report

Subject: Rezoning (Fourth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: June 4, 2023

Item Description: **AmSon Group LLC** as agent for **Shirley White** requests to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Lammons Drive. **[Map# 460C Parcel# 11]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites.

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 to AR-2, to create four 1+ acre lots.
- The applicant would like to have AR-2 zoning to have the option of stick built or mobile homes for the lots.
- This parcel is surrounded by agriculture/residential zoned parcels on all sides. There are also 6 lots along Chester Street which runs parallel to Lamons Drive.
- This rezoning will be consistent with the Future Land Use Map (FLUM) as this parcel is projected to be agriculture/residential.
- At the May 14, 2024, Planning Board Meeting, Mr. Brad Smith made a motion for approval. The motion was second by Mr. Alan Zipperer and carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites with the following conditions:

- A plat shall be submitted to Development Services and approved, then recorded before the zoning can take effect.

2. Deny the request to **rezone** +/- 5.55 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph