

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** January 7, 2025

**Item Description:** **Lynn Grimes** requests to **rezone** +/- 2.33 acres from **AR-2 to AR-1** to allow for permitted uses in AR-1. Located at 1411 Goshen Road. **[Map# 451 Parcel# 24A]**

### Executive Summary/Background

- The rezoning request 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 2.33 acres to AR-1.
- This rezoning will allow for the recombination of the 2.33 acres with the larger AR-1 parcel.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Agricultural-Residential.
- At the November 12, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval with Staff Recommendations and the following condition:
  1. That the rezoning is specifically for the 2.33 acres.
- Mr. Peter Higgins seconded the motion and it carried unanimously.

### Determination

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.
2. That the rezoning is specifically for the 2.33 acres.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment