

## Staff Report

**Subject:** Rezoning (Fourth District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** October 1, 2024

**Item Description:** **Kevin Usher** requests to **rezone** +/- 7.625 acres from **AR-1 to AR-2** to allow for a subdivision. Located at 701 Log Landing Road. **[Map# 428 Parcel# 2]**

### 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 requests to rezone 7.625 acres to AR-2 to create 3 new homesites.
- There are currently two homes on the parcel. These will be subdivided, and the applicant would like to have a home placed on the third parcel.
- Since the newly created parcels do not meet the minimum 5-acre requirement for AR-1 zoning, they must be rezoned to AR-2.
- The Future Land Use Map (FLUM) does have this parcel projected to be Agriculture.
- At the September 10, 2024, Planning Board meeting, Mr. Brad Smith motioned for approval. Mr. Ryan Thompson seconded the motion and it carried unanimously.

### Determination

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

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

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph