

Supplementary Information – Blakley Drive Rezoning Request

Principal uses permitted in the A-1, Agricultural District are as follows:

Customary general farming and horticulture; Commercial raising of livestock and poultry; Single-family detached dwellings; Small group residential projects; Hunting, fishing and forestry

Special exceptions uses are permitted only with the approval of the BZA and are allowed in the A-1 district as follows:

Cemeteries and other burial grounds; Tenant homes (only for persons working on the farm); Hospitals; nursing homes and rehabilitation homes; Sewage treatment plants or landfills operated by a government; Private recreation areas; country clubs and golf courses; Churches and other places of worship; schools and colleges; Commercial kennels and veterinary facilities; Communication facilities.

Standards of Review:

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes, the proposed rezoning to A-1 for a private recreation area is suitable in view of the surrounding land uses. While the current zoning (R-1B) is intended for low-density residential development, the adjacent and nearby properties primarily consist of large-lot residential and undeveloped land, making a private recreation use compatible with the area's character.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No, the proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The private recreation use under the A-1 zoning designation is low-impact and will not introduce significant noise, traffic, or visual disruption. Because the site will not be used for high-intensity activities, the residential character of the surrounding area will be preserved.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes, the property does have a reasonable economic use under its current R-1B zoning, which permits single-family residential development. However, the proposed rezoning to A-1 would allow for a more appropriate and intentional use of the land as a private recreation area, which may not be feasible or consistent under the existing zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** While the proposal does not strictly conform to the 2030 Land Use Plan, it is generally consistent with the plan's intent to maintain low-density, single-family residential character in the area. Both the current R-1B zoning and the proposed A-1

zoning permit single-family housing, and the proposed private recreation use under A-1 is low-impact and compatible with surrounding land uses.

Proposed use: Private Recreation Area

The Future Land Use Plan Map recommends single-family.

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes, there are existing conditions that support approval of the rezoning. The property is located in an area characterized by low-density development and substantial open space, making it well-suited for a private recreation use. The proposed A-1 zoning would allow the property to remain largely undeveloped, preserving its natural character while enabling a use that benefits the landowner without negatively impacting the surrounding area.