



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
PC 04112024	April 11, 2024	N/A

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
275 Briarwood Road	Tyler Childs	0738-015	AR	N/A	Estate Residential	North: R-12 South: AR East: AR West: R-12	Existing Home & Accessory Structures	22.9

SUMMARY & HISTORY

Applicant Tyler Childs has applied for a revised final plat of 275 Briarwood Road with the stated intent of splitting the lot in order to build an additional single-family dwelling on the new lot.

The submission is in compliance with the Town’s ordinance and comp plan. Staff recommends approval.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. This property is currently 22.9 acres with the new lot to be created at 3 acres.



ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This petition is consistent with the Town’s zoning ordinance. the minimum lot size for AR is 3-acres. the 50' setbacks still leave sufficient buildable space for the intended single-family structure to be built on the property.