The applicant is seeking an A-R Rural Agriculture zone. The subject property is a 48.952 acre tract located on South Hampton Road and is split zoned R-1A Single Family Residential and A-R Rural Agriculture. Approximately 3 acres of the 48.952 acres are zoned R-1A Single Family Residential. There is one existing agricultural barn on the subject property. Land uses in the vicinity are rural residential and agricultural.

The applicant has submitted a major/minor subdivision plat to divide the subject property creating three large farm tracts over 10 acres each and four lots approximately 1.5 acres each. All of the proposed tracts and lots would have road frontage on South Hampton Road. Since the property is currently split zoned the major/minor subdivision plat dividing the property cannot be approved unless the rezoning is approved.

South Hampton Road in this vicinity is classified as a local county road where access is determined by the County Engineer. Because of the topography in the area, access to the proposed lots and tracts may be limited due to the sight distance. The County Engineer’s office should be contacted prior to the construction of any access points along South Hampton Road for the proposed divisions.

The applicant’s proposal is in compliance with the Comprehensive Plan. The subject property is a separate tract fronting on a public road, South Hampton Road, with no new roads proposed. At only a 3 acre expansion of the existing A-R Rural Agriculture zone the expansion is not a significant increase of the extent of the zone and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. At 48.952 acres, the tract is large enough to ensure satisfactory operation of a conventional septic system.
Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition:
Contact the County Engineer’s office prior to the construction of any access points.

Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in a Rural Preference Plan Area, where rural large-lot residential uses are appropriate in general locations and rural small-lot residential uses are appropriate in very limited locations;
3. The subject property has frontage on a public road, South Hampton Road;
4. At only a 3 acre expansion of the existing A-R zone, the expansion is not a significant increase of the zone in the vicinity and it should not overburden the capacity of roadways and other necessary urban services available in the affected area; and,
5. At 48.952 acres the tract is large enough to ensure satisfactory operation of a conventional septic system.