

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: **Darren L. & Gina G. Pevey** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 2544 Corinth Church Road. **Map# 336 Parcel# 23**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2** to allow for the creation of a home site, with conditions.

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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to subdivide a 1.25-acre parcel for a home site for their son and, therefore, must rezone the parcel to AR-2.
- The proposed plat shows a 60' access easement to allow access to the new parcel.
- Section 6.2.12(1) limits the number of parcels served by an easement or private road to three.
- At the January 31 Planning Board meeting, Brad Smith made a motion to **approve** the request to rezone 1.25 acres from **AR-1** to **AR-2**, with the following conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
 2. Minor subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2**, with conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
 2. Minor subdivision plat must be approved by the Zoning Administrator, and be recorded before the rezoning can take effect.
2. **Deny** the request to **rezone** 1.25 of 59.1 acres from **AR-1** to **AR-2**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment