

Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: August 1, 2023
Item Description: **Leon L. Hood** requests to **rezone** .2 of 2.5 acres from **AR-2** to **AR-1** to allow for combination with an adjacent AR-1 property. Located at 256 Shirley Drive. **[Map# 370C Parcel# 2]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** .2 of 2.5 acres from **AR-2** to **AR-1** to allow for combination with an adjacent AR-1 property., 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 applicant wishes to increase an AR-1 zoned lot (370C-2B) by adding .2 acres from a parcel in the AR-2 zoning district.
- Because zoning districts must match for a recombination of parcels, the .2 acres must be rezoned.
- At the July 11, 2023 Planning Board meeting, Ryan Thompson made a motion to approve, with the following condition:
 1. A recombination subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** .2 of 2.5 acres from **AR-2** to **AR-1**, with the following conditions:
 1. A recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request for to **rezone** .2 of 2.5 acres from **AR-2** to **AR-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph