

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: August 1, 2023
Item Description: **Jessica Collins** as Agent for **Kenneth Hales & Sheryl Foote** requests to **rezone** 4.4 acres from **AR-1** to **AR-2** to allow for division of the parcel. Located at 639 Archer Road. **[Map# 271 Parcel# 28]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.4 acres from **AR-1** to **AR-2** to allow for division of the parcel 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 separate a 1-acre home site. Both the proposed lot and the remaining 3.4 acres lot conform to the AR-2 zoning district, to include sufficient frontage.
- Due to the fact that neither lot will meet the 5-acre threshold for the AR-1 zoning district, the entire acreage must be rezoned.
- At the July 11, 2023 Planning Board meeting, Brad Smith made a motion to approve, with the following condition:
 1. A minor 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** 4.4 acres from **AR-1** to **AR-2**, with the following conditions:
 1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request for to **rezone** 4.4 acres from **AR-1** to **AR-2**

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