

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** August 1, 2023  
**Item Description:** **Randy Parrish** requests to **rezone** 5.6 acres from **AR-1** to **AR-2** to allow for the creation of two additional home sites. Located at 974 Arnsdorff Road. **[Map# 343 Parcel# 4]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.6 acres from **AR-1** to **AR-2** to allow for the creation of two additional home sites, 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 proposes to create two additional home sites, approximately 1 acre each at the rear of the parcel.
- Because neither the two 1-acre home sites, nor the remaining 3.6-acres will meet the 5-acre minimum threshold for the AR-1 zoning district, the entire 5.6 acres 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** 5.6 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** 5.6 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