

Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: August 1, 2023
Item Description: **Kenneth Lancaster** as Agent for **Lee H. Lancaster & Shirley Bridges** requests to **rezone** 1.28 of 72.97 acres from **AR-1** to **AR-2**, to allow for recombination with an adjacent **AR-2** property. Located on Mock Road. **[Map# 409 Parcels# 59A&B]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.28 of 72.97 acres from **AR-1** to **AR-2**, to allow for recombination with an adjacent **AR-2** 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 the size of an existing AR-2 parcel from 1.07 acres to 2.35 acres.
- The additional 1.28 acres will be added from portions of Map/Parcels 409-59A&B, both of which are in the AR-1 zoning district.
- Because zoning districts must be compatible for recombination, the 1.28 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 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** 1.28 of 72.97 acres from **AR-1** to **AR-2**, 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** 1.28 of 72.97 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