

## Staff Report

**Subject:** Rezone (First District)  
**Author:** Teresa Concannon, AICP, Planning & Zoning Manager  
**Department:** Development Services  
**Meeting Date:** June 7, 2022  
**Item Description:** **Stanley Redding III** as Agent for **Paula M. Redding** requests to **rezone** ~2.9 acres from **AR-1** to **AR-2** to allow for the creation of two home sites. Located at 109 Redding Drive. **Map# 302 Parcel# 5**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 2.9 acres from **AR-1** to **AR-2** to allow for the separation 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 applicant wishes to subdivide a parcel to create a new home site. The subdivision will create a 1.95-acre lot and a 1.0-acre lot and, therefore, the entire 2.95 acres must be rezoned to AR-2.
- At the May 16 Planning Board meeting, Ryan Thompson made a motion to **approve** the request to rezone ~2.9 acres from **AR-1** to **AR-2**, with the following conditions:
  1. Future The lots shall meet the requirements of the AR-2 zoning district.
  2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 2.9 acres from **AR-1** to **AR-2** to allow for the separation of a home site, with the following conditions:
  1. The lots shall meet the requirements of the AR-2 zoning district.
  2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 2.9 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