

Staff Report

Subject: 2nd Reading Zoning Map Amendment
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. Zoning Map Amendment