

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Ingrid J. Williams** requests to **rezone** 5.46 of 7.4 acres from **AR-2** to **AR-1** to allow for a recombination of adjacent parcels. Located at 451 Highway 17 South. **[Map#295 Parcel# 52]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.46 of 7.4 acres from **AR-2** to **AR-1** to allow for a recombination of adjacent parcels, 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 requests to separate a 1.95-acre home site from a 7.4-acre parcel, and to combine the remaining acreage with adjacent map/parcel 321-3.
- The recipient lot in the recombination is zoned AR-1, therefore the 5.46 acres to added must be rezoned to allow for the combination.
- At the May 9, 2023 Planning Board meeting, Peter Higgins made a motion for approval, with the following conditions:
 1. The lots shall meet the requirements of the AR-2 zoning district.
 2. All wetland impacts must be approved and permitted by USACE.
 3. A combination plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

- 1. Approve** the request to **rezone** 5.46 of 7.4 acres from **AR-2** to **AR-1**, with the following conditions:
 1. The lots shall meet the requirements of the AR-1 zoning district.
 2. All wetland impacts must be approved and permitted by USACE.
 3. A combination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- 2. Deny** the request to **rezone** 5.46 of 7.4 acres from **AR-2** to **AR-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 2. Plat 3. Deed
4. Ownership certificate/authorization 5. Aerial photograph