

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Dana Butler** as Agent for **Butler Estates, LLC** requests to **rezone** 9 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. Located at 147 Cedar Drive. **[Map# 302 Parcel# 77]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 9 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. 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 separate existing dwellings in to individual home sites, leaving a third, vacant parcel, for an additional dwelling.
- The scope of the proposed subdivision allows for lot size and land use consistent with the surrounding area.
- At the May 9, 2023 Planning Board meeting, Ryan Thompson 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. 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** 9 acres from **AR-1** to **AR-2**, 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. Minor subdivision plat must be approved by Development Services; to include verification that there is only one dwelling on the proposed lot with Highway 80 frontage, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 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	