

## Staff Report

**Subject:** 2<sup>nd</sup> Reading – Zoning Map Amendment

**Author:** Katie Dunnigan, Zoning Manager

**Department:** Development Services

**Meeting Date:** May 2, 2023

**Item Description:** Karen Brindley as Applicant, and Agent for Hoyt Brindley & Tina Keener requests to **rezone** 2.52 of 66.48 acres from **AR-1 & R-1** to **AR-1 & AR-2** to allow for a recombination and subdivision of adjacent parcels. Located on Blue Jay Road. **Map# 432 Parcels# 44&45**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 2.52 of 66.48 acres from **AR-1 & R-1** to **AR-1 & AR-2** to allow for a recombination and subdivision 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 wishes to recombine and subdivide two existing parcels as follows:
  - 432-44, zoned R-1, will be reduced to approximately 1 acre. The excess will be split between 432-45, zoned AR-1, and a new lot, to be 2 acres, and zoned AR-2.
  - 432-45, zoned AR-1 will supply approximately 1 acre to the newly created, 2-acre, AR-2 lot.
- Due to the fact that zoning districts must be compatible for recombination, and the newly created lot will not meet the 5-acre threshold for AR-1, 2.52(+/-) acres must be rezoned, to AR-1 and AR-2.
- At the April 11, 2023 Planning Board meeting, Alan Zipperer made a motion for approval, with the following conditions:
  1. The lots shall meet the requirements of their assigned zoning districts.
  2. All wetland impacts must be approved and permitted by USACE.
  3. Minor subdivision plat must be approved by Development Services, 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** 2.52 of 66.48 acres from **AR-1 & R-1** to **AR-1 & AR-2**, with the following conditions:

1. The lots shall meet the requirements of their assigned zoning districts.
2. All wetland impacts must be approved and permitted by USACE.
3. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

**2. Deny** the request to **rezone** 2.52 of 66.48 acres from **AR-1 & R-1** to **AR-1 & AR-2**.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Zoning Map Amendment