

## Staff Report

**Subject:** Rezoning (Fourth District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** May 2, 2023  
**Item Description:** **Kash Redmond** requests to **rezone** 2 of 56.13 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 986 Courthouse Road. **Map# 368 Parcel# 8B**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 2 of 56.13 acres from **AR-1** to **AR-2** to allow for the creation 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 proposed home site will be 2 acres, which does not meet the 5-acre minimum required for the AR-1 zoning district, and must be rezoned.
- At the April 11, 2023 Planning Board meeting, Brad Smith made a motion to approve, 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 be recorded, before the rezoning can take effect.
- The motion was seconded by Peter Higgins and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 2 of 56.13 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. A combination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. **Deny** the request to **rezone** 2 of 56.13 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	