

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: May 2, 2023
Item Description: **Mandi Malphus Rowe** requests to **rezone** 1.36 acres from **AR-1** to **AR-2** to allow for the combination of adjacent parcels. Located on Fifth Street. **Map#422A Parcels#91 & 104**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.36 acres from **AR-1** to **AR-2** to allow for the combination 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.
- Lots 422A-91 & 104 are non-conforming AR-1 lots, sized .36 and 1 acres respectively.
- The applicant wishes to place a pool in a location which straddles existing lot lines, the lots must therefore be combined.
- Due to the fact that the total acreage of the combined lots will be less than the minimum 5 acres required for the AR-1 zoning districts, the entire 1.36 acres must be rezoned.
- At the April 11, 2023 Planning Board meeting, Ryan Thompson 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 Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1.36 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** 1.36 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 2. Plat 3. Deed
4. Ownership certificate/authorization 5. Aerial photograph