

Staff Report

Subject: 2nd Reading – Zoning Map Amendment

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. Zoning Map Amendment