

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: May 2, 2023
Item Description: **Douglas Ken Williams** requests to **rezone** 1.9 of 6.9 acres from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 3270 Highway 17 South. **Map# 325 Parcel# 3**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.9 of 6.9 acres from **AR-1** to **AR-2** to allow for the separation 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 applicant proposes to separate an existing home and its accompanying 1.9 acres in order to build a second dwelling on the remaining 5 acres, which is allowed, with Zoning approval, for an immediate family member in AR-1.
- Both proposed parcels will have frontage on Highway 17 South.
- Because the area of the existing home site will be not meet the 5-acre threshold for the AR-1 zoning district, it must be rezoned.
- At the April 11, 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** 1.9 of 6.9 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 and, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 1.9 of 6.9 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