

## 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:** **Dillon D. Pippin** as Agent for **James Anthony Killian** requests to **rezone** 0.121 of 6.14 acres from **AR-1** to **AR-2** to allow for combination with an adjacent parcel. Located on Floyd Avenue.  
**Map# 296 Parcel# 63**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 0.121 of 6.14 acres from **AR-1** to **AR-2** to allow for combination with an adjacent parcel, 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 obtain the .121 acres from 296-63 in order to combine with 296-62, which will effectively “square off” 296-62.
- The receiving parcel is zoned AR-2. In order to approve a plat for combination, the zoning districts must match, therefore the .121 acres must be rezoned.
- At the April 11, 2023 Planning Board meeting, Alan Zipperer 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. Minor subdivision 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** 0.121 of 6.14 acres from **AR-1** to **AR-2** to allow for the creation of a home site, 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 be recorded, before the rezoning can take effect.

**2. Deny** the request to **rezone** 0.121 of 6.14 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