

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: January 03, 2023
Item Description: James Dasher requests to **rezone** 1.5 acres from **AR-2** to **R-1** to allow for the separation of home sites. Located at 150 Scuffletown Road. **Map# 436 Parcel# 4**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1.5 acres from **AR-2** to **R-1** to allow for the separation of home sites, 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.
- The current parcel was excluded from the 1997 rezoning to R-1 of 33.61 acres, which became White Bluff Subdivision.
- The applicant proposes to demolish the two existing dwelling and build a single family home on each lot.
- Rezoning and division will bring the property in to like zoning, size, and usage with the surrounding subdivision.
- At the December 19, 2022 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1.5 acres from **AR-2** to **R-1**, with the following conditions:
 1. The lots shall meet the requirements of the R-1 zoning district.
 2. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 1.5 acres from **AR-2** to **R-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment