

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** January 03, 2023  
**Item Description:** **New Life Worship Center Church** requests to **rezone** 1 of 7.24 acres from **AR-1** to **AR-2** to allow for a parsonage. Located at 103 Dogwood Drive. **Map# 450D Parcel# 31**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 of 7.24 acres from **AR-1** to **AR-2** to allow for a parsonage, 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 1-acre lot will serve as a home site for the Church Pastor.
- Because the proposed lot will not meet the 5-acre minimum required for the AR-1 zoning district, it must be rezoned.
- At the December 19, 2022 Planning Board meeting, Alan Zipperer made a motion for approval.
- The motion was seconded by Peter Higgins and carried 4-1, Brad Smith being absent from the vote.

### Alternatives

**1. Approve** the request to **rezone** 1 of 7.24 acres from **AR-1** to **AR-2**, with the following conditions:

1. The lot 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 Environmental Health, and be recorded, before the rezoning can take effect.

**2. Deny** the request to **rezone** 1 of 7.24 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	3. Plat	5. Deed
2. Ownership certificate/authorization	4. Aerial photograph	