Staff Report
Subject: Rezoning (Fifth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: January 03, 2023
Item Description: **Ronald Tyler** requests to **rezone** .162 of 3.34 acres from **R-1** to **R-2** to allow for a recombination with an adjacent parcel. Located on Ebenezer Road. **Map# 460 Parcel# 50**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** .162 of 3.34 acres from **R-1** to **R-2** to allow for a recombination 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.
- The applicant proposes to sell .162 acres which would be combined with an existing, adjacent lot.
- The adjacent lot is part of the Brookstone subdivision, and is zoned R-2, therefore the .162 acres must be rezoned to allow for the proposed combination.
- At the December 19, 2022 Planning Board meeting, Ryan Thompson made a motion for approval.
- The motion was seconded by Alan Zipperer and carried 4-1, Brad Smith being absent from the vote.

Alternatives
1. Approve the request to **rezone** .162 of 3.34 acres from **R-1** to **R-2**, with the following conditions:
   1. The new lot shall meet the requirements of the R-2 zoning district.
   2. All wetland impacts must be approved and permitted by USACE.
   3. The recombination plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
   4. The newly created lot may not be subdivided for future development.

2. Deny the request to **rezone** .162 of 3.34 acres from **R-1** to **R-2.**

Recommended Alternative: 1   **Other Alternatives:** 2

Department Review: Development Services   **FUNDING:** N/A
Attachments: 1. Rezoning application and checklist   3. Plat   5. Deed
                              3. Ownership certificate/authorization   4. Aerial photograph