

Staff Report

Subject: Rezone (Second District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **William Wilson** request to **rezone** 1 of 24.24 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 342 Ottis Seckinger Road. **Map# 415 Parcel# 32**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 of 24.24 acres from **AR-1** to **AR-2** to allow for the creation 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 wishes to subdivide a parcel to create a new home site to deed to his son. The subdivision will create a 1-acre lot and, therefore, the newly created lot must be rezoned to AR-2.
- One acre was rezoned to AR-2 and subdivided for this purpose September 21, 2021. The newly created parcel proved to be unbuildable, due to the presence of wetlands.
- At the June 13 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 1 acre from **AR-1** to **AR-2**, with the following conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
 2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1 acre from **AR-1** to **AR-2**, with the following conditions:
 1. The lots shall meet the requirements of the AR-2 zoning district.
 2. 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 acre 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	