

Staff Report

Subject: Rezoning (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **Rodney A. Durrance & Gloria M. Durrance** request to **rezone** 5 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. Located at 290 Shirley Drive. **Map# 370C Parcel# 3**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision.

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 applicants currently have two mobile homes on the 5-acre AR-1 property. They wish to add a third mobile home, and therefore must subdivide the 5 acres into three parcels, and rezone to AR-2.
- Staff met with the applicants, and worked with the applicant on a parcel layout to ensure that road frontage and acreage comply with ordinance requirements.
- At the June 13 Planning Board meeting, Brad Smith made a motion to **approve** the request to rezone 5 acres 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.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 5 acres 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** 5 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	4. Deed
2. Ownership certificate/authorization	5. Aerial photograph
3. Plat	