

Staff Report

Subject: Rezoning (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **Winston Hencely** as Agent for **Vicki Hencely Fountain & Michael Fountain** requests to **rezone** 12.66 acres from **AR-1 & AR-2** to **AR-1 & AR-2**, to allow for a recombination of parcels. Located at 3033 Ebenezer Road & 550 Exley Road South. **Map# 471 Parcels# 22 & 49**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 12.66 acres from **AR-1 & AR-2** to **AR-1 & AR-2**, to allow for a recombination of parcels, 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 applicants currently have two parcels. 471-22 is 5 acres, and zoned AR-2. 471-49 is 7.66 acres, and zoned AR-1.
- They wish to combine the acreage, and resubdivide into an 11.04-acre AR-1 parcel (471-49) and a 1.62-acre AR-2 parcel (471-22).
- At the June 13 Planning Board meeting, Brad Smith made a motion to **approve** the request to rezone 12.66 acres from **AR-1 & AR-2** to **AR-1 & AR-2**, with the following conditions:
 1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
 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 Alan Zipperer, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 12.66 acres from **AR-1 & AR-2** to **AR-1 & AR-2**, with the following conditions:

1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
2. Recombination 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** 12.66 acres from **AR-1 & AR-2** to **AR-1 & 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	