

Staff Report

Subject: Rezone (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **Leo M. Sullivan** request to **rezone** 3 acres from **AR-1** to **AR-2** to allow for the division of a parcel. Located at 486 Whitaker Road. **Map# 441A Parcel# 14**

Summary Recommendation

Leo M. Sullivan request to **rezone** 3 acres from **AR-1** to **AR-2** to allow for the division of a parcel. Located at 486 Whitaker Road, 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 combined two subdivision parcels in 2016. He now wishes to resubdivide into two parcels.
- The parcel is a non-conforming AR-1 lot in Whitaker Road subdivision. In order to approve the resubdivision, the 3-acres must be rezoned to AR-2, and the final plat must be signed by the Chairman.
- At the June 13 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 3 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. 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** 3 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. Major subdivision revised plat must be approved by the Board of Commissioners and Environmental Health, and be recorded before the rezoning can take effect.
2. **Deny** the request to **rezone** 3 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	