

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** November 1, 2022  
**Item Description:** **Scott B. Eishen** requests to **rezone** 4.72 acres from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 7083 Clys-Kildare Road. **Map# 229A Parcel# 1**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.72 acres from **AR-1** to **AR-2** to allow for the separation 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 proposes to split a 4.72-acre parcel. The proposed lots will be less than 5 acres and, therefore, the entire 4.72 acres must be rezoned to AR-2.
- At the October 17, 2022 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to **rezone** 4.72 acres from **AR-1** to **AR-2** to allow for the separation of a home site, 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 Brad Smith and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 4.72 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** 4.72 acres from **AR-1** to **AR-2**.

**Recommended Alternative:** 1

**Department Review:** Development Services

**Attachments:**

1. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat

**Other Alternatives:** 2

**FUNDING:** N/A

4. Deed
5. Aerial photograph