

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** November 1, 2022  
**Item Description:** **Terry Griner** requests to **rezone** 0.23 acres from **B-3** to **AR-1** to allow for a recombination of parcels. Located on Go Cart Road & Pound Road. **Map# 296 Parcel# 46F**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** .23 acres from **B-3** to **AR-1** 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.
- The applicant wishes to allow 0.23 acres of his B-3 zoned parcel to be added to adjacent Map/Parcel 296-46E. This addition to the property will serve to correct the existing property line, which currently runs through functional travel access and a structure.
- The 0.23 section is being added to a parcel that is zoned AR-1. Therefore, the 0.23 acres must also be zoned AR-1.
- The applicant was denied a request to rezone the entirety of this parcel to I-1 on August 2, 2022. Staff, in consultation with the County Attorney, have determined that this current rezoning request is not subject to the 6-month prohibition on reapplication due to the vastly different scope and intent of the proposed rezoning.
- At the October 17, 2022 Planning Board meeting, Peter Higgins made a motion to **approve** the request to **rezone** 0.23 acres from **B-3** to **AR-1** to allow for a recombination of parcels, with the following conditions:
  1. The lot shall meet the requirements of the AR-1 zoning district.
  2. A combination plat must be approved by Development Services and, 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** 0.23 acres from **B-3** to **AR-1**, with the following conditions:
  1. The lot shall meet the requirements of the AR-1 zoning district.
  2. A combination plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 0.23 acres from **B-3** to **AR-1**

**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	