

Staff Report

Subject: Rezoning (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 2, 2024

Item Description: **Stephen Lanier** requests to **rezone** +/- 1.00 of 1.92 acres from **AR-1** to **AR-2** to allow for a non-conforming parcel to be brought into compliance. Located on Sisters Ferry Road. [Map# 386 Parcel# 36]

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 1.00 of 1.92 acres from **AR-1** to **AR-2** to allow for a non-conforming parcel to be brought into compliance.

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 is proposing to recombine part of the parcel with 386-43, and the rest will be subdivided.
- Due to the parcel being below the 5-acre threshold and property properties lines are being shifted, the parcel will need to come into zoning conformance.
- This parcel does have frontage on Sisters Ferry Road which is County maintained road.
- At the March 12, 2024, Planning Board meeting, Mr. Alan Zipperer made a motion for approval with Staff Recommendations. Mr. Ryan Thompson second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 1.00 of 1.92 acres from **AR-1** to **AR-2** to allow for a non-conforming parcel to be brought into compliance with the following conditions:

- A plat shall be approved by Development Services, then recorded, before the rezoning can take effect.

2. Deny the request for to **rezone** +/- 1.00 of 1.92 acres from **AR-1** to **AR-2** to allow for a non-conforming parcel to be brought into compliance.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist 3. Plat 5. Deed
2. Ownership certificate/authorization 4. Aerial photograph