

Staff Report

Subject: Rezoning (Fourth District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: December 06, 2022
Item Description: **Ernest Zipperer** requests to **rezone** 80.90 acres from **R-1** to **AR-1** to allow for combination with an adjacent parcel. Located at 835 Horsepen Road. **Map# 394 Parcel# 15**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 80.90 acres from **R-1** to **AR-1** to allow for combination with an adjacent parcel, 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.
- This parcel was part of a rezoning to R-1, approved on August 1, 2006, for a proposed single-family residential subdivision which was never developed. Rezoning to AR-1 will allow the parcel to reflect its current use. The parcel exceeds the minimum 5 acres required for the AR-1 zoning district.
- The applicant proposes to combine the 80.90-acre parcel with an adjacent, 10.03 AR-1 parcel, Map/Parcel 394-14, for tax purposes, therefore the zoning of the two parcels must match.
- At the November 21, 2022 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 80.90 acres from **R-1** to **AR-1** to allow for combination with an adjacent parcel, with the following condition:
 1. The lot shall meet the requirements of the AR-1 zoning district.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. Approve the request to **rezone** 80.90 acres from **R-1** to **AR-1**, with the following conditions:

1. The lot shall meet the requirements of the AR-1 zoning district.

2. Deny the request to **rezone** 80.90 acres from **R-1** to **AR-1**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

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