

Staff Report

Subject: Rezone (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: December 06, 2022
Item Description: **Jimmy McDuffie** as Agent for **Jimmy & Wanda McDuffie, & Frankie Edwards** requests to **rezone** 6.67 acres from **AR-1** to **AR-2** to allow for a recombination of parcels. Located on Highway 119 North. **Map# 406 Parcels# 19,20,21,22**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.67 acres from **AR-1** to **AR-2** 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicants wish to recombine four parcels in to two parcels.
- Neither proposed parcel will meet the 5-acre threshold for the AR-1 zoning district; therefore, the combined acreage of both proposed parcels must be rezoned.
- At the November 21, 2022 Planning Board meeting, Alan Zipperer made a motion to approve the request to **rezone** 6.67 acres from **AR-1** to **AR-2** to allow for a recombination of parcels, with the following conditions:
 1. The lots shall meet the requirements of the AR-2 zoning district.
 2. Recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 6.67 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. Recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 6.67 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 3. Plat 5. Deed
3. Ownership certificate/authorization 4. Aerial photograph