

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** 14.82 acres from **AR-1** to **AR-2** to allow for combination with an adjacent parcel. Located at 1796 Blue Jay Road. **Map# 394 Parcel# 12**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 14.82 acres from **AR-1** to **AR-2** 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant proposes to combine the 14.82-acre parcel with adjacent Map/Parcel 394-12A, for tax purposes, therefore the zoning of the two parcels must match.
- Due to fact that there will not be a combination plat, and 394-12A is 1.10 acres, which does not meet the acreage minimum for the AR-1 zoning district, the 14.82-acre parcel must be rezoned to AR-2.
- At the November 21, 2022 Planning Board meeting, Brad Smith made a motion to **approve** the request to **rezone** 14.82 acres from **AR-1** to **AR-2** to allow for combination with an adjacent parcel, with the following condition:
 - 1.The lot shall meet the requirements of the AR-2 zoning district.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 14.82 acres from **AR-1** to **AR-2**, with the following conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
2. **Deny** the request to **rezone** 14.82 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	4. Deed
2. Ownership certificate/authorization	5. Aerial photograph
3. Plat	