

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**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. Zoning Map Amendment