

Staff Report

Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Hubert T. Griner Jr.** requests to **rezone** 3.21 acres from **AR-2** to **AR-1** to allow for combination with an adjacent parcel. Located at 1360 Highway 17 South. **Map# 296 Parcel# 49**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3.21 acres from **AR-2** 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.
- The applicant wishes to combine this parcel with an adjoining AR-1 parcel (296-46B) for tax purposes. The parcels must meet zoning district requirements in order to be approved for recombination.
- The total acreage of the combined parcel will be 11.85 acres, which conforms to the minimum acreage for AR-1.
- At the April 18 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 3.21 acres from AR-2 to AR-1, with the following conditions:
 1. The combined lots shall meet the requirements of the AR-1 zoning district.
 2. Recombination survey 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** request to **rezone** 3.21 acres from **AR-2** to **AR-1** to allow for combination with an adjacent parcel, with the following conditions:
 1. The combined lots shall meet the requirements of the AR-1 zoning district.
 2. Recombination survey must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 3.21 acres from **AR-2** to **AR-1**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Rezoning application
2. Ownership certificate

3. Deed
4. Aerial photograph