

Staff Report

Subject: Rezoning (Second District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Dee A. Griffin** requests to **rezone** 4.94 acres from **AR-1** to **AR-2**, to allow for the separation of a home site. Located at 384 Zipperer Road. **Map# 396 Parcel# 56**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.94 acres from **AR-1** to **AR-2**, to allow for the creation of a home site, 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 wishes to subdivide a parcel to create a home site for a family member. The subdivision will create a 2.18-acre and a 2.76-acre lot and, therefore, the entire 4.94 acres must be rezoned to AR-2.
- At the April 18 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to rezone 4.94 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. Minor subdivision plat must be approved by Development Services and Environmental Health, 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** 4.94 acres from **AR-1** to **AR-2**, to allow for the creation of a home site, with the following conditions:

1. The lots shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 4.94 acres from **AR-1** to **AR-2**.

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