

Staff Report

Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **Steven Reid** as Agent for **Paul E. Bruner** requests to **rezone** 0.8 acres from **AR-1** to **AR-2**, to allow for combination with an adjacent parcel. Located at 205 Pitts Road. **Map# 244 Parcel# 9**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 0.8 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 wishes to combine 0.8 acres zoned AR-1 with an adjacent parcel (244-11), which is zoned AR-2. Zoning must be compatible to allow for combination, therefore the 0.8 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 0.8 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. Subdivision/recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 0.8 acres from **AR-1** to **AR-2**, to allow for combination with an adjacent parcel, with the following conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
 2. Subdivision/recombination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 0.8 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