

Staff Report

Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: May 3, 2022
Item Description: **James M. Carlson** requests to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision. Located at 2077 Highway 119 North. **Map# 387 Parcel# 1**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision, 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 create three new home sites for family members, these lots will be 1.269 acres, 1.227 acres, and 1.351 acres. The remaining 10.47 acres will be split, with a portion being combined with an adjoining parcel (408-30). The resulting acreage of these two lots will be 6.442 acres and 6.26 acres, which meets AR-1 zoning district requirements.
- The three new home sites do not meet AR-1 minimum acreage requirements and, therefore, must be rezoned to AR-2.
- At the April 18 Planning Board meeting, Peter Higgins made a motion to **approve** the request to rezone 3.87 acres from AR-1 to AR-2, with the following conditions:
 1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
 2. The major subdivision final plat must be approved by the Board of Commissioners, and be recorded,
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 3.87 acres from **AR-1** to **AR-2** to allow for a 5-lot subdivision, with conditions:
 1. The lots shall meet the requirements of the AR-1 and AR-2 zoning districts.
 2. The major subdivision final plat must be approved by the Board of Commissioners, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 3.87 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