

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: October 4, 2022
Item Description: John Morgan Bolt & Kelsi Shea Bolt as Agents for Kirby Scott Willis request to **rezone** 2.15 of 11.52 acres from **AR-1** to **AR-2**, to allow for the separation of a home site. Located at 421 Highbluff Road. **Map# 459 Parcel# 63**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 2.15 of 11.52 acres from **AR-1** to **AR-2**, to allow for the separation 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 applicants wish to separate 2.15 acres, which include a dwelling. As the separated home site will be less than 5 acres, it does not meet the minimum size requirement for AR-1, and must be rezoned.
- At the September 19, 2022 Planning Board meeting, Brad Smith made a motion to **approve** the request to 2.15 of 11.52 acres from **AR-1** to **AR-2**, to allow for the separation of a home site, with the following conditions:
 1. The lot shall meet the requirements of the AR-2 zoning district.
 2. Subdivision plat must be approved, 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** 2.15 of 11.52 acres from **AR-1** to **AR-2**, to allow for the separation of a home site, with the following conditions:

1. The lot shall meet the requirements of the AR-2 zoning district.
2. Subdivision plat must be approved, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 2.15 of 11.52 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