

## Staff Report

**Subject:** Rezoning (Fourth District)  
**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. Rezoning application and checklist
2. Ownership certificate/authorization
3. Plat
4. Deed
5. Aerial photograph