

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** January 16, 2023  
**Item Description:** **Kimberly Lopez** requests to **rezone** 2.21 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site. Located at 156 Tish Way. **Map# 434 Parcel# 20** in the **Second District**.

### Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request to **rezone** 2.21 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site.

### 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.
- This parcel is currently a non-conforming AR-1 parcel, rezoning to AR-2 will bring it into zoning conformity.
- The applicant would like to subdivide the 2.21 acres to allow for a new home site.
- This parcel accesses Tish Way, which is a County maintained road.
- Each home will be on private well and septic.
- At the December 12, 2023 Planning Board meeting, Mr. Alan Zipperer made motion for approval with Staff recommendations. Mr. Peter Higgins second the motion and it carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 2.21 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site with the following conditions:
  - A subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request for to **rezone** 2.21 acres from **AR-1** to **AR-2** to allow for a subdivision to create a new home site.

**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. Aerial photograph  
5. Deed