

Staff Report

Subject: Rezoning (Third District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **La Von Morell** requests to **rezone** 3.84 of 10.15 acres from **AR-1** to **AR-2**, to allow for the separation of a home site. Located at 519 Savannah Town Road. **Map# 264 Parcel# 23**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3.84 of 10.15 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 applicant wishes to subdivide a parcel in a manner that creates one lot under 5 acres and, therefore, must rezone 3.84 acres to AR-2. The remaining acreage is to be combined with an adjacent AR-1 parcel.
- At the March 21 Planning Board meeting, Alan Zipperer made a motion to approve the request to **rezone** 3.84 of 10.15 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. Minor subdivision plat must be approved by Development Services and Environmental Health, 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** 3.84 of 10.15 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. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 3.84 of 10.15 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