

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**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. Zoning Map Amendment