

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** March 07, 2022  
**Item Description:** **Jake Patrick** requests to **rezone** 7.2 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision. Located on Riverside Drive. **Map# 254 Parcel# 6**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 7.2 acres from **AR-1** to **AR-2** to allow for a 3-lot subdivision, 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 proposed 3-parcel subdivision will separate an existing home site and create 2 sites for the development of single family home sites.
- Because none of the proposed lots will meet the 5-acre minimum required for the AR-1 zoning district, the entire 7.2 acres must be rezoned.
- At the February 22, 2023 Planning Board meeting, Mr. Peter Higgins made a motion for approval, with conditions:
  1. The lot shall meet the requirements of the AR-2 zoning district.
  2. All wetland impacts must be approved and permitted by USACE.
  3. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
- The motion was seconded by Mr. Brad Smith, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 7.2 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lots shall meet the requirements of the AR-2 zoning district.
  2. All wetland impacts must be approved and permitted by USACE.
  3. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 1 of 7.2 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