

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 7, 2023  
**Item Description:** **Fletcher Derick Seckinger** requests to **rezone** 6.215 of 18.31 acres from **AR-1** to **AR-2** to allow for a recombination and resubdivision of parcels. Located on Fletcher Lane & Morgan Circle. **Map# 382 Parcels# 14,16,17**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.215 of 18.31 acres from **AR-1** to **AR-2** to allow for a recombination of parcels, 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 recombine 3 parcels in a manner that changes their shape, while retaining the number of parcels and approximate sizes.
- The reconfiguration is for the division of estate property.
- Two of the proposed parcels will be less than the 5 acres required for the AR-1 zoning district and must therefore be rezoned.
- At the January 18, 2023 Planning Board meeting, Mr. Brad Smith made a motion for approval, with conditions:
  1. The lots 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 Mr. Alan Zipperer and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 6.215 of 18.31 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. 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** 6.215 of 18.31 acres from **AR-1** to **AR-2**.

#### Recommended Alternative: 1

**Department Review:** Development Services

**Attachments:**

1. Rezoning application and checklist
2. Ownership certificate/authorization

#### Other Alternatives: 2

**FUNDING:** N/A

3. Plat
4. Deed
5. Aerial photograph