

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: February 7, 2023
Item Description: **Jesse Edwards** requests to **rezone** 6 acres from **AR-1** to **AR-2** to allow the creation of a home site. Located at 400 Hadden Road. **Map# 456 Parcel# 3**

Summary Recommendation

Staff has reviewed the application, and recommends **denial** of the request to **rezone** 6 acres from **AR-1** to **AR-2** to allow the creation 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 2-acre lot at the rear of the parcel, to allow for a home site for a family member.
- Since neither of the proposed lots meet the 5-acre threshold required for the AR-1 zoning district, the entire 6 acres must be rezoned.
- Because this request to rezone is accompanied by a variance request to add an additional lot to an unpaved, private road for which Staff recommends denial; Staff is unable to recommend approval for the rezoning.
- At the December 19, 2022 Planning Board meeting, Mr. Alan Zipperer made a motion for denial.
- Mr. Peter Higgins seconded the motion, which carried unanimously

Alternatives

1. **Approve** the request to **rezone** 6 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 be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 6 acres from **AR-1** to **AR-2**.

Recommended Alternative: 2

Other Alternatives: 1

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment