

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: February 7, 2023
Item Description: **Johnny E. Brannen** requests to **rezone** 4.5 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 749 Keith Road. **Map# 270 Parcel# 28**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.5 acres from **AR-1** to **AR-2** to allow for 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 the parcel, creating an additional home site for sale.
- Neither proposed lot meets the 5-acre threshold for the AR-1 zoning district, therefore the entire 4.5 acres must be rezoned.
- At the January 18, 2023 Planning Board meeting, Mr. Alan Zipperer 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. Ryan Thompson and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 4.5 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** 4.5 acres from **AR-1** to **AR-2**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments:

1. Rezoning application and checklist	4. Deed
2. Ownership certificate/authorization	5. Aerial photograph
3. Plat	