

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** February 7, 2023  
**Item Description:** **Skylar Lewis** as Agent for **Scott A. Lewis** requests to **rezone** 1 of 10 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located off Sandhill Road. **Map# 300 Parcel# 8B**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 of 10 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 proposed 1-acre lot will serve as a home site for a family member.
- Because the proposed lot will not meet the 5-acre minimum required for the AR-1 zoning district, it must be rezoned.
- At the January 18, 2023 Planning Board meeting, Mr. Alan Zipperer 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 Environmental Health, 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** 1 of 10 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. All wetland impacts must be approved and permitted by USACE.
  3. 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** 1 of 7.24 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