

## Staff Report

**Subject:** Rezoning (Third District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 18, 2023  
**Item Description:** **Jacob Tadlock & Halie Tadlock** as Agents for **Buddy Rose** request to **rezone** 5 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 533 Old Louisville Road. **[Map# 272 Parcel# 20]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 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 proposes to create a home site, approximately 1 acre in size. This new lot will be served by an existing 30' access easement.
- Neither of the proposed lots will meet the 5-acre minimum threshold for the AR-1 zoning district, therefore, the entire 5 acres must be rezoned.
- At the 6/13/2023 Planning Board meeting, Alan Zipperer made a motion to approve, with the following conditions:
  - Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
- The motion was seconded by Ryan Thompson and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 5 acres from **AR-1** to **AR-2**, with the following condition:
  1. Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 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	3. Plat	5. Deed
2. Ownership certificate/authorization	4. Aerial photograph	