

Staff Report

Subject: Rezoning (First District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Ashley N. Hynes** as Agent for **Richard Lancaster** requests to **rezone** 5.89 acres from **AR-1** to **AR-2** to allow for the creation of a home site. Located at 1101 Springfield Egypt Road. **[Map# 342 Parcel# 29D]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 5.89 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 establish a home site from family owned land.
- Because neither the 4.89-acre home site, nor the remaining 1-acre lot meet the 5-acre minimum threshold for the AR-1 zoning district, the entire 5.89 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 Brad Smith and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 5.89 acres from **AR-1** to **AR-2**, with the following conditions:
 1. Minor subdivision plat must be approved by Development Services, and be recorded, before the rezoning can take effect.
2. **Deny** the request for to **rezone** 5.89 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