

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** April 4, 2023  
**Item Description:** **Jeffery Fordham & Jeffery Fordham** as Agent for **Lois & Otto Deidrich** requests to **rezone** 3.9 acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels. Located on Seventh Avenue. **Map# 330A Parcels# 19G & 23G**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3.9 acres from **AR-1** to **AR-2** to allow for a recombination of adjacent parcels, 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 recombination will enlarge Parcel# 23G, allowing for an accessory structure to be contained within the correct property lines.
- Because neither of the proposed lots will meet the 5-acre minimum required for the AR-1 zoning district, the entire 3.9 acres must be rezoned.
- At the March 14, 2023 Planning Board meeting, Mr. Ryan Thompson 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 be recorded, before the rezoning can take effect.
- The motion was seconded by Mr. Alan Zipperer, and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 3.9 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. All wetland impacts must be approved and permitted by USACE.
  3. 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** 1 of 3.9 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 |