

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: May 2, 2023
Item Description: **Adrian Webber** as Agent for **Wayne Bowen** requests to **rezone** .91 acres from **B-3** to **I-1** to allow for increased use potential of existing structures. Located on Goshen Road Extension. **Map# 465D Parcel# 18**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** .91 acres from **B-3** to **I-1** to allow for increased use potential of existing structures, 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.
- The applicant wishes to respond to market conditions and rent warehouse space to a wider range of tenants.
- The properties are located in a commerce park, and land to the north is zoned I-1 for warehouse and distribution.
- Rezoning to I-1 was granted on June 15, 2021 to adjacent parcels 465D-12&13, to allow for metal parts assembly.
- Rezoning to I-1 was granted on August 2, 2022 to map/parcels 465D-14,15,16,17
- At the April 11, 2023 Planning Board meeting, Peter Higgins made a motion to approve, with the following conditions:
 1. The lot shall meet the requirements of the I-1 zoning district, activity shall be limited to light industrial
 2. A variance from buffer requirements shall be obtained.
 3. All owner/tenant uses must have a valid County Occupational Tax Certificate.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** .91 acres from **B-3** to **I-1** with the following conditions:
 1. The lot shall meet the requirements of the I-1 zoning district, activity shall be restricted to light industrial.
 2. A variance from buffer requirements shall be obtained.
 3. All owner/tenant uses must have a valid County Occupational Tax Certificate.
2. **Deny** the request to **rezone** .91 acres from **B-3** to **I-1**

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 2

FUNDING: N/A