

Staff Report

Subject: Conditional Use (Fifth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: July 19, 2022
Item Description: **Linda Sims** as Agent for **Eric Edwards** request a **conditional use** to allow for the repair and painting of aviation parts in **B-3** zoning. Located at 1204 Mill Pond Road, zoned **I-1**, proposed zoning **B-3**. **Map# 446 Parcel# 7C**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** to allow for the repair and painting of aviation parts in **B-3** zoning, with conditions.

Executive Summary/Background

- Conditional Uses in the B-3 zoning district are outlined Appendix C – Zoning Ordinance, Article V-Uses Permitted in districts, **Section 5.11.2**
- While aviation parts are not specifically described as a conditional use, automotive paint and body shops are listed, and mirror the intended activity and intensity of use as described by the applicant
- A conditional use is necessary for the business to operate in B-3 zoning district. The alternative is to maintain I-1 zoning, which will not work due to buffer requirements.
- At the June 13 Planning Board meeting, Peter Higgins made a motion to approve the request for a conditional use to allow for the repair and painting of aviation parts in B-3 zoning.
- The motion was seconded by Alan Zipperer, and carried unanimously.

Alternatives

1. **Approve** the request for a **conditional use** to allow for the repair and painting of aviation parts in **B-3**.
2. **Deny** the request for a **conditional use**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Conditional Use application 2. Aerial photograph 3. Deed