

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: October 4, 2022
Item Description: **Tad Segars** requests to **rezone** 1.28 acres from **I-1** to **AR-2** to allow for combination with an adjacent parcel. Located on Roebling Road. **Map# 377 Parcel# 2**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the **Tad Segars** requests to **rezone** 1.28 acres from **I-1** to **AR-2** to allow for combination with an adjacent parcel. Located on Roebling Road, 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 parcel was rezoned to I-1 in 2004, for the purpose of obtaining a business license to continue the storage and maintenance of heavy equipment for a land clearing business.
- The current applicant wishes to place a dwelling on the adjacent AR-2 parcel, and possibly combine the parcels for a future recreational development.
- At the September 19, 2022 Planning Board meeting, Ryan Thompson made a motion to **approve** the request to **rezone** 1.28 acres from **I-1** to **AR-2**, with the following condition:
 1. The lot shall meet the requirements of the AR-2 zoning district.
- The motion was seconded by Peter Higgins, and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 1.28 acres from **I-1** to **AR-2**, with the following condition:
 1. The lot shall meet the requirements of the AR-2 zoning district.
2. **Deny** the request to **rezone** 1.28 acres from **AR-1** to **AR-2**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment