

Staff Report

Subject: Rezoning (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Jonathan Yates** as Agent for **Donald A. & Lyn M. Wester** request to **rezone** 38.495 acres from **R-1** to **AR-1** to allow for a telecommunications tower. Located at 2800 Little McCall Road. **Map# 392 Parcel# 2A**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 38.495 acres from **R-1** to **AR-1** to allow for a telecommunications tower, 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.
- Pursuant to sections 5.1.2.11 (AR-1) and 14-133(3) Telecommunications Regulations, guyed or lattice towers are permitted in AR-1 as a conditional use, in accordance with the provisions of Article VII - Planning Board (sec. 7.1.6).
- The parcel was part of a 58.43-acre tract rezoned to R-1 in 2006 for The Cottages, a residential subdivision that has not been developed. The 38.495 acres was subdivided in 2019. A house has been constructed in the center of the property.
- The owners wish to enter into a lease agreement for a telecommunications tower. Therefore, they must rezone the parcel to AR-1.
- Due to wetlands coverage, the parcel is unlikely to be further subdivided, and is not suitable for additional development.
- At the March 21 Planning Board meeting, Brad Smith made a motion to approve the request to **rezone** 38.495 acres from **R-1** to **AR-1**, with the following conditions:
 1. The lot shall meet the requirements of the AR-1 zoning district.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. **Approve** request to **rezone** 38.495 acres from **R-1** to **AR-1**, with the following conditions:
 1. The lot shall meet the requirements of the AR-1 zoning district.
2. **Deny** the request to **rezone** 38.495 acres from **R-1** to **AR-1**.

Recommended Alternative: 1

Department Review: Development Services
Attachments: 1. Rezoning application
2. Ownership certificate

Other Alternatives: 2

FUNDING: N/A
3. Deed
4. Aerial photograph