

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: December 5, 2023
Item Description: **Allen & Carrie Newkirk** requests to **rezone** 9.07 acres from **R-1** to **B-3** to allow for outdoor, screened storage. Located at 399 Hodgeville Road. **[Map# 415 Parcel# 20]**

Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request to **rezone** 9.07 acres from **R-1** to **B-3** to allow for outdoor, screened storage.

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 is proposing screened storage which is a permitted use within **B-3 Highway Commercial District**.
- The proposed development has approximately 136' of road frontage on Hodgeville Road.
- The applicant would like to develop this in 3 phases, with each phase consisting of approximately 3 acres each.
- A 6' chain link fence will be installed on the interior of the 30' vegetative buffer, and the applicant has state that an automated security gate will be used for access.
- Site lighting will be places within the buffer limits and directed away from neighboring properties.
- Per the Technical Review Committee Meeting on September 18, 2023, the entrance driveway for the development must be a built to County Standards for a commercial driveway.
- At the November 14, 2023 Planning Board meeting Mr. Ryan Thompson made a motion for approval with the following conditions:
 1. A 40' vegetative buffer along 455 Hodgeville Road (415-17) shall be maintained.
 2. This B-3 rezoning shall be limited to screened, outdoor storage only. No other uses in the B-3 zoning shall be allowed.
- Mr. Alan Zipperer second the motion, it carried unanimously.

Alternatives

1. Approve the request to **rezone** 9.07 acres from **R-1** to **B-3**, to allow for outdoor screened storage with the following conditions:

1. The entrance driveway must be built to County Standards for a Commercial Driveway.
2. A 40' vegetative buffer along 455 Hodgeville Road (415-17) shall be maintained.
3. This B-3 rezoning shall be limited to screened, outdoor storage only. No other uses in the B-3 zoning shall be allowed.

2. Deny the request for to **rezone** 9.07 acres from **R-1** to **B-3**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
2. Ownership certificate/authorization

3. Plat
4. Aerial photograph
5. Deed