

## Staff Report

**Subject:** Rezoning (First District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 18, 2023  
**Item Description:** **Braly Investment Properties** as Agent for **HT Savannah Properties, LLC** requests to **rezone** 6.08 acres from **R-1** to **B-3**, to allow for business development. Located at 817 East US Highway 80. **[Map# 302 Parcel# 102]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 6.08 acres from **R-1** to **B-3**, to allow for business development, 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 proposes to develop the property to accommodate an office, and fleet parking of 6-7 vehicles for a sanitation business. A 3-4 bay maintenance shop is proposed for development in the future.
- The site will not host retail operations, the future proposed shop will not service vehicles commercially.
- Property access will be restricted to US Highway 80, there will be no access via Dogwood Way.
- B-3 rezoning for a similar project was approved on April 18, 2023 for Map/Parcel# 302-105.
- At the 6/13/2023 Planning Board meeting, Alan Zipperer made a motion to approve, with the following conditions:
  - Access via Dogwood Way is prohibited.
- The motion was seconded by Brad Smith and carried unanimously.

### Alternatives

**1. Approve** the request to **rezone** 6.08 acres from **R-1** to **B-3** with the following conditions:

1. Access via Dogwood Way is prohibited.

**2. Deny** the request to **rezone** 6.08 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	3. Plat	5. Deed
2. Ownership certificate/authorization	4. Aerial photograph	