

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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. Zoning Map Amendment