

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Holly Winkler** requests a **rural business**. Located at 590 Old Tusculum Road. **[Map# 366 Parcels# 10 & 11]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **conditional use** for a **rural business**.

Executive Summary/Background

- The request for Rural Business Conditional Use is a requirement of Appendix C – Zoning Ordinance, Article III-General Provisions, **Section 3.15B - Rural Business**. The Rural Business Conditional use requirements include consideration of:
 - Intent – the proposed business will be an existing wrecker company.
 - Structure – the home currently serves as private office space
 - Square footage – The area devoted to the business is less than 1,000 square feet.
 - Public Road Frontage – the property has frontage on Old Tusculum Road
 - Acreage (3 minimum) – the property is 1 acre. The applicant is requesting to include to that acreage, an adjacent, vacant, same owner parcel (366-11), which effectively buffers the rural business parcel. Similar considerations have been granted to past rural business applications.
- The applicant wishes to use the property for fleet parking of the businesses 4 “wreckers”. The vehicles will be stored behind the dwelling and will not be visible from the road of surrounding dwellings.
- The applicant’s business is established on the property. The request for a conditional use will bring the business in to compliance, there have been no code enforcements or complaints.
- At the 6/13/2023 Planning Board meeting, Alan Zipperer made a motion to approve, with the added condition:
 - the proposed rural business shall be void if map-parcel, 366-11 changes ownership.
- The motion was seconded by Peter Higgins and carried unanimously.

Alternatives

1. **Approve** the request for a **rural business**, with the following conditions:
 - 1.the proposed rural business shall be void if map-parcel, 366-11 changes ownership.
2. **Deny** the request for a **rural business**.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment