

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** July 18, 2023  
**Item Description:** **McBride Properties** requests to **rezone** 5 acres from **R-1** to **B-3** for **business development**. Located on Mill Pond Road. **[Map# 446 Parcel# 7E]**

### Summary Recommendation

Staff has reviewed the application, and recommends **approval** to **rezone** 5 acres from **R-1** to **B-3** 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, 5,000 square foot storage building, and fleet parking for an electrician business.
- The property will access Ebenezer Road.
- There will be no retail operations on site.
- At the June 13, 2023 Planning Board meeting, Peter Higgins made a motion for approval.
- The motion was seconded by Alan Zipperer and carried unanimously.

### Alternatives

1. **Approve** the request to **rezone** 5 acres from **R-1** to **B-3** with the following conditions:
  - 1.The property shall not have access via Mill Pond Road.
2. **Deny** the request to **rezone** 5 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