



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: **Re-zoning Request – 1149 Hammocks Beach Road**

Board Meeting Date: **January 14, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO – Town Planner**

Overview: Shannon Weaver, PE, on behalf of property owners David and Linda Camp has submitted a rezoning request for 1149 Hammocks Beach Road from RA (Rural/Agricultural) to B-1 (Business). The property is further identified as tax parcel ID 1319-66 and the total acreage requested for rezoning is +/-0.77 acres.

As explained in the application package, Shannon Weaver is under contract to buy the property contingent on if the re-zoning is granted. She plans to use the existing home on the property and turn it into office space for her engineering firm. With its current zoning, this use is not permitted. Additionally, the CAMA Future Land Use Plan labels this property as Low Density/Suburban Neighborhood (LDSN) which typically is used for residential neighborhoods, but it also mentions small scale non-residential may occur at key intersections or significant public resources. Given the properties proximity to Walmart (a significant public resource), this request appears to be consistent with the future land use plan. Also, the suitability analysis found in the CAMA Land Use Plan labels this property as “most” under urban suitability. It is important to note that while it is not in the current plan to develop the property, if re-zoned to B-1, any uses permitted in the B-1 Zoning District would be applicable at any point in the future. This rezoning was recommended for approval by the Planning Board at their December 3rd regular meeting as consistent with the CAMA Future Land Use Plan.

Background Attachment(s):

1. Application
2. Ordinance 2025-O1
3. Comprehensive Plan Consistency Statement

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2025-O1 to rezone 1149 Hammocks Beach Road from RA (Rural/Agricultural) to B-1 (Business).

Action: _____

