



PLANNING AND ZONING COMMISSION
April 11, 2024
STAFF REPORT

CASE NUMBER	ZONING/REGULATIONS ANALYSIS																
RE-2024-0031	The proposed lots meet the zoning requirements. Lot 3 will be accessed off of Norris lane and survey will show the ingress and egress easement that is used to access the property.																
PROJECT NAME	<table border="1"> <thead> <tr> <th data-bbox="737 655 894 688"><i>DIRECTION</i></th> <th data-bbox="894 655 1219 688"><i>ADJACENT LAND USE</i></th> <th data-bbox="1219 655 1416 688"><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="737 697 894 722">N</td> <td data-bbox="894 697 1219 722"></td> <td data-bbox="1219 697 1416 722">R-3</td> </tr> <tr> <td data-bbox="737 730 894 756">E</td> <td data-bbox="894 730 1219 756"></td> <td data-bbox="1219 730 1416 756">R-3</td> </tr> <tr> <td data-bbox="737 764 894 789">S</td> <td data-bbox="894 764 1219 789"></td> <td data-bbox="1219 764 1416 789">County</td> </tr> <tr> <td data-bbox="737 798 894 823">W</td> <td data-bbox="894 798 1219 823"></td> <td data-bbox="1219 798 1416 823">R-3 & County</td> </tr> </tbody> </table>		<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	N		R-3	E		R-3	S		County	W		R-3 & County
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N		R-3															
E		R-3															
S		County															
W		R-3 & County															
Brown's Addition to Norris Lane																	
SITE DATA																	
8.91 acres																	
REQUEST																	
Resurvey																	
ZONING/DISTRICT																	
R-3 – Single Family Residential																	
COMP PLAN FLUM																	
Parcel ID																	
23 3 5 15 0 001 021.000 & 23 5 15 0 001 021.001																	
LOCATION																	
83 Norris Ln, 1104 Kent Dairy Rd																	
SURVEYOR																	
Clinkscales Land Surveying, LLC																	
OWNER/DEVELOPER																	
Samuel W & Debra Brown																	
DESCRIPTION OF USE																	
Resurvey 2 parcels into 3 parcels (2 lots into 3 lots)																	
	NEXT STEPS IF RECOMMENDED																
	Permit for new house.																