



REQUEST TO REZONE 3984 BARCLAY ROAD

Mayor: *Open Public Hearing*
Staff Report
Comments from Citizens
Close Public Hearing

Options to Proceed:

- 1) Motion to rezone 3984 Barclay Road from B1 to B2*
- 2) Motion to table for further consideration
- 3) No motion needed to stay B1*

**If motioning for option 1 or 3 there needs to be a statement of consistency. The motion should include something to the effect of: "the rezoning is consistent with the surrounding area and goals for commercial growth in the town." It can be a separate motion or incorporated into the primary motion.*

Planning Board and Staff recommend Option 1

SUMMARY

Mr. Gary Shuford recently acquired the parcel at 3984 Barclay Road (parcel 42753). He also owns parcel 41812 (the 7.12-acre parcel that partially surrounds this one). He is requesting rezoning from B1 to B2. His plans are to build a structure for a small office with storage.

The surrounding parcels are zoned B1. With our recent UDO changes, B2 will allow more uses and would be consistent with this area that is further from our downtown core. The building standards for B1 are tailored more specifically for our downtown. Rezoning B2 would allow Mr. Shuford a little more flexibility with build-to lines, parking areas, and setbacks. As is required with all new construction, he will be required to construct a sidewalk across the front of the property.

The area is shown on our future land use map as open space/farmland. We do have funds budgeted to undergo an update to this map later this year.

MATERIALS PROVIDED

- **Rezoning Application**
- **Zoning/Aerial Maps**
- **Future Land Use Map**