



AGENDA ITEM COVERSHEET

PREPARED BY: Jeremy Hardison, Planning Director **DEPARTMENT:** Planning & Development

MEETING: Planning & Zoning Commission – June 8, 2023

SUBJECT: **Map Amendment to** rezone 601 Augusta Ave from Conservation (C) to Residential (R-1) zoning district.
Applicant: Parris Stratton

BACKGROUND:

The owner of 601 Augusta Ave is requesting a rezoning of the property from Conservation (C) to the Residential (R-1) zoning district. The property was voluntarily annexed in December 2022. The size of the property according to the attached survey is 20,661 sq. ft. The legal description is LOT 1 PT LTS 2/4/5 BLK 152. This tract of land is the only private property that is zoned Conservation. All other property is owned by the state or federal government. In 2000 there was a town wide rezoning that designated all areas outside the town limit line as Conservation. The Conservation district is a zoning designation that allows for single-family residential development in an environmentally compatible setting that is appropriately designed and located.

SURROUNDING LAND USES

The property is currently vacant.

The adjacent zoning district to the north and east is R-1 that is across the street from Augusta Ave and 6th St. The property to the north adjacent to Carolina Sands is R-1B.

ZONING CLASSIFICATIONS

The applicant is requesting the property to be rezoned to R-1, but for the zoning analysis staff included all adjacent zoning districts. As prescribed below the Conservation, R-1B, and R-1 districts all allow for single-family homes. The R-1 also allows for two-family dwellings. Currently with the Conservation zoning one unit can be developed on the property. If the property is rezoned from Conservation to R-1 or R-1B the property would have to meet the minimum lot size of 5,000 sq. f.t and minimum lot width of 50'. These lots could be developed single-family only in R-1B and either single-family or two-family dwellings in R-1.

Sec. 40-70. - Zoning districts described.

R-1, Residential District (Single- and Two-Family Dwellings).

Purpose. The R-1 district is established to provide for moderate to high-density single-family and two-family residential use.

Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.

R-1B, Residential District (Single-Family Dwellings).

Purpose. The R-1B district is established to provide for moderate density, single-family residential use.

Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.

C, Natural Resources Conservation District.

Purpose. This district is established to preserve the economic, aesthetic, and unique and irreplaceable natural resource assets of the land, vegetation, surface waters, and underground waters of this district, while also providing for an environmentally compatible setting for appropriately designed and located single-family residential development. In doing so, the public health and safety and welfare shall be preserved.

Density.

For one single-family home: 80,000 square feet minimum lot size.

Sec. 40-72. - Table of permissible uses.

P = Permitted.

USES OF LAND	R-1	R-1B	C
Residential Uses			
Two-family dwellings	P		
Single-family detached	P	P	P
Planned unit development, residential 4 units or less	P		

Sec. 40-74. - Dimensional standards for lots and principal structures.

Zoning District	Primary Permitted Uses	Min. Lot Size	Min. Lot Width ⁶	Min. Front Yard	Min. Rear Yard	Min. Side Yards* (Corner Lot—Min. 12.5 ft.) ⁴	Residential Max. Density	Max. Height	Max. Lot Coverage
R-1	Single-Family Two-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	15 units/acre	50 ft. ¹	40%
R-1B	Single-Family	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. ¹	40%
C	Conservation District Single-Family	80,000 sq. ft.	200 ft.	30 ft.	20 ft.	20 ft.	0.5 units/acre	50 ft. ¹	15%

If the property is rezoned then all of the uses and requirements would apply to the area.

LAND USE PLAN ANALYSIS

The future land use and classification map in the 2020 Land Use Plan (LUP) has the area Classified medium density residential with primarily single family detached residence with two-family homes and townhomes allowed occasionally if contextually compatible.

ACTION REQUESTED:

Staff recommends this parcel to be rezoned that would be consistent with the 2020 Land Use Plan.

MOTION:

Approval - whereas in accordance with the provisions of the NCGS, the Commission does hereby find and determine that the adoption of the rezoning of 601 Augusta Ave from Conservation to R-1 is consistent with the goals and objectives of the adopted Land Use Plan and other long-range plans.

Denial - based on inconsistencies with the goals and objectives of the adopted Land Use Plan and/or other long-range planning documents and the potential impacts on the surrounding areas.

Attachments:

1. Rezoning application
2. LUP Land Classification Map
3. Rezoning map

4. Rezoning Ord.