

**LAKE LURE TOWN COUNCIL  
REQUEST FOR BOARD ACTION**

**Meeting Date:** April 13, 2021

**SUBJECT:** RZ\_2021001, Rezoning Request from CG Zoning District to R-1 Residential

**AGENDA INFORMATION:**

**Agenda Location:** Public Hearing  
**Item Number:** A  
**Department:** Community Development  
**Contact:** Mitchell Anderson, Community Development Director  
**Presenter:** Mitchell Anderson, Community Development Director

**BRIEF SUMMARY:**

A request to rezone a 0.05 acre parcel from CG Commercial General to R-1 Residential District. The parcel is located at 0 Memorial Hwy, owned by David and Marcia Baker, and is identified with Tax PIN 219390.

Decisions on zoning map amendments are based on the potential impacts of all permitted and conditional uses within the proposed zoning district. The intended use of the parcel by the applicant should not be considered in the rezoning determination.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

**Option 1:**

***I move Town Council deny the rezoning request RZ\_2021001 as recommended. I further move that Council adopt the Zoning and Planning Board's Statement of Reasonableness and Comprehensive Plan Consistency as presented.***

**Option 2:**

***I move Town Council adopt Ordinance No. 21-04-13. I further move that Council finds this amendment consistent with the adopted Policy LU-1-1.2 and Figure 8, the Future Land Use Map, as included and also adopted in the Town of Lake Lure 2007-2027 Comprehensive Plan.***

Town Council must provide written comment on whether the proposed action is or is not consistent with the 2007 -2027 Comprehensive Plan and Future Land Use map is required.

Further, a statement of reasonableness needs to be provided when approving or denying this rezoning request. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment

**FUNDING SOURCE:** n/a

**ATTACHMENTS:**

A: Application RZ\_2021001

B: Staff Presentation and Documentation

C: Zoning and Planning Board Recommendation

D: Ord. No. 21-04-13- Amending Zoning Map

**STAFF'S COMMENTS AND RECOMMENDATIONS:**

Town Council must wait a minimum of 24 hours to vote on a decision to allow adequate time for written public comment.

This matter came before the Lake Lure Planning and Zoning Board on March 16, 2021 on the application of David and Marcia Baker.

The Lake Lure Planning and Zoning Board has provided a Statement of Reasonableness and Comprehensive Plan Consistency enclosed as Attachment C.

.