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STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-06) – Cumbie

DATE: October 20, 2026

Background: The applicant, Dana Cumbie, has applied for a Zoning Map Amendment (ZA-26-06) for a parcel (TMS # 143-05-00-015). The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-2)** to **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the **Single-Family Residential (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended as:

> *"…accommodate single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto."*

	Adjacent Zoning	Adjacent Land Use
North	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-2	Undeveloped
East	C-1	Vacant Commercial Structure
	C-2	Undeveloped
West	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling

Existing Site Conditions: The subject parcel comprise of approximately 2.032 acres (~88,513 square feet), which appears to be undeveloped. The subject parcel fronts two (2) streets. The parcel has approximately 88-feet of road frontage along George Street, and an additional 175-feet of frontage along Rembert C Dennis Boulevard.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town's Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

> *"accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics"*

Staff is generally in support of increasing commercially zoned land along a portion of a corridor that predominately contains high and low intensity commercial parcels. The subject parcel is immediately adjacent to multiple parcels holding a commercial zoning designation. The subject parcel's proximity to at least three (3) commercial proprieties and the ongoing commercial creep along the identified portion of the Rembert C Dennis corridor may lend credence to the applicant's request.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town's Zoning Ordinance, by-right use types include professional offices (i.e. Doctor, Attorney, Real Estate, etc.), Hotels, Veterinary Services, fuel dealers, and restaurants without drive-throughs. If the requested zoning district is approved, any use listed within the Town's Zoning Ordinance for the **C-1** zoning designation will be permissible by-right on the subject parcel, with no additional board or commission review.

Density: The subject parcel consists of approximately 2.032 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Currently, Staff understands the subject-parcels to be undeveloped.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **Office & Institutional (C-1)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Per the National Wetlands Inventory map, much of the subject parcels are within delineated wetlands. If the zoning has been amended to **Office & Institutional (C-1)**, Staff will ensure all environmental concerns are addressed by the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcel as "Town Character Residential". The Plan calls for this land-use to be designated for:

> *"Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted*

to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments."

The requested zoning district does not appear to be congruent with this designation of the Future Land Use Map as the **Office & Institutional (C-1)** zoning district would permit a large variety of commercial use types by-right which the "Town Character Residential" designation does not promote as seen in the definition above.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contagious to existing commercial. In this case, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the **Office & Institutional (C-1)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, as the "Town Character Residential" designation exclusively promotes residential use types. On the contrary, the existing commercial nature of parcels fronting Rembert C Dennis Boulevard within the identified portion of the corridor supports the request. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided, Staff recommends the Planning Commission consider the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel.

Planning Commission Recommendation: The Planning Commission heard the request at their August 25th meeting. The Commission heavily discussed the potential use types in **Office & Institutional (C-1)**, specifically those not exempted at the request of the applicant. The Planning Commission voted to recommend approval for the request.

Attachments: *SIGNED - Application (Cumbie)(20260727)*
Location Maps (Aerial, Zoning, Future Land Use Map)
Plat (20190521)