



# Planning Board Meeting Agenda Item Submittal

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Item To Be Considered: **Re-zoning Request 1476 W. Corbett Avenue**

Board Meeting Date: **May 6, 2025**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

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**Overview:** JOED, on behalf of property owner John Howell, has submitted a rezoning request for 1476 W. Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) in the front of the property to MI (Light Industrial) in the rear of the property. The property is further identified as tax parcel ID 1312-114 and the total acreage requested for rezoning is +/- 30.880 acres.

JOED is in the planning stages with the property owner and town for the development of a light industrial park and currently the land is not zoned for this use. It is important to note that the parcels will eventually be subdivided to reflect these different zoning designations. This request appears to consistent with the CAMA Land Use Plan. The Future Land Use Map designates this property as Employment/Light Industrial (ELI) which is consistent with the rezoning request for MI (Light Industrial).

## **Background Attachment(s):**

1. Application
2. Zoning Map
3. CAMA Future Land Use Map
4. Survey
5. Comprehensive Plan Consistency Statement

**Recommended Action:** Motion to recommend approval or denial of rezoning 1476 W Corbett Ave from RA (Rural/Agricultural) to B-1 (Business) and MI (Light Industrial) with the Comprehensive Plan Consistency Statement to the Board of Commissioners.

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**Action:** \_\_\_\_\_

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