



Board of Commissioners Meeting Agenda Item Submittal

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

Board Meeting Date: **June 10, 2025**

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

Overview: JOED, on behalf of property owner John Howell, has submitted a rezoning request for 1476 W. Corbett Avenue from RA (Rural/Agricultural) to B-1 (Highway 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 be 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). The Planning Board did recommend this request for approval to the board at their regular May 6th meeting.

Background Attachment(s):

1. Application
2. Zoning Map
3. CAMA Future Land Use Map
4. Survey
5. Comprehensive Plan Consistency Statement
6. Ordinance 2025-O6

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny Ordinance 2025-O6 to rezone 1476 W. Corbett Avenue from RA (Rural/Agricultural) to B-1 (Highway Business) along the front of the parcel and MI (Light Industrial) along the back of the parcel.

Action: _____
