



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **Zoning Map Amendment to Rezone four parcels from R-10SF to RA**

Board Meeting Date: **December 5, 2023**

Prepared By: **Andrea Correll, AICP- Planner**

Overview: Members of the Corbett family wish to down zone their property from R-10SF to RA (Agriculture) to continue the family farm (harvesting pecan trees) which has been the use since the 1930s.

- PAR ID 004954 (158 Dr. Corbett Road) +/- 9.05
- PAR ID 048674 (218 Kathleen Place) +/- 1.04 acres
- PAR ID 048675 (218 Kathleen Place) +/- 1.29 acres
- PAR ID 014636 (137 Dr. Corbett Road) +/- 0.58 acres

The proposed downzoning would designate the +/- 11.96 acres of combined properties as Residential/Agriculture. This zoning classification is the same as properties to the west.

NC General Statute 160D-601(d). Procedure for adopting, amending, or repealing regulations

(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that down-zones property shall be initiated nor is it enforceable without the written consent of all property owners whose property is the subject of the down-zoning amendment, unless the down-zoning amendment is initiated by the local government. For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways: (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage. (2) By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 12, 50(a), 51(a), (b), (d).)

Section 152.170 Establishment of Zoning Districts and the Purpose Thereof

(B) RA - Residential/Agricultural. The purpose of this district shall be to set aside and protect those lands which are primarily suited for agriculture, agricultural-related uses of woodlands.

(F) R10SF-Residential. The purpose of this district shall be that only single-family residential structures shall be permitted in the district.

Background Attachment(s):

1. Application
2. Location Map
3. Plat of the properties
4. Expanded Analysis
5. Consistency Statement
6. Draft Ordinance

Recommended Action: Consider a motion to recommend or deny rezoning of the parcels listed above from R-10SF (Single Family Residential) to RA (Residential/Agricultural) to the Board of Commissioners.

Action: _____

