



Board of Commissioners Meeting Agenda Item Submittal

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

Board Meeting Date: **February 13, 2024**

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

Overview: Members of the Corbett family wish to down zone their properties from R-10SF to RA (Agriculture) to continue the family farm which has been on the site since the 1930s. The purpose for the downzoning is to designate the +/- 11.96 acres as agricultural. This zoning classification is the same as properties to the west.

The four parcels are further identified as, PAR ID 004954 (158 Dr. Corbett Road) +/- 9.05 acres, 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

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

Recommended Action:

1. Hold a public hearing;
2. Motion to approve Ordinance 2024-01 to rezone the four identified parcels from R-10SF to RA.

Action: _____
