

<b>Request for Property Rezoning</b>	
<b>Property Owner:</b>	Alejandro Robles Fuerte & Monica Ponce
<b>Zoning Request:</b>	HC-CZ to RR

<b>Site Information</b>	
<b>Address:</b>	Surrett Dr
<b>PIN#:</b>	770823924
<b>Lot Size:</b>	0.67 acres
<b>DB/DP:</b>	2872/255
<b>Utilities:</b>	Davidson Water – Private Septic Tank System
<b>Future Land Use:</b>	Primary Growth Area

<b>Transportation</b>
Meadowbrook Drive is maintained by NCDOT and has direct access to NC Hwy 62.

<b>Surrounding Land Use</b>	
<b>North</b>	RR
<b>South</b>	RR
<b>East</b>	RR
<b>West</b>	RR

**PRIMARY GROWTH AREA:**

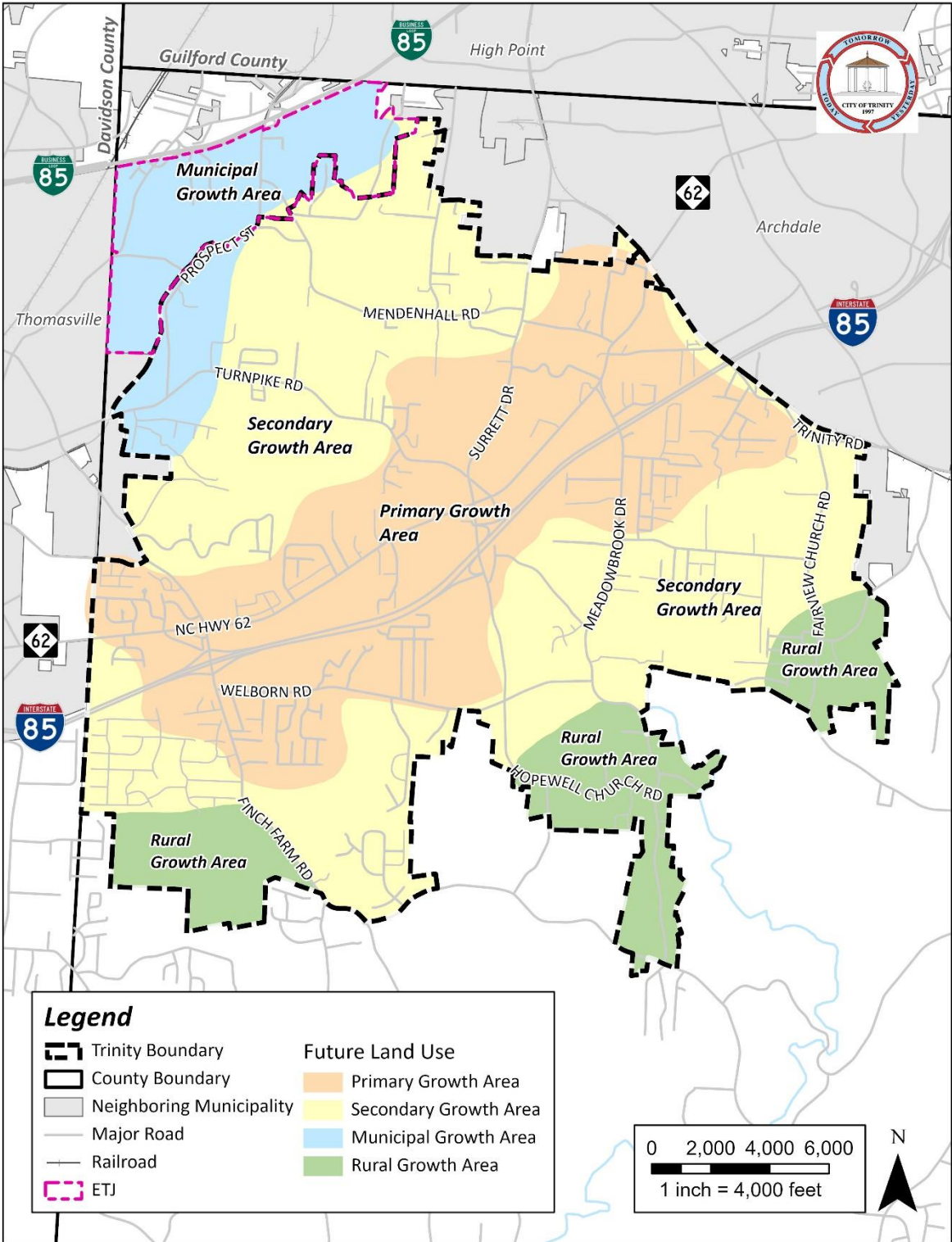
The primary growth area is located along the I-85 and NC Highway 62 corridors. This area is generally aligned with the City’s phased sewer expansion plan to direct the majority of public service demand to a manageable area. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the foreseeable future. The Primary Growth Area is predominately mixed use that will include residential and commercial uses. Development adjacent to existing neighborhoods should be designed and scaled to serve those neighborhoods and establish walkable connections with them. Development surrounding the intersections is intended to be of a higher density serving the region as well as the City.

**PRIMARY GROWTH AREA CHARACTERISTICS:**

- Close to I-85 and NC Highway 62.
- Likely to have access to sewer in the foreseeable future.
- Predominately mixed use including residential, office, and commercial.
- Highest density residential development.







**Staff Analysis and Recommendation**

The staff has reviewed the request and finds that this request:

- meets the requirements of the Comprehensive Land Use Plan;
- is consistent, reasonable, and in the public interest; and
- the Planning Board should recommend **approval** to the City Council.

History of the Property:

- The Planning Board heard a request last year to rezone this property to HC and recommended to the Council that it be denied.
- The City Council heard that request at Public Hearing in August 2024 and approved the request for rezoning.
- Property owners' plans have changed, and they no longer want to operate a business from this location. Their plan now is to build a site-built home and use the property for residential purposes only.

**Planning Board Recommendation**

The Planning Board has reviewed the request and finds that this request:

- meets the requirements of the Comprehensive Land Use Plan;
- is consistent, reasonable, and in the public interest; and
- recommends **approval** to the City Council.