

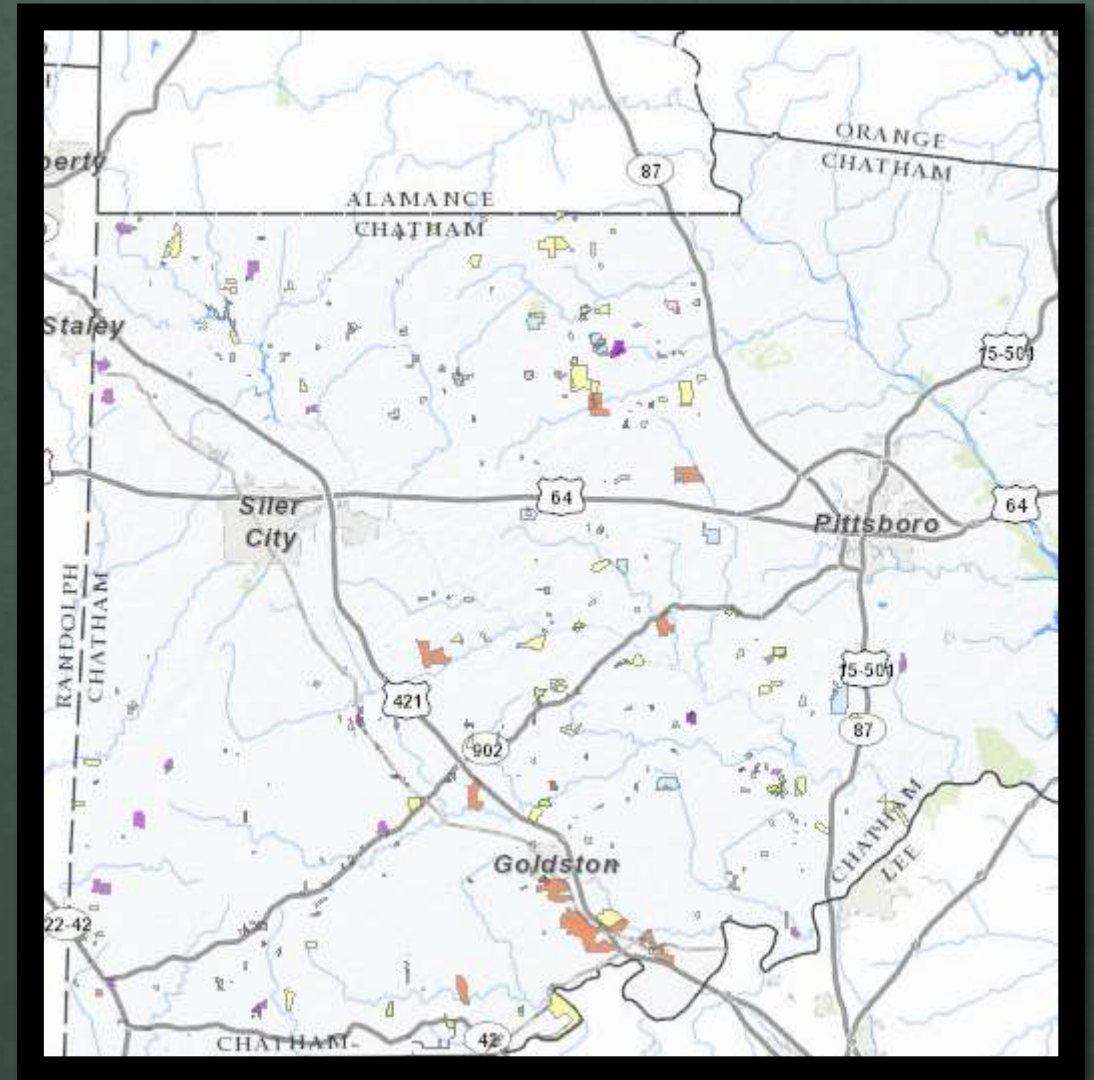
2019 Business Rezoning's

August 19th 2019



BACKGROUND:

- In August of 2016, County Commissioners extended zoning to 388 square miles of the county.
- The initial zoning was for R1 and R5.
- Planning Staff contacted the businesses in those R1 and R5 classifications offering rezoning.
- In early 2018 the Commissioners approved 49 rezoning's and then an additional 12 in late 2018.
- This group of 13 properties is the third and final effort on behalf of the county to offer rezoning to non-conforming businesses.



- **Parcel 65032**
- **1660 Ed Clapp Rd. Siler City NC, 27344**
- The current zoning classification of this property is R5, and the use is a diesel repair and body shop.
- The proposed rezoning is for Heavy Industrial.
- According to the owner there is no immediate plan to change the business.
- The entire 1 acre parcel is included in the proposed rezoning



- Parcel 3416
- 750 Jerry Frye Rd. Bennett, NC 27208
- The property is currently zoned R1 and is used as a Flower Shop.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there is no immediate plan to change the business or the use of the property.
- 1 acre out of 7.3 is included in the proposed rezoning.



Parcel 8378

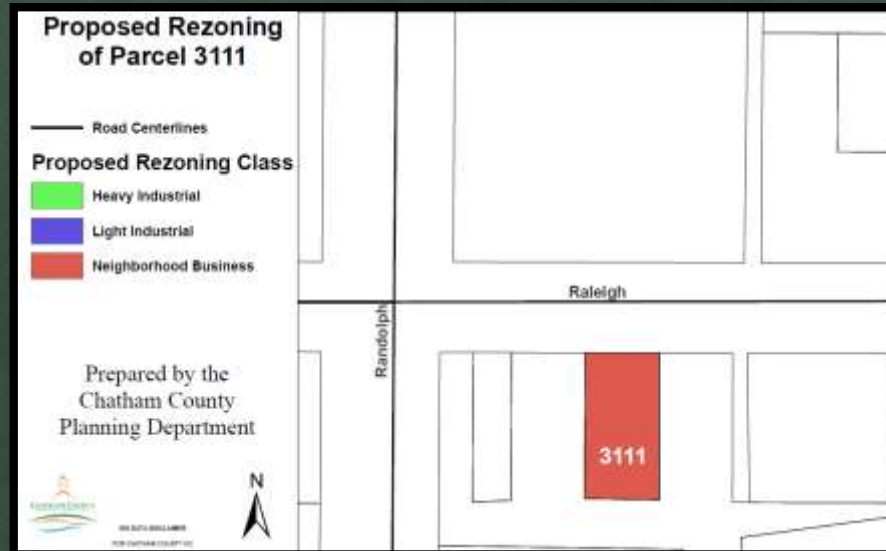
- 15 Oren Gaines Rd. Goldston, NC 27252. located on the corner of Oren Gaines Rd. and Bonlee Carbonton Rd.
- The current zoning classification is R1 and the property is used as an old country store. The proposed rezoning is for Neighborhood Business.
- There are no immediate plans to open the store or expand/change the business.
- 1 acre out of 15.6 is included in the proposed rezoning.



- **Parcel 14836**
- **180 Rufus Brewer Rd. Siler City, NC 27344**
- The current zoning classification of this property is R1, and it is used as a carpet business for both sales and installation.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there are no immediate plans to change the business.
- 1 acre out of 28.44 is included in the proposed rezoning.



- Parcel 3111
- 55 W. Raleigh St. Bennett, NC 27208
- The current zoning classification of this property is R1 and it used to be a mechanics garage.
- The proposed rezoning is for Neighborhood Business
- According to the owner there are no immediate plans to change the business, and it appears to not be in use.
- The entire .10 acre parcel is proposed to be rezoned.



- Parcel 3242
- 3814 Chatham St. Bennett, NC 27208
- The current zoning classification for this property is R1, and is a vacant lot.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there is no immediate plan to change the business.
- The entire .12 acre parcel is included in the rezoning.



- **Parcel 3243**
- **3828 Chatham St. Bennett, NC 27208**
- The current zoning classification for this property is R1, and is used as a flower shop.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there is no immediate plan to change the business.
- The entire .37 acre parcel is included in the rezoning.



- Parcel 3238
- 3895 Chatham St. Bennett, NC 27208
- The current zoning classification for this property is R1, and it is a mechanics garage.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there is no immediate plan to change the business.
- The entire .85 acre parcel is included in the rezoning.



- **Parcel 4794**
- **82 Bonlee-Bennett Rd.**
Siler City, NC 27344
- The current zoning classification for this property is R1, and is used as a restaurant with a one bedroom apartment above it.
- The proposed rezoning is for Neighborhood Business.
- According to the owner there is a plan to expand the business in the future.
- The entire 1.44 acre parcel is included in the rezoning.

