

..TITLE

Request by the Board of Commissioners to hold a legislative public hearing on January 21, 2020 to consider county-initiated rezoning of thirty three (33) parcels in Gulf Township from R5- Residential to R1- Residential.

..ABSTRACT

Action Requested:

Request by the Board of Commissioners to hold a legislative public hearing on January 21, 2020 to consider county-initiated rezoning of thirty three (33) parcels in Gulf Township from R5- Residential to R1- Residential.

Introduction & Background:

After nearly two years of discussion and study, on August 15th, 2016, the Chatham County Board of Commissioners voted to zone the formerly unzoned portions of the county to R-1 and R-5 residential. R-1 Residential is the most common zoning classification throughout the county and is primarily intended for low to moderate density residential development within residential and agricultural areas. R-5 Residential distinctions are reserved for areas along the county's rivers and streams primarily for very low density development which is compatible with protecting the water quality of the county's rivers and streams. The R-5 Residential zoning distinction requires a minimum lot area of five acres. Upon further inspection of the County Zoning Map last amended on September 16th 2019, it appears there is a small section of the map that is zoned R-5, when it is staff opinion should be R-1.

Discussion & Analysis:

Planning staff have received some questions regarding a parcel in the Gulf Township that is zoned R-5. The owner of the parcel wishes to subdivide the property, which consists of 3.41 acres. Because the property is zoned R-5, subdividing into a smaller parcel would not meet the standard of the five acre minimum lot size. This type of issue is common in areas of the county zoned R-5 or R-2, and typically there would be no way around this regulation. However, based on further inspection of the zoning map, watershed maps, USGS Topography, and NCRS Soil Maps, it appears that the R-5 zoning designation may have been an oversight occurring during the 2016 mass zoning of the unzoned areas of the county.

There are thirty three (33) parcels in the affected area, with many being split zoned between R-1 and R-5 Residential Zoning. Rezoning the parcels to R-1 will remove the current split zoning. It is the request of planning staff that all the affected parcels be rezoned to R-1 Residential. For reference of the parcels involved, please look at the map labeled attachment one.

How does this relate to the Comprehensive Plan:

Goal 3: Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers.

Goal 1: Preserve the rural character and lifestyle of Chatham County.

Recommendation:

Hold the hearing and forward the matter to the Planning Board.