

City of Mount Airy

May 20, 2021 Board of Commissioners Meeting

Staff Report



May 10, 2021

To: Mayor Pro Tem Niland & Board of Commissioners
From: Ben Barcroft - City Planner
Subject: **2021-REZ-04** (B-4 to R-6)

A. ACTIONS REQUESTED BY PLANNING BOARD

1. Motion to adopt a statement approving the proposed zoning amendment and describing its consistency with the plan; or
2. Motion to adopt a statement approving the proposed zoning amendment and declaring that it also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. Motion to adopt a statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.

With each of these alternatives, the statement is also to include an explanation of why the governing board deems the action reasonable and in the public interest.

B. REQUIRED VOTES TO PASS ACTIONS

A majority vote is required to pass the requested actions.

C. BACKGROUND

Applicant: City of Mount Airy Planning & Development Staff
300 S. Main Street
Mount Airy, NC 270

Property Owner(s): **SURRATT CATHY SUE & SURRATT CARLOS FRANKLIN**
768 E BLUEMONT RD
MOUNT AIRY NC 27030

TILLEY DAVID CLAYTON
214 CRESTVIEW ST
MOUNT AIRY NC 27030

GORDON HOWARD JUNIOR (STAMIE)
PO BOX 24
COCOA FL 3292

HOLLINGSWORTH MARY B HEIRS
C/O DAWNELLE DOUGHTIE
1509 WOOLDRIDGE DR
AUSTIN TX 78703

ISS OF VA LLC
ATTN PATTI BRATTON
600 LYNNHAVEN PKWY STE 203
VIRGINIA BCH VA 23452

QUESINBERRY ROSSIE RAY HEIRS
C/O KAREN DOLLYHIGH
150 GARDNER ST
MOUNT AIRY NC 27030

BEASLEY BERTIE HEIRS
C/O ERIC BEASLEY
116 HILLSHIRE CT
FUGUAY-VARINA NC 27526

Physical Address(s): 758, 760 & 768 E. Bluemont Road and 214 & 215 Crestview Street

Property PIN(s): 5020-14-33-3438, 5020-14-33-4288, 5020-14-33-6220, 5020-14-33-6199, 5020-14-33-2384, 5020-14-33-3489, 5020-14-33-3655, 5020-14-33-2554, 5020-14-33-3742, 5020-14-33-3814, 5020-14-33-5700 & 5020-14-33-4970

Zoning Area: 5.3 Acres

Current Uses: Single-Family Dwellings & Vacant Lots

Current Zoning District: B-4 (*Highway Business*)

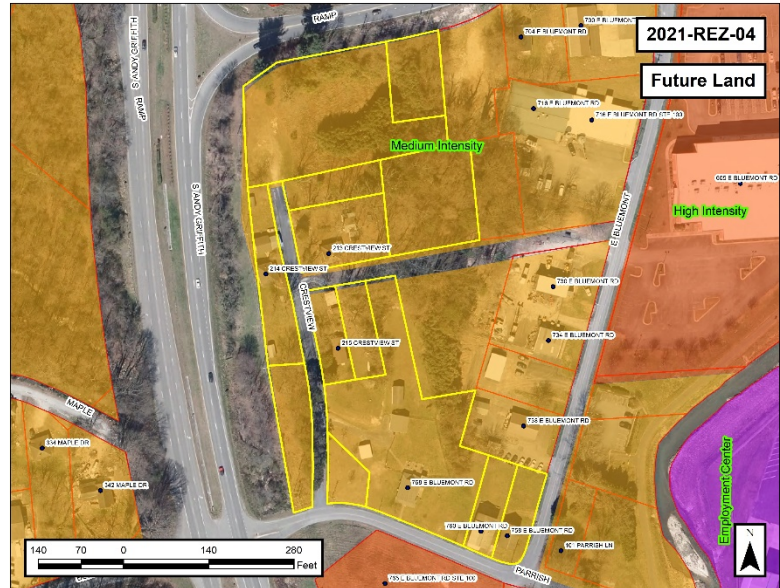
Proposed Zoning District: R-6 (*General Residential*)

D. ZONING CRITERIA

Future Land Use Designation (Comprehensive Plan)

Medium Intensity

This land use classification is intended for a variety of medium to high-density residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Areas designated as medium intensity are located in areas with easy access to transportation and utility infrastructure.



Area Zoning

See *Attachment 2* for a zoning map of the surrounding area.

Dimensional Information

	<i>DU per Acre*</i>	<i>Front SB</i>	<i>Side SB</i>	<i>Rear SB</i>	<i>Max Height</i>
B-4	-	35'	20'	20'	35'
R-6	7.26 - 11	15'	5'	10'	35'

Dwelling Units per Acre * SB = Setback

E. NCGS 160D-605

Consistency Statement

When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan (i.e. Land Use Plan) that is applicable, and briefly explain why the board considers the action to be taken to be reasonable and in the public interest. The statement shall be one of the following:

1. A statement approving the proposed zoning amendment and describing its consistency with the plan; or

2. A statement approving the proposed zoning amendment and declaring that it also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment; or
3. A statement rejecting the proposed zoning amendment and describing its consistency or inconsistency with the plan.

G. PLANNING BOARD REVIEW

The Planning Board reviewed the request to rezone these parcels from (B-4 to R-6) on April 26, 2021. The Planning Board found that the proposed zoning (*R-6*) is consistent with the future land use recommendations in the *City of Mount Airy Comprehensive Plan* and voted (8-0) to recommend approval of the amendment.

H. ATTACHMENTS

1. Zoning Map