

**Rezoning Staff Report  
Cases RZ-2020-01**

**Request.....**

Request to rezone 4.5 acres of land located at the corner of E. Brocklyn and Elm Street from RA, Residential Agriculture to B-2, Neighborhood Business located within the corporate limits.

**Site Data.....**

- Owner: Town of Benson
- Location: E. Brocklyn and Elm Street
- Current Zoning: RA, Residential Agriculture
- Acreage: 4.5 acres
- Parcel ID: 01040004
- Utilities: Town of Benson
- Applicant: Town of Benson Planning Director

**Surrounding Zoning and Uses.....**

- The properties are bound by properties zoned B-2, Neighborhood Business and RA, Residential Agriculture and I-2, Heavy Industry
- Property uses in immediate area are park/open space, commercial and residential.

**Comments.....**

- Lot purchased by the Town in May 2019
- Improvements to the property shall be in conformance with all local, state and federal regulations
- The request to rezone from RA to B-2 is consistent with the Town of Benson Comprehensive Land Use Plan.
- Staff recommends approval of the request.

**Action:** Motion to adopt the statement of consistency and approve request to rezone parcel from RA, Residential Agriculture to B-2, Neighborhood Business.

**Statement of Consistency.....**

*Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.  
(NCGS 160A-383)*

REQUEST:

**Request to amend the Benson Zoning District Map by rezoning Parcel 01040004 approximately 4.5 acre tract from RA, Residential Agriculture to B-2, Neighborhood Business.**

STATEMENT OF CONSISTENCY & RECOMMENDATION:

At their meeting on January 7, 2020, the Planning Board voted to adopt the following statement of consistency: ***“The Planning Board finds and determines that case number RZ-2019-06 is not inconsistent with the goals, objectives and policies of the Town of Benson Comprehensive Land Use Plan and hereby recommends its approval.”***

This statement was approved by way of \_\_\_6-0\_\_\_ vote upon a proper motion and second.