REQUEST FOR BOARD ACTION

Date of Meeting: August 4, 2025

9.A. REZ 03-25 Jetton Rd (Cashmere)

To: Mayor and Board of Commissioners

From: Rox Burhans, Planning Director

Action Requested:
Adam and Iryna Jones have requested to amend the zoning on approximately 0.489 acres of property located at the intersection of Jetton Rd Ext and Bethel Church Rd (Mecklenburg County Parcel ID 00512302) to construct a 6-story mixed use building comprised of 14 condominium units, 2,500 square feet of commercial space, and 14 structured parking spaces. The existing zoning district is Village Center and the proposed zoning district is Conditional Zoning. The property is currently vacant with some previously constructed paved parking. A community meeting was held on April 1, 2025.

The Planning Board unanimously recommended approval subject to a reduction to three stories (consistent with staff recommendation). Four citizens provided public comments (3-opposed project, 1-supported project).

At the July 21, 2025 Town Board public hearing, the Board received a presentation from Town staff and the applicant. The Board also received public comments from approximately 12-citizens. The Board ultimately voted to keep the public hearing open and continue it to the August 4th meeting to receive additional public comments.

Manager's Recommendation:
Continue the public hearing and approve or disapprove the proposed rezoning.

ATTACHMENTS:
Staff Report.pdf
Property Maps
Exhibit A Rezoning Plan.pdf
Exhibit B Rezoning Conditions (Highlighted).pdf
Exhibit C Elevations & Renderings.pdf
Exhibit D 2030 Land Use Plan.pdf
Exhibit E Community Mtg Minutes.pdf
PB Consistency Statement (Signed).pdf
Staff Presentation
Applicant Presentation
Ordinance REZ 03-25 (Final).pdf
Inconsistent_Resolution REZ 03-25.pdf
Consistent - Resolution REZ 03-25.pdf
Staff Presentation.pdf
Applicant Slides.pdf