

1 acre, R-10 to R-10 (No Conditions)

The motivation behind this request is to remove the existing conditions from the previous rezoning case (REZ-2019-09) and divide the northern parcel into two ¼ acre lots for the purpose of building “three spec homes at approximately 2,000 sq. ft. within the next 12-18 months.”

The approved conditions from the 2019 rezoning case are as follows:

1. Modular or mobile homes are not allowed;
2. Duplexes are not allowed;
3. The lots shall not be divided past the two (2) lots requested by the applicant

Access to and from the subject property is off Long Pond Road and Dykes Pond Road, both County maintained local roads. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Suburban Area. Per Comprehensive Plan guidance R-10 zoning is listed as a permitted zoning district within a Suburban Character Area.

In addition to the above information the following factors should also be considered: 1) the adjacent R-10 zoning to the north, west and east of the subject property, 2) the R-1 zoning adjacent to the southwest, 3) the R-15 zoning to the southeast, and 4) the proximity of County water and sewer service.

Staff found the request overall consistent with the Comprehensive Plan, and the TRC and had no objectionable comments.

Commissioner Miller asked for clarification as to which conditions would be removed.

Speaking in favor of the request:

- Jake Howell

Mr. Howell stated he is the realtor representing the owner. He continued that the only condition his client would like removed is #3, which prohibits dividing the lot.

Speaking against the request:

- Donna Weldon
- Emily Traficante
- Richard Vodde
- Glenn Gregory

Ms. Weldon stated she is the President of the Long Pond Association and is against the removal of all the conditions. She stated the neighborhood doesn't want duplexes and would rather see really nice houses.

Commissioner Bailey asked if the problem with the request was a possible placement of a duplex or substandard home and that if the only condition removed was subdividing the lot. Ms. Weldon replied yes.