

Ms. Traficante lives across the street from the subject property and stated this rezoning requested has already been argued. She stated traffic is an issue and that any house to be placed should be the same level as existing homes.

Mr. Vodde stated the intersection is already dangerous and development would increase that, causing more accidents. Speeders are on the road, it's used as a cut-through, there are no sidewalks and residents walking are generally in the road. Additional development is not wanted.

Mr. Gregory stated he is against duplexes, an increase in traffic, any additional development will be a hazard to people.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as with the following conditions:

- Modular or mobile homes are not allowed;
- Duplexes are not allowed;
- The northern lot (Lot 1) may only be split once into an R-10 conforming lot for the purpose of building a 2,000 s.f. heated single-family home.

Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #6

REZ-2022-05 Lakeland Highway, Lakeland Highway, 0184 054, 5.3 acres,
E-A to R-A

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to divide ~5.3 acres into two equal parcels for single family homes, and in order for the parcels to remain in conformity with the ULDC, a change in zoning would be necessary.

The property has been split, combined, and reconfigured several times through both survey and deed, and is currently divided into two tracts; the Northeastern tract (the subject property) being ~5.3 acres, and the Southwestern tract being ~5.86 acres. The proposed subdivision of the Northeastern tract would create two 2.66 acre tracts, while the Southwestern tract would remain intact.

The subject property is within the Rural Service Area and part of the Agricultural Character Area, and possesses road frontage on Lakeland Highway and Old State Road. Per Comprehensive Plan Guidance, R-A zoning is a recommended classification in an Agricultural Character Area, and is consistent with the low-density land use patterns of the area.

The TRC reviewed the application and has no technical objections.