

Commissioner James Miller verified again that the current zoning allows for the development of at least 22 homes. Mr. Martin confirmed.

The Public Hearing portion of the case was closed. There being no further discussion, Chairman Hightower called for a motion. Commissioner Steve Miller made a motion to recommend approval of the request as presented. Commissioner Wildes second. Three (3) voted in favor, five (5) opposed (3-5). Motion failed.

Commissioner Rountree made a motion to recommend Tabling the request until such time the county can research further, six months. Vice Chair Steve Miller second. Chairman Hightower voiced concern about tabling. Four (4) voted in favor, five (5) opposed (4-5). Motion failed.

Commissioner Wildes made a motion to recommend denial of the request based on issues brought up by Mr. Folsom and concerns regarding ingress and egress, and continuing to disturb rural areas which are a precious commodity. Commissioner James Miller second. All voted in favor, no one opposed (6-0). Motion carried.

*****Agenda Items #4 and #5 were presented together with separate recommendations and motions/votes - Separate motions and vote results follow Public Hearing notes*****

Agenda Item #4

VA-2024-03 Stateline Investment Management, LLC, 4081 mt. Zion Church Rd.
Rezone 26.66 acres from R-21 (County) to R-15 (City)

Mr. Martin presented both VA-2024-03 and VA-2023-04 together as they are the same property. Stateline Investment Management LLC, represented by Jason Glas and Bobby Diaz, is requesting to rezone 26.66 acres from Medium-Density Residential (R-21)(county) to Single-Family Residential (R-15)(city). The subject property is located at 4081 Mt Zion Church Road, which is along the north side of the road, about 2,300 feet east of the intersection with Jaycee Shack Road and diagonally across from the intersection with Hayes Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # VA-2024-04) The property currently contains a single-family residence. The applicant is proposing to demolish the residence and redevelop the entire property as a conventional single-family subdivision on public streets. The proposed subdivision will contain about 52 homes, a community open space area with pond & walking trails, a landscaped divided entrance from Mt Zion Church Road, a landscaped & fenced non encroachable buffer elsewhere along Mt Zion Church Road, as well as an HOA with protective covenants, etc...

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-15 zoning.