

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to E-A & R-A (Residential Agricultural) zoning in order to create legally conforming lots. The subject property possesses road frontage on Good Hope Road, a County maintained Collector, and is within the Rural Service Area and Agricultural and Forestry Character Area, which recommend R-A zoning.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of a Well & Septic system, the separation and preservation of land in a cultivated state, and therefore recommends approval of the request for E-A and R-A zoning as depicted on the submitted survey.

Commissioner Willis inquired as to the speculative use. Mr. Dillard stated it is for financial reasons. Commissioner Bailey asked for clarification of the amount being requested to rezoned. Mr. Dillard explained that while the entire tract contains 10 acres, only 2.5 acres are included in this request.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

No one spoke in favor of, nor in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Willis second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #4

REZ-2025-09 All Metal Buildings, 2515 Madison Hwy., 0128B 006 & 0128B 008, ~1.9ac.
Current Zoning: C-G (General Commercial)
Proposed Zoning: C-H (Highway Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from C-G (General Commercial) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to unify the commercial zoning on the properties for their expanding business. The subject property possesses road frontage on Madison Highway, Cannon Avenue, Poole Street, and Douglas Avenue. Madison Hwy is classified as a state maintained minor collector, and shall be considered the primary front for access and setbacks. Douglas Avenue is an improved County Road, while Poole Street and Cannon Avenue remain unimproved County maintained roads.