

Agenda Item #6

REZ-2025-17 6641 Shiloh, 6641 Shiloh Rd., 0031 059, ~8.1 acres,
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: R-A (Residential Agricultural)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided into legally conforming parcels.

The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Shiloh Road, a County maintained Collector. There is a small pond/wetland area in the southwest corner, and an existing residence and accessory structure in the northeast corner.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.5-acre parcel, which requires rezoning in order to legally conform to ULDC standards.

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 well and septic systems, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-A zoning only on the 2.5-acre portion (Tract 1) as depicted by the Carter Surveying plat dated 10-31-2025.

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

Speaking in favor of the request:

- Fred Carlo, Representing the Applicant – 4630 Blackwater Dr.

Mr. Carlo stated he was available to answer any questions the commissioners might have.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bythwood to recommend approval of the request as presented by staff. Commissioner Webb second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #7

Adoption of the 2026 GLPC Meeting Schedule