

Occupations, but not including Home Businesses or any non-residential use. The residential portion of the building shall not exceed 80 bedrooms total..

- (2) Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the proposed building has been issued by that date.

Chairman Miller asked if there is a limit to the number of dwelling units allowed within a C-D zoning district. Mr. Martin stated requests are considered on a case by case basis. Commissioner Bailey asked if all dwelling units would be rental units. Mr. Martin answered that the units will be apartments with no fire wall. Commissioner Rountree inquired about the commercial spaces on the lower level. Mr. Martin stated the plan shows 4 tenant spaces. Chairman Miller asked about signage. Mr. Martin explained the signage will have to go through the zoning review process despite the fact that one has already been approved by the Historic Preservation Committee, for which a Variance may be required. Other signage is yet to be determined as tenants are not known at this point. Commissioner Rountree inquired about parking to which Ms. Martin answered the site plan depicts it in the rear. Commissioner Hightower asked to clarify that the current sign rendering has only been approved thus far by the Historic Preservation Committee. Mr. Martin affirmed. Commissioner McCall asked for confirmation that signage area is cumulative. Mr. Martin stated it is cumulative per façade.

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 Bailey to recommend approval of the request with 2 conditions as presented by staff. Commissioner Graham second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #4

REZ-2026-01 Bryttanee Howard, Staten Road, 0103-066a, ~5.7 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 through Family Ties standards.

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 Staten Road, a County maintained Collector. There is an existing residence and accessory structure centrally located on the property, and no wetlands or groundwater recharge areas that may impact well and septic viability.