

Chairman Miller inquired about water retention and buffering requirements. Mr. Kent explained while on paper the area looks large, based on flow, all discharge will flow north toward Hwy 84. Vice-Chair Miller asked if the retention pond will be fenced. Mr. Kent stated it will be.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request with twelve (12) stated conditions as presented by staff, and adding a thirteenth (13<sup>th</sup>) condition as follows:

13. Holding pond must be fenced on the eastern side of detention pond.

Commissioner Bythwood second. All voted in favor, no one opposed (9-0). Motion carried.

**Agenda Item #5**

REZ-2026-06            Val Del Mobile Home, Val Del Road, 0071-040, ~33 acres  
Current Zoning:        R-A (Residential Agricultural) and P-D (Planned Development)  
Proposed Zoning:      P-D (Planned Development)

Mr. Dillard stated a request has been made to table this item, but since it has already been advertised, it will be presented. This is a case in which the applicant is requesting a change in zoning on ~34 acres property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning; and the development will be governed by sections 4.03.26 and 4.06.00 of the ULDC.

The original MHP along Val Way and Del Circle contained ~30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into a ~155 lot layout, including recreation space and common areas in accordance with ULDC 4.03.26 and 4.06.00 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 property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan, however, the applicant has requested to table this case until a more complete site plan can be prepared.

Commissioner Rountree asked if the plan is to reduce the existing 3-4 access points to 2. Mr. Dillard stated that is what the plan shows. Commissioner McCall asked for clarification that for any number of units over 80, additional access points are required. Mr. Dillard stated subdivision requirements do require that, but this is not considered a subdivision. Commissioner McCall