

increase the total size of the parcel to approximately 1.489 acres.

The property is currently developed with a site-built residence and is also used in conjunction with a mobile home transport business, including temporary parking of mobile homes and the presence of a metal office/workshop structure.

The applicant is requesting to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) to bring the existing business activities into compliance with zoning regulations.

In conjunction with the rezoning, the applicant is also requesting a Special Exception within the C-H zoning district to allow for the continued use of the residence in its current and reconfigured condition, as well as the continued operation of the mobile home transport business.

This request reflects the ongoing transition of properties along the US Highway 41 corridor from primarily agricultural and residential uses to a mix of commercial and service-oriented uses, while maintaining compatibility with existing development patterns in the area.

STAFF ANALYSIS:

Standards for Exercise of Zoning Powers:

- 1) Whether the proposed rezoning request is compatible with the existing land uses and the Zoning classifications of nearby property.**
 - The proposed C-H (Highway Commercial) zoning is generally compatible with the existing pattern of development along the US Highway 41 corridor. The subject property currently contains a residential use in conjunction with a mobile home transport business, and the request will formalize these conditions. While the property will continue to include a residential use, the Special Exception (DA-2026-0504) process allows for consideration of this mixed-use condition in a manner that maintains compatibility with surrounding properties.

- 2) Whether the proposed zoning will create an isolated district unrelated to adjacent and nearby district**
 - The proposed zoning district will not create an isolated district, as it is located along a corridor that already contains a mix of agricultural, rural residential, and commercial uses, including existing C-H zoning nearby.