

Agenda Item #5

REZ-2024-13 Robert Carter, Glenn Rd., 0237 037, ~4.33 acres

Rezone from E-A (Estate Agricultural) to R-1 (Low Density Residential)

Mr. Davenport presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The subject property possesses road frontage on Glenn Road, a locally maintained County Road, and is within the Rural Service Area and Rural Residential Character Area. The subject property is family land that the applicant would like to subdivide into conforming lots for individual residences. The applicant intends to keep a portion of the land. The subject property currently contains one residence. If rezoned, up to 4 lots are possible. There have been no phone calls for or against the request.

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 use, lot sizes, and zoning pattern, the lack of available utilities, and therefore recommends approval of the request for R-1 zoning.

Commissioner Bailey asked for clarification on the acreage involved as the Letter of Intent states 8+ acres. Mr. Davenport clarified that the Letter of Intent had an error. The acreage involved is ~4.33 acres.

Vice-Chair Miller asked if there were any questions for staff from the commissioners. There being none, Vice-Chair Miller opened the Public Hearing portion of the case.

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

Vice-Chair Miller called for a motion. Commissioner Bythwood made a motion to recommend approval of the request as presented. Commissioner Wildes second. All voted in favor, no one opposed (5-0). Motion carried.

Agenda Item #6

CU-2023-04 Roche Kempson (1206 West Magnolia Street)

CUP for Personal Care Home

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for an expanded Family size Personal Care Home with 5 residents, in a Single-Family Residential (R-6) zoning district. The subject property is located at 1206 West Magnolia Street, which is along the north side of the street halfway between Scott Drive and Hightower Street. The property contains an existing single-family residence (3 BR, 2 bath) (1,510 sf) which currently houses a 3 person Personal Care Home for disabled adults, that has been operated by the applicant since June 2023. The applicant is now proposing to increase the occupancy of the facility to 5 residents, which triggers the need for CUP approval. The applicant has no plans to increase the physical size of the facility, nor make any physical changes to the site or the building interior.