

The subject property was recently reconfigured at the applicant's request, and consequently rendered the parcel lines and zoning boundaries at odds with the ULDC Standards. The subject property contains two existing homes, under the same ownership, which is allowed in both the current and proposed zoning. While the Future Land Use map depicts area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

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 & Septic systems, and the ability to consistently apply the standards of the ULDC for split zoned properties, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

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

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

Vice-Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented by staff. Commissioner Graham second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #5

REZ-2025-07 JHR & LL LLC, New Statenville Hwy & Clay Rd., 0161B 033, ~7.3 ac.

Current Zoning: E-A (Estate Agricultural)

Proposed Zoning: C-H (Highway Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to market the property for commercial development. The subject property possesses road frontage on New Statenville Hwy and Clay Road, both County Collector roads, is within the Urban Service Area and Community Activity Center Character Area, which recommend C-H zoning.

The subject property abuts C-H Zoning along its northern boundary, M-1 (Light Manufacturing) zoning to its west and south across New Statenville within the City Limits, which are served by a mixture of private utilities, individual well and septic systems, and City Water services.

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 a Well & Septic system, the transportation infrastructure, and the unique shape of the property, and therefore recommends approval of the request for C-H zoning.