

Ms. Allen also stated she is concerned about water runoff and drainage issues, as well as the rural nature of the area being compromised.

Commissioner Graham inquired about plans for improvements to Val Del Rd. Mr. Dillard stated the project is on the next TIA list. Commissioner Willis asked about the time frame for that project. Mr. Dillard explained it will be a multi-phase project over approximately 2 year, 2025-2027. Mr. Dillard was also asked if there had been drainage discussions with Engineering regarding this rezoning request to which he answered not at this stage, except for discussions with individual property owners.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend denial of the request. Commissioner Hightower second. Commissioner Bailey reminded the commissioners that the request deals only with the appropriateness of land use. Eight in favor, one opposed. Motion carried. (8-1)

Agenda Item #4

REZ-2025-02 Hamilton Green, Phase II, 4618 Bemiss Road, 0145D 007A, ~1.12 acres

Current Zoning: C-G (General Commercial)

Proposed Zoning: P-D (Planned Development)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject properties from C-G (General Commercial) and P-D (Planned Development) zoning to P-D zoning. The general motivation in this case is for the applicant to develop an additional 12-units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a State Highway. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D zoning.

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 availability of County utilities, the existing approved site plan and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan.

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

Speaking in favor of the request:

- Matthew Inman, Project Engineer – 4560 Val North Dr.

Mr. Inman stated the original plan was for this portion to be commercial zoned but the developer determined it is not feasible and there is more interest in residential options. He also stated there will be 9 additional parking spaces for overflow and visitors, more amenities and the stormwater runoff will be handled by way of a larger detention pond.