

Commissioner Bailey asked if access is directly onto Bemiss Rd. Mr. Inman explained there is a decel lane and median cut as well as other access vis the side road.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented. Commissioner Willis second. All in favor, no one opposed. Motion carried. (9-0)

**Agenda Items #5**

REZ-2025-03 Thomas Linville, 4888 Break Thru Road, 0218 021A, 019, 020B, and 020A, ~16.3 acres

Current Zoning: R-1 (Low Density Residential)

Proposed Zoning: E-A (Estate Agricultural)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from R-1 (Low Density Residential) zoning to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to combine the properties into conforming lots for use agriculturally. The subject property possesses road frontage on Break Thru Road and Johnston Road, both locally maintained County roads, is within the Rural Service Area and Agricultural/Forestry Character Area, which recommend E-A 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 uses and lot sizes, the lack of availability of County Utilities, the viability of well and septic systems, and the unique shape of the property, and therefore recommends approval of the request for E-A zoning as depicted on the submitted survey.

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

No one spoke in favor of the request.

Speaking in opposition to the request:

- David Shoe – 4867 Break Thru Rd.
- Brant Waller – 4946 Break Thru Rd.

Both Mr. Shoe and Mr. Waller’s concerns were primarily concerning what types of uses would be allowed if rezoned, and if there a violation occurred, what would be the recourse? It was explained that if violations occurred, the Sheriff’s Department and /or Code Enforcement would be the proper avenues.