

**REZ-2025-02 Hamilton Green Ph. 2, 4618 Bemiss Rd, 1.12ac, C-G to P-D, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents 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 twelve (12) units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a state highway, is within the Urban Service Area, Bemiss Corridor Overlay and Neighborhood Activity Center Character Area, which recommend P-D zoning. The applicant is proposing the approximately 1.12 acres to be added to the 2022 site plan for twelve more townhomes also adding additional amenities to the property with pools, gazebos and grilling areas. The TRC and Planning Commission recommended approval. No one spoke against the request. Matthew Inman of Advanced Engineering, 4560 Val North Drive, Suite E, spoke in favor of the request. Mr. Inman stated he is the engineer for the project and the 1.12 acres will be for an additional twelve units, nine additional parking spaces, a pool, clubhouse, gazebo and grilling area in the center of the complex. Commissioner Orenstein asked regarding the twelve units and only nine parking spaces, Mr. Inman answered that those are nine secondary parking spaces. Commissioner Marshall made a motion to approve the rezoning request as presented, second by Vice Chairperson Evans. All voted in favor, no one opposed. Motion carried.

**REZ-2025-03 Thomas Linville, 4888 Break Thru Rd., ~16.3ac, R-1 to E-A, Well & Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents 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 a single conforming lot 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. Mr. Dillard stated there are wetlands on the surrounding properties. The TRC and Planning Commission recommend approval. Mr. Dillard stated there were concerns from the neighbors about potential uses of the property and the effect it might have on Break Thru Road. No one spoke against this request. Thomas Linville, 414 4-H Club Road, spoke in favor of the request. Mr. Linville stated they would like all the property to be zoned agriculture and to build a 5,000 square foot building, to store personal items such as an rv, tractors, and motorcycles. Mr. Linville stated there are no chemicals that will be stored on this property. Commissioner Orenstein asked to verify no fire equipment will be stored on this property, Mr. Linville answered there will be no fire equipment, chemicals or extra lighting, only computers and printers. Commissioner Marshall made a motion to approve the rezoning request as presented, second by Commissioner Smith. All voted in favor, no one opposed. Motion carried.

At 6:02 p.m. Commissioner Orenstein made a motion to adjourn the regular session meeting to enter into a scheduled public hearing meeting regarding House Bill 581, second by Commissioner Marshall. All voted in favor, no one opposed. Motion carried.

**REZ-2025-04 River Run Farm, 6490 River Run, ~27ac., C-C to R-21, County Water & Septic** At 6:34 p.m. Vice Chairperson Evans made a motion to reconvene the regular session, second by Commission Smith. All voted in favor, no one opposed. Motion carried.

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The portion of the property zoned CON (Conservation) is