

way for Code Enforcement to measure noise with decibel meters and there will have to be standards integrated into the ordinance. Commissioner Orenstein stated it sounds like the Planning Commission's recommendation of denial was due to the ingress/egress and/or whether the event venue was needed.

**REZ-2024-02 Byrd Property, 3715 & 3725 Byrd Rd., E-A to R-1, ~7.5ac, 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 E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The applicant would like to subdivide the property into conforming lots for individual residences. Mr. Dillard stated this is within the agricultural-character area, with wetlands in the southwest corner of the property. The applicant is reserving 0.08 acres for potential right-of-way for any widening or paving of Byrd Road. Mr. Dillard stated there are five total tracts that could be subdivided. The Planning Commission recommended approval and the TRC had no technical objections, noting that the unique shape of the property, coupled with the requirements for individual well and septic systems, naturally limits the overall development.

**REZ-2024-03 Southern Gardens, 4609 Bemiss Rd. 5ac, 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 property from C-G (General Commercial) zoning to P-D (Planned Development) zoning in order to develop a sixty unit apartment complex with amenities. Mr. Dillard stated the overall zoning pattern has higher density to the west, north and northeast. P-D zoning is recommended to allow for a mixture of housing types and there are no wetlands on the property. Mr. Dillard presented the original site plan and noted the applicant has since revised the site plan due to opposition's feedback at the Planning Commission meeting. The revised layout shows relocating the one-story community building along the western property line adjacent to the Glen Laurel subdivision and increased the onsite parking to two spaces per unit. The Planning Commission recommended approval and the TRC found no technical objections.

**REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities**

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 R-10 (Suburban Density) zoning in order to develop a 110-lot subdivision. Mr. Dillard stated this property lies within the urban service area and suburban character area with some wetlands on the property. The Planning Commission recommended approval and the TRC recommends approval with conditions that lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size. Chairman Slaughter asked regarding the Ballantyne Subdivision, if there were conditions that were regarding lot size? Mr. Dillard responded lots facing interior roads was a condition and a provision for park amenities. Chairman Slaughter asked with regard to the Ballantyne developer, if some of those conditions were in place as far as covenants for the subdivision? Mr. Dillard responded some were zoning conditions and some were covenants. Chairman Slaughter asked if they have agreed to the same covenants/zoning conditions as the Ballantyne subdivision? Mr. Dillard responded yes.

**REZ-2024-05 Dasher Property, 1776 Old Clyattville Rd, ~115ac, E-A & CON to M-2 & CON, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) and CON (Conservation) zoning to M-2 (Heavy Manufacturing) zoning and CON zoning. Mr. Dillard stated of the 115 acres total,