

the proposed rezoning is intended to facilitate future single-family residential development on the subject property and the 33.69-acre

property, also owned by the applicant, that is zoned RR-0.5 and is located directly east. About 37 homes would be built in total.

The land proposed for rezoning is bordered by residential parcels on all sides, not all of which are developed. The parcels to the east, west and south are zoned RR-0.5 although lots on the Cloven Hoof

Estates subdivision to the south exceed the minimum and range in size from just under 0.7 acres to 2 acres. Properties to the north are zoned RA (residential agricultural) which requires a minimum lot size of 5 acres.

Issues raised in written objections, at a virtual neighborhood meeting held in March and by the 16 neighbors who spoke in opposition at the hearing, covered traffic and congestion, wildfire risk, wildlife habitat impact, water concerns, the impact on the school district, and overall density compatibility with the surrounding neighborhood. Green told the commissioners that while all were very important issues, most were not relevant to the criteria that were used when considering a rezoning application but rather would be addressed at the preliminary plan and final plat stages if the rezone were granted. Lori Seago, senior assistant county attorney, and some commissioners reiterated this guidance during the hearing. No one spoke in favor of the proposed rezoning.

In rebuttal, Ingrid Richter of Ol-

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—Darin & Bryan Brooks



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