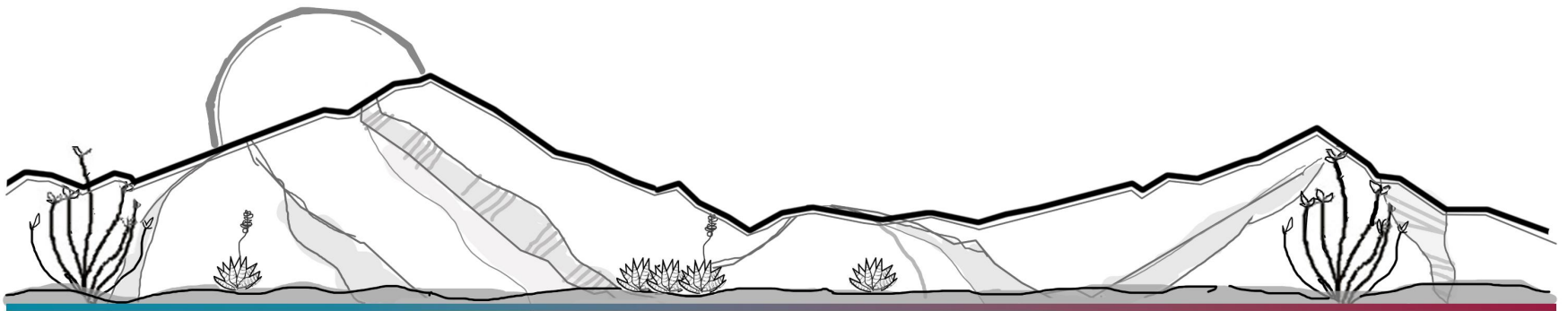


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Board of Supervisors
January 27, 2026



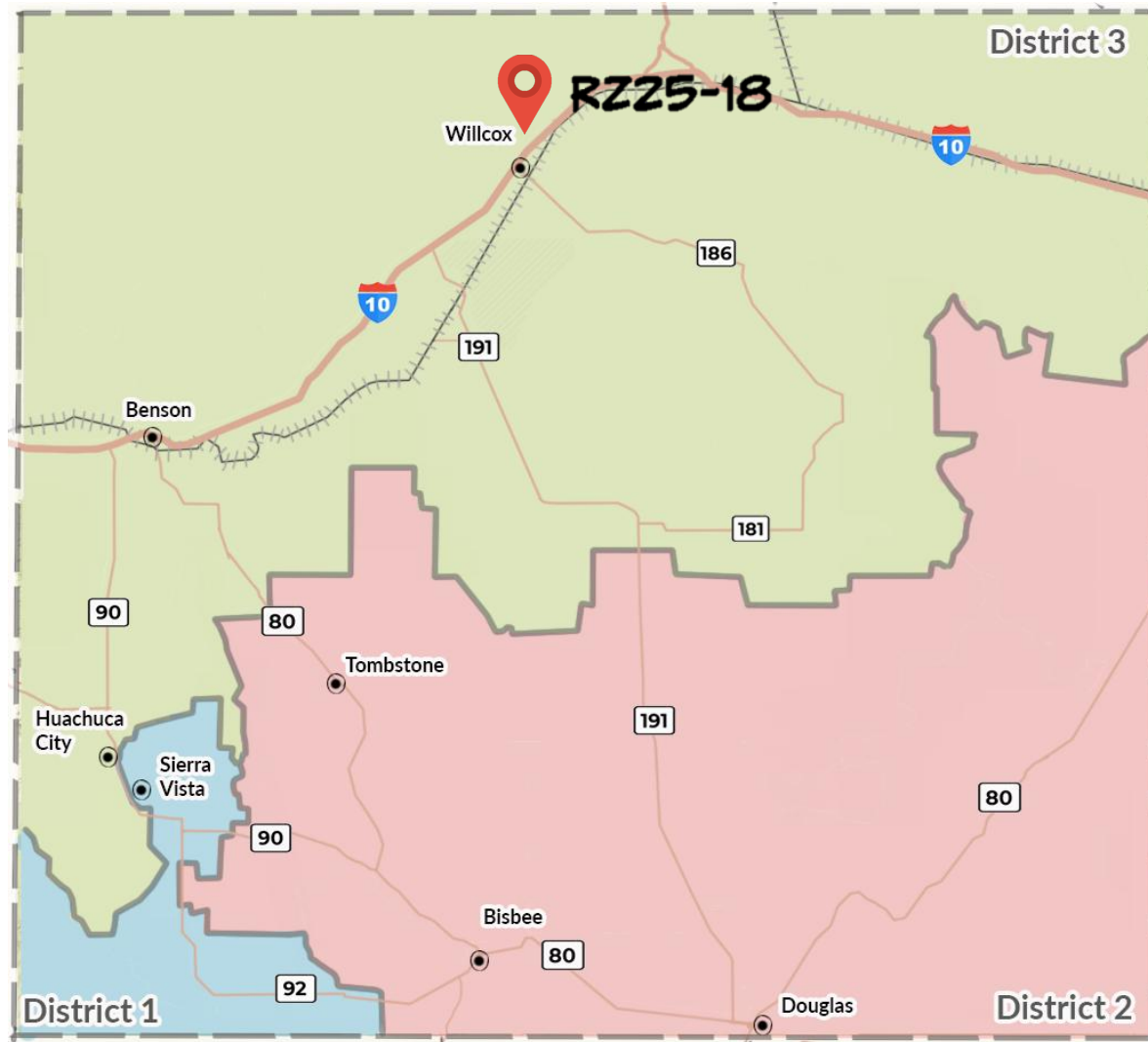
DEVELOPMENT SERVICES



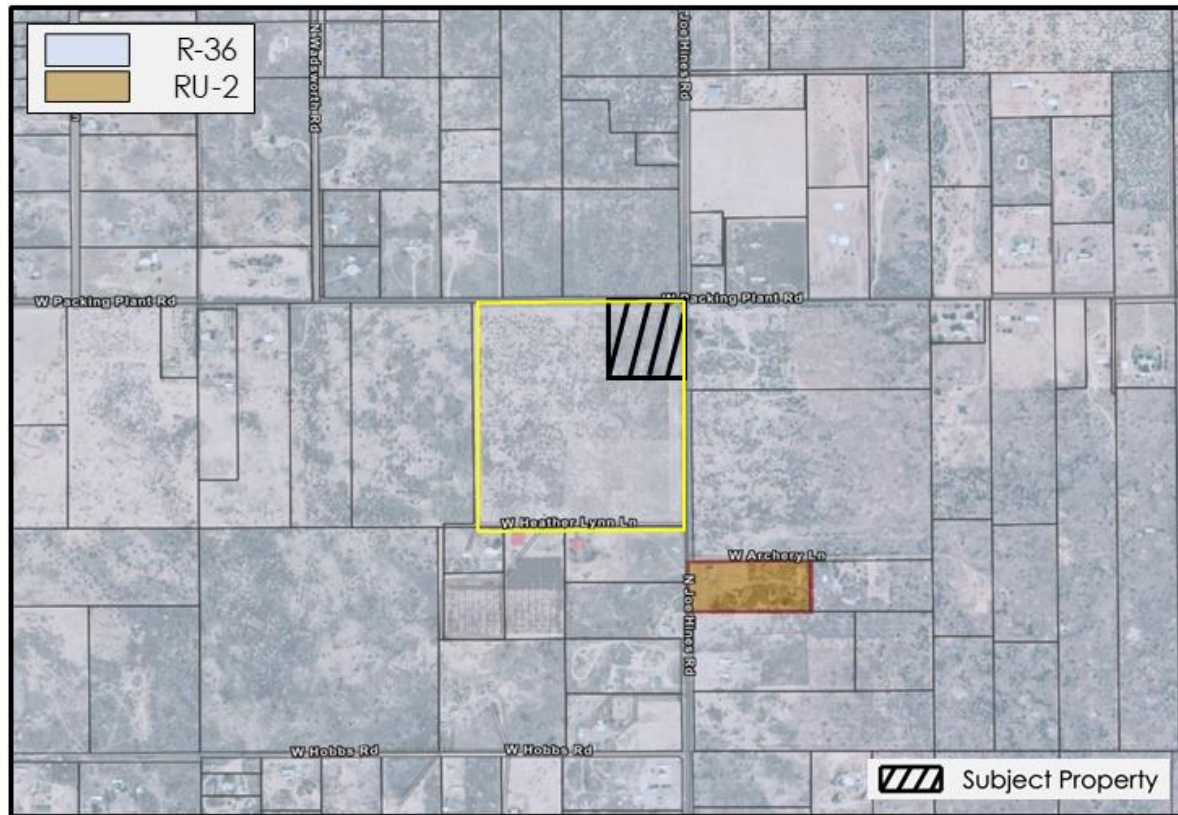
Applicant:	Stan Chaffin
Location:	SW corner of Joe Hines/Packing Plant (5 acres out of APN 202-24-001C)
Current Zoning:	R-36
Proposed Zoning:	GB
Growth Area:	B – Community Growth Areas
Plan Designation:	Developing
Existing Use:	Agriculture
Proposed Use:	Business Uses



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Property Location and Zoning



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Joe Hines/Packing Plant Roads (202-24-001C)

N.T.S.



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Rezoning Factors

• Adequate site/concept plan:	Does Not Comply
• Comply with site development standards:	Complies
• Adjacent districts capable of development:	Complies
• Does not create nonconforming uses:	Complies
• Compatible with existing development:	Complies
• Rezone to more intense zoning district:	Complies
• Adequate services and infrastructure:	Complies
• Traffic circulation:	Complies
• Development along major streets:	Not Applicable
• Infill compatibility:	Complies
• Unique topographic features:	Complies
• Water conservation:	Complies
• Public input:	Complies
• Hazardous materials:	Not Applicable
• Consistent with planning policies:	Complies

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Factors in Favor of Approval

1. Proposed zoning consistent with Comprehensive Plan future land use designations
2. Complies with most applicable factors
3. Located at intersection of two County-maintained roads
4. Support from nearby property owner

Factors Not in Favor

5. Land use/concept plan not provided
6. Opposition from nearby property owners

Public Notice

28 October

Applicant Letter

17 December

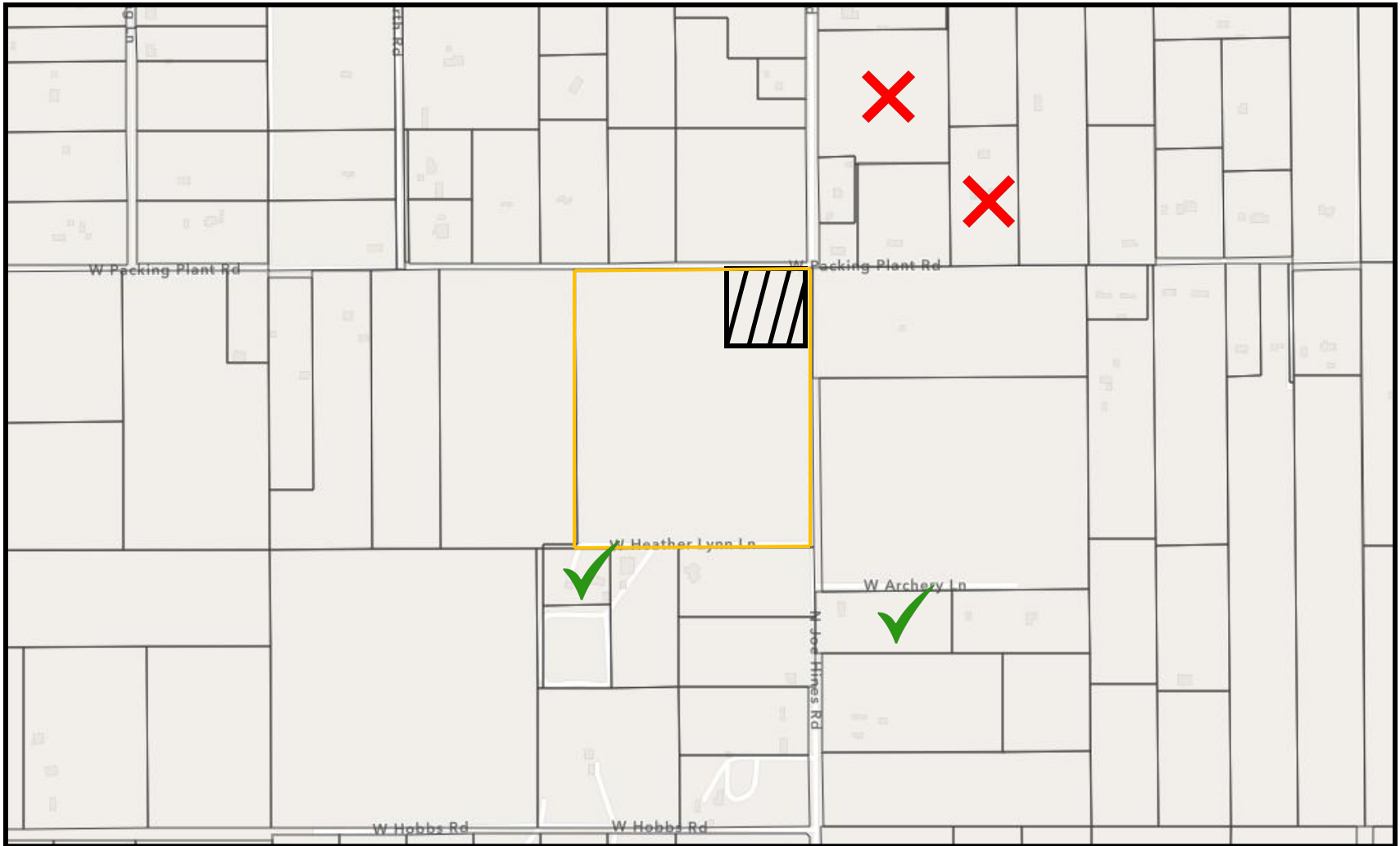
Notices

Posting

Legal ad



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Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-18 without special conditions (7-0) during its meeting on January 14, 2026.

Staff also recommends approval of Docket RZ25-18 without special conditions.

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