

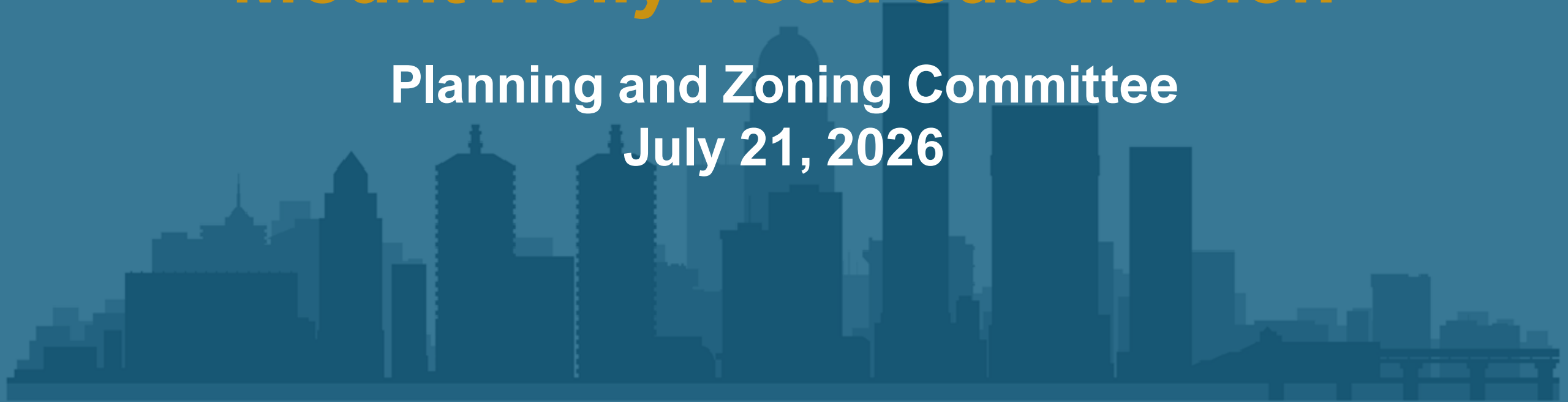
O-186-26

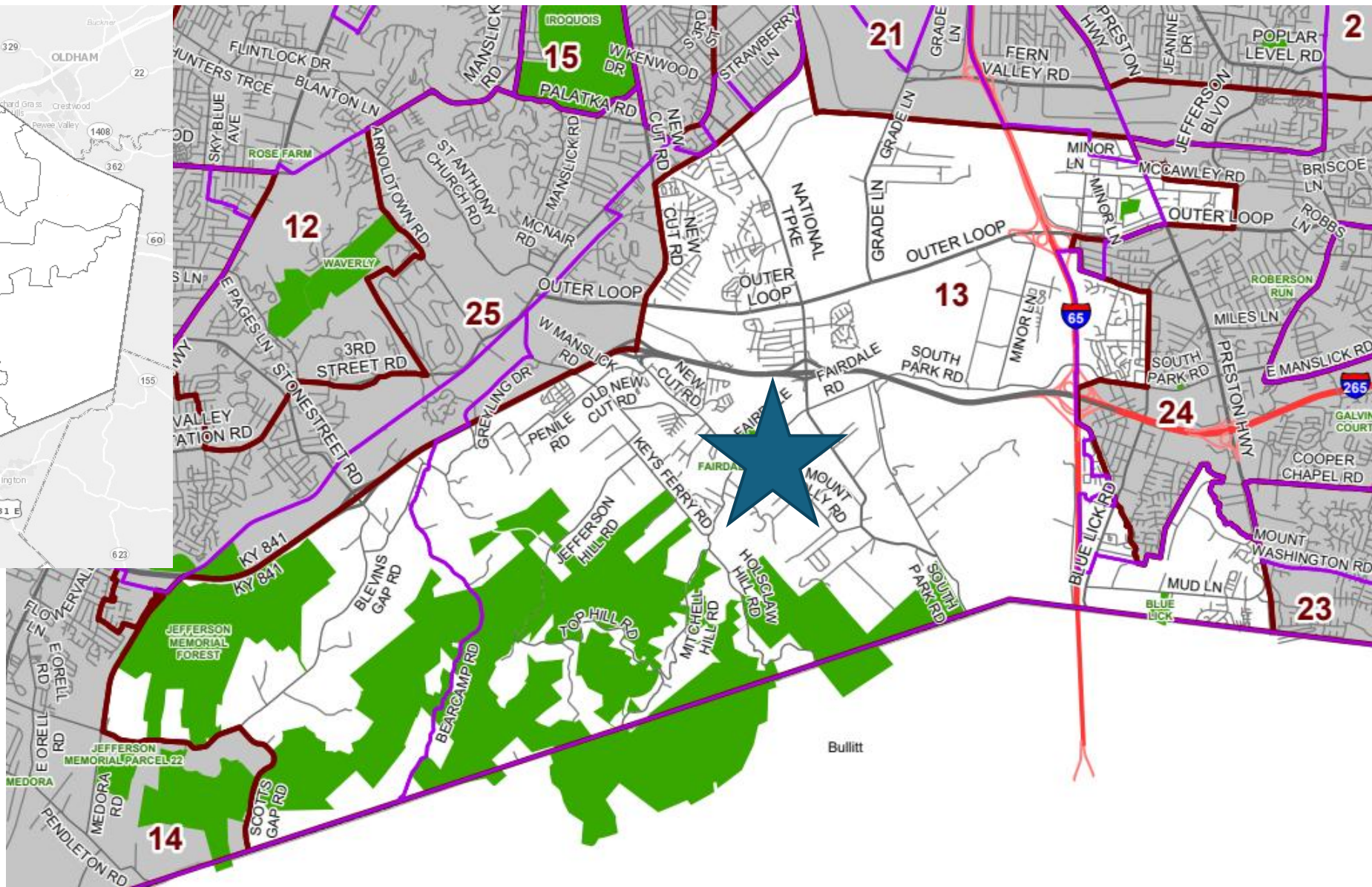
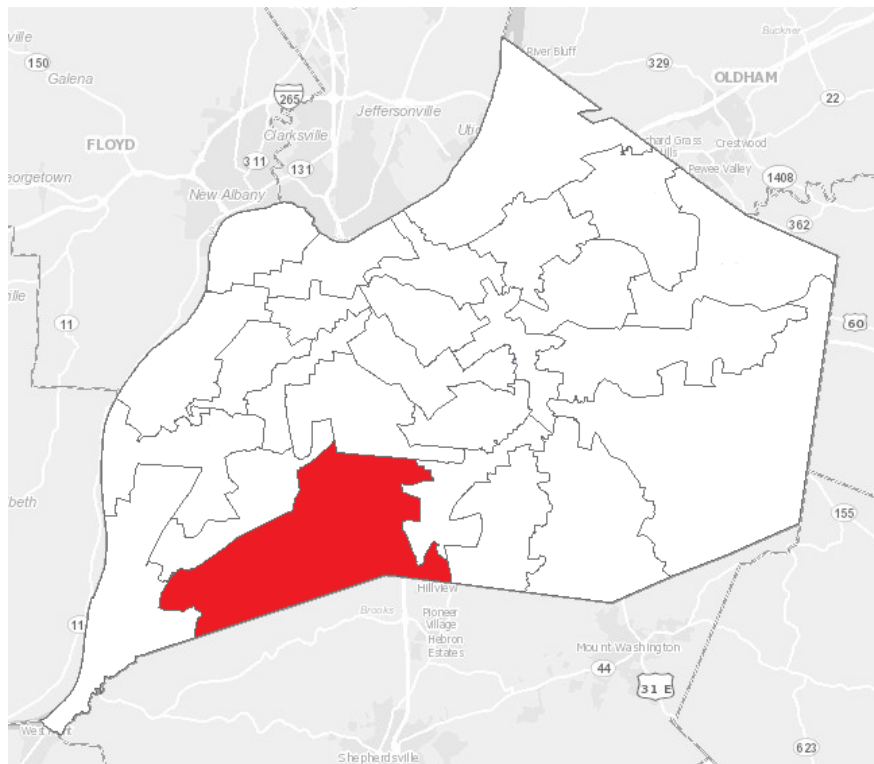
26-ZONE-0035

Mount Holly Road Subdivision

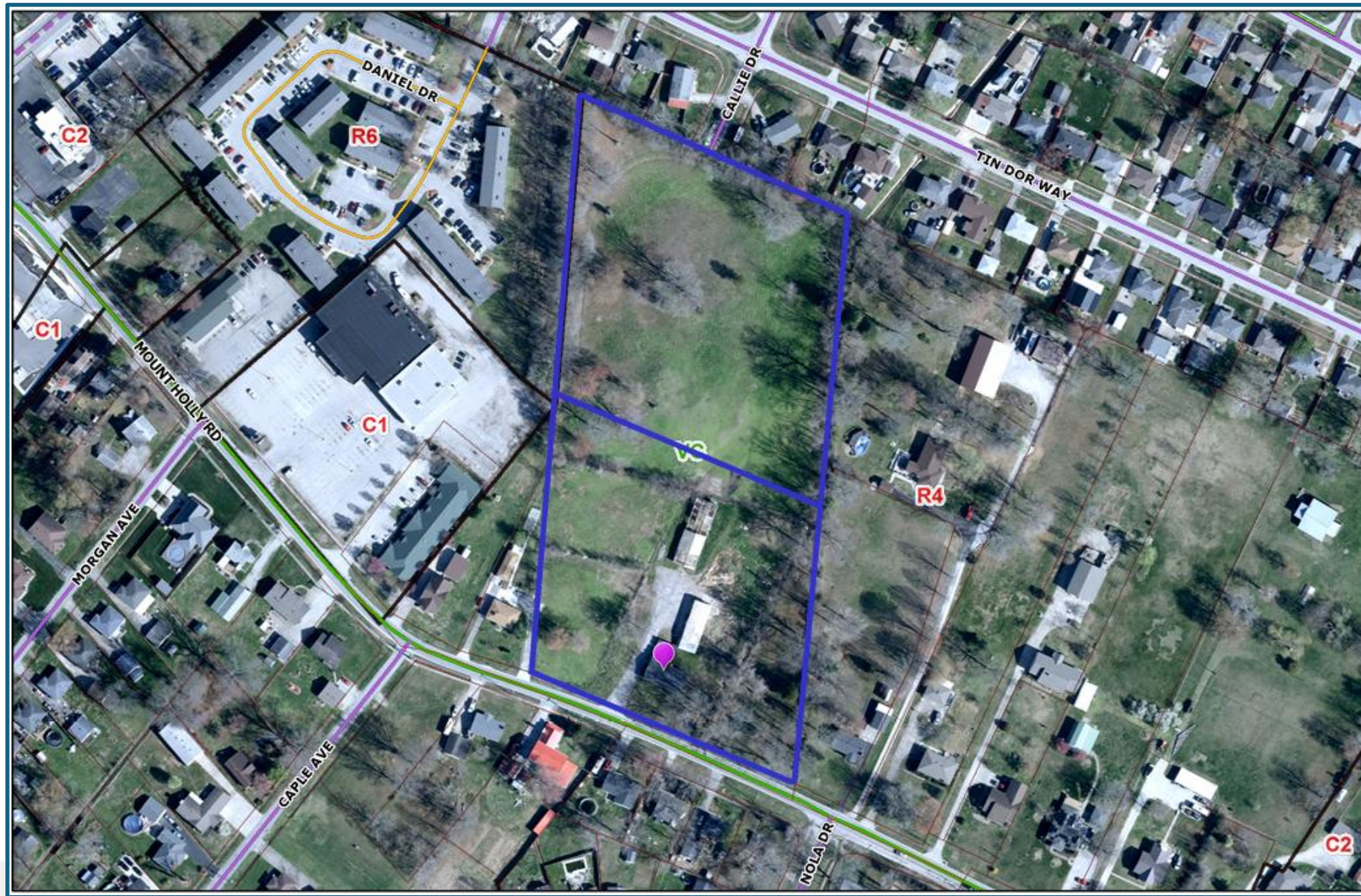
Planning and Zoning Committee

July 21, 2026

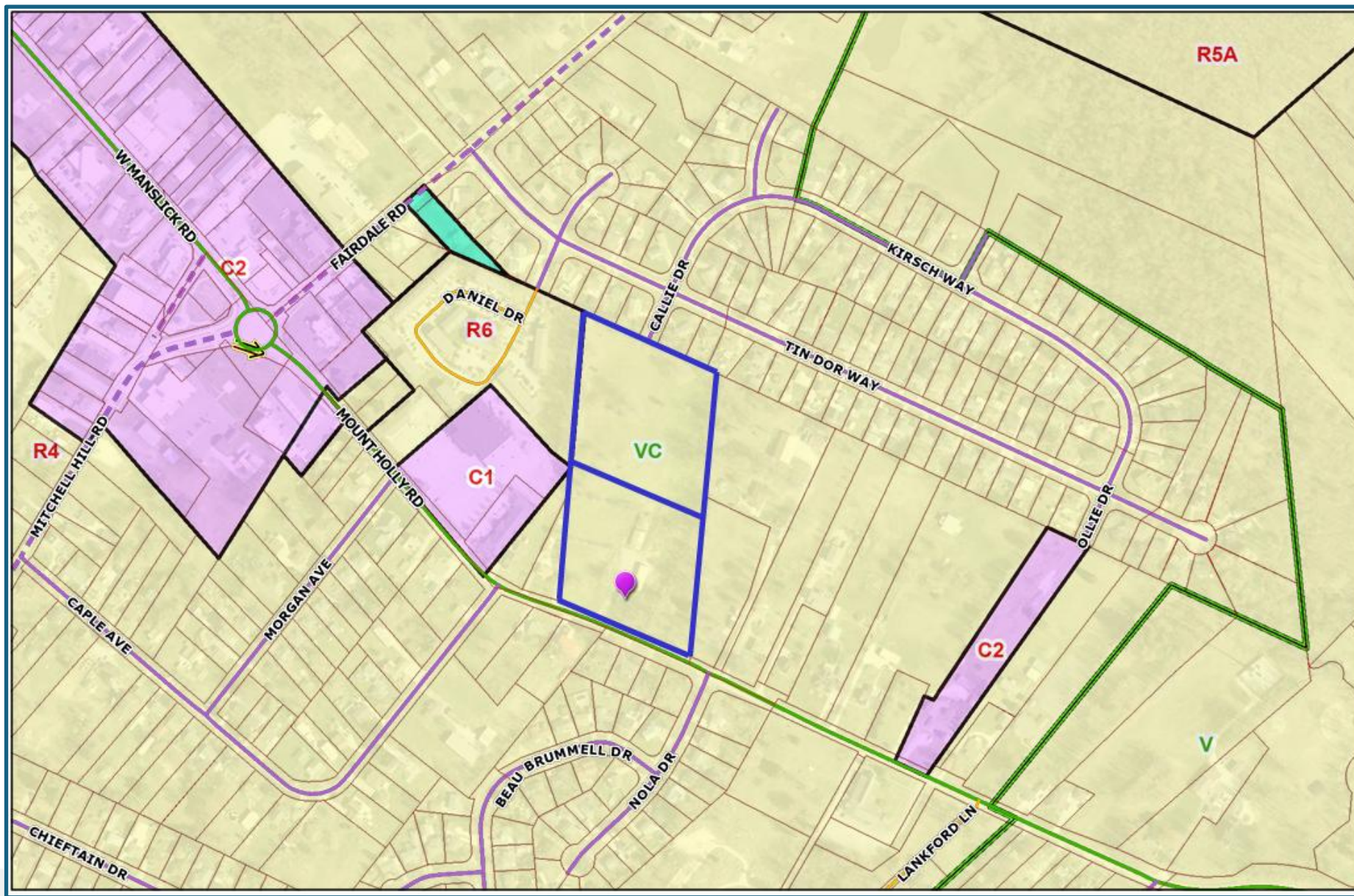




- 603/603R Mount Holly Road
- 13-Dan Seum Jr.



- Existing Use: Residential
- Proposed Use: Residential



- Existing Zoning: R-4/VC (Village Center)
- Proposed Zoning: R-5/VC

REQUESTS



- **Change in Zoning** from R-4 Single-Family Residential to R-5 Single-Family Residential zoning district
- **Detailed District Development Plan / Major Preliminary Subdivision**



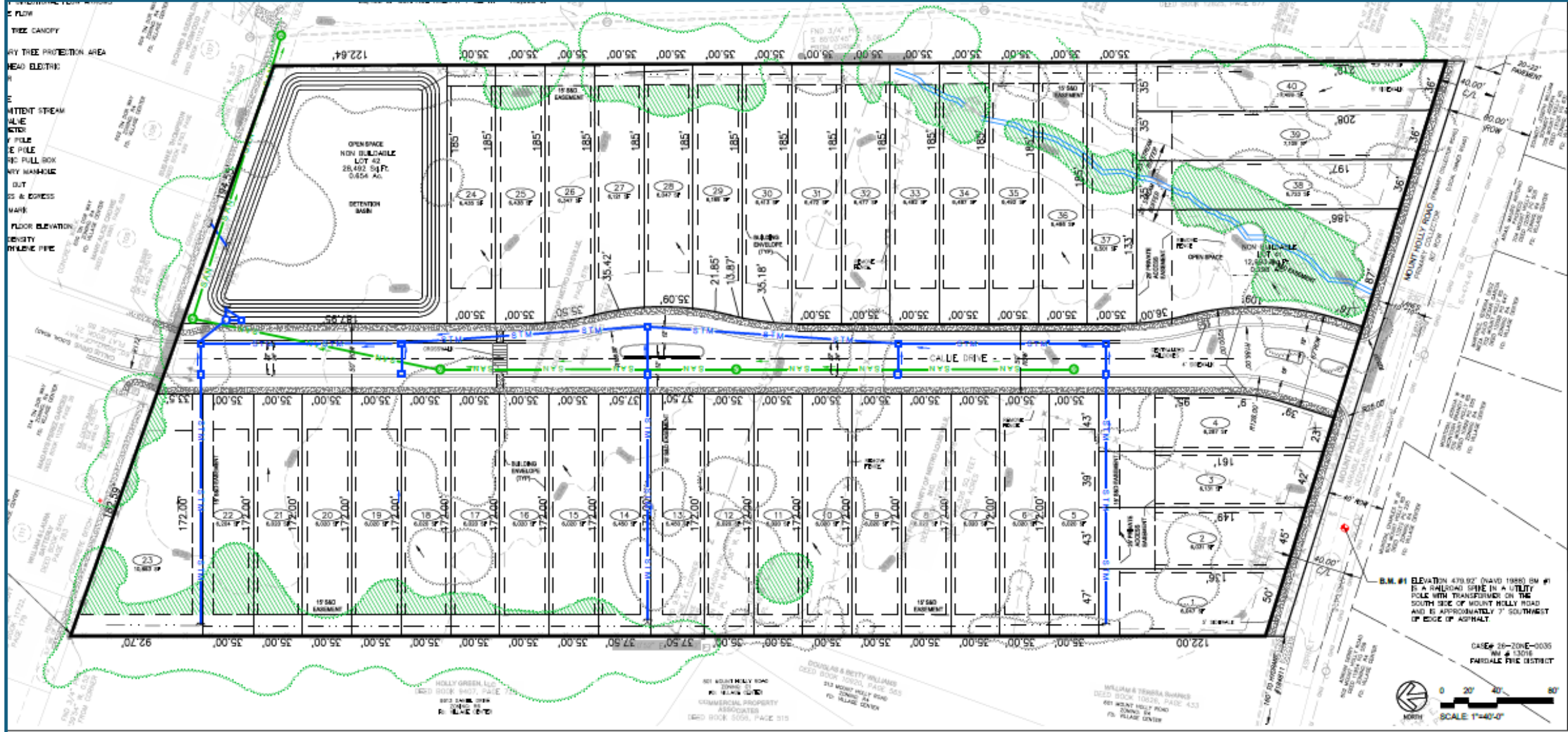
CASE SUMMARY



- Approx. 7.9 acres
- Currently developed with 1-story residential structure and 2 accessory structures with driveway access to Mt Holly Road
- 40 residential lots and 2 open space lots
- Callie Drive will be extended to connect with Mt Holly Road



FLOW
 TREE CANOPY
 RY TREE PROTECTION AREA
 HEAD ELECTRIC
 R
 E
 MITTENT STREAM
 ALIVE
 SITOR
 F POLE
 E POLE
 RIC PULL BOX
 WRY MASHOLE
 OUT
 DS & CROSS
 MARK
 FLOOR ELEVATION
 DENSITY
 HYDRA PNE





SUBJECT PROPERTY

EXISTING STRUCTURES DEMOLISHED IN 2025
VIEW FROM MT HOLLY ROAD





SUBJECT PROPERTY

VIEW FROM CALLIE DRIVE INTO REAR PARCEL





ADJACENT PROPERTY

TO THE EAST ON MT HOLLY ROAD





ADJACENT PROPERTY

ACROSS MT HOLLY ROAD TO THE SOUTH





ADJACENT PROPERTY

TO THE WEST ON MT HOLLY ROAD





ADJACENT PROPERTY

TO THE NORTH AT CORNER OF
CALLIE DRIVE & TIN DOR WAY



PUBLIC MEETINGS



- Neighborhood Meeting on March 3, 2026
- Planning Commission Public Hearing on June 4, 2026
 - Motion to Recommend approval of the change in zoning from R-4 to R-5 passed by a vote of 8-1

