

STAFF REPORT PC-53-25

Project Number: RZN-25-0004

Project Name: 0 Horn Tavern Road

Application Type: Rezoning

Applicant: Alex Becker (EcoTerra, LLC.)

Owner: James M. Moore.

Initial Submittal Date: 10/13/2025

Tax Map: 022 **Parcel:** 040.00

Project Summary

Mr. Alex Becker, applicant, has submitted, on behalf of the owner, James M. Moore, a request to rezone the entire 62.53 (+/-) acres property at 0 Horn Tavern Road (Tax Map 022 Parcel 040.00), from RS-40 (Single Family Residential District) to RS-15 (Single-Family Residential District). The property is located northwest of the intersection of CCC Road and Horn Tavern Road.

Surrounding Zoning and Land Uses

All surrounding properties are located within the municipal boundaries of Fairview and contain single-family detached residential land uses. All surrounding properties are zoned RS-40 (Single Family Residential District).

Fairview Forward 2040 Plan

The property (Tax Map: 022 Parcel: 040.00) is classified as New Residential-Medium Neighborhood Future Land Use Classification within the Fairview Forward 2040 Plan. This future land use classification notes the appropriate land use as Single-Family Detached Residential. The New Residential-Medium Neighborhood Future Land Use Classification lists three (3) zone districts as appropriate. These districts are RS-40, R-20 with PUD, and a new district that would permit traditional neighborhood development.

The requested zone district of RS-15 (Single-Family Residential District) does not align with the appropriate zone districts as listed in the New Residential-Medium Neighborhood Future Land Use Classification in the Fairview Forward 2040 Plan. Although the requested zone district of RS-15 is not listed as an appropriate zone district, RS-15 zoning is a traditional neighborhood development and there have been multiple RS-15 developments within the proximity of this parcel. Also, RS-15 requires the lot size to be

larger (15,000 sqft minimum) than R-20 with a PUD, which would permit lot sizes as small as 10,000 sqft.

Staff Recommendation:

Staff recommends that the Planning Commission provide a favorable recommendation to the Fairview Board of Commissioners to approve this request to rezone all 62.53 (+/-) acres of property located at 0 Horn Tavern Road, identified as Tax Map 022 Parcel 040.00 from the current zoning of RS-40 to RS-15, with the following conditions of approval included in Resolution PC-53-25:

1. This rezoning request will be placed on Thursday, January 15th, 2026 Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing and second reading being held at the Thursday, February 19th, 2026, Board of Commissioners meeting.