Planning Board
Agenda Abstract

Monday, November 16, 2026
Location:

Agenda Item

Planning Staff Report

Item Explanation

The purpose of this agenda item is to receive information on the disposition of the Planning Board's recommendations to the Town Board of Commissioners since the October 19, 2026, Planning Board meeting.

Staff Comments

ZONING MAP AMENDMENTS:

REZ-2026-07 - Josh Swindell, Envision Homes - A zoning map amendment for a total of 48.81 acres located at 7151 Sunset Lake Road, from the Residential Agricultural (RA) Zoning District to the Planned Unit Development (PUD) Zoning District. Prior to the September 8, 2026, Town Board meeting, the petitioner requested that the presentation of the rezoning be postponed to the October 5, 2026, Town Board Meeting. At the October 5, 2026, regular meeting, the Town Board voted unanimously to table consideration to the November 2, 2026 meeting in order to give the developer time to explore an opportunity to connect the proposed development to E Cardinal Drive through a residential lot at the end of E Cardinal Drive. Prior to the November 2, 2026, regular meeting, the petitioner submitted a request to table consideration of the item to the November 17, 2026, Town Board meeting.

REZ-2026-09 - Gemstone Homes, LLC - A zoning map amendment for a total of 0.99 acres, located at 602 & 606 S Main Street, from the Residential Medium Density (RMD) Zoning District to the Town Center Residential (TCR) Zoning District. Prior to the October 5, 2026, regular meeting, the petitioner submitted a request to table consideration of the item to the November 2, 2026, Town Board meeting. At the November 2, 2026, regular meeting, the Town Board unanimously approved the rezoning.

Fiscal Note

No

Recommendation

No Action Required - Receive as Information.

ATTACHMENTS