

# Public Hearing

April 21, 2026

**Board of County Commissioners**

# Board of County Commissioners

## Conventional Rezoning Cases

# RZ-26-01-038

**Applicant:** Nghia Nguyen

**From:** R-T-2 (Combination Mobile Home and Single-Family Dwelling District)

**To:** R-T-1 (Mobile Home Subdivision District)

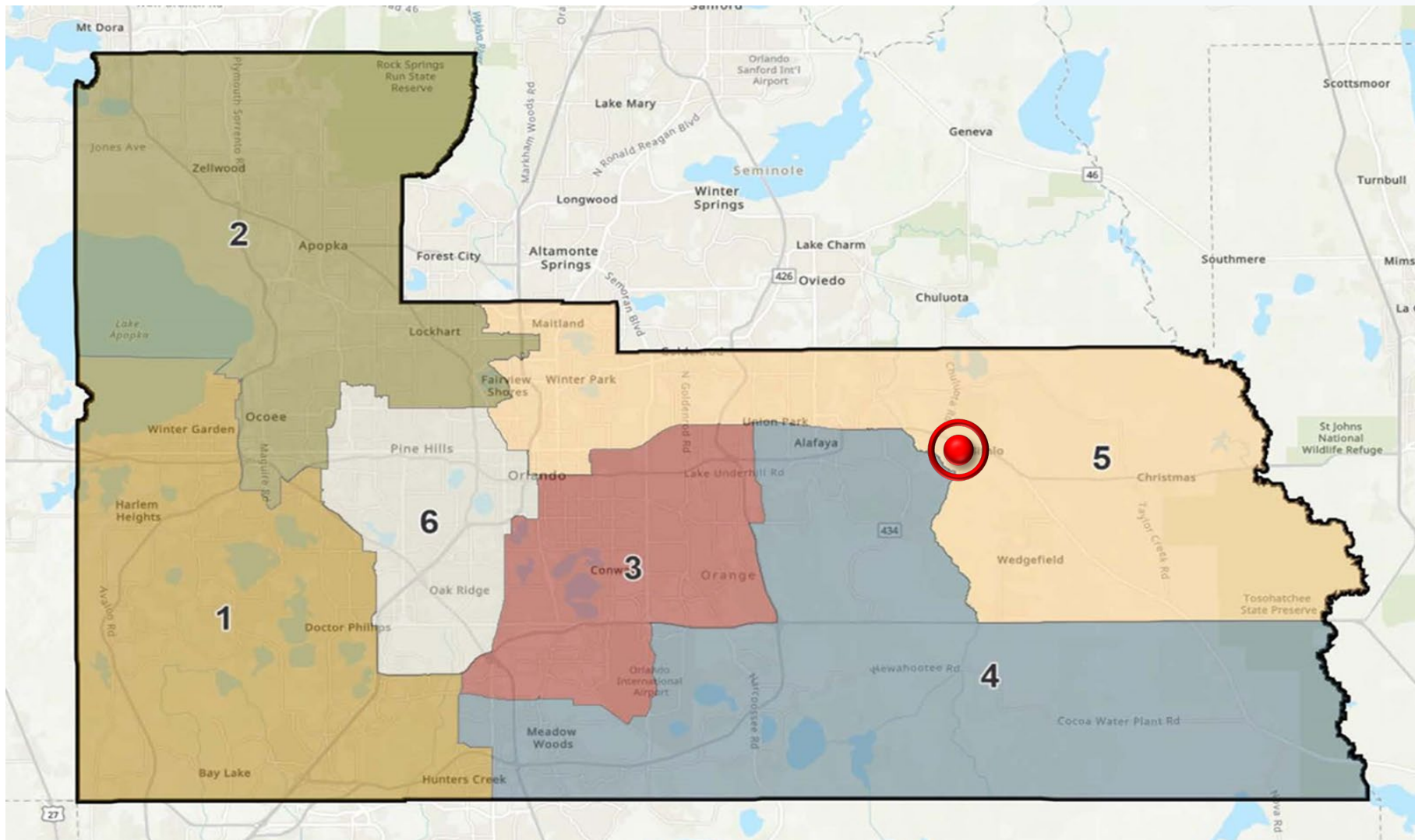
**Location:** 526 and 538 Shepard Road

**Acreage:** 0.62 gross acre

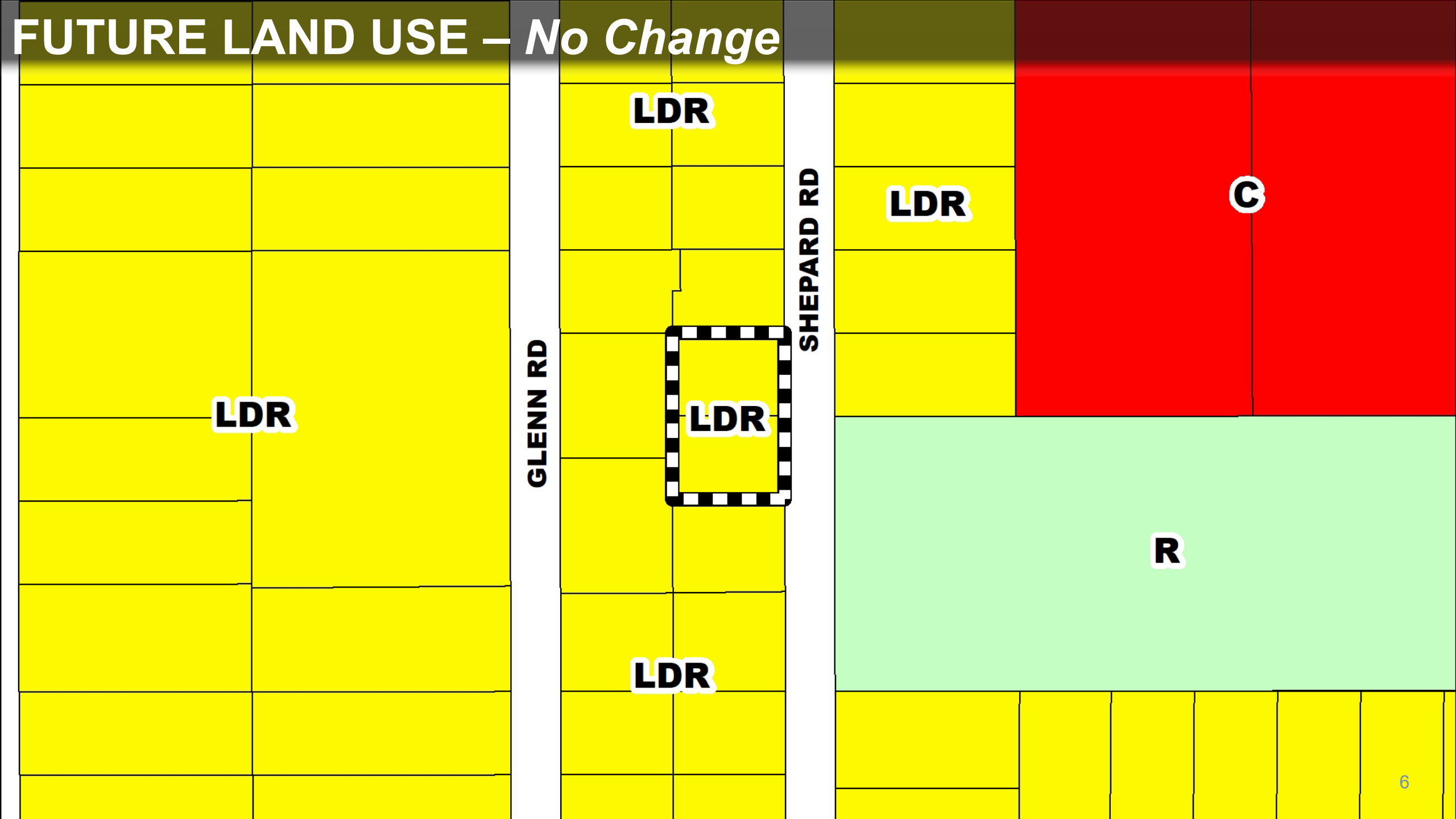
**District:** 5

**Proposed Use:** Two (2) Mobile Homes

# DISTRICT MAP



# FUTURE LAND USE – *No Change*



**LDR**

**LDR**

**C**

**LDR**

**GLENN RD**

**LDR**

**SHEPARD RD**

**R**

**LDR**

# ZONING - CURRENT

**R-T-2**

**R-T-2**

**R-T-2**

**C-3 RSTD**

**R-T-2**

**A-2**

**R-T-2**

**GLENN RD**

**SHEPARD RD**

# ZONING - PROPOSED

**R-T-2**

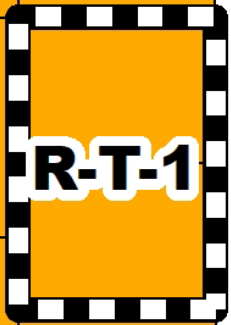
**R-T-2**

**R-T-2**

**C-3 RSTD**

**GLENN RD**

**SHEPARD RD**



**R-T-1**

**R-T-2**

**A-2**

**AERIAL**



**GLENN RD**

**SHEPARD RD**

# FISCAL IMPACT ADDENDUM

## Analysis Tool

- Resolution Ordinance
  - “The results of the fiscal sustainability analysis are for informational purposes and are not a criteria for approval nor are intended to impose more restrictive or burdensome requirements on an applicant.”

### Site Details

Name: 526 and 538 Shepard Road  
Rezoning  
Case #: RZ-26-01-038  
Addresses: 526 SHEPARD RD, 538 SHEPARD RD

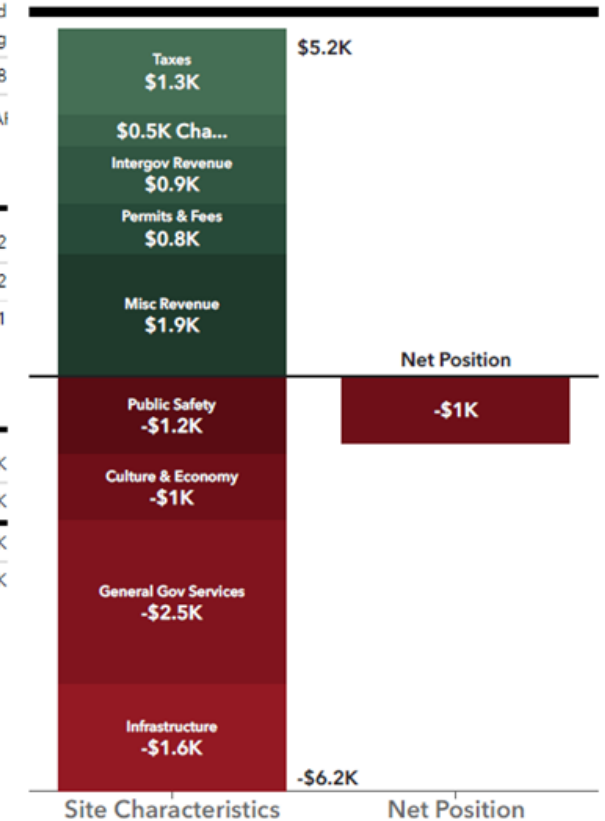
### Proposal Details

Acres: 0.62  
Single Family Units: 2  
Value Per SF: \$88.41

### Totals

Per Acre Revenue: \$8.4K  
Per Acre Cost: \$10K  
Annual Net Fiscal Impact: -\$1K  
Annual Impact per Acre: -\$1.6K

### Annual Fiscal Impact Proposal Annual Estimate



Revenues		Costs	
Property Tax	\$1.3K	Public Safety	\$1.2K
Sales Tax	\$0K	Culture & Economy	\$1K
Charges for Service	\$0.5K	General Government Services	\$2.5K
Intergovernmental Revenue	\$0.9K	Road Costs	\$1.2K
Permits & Fees	\$0.8K	Stormwater Costs	\$0.1K
Misc Revenue	\$1.9K	Water & Sewer Costs	\$0.3K
	<b>-\$1K</b>	<b>Net Fiscal Position</b>	

# FISCAL IMPACT ADDENDUM

## Summary

- The fiscal tool estimates a negative net fiscal impact of \$1,000 for the proposed use.
- On average, single-family residences in the County have a negative net fiscal impact.
- This project does not require new infrastructure construction.
- Nearby parcels with positive net fiscal impacts, including commercial development on E. Colonial Drive, may fiscally balance the neighborhood.

### Site Details

Name: 526 and 538 Shepard Road  
Rezoning  
Case #: RZ-26-01-038  
Addresses: 526 SHEPARD RD, 538 SHEPARD RD

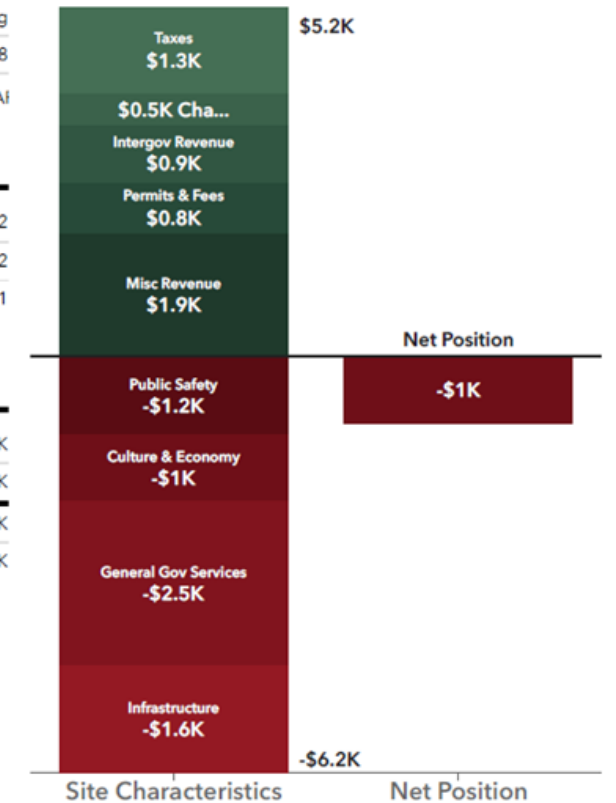
### Proposal Details

Acres: 0.62  
Single Family Units: 2  
Value Per SF: \$88.41

### Totals

Per Acre Revenue: \$8.4K  
Per Acre Cost: \$10K  
Annual Net Fiscal Impact: -\$1K  
Annual Impact per Acre: -\$1.6K

### Annual Fiscal Impact Proposal Annual Estimate



Revenues		Costs	
Property Tax	\$1.3K	\$1.2K	Public Safety
Sales Tax	\$0K	\$1K	Culture & Economy
Charges for Service	\$0.5K	\$2.5K	General Government Services
Intergovernmental Revenue	\$0.9K	\$1.2K	Road Costs
Permits & Fees	\$0.8K	\$0.1K	Stormwater Costs
Misc Revenue	\$1.9K	\$0.3K	Water & Sewer Costs
	<b>-\$1K</b>		<b>Net Fiscal Position</b>

# Community Meeting Summary

January 22<sup>nd</sup>

- 5 residents in attendance
- Concerns:
  - Incompatibility
  - Property Values

## Recommendation - APPROVE

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-T-1 (Mobile Home Subdivision District) zoning.**