

maintained major collector on the west side of the property, and Smith Street to the north, a County maintained local road. Continued access from Smith Street will be determined by the County Engineer during the plan review process, when an actual use of the property is determined. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is surrounded by R-1 zoning. The closest commercial zoning is located approximately 450 feet to the east and 850 feet to the south; 2. James Road is a major collector road and designed to support commercial activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot.

The TRC reviewed this application and had no objectionable comments, noting that if approved, the minimum buffer required between Commercial and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

Speaking in favor of the request:

- Stan Folsom

Mr. Folsom stated he is the surveyor for the applicant and that the intent is to market the property to a commercial developer.

The Commissioners had several requests for Mr. Folsom regarding the timeline of development and the use of solar panels. Chairperson Rountree asked staff if the uses mentioned are appropriate, Mr. Dillard responded yes. Commissioner Bailey asked staff if anyone had called in opposition to this request. Mr. Dillard responded no.

Speaking against the request:

- William Morgan

Dr. Morgan stated he was representing the community in opposition to this request. He stated ten pastors in the area oppose this rezoning request, and a petition of 107 signatures has been signed in opposition. He stated the development (if approved) would be next to homes, and where children play; Westside School would be affected; a historic