

African American schoolhouse is in close proximity to the development and would be affected.

Commissioner Bailey asked Dr. Morgan if the community would agree to a residential subdivision, Dr. Morgan responded yes. Dr. Morgan listed several commercial venues that would be harmful to the neighborhood.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend denial of the request as presented. Commissioner Wildes second. All in favor, no one opposed. Motion carried.

**Agenda Item #4**

REZ-2022-10 The Campus, 2193 Howell Road, 0007-082 and 0186-107, ~23 Acres, Current Zoning: E-A (Estate Agricultural), Proposed Zoning: P-D (Planned Development)

This case represents an attempt by the applicant to change the zoning of ~23 acres for the development of a Transitional Care Facility. The ULDC defines a Transitional Care Facility as the following:

A building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who are in need of short term or long-term housing assistance, and in which may also be provided meals and social services including physical therapy, social therapy, emotional therapy, counseling, rehabilitation, or substance abuse recovery assistance.

This potential facility is not currently licensed for substance abuse recovery assistance. Beyond a support group or outside visit from a licensed counselor, clients with substance abuse needs will be referred to other facilities, organizations, or counselors licensed for such care. The rezoning is necessary because Transitional Care Facilities are not an allowable use in Estate Agricultural (E-A) zoning. For reference, the subject property has frontage on Howell Road, a County-maintained major collector (3,000 to 6,000 Vehicles Per Day). The current uses along this portion of Howell Road are dominantly a mixture sparsely settled residential and agricultural parcels. Concerning the Future Development Map, the subject property is within the Rural Service Area and depicted as an Agricultural/Forestry Character Area.

Based on the proposed site plan, the overall occupancy could reach up to 52 residents. The applicant is planning on developing the property in phases, with a maximum occupancy of 5 residents per house, and 1 resident per cabin.

Overall, staff found the request inconsistent with the Character Area, but consistent with the goals and policies of the Comprehensive Plan. The largest concerns for the TRC were