

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney representing the applicant and that the current conditions render the property useless. The applicant intends to keep the fencing and vegetative buffer, and address any light pollution.

Speaking against the request:

- Cheryl Oliver
- Ed Wilkinson
- Wendell Stockton
- Kelly Wilson

Comments against the request focused on the character of the neighborhood, the beauty of the yards, property values, noise, lights, property maintenance, and general resistance to commercial development in a residential setting.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented, Commissioner Bailey second. All in favor of the motion to approve: Commissioners Bailey, Ball, Graham, Hightower, Jefferson, and Wildes. Those voting against the recommendation to deny: Commissioners Biles, Webb, and Willis. Motion carried.

Agenda Item #6

REZ-2022-12 Dorothy Pittman, Moss Oak Trail, 0198-046, 045, and 044, Current Zoning: R-10 (Suburban Density Residential), Proposed Zoning: C-G (General Commercial)

Commissioner Miller recused himself due to a conflict of interest.

This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a permitted zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have rear access on Lakes Blvd., a major collector, 2. The commercial zoning