

of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments.

Overall from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can compliment the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, and thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic will be allowed from the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially the minimum buffer required would currently be at least 15' wide and include 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:

- Jack Langdale

Mr. Langdale stated he is the attorney that represents the applicants. He stated the owners are long-term residents and are willing to address the concerns from the neighbors. Mr. Langdale stated the land has been undeveloped for 50+ years and can be better utilized.

Commissioner Hightower asked Mr. Langdale what an appropriate use would be, Mr. Langdale replied restaurants are an option. Commissioner Willis asked how long the current owners have owned the property, Mr. Langdale replied since 2001.

Speaking against the request:

- Edward Wilkinson
- Ken Hayes
- Wendell Stockton
- Jarod Harris

Comments in opposition to the request focused on property values, the abundance of fast food already in the area, quality of life, health of the lakes, and encroachment.