

Aspects worth noting: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The adjacent residential zoning to the north, east, and west, and 4. The nearby C-H zoning along the south side of US Hwy 84 W.

Since 2021, Code Enforcement has had an ongoing case at this property. Multiple citations have been issued, to which the applicant plead guilty to in Magistrate Court, and paid the associated fines. Some of the violations have been addressed, and the applicant has been provided with a list of violations still needing to be brought into compliance.

While C-H zoning is permitted within the Character Area, staff finds the request out of context and inconsistent with the existing land use patterns. The TRC had no additional objectionable comments.

The GLPC heard this request at their regular June 2021 meeting and recommended approval of the request by a vote of 7-2. The Board of Commissioners heard the request at their July 2021 meeting and recommended denial by a vote of 3-2, with Chairman Slaughter breaking the tie.

Commissioner Hightower asked if there was a house and other structures on the property; Mr. Dillard responded yes. Chairwoman Rountree asked if there were pending code enforcement violations; Mr. Dillard replied yes, there were several that he was aware of.

Speaking in favor of the request:

- Gary O'Neal
- Jerry Palmer
- Lonnie O'Neal

Mr. Gary O'Neal stated he is the property owner and that he's working on the violations. He stated most has been cleaned up already and that he has been using the property to sell things for over twenty years. He'd like to use the property for himself.

Mr. Palmer stated he is a friend of the applicant and supports the rezoning request.

Mr. Lonnie O'Neal stated he is the brother of the applicant and that a mixed zoning pattern is already in the area. He stated the bottle plant is loud and that he supports growth in the area.

Speaking against the request:

- Brent Sims
- Tina Sims

Mr. Sims stated he no longer sells mowers from his property and that mowers are a hobby to him. He stated the area is residential and commercial would increase traffic. He further