

Mr. Holland stated the applicant, Mr. Gresham also owns the Live Oak Plantation in Cook County and the intent of this request is to enable the handling of overflow from there. He also confirmed that the house was initially built as a residence and there are no immediate plans for expansion.

Speaking in opposition to the request:

- Brad Folsom, Representing adjacent property owners – 2611 N. Patterson St.
- Carla Penny – 8601 Morven Rd.

Mr. Folsom stated concerns about the site plan's depiction of significant future expansion. This area is rural and agricultural, not commercial. There are also concerns regarding adherence to the Noise Ordinance, traffic and parking issues.

Commissioner Rountree asked staff for clarification to the Noise Ordinance. Mr. Dillard explained that the Ordinance states that noise is measured after 10pm from inside the home and Code Enforcement enforces adherence.

Ms. Penny stated she lives 1 mile from an existing venue and is particularly sympathetic to the adjacent neighbors of the proposed venue and their "noise pollution" concerns. She implored the Commission to consider the noise implications in rural areas when considering this case.

The Public Hearing portion of the case was closed. Commissioner Wildes asked about ingress/egress requirements. Mr. Dillard explained that the site plans were presented to the County Engineer and Fire Marshall who had no initial comments and that occupant loads would be addressed during plan review. Further discussion from the commissioners involved the number of venue sites in the area.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Bailey made a motion to recommend approval of the request as presented with conditions. Commissioner Ball second. Three (3) voted in favor, five (5) opposed (3-5). Motion failed.

Commissioner Rountree made a motion to recommend Tabling the request until such time the county can research further, six months. Vice Chair Steve Miller second. Chairman Hightower voiced concern about tabling. Four (4) voted in favor, five (5) opposed (4-5). Motion failed.

Commissioner Wildes made a motion to recommend denial of the request based on issues brought up by Mr. Folsom and concerns regarding ingress and egress, and continuing to disturb rural areas which are a precious commodity. Commissioner James Miller second. Five (5) voted in favor, three (3) opposed (5-3). Motion carried.

Agenda Item #4

REZ-2024-02 Byrd Road Project, 3725 & 3715 Byrd Road, 0212 001, ~7.5 acres

Current Zoning: E-A (Estate Agricultural)

Proposed Zoning: R-1 (Low Density Residential)