

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request per the site plan as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

REZ-2025-11	Langdale Capital Assets, Coleman Rd., a portion of 0055 021, ~719 ac.
Current Zoning:	C-C (Crossroads Commercial), R-1 (Low Density Residential, and CON (Conservation District)
Proposed Zoning:	M-1 (Light Manufacturing) and CON (Conservation District)

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

Therefore, the TRC recommends Approval of the request with the following seven (7) conditions:

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