Commissioner Bailey asked Mr. Dillard who monitors the time frame. Mr. Dillard stated the property owners do. Commissioner Willis asked if millings and lime rock are an acceptable material. Mr. Dillard affirmed. Chairman Miller asked if the turn-around is suitable for fire apparatus, to which Mr. Dillard stated the engineering plans have not been built out yet, which may require a minor amendment to the site plan.

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.

Agenda Item #4

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)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and CON (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). The general motivation in this case is for the subject property to be developed into a large warehouse type campus.

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.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, the environmentally sensitive wetlands and flood plains, the availability of County Utilities, the potential scale of the proposed development, the review process for a Development of Regional Impact (DRI1), and support of a growing and balanced economy.

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

- 1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
- 2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any