

acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.

3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern, and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

Commissioner Bailey confirmed that the conditions stated are the actual proposed conditions. Mr. Dillard confirmed. Further discussion focused on allowable uses in M-1 zoning and that they are very similar with a few exceptions to those uses allowed in C-H (Highway Commercial) zoning.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Pope Langdale, Applicant – 400 Mack Drive

Mr. Langdale stressed that the intent is to not affect any residential neighbor. Buildings will be low enough to not be seen from homes and that there will be significant buffering in place.

Commissioner Rountree reiterated the 200' tree buffer as proposed in Condition #4. Mr. Langdale stated that there will probably be even more due to Wetlands and the Conservation District. Commissioner Hightower asked if there is intent to clear-cut the subject property. Mr. Langdale stated there is not. Commissioner Willis asked if there is any sort of firm plan right now or if everything is speculative. Mr. Langdale responded that it is mostly speculative but there is some interest in a data center. However, there are considerable hurdles that must be addressed first. Mr. Langdale also stated the train tracks cause an access issue, making it difficult to even use the east tract. Commissioner Foreman asked to verify that the development is currently speculative. Mr. Langdale confirmed. Vice-Chairman Miller asked if studies have been done to assess the impacts on groundwater with similar developments. Mr. Langdale explained that new models address that with cooling/recycling water systems. Commissioner Willis asked about water sewer provisions. County Water & Sewer are available.

Speaking in opposition to the request:

- LaRae Seeman – 4634 Briarberry Dr.
- Gretchen Quarterman – 6565 Quarterman Rd.