

- Jeana Strickland – 4634 Briarberry Dr.
- Windy Scott – 4629 Briarberry Dr.
- Don Dreibelbis – 4629 Rustic Ridge Rd.

Ms. Seeman stated she feels threatened by the intent. Concerned about home values, environmental impact, health issues, safety issues, and sound barrier. Stated there is a need for durable protection.

Ms. Quarterman stated her concern is about the water flow into the river and the flood zone as the property is directly across from Langdale Park.

Ms. Strickland inquired about whether the zoning classification stays with the property if it is sold. Also concerned about the flood zone and run-off.

Ms. Scott's concerns involved traffic flow. She asked how that and flooding issues will be addressed.

Mr. Dreibelbis stated he works for a trucking company and is concerned about noise, hazardous materials and crime from the interstate, and asked that the eastern portion not be rezoned.

Commissioner Willis asked if the flood plain has been delineated yet, if run-off has been looked at yet, and if there has been a traffic study conducted. Additionally, he verified that burning trees is allowable even now. Mr. Dillard confirmed that burning is permissible as currently zoned and the flood plain has not yet been delineated, Engineering will evaluate the potential run-off, and an overall traffic study was conducted in the area when the Camelot Crossing development was proposed. Commissioner Hightower asked about an environmental study. Mr. Dillard stated that there will be one done for the entire property. Mr. Bailey asked if the scale shown in the presentation was actual or hypothetical. Mr. Dillard explained it was purely hypothetical. Commissioner Graham asked if tractor trailers are a concern. Mr. Dillard explained that Condition #2 addresses that with regard to any change of use and requirements. Chairman Miller asked about potential chemical. Mr. Dillard explained that M-1 zoning is the least intrusive manufacturing zoning category that restricts that sort of thing. Commissioner Willis asked for clarification about zoning categories if the property sells. Mr. Dillard explained that zoning classifications and any conditions imposed run with the property, even if sold.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented with the seven (7) conditions as recommended by staff. Commissioner Hightower second. Four (4) voted in favor, three (3) opposed (Graham, J. Miller & Foreman) (4-3). Motion carried.