

C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (Addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 and lot sizes, the viability of well and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

- (1) A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
- (2) No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

Commissioner Hightower asked if there is any development planned for the front of the property. Mr. Dillard explained with the limited footprint, it would be improbable. Chairman Miller inquired as to parking regulations. Mr. Dillard stated the commercial plans must meet the requirements of approved parking standards. Commissioner Rountree asked about adding a fencing condition. Further discussion ensued.

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

No one spoke in favor of nor in opposition to the request.