

Miller asked if the distance to the school and church has been considered. Mr. Hewett stated they have been considered and are outside the required distances.

Speaking in opposition to the request:

- Dawn Jackson – 5510 Davis St.
- Amy Jackson – 5422 Madison Hwy

Ms. Dawn Jackson stated the adjacent homes to the subject property have small children. She also voiced concern regarding visibility and that adding another structure would compound the issue and could cause even more accidents in an already accident-prone area.

Ms. Amy Jackson suggested an alternative co-op use. Additionally, she asked if a traffic study has been or would be conducted – truck traffic has increased and it is a dangerous area for speeders. Ultimately, she stated she is concerned about locating so close to a church and the negative impact on the community.

Commissioner Graham asked staff if a barrier on Davis St. is required, to which Mr. Dillard stated it is not. Commissioner Rountree asked if the consideration is strictly about land use. Mr. Dillard affirmed that the responsibility of the Planning Commission is appropriate zoning on property. Commissioner Willis inquired about the distance between a liquor store and a residential lot. Mr. Dillard explained the conceptual plan shows approximately 300 feet. Further discussion continued regarding liquor stores. Commissioner Willis asked if a condition restricting use to exclude liquor stores was an option. Mr. Dillard responded that the GLPC could recommend such a condition.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request with 1 condition as presented by staff. Commissioner Rountree second. Six voted in favor, three opposed (6-3)(Bythwood, J. Miller, Willis). Motion carried.

**Agenda Item #4**

REZ-2026-05            1925 Davis@84, U S Highway 84 West, 0059-090, ~21.7 acres  
Current Zoning:        C-H (Highway Commercial)  
Proposed Zoning:      P-D (Planned Development)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on ~22 acres property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks.