

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss Road shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, railroad crossing improvements, and construction costs for the paving of the section mentioned above.

Commissioner Miller inquired if the intent was to use the existing buildings with Mr. Dillard, and he was informed yes for commercial use.

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

Speaking in favor of the request:

- Jack Langdale – 701 N. Patterson Street.

Mr. Langdale explained that Southern Forrest Holdings has purchased multifamily projects in surrounding areas and has renovated those properties. He noted that two additional properties are currently under renovation and that there are plans to renovate the buildings at this site. The buildings will be renovated for a mix of storage and office uses. Mr. Langdale stated that the company is not opposed to restrictions and indicated that ideal tenants for the development would include uses such as lawn care services or bookkeeping offices. He also noted that the three additional lots on the east side of the property could be used for small office spaces or potentially a daycare. Mr. Langdale explained that the developer plans to acquire and complement nearby residential development and is supportive of commercial uses adjacent to residential areas, provided buffering is in place. Buffering is planned for both current and future phases of development. Regarding access and infrastructure, Mr. Langdale stated that the company does not wish to pave Old Bemiss Road and would prefer to maintain it in its current condition. He indicated that the developer would like to pave the road along the southern portion of the property. He also stated that the existing dirt access will not be used for permanent access but may be used as a construction entrance. Road construction will be completed by Black Water. Mr. Langdale also outlined concerns related to infrastructure requirements, particularly the request to not require paving of Old Bemiss Road.

Commissioner Hightower inquired about who would possibly own the development and Mr. Langdale explained that Southern Forrest Holdings would be the owner.

Commissioner Willis asked if Old Bemiss was a dirt road and Mr. Langdale informed him yes.

No further questions for Mr. Langdale.

Speaking in favor of the request:

- Scott Alderman – 5273 Bethany Drive