

to add liquor. No one spoke for or against this request. Commissioner Wisenbaker made a motion to approve this request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REZ-2020-17 Adams Property Group 3833 Inner Perimeter Road (0149A 036D) R-10 to C-G, City Water & Sewer, ~7.41 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the applicant would like to develop a self storage facility. Mr. Dillard further stated the Planning Commission recommended approval, adding the TRC had no objectionable comments. No one spoke for or against the request. Commissioner Marshall made a motion to approve the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

REZ-2020-19 Trillium Creek 3435 Bemiss Knights Academy (0146B 099) R-A to R-10, Water & Sewer, ~36.4 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the applicant would like to rezone for the purpose of developing an infrastructure for a subdivision with approximately 75 lots. Mr. Dillard stated the Planning Commission recommended approval and the TRC noted that a secondary ingress/egress point was needed for emergency access to the western portion of the proposed lots. No one spoke against the request. Mr. Bill Nijem, 1007 North Patterson Street, spoke in favor of the request on behalf of the applicant. Mr. Nijem wanted to clarify there is a house currently located on the property and at this time, the applicant would like to keep the house on the property and renovate it. Commissioner Marshall made a motion to approve this request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1 to R-10, Water & Sewer, ~40.3 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the applicant would like to rezone for the purpose of developing an infrastructure for a residential subdivision with approximately 105 single family detached homes. Mr. Dillard stated wetlands on the property are currently being used for agricultural use, a cotton field. The Planning Commission recommended approval and the TRC had no technical objections. Mr. Steven Cooper, 4709 Summerfield Drive, spoke against the request speaking on behalf of the Meadow Woods Subdivision residents. Mr. Cooper stated that they are not opposed to growth, but would like managed growth. Mr. Cooper gave the commission a list of questions that he and the other residents would like answered as well as asking the Commission to table this request. Mr. Matt Phelps, 4560 F Val North Drive, spoke in favor of this request as the civil engineer representing the developer. Mr. Phelps stated he'd like to address a few of the concerns mentioned. Mr. Phelps stated the drainage issues will be taken care of with the engineering process and covenants will be similar to Grove Pointe. Additionally, Mr. Phelps stated regarding traffic issues on Clyattstone Road - this road is expected to be an access between U.S. Highway 41 North and Val Del Road, and because of this, traffic will increase, but with the paving occurring, county engineering staff is aware of future needs. Vice Chairman Griner asked for this request to be tabled and requested the developer to respond with a Planned Development (PD) rezoning request, instead of R-10. Commissioner Orenstein stated this is a critical area in the community and he doesn't support a 10,000 sq. ft. lot with 105 houses in this location. Chairman Slaughter stated that he agrees with Vice Chairman Griner and Commissioner Orenstein to table this request and give the developer an opportunity to address some of the concerns. Vice Chairman Griner made a motion to table this request until the January 12, 2021 meeting, Commissioners Evans and Marshall second. All voted in favor, no one opposed. Motion carried.