

Dillard stated this site plan has not been fully engineered and Mr. Dillard mentioned the three notes on the site plan. The TRC and Planning Commission recommend approval of this request, per the site plan. Commissioner Orenstein asked regarding the spaces on the map, Mr. Dillard answered those are the proposed spaces. No one spoke in opposition. Rodney Tenery, 2621 US Hwy 84 East, spoke in favor of the request on behalf of the applicant and offered to answer any questions. Chairman Slaughter asked for clarification of Commissioner Orenstein's question. Mr. Tenery answered it will be an improved surface as the existing park on the south, not paved spaces, but crushed asphalt. Commissioner Orenstein asked the size of the spaces shown on the site plan. Mr. Tenery answered he didn't know, it is larger spaces, possibly 35 x 80. Commissioner Marshall made a motion to approve the rezoning request per the site plan, second by Commissioner Orenstein. All voted in favor, no opposed. Motion carried.

### **REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and Con (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). This case is for the subject property to be developed into a large warehouse-type campus. The difference between M-1 (Light Manufacturing) zoning and Commercial zoning is the size of the buildings allowed. The TRC recommends approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

The Planning Commission voted to recommend approval with the above seven conditions (4-3). Commissioner Orenstein asked regarding the buffer, if the wetlands showing the 200-foot buffer pertains to lots, if he could encroach on this wetland area, most of the houses have more than a 200-foot buffer. Mr. Dillard responded that, based on the 2021 flood maps, this is a potential 24-acre site, more or less, that could be undevelopable based on wetland areas.

Chairman Slaughter asked regarding conditions, the access from Briarberry and Quail Hollow, would the #4 condition take care of the #1 condition if you have an undisturbed 200-foot buffer. Mr. Dillard answered that is correct, if the undisturbed was changed to landscape buffer instead of undisturbed buffer. Commissioner Wisenbaker asked for the concerns of the three who voted against this rezoning at the Planning Commission meeting, Mr. Dillard answered no exact concerns were mentioned, there were general concerns for the overall development of tract 2 being developed. Commissioner