

Wisembaker asked if there were any concerns regarding the condition of Coleman Road. Mr. Dillard responded additional traffic concerns. Commissioner Orenstein asked if the parking would be dictated by the size of the building as well as the use. Mr. Dillard responded yes that is correct. Chairman Slaughter asked to verify if the parking is covered under the permitting process. Mr. Dillard answered yes.

Francesca Caldwell, 4641 Rustic Ridge Road, spoke against this request. Mrs. Caldwell stated her property backs up to this property. Mrs. Caldwell lives in the Foxborough neighborhood and is speaking on behalf of the residents regarding this rezoning proposal. Many residents in this neighborhood purchased in this area because it's not in the industrial zoning area. Mrs. Caldwell mentioned a concern is removal of trees, near protected wetlands which manage storm water and preventing flooding; disrupting could increase runoff, higher flood risks and safety hazards. Additionally, Mrs. Caldwell mentioned concerns with increased noise, industrial traffic and visual impact. Mrs. Caldwell stated the neighborhood is not against development, just advocating for responsible growth. A petition was also submitted with approximately thirty (30) signatures against this rezoning.

Windy Scott, 4629 Briarberry Drive, spoke against this request. Mrs. Scott stated her property was purchased over twenty years ago and a concern is woodlands, due to the many trees lost from the recent hurricanes. Mrs. Scott also mentioned the issue of flooding from the trees being removed and the possibility if another hurricane hits our area, the straight-line winds could do more damage to their property. Mrs. Scott asked the commission to please reconsider and preserve the trees.

Joel Deon, 4107 Quail Hollow Circle, spoke against this request. Mr. Deon stated an option mentioned by Mr. Langdale is to possibly have data centers at this location and a concern for Mr. Deon is this could possibly pollute the local waters.

Pope Langdale, 400 Mack Drive, spoke in favor of the request as the applicant. Mr. Langdale stated he respects the residents who spoke in opposition to this request and their concerns and the last thing that his family would do would be to pollute the river, disturb wetlands or harm the neighbors. There is no opposition to the amount of buffer. There has been clean-up taking place on Coleman Road on the land to reduce fire risk. The goal is to be a friendly neighbor and pro community. Additionally, Mr. Langdale stated there would never be anything to harm the neighborhood, county, city, pollute a river or affect endangered species.

Opposition - Rebuttal:

Jeff Ford, 4633 Briarberry Drive, addressed the commission regarding Mr. Langdale's comments. Mr. Ford stated he appreciates Mr. Langdale's desire to be good neighbors, but the concern is that nothing prevents the sale of the property, and the new owner may not be as concerned with being a good neighbor. If the property is sold, then it could be the case that the zoning may need to be changed again. Mr. Ford requested that this remain residential.

Commissioner Orenstein stated this has been a civil contentious case and is a classic example of how you can disagree, but do it civilly. Commissioner Orenstein stated we can't deny the rezoning request for the property owner due to tree loss and high winds. Commissioner Orenstein believes in individual property owners' rights and people being able to do what they'd like to do with their property, as long as there is no negative impact to the neighbors. Chairman Slaughter stated on the tree issue that if they chose to clear-cut the property, there is nothing to stop them, but they're good stewards of the land. Chairman Slaughter stated Mr. Langdale is trying to make the property marketable and also considering the concerns of the neighbors. Commissioner Marshall mentioned concerns about the conditions overlapping.

Commissioner Orenstein made a motion to approve the rezoning with the seven conditions as listed below: