

The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above. The Planning Commission also recommended approval with this condition. Commissioner Marshall asked regarding the paving, whether the owner/developer would be able to proceed if the acquisition of the necessary right-of-way and utility relocation could not be achieved. Mr. Dillard responded this is only impacting any potential access onto Cedar Road, which is the unimproved portion. Commissioner Smith asked in this draft whether both entrances and exits are on White Water Road. Mr. Dillard answered yes, the plan is preliminary and may later include access to Madison Highway. Commissioner Marshall further asked whether the right-of-way acquisition and utility relocation must occur prior to development or could it delay the project. Mr. Dillard responded that these matters would be addressed during the construction planning phase, mentioning that the current request is for rezoning.

**REZ-2026-09 Cameron Place, 4554 Bemiss Rd, ~10.2ac, E-A to P-D & C-G, County Utilities**

County Planner, J.D. Dillard, presented the rezoning request representing a change in zoning on the subject properties from E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. Mr. Dillard stated the applicant is requesting P-D zoning and proposing to develop 91 townhomes and amenities on 7.5 acres and 2.5 acres along Bemiss Road requesting to go to C-G (Commercial General). This property is within the Urban Service Area and Neighborhood Activity Center Character Area which recommends both P-D and C-G zonings. It is also in the Bemiss Corridor Overlay which comes with its own supplemental standards regarding access and interconnectivity. This property is unaffected by any wetlands. Therefore, county utilities will adequately serve this without any environmental impacts. Mr. Dillard presented a conceptual site plan. The TRC and the Planning Commission recommended approval of the request for P-D and C-G zonings as depicted on the proposed site plan. Commissioner Smith asked if there were any traffic concerns and if there was a traffic light. Mr. Dillard responded there is not a traffic light. Commissioner Wisenbaker asked if there was one ingress/egress. Mr. Dillard responded off of Bemiss yes, that is correct and interconnectivity proposed to the north.

**REPORTS - County Manager**

County Manager, Paige Dukes, stated that the commission will recognize Purple Up in honor of the Month of the Military Child at tomorrow night's commission meeting. Representatives from Moody Air Force Base will be in attendance, and she asked everyone to wear purple in support of military children.

**ADJOURNMENT**

Commissioner Marshall made a motion to adjourn the meeting, seconded by Commissioner Evans. Chairman Slaughter adjourned the work session meeting at 8:38 a.m.