

there is also a vacancy due to the election of commission district 5, Commissioner-Elect Michael Smith currently serves on this board and will resign his position. Ms. Amanda Peacock has expressed an interest in serving on this board.

PUBLIC HEARING

REZ-2024-18 LSO Invest, 3910 Old US 41 N, ~0.93ac, R-21 to C-C, County Utilities

County Planner, J.D. Dillard, presented, the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) zoning to C-C (Crossroads Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. The subject property possesses road frontage on Old US 41 North and Barker Road, both County maintained arterial and local roads. It is within the Urban Service Area, Old US 41 North Corridor Overlay and on the border of Neighborhood Activity Center and Suburban Character Areas. The TRC analyzed the request and recommends approval. The Planning Commission recommended denial. Vice Chairman Marshall asked what conditions did the Planning Commission suggest, Mr. Dillard responded restricting uses such as liquor stores and night clubs, there are standard conditions next to residential landscaping and buffering, hours of operation, but no conditions were stated. Vice Chairman Marshall mentioned the only issue he was aware of was with the entrance and exiting on Barker Road.

REZ-2024-19 U-Haul, Inner Perimeter, 3871 Inner Perimeter Rd, ~5.0ac, R-10 to C-G, City Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation for the rezoning is to allow the properties to be combined and used for a self storage center. This property contains approximately five (5) acres, possesses road frontage on Inner Perimeter Road, a state maintained highway, is within the Urban Service Area and Neighborhood Activity Center Character Area, which recommend C-G zoning is appropriate. Mr. Dillard stated the TRC recommended approval with the following conditions:

1. Any structure over thirty-five (35) feet in height shall be void of windows and/or reflective surfaces along its northern elevations.
2. All lighting shall be directed on-site and away from residentially zoned properties.
3. There shall be no reduction in the minimum buffer area requirements of Section 4.07.06.

The Planning Commission recommended approval with the conditions as stated.

REZ-2024-20 Wilson Estate, 5917 Thunder Bowl Rd., ~1.7ac, E-A to R-1, Well & Septic

County Planner, J.D. Dillard, presented the request. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The motivation for this rezoning is to allow the property to be subdivided into a conforming residential lot. The subject property includes approximately twenty-two (22) acres in total, possesses road frontage on Thunder Bowl Road and Vickers Drive, both County maintained local roads, is within the Rural Service Area and Rural Residential Character Area, which recommend R-1 zoning. The Planning Commission and TRC recommended approval of the approximately 1.7 acres depicted being rezoned.